CIVIL ENGINEERING
TDM
CONSULTING, INC.

1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
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Certificate of Authorization # 29086

June 12, 2026

Anthony Rodriguez, AICP
Zoning Manager
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

Reference: Application for an Amendment to a Planned Development
Z-04-012 - Eagle Ridge Park (CPD)

Dear Mr. Rodriguez,

Attached herewith is a completed application and associated support material for an Amendment to a Planned Development. The Applicant is requesting to amend Zoning Resolution Z-04-012 Eagle Ridge Park Minor CPD with the intent to redevelop the property for commercial restaurant use. Please see the Narrative of Request for additional information.

Please find attached the following items in relation to this application:

1. One (1) copy of the completed Application for Planned Development – Public Hearing;
2. One (1) copy of the notarized Affidavit of Authorization Form;
3. One (1) copy of the Additional Agents Form;
4. One (1) copy of the notarized Disclosure of Interest Form;
5. One (1) copy of the notarized Authorization to Represent Affidavit;
6. One (1) copy of the Sketch and Legal Description;
7. One (1) copy of the Boundary Survey;
8. One (1) copy of the Title Insurance Policy;
9. One (1) copy of the List and Map of surrounding property owners with one set of mailing labels;
10. One (1) copy of the Area Location Map, Exhibit A;
11. One (1) copy of the Future Land Use Map, Exhibit B;
12. One (1) copy of the Surrounding Zoning and Uses Map, Exhibit C;
13. One (1) copy of the List of Zoning Resolutions and Approvals;

DCI2026-00019 Lee County DigEplan Original Application Dated 06-15-2026

14. One (1) copy of the Request Statement, including Lee Plan Compliance Narrative;
15. One (1) copy of the Traffic Impact Statement;
16. One (1) copy of the Master Concept Plan;
17. One (1) copy of the Property Development Regulations;
18. One (1) copy of the Schedule of Uses;
19. One (1) copy of the Schedule of Deviations and Written Justification;
20. One (1) copy of the Topography Map, Soils Map, FLUCFCS Map, and Existing and Historic Flow-Ways Map;
21. One (1) copy of the Surface Water Management Plan Narrative;
22. One (1) copy of the Protected Species Survey with FLUCFCS Map; and
23. One (1) copy of the Letter of Availability from Lee County Utilities (LCU).

Your time and attention to this matter is greatly appreciated. Should County staff require additional information or have any questions regarding this submittal, please feel free to contact this office.

Sincerely,

TDM CONSULTING, INC.

Veronica Martin

Veronica Martin
Senior Planner

APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Eagle Ridge Park

Request: Rezone from: CPD, PUD and EC To: CPD

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

Bonus Density included? ☒ NO ☐ YES[1] for: _____ Bonus Units

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

Summary of Project:

Rezone 2.75 ac from CPD, PUD and EC to CPD with a new MCP and Schedule of Uses to redevelop the property for commercial use.

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: Praraz Builders, LLC
Address: 4110 Center Pointe Dr, #210
City, State, Zip: Fort Myers, FL 33916
Phone Number: 503-490-4362
E-mail Address: prasad@prarazbuilders.com

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

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

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

☐ Application is County initiated. Attach BOCC authorization.

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

1. Company Name: TDM Consulting, Inc.
Contact Person: Veronica Martin
Address: 1520 Royal Palm Square Blvd, Suite 100
City, State, Zip: Fort Myers, FL 33916
Phone Number: 239-433-4231 Email: vmartin@tdmconsulting.com

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

PART 2
PROPERTY OWNERSHIP

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

Name: Same as Applicant

Address:

City, State, Zip:

Phone Number: Email:

B. Disclosure of Interest [34-202(a)(2)]:

☒ Attach Disclosure of Interest Form.

C. Multiple parcels: NA

☐ Property owners list. **[34-202(a)(8)]**

☐ Property owners map. **[34-202(a)(8)]**

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

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

2. Date property was acquired by present owner(s): March 1, 2024

PART 3
PROPERTY INFORMATION

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

20-45-25-00-00003.3000

B. Street Address of Property: 13690 Eagle Ridge Dr, Fort Myers, FL 33912

C. Legal Description (must submit) [34-202(a)(5)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(6):

☒ A Boundary survey, tied to the state plane coordinate system.

OR

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request)**:**

1. ☒ List of surrounding property owners. **[34-202(a)(9)]**

2. ☒ Map of surrounding property owners. **[34-202(a)(9)]**

3. ☒ One set of mailing labels. **[34-202(a)(9)]**

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: CPD, PUD and EC

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Real Estate Office

2. Intended uses of property are: Commercial

G. Future Land Use Classification (Lee Plan):

Outlying Suburban	1.98	Acres	72	% of Total
Wetlands	0.77	Acres	28	% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): 200 Feet
2. Depth (average if irregular parcel): 600 Feet
3. Total area: 2.75 ac Acres or square feet
4. Frontage on road or street: 200 Feet on Daniels Parkway Street
   2nd Frontage on road or street: 600 Feet on Eagle Ridge Drive Street

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

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

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

PART 4
TYPES OF LAND AREA ON PROPERTY

A.	**Gross Acres (total area within described parcel)**				**2.75**	**Acres**
1.	Submerged land subject to tidal influence			0	Acres	
2.	**a.** Preserved freshwater wetlands	0.99	Acres			
	b. Impacted wetlands	0.49	Acres			
	c. Preserved saltwater wetlands	0	Acres			
	d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)			1.48	Acres	
3.	R-O-W providing access to non-residential uses			0	Acres	
4.	Non-residential use areas (1) (2)			2.75	Acres	

B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.). **2.75** **Acres**

C. Gross residential acres. (A minus B) (3) **0** **Acres**

D. Gross residential acres (by Land Use Category)

1.	**a.** Intensive Development – upland		Acres
	b. Intensive Development – preserved freshwater wetlands		Acres
	c. Intensive Development – impacted wetlands		Acres
2.	**a.** Central Urban – upland		Acres
	b. Central Urban – preserved freshwater wetlands		Acres
	c. Central Urban – impacted wetlands		Acres
3.	**a.** Urban Community or Suburban – upland		Acres
	b. Urban Community or Suburban – preserved freshwater wetlands		Acres
	c. Urban Community or Suburban – impacted wetlands		Acres

4.	**a.**	Suburban – upland		Acres
	b.	Suburban – preserved freshwater wetlands		Acres
	c.	Suburban – impacted wetlands		Acres
5.	**a.**	Outlying Suburban – upland	0	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	0	Acres
	c.	Outlying Suburban – impacted wetlands	0	Acres
6.	**a.**	Sub-Outlying Suburban – upland		Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands		Acres
	c.	Sub-Outlying Suburban – impacted wetlands		Acres
7.	**a.**	Rural, Outer Island, Rural Community Preserve – upland		Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands		Acres
8.	**a.**	Open Lands – upland		Acres
	b.	Open Lands – wetlands		Acres
9.	**a.**	Resource – upland		Acres
	b.	Resource – wetlands		Acres
10.	**a.**	Wetlands		Acres
11.	**a.**	New Community – upland		Acres
	b.	New Community – wetlands		Acres
12.	**a.**	University Community – upland		Acres
	b.	University Community – wetlands		Acres
13.	**a.**	Coastal Rural – upland		Acres
	b.	Coastal Rural – wetlands		Acres
		TOTAL (should equal "C" above)	**0**	**Acres**

Notes:

(1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.

(2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.

(3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5 NA
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

i. Complete only if living units are proposed in a Future Land Use Category.

ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.

iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: _____

		Lee Plan Table 1(a) Max. standard density		Units
1.	**Standard Units**			
a.	Total upland acres (from Part 4, D.)	_____ x _____ equals		_____
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	_____ x _____ equals		_____
c.	Total impacted wetlands acres (from Part 4, D.)	_____ x _____ equals		_____
d.	**Total Allowed Standard Units** (1)			_____
2.	**Bonus Units [2-143]**			
a.	Site-built Affordable Housing			_____
b.	Transferrable Dwelling Units			_____
c.	Sub-total			_____
3.	**Total Permitted Units** (1)			_____

Note:

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

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

		Height	Total Floor Area (Square Feet)
A.	**Commercial**		
1.	Medical		
2.	General Office		
3.	Retail		
4.	Other: Commercial Uses	35 ft	15,500 sf
5.	**TOTAL FLOOR AREA**		

		Height	Total Floor Area (Square Feet)
B.	**Industrial NA**		
1.	Under Roof		
2.	Not Under Roof		
3.	**TOTAL FLOOR AREA**		

		Depth	Total Acres
C.	**Mining NA**		
1.	Area to be excavated		

		Height	Total Beds/Units
D.	**Assisted Living Facilities NA**		
1.	Dependent Living Units		
2.	Independent Living Units		
3.	**TOTAL BEDS/UNITS**		

		Height	Total Rental Units
E.	**Hotels/Motels (Room Size) NA**		
1.	< 425 sq. ft.		
2.	426-725 sq. ft.		
3.	725 < sq. ft.		
4.	**TOTAL UNITS**		

PART 7
ACTION REQUESTED

A. **Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**

B. **Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**

C. **Master Concept Plan:**

1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24”x36” and 11”x17”, and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

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

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

☒ Not Applicable

☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8
ENVIRONMENTAL REQUIREMENTS

A. Topography: Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**
The elevation of the site is lower along the west property line where wetlands are located, approx. 13.7' and higher towards the east property line where the Eagle Ridge Dr ROW is located, approx. 15.75'

B. Sensitive Lands: Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
1.48 ac of the site is wetlands, with another 0.15 ac as other surface waters (ponds). A flow-way is located west of the subject property.

C. Preservation/Conservation of Natural Features: Describe how the lands listed in PART 6.B. above will be protected by the completed project:
Redevelopment of the site includes preservation of 0.99 ac of wetlands with impacts to 0.49 ac.

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

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

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

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

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

PART 9
SANITARY SEWER & POTABLE WATER FACILITIES

A. Special Effluent: If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
No special effluent is anticipated.

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

1. Method and degree of treatment:
   NA
2. Quality of the effluent:
   NA

3. Expected life of the facility:
NA

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

5. Receiving bodies or other means of effluent disposal:
NA

C. **Spray Irrigation:** If spray irrigation will be used, specify:
1. The location and approximate area of the spray fields:
NA

2. Current water table conditions:
NA

3. Proposed rate of application:
NA

4. Back-up system capacity:
NA

PART 10
ADDITIONAL REQUIREMENTS

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

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

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

D. **Private Recreational Facility Planned Developments (PRFPDs):**
1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24”x36” and 11”x17”, and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**

6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

E. Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property?

☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**

☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**

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

G. Flood Hazard:

☐ Not applicable

☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

☒ The minimum elevation required for the first habitable floor is 16' NAVD (MSL)

H. Excavations/Blasting:

☒ No blasting will be used in the excavation of lakes or other site elements.

☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

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

☒ Not Applicable

☐ Provide a Hazardous materials emergency plan.

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

☒ Not Applicable

☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

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

☒ Not Applicable

☐ Property is located within _____ Airport Noise Zone: **[34-1104]**

☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**

☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**

☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**

☐ A Tall Structures Permit is required. **[34-1108]**

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

3	NA	**Binding Letter** from DCA (if applicable) [34-373(d)(9)]
3	NA	Master Concept Plan (**MCP**), **PRFPD** (if applicable) [34-941(g)(1)]
3	NA	**Conceptual Surface Water Management Plan** (if applicable) [34-941(d)(3)b.i.1)]
3	NA	**Well Drawdown** Information (if applicable) [34-941(d)(3)d.]
3	NA	Preliminary Indigenous **Restoration Plan** (if applicable) [34-941(e)(5)f.iii.]
3	NA	**Environmental Assessment** (if applicable) [34-941(g)(2)]
3	NA	Demonstration of **Compatibility** (if applicable) [34-941(g)(4)]
3	☒	**Potable Water & Sanitary Sewer**. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	NA	Existing **Agricultural Use Affidavit** (if applicable) [34-202(a)(12)]
3	NA	Information Regarding **Proposed Blasting** (if applicable).
3	NA	Hazardous Materials **Emergency Plan** (if applicable)
3	NA	Mobile Home Park **Dislocated Owners** Information (if applicable) [34-202(b)(4)]
3	NA	**Tall Structures Permit** (if applicable) [34-1108]

AFFIDAVIT OF AUTHORIZATION

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

I, Hemaprasad Kasireddy (name), as Manager (owner/title) of Praraz Builders, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

Notes:

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

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

_____ 10/29/25

Signature **Date**

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 29 day of Oct, 2025, by Hemaprasad Kasireddy (name of person providing oath or affirmation), who is personally known to me or who has produced DL (type of identification) as identification.

_____

Signature of Notary Public

STAMP/SEAL

CYNTHIA A. DODD
Notary Public, State of Florida
Commission# HH 200447
My Comm. Expires Nov. 18, 2025

AUTHORIZATION TO REPRESENT

Please be advised that VERONICA MARTIN, SENIOR PLANNER and DEAN MARTIN, P.E., of TDM Consulting, Inc., 1520 Royal Palm Square Boulevard, Suite 100, Fort Myers, FL 33919, are hereby authorized to represent Praraz Builders, LLC, the Applicant and Property Owner, in all applications to Lee County and subsequent public hearings regarding the property at 13690 Eagle Ridge Drive, Fort Myers, Florida, STRAP #20-45-25-00-00003.3000.

Hemaprasad Kasireddy, Manager
Praraz Builders, LLC

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, on 10/29/25 (date) by Hemaprasad Kasireddy (name of person providing oath or affirmation), who are personally known to me or who has produced DL (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

NOTARY PUBLIC
CYNTHIA A. DODD
Notary Public, State of Florida
Commission# HH 200447
My comm. expires Nov. 18, 2025

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Hemaprasad Kasireddy, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 13690 Eagle Ridge Drive, Fort Myers, FL 33912 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
NONE	

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

Property Owner

Hemaprasad Kasireddy, managing member
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, on 10/29/25 (date) by Hemaprasad Kasireddy (name of person providing oath or affirmation), who is personally known to me or who has produced DL (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

CYNTHIA A. DODD
Notary Public, State of Florida
Commission# HH 200447
My comm. expires Nov. 18, 2025

ADDITIONAL AGENTS

Company Name:	Landtec		
Contact Person:	Pablo A. Alvarez, P.S.M.		
Address:	840 US Highway 1, Suite 330		
City, State, Zip:	North Palm Beach, FL 33408		
Phone Number:	561-210-9344	Email:	construction@landtecsurvey.com

Company Name:	Turrell, Hall & Associates, Inc.		
Contact Person:	Arielle Poulos		
Address:	3584 Exchange Ave		
City, State, Zip:	Naples, FL 34104-3732		
Phone Number:	239-643-0166	Email:	arelle@thanaples.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

CIVIL ENGINEERING
TDM
CONSULTING, INC.

1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

Eagle Ridge Park
Narrative of Request/Lee Plan Compliance

Narrative of Request

The applicant is requesting to rezone the 2.75-acre property at 13690 Eagle Ridge Drive from Commercial Planned Development (CPD), Planned Unit Development (PUD), and Environmentally Critical (EC) to Commercial Planned Development (CPD). The CPD portion of the subject property (2.44 ac) was rezoned via Zoning Resolution Z-04-012 in reference to Eagle Ridge Park. The EC portion of the subject property (0.61 ac) was rezoned via Zoning Resolution ZAB-82-270. The site is currently developed with a real estate office. The applicant is proposing to redevelop the site for commercial use, with a new Master Concept Plan and Schedule of Uses.

Land Development Code Compliance

The proposed redevelopment will comply with the requirements of the Land Development Code at time of local Development Order permitting and all other applicable codes and requirements, with the exception of any deviations granted as part of this CPD application.

Lee Plan Compliance

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

The site is currently zoned for commercial use and developed with a real estate office. Surrounding uses include residential subdivisions, multi-family housing, places of worship and assisted living facilities. The applicant intends to redevelop the site to permit additional commercial uses that are appropriate for the location. The overall site is 2.75 acres in size. The applicant is proposing only 12,000 square feet of commercial development to service the surrounding residential neighborhoods. This is consistent with **Policy 1.1.6.**

OBJECTIVE 1.5: WETLANDS*. Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with § 373.019(27), Fla. Stat. through the use of the unified state delineation methodology described in Fla. Admin. Code R. 62-340, as ratified and amended in § 373.4211, Fla. Stat.*

POLICY 1.5.1*: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one*

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dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.

Approximately 0.77 acres of the subject property has a Future Land Use classification of Wetlands. This area of Wetlands abuts land to the west that is Wetlands – Conservation Lands. No development is proposed within the Wetlands future land use category. It should be noted however, that the attached FLUCFCS Map identifies approximately 1.48 acres of the subject property as Wetlands. The proposed Master Concept Plan preserves 43,034 square feet (0.99 ac) of wetlands, including the land within the Wetlands future land use classification and the strip along the west property line. Development is concentrated in the uplands along Eagle Ridge Drive. This is consistent with **Objective 1.5 and Policy 1.5.1.**

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

POLICY 2.1.1*: Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

POLICY 2.1.2*: New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan.*

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.*

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

POLICY 2.2.2*: The Future Land Use Map indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the County's growth beyond the 2045 planning horizon. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:*

1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and

2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and

3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see Table 1(b)).

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In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 95.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system.

The subject property is currently developed with a single commercial use – real estate office; however, it is located in an area that is already developed with large single-family subdivisions, large multi-family developments, places of worship, and several assisted living facilities/medical offices. The applicant intends to redevelop the site to permit additional commercial uses that are appropriate for the location.

Potable Water:	Potable water is provided by Lee County Utilities.
Sanitary Sewer:	Sanitary sewer is provided by Lee County Utilities.
Fire/EMS:	South Trail Fire Station #62, located at 13500 Sophomore Lane, is located approximately 0.90 miles to the east.
Police:	Lee County Sheriff's Office, located at 14750 Six Mile Cypress Parkway, is located approximately 2.2 miles southwest of the site.
Solid Waste:	The property is within Lee County Solid Waste Franchise Area 3 and is served by Waste Pro.
Public Transit:	Lee Tran Route 50 services Daniels Parkway. There is an existing bus stop located near the intersection of Daniels Parkway and Eagle Ridge Drive.
Public Parks:	There are several public parks within the vicinity of the site, including John Yarbrough Linear Park, Lakes Park, and the Six Mile Cypress Slough Preserve

The site is located along a county-maintained arterial road, Daniels Parkway, with frontage on Eagle Ridge Drive, a county-maintained minor collector road. Urban services such as potable water, fire/EMS, police protection, public parks and public transportation are available and adequate to serve the development as outlined below. The proposed CPD rezoning is consistent with **Lee Plan Objectives 2.1 and 2.2 and Policies 2.1.1, 2.1.2, 2.2.1 and2.2.2.**

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

STANDARD 4.1.1: WATER.
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).

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.

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.

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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.

Lee County Utilities (LCU) has provided a Letter of Availability confirming that potable water lines are in operation adjacent to the subject property and that LCU presently has sufficient capacity to provide potable water service. Another letter of availability and utility permitting will be required at the time of local development order permitting. This is consistent with **Lee Plan Objective 4.1 and Standard 4.1.1: Water.**

STANDARD 4.1.2: SEWER.
1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

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

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

Lee County Utilities (LCU) has provided a Letter of Availability confirming that potable water lines are in operation adjacent to the subject property and that LCU presently has sufficient capacity to provide potable water service. Another letter of availability and utility permitting will be required at the time of local development order permitting. This is consistent with **Lee Plan Objective 4.1 and Standard 4.1.2. Sewer**.

STANDARD 4.1.3: REUSE.
1. Any development that requires a development order, on a property that is adjacent to public reuse infrastructure with sufficient capacity, must connect to the reuse system for irrigation needs.

3. If there is not sufficient capacity or adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.

4. If a development has been rejected for reuse service, the proposed source of irrigation water must be identified consistent with Policy 61.1.6.

Lee County Utilities provided a Letter of Availability stating that there are no reuse mains in the vicinity of the parcel. The proposed development will be required to provide irrigation water at the time of local development order permitting. This is consistent with **Standard 4.1.3: ReUse.**

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.
1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing

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conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.

3. Ensure development minimizes the need for expansion and construction of street and utility improvements.

A Protected Species Survey/Environmental Assessment was conducted on the subject property and included with this application. At the time of the environmental inspection, only the little blue heron was observed on the adjacent parcel. As previously stated, a total of 1.48 acres of the site is identified as wetlands with another 0.15 acres identified as other surface waters. The attached Master Concept Plan shows that 0.99 acres of the wetlands will be preserved. The preserved wetlands abut the wetlands conservation lands located along the west property line. Additional permitting through FDEP/SFWMD and USACE will be required at time of development order permitting. In addition, the purchase of mitigation credits for wetland impacts will be required to offset those impacts. This is consistent with **Lee Plan Objective 4.1 and Standard 4.1.4: Environmental Factors.**

OBJECTIVE 5.1: *All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.*

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 subject property is currently zoned Commercial Planned Development (CPD) and is developed with a real estate office. The proposed Schedule of Uses includes additional commercial uses that are appropriate at this location and are intended to serve the surrounding residential community. The proposed redevelopment is separated from existing multi-family residential uses to the east by the Eagle Ridge Drive right-of-way and is separated from the existing single-family lots to the south by the indigenous preserve and upland buffer. The applicant is providing the required setbacks, buffers, parking, open space, drainage, etc. No deviations are requested with this application. The proposed development and commercial uses will not create negative impacts to the residential community. This is consistent with **Lee Plan Objective 5.1 and Policy 5.1.5.**

GOAL 6: COMMERCIAL LAND USES*. To permit orderly and well-planned commercial development at appropriate locations within the County.*

OBJECTIVE 6.1*: Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.*

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POLICY 6.1.1*: All applications for commercial development will be reviewed and evaluated as to:*

1. Traffic and access impacts (rezoning and development orders);

2. Landscaping and detailed site planning (development orders);

3. Screening and buffering (planned development rezoning and development orders);

4. Availability and adequacy of services and facilities (rezoning and development orders);

5. Impact on adjacent land uses and surrounding neighborhoods (rezoning);

6. Proximity to other similar centers (rezoning); and

7. Environmental considerations (rezoning and development orders).

POLICY 6.1.2: *Commercial development in non-urban future land use categories is limited to Minor Commercial except that:*

• Neighborhood Commercial uses serving the Lee County Civic Center are permitted within one quarter mile of SR31 between North River Road and the Caloosahatchee River in the North Olga Community Planning Area and may be expanded to Community Commercial when approved as part of a Planned Development that is located at the intersection of two arterial roadways and has direct access to, or the ability to extend, existing water and sanitary sewer utilities.

• Neighborhood Commercial uses are permitted in the Southeast Lee County Planning District as provided for in Objectives 13.3 and 33.2.5.

Minor Commercial development may include limited commercial uses serving rural areas and agricultural needs, and commercial marinas. Minor Commercial development must be located so that the retail use, including buildings and outdoor sales area, is located at the intersection (within 330 feet of the adjoining rights-of-way of the intersecting roads) of arterial and collector roads or two collector roads with direct access to both intersecting roads. Direct access may be achieved with an internal access road to either intersecting road. On islands, without an intersecting network of collector and arterial roads, commercial development may be located at the intersection of local and collector, or local and arterial, or collector and collector roads.

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.*

POLICY 6.1.6*: Maintain land development regulations that require commercial development provide adequate and appropriate landscaping, open space, buffering and architectural standards.*

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.*

The subject property is currently zoned Commercial Planned Development, Planned Unit Development and Environmentally Critical and is developed with a real estate office, parking lot, landscaping and other infrastructure. The site has a Future Land Use classification of Outlying Suburban and Wetlands. The site is located at the intersection of Daniels Parkway, a county-maintained arterial road, and Eagle Ridge Drive, a county-maintained minor collector road. Urban services such as water, sewer, public transit, fire, and police protection is adequate to serve the proposed redevelopment. The MCP identifies the indigenous preserve and open space

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areas, and the required landscaping buffers. The proposed redevelopment is concentrated on the uplands, with little impacts to the existing wetlands. Any wetland impacts will require mitigation at time of development order permitting. The site is already developed with commercial uses. Redeveloping the site to permit uses appropriate for the location is consistent with the Land Development Code and the Lee Plan. The proposed CPD is consistent with **Lee Plan Goal 6, Objective 6.1, and Policies 6.1.1, 6.1.2, 6.1.4, 6.1.6, and 6.1.7.**

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

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

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

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

The applicant is proposing to preserve 0.99-acres of wetlands on-site and will pay mitigation fees to offset any wetlands that are impacted as part of the redevelopment of the site. The preserved wetlands are located along the west property line to provide a continuous wetland area with the existing wetlands – conservation lands to the west. A preliminary drainage system, including a large dry retention area, is shown on the Master Concept Plan. Due to the existing wetlands, a SFWMD Environmental Resource Permit will be required along with a USACE permit. Although there isn't a flow0way on the subject property, there is one located west of the site, which is part of the Six Mile Cypress Slough. A local development order will be required prior to construction. Paving, grading, and drainage plans, consistent with the LDC and the Lee Plan, will be required at that time. This is consistent with **Lee Plan Objective 60.1, Policies 60.1.1, 60.4.1 and 60.4.2**.

GOAL 61: PROTECTION OF WATER RESOURCES*. To protect the County's water resources through the application of innovative and sound methods of surface water management and by ensuring Community Facilities and Services that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving waters.*

OBJECTIVE 61.2: MIMICKING THE FUNCTIONS OF NATURAL SYSTEM*. Support a surface water management strategy that relies on natural features (flow-ways, sloughs, strands, etc.) and natural systems to receive and otherwise manage storm and surface water.*

POLICY 61.2.1*: All development proposals outside the future urban areas must recognize areas where soils, vegetation, hydrogeology, topography, and other factors indicate that water flows or ponds; and require that these areas be utilized to the maximum extent possible, without Community Facilities and Services significant structural alteration, for on-site stormwater management; and require that these areas be integrated into area-wide coordinated stormwater management schemes.*

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POLICY 61.2.4*: Encourage surface water management plans that mimic the functions of natural systems.*

POLICY 61.3.6*: Require developments to provide surface water management systems, acceptable programs for operation and maintenance, and post-development runoff conditions that reflect the natural surface water flow rate, direction, quality, hydroperiod, and drainage basin.*

POLICY 61.3.11*: Runoff must be routed through retention or detention areas and vegetated swales in order to reduce flow velocity, allow for percolation, and trap and remove suspended solids and pollutants.*

POLICY 61.3.13*: Installation of erosion control devices for development activities adjacent to waterbodies, water courses, and wetlands will be required. Such control devices must be maintained to ensure operational effectiveness.*

A Surface Water Management Plan Narrative is included with this application. The narrative states that per the existing conditions, the majority of the storm water runoff from the site sheetflows to the west into the wetlands; however, the runoff occurs without the benefit of any water quality pre-treatment or any discharge structure. As part of the redevelopment of the site, a dry detention area is proposed along with catch basins, culverts, flumes, and a single control structure. Runoff will be treated prior to discharging into the wetlands. This mimics historic drainage patterns while providing water quality. A SFWMD Environmental Resource Permit, USACE permit, and local development order will be required prior to construction, including paving, grading, and drainage plans. Best Management Practices will be observed and surface water management will comply with the requirements of the LDC, the Lee Plan, and any other regulatory agencies as required. This is consistent with **Lee Plan Goal 61, Objective 61.2, and Policies 61.2.1, 61.2.4, 61.3.6, 61.3.11 and 61.3.13**.

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

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

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

1. The County will not undertake an independent review at the development order stage of the impacts to wetlands resulting from development in wetlands that is specifically authorized by a DEP or SFWMD dredge and fill permit or exemption.

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

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

3. Lee County will incorporate the terms and conditions of state permits into County permits and will prosecute violations of state regulations and permit conditions through its code enforcement procedures.

4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.

5. Mitigation banks and the issuance and use of mitigation bank credits will be permitted to the extent authorized by applicable state agencies.

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

As previously stated, a total of 1.48 acres of the site is identified as wetlands with another 0.15 acres identified as other surface waters. The attached Master Concept Plan shows that 0.99 acres of the wetlands will be preserved, with the majority of development on the existing uplands. The preserved wetlands abut the wetlands conservation lands located along the west property line. As part of the redevelopment, a dry detention area and drainage infrastructure will be provided to provide pre-treatment, water quality, and to mimic historic drainage patterns. Additional permitting through FDEP/SFWMD and USACE will be required at time of development order permitting. In addition, the purchase of mitigation credits for wetland impacts will be required to offset those impacts. This is consistent with **Lee Plan Objective 124.1 and Policies 124.1.1 and 124.1.2.**

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

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

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

The project is located with the watershed for the Six Mile Cypress Slough, which is identified as a critical area for surface water management. The proposed redevelopment will be required to obtain permitting through FDEP/SFWMD and the USACE at time of local development order. In addition, a Stormwater Pollution Prevention Plan (SWP3) will be required by Lee County at time of local development order. Drainage calculations will be provided at that time. It is anticipated that the discharge rate for a 3-day 25-year storm event will be less than 37 CSM. The finished floor elevations will be a least 1-foot above the FEMA flood zone. There are safeguards in place through both Lee County and the State of Florida that will ensure compliance with Lee Plan **Policies 125.1.2, 125.1.3 and 125.1.4.**

DCI2026-00019 Lee County DigEplan Original Application Dated 06-15-2026

GOAL 126: WATER RESOURCES. *Conserve, manage, and protect the natural hydrologic systems of Lee County to ensure continued water resource availability.*

OBJECTIVE 126.1: WATER SUPPLIES. *Ensure water supplies of sufficient quantity and quality to meet the present and projected demands of consumers based on the capacity of the environment.*

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

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.*

An Environmental Resource Permit (ERP) will be required by SFWMD at time of local Development Order permitting along with a permit from the USACE. The applicant will be required to comply with the historic drainage patterns. All local, state and federal codes and regulations will be complied with at time of development order permitting to protect the County's water resources. This is consistent with **Lee Plan Goal 126, Objective 126.1 and Policies 126.1.1 and 126.1.4.**

GOAL 158: *Achieve and maintain a diversified and stable economy by providing a positive business climate that assures maximum employments.*

Redevelopment of the site from a real estate office into a multipurpose commercial development increases jobs and has a greater impact on the economy and tax base. This is consistent with **Lee Plan Goal 158.**

The applicant has proven entitlement to this Commercial Planned Development rezoning request as set forth in LDC Sec. 34-145(d)(4)(a)1. The request:

(a) Complies with the Lee Plan;

(b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;

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

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

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

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

(g) Will be served by urban services.

The applicant has also proven entitlement to a planned development rezoning request as set forth in LDC Sec. 34-145(d)(4)(a)2. The request:

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

(b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development;

DCI2026-00019 Lee County DigEplan Original Application Dated 06-15-2026

(c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:

1) Enhances the achievement of the objectives of the planned development; and

2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

CIVIL ENGINEERING
TDM
CONSULTING, INC.

1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

Property Development Regulations
Eagle Ridge Park CPD Amendment
13690 Eagle Ridge Drive

Property Development Regulations

Zoning District(s): Commercial Planned Development (CPD), Planned Unit Development (PUD), and Environmentally Critical (EC)

Proposed Zoning: Commercial Planned Development (CPD)

Future Land Use: Outlying Suburban and Wetlands

Proposed Use: Commercial

Min. Lot Area: 119,839 sf / 2.75 ac

Min. Lot Width: 200 feet

Min. Lot Depth: 600 feet

Max. Building Height: 35 feet

Min. Open Space: 20%

Max. Lot Coverage: 40%

Minimum Building Setbacks:

Street (Daniels Parkway): 25 feet

Street (Eagle Ridge Drive): 25 feet

Side Yard: 20 feet

Rear Yard: 20 feet

Waterbody: 25 feet

Preserve: 20 feet

Landscape Buffer Requirements:

North: Type D, proposed 25’ wide buffer to ROW

South: Type F, 30’ wide buffer to MFR

East: Type D, 15’ wide buffer to ROW

West: Type F, 30’ wide buffer to Conservation Lands

Open Space Requirements:

Commercial – small project: 20%

Required: 23,968 sf

Provided: 67,753 sf (56.5%)

Parking Requirements:

Commercial: 1 space per 250 sf floor area

Required: 48 spaces

Provided: 51 spaces, including 4 HC spaces

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SCHEDULE OF DEVIATIONS
Eagle Ridge Park CPD Amendment
13690 Eagle Ridge Drive

APPROVED PER Z-04-012

1. Deviation (1) seeks relief from the LDC§10-416(b) requirement of 160 square feet of building perimeter plantings, including shrubs and ground cover plants; no additional building perimeter plantings required. Approved, subject to Conditions 5(a), 5(b) and 5(c).

   To Be Withdrawn

2. Deviation (2) seeks relief from the LDC §10-416(c)(2)b requirement of perimeter landscape areas and internal islands in conjunction with parking lots, that must equal or exceed a minimum of 10 percent of the total paved surface area. Approved, subject to Conditions 5(a), 5(b) and 5(c).

   To Be Withdrawn

3. Deviation (3) seeks relief from the LDC §10-416(c)(2)a requirement that three (3) trees must be planted for canopy coverage of the parking area with no parking space being more than 100 feet from a planted or retained tree. Approved, subject to Conditions 5(a), 5(b) and 5(c).

   To Be Withdrawn

4. Deviation (4) seeks relief from the LDC §10-416(d)(3) requirement that either a 15-foot wide buffer comprised of five (5) trees and 18 hedges per 100 feet with a wall or a 30-foot wide buffer with 10 trees and a 36-inch high double staggered hedge must be provided along the 200-foot south property border. Approved, subject to Conditions 5(a), 5(b) and 5(c).

   To Be Withdrawn

PROPOSED DEVIATIONS

New Deviation #1
Seeks relief from the LDC §10-416(d)(4) requirement to provide a 30 foot wide Type F buffer when commercial development abuts a preserve. Request to allow the existing wetland preserve located along the west and south property lines to act as the Type F buffer.

Justification:
According to the FLUCFCS Map provided by Turrell, Hall and Associates, 1.48 acres of the site is identified as Mixed Wetland Hardwoods with an E value of 1 (0-25% exotics). This area

DCI2026-00019 Lee County DigEplan Original Application Dated 06-15-2026

encompasses the western and southern areas of the site. The applicant is proposing to preserve the existing wetlands to the maximum extent possible while still developing a portion of the site for commercial use. (See the Master Concept Plan.) The majority of the proposed development will occur on the uplands; however, there may be slight impacts to the wetlands to accommodate development. This will be determined at time of Development Order permitting and the Applicant may be required to pay mitigation fees for any proposed impacts. The applicant is providing a 30' wide Type F buffer along the western and southern property lines, which requires a minimum of 10 trees per 100 linear feet and a double staggered hedgerow. The hedgerow is to be planted at 48" high and maintained at 60" high in order to provide a continuous visual screen within one year of planting.

Full landscape plans will be provided at time of Development Order permitting. A tree location survey will be required to demonstrate the species and size of the existing trees to be utilized for the Type F buffer. Enhancements may be required during the DO to provide the code required landscaping, especially the hedgerow. Again, this information will be provided at time of DO permitting.

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SCHEDULE OF USES
Eagle Ridge Park CPD Amendment
13690 Eagle Ridge Drive

PER Z-04-012

Business Services Group I, and the following types of agents or businesses:
- Title Insurance
- Surety Insurance
- Life Insurance
- Accident and health insurance and medical services plan
- Fire, marine and casualty insurance

~~Place of Worship~~
Signs in accordance with Chapter 30 of the LDC
Essential Services
Accessory Parking Lot

PROPOSED

Accessory Uses and Structures
ATM (automatic teller machine)
Business Services, Group I
Consumption on Premises
Essential Service Facilities, Group I
Health Care Facilities, Group III
Medical Office
Personal Services, Groups I, II and III
Restaurants, Groups I, II and III
Specialty Retail Shops, Groups I and II
Temporary Uses
Warehouse, Hybrid, Mini-warehouse, Public

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Fort Myers, FL 33919
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LIST OF ZONING RESOLUTIONS AND APPROVALS
Eagle Ridge Park CPD Amendment
13690 Eagle Ridge Drive

CPD Zoning

1. Z-04-012 - Eagle Ridge Park - Approved
2. REZ2003-00015 - Withdrawn

EC Zoning

3. ZAB-82-270 - Approved

Page 1 of 1

Aerial Photograph

May not show latest improvements. Not-to-scale.



SCALE:1"=40'

Survey Related Information

CERTIFIED TO
PRASAD KASIREDDY

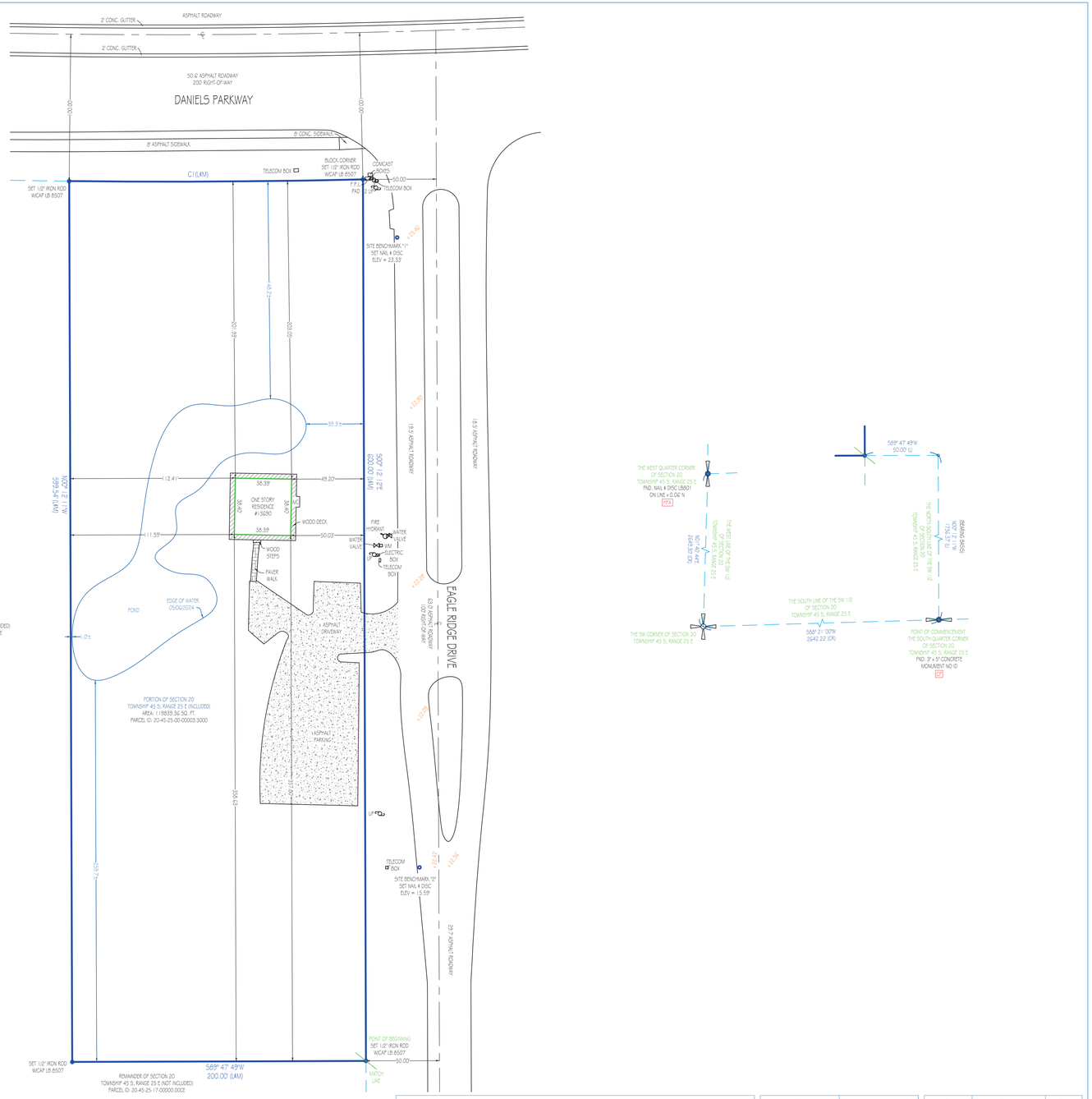
PROPERTY ADDRESS:
13070 EAGLE RIDGE DRIVE,
FORT MYERS, FL

LEGAL DESCRIPTION:
FROM THE SOUTH 1/4 CORNER OF SECTION 20, TOWNSHIP 45 SOUTH, RANGE 25 EAST, RUN N.0 DEGREES 12 11" W ALONG THE NORTH-SOUTH 1/4 SECTION LINE, BEING ALSO THE CENTERLINE OF A 100 FOOT ROAD EASEMENT, A DISTANCE OF 1736.37 FEET; THENCE S 89 DEGREES 47' 49" W 50 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE S 89 DEGREES 47' 49" W 200 FEET; THENCE N 0 DEGREES 12 11" W 599.54 FEET, THENCE EASTERLY BY A CURVE TO THE LEFT ALONG SAID SOUTH RIGHT-OF-WAY LINE, WITH THE FOLLOWING ELEMENTS: RADIUS 5829.58 FEET, ARC 200.01 FEET, CHORD BEARING AND DISTANCE N 89 DEGREES 39' 52" E 200.01 FEET; THENCE S 0 DEGREES 12 11" E 600 FEET, TO THE POINT OF BEGINNING. SAID LANDS LYING AND BEING IN LEE COUNTY, FLORIDA.

FLOOD INFORMATION:
ZONE: "AE"
ELEV. = 16.00' (NAVD88)
MAP PANEL#: 12071C0433TH
EFFECTIVE DATE: 11/17/2022

CURVE TABLE				CHORD	CHORD
	LENGTH	RADIUS	DELTA	LENGTH	BEARING
C1	200.01'	5829.58'	01°57'57"	200.01'	N89°39'52"E

SURVEY NOTES:
F.P.L. = FLORIDA POWER AND LIGHT



Surveyors Certificate

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

Date of Plat or Map: 5-9-2024

PABLO A. ALVAREZ LICENSE No. PSM #7274 STATE OF FLORIDA

Digitally signed by Pablo A Alvarez
Date: 2024.05.09 14:59:52 -04'00'

SIGNED: DATE: 5-9-2024

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, if shown: Benchmark: AD 1557 Benchmark Elev.: 14.66' Benchmark Datum: N.A.V.D.88 Elevations on Drawing are in: N.G.V.D.29 ☐ or N.A.V.D.88 ■

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Surveyor's Notes

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client):

IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- NO NOTABLE CONDITIONS FOUND.

Bearing Basis

THE NORTH-SOUTH LINE OF SECTION 20, TOWNSHIP 45 SOUTH, RANGE 25 EAST RECORDED AS N 00°12'11" W AS REFERENCED IN SUBJECT PROPERTY LEGAL DESCRIPTION.
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

Symbols (Some items in legend may not appear on drawing - Not to Scale)

- = UTILITY POLE
- = LIGHT POLE
- = CATCH BASIN
- = FIRE HYDRANT
- = MANHOLE
- = WATER VALVE
- WM = WATER METER
- = WELL
- = CENTER LINE
- = PARTY WALL
- AC = AIR CONDITIONER
- = SEPTIC LID
- X = ELEV. SHOT
- = HANDICAP SPACES
- = SEC. QTR. CORNER
- = SECTION CORNER

Line types

- BOUNDARY
- BUILDING
- EASEMENT
- CHAIN LINK FENCE
- WOOD FENCE
- PLASTIC FENCE
- OVERHEAD CABLE

Abbreviation Legend (Some items in legend may not appear on drawing)

A OR AL = ARC LENGTH
C/O = CLEANOUT
CA = CENTRAL ANGLE
CATV = CABLE TV RISER
CF = CALCULATED FROM FIELD
CH = CHORD DISTANCE
CONC. = CONCRETE
CR = CALCULATED FROM RECORD
DE = DRAINAGE EASEMENT
EL OR ELEV = ELEVATION
EM = ELECTRIC METER
F.F.E. = FINISHED FLOOR ELEV.
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
G.F.F.E. = GARAGE FINISHED LOOR ELEV.
L= LEGAL DESCRIPTION
M = MEASURED
OHC = OVERHEAD CABLE
P = PLAT
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PH = POOL HEATER
PI = POINT OF INTERSECTION
PK = PARKER KAELON
R = RADIUS
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
QTR = QUARTER
R = RADIUS
RNG = RANGE
ROW = RIGHT OF WAY
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP
UE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE

Job Number : 207121-SW	Field:
Drawn By : EM.	Date of Field Work : 05/06/2024

Date	Revision	Tech

Date	Revision	Tech

Printing Instructions

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**

This survey has been issued by the following Landtec Surveying office:

840 US Hwy 1, Suite 330
North Palm Beach, Florida 33408
Office: (561) 210-9344 www.LandtecSurvey.com
Email: Construction@landtecsurvey.com

LANDTEC
LICENSED BUSINESS No. 8507

GEOMETRIC SURVEYING INC.
2804 DEL PRADO BLVD S, SUITE 205
CAPE CORAL, FL 33904
ASSISTANCE@GEOMETRICSURVEYING.COM
(239)-540-6257
(239)-471-2237

13690 EAGLE RIDGE DR, FORT MYERS, FL 33912

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

FROM THE SOUTH 1/4 CORNER OF SECTION 20, TOWNSHIP 45 SOUTH, RANGE 25 EAST, RUN N 0 DEGREES 12' 11" W ALONG THE NORTH-SOUTH 1/4 SECTION LINE , BEING ALSO THE CENTERLINE OF A 100 FOOT ROAD EASEMENT, A DISTANCE OF 1736.37 FEET; THENCE S 89 DEGREES 47' 49" W 50 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE S 89 DEGREES 47' 49" W 200 FEET; THENCE N 0 DEGREES 12' 11" 599.54 FEET, PASSING THROUGH A CONCRETE MONUMENT AT 100 FEET, TO A CONCRETE MONUMENT ON THE SOUTH RIGHT-OF-WAY LINE OF DANIELS ROAD (100' FROM CENTERLINE); THENCE EASTERLY BY A CURVE TO THE LEFT ALONG SAID SOUTH RIGHT-OF-WAY LINE, WITH THE FOLLOWING ELEMENTS: RADIUS 5829.58 FEET, ARC 200.01 FEET, CHORD BEARING AND DISTANCE N 89 DEGREES 39' 52" E 200.01 FEET TO A CONCRETE MONUMENT; THENCE S 0 DEGREES 12" 11"E 600 FEET, PASSING THROUGH A CONCRETE MONUMENT AT 500 FEET, TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN LEE COUNTY, FLORIDA.

CERTIFICATION:

PRARAZ BUILDERS LLC

Miguel j Garay

Digitally signed by Miguel j Garay
DN: serialNumber=A01410C0000019A50075DAB000FD913, 2.5.4.97=NTRUS+FL-P17000058214, o=GEOMETRIC SURVEYING INC, cn=Miguel j Garay, sn=Garay, givenName=Miguel, email=ASSISTANCE@GEOMETRICSURVEYING.COM, c=US
Date: 2025.12.03 18:32:19 -05'00'

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE SKETCH OF THIS SPECIFIC SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050-52 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: _____ **12/03/2025**
MIGUEL J. GARAY *(DATE)*

PROFESSIONAL LAND SURVEYOR AND MAPPER LS#6594
STATE OF FLORIDA *(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)*

SURVEYOR' S NOTES:

1. *THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENTS REPRESENTATIVE.*
2. *THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.*
3. *BEARINGS SHOWN HEREON ARE BASED ON PLAT*

DRAWN BY:	***CDP***
FIELD DATE:	***12/03/2025***
SURVEY NO:	***25-001650***
SHEET:	***1 OF 1***

MIGUEL J. GARAY
LICENSE NUMBER 6594
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

L.B.# 8203
L.S.# 6594 ***SEAL***

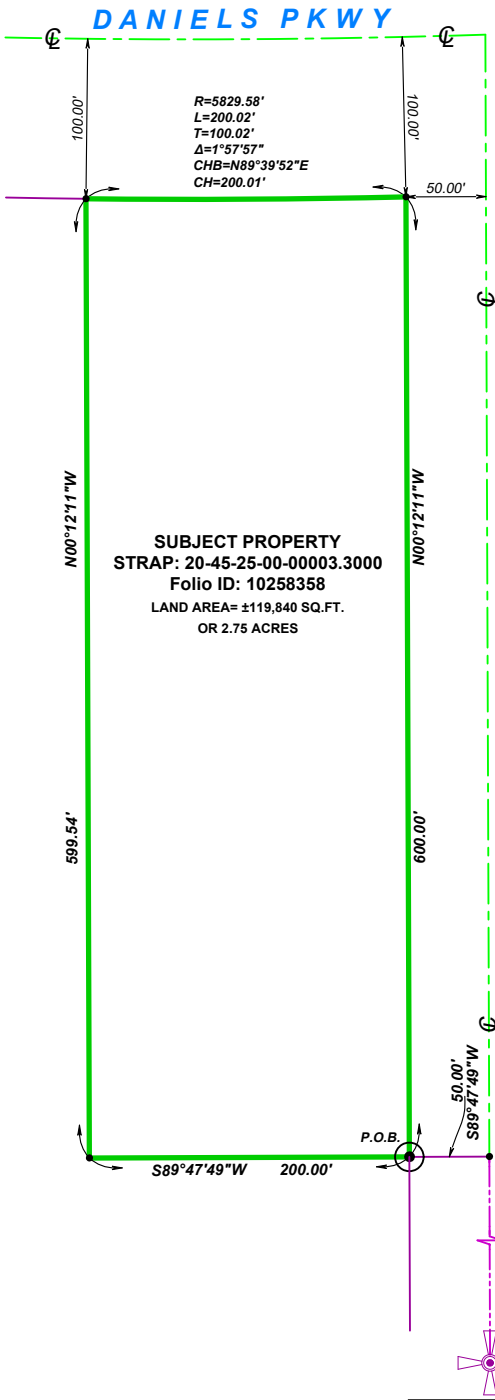
GEOMETRIC SURVEYING INC.

2804 DEL PRADO BLVD S, SUITE 205
CAPE CORAL, FL 33904
ASSISTANCE@GEOMETRICSURVEYING.COM
(239)-540-6257
(239)-471-2237

13690 EAGLE RIDGE DR, FORT MYERS, FL 33912

SKETCH OF LEGAL DESCRIPTION

THIS IS NOT A SURVEY



GRAPHIC SCALE

-120 0 60 120

1 INCH = 120 FEET

ABBREVIATIONS:
℄ = CENTER LINE
U.E. = UTILITY EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT

DRAWN BY:	CDP
FIELD DATE:	12/03/2025
SURVEY NO:	25-001650
SHEET:	2 of 2

MIGUEL J. GARAY
LICENSE NUMBER
6594
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

L.B.# 8203
L.S.# 6594

SEAL

FILE NO. 23111837

ALTA COMMITMENT FOR TITLE INSURANCE with FLORIDA MODIFICATIONS

Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through the Office of:
Cheffer & Hagan, P.A.
2120 McGregor Blvd
FT MYERS, FL 33901
Phone: 239-334-1381

Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wold Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	**Cheffer & Hagan, P.A.**
Issuing Office:	**2120 McGregor Blvd FT MYERS, FL 33901**
Loan ID Number:	
Commitment Number:	**23111837 KJ**
Your File No.:	**4293.8000767**
Property Address:	**13690 Eagle Ridge Dr, Fort Myers, FL 33912**

Old Republic National Title Insurance Company
12751 New Brittany Blvd, Suite 500
Ft. Myers, Florida 33907

SCHEDULE A
COMMITMENT

1. Commitment Effective Date: October 18, 2023 at 11:00pm

2. Policy to be issued:

   (a) 2021 ALTA OWNER'S POLICY (with Florida Modifications) Proposed Insured: — Proposed Policy Amount: $1,150,000.00

   Praraz Builders LLC, a Florida limited liability company

   (b) 2021 ALTA LOAN POLICY (with Florida Modifications) Proposed Insured: — Proposed Policy Amount: $865,000.00

   Charles E. Mayhugh, Jr. Revocable Trust dated March 14, 2002

3. The estate or interest in the Land described at the Commitment Date is Fee Simple.

4. The Title is, at the Commitment Date, vested in: **Charles E. Mayhugh, Jr., as Trustee of the Charles E. Mayhugh, Jr. Revocable Trust dated March 14, 2001**
   and, as disclosed in the Public Records, has been since August 28, 2002

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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5. The Land is described as follows:

From the South 1/4 corner of Section 20, Township 45 South, Range 25 East, run N 0 degrees 12' 11" W along the North-South 1/4 Section line, being also the centerline of a 100 foot road easement, a distance of 1736.37 feet; thence S 89 degrees 47' 49" W 50 feet to the Point of Beginning of the lands herein described; thence continue S 89 degrees 47' 49" W 200 feet; thence N 0 degrees 12' 11" W 599.54 feet, passing through a concrete monument at 100 feet, to a concrete monument on the South right-of-way line of Daniels Road (100' from centerline); thence easterly by a curve to the left along said South right-of-way line, with the following elements: radius 5829.58 feet, arc 200.01 feet, chord bearing and distance N 89 degrees 39' 52" E 200.01 feet to a concrete monument; thence S 0 degrees 12' 11" E 600 feet, passing through a concrete monument at 500 feet, to the Point of Beginning. Said lands lying and being in Lee County, Florida.

Issued through the Office of:
Cheffer & Hagan, P.A.
2120 McGregor Blvd
FT MYERS, FL 33901
Phone: 239-334-1381

Authorized Signature

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SCHEDULE B - I
COMMITMENT

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Warranty Deed from Charles E. Mayhugh, Jr., individually and as Trustee of the Charles E. Mayhugh, Jr. Revocable Trust dated March 14, 2001, joined by spouse if married or include non-homestead language to the proposed insured.

6. Mortgage from Praraz Builders LLC, a Florida limited liability company to Charles E. Mayhugh, Jr., as Trustee of the Charles E. Mayhugh, Jr. Revocable Trust dated March 14, 2001.

7. Satisfaction of the mortgage from Charles E. Mayhugh, Jr., as Trustee of the Charles E. Mayhugh, Jr. Revocable Trust dated March 14, 2001 to First-Citizens Bank & Trust Company recorded January 3, 2019 and recorded in Official Records Instrument #2019000001955.

8. Release or reassignment of the Assignment of Rents recorded Official Records Instrument #2019000001956.

9. The agent must:
(1) Determine that Praraz Builders LLC, a Florida limited liability company is in good standing in the state of its formation; and
(2) Establish that the person(s) executing the deed or mortgage to be issued are authorized by law to execute said instruments on behalf of the company.
(3) If any managing member is a legal or commercial entity, require a good standing certificate from the date of purchase through to the present time, and proof of authority to execute documents on behalf of the legal or commercial entity.
(4) Obtain an affidavit from authorized signatory on behalf of said limited liability company should be recorded stating that A) The member/manager executing the deed or mortgage is authorized under the articles of organization and operating agreement, or Statement of Authority (if Florida LLC), and all necessary consents obtained; (B) The LLC has not been dissolved; (C) The LLC, nor any of its members are currently debtors to any bankruptcy proceedings and (D) All members/managers of the LLC are identified.

10. Submit proof of payment of any assessments or liens due to Lee County, and proof that all municipal and any special taxing district charges, assessments or other development fees, if any, are paid. NOTE: If this requirement is not complied with, the following Exception will appear on Schedule B of any policy issued

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pursuant to this commitment: Any Assessment due to the County, and any assessments due to the municipality and to any special taxing district.

11. Submit proof of payment of any service charges and assessments for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not complied with, the following Exception will appear on Schedule B of any policy issued pursuant to this commitment: Any lien provided by Chapter 159, Florida Statutes or any county ordinance in favor of any city, county, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

12. A survey, satisfactory to The Company, in conformity with the minimum standard detail requirements for ALTA/ACSM land title surveys, certified to the Company and its agents and parties to the transaction, through a current date no more than 90 days prior to closing, delineating the location of all plottable exceptions shown on Schedule B-II of this commitment disclosing the nature and extent of any encroachments, building setback lines, overlaps, boundary line discrepancies, or other matters adversely affecting title to the property to be insured; which will appear as exceptions in Schedule B of any Owner's Policy and Schedule B Part I of any Loan Policy to be issued. Additional requirements and/or exceptions will be made for matters disclosed by the survey.

13. Provide a satisfactory Owner's Affidavit of Possession and No Liens. Affidavit must (a) state that there are no parties in possession of the subject property other than said current record owner, or identify any parties in possession or tenants and set forth their nature of possession; (b) that there are no encumbrances upon the subject property other than as may be set forth in this Commitment; (c) there are no unrecorded assessments which are due and payable and all sewer and water bills are paid through the date of this Affidavit; (d) that there have been no improvements made to or upon the subject property within the last ninety (90) days for which there remain any outstanding and unpaid bills for labor, materials or supplies; (e) and disclose any unrecorded easements. Said affidavit, when properly executed at closing by the seller and/or mortgagor herein will serve to delete the standard lien, unrecorded easement and possession exceptions for the policy(ies) to be issued pursuant to this commitment.

14. Proof of payment of taxes for the year 2023 must be furnished if closing occures on or after Nov. 1, 2023.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Lee County, unless otherwise noted.

SCHEDULE B SECTION II IS CONTINUED ON AN ADDED PAGE

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SCHEDULE B - II
COMMITMENT

Exceptions From Coverage

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.

3. Rights or claims of parties in possession.

4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.

5. Easements or claims of easements not shown by the public records.

6. General or special taxes and assessments required to be paid in the year 2023 and subsequent years.

7. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

8. Rights of tenants and/or parties in possession, and any parties claiming, by through or under said tenants or parties in possession, as to any unrecorded leases or rental agreements.

9. Notice of Development Order recorded April 16, 1987 in Official Records Book 1910, page 2421.

10. Easement in favor of Lee County Bank, as Trustee recorded in Official Records Book 1533, page 1324.

11. Easements along the North 100 feet as recited in deed recorded in Official Records Book 1552, page 2357.

12. Lee County Ordinances 86-14, 86-38, 11-03 and 11-27 providing for mandatory solid waste collection and the imposition of special assessments for said collection services. The special assessments are payable with the ad valorem taxes.

    Note: Taxes for the year 2023 became a lien on the land on January 1, 2023 and are due and payable on Nov. 1, 2023. Said taxes are unpaid. Tax ID Number 20-45-25-00-00003.3000.

COMMITMENT CONDITIONS

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
   g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
   i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
   j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I-Requirements; and
   f. Schedule B, Part II-Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

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The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

      i. comply with the Schedule B, Part I-Requirements;

      ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

      iii. acquire the Title or create the Mortgage covered by this Commitment.

   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

   e. The Company is not liable for the content of the Transaction Identification Data, if any.

   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

   a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

   b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

   c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

   d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

   e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

   f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

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The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. ARBITRATION

The Policy contains an arbitration clause as follows:

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*

c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

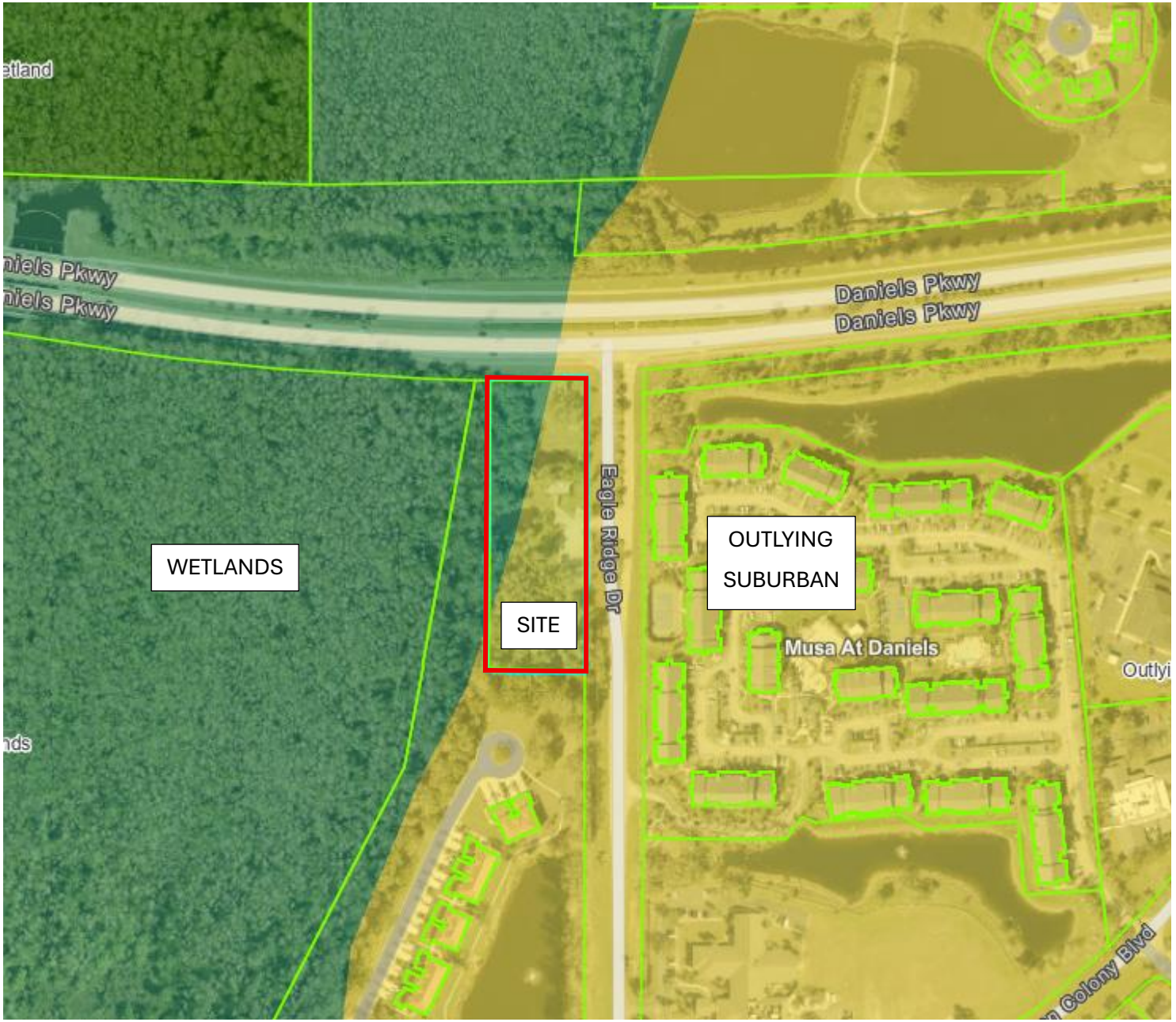
EAGLE RIDGE PARK
AREA LOCATION MAP
EXHIBIT A



EAGLE RIDGE PARK
SURROUNDING ZONING MAP
EXHIBIT C



EAGLE RIDGE PARK
FUTURE LAND USE MAP
EXHIBIT B



Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

November 3, 2025 Via E-Mail

Veronica Martin
TDM Consulting, Inc.
1520 Royal Palm Square Blvd. Suite 100
Fort Myers, FL 33919

RE: **Potable Water and Wastewater Availability**
Eagle Ridge Park - 13690 Eagle Ridge Dr, Fort Myers, FL 33912
STRAP # 20-45-25-00-00003.3000

To whom this may concern:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of two buildings with approximately 15,500 SF commercial units with an estimated flow demand of approximately 1,550 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Corkscrew Water Treatment Plant.

Sanitary sewer service will be provided by the City of Ft Myers South Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction. This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Rezoning review only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Ohdet Kleinmann

LEE COUNTY UTILITIES
Public Utilities Manager
239-823-0027

CIVIL ENGINEERING
TDM
CONSULTING, INC.

1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

13690 Eagle Ridge Drive
Surface Water Management Narrative

The site is currently developed as a 1,444 square foot office building. The existing conditions indicate the majority of the storm water runoff from the site sheetflows to the west into the mixed wetland hardwoods and other surface waters. This runoff occurs without benefit of any water quality pre-treatment or any discharge structure, allowing essentially uncontrolled untreated discharge. Off-site flows from both Daniels Parkway and Eagle Ridge Drive are currently directed to existing roadside swales within the respective rights-of-way. These swales will be maintained during construction of this project via temporary driveway pipes as necessary. A driveway pipe under the proposed driveway on Eagle Ridge Drive will help maintain historic flows within this swale. Any off-site flows currently going through the property will be maintained during and after construction via culverts and/or swales to maintain historic drainage patterns.

The master stormwater management system will consist of small dry detention areas and potentially underground storage chambers. Stormwater runoff from the impervious areas will be directed to the dry detention areas and the potential underground storage chambers via catch basins, culverts, and flumes. The detention areas and potential underground storage chambers will be connected via culverts, with a single control structure discharging treated storm water runoff into the preserved wetlands. This will mimic historic drainage patterns while providing water quality pre-treatment in the form of nutrient uptake and percolation in the detention areas as well as controlled discharge. Because of the proposed wetland impacts, the project will require a South Florida Water Management District Environmental Resource Permit.

The property owner will own and maintain the on-site stormwater management system in perpetuity.

The property is in an AE +16.6’ Flood Zone per the latest FEMA maps. The finished floor elevations of the proposed buildings on this parcel will be elevated to at least 1’ above the flood elevation (+17.6’ N.A.V.D.) per the Six Mile Cypress Watershed Plan.

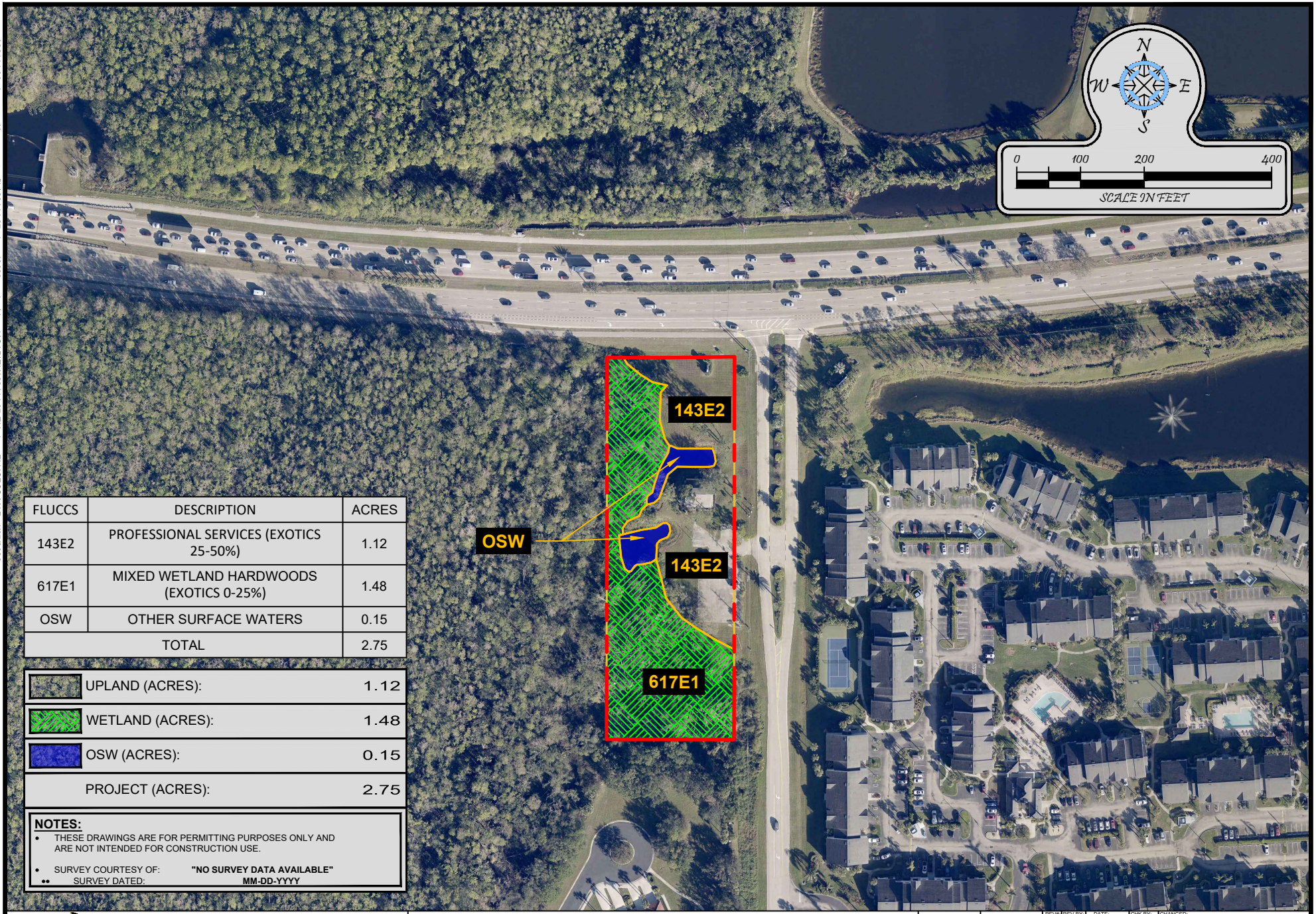
EAGLE RIDGE PARK
TOPOGRAPHIC MAP



EAGLE RIDGE PARK
EXISTING AND HISTORIC FLOW-WAYS MAP



p:\22144.00 tdm consulting - master file\22144.27 tdm - 13690 eagle ridge dr\CAD\EIA\22144.27-EIA.dwg FLUCFCS MAP 4/27/2026



FLUCCS	DESCRIPTION	ACRES
143E2	PROFESSIONAL SERVICES (EXOTICS 25-50%)	1.12
617E1	MIXED WETLAND HARDWOODS (EXOTICS 0-25%)	1.48
OSW	OTHER SURFACE WATERS	0.15
TOTAL		2.75

UPLAND (ACRES):	1.12
WETLAND (ACRES):	1.48
OSW (ACRES):	0.15
PROJECT (ACRES):	2.75

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- SURVEY COURTESY OF: **"NO SURVEY DATA AVAILABLE"**
  - SURVEY DATED: **MM-DD-YYYY**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

13690 EAGLE RIDGE DR

FLUCFCS MAP

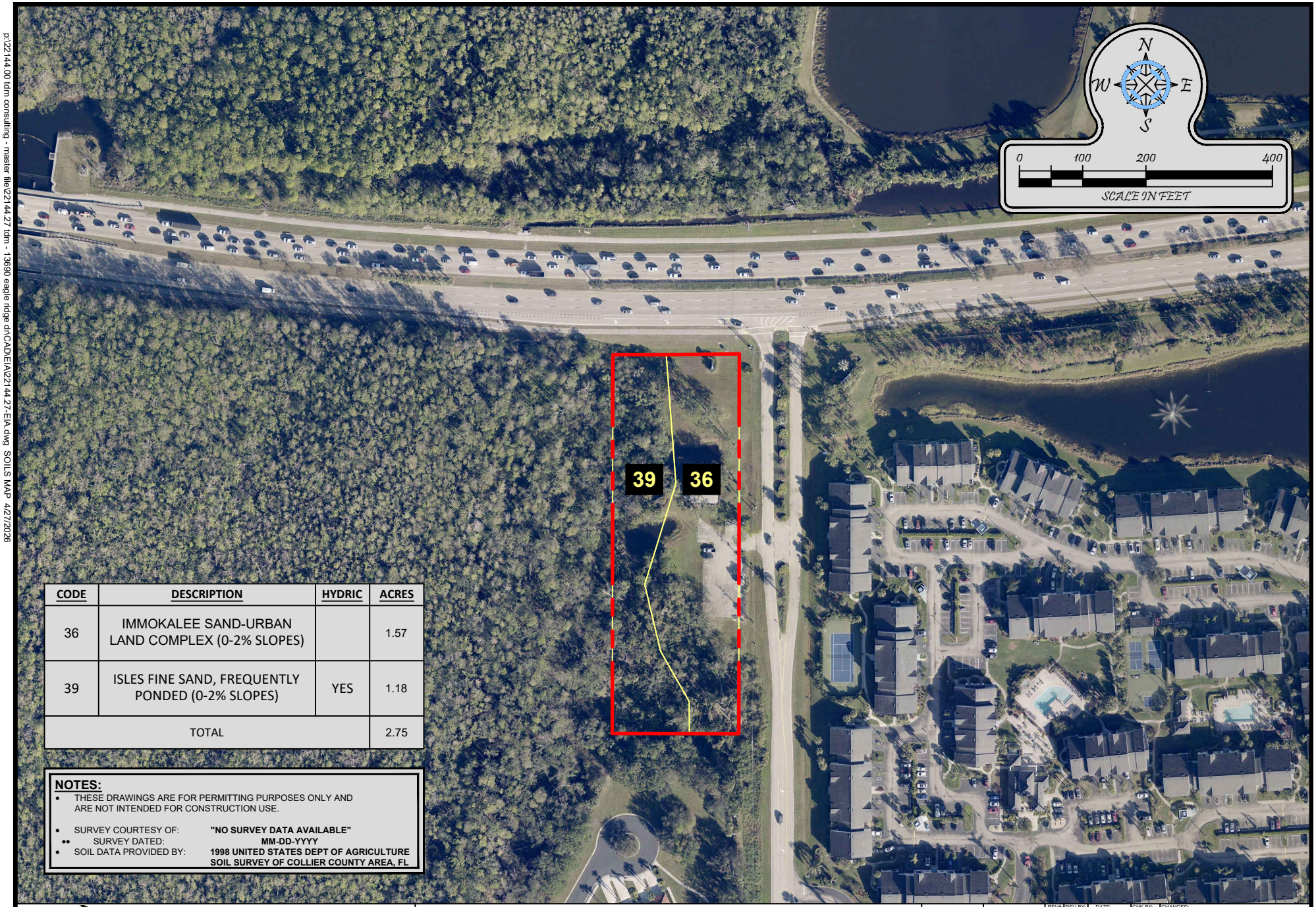
RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	AP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	04-27-26	3.	-	-	-	-
JOB NO.:	22144.27	4.	-	-	-	-
SHEET NO.:	02 OF 03	5.	-	-	-	-

SECTION-20 TOWNSHIP-45S RANGE-25E

p:\22144.00 tdm consulting - master file\22144.27 tdm - 13690 eagle ridge dr\CAD\EIA\22144.27-EIA.dwg SOILS MAP 4/27/2026



CODE	DESCRIPTION	HYDRIC	ACRES
36	IMMOKALEE SAND-URBAN LAND COMPLEX (0-2% SLOPES)		1.57
39	ISLES FINE SAND, FREQUENTLY PONDED (0-2% SLOPES)	YES	1.18
TOTAL			2.75

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- SURVEY COURTESY OF: **"NO SURVEY DATA AVAILABLE"**
- SURVEY DATED: **MM-DD-YYYY**
- SOIL DATA PROVIDED BY: **1998 UNITED STATES DEPT OF AGRICULTURE SOIL SURVEY OF COLLIER COUNTY AREA, FL**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

13690 EAGLE RIDGE DR

SOILS MAP

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	AP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	04-27-26	3.	-	-	-	-
JOB NO.:	22144.27	4.	-	-	-	-
SHEET NO.:	03 OF 03	5.	-	-	-	-

SECTION- 20 TOWNSHIP- 45S RANGE- 25E

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ENVIRONMENTAL ASSESSMENT

13690 EAGLE RIDGE DRIVE

FORT MYERS, FL 33912

STRAP: 20-45-25-00-00003.3000

JUNE 2024

Prepared by:

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting
PHONE: 239-643-0166 WWW.THANAPLES.COM

DCI2026-00019 Lee County DigEplan Original Application Dated 06-15-2026

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Appendix A: Exhibits

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1 INTRODUCTION

Turrell, Hall & Associates, Inc. (THA) has conducted a preliminary environmental assessment of the property located at 13690 Eagle Ridge Drive in Fort Myers, Florida 33912, which is within Section 20, Township 45 S, and Range 25 E in Lee County. The parcel can be identified by STRAP number 20-45-25-00-00003.3000 and is approximately 2.75 acres in size.

The goals of the assessment were to:

- Map and identify existing vegetative communities on the property.
- Estimate the extent of state and federal jurisdictional wetlands.
- Research the presence or absence of state and federal listed species.
- Assess the environmental permitting requirements for construction purposes.

This report documents the findings of the assessment in order to establish a wetland boundary (if present) based on criteria used by the Florida Department of Environmental Protection (FDEP) in accordance with Chapter 62-340, F.A.C. and criteria used by the United States Army Corps of Engineers (USACE) in the Wetlands Regulatory Assistance Program Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (ver. 2.0). This evaluation did not include a Phase I Environmental Site Assessment that may be necessary for the reduction of liability for hazardous materials under the provisions of Federal Comprehensive Environmental Response, Compensation and Liability Act.

Within the framework of this assessment, no research or consideration was given to zoning, deed restrictions, easements, or other encumbrances that might be present and could affect the development of the property. This assessment is limited to environmental factors only and is presented solely to assist with the planning and permitting process.

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2 SITE CONDITIONS

The site is situated south of Daniels Parkway and west of Eagle Ridge Drive. The site hosts a building that was previously utilized as a real estate firm's office and is bordered by a conservation easement to its west, and condos to its south. The property is composed of three vegetative communities: Mixed Wetland Hardwoods (Exotics 0-25%), Professional Services, and Professional Services (Hydric). The historic soil mapped onsite was designated by the United States Department of Agriculture (USDA) as "Immokalee sand – Urban land complex, 0 to 2 percent slopes," which is not a hydric soil, and "Isles fine sand, frequently ponded, 0 to 1 percent slopes," which is a hydric soil.

2.1 VEGETATIVE ASSOCIATIONS

The vegetative communities occurring within the parcel boundaries were classified based on the Florida Land Use, Cover, and Forms Classification System (FLUCFCS) manual. The attached FLUCFCS exhibit features the subject property, its vegetative cover, and depicts the approximate limits of the wetland and upland areas. A general description is provided below in Table 1 along with any site-specific nuances that may be relevant to the assessment.

Table 1: FLUCFCS Codes and Descriptions

FLUCFCS Code	Description	Acres	Jurisdictional Wetlands
143	Professional Services	1.12	No
617	Mixed Wetland Hardwoods	1.48	Yes
OSW	Other Surface Waters (Ponds)	0.15	Yes
	Total:	**2.75**	**1.93**

2.1.1 Professional Services (1.12 acres)

Areas in Florida designated as Professional Services are typically defined by the presence of professional services (such as law offices, consulting firms, architectural firms, etc.). In this case, the previous owners utilized the structure on the subject parcel as an office for their real estate firm. This area includes all land that was cleared and continues to be maintained in association with the construction and maintenance of the office building and associated improvements, such as a parking lot. The area is mostly canopy-less with some residual trees, with common lawn grasses. Overall, the vegetation in this community at the subject site is dominated by hydrophytic species. Hydrologic indicators are not present in this community. The soil sample collected in this community was sandy and did not exhibit hydric characteristics. The species observed within the Professional Services area are listed below in Table 2.

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Table 2: Species Observed in the Professional Services Community

Common Name	Scientific Name	Strata/ Substrata	Wetland Designation	Est. % Coverage
Torpedo grass	*Panicum repens*	G	FACW	43
Whorled marshpennywort	*Hydrocotyle verticillata*	G	FACW	25
Shrubby false buttonweed	*Spermacoce verticillata*	G	UPL	15
Manyspike flatsedge	*Cyperus polystachyos*	G	FACW	8
Carolina yellow-eyed grass	*Xyris caroliniana*	G	FACW	8
Spadeleaf	*Centella asiatica*	G	FACW	5

C = Canopy M = Midstory G = Groundcover V = Vine
OBL = Obligate Wetland FACW = Facultative Wetland FAC = Facultative
FACU = Facultative Upland UPL = Upland

2.1.2 Mixed Wetland Hardwoods (Exotics 0-25%) (1.48 acres)

Vegetative communities in Florida designated as Mixed Wetland Hardwoods are typically defined by a composition of a large variety of hardwood species tolerant of hydric conditions, exhibiting an ill-defined mixture of species. However, in this case there is an exotic designation assigned to the community to depict the exotic vegetation percentage. The natural canopy of the Mixed Wetland Hardwoods (Exotics 0-25%) community onsite is primarily composed of slash pine (*Pinus elliottii*) and cabbage palm (*Sabal palmetto*). Overall, the vegetation in this community is dominated by hydrophytic species. Soils exhibit hydric characteristics in the form of a dark surface. Hydrologic characteristics are present in the form of morphological plant adaptations, such as buttressing and expanded lenticels. The species present within the Mixed Wetland Hardwoods (Exotics 0-25%) community are listed below in Table 3.

Table 3: Species Observed in the Mixed Wetland Hardwoods (Exotics 0-25%) Community

Common Name	Scientific Name	Strata/ Substrata	Wetland Designation	Est. % Coverage
Melaleuca	*Melaleuca quinquenervia*	C, M, G	FAC	23
Slash pine	*Pinus elliottii*	C	UPL	18
Brazilian pepper	*Schinus terebinthifolia*	C, M, G	FAC	16
Earleaf acacia	*Acacia auriculiformis*	C, M, G	FAC	15
Cabbage palm	*Sabal palmetto*	C, M, G	FAC	10
Laurel oak	*Quercus laurifolia*	C, G	FACW	5
Dahoon holly	*Ilex cassine*	M, G	OBL	10
Swamp fern	*Telmatoblechnum serrulatum*	G	FACW	40
Whorled marshpennywort	*Hydrocotyle verticillata*	G	FACW	15
Downy maiden fern	*Thelypteris dentata*	G	FACW	5
Giant leather fern	*Acrostichum danaeifolium*	G	OBL	3
Virginia creeper	*Parthenocissus quinquefolia*	V	UPL	5
Muscadine	*Vitis rotundifolia*	V	UPL	5
Saw greenbrier	*Smilax bona-nox*	V	UPL	2

C = Canopy M = Midstory G = Groundcover V = Vine
OBL = Obligate Wetland FACW = Facultative Wetland FAC = Facultative
FACU = Facultative Upland UPL = Upland

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2.1.3 Other Surface Waters (Ponds) (0.15 acres)

Areas in Florida designated as Other Surface Waters (OSW) are typically characterized by the presence of standing water, while not exhibiting other wetland characteristics (such as hydrophytic vegetation). In this case, OSW refers to several ponds onsite.

2.2 SOILS

Based on the USDA National Resources Conservation Service (NRCS), two types of soil are mapped at the subject property: "Immokalee sand – Urban land complex, 0 to 2 percent slopes," which is not a hydric soil, and "Isles fine sand, frequently ponded, 0 to 1 percent slopes," which is a hydric soil. The soil sample in the Professional Services area was sandy and did not exhibit hydric characteristics. The sample in the Mixed Wetland Hardwoods community exhibited hydric characteristics in the form of a dark surface.

2.3 HYDROLOGIC INDICATORS

Hydrologic indicators in the form of morphological adaptations such as buttressing and expanded lenticels were present in the Mixed Wetland Hardwoods community. No hydrologic indicators were observed in the Professional Services area.

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3 PHOTOS



Figure 1: View of the office building an associated parking lot, the Professional Services area, onsite.



Figure 2: View of the Mixed Wetland Hardwoods (Exotics 0-25%) community onsite.

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Figure 3: View of the soil sample collected in the Mixed Wetland Hardwoods (Exotics 0-25%) community. Note the dark surface, which is a hydric characteristic.



Figure 4: View of one of the ponds (OSWs) onsite.

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4 WILDLIFE

Endangered Wildlife Species is defined as any species of fish or wildlife naturally occurring in Florida, whose prospects of survival are in jeopardy due to modification or loss of habitat; over-utilization for commercial, sporting, scientific or educational purposes; disease; predation; inadequacy of regulatory mechanisms; or other natural or manmade factors affecting its continued existence (FS 372.072).

Threatened species include any species of fish or wildlife naturally occurring in Florida, which may not be in immediate danger of extinction, but which exists in such small populations that may become endangered if it is subjected to increased stress as a result of further modification of its environment.

Taking into account the location and condition of the property, and conversations with state and federal agency personnel, listed wildlife species that could potentially occur on or around the site can be found in Table 4.

Table 4: Potential Threatened and Endangered Species

Common Name	Scientific Name	Status
Big Cypress fox squirrel	*Sciurus niger avicennia*	ST
Eastern indigo snake	*Drymarchon couperi*	FT
Florida bonneted bat	*Eumops floridanus*	FE
Florida panther	*Puma concolor coryi*	FE
Little blue heron	*Egretta caerulea*	ST
Tri-colored heron	*Egretta tricolor*	ST
Wood stork	*Mycteria americana*	FT

FE = Federally Endangered FT = Federally Threatened ST = State Threatened

A preliminary Listed Species survey was conducted and may be required again prior to development, considering that pre-development surveys must be less than six months old to ensure that no new species begin to utilize the property prior to development. During the site inspection, one listed species, the little blue heron (*Egretta caerulea*), was observed on an adjacent parcel, though no listed species or evidence of listed species utilization was observed on the subject site; therefore, there is a possibility that wading birds may utilize the subject property's wetlands and Other Surface Waters (OSWs). However, the wetlands and ponds onsite have low foraging quality; therefore, impacts to listed species are not expected as a result of a proposed project on the subject property.

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5 WETLANDS DISCUSSION

Qualified THA staff inspected the project site for the purpose of delineating wetlands and other surface waters. The wetland delineation methodologies and criteria set forth by the FDEP and the USACE (in accordance with Chapter 62-340, FAC, and Version 2.0 of the Atlantic and Gulf Coastal Plain Regional Supplement to the Corps of Engineers Wetland Delineation Manual) were followed in determining whether an area could be considered a wetland or other surface water and in delineating the boundaries of potential jurisdictional wetlands and other surface waters.

5.1 JURISDICTIONAL STATUS OF WETLANDS

In accordance with Chapter 62-340.200(19), F.A.C. and 33CFR 328.3, wetlands are defined as areas *"inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils."* The methodologies used to delineate a wetland boundary as described in Chapter 62-340, F.A.C. and in Version 2.0 of the Atlantic and Gulf Coastal Plain Regional Supplement to the Corps of Engineers Wetland Delineation Manual use a series of tests in order to determine the presence of a wetland. These definitions were met for a large portion of this site.

In order to be considered a wetland at the state level, a property must have two of the following characteristics: hydrophytic vegetation, hydric soils, and hydrologic indicators. These characteristics are defined in Chapter 62-340, F.A.C. In order to be considered a wetland at the federal level, all three characteristics must be present.

The 1.12-acre Professional Services area does not meet the definition of a wetland. The vegetative community is not dominated by hydrophytic plant species, hydrologic indicators were not present, and the soil sample was sandy and did not exhibit hydric characteristics.

The 1.48-acre Mixed Wetland Hardwoods (Exotics 0-25%) community meets the definition of a wetland. The vegetative community is dominated by hydrophytic plant species, hydrologic indicators were present in the form of buttressing and expanded lenticels, and the soil sample displayed hydric characteristics in the form of a dark surface.

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6 PERMITTING

It is the opinion of THA that a large portion of the subject property meets the definition of a jurisdictional wetland at state and federal levels. Development of this parcel will require an Environmental Resource Permit (ERP) from the Florida Department of Environmental Protection (FDEP) or South Florida Water Management District (SFWMD), as well as an Individual permit from the Federal 404 Assumption Program, from the U.S. Army Corps of Engineers (USACE).

This process can take approximately 9 to 12 months. Based on the Florida Statutes and Florida Administrative Code, minimization of wetland impacts is required when planning to develop a parcel. Minimization of wetland impacts can be accomplished by utilizing uplands on site to the greatest extent possible and minimizing wetland impacts to one third of an acre or less.

If FDEP/SFWMD and USACE staff confirm the area as a jurisdictional wetland, they will coordinate with wildlife agencies such as the U.S. Fish and Wildlife Service (USFWS) regarding listed species which can include but are not limited to the red cockaded woodpecker, Florida panther, Florida bonneted bat, and various wading birds and other species. There is a public notice associated with this permit process which allows the public, adjacent owners, and other government agencies an opportunity to review the project and provide comments. Once any comments have been addressed the FDEP and USACE can issue a permit. This process is concurrent and can take approximately 9 to 12 months.

6.1 MITIGATION

The FDEP/SFWMD and the Federal 404 Program will require permits for wetland impacts, mitigation will likely be required as a specific condition for obtaining either or both permits. Mitigation is calculated by utilizing the Uniform Mitigation Assessment Method (UMAM), which takes into consideration the extent of impacts proposed, the site's location in reference to connectivity to off-site wetlands, the water environment based on the type of habitat present and how it should function, as well as the community structure in terms of exotic infestation and appropriate species per habitat type. The required mitigation can be calculated by multiplying the impact area (in acres) by the impact area's score change (or delta (Δ)) from before and after development. Note that this calculation must be performed for both direct impacts and secondary impacts. This calculation dictates the number of mitigation credits required to off-set impacts to wetlands.

DCI2026-00019 Lee County DigEplan Original Application Dated 06-15-2026

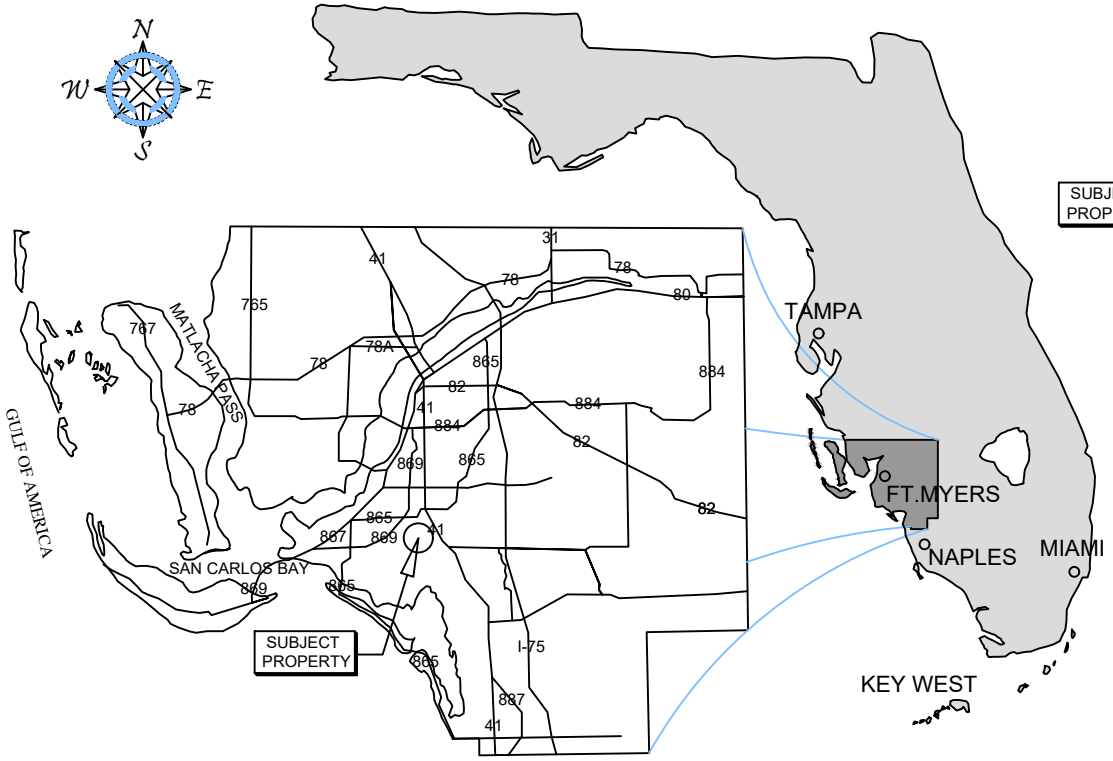
7 SUMMARY

Based on the wetland's definitions set forth in Chapter 62-340, F.A.C. and 33CFR 328.3, THA considers that a large portion of this site meets the definitions of a jurisdictional wetland at state and federal levels, and therefore any impacts to these areas will require permits from the FDEP/SFWMD and the USACE to move forward with development. Purchase of mitigation credits for wetland impacts will likely be required to offset these impacts. The timeframe to acquire state and federal permits will likely take approximately 9 to 12 months.

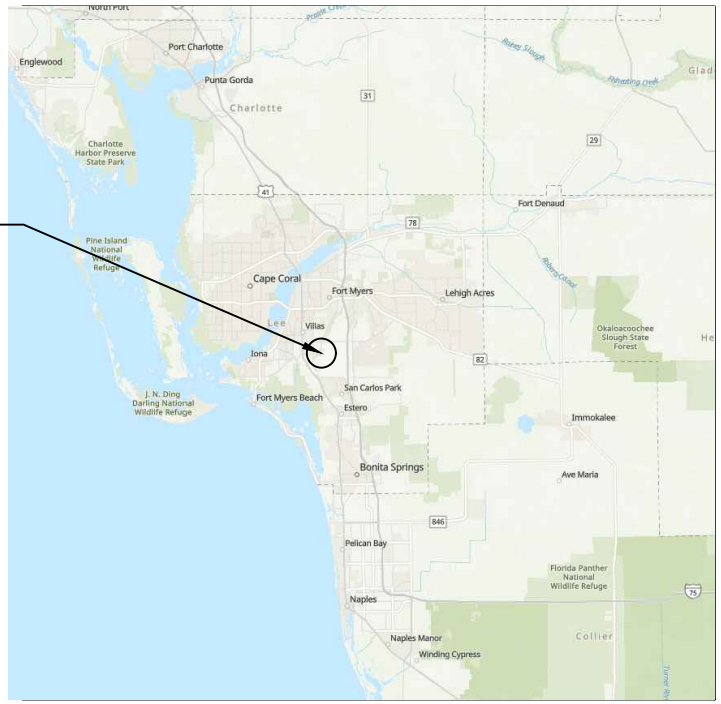
APPENDIX I: EXHIBITS

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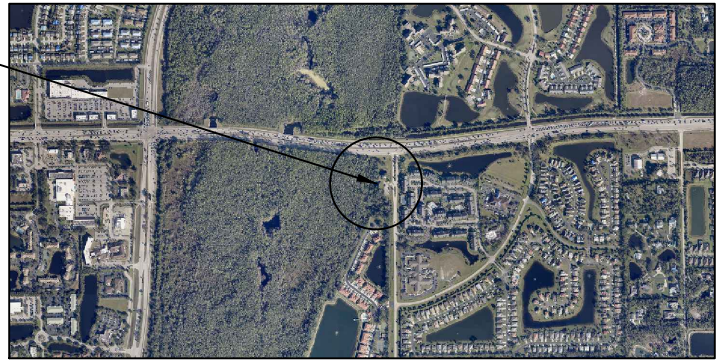
STATE OF FLORIDA



LEE COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 13690 EAGLE RIDGE DR
FORT MYERS, FL 33912

<> LATITUDE: N 26.5451
<> LONGITUDE: W -81.83127

NOTES:

<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

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Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

13690 EAGLE RIDGE DR

LOCATION MAP

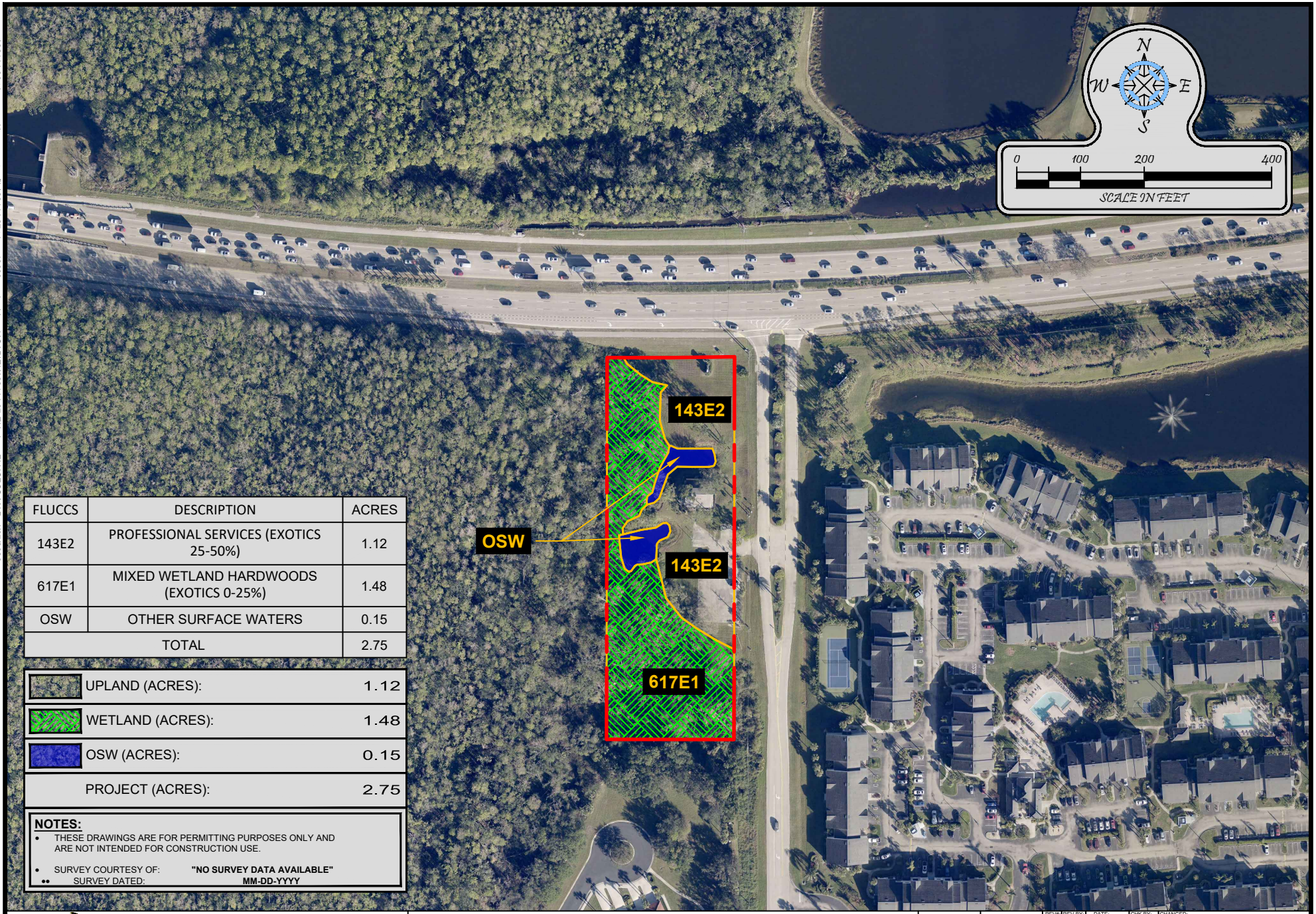
RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED
DESIGNED:	AP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	04-27-26	3.	-	-	-	-
JOB NO.:	22144.27	4.	-	-	-	-
SHEET NO.:	01 OF 03	5.	-	-	-	-

SECTION- 20 TOWNSHIP- 45S RANGE- 25E

p:\22144.00 tdm consulting - master file\22144.27 tdm - 13690 eagle ridge dr\CAD\EIA\22144.27-EIA.dwg FLUCFCS MAP 4/27/2026



FLUCCS	DESCRIPTION	ACRES
143E2	PROFESSIONAL SERVICES (EXOTICS 25-50%)	1.12
617E1	MIXED WETLAND HARDWOODS (EXOTICS 0-25%)	1.48
OSW	OTHER SURFACE WATERS	0.15
TOTAL		2.75

UPLAND (ACRES):	1.12
WETLAND (ACRES):	1.48
OSW (ACRES):	0.15
PROJECT (ACRES):	2.75

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- SURVEY COURTESY OF: **"NO SURVEY DATA AVAILABLE"**
  - SURVEY DATED: **MM-DD-YYYY**

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13690 EAGLE RIDGE DR

FLUCFCS MAP

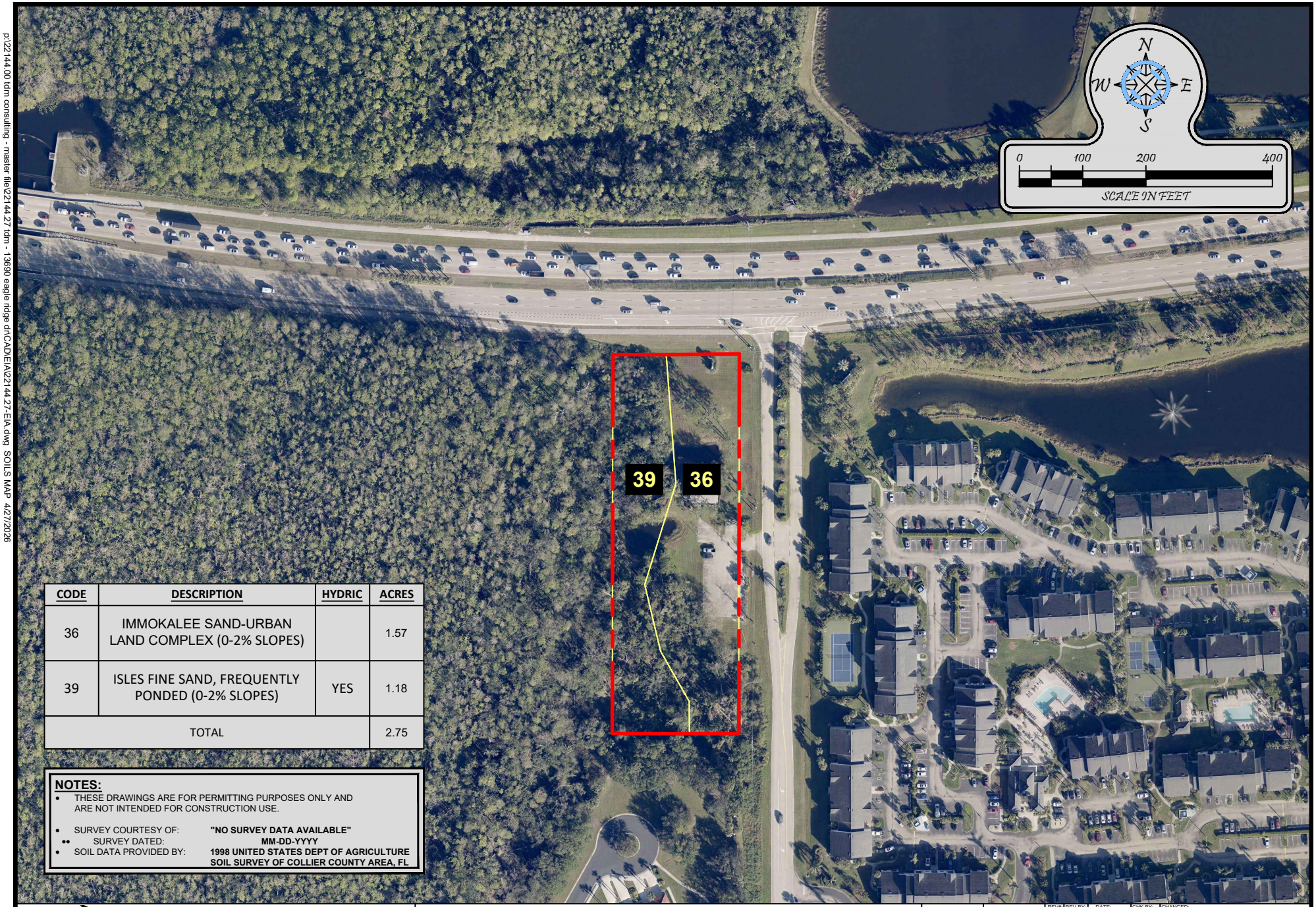
RY NO. 5875

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DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	04-27-26	3.	-	-	-	-
JOB NO.:	22144.27	4.	-	-	-	-
SHEET NO.:	02 OF 03	5.	-	-	-	-

SECTION-20 TOWNSHIP-45S RANGE-25E

p:\22144.00 tdm consulting - master file\22144.27 tdm - 13690 eagle ridge dr\CAD\EIA\22144.27-EIA.dwg SOILS MAP 4/27/2026



CODE	DESCRIPTION	HYDRIC	ACRES
36	IMMOKALEE SAND-URBAN LAND COMPLEX (0-2% SLOPES)		1.57
39	ISLES FINE SAND, FREQUENTLY PONDED (0-2% SLOPES)	YES	1.18
TOTAL			2.75

NOTES:

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- SURVEY COURTESY OF: **"NO SURVEY DATA AVAILABLE"**
- SURVEY DATED: **MM-DD-YYYY**
- SOIL DATA PROVIDED BY: **1998 UNITED STATES DEPT OF AGRICULTURE SOIL SURVEY OF COLLIER COUNTY AREA, FL**

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13690 EAGLE RIDGE DR

SOILS MAP

RY NO. 5875

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		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	AP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	04-27-26	3.	-	-	-	-
JOB NO.:	22144.27	4.	-	-	-	-
SHEET NO.:	03 OF 03	5.	-	-	-	-

SECTION- 20 TOWNSHIP- 45S RANGE- 25E

ZONING TRAFFIC IMPACT STATEMENT

FOR A PROPOSED

CPD TO CPD EXPANSION OF USES

13690 Eagle Ridge Drive

PREPARED FOR:

Mr. Prasad Kasireddy, Managing Member
Praraz Builders, LLC.
4110 Center Pointe Drive, Suite 210
Fort Myers, FL 33916

PREPARED BY:

1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

November 2025
Revised January 2026

Thomas D. Martin
Digitally signed by Thomas D. Martin
Date: 2026.06.12 12:25:33 -04'00'

Thomas Dean Martin, State of Florida, Professional Engineer, License No. 52022; This item has been digitally signed and sealed by Thomas Dean Martin on the date indicated here. Signature must be verified on any electronic copies.

DCI2026-00019 Lee County DigEplan Original Application Dated 06-15-2026

1. PURPOSE

OBJECTIVE

This report has been prepared in accordance with the Lee County Department of Community Development and the Lee County Land Development Code criteria as outlined in the Lee County Traffic Impact Statement Guidelines and the Lee County Turn Lane Policy for projects seeking Zoning approval. This report analyzes the anticipated traffic conditions of the proposed development in order to determine any adverse roadway impacts associated with the re-zoning of **13690 Eagle Ridge Drive.**

The subject parcel per the most recent Boundary Survey by Landtec is 2.751 acres.

This Traffic Impact Statement is based on the assumption that the proposed facility will be completed in 2027.

2. SITE DESCRIPTION

SITE LOCATION

13690 Eagle Ridge Drive is a 2.751-acre project located south of Daniels Parkway in Section 20, Township 45 South, Range 25 East, Lee County, Florida (see Exhibit 1). The applicant proposes to rezone the property from CPD (allowing a 1,600 square foot building - Business Services Group 1, insurance agency, place of worship) to CPD (allowing additional commercial uses). For the purposes of re-zoning, the most intense currently-allowed use (Contractor's Office) must be analyzed in relation to the most intense desired use (Strip Retail Plaza, Standard Restaurant). The strip retail plaza building size will be 11,000 square feet and the standard restaurant building size will be 4,500 square feet per the new CPD Master Concept Plan.

Access to the proposed development will be provided by one (1) proposed full-access driveway connection to Eagle Ridge Drive.

3. OBSERVATIONS

3.1 TRIP GENERATION CALCULATIONS

Vehicular trips generated by the proposed CPD were calculated by using the equations provided by the Institute of Transportation Engineers, 12th Edition of the Trip Generation Manual, Land Use Codes 822 (Strip Retail Plaza < 40k) and 932 (High-Turnover Sit-Down Restaurant) using the average rates or the fitted curve equations shown in the tables.

Table 1. Raw Trip Generation – Proposed Strip Retail Plaza (LUC 822)

11,000 Square Feet of Gross Floor Area:

A. Daily Vehicle Trip Ends, Weekday

T = 42.20 (11.000) + 229.68 = **694 (347 entering, 347 exiting)**

B. A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)

T = 3.93 (11.000) = **43 (24 entering, 19 exiting)**

C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)

Ln (T) = 0.68 Ln (11.000) + 2.77 = **82 (41 entering, 41 exiting)**

Source: TDM, 2025

Table 2. Raw Trip Generation – Proposed High-Turnover Sit-Down Restaurant (LUC 932)

4,500 Square Feet of Gross Floor Area:

A. Daily Vehicle Trip Ends, Weekday

T = 103.75 (4.500) = **466 (233 entering, 233 exiting)**

B. A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)

T = 8.97 (4.500) = **40 (22 entering, 18 exiting)**

C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)

T = 9.18 (4.500) = **41 (25 entering, 16 exiting)**

Source: TDM, 2025

Table 3. Raw Trip Generation – Proposed CPD

Table 1 + Table 2:

A. Daily Vehicle Trip Ends, Weekday

T = 694 + 466 = **1,160 (580 entering, 580 exiting)**

B. A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)

T = 43 + 40 = **83 (46 entering, 37 exiting)**

C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)

T = 82 + 41 = **123 (66 entering, 57 exiting)**

Source: TDM, 2025

Table 3 above will be used for the requisite turn-lane analyses during the Development Order permitting process. However, not all the trips indicated in Table 3 above will be new trips to the adjacent roadway system. Vehicles already traveling the adjoining roadway system, called "pass-by" traffic, reduce the development's overall impact on the surrounding roadway system but do not decrease the actual driveway volumes. For this project, 26% of the traffic from Table 1 above is assumed to be "pass-by" traffic in the A.M. peak hour (per the ITE Trip Generation Handbook, 3rd Edition) while 34% of the traffic from Table 1 above is assumed to be "pass-by" traffic in the P.M. peak hour (per ITE. Use 30%, which is the maximum allowed by the Traffic Impact Statement Guidelines). In addition, 49% of the traffic from Table 2 above is assumed to be "pass-by" traffic in the A.M. peak hour (per ITE) while 43% of the traffic from Table 2 above is assumed to be "pass-by" traffic in the P.M. peak hour (per ITE). Table 4 below accounts for the project's "pass-by" trips.

Table 4. Raw Trip Generation – Proposed CPD Less "Pass-By"

Table 1 Less "Pass-By" + Table 2 Less "Pass-By":

B. A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)

T = (43 x 0.74) + (40 x 0.51) = **52 (29 entering, 23 exiting)**

C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)

T = (82 x 0.70) + (41 x 0.57) = **81 (43 entering, 38 exiting)**

Source: TDM, 2025

Vehicular trips generated by the existing CPD were calculated by using the equations provided by the Institute of Transportation Engineers, 12th Edition of the Trip Generation

Manual, Land Use Code 180 (Specialty Trade Contractor) using the average rates shown in the tables.

Table 5. Raw Trip Generation – Existing CPD (LUC 180)

1,600 Square Feet of Gross Floor Area:

A. Daily Vehicle Trip Ends, Weekday

T = 9.82 (1.600) = **16 (8 entering, 8 exiting)**

B. A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)

T = 1.66 (1.600) = **3 (2 entering, 1 exiting)**

C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)

T = 1.93 (1.600) = **3 (1 entering, 2 exiting)**

Source: TDM, 2025

Table 6. Raw Trip Generation – Increase Due to Rezoning

Table 4 - Table 5:

B. A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)

T = 52 - 3 = **49 (27 entering, 22 exiting)**

C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)

T = 81 - 3 = **78 (42 entering, 36 exiting)**

Source: TDM, 2025

Based on this, the development will be analyzed using the criteria established for developments generating less than one hundred (100) vehicle trips during the peak hour as outlined in the Lee County Traffic Impact Guidelines for re-zonings.

Table 6 above will be used for the requisite concurrency analysis.

3.2 TRIP DISTRIBUTION

As previously stated herein, access to the proposed development will be provided by one (1) proposed full-access driveway connection to Eagle Ridge Drive.

Because Eagle Ridge Drive accesses the nearest arterial street (Daniels Parkway) to the north and several large single-family and multi-family developments to the south, it is assumed herein that 80% of traffic will enter and exit the proposed development from/to the north while the remaining 20% of traffic will enter and exit the proposed development from/to the south.

3.3 EXISTING TRAFFIC CONDITIONS

Daniels Parkway is the nearest arterial road being indirectly accessed. Based on the 2024 Traffic Count Report prepared by the Lee County Department of Transportation (using Permanent Count Station #31), traffic on Daniels Parkway near the proposed development heads west 62% of the time and east 38% of the time in the A.M. peak. In the P.M. peak, traffic near the proposed development heads east 55% of the time and west 45% of the time.

Daniels Parkway is classified by the Lee County Comprehensive Plan as a six-lane divided County-maintained arterial street. Per the 2024 Lee County Concurrency Report, it has an existing "E" Level of Service near the proposed development with a 2023 peak direction of flow volume of two thousand nine hundred fifty-three (2,953) vehicles per hour, a Performance Standard "E" Level of Service, and a Performance Standard Capacity of three thousand forty (3,040) vehicles per hour.

Eagle Ridge Drive is being directly accessed. It is a County-maintained minor collector street and has a posted speed limit of thirty (30) miles per hour.

The Daniels Parkway intersection with Eagle Ridge Drive is right-in right-out, is controlled via a stop bar on north-bound (out-bound) Eagle Ridge Drive, and contains an exclusive east-bound right turn lane on Daniels Parkway onto south-bound (in-bound) Eagle Ridge Drive.

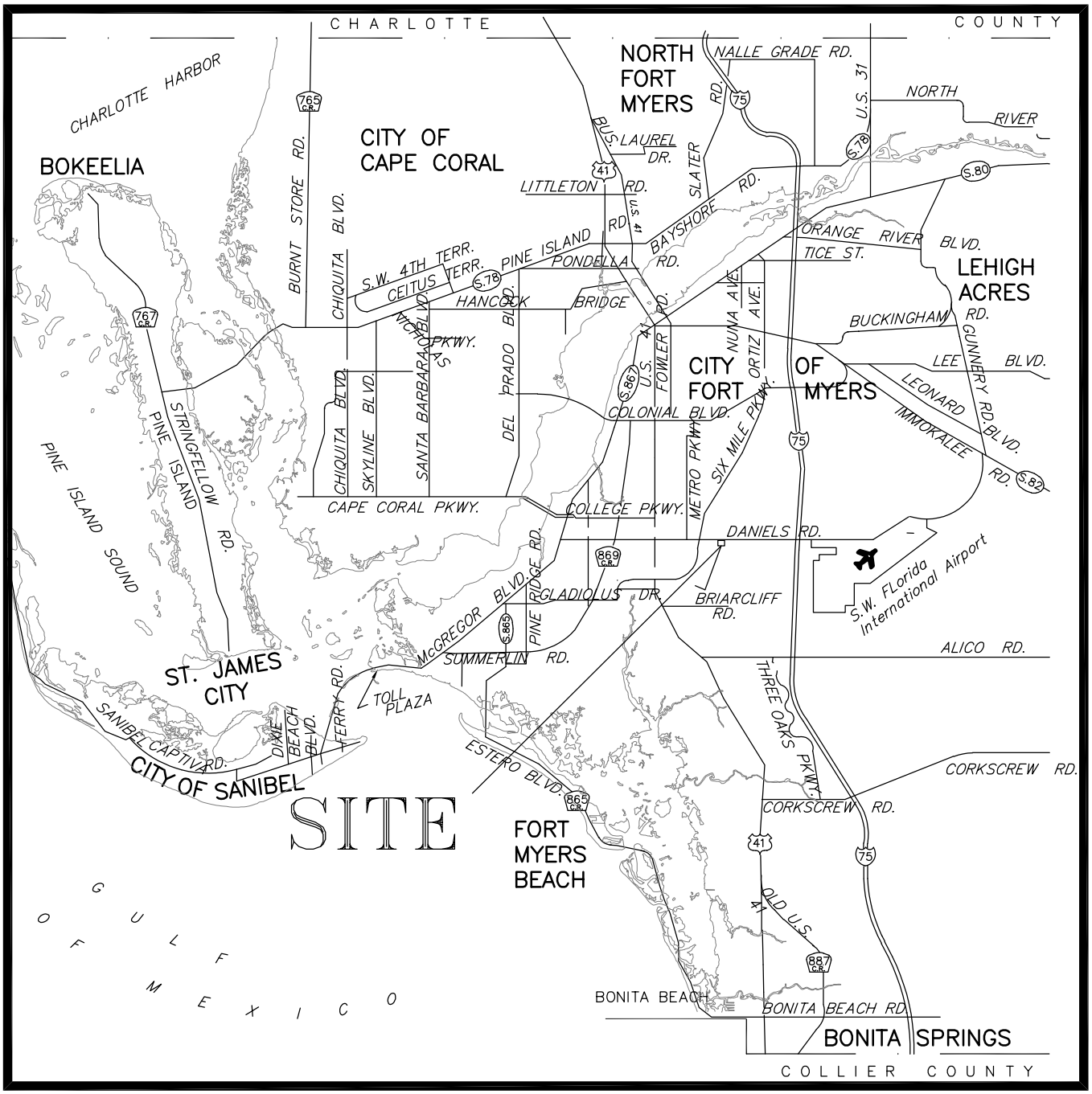
3.4 LEVEL OF SERVICE ANALYSIS (DANIELS PARKWAY)

The proposed development will not introduce a significant increase in traffic flows and will not degrade the Level of Service of Daniels Parkway during the peak season following the build-out year below the Performance Standard Level of Service (see attached 100th Highest Hour Level of Service Calculation).

100TH HIGHEST HOUR
LEVEL OF SERVICE CALCULATION
DANIELS PARKWAY

ENGINEER:		TDM Consulting, Inc. Dean Martin, P.E.
DATE:		January 23, 2026
PROJECT NAME:		13690 Eagle Ridge Drive
PROJECT LOCATION:		East Of Six Mile Cypress Parkway
PERMANENT COUNTING STATION NUMBER:		31
100TH HOUR V.P.H. **(Year & Rate) =**	2023	2,953
YEAR FOLLOWING PROJECT CONSTRUCTION:		2028
ADJUSTMENT FACTOR =		
Count & Yr min	N/A	N/A
Count & Yr max	N/A	N/A
Adjustment Factor =	(N/A / N/A #####) 5	1.000
ADJUSTED 100TH HOUR V.P.H. =	2,953 x 1.000	2,953
EXISTING LEVEL OF SERVICE =		E
PROJECT V.P.H. =	42 (P.M. Entering) x 80% x 55% (East-Bound)	18
TOTAL V.P.H. =	2,953 + 18	2,971
LEVEL OF SERVICE =		E
COMMENTS:	Projection to Build-Out is not Required	

DCI2026-00019 Lee County DigEplan Original Application Dated 06-15-2026



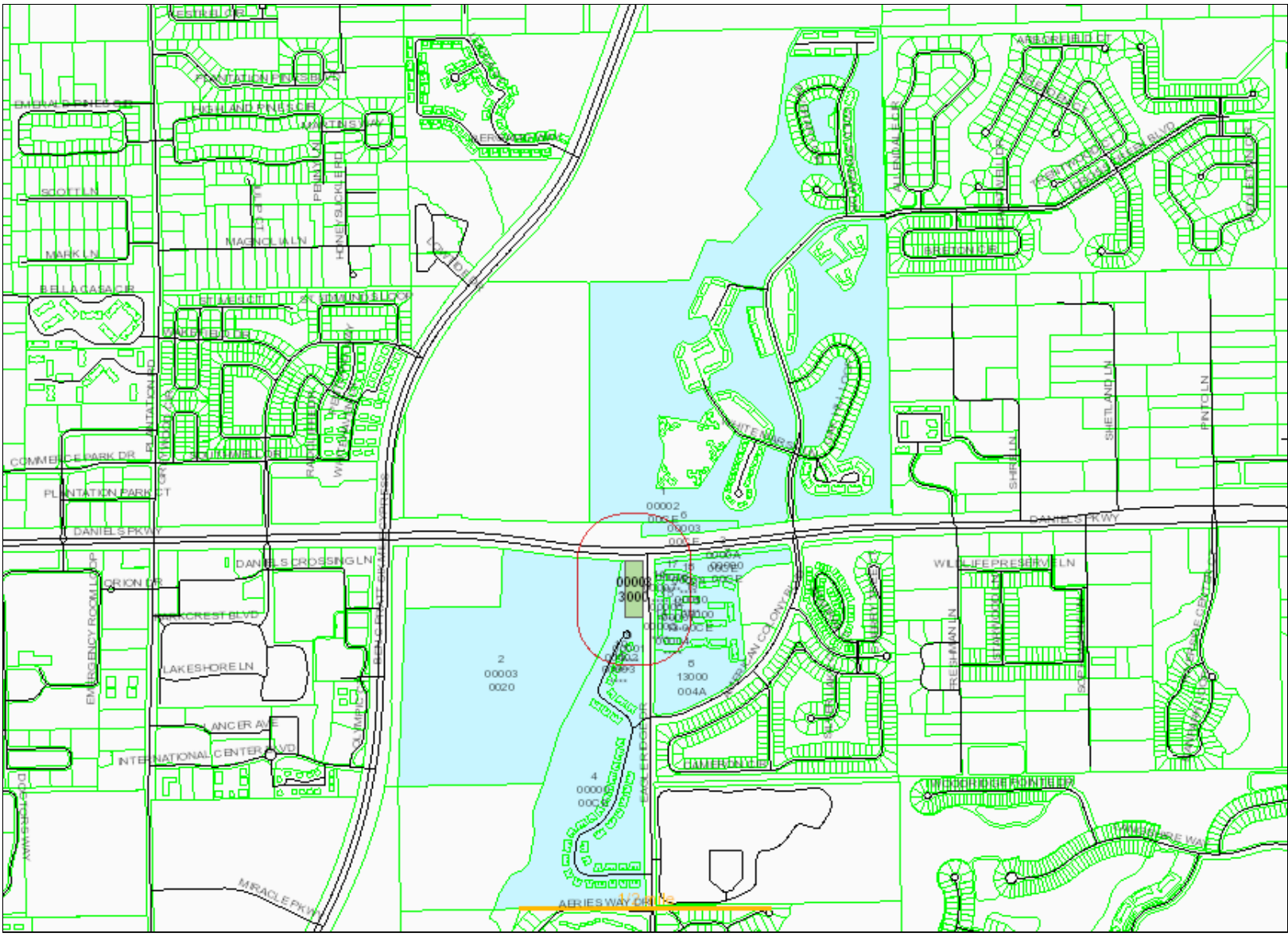
LOCATION SKETCH

N.T.S.

EXHIBIT 1
TRAFFIC IMPACT STATEMENT
LOCATION MAP
13690 EAGLE RIDGE DR.,
FORT MYERS, FL, 33912

SOURCE: TDM, 12/25

CIVIL ENGINEERING
TDM CONSULTING, INC.
1520 Royal Palm Square
Boulevard, Suite #100
Fort Myers, FL 33907
Phone: (239) 433-4231
Email:dean@tdmconsulting.com
Certificate of Authorization # 29086



Date of Report: June 08, 2024

Buffer Distance: 500 feet Rerun

Parcels Affected: 160

Subject Parcel: **20-45-25-00-00003.3000**

To change, add or remove subject parcels please change the parcel selection in GeoView

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

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
CROSS CREEK OF FORT MYERS 13050 CROSS CREEK BLVD FORT MYERS FL 33912	**20-45-25-00-00002.00CE** 13050 CROSS CREEK BLVD FORT MYERS FL 33912	PRESERVE RECREATION + GOLF COURSE COMMON ELEMENTS LESS OR 1953 PG 779	1
NORTH ALICO PROPERTY OWNERS 28120 HUNTERS RIDGE BLVD STE 5 BONITA SPRINGS FL 34135	**20-45-25-00-00003.0020** ACCESS UNDETERMINED FORT MYERS FL	PARCEL IN SW 1/4 OF SW 1/4 OF SEC DESC IN OR 2386 PG 2862	2
COLONY HOMEOWNERS ASSN INC 760 BROADWAY LONGBOAT KEY FL 34228	**20-45-25-13-0000A.00CE** COLONY C/E FORT MYERS FL 33912	COLONY S/D PB 40 PG 77 TRACT A	3
EAGLE RIDGE LAKES CONDO I -III SENTRY MANAGEMENT INC 2180 W SR 434 #5000 LONGWOOD FL 32779	**20-45-25-17-00000.00CE** EAGLE RIDGE LAKES C/E FORT MYERS FL 33912	EAGLE RIDGE LAKES I + II + III CONDO DESC OR 2895 PG 939 + OR 3218 PG 3652 + OR 3533 PG 2953 COMMON ELEMENTS	4
MUSA AT DANIELS CONDOMINIUM AS	**20-45-25-18-00000.00CE** 13501 EAGLE RIDGE DR	MUSA AT DANIELS CONDO DESC IN INST#2006-193278	5

SUITOR MIDDLETON COX & ASSOC 15751 SAN CARLOS BLVD #8 FORT MYERS FL 33908	FORT MYERS FL 33912	COMMON ELEMENTS	
CROSS CREEK OF FORT MYERS COMM 13050 CROSS CREEK BLVD FORT MYERS FL 33912	**20-45-25-L2-00003.00CE** CROSS CREEK CE FORT MYERS FL	A PARCEL IN LAND LYING IN SEC 20 TWP 45 RNG 25 AS DESC IN OR 2157 PG 742	6
WELL PM PROPERTIES LLC HCR MANORCARE INC ATTN: TAX-5 PO BOX 10086 TOLEDO OH 43699	**20-45-25-L3-00000.00CE** COLONY C/E FORT MYERS FL 33912	COLONY S/D PB 40 PG 77 PT LOT 4 AS DESC IN OR 4607 PG 901 LESS INSTRUMENT 2022000382692	7
13881 EAGLE RIDGE DRIVE FL OWN WELLTOWER OP LLC 4500 DORR ST TOLEDO OH 43615	**20-45-25-L3-13000.004A** 13565 AMERICAN COLONY BLVD FORT MYERS FL 33912	PARCEL IN LAND IN SEC 20 TWP 45 RNG 25 AS DESC IN INSTRUMENT 2022000382692	8
SCHERTENLEIB GERTRUDE L/E 13801 EAGLE RIDGE LAKES DR #101 FORT MYERS FL 33912	**20-45-25-17-00001.1010** 13801 EAGLE RIDGE LAKES DR #101 FORT MYERS FL 33912	EAGLE RIDGE LAKES I CONDO OR 2895 PG 939 BLDG 1 UNIT 101	9
MIRIGLIANI ANTHONY J & 13801 EAGLE RIDGE LAKES DR #102 FORT MYERS FL 33912	**20-45-25-17-00001.1020** 13801 EAGLE RIDGE LAKES DR #102 FORT MYERS FL 33912	EAGLE RIDGE LAKES I CONDO OR 2895 PG 939 BLDG 1 UNIT 102	9
EVANS JOHN W & CLARA JEAN + 13801 EAGLE RIDGE LAKES DR #201 FORT MYERS FL 33912	**20-45-25-17-00001.2010** 13801 EAGLE RIDGE LAKES DR #201 FORT MYERS FL 33912	EAGLE RIDGE LAKES I CONDO OR 2895 PG 939 BLDG 1 UNIT 201	9
FRIERSON ALBERT M & 13801 EAGLE RIDGE LAKES DR 202 FORT MYERS FL 33912	**20-45-25-17-00001.2020** 13801 EAGLE RIDGE LAKES DR #202 FORT MYERS FL 33912	EAGLE RIDGE LAKES I CONDO OR 2895 PG 939 BLDG 1 UNIT 202	9
BRANN CHARLES G & GRAYCE M TR 207 N FULTON AVE STURGEON BAY WI 54235	**20-45-25-17-00002.1010** 13811 EAGLE RIDGE LAKES DR #101 FORT MYERS FL 33912	EAGLE RIDGE LAKES I CONDO OR 2895 PG 939 BLDG 2 UNIT 101	10
RIGGLE DON R & NANCY L L/E 13811 EAGLE RIDGE LAKES DR #102 FORT MYERS FL 33912	**20-45-25-17-00002.1020** 13811 EAGLE RIDGE LAKES DR #102 FORT MYERS FL 33912	EAGLE RIDGE LAKES I CONDO OR 2895 PG 939 BLDG 2 UNIT 102	10
DIETRICH RICHARD G & JANE A 13811 EAGLE RIDGE LAKES DR #103 FORT MYERS FL 33912	**20-45-25-17-00002.1030** 13811 EAGLE RIDGE LAKES DR #103 FORT MYERS FL 33912	EAGLE RIDGE LAKES I CONDO OR 2895 PG 939 BLDG 2 UNIT 103	10
CRUZ LISA A UNIT 201 13811 EAGLE RIDGE LAKES DR FORT MYERS FL 33912	**20-45-25-17-00002.2010** 13811 EAGLE RIDGE LAKES DR #201 FORT MYERS FL 33912	EAGLE RIDGE LAKES I CONDO OR 2895 PG 939 BLDG 2 UNIT 201	10
BOMAN JIMMIE R & JENNIFER B 13811 EAGLE RIDGE LAKES DR #202 FORT MYERS FL 33912	**20-45-25-17-00002.2020** 13811 EAGLE RIDGE LAKES DR #202 FORT MYERS FL 33912	EAGLE RIDGE LAKES I CONDO OR 2895 PG 939 BLDG 2 UNIT 202	10
WARD MELISSA ANNE 13811 EAGLE RIDGE LAKES DR #203 FORT MYERS FL 33912	**20-45-25-17-00002.2030** 13811 EAGLE RIDGE LAKES DR #203 FORT MYERS FL 33912	EAGLE RIDGE LAKES I CONDO OR 2895 PG 939 BLDG 2 UNIT 203	10

BECKER DONA M TR 516 ISLE OF PALMS DR FORT LAUDERDALE FL 33301	**20-45-25-17-00003.1010** 13821 EAGLE RIDGE LAKES DR #101 FORT MYERS FL 33912	EAGLE RIDGE LAKES I CONDO OR 2895 PG 939 BLDG 3 UNIT 101	11
GEBIG CHARLES F JR & APT 102 13821 EAGLE RIDGE LAKES DR FORT MYERS FL 33912	**20-45-25-17-00003.1020** 13821 EAGLE RIDGE LAKES DR #102 FORT MYERS FL 33912	EAGLE RIDGE LAKES I CONDO OR 2895 PG 939 BLDG 3 UNIT 102	11
PEREZ EVELYN L TR APT 201 13821 EAGLE RIDGE LAKES DR FORT MYERS FL 33912	**20-45-25-17-00003.2010** 13821 EAGLE RIDGE LAKES DR #201 FORT MYERS FL 33912	EAGLE RIDGE LAKES I CONDO OR 2895 PG 939 BLDG 3 UNIT 201	11
STRINGE GERALD + 1172 POLARIS CIR PITTSBURGH PA 15241	**20-45-25-17-00003.2020** 13821 EAGLE RIDGE LAKES DR #202 FORT MYERS FL 33912	EAGLE RIDGE LAKES I CONDO OR 2895 PG 939 BLDG 3 UNIT 202	11
PHAM NGUYET MINH 15320 MOONRAKER CT APT 211 NORTH FORT MYERS FL 33917	**20-45-25-18-00001.0111** 13521 EAGLE RIDGE DR #111 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 111	12
VAIL DELANA ROBERTS 2121 DOVER AVE FORT MYERS FL 33907	**20-45-25-18-00001.0112** 13521 EAGLE RIDGE DR #112 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 112	12
OSPINA CARLOS & ARCE SANDRA 1905 SW 10TH TER CAPE CORAL FL 33991	**20-45-25-18-00001.0114** 13521 EAGLE RIDGE DR #114 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 114	12
BROWN ADAM & ADELLA 2023 SE 29TH LN CAPE CORAL FL 33904	**20-45-25-18-00001.0116** 13521 EAGLE RIDGE DR #116 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 116	12
KIRKSEY ANDREW J 13521 EAGLE RIDGE DR APT 117 FORT MYERS FL 33912	**20-45-25-18-00001.0117** 13521 EAGLE RIDGE DR #117 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 117	12
YATES ASHLEY 2601 H HOTEL CORP TOWER 1 SHEIKH ZAYED RD DUBAI 62201 UNITED ARAB EMIRATES	**20-45-25-18-00001.0118** 13521 EAGLE RIDGE DR #118 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 118	12
SWIADER MICHAEL 155 LOWER NOTCH ROAD LITTLE FALLS NJ 07424	**20-45-25-18-00001.0121** 13521 EAGLE RIDGE DR #121 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 121	12
HART BARBARA E 13521 EAGLE RIDGE DR #122 FORT MYERS FL 33912	**20-45-25-18-00001.0122** 13521 EAGLE RIDGE DR #122 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 122	12
COSTE YSABEL M + 2313 NW 31ST TER CAPE CORAL FL 33993	**20-45-25-18-00001.0123** 13521 EAGLE RIDGE DR #123 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 123	12
KEMPER THOMAS G + 160 CHEROKEE CT PACIFIC MO 63069	**20-45-25-18-00001.0124** 13521 EAGLE RIDGE DR #124 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 124	12
KILASOLAN LLC APARTADO 0830-01942 REPUBLIC OF PANAMA PANAMA	**20-45-25-18-00001.0125** 13521 EAGLE RIDGE DR #125 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 125	12
DIODATI CAROL R + 5068 AVILA AVE AVE MARIA FL 34142	**20-45-25-18-00001.0126** 13521 EAGLE RIDGE DR #126 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 126	12

LORTIE JASON 19501 BOWRING PARK RD #104 FORT MYERS FL 33967	**20-45-25-18-00001.0127** 13521 EAGLE RIDGE DR #127 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 127	12
CALDERON FERNANDO A & 9560 GLADIOLUS BLOSSOM CT FORT MYERS FL 33908	**20-45-25-18-00001.0128** 13521 EAGLE RIDGE DR #128 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 128	12
SARVAS STEFAN & DANA BENOIT MANAGEMENT 2180 IMMOKALEE RD #313 NAPLES FL 34110	**20-45-25-18-00001.0133** 13521 EAGLE RIDGE DR #133 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 133	12
OVERBY BRADLEY K & 15894 SECOYA RESERVE CIR NAPLES FL 34110	**20-45-25-18-00001.0134** 13521 EAGLE RIDGE DR #134 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 134	12
MARIKONE LLC 1200 GOODLETTE RD N #7172 NAPLES FL 34102	**20-45-25-18-00001.0135** 13521 EAGLE RIDGE DR #135 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 135	12
ENRIQUEZ TERESITA TR 21155 WOODLAND GREEN DR KATY TX 77449	**20-45-25-18-00001.0136** 13521 EAGLE RIDGE DR #136 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 1 UNIT 136	12
PLATZ ERIC & DEANNA 13505 EAGLE RIDGE DR #411 FORT MYERS FL 33912	**20-45-25-18-00004.0411** 13505 EAGLE RIDGE DR #411 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 411	13
GIBSON RONALD A & NANCY E 13505 EAGLE RIDGE DR APT 412 FORT MYERS FL 33912	**20-45-25-18-00004.0412** 13505 EAGLE RIDGE DR #412 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 412	13
KAMARUDEEN OLADOSU KAREEM NO 9 CHIEF EJIKEME NZEH ST ANTHONY VILLAGE LAGOS 100232 NIGERIA	**20-45-25-18-00004.0414** 13505 EAGLE RIDGE DR #414 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 414	13
BOLIVAR JOSE & 13505 EAGLE RIDGE DR #416 FORT MYERS FL 33912	**20-45-25-18-00004.0416** 13505 EAGLE RIDGE DR #416 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 416	13
SUSKIND JODI + 16673 WELLINGTON LAKES CIR FORT MYERS FL 33908	**20-45-25-18-00004.0417** 13505 EAGLE RIDGE DR #417 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 417	13
KILASOLAN LLC APARTADAO 0830-01942 REPUBLIC OF PANAMA PANAMA	**20-45-25-18-00004.0418** 13505 EAGLE RIDGE DR #418 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 418	13
SMITH JEFFREY A 2739 DELHI DR CLINTON OH 44216	**20-45-25-18-00004.0421** 13505 EAGLE RIDGE DR #421 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 421	13
DE WET LLC 18 SPOONBILL COURT BURLEIGH WATERS QLD 4220 AUSTRALIA	**20-45-25-18-00004.0422** 13505 EAGLE RIDGE DR #422 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 422	13
UNKNOWN HEIRS OF 13505 EAGLE RIDGE DR #423 FORT MYERS FL 33912	**20-45-25-18-00004.0423** 13505 EAGLE RIDGE DR #423 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 423	13
GRACE INVESTMENTS LLP 4617 BEACH LN S FARGO ND 58104	**20-45-25-18-00004.0424** 13505 EAGLE RIDGE DR #424 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 424	13
ANSELL CHARLES W II & MARY 2809 FLAGLER AVE KEY WEST FL 33040	**20-45-25-18-00004.0425** 13505 EAGLE RIDGE DR #425 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 425	13

TOMLINSON MADELINE + 14958 BONAIRE CIR FORT MYERS FL 33908	**20-45-25-18-00004.0426** 13505 EAGLE RIDGE DR #426 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 426	13
FERAGOTTI CHRISTINA 13505 EAGLE RIDGE DR APT 427 FORT MYERS FL 33912	**20-45-25-18-00004.0427** 13505 EAGLE RIDGE DR #427 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 427	13
TUCKER JOHN MARTIN & 13505 EAGLE RIDGE DR #428 FORT MYERS FL 33912	**20-45-25-18-00004.0428** 13505 EAGLE RIDGE DR #428 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 428	13
FORTE GROUP USA LLC 10850 STONINGTON AVE FORT MYERS FL 33913	**20-45-25-18-00004.0433** 13505 EAGLE RIDGE DR #433 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 433	13
SHORE LISA 10 NICHOLAS RD PLAISTOW NH 03865	**20-45-25-18-00004.0434** 13505 EAGLE RIDGE DR #434 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 434	13
INITIAL REALTY SERVICE INC 13505 EAGLE RIDGE DR APT 435 FORT MYERS FL 33912	**20-45-25-18-00004.0435** 13505 EAGLE RIDGE DR #435 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 435	13
ONUTE STELIAN & LAURA 4342 AURORA ST NAPLES FL 34119	**20-45-25-18-00004.0436** 13505 EAGLE RIDGE DR #436 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 4 UNIT 436	13
BUTTACAVOLI JULIE C & 1801 NORTH WOODLAWN PARK AVE MCHENRY IL 60050	**20-45-25-18-00005.0512** 13515 EAGLE RIDGE DR #512 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 5 UNIT 512	14
MORABITO SEBASTIAN & LEA 7353 DUNBAM RD BEDFORD OH 44146	**20-45-25-18-00005.0514** 13515 EAGLE RIDGE DR #514 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 5 UNIT 514	14
JOHN ASIMOU TRUST + 7353 DUNBAM RD BEDFORD OH 44146	**20-45-25-18-00005.0516** 13515 EAGLE RIDGE DR #516 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 5 UNIT 516	14
WARNER NEIL ANDREW 3755 RIVERSIDE DR OTTAWA ON K1V 1B7 CANADA	**20-45-25-18-00005.0518** 13515 EAGLE RIDGE DR #518 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 5 UNIT 518	14
FORTE GROUP USA LLC 10850 STONINGTON AVENUE FORT MYERS FL 33913	**20-45-25-18-00005.0521** 13515 EAGLE RIDGE DR #521 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 5 UNIT 521	14
FLETCHER ALAN DOUGLAS CARL FLETCHER 24 PARK LANE COTTINGHAM HULL HU16 5RD UNITED KINGDOM	**20-45-25-18-00005.0522** 13515 EAGLE RIDGE DR #522 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 5 UNIT 522	14
BARNES ALEXANDER M & YORK HOUSE RADMORE WOOD ABBOTS BROMLEY RUGELEY WS15 3AS UNITED KINGDOM	**20-45-25-18-00005.0523** 13515 EAGLE RIDGE DR #523 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 5 UNIT 523	14
AB INVEST LLC 411 WALNUT ST APT 7722 GREEN COVE SPRINGS FL 32043	**20-45-25-18-00005.0524** 13515 EAGLE RIDGE DR #524 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 5 UNIT 524	14
IVORY CHRISTOPHER 13515 EAGLE RIDGE DR APT 525 FORT MYERS FL 33912	**20-45-25-18-00005.0525** 13515 EAGLE RIDGE DR #525 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 5 UNIT 525	14
HUTCHCRAFT MITCHEL A & 5611 CHELSEY LN # 201	**20-45-25-18-00005.0526** 13515 EAGLE RIDGE DR #526	MUSA AT DANIELS CONDO DESC IN INST#2006-193278	14

FORT MYERS FL 33912	FORT MYERS FL 33912	BLDG 5 UNIT 526	
RUFATO EDUARDO L S 13515 EAGLE RIDGE DR APT 527 FORT MYERS FL 33912	**20-45-25-18-00005.0527** 13515 EAGLE RIDGE DR #527 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 5 UNIT 527	14
ALMEIDA YITSI + 13515 EAGLE RIDGE DR APT 527 FORT MYERS FL 33912	**20-45-25-18-00005.0528** 13515 EAGLE RIDGE DR #528 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 5 UNIT 528	14
MILLER WILLIAM TED & 13525 EAGLE RIDGE DR APT 611 FORT MYERS FL 33912	**20-45-25-18-00006.0611** 13525 EAGLE RIDGE DR #611 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 6 UNIT 611	15
ENGLISH GALE 13525 EAGLE RIDGE DR APT 612 FORT MYERS FL 33912	**20-45-25-18-00006.0612** 13525 EAGLE RIDGE DR #612 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 6 UNIT 612	15
KILASOLAN LLC APARTADO 0830-01942 REPUBLIC OF PANAMA PANAMA	**20-45-25-18-00006.0614** 13525 EAGLE RIDGE DR #614 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 6 UNIT 614	15
CAROSELLA ANTONIO 13525 EAGLE RIDGE DR #616 FORT MYERS FL 33912	**20-45-25-18-00006.0616** 13525 EAGLE RIDGE DR #616 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 6 UNIT 616	15
BRAUTIGAM JAMES GERALD 39 GROSVENOR ST NORTH SOUTH HAMPTON ON N0H 2L0 CANADA	**20-45-25-18-00006.0617** 13525 EAGLE RIDGE DR #617 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 6 UNIT 617	15
ROSA LAURA CAMELIA TR 13525 EAGLE RIDGE DR UNIT 618 FORT MYERS FL 33912	**20-45-25-18-00006.0618** 13525 EAGLE RIDGE DR #618 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 6 UNIT 618	15
PYLE SARAH 48 CLYDE CRESCENT CHELMSFORD ESSEX CM1 2LL UNITED KINGDOM	**20-45-25-18-00006.0621** 13525 EAGLE RIDGE DR #621 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 6 UNIT 621	15
PELLS KEITH T + 13525 EAGLE RIDGE DR APT 622 FORT MYERS FL 33912	**20-45-25-18-00006.0622** 13525 EAGLE RIDGE DR #622 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 6 UNIT 622	15
PISANO MARIA L/E 13525 EAGLE RIDGE DR APT 623 FORT MYERS FL 33912	**20-45-25-18-00006.0623** 13525 EAGLE RIDGE DR #623 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 6 UNIT 623	15
ZIEGLER JACOB KARL & 13525 EAGLE RIDGE DR APT 624 FORT MYERS FL 33912	**20-45-25-18-00006.0624** 13525 EAGLE RIDGE DR #624 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 6 UNIT 624	15
SPIZZIRRI RALPH TR 371 GREYSTONE CT B1 SCHAUMBURG IL 60193	**20-45-25-18-00006.0625** 13525 EAGLE RIDGE DR #625 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 6 UNIT 625	15
SALDIVAR ROYEL 13525 EAGLE RIDGE DR APT 626 FORT MYERS FL 33912	**20-45-25-18-00006.0626** 13525 EAGLE RIDGE DR #626 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 6 UNIT 626	15
SIPOS DANIEL & KRISTA 1146 OLD FARM RD LAWRENCE PA 15055	**20-45-25-18-00006.0627** 13525 EAGLE RIDGE DR #627 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 6 UNIT 627	15
SCHWARTZKOPF TRUST 20 ITASCA DR GREENVILLE SC 29609	**20-45-25-18-00006.0628** 13525 EAGLE RIDGE DR #628 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 6 UNIT 628	15
LORTIE ADAM & JENNEY 13525 EAGLE RIDGE DR APT 633	**20-45-25-18-00006.0633** 13525 EAGLE RIDGE DR #633	MUSA AT DANIELS CONDO DESC IN INST#2006-193278	15

FORT MYERS FL 33912	FORT MYERS FL 33912	BLDG 6 UNIT 633	
PROPERTIES OF BRIGHT STAR LLC MARIE CODE 1308 SW 27TH TER CAPE CORAL FL 33914	**20-45-25-18-00006.0634** 13525 EAGLE RIDGE DR #634 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 6 UNIT 634	15
RABRENOVIC ANA 13525 EAGLE RIDGE DR #635 FORT MYERS FL 33912	**20-45-25-18-00006.0635** 13525 EAGLE RIDGE DR #635 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 6 UNIT 635	15
ALBANO MATTHEW 13525 EAGLE RIDGE DR #636 FORT MYERS FL 33912	**20-45-25-18-00006.0636** 13525 EAGLE RIDGE DR #636 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 6 UNIT 636	15
SANSONE MADELINE TR 13535 EAGLE RIDGE DR APT 711 FORT MYERS FL 33912	**20-45-25-18-00007.0711** 13535 EAGLE RIDGE DR #711 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 711	16
RUBINSKI JAMES 13535 EAGLE RIDGE DR APT 712 FORT MYERS FL 33912	**20-45-25-18-00007.0712** 13535 EAGLE RIDGE DR #712 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 712	16
SADDLER ARTHAL M 13535 EAGLE RIDGE DR APT 714 FORT MYERS FL 33912	**20-45-25-18-00007.0714** 13535 EAGLE RIDGE DR #714 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 714	16
DORR DEBRA L 13535 EAGLE RIDGE DR #716 FORT MYERS FL 33912	**20-45-25-18-00007.0716** 13535 EAGLE RIDGE DR #716 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 716	16
SASSER TARYN H & DAVID L TR 6543 KESTREL CIR FORT MYERS FL 33966	**20-45-25-18-00007.0717** 13535 EAGLE RIDGE DR #717 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 717	16
PAXTON MICHAEL HOVDEVGOAN 14 VALER SOLOR 2436 NORWAY	**20-45-25-18-00007.0718** 13535 EAGLE RIDGE DR #718 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 718	16
HASKINS KATHERINE & GERALD 1132 CLAYTON AVE OAKFORD PA 19053	**20-45-25-18-00007.0721** 13535 EAGLE RIDGE DR #721 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 721	16
HEGYI SUSAN 13535 EAGLE RIDGE DR APT 722 FORT MYERS FL 33912	**20-45-25-18-00007.0722** 13535 EAGLE RIDGE DR #722 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 722	16
TORJE IULIAN & VIORICA 580 PERSIMMON RD WALNUTPORT PA 18088	**20-45-25-18-00007.0723** 13535 EAGLE RIDGE DR #723 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 723	16
FLYNN AMY 13535 EAGLE RIDGE DR APT 724 FORT MYERS FL 33912	**20-45-25-18-00007.0724** 13535 EAGLE RIDGE DR #724 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 724	16
KILASOLAN LLC APARTADO 0830-01942 REPUBLIC OF PANAMA PANAMA	**20-45-25-18-00007.0725** 13535 EAGLE RIDGE DR #725 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 725	16
ARTESE JOSEPH T + 10 RIVER DR MILLSTONE TOWNSHIP NJ 08510	**20-45-25-18-00007.0726** 13535 EAGLE RIDGE DR #726 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 726	16
ORBACH ADRIENNE J TR 399 KNOLLWOOD RD #311 WHITE PLAINS NY 10603	**20-45-25-18-00007.0727** 13535 EAGLE RIDGE DR #727 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 727	16
SZOKE FLORIAN N & AURORA 12 WINDOVER DR	**20-45-25-18-00007.0728** 13535 EAGLE RIDGE DR #728 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 728	16

KESWICK ON L4P 3L8 CANADA			
SZOKE FLORIAN NICOLAE & 12 WINDOVER DR KESWICK ON L4P 3L8 CANADA	**20-45-25-18-00007.0733** 13535 EAGLE RIDGE DR #733 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 733	16
HASKINS KATHERINE N & 1132 CLAYTON AVE OAKFORD PA 19053	**20-45-25-18-00007.0734** 13535 EAGLE RIDGE DR #734 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 734	16
MONGE RONALD J & CYNTHIA A 1828 HIGHWOOD AVE PEKIN IL 61554	**20-45-25-18-00007.0735** 13535 EAGLE RIDGE DR #735 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 735	16
DELGADO DANIEL FRANK 13535 EAGLE RIDGE DR #736 FORT MYERS FL 33912	**20-45-25-18-00007.0736** 13535 EAGLE RIDGE DR #736 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 7 UNIT 736	16
SANSONE JOSEPH P 13545 EAGLE RIDGE DR APT 811 FORT MYERS FL 33912	**20-45-25-18-00008.0811** 13545 EAGLE RIDGE DR #811 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 811	17
SMITH JOHN A 367 NW 125TH AVE OCALA FL 34482	**20-45-25-18-00008.0812** 13545 EAGLE RIDGE DR #812 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 812	17
KARAKOSHI-HANANIA DENA B TR 11652 LOIS CROSS DR JACKSONVILLE FL 32258	**20-45-25-18-00008.0814** 13545 EAGLE RIDGE DR #814 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 814	17
SCHERER JEFFREY C 11532 GREY EGRET CIR FORT MYERS FL 33966	**20-45-25-18-00008.0816** 13545 EAGLE RIDGE DR #816 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 816	17
M + E INVESTMENT ENT LLC 17249 HIDDEN ESTATES CIR FORT MYERS FL 33908	**20-45-25-18-00008.0817** 13545 EAGLE RIDGE DR #817 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 817	17
EARDLEY KEITH ANDREW 24 ALLAN ROBERTS CLOSE MANCHESTER M9 8AL UNITED KINGDOM	**20-45-25-18-00008.0818** 13545 EAGLE RIDGE DR #818 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 818	17
COUDEN DALTON ANDREW 11092 ORANGEWOOD DR BONITA SPRINGS FL 34135	**20-45-25-18-00008.0821** 13545 EAGLE RIDGE DR #821 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 821	17
BOBBITT JULIE 14537 ADINA LN FORT MYERS FL 33905	**20-45-25-18-00008.0822** 13545 EAGLE RIDGE DR #822 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 822	17
PACHANA ZBIGNIEW 46673 PINE VALLEY DR MACOMB MI 48044	**20-45-25-18-00008.0823** 13545 EAGLE RIDGE DR #823 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 823	17
RJS HOMES LLC 1712 NE 4TH AVE CAPE CORAL FL 33909	**20-45-25-18-00008.0824** 13545 EAGLE RIDGE DR #824 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 824	17
LEIVA DANA 13505 EAGLE RIDGE DR #421 FORT MYERS FL 33912	**20-45-25-18-00008.0825** 13545 EAGLE RIDGE DR #825 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 825	17
CONRAD HOLDINGS LLC 109 MONTROSE DR FORT MYERS FL 33912	**20-45-25-18-00008.0826** 13545 EAGLE RIDGE DR #826 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 826	17
ESTRADA PEDRO R & EUALIA 555 NW 59TH AVE MIAMI FL 33126	**20-45-25-18-00008.0827** 13545 EAGLE RIDGE DR #827 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 827	17

ARQUEDAS MICHELLE C 13545 EAGLE RIDGE DR #828 FORT MYERS FL 33912	**20-45-25-18-00008.0828** 13545 EAGLE RIDGE DR #828 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 828	17
ONUTE STELIAN G & LAURA R 4342 AURORA ST NAPLES FL 34119	**20-45-25-18-00008.0833** 13545 EAGLE RIDGE DR #833 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 833	17
NAYAR SEMIR R TR 14617 AVENUE OF THE RUSHES WINTER GARDEN FL 34787	**20-45-25-18-00008.0834** 13545 EAGLE RIDGE DR #834 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 834	17
VAN STRYP TSAART PO BOX 3788 DAINFERN 2055 SOUTH AFRICA	**20-45-25-18-00008.0835** 13545 EAGLE RIDGE DR #835 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 835	17
CESAR DEOLINDO & DEBORA 9380 RIVER OTTER DR FORT MYERS FL 33912	**20-45-25-18-00008.0836** 13545 EAGLE RIDGE DR #836 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 8 UNIT 836	17
KILASOLAN LLC APARTADO 0830-01942 REPUBLIC OF PANAMA PANAMA	**20-45-25-18-00009.0911** 13555 EAGLE RIDGE DR #911 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 911	18
PHAM NGUYET MINH 15320 MOONRACKER CT APT 211 NORTH FORT MYERS FL 33917	**20-45-25-18-00009.0912** 13555 EAGLE RIDGE DR #912 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 912	18
OSPINA CARLOS & ARCE SANDRA 1905 SW 10TH TER CAPE CORAL FL 33991	**20-45-25-18-00009.0914** 13555 EAGLE RIDGE DR #914 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 914	18
LOCANTORE SHARON 13555 EAGLE RIDGE DR #916 FORT MYERS FL 33912	**20-45-25-18-00009.0916** 13555 EAGLE RIDGE DR #916 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 916	18
WALKER CHARLENE 13555 EAGLE RIDGE DR APT 917 FORT MYERS FL 33912	**20-45-25-18-00009.0917** 13555 EAGLE RIDGE DR #917 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 917	18
SAXENA ASHOK KUMAR + FLAT 48 CHINA COURT ASHER WAY LONDON E1W 2JF UNITED KINGDOM	**20-45-25-18-00009.0918** 13555 EAGLE RIDGE DR #918 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 918	18
RJS HOMES LLC 1712 NE 4TH AVE CAPE CORAL FL 33909	**20-45-25-18-00009.0921** 13555 EAGLE RIDGE DR #921 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 921	18
SEARS MICHAEL R & DEBRA S 14550 HICKORY HILL CT #1124 FORT MYERS FL 33912	**20-45-25-18-00009.0922** 13555 EAGLE RIDGE DR #922 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 922	18
SARVAS STEFAN & DANA BENOIT MANAGEMENT 2180 IMMOKALEE RD #313 NAPLES FL 34110	**20-45-25-18-00009.0923** 13555 EAGLE RIDGE DR #923 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 923	18
WALKER THERESA J 13555 EAGLE RIDGE DR #924 FORT MYERS FL 33912	**20-45-25-18-00009.0924** 13555 EAGLE RIDGE DR #924 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 924	18
XAVIER ARNOLD JERAMIAH GODFREY 2180 IMMOKALEE RD STE#313 NAPLES FL 34110	**20-45-25-18-00009.0925** 13555 EAGLE RIDGE DR #925 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 925	18

BUCWELL ALEXANDRINA PO BOX 2644 STRAWBERRY HILLS NSW 2012 AUSTRALIA	**20-45-25-18-00009.0926** 13555 EAGLE RIDGE DR #926 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 926	18
SZOKE FLORIAN NICOLAE & 12 WINDOVER DR KESWICK ON L4P 3L8 CANADA	**20-45-25-18-00009.0927** 13555 EAGLE RIDGE DR #927 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 927	18
WOLFF MICHAEL L 13555 EAGLE RIDGE DR APT 928 FORT MYERS FL 33912	**20-45-25-18-00009.0928** 13555 EAGLE RIDGE DR #928 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 928	18
SARVAS STEFAN & DANA BENOIT MANAGEMENT 2180 IMMOKALEE RD #313 NAPLES FL 34110	**20-45-25-18-00009.0933** 13555 EAGLE RIDGE DR #933 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 933	18
RUSSELL KAREN 3680 SPRING VALLEY RD AKRON OH 44333	**20-45-25-18-00009.0934** 13555 EAGLE RIDGE DR #934 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 934	18
PLESZ ANDREW 13555 EAGLE RIDGE DR APT 935 FORT MYERS FL 33912	**20-45-25-18-00009.0935** 13555 EAGLE RIDGE DR #935 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 935	18
HAMM OFER L/E HA-HADARIM STREET 39 ZORAN 42823 ISRAEL	**20-45-25-18-00009.0936** 13555 EAGLE RIDGE DR #936 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 9 UNIT 936	18
KILASOLAN LLC APARTADO 0830-01942 REPUBLIC OF PANAMA PANAMA	**20-45-25-18-00010.1011** 13561 EAGLE RIDGE DR #1011 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 10 UNIT 1011	19
DENTI CARL L + 572 NORTH QUAKER LN HYDE PARK NY 12538	**20-45-25-18-00010.1012** 13561 EAGLE RIDGE DR #1012 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 10 UNIT 1012	19
BEVINS CHAD E 13561 EAGLE RIDGE DR APT 1014 FORT MYERS FL 33912	**20-45-25-18-00010.1014** 13561 EAGLE RIDGE DR #1014 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 10 UNIT 1014	19
HAMLIN PAUL & CLARICE E L/E 2891 RIVER POINTE DR HOLT MI 48842	**20-45-25-18-00010.1016** 13561 EAGLE RIDGE DR #1016 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 10 UNIT 1016	19
PALMIERI ROBERT TR 32 GOLDSMITH AVE MEDFORD MA 02155	**20-45-25-18-00010.1017** 13561 EAGLE RIDGE DR #1017 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 10 UNIT 1017	19
ONUTE PAVEL & LIVIA 13656 EAGLE RIDGE DR APT 1135 FORT MYERS FL 33912	**20-45-25-18-00010.1018** 13561 EAGLE RIDGE DR #1018 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 10 UNIT 1018	19
WILCOX GRANT A & 7680 TWIN EAGLE LN FORT MYERS FL 33912	**20-45-25-18-00010.1021** 13561 EAGLE RIDGE DR #1021 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 10 UNIT 1021	19
MARSHALL GAVIN + CHEMIN DES BOIS 73A VEYRIER 1255 SWITZERLAND	**20-45-25-18-00010.1022** 13561 EAGLE RIDGE DR #1022 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 10 UNIT 1022	19
PAVONE-FRANCO PATRICE 13561 EAGLE RIDGE DR APT 1023 FORT MYERS FL 33912	**20-45-25-18-00010.1023** 13561 EAGLE RIDGE DR #1023 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 10 UNIT 1023	19
URBAN ALEXANDER 13561 EAGLE RIDGE DR APT 1024	**20-45-25-18-00010.1024** 13561 EAGLE RIDGE DR #1024	MUSA AT DANIELS CONDO DESC IN INST#2006-193278	19

FORT MYERS FL 33912	FORT MYERS FL 33912	BLDG 10 UNIT 1024	
SIPOS DANIEL 1146 OLD FARM RD LAWRENCE PA 15055	**20-45-25-18-00010.1025** 13561 EAGLE RIDGE DR #1025 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 10 UNIT 1025	19
MALONEY MARK 15 RIDGE ROCK LN EAST NORWICH NY 11732	**20-45-25-18-00010.1026** 13561 EAGLE RIDGE DR #1026 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 10 UNIT 1026	19
HAHN PHILIP N & PHYLLIS A 80 CROFTON DR WEST SENECA NY 14224	**20-45-25-18-00010.1027** 13561 EAGLE RIDGE DR #1027 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 10 UNIT 1027	19
ALIMI OLALERE SIKIRU 7 NIYI ADEDEJI STREET OGUDU GRA LAGOS 100242 NIGERIA	**20-45-25-18-00010.1028** 13561 EAGLE RIDGE DR #1028 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 10 UNIT 1028	19
OGIDAN JOSEPH BIODUN + 9 WESTOVER DRIVE BRISTOL BS9 3LX UNITED KINGDOM	**20-45-25-18-00010.1033** 13561 EAGLE RIDGE DR #1033 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 10 UNIT 1033	19
MEYER STEPHEN L & JULIE M 17100 FORBES CT FARMINGTON MN 55024	**20-45-25-18-00010.1034** 13561 EAGLE RIDGE DR #1034 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 10 UNIT 1034	19
WARREN G RICK 6 INWOOD DR KANATA ON K2M 2A3 CANADA	**20-45-25-18-00010.1035** 13561 EAGLE RIDGE DR #1035 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 10 UNIT 1035	19
MITRI REEM A WAJEEH DEMETREE 12608 MUIRFIELD BLVD S JACKSONVILLE FL 32225	**20-45-25-18-00010.1036** 13561 EAGLE RIDGE DR #1036 FORT MYERS FL 33912	MUSA AT DANIELS CONDO DESC IN INST#2006-193278 BLDG 10 UNIT 1036	19

CROSS CREEK OF FORT MYERS
13050 CROSS CREEK BLVD
FORT MYERS FL 33912

COLONY HOMEOWNERS ASSN INC
760 BROADWAY
LONGBOAT KEY FL 34228

MUSA AT DANIELS CONDOMINIUM AS
SUITOR MIDDLETON COX & ASSOC
15751 SAN CARLOS BLVD #8
FORT MYERS FL 33908

WELL PM PROPERTIES LLC
HCR MANORCARE INC ATTN: TAX-5
PO BOX 10086
TOLEDO OH 43699

SCHERTENLEIB GERTRUDE L/E
13801 EAGLE RIDGE LAKES DR #101
FORT MYERS FL 33912

EVANS JOHN W & CLARA JEAN +
13801 EAGLE RIDGE LAKES DR #201
FORT MYERS FL 33912

BRANN CHARLES G & GRAYCE M TR
207 N FULTON AVE
STURGEON BAY WI 54235

DIETRICH RICHARD G & JANE A
13811 EAGLE RIDGE LAKES DR #103
FORT MYERS FL 33912

BOMAN JIMMIE R & JENNIFER B
13811 EAGLE RIDGE LAKES DR #202
FORT MYERS FL 33912

BECKER DONA M TR
516 ISLE OF PALMS DR
FORT LAUDERDALE FL 33301

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NORTH ALICO PROPERTY OWNERS
28120 HUNTERS RIDGE BLVD STE 5
BONITA SPRINGS FL 34135

EAGLE RIDGE LAKES CONDO I -III
SENTRY MANAGEMENT INC
2180 W SR 434 #5000
LONGWOOD FL 32779

CROSS CREEK OF FORT MYERS COMM
13050 CROSS CREEK BLVD
FORT MYERS FL 33912

13881 EAGLE RIDGE DRIVE FL OWN
WELLTOWER OP LLC
4500 DORR ST
TOLEDO OH 43615

MIRIGLIANI ANTHONY J &
13801 EAGLE RIDGE LAKES DR #102
FORT MYERS FL 33912

FRIERSON ALBERT M &
13801 EAGLE RIDGE LAKES DR 202
FORT MYERS FL 33912

RIGGLE DON R & NANCY L L/E
13811 EAGLE RIDGE LAKES DR #102
FORT MYERS FL 33912

CRUZ LISA A
UNIT 201
13811 EAGLE RIDGE LAKES DR
FORT MYERS FL 33912

WARD MELISSA ANNE
13811 EAGLE RIDGE LAKES DR #203
FORT MYERS FL 33912

GEBIG CHARLES F JR &
APT 102
13821 EAGLE RIDGE LAKES DR
FORT MYERS FL 33912

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PEREZ EVELYN L TR
APT 201
13821 EAGLE RIDGE LAKES DR
FORT MYERS FL 33912

PHAM NGUYET MINH
15320 MOONRAKER CT APT 211
NORTH FORT MYERS FL 33917

OSPINA CARLOS & ARCE SANDRA
1905 SW 10TH TER
CAPE CORAL FL 33991

KIRKSEY ANDREW J
13521 EAGLE RIDGE DR APT 117
FORT MYERS FL 33912

SWIADER MICHAEL
155 LOWER NOTCH ROAD
LITTLE FALLS NJ 07424

COSTE YSABEL M +
2313 NW 31ST TER
CAPE CORAL FL 33993

KILASOLAN LLC
APARTADO 0830-01942
REPUBLIC OF PANAMA
PANAMA

LORTIE JASON
19501 BOWRING PARK RD #104
FORT MYERS FL 33967

SARVAS STEFAN & DANA
BENOIT MANAGEMENT
2180 IMMOKALEE RD #313
NAPLES FL 34110

MARIKONE LLC
1200 GOODLETTE RD N #7172
NAPLES FL 34102

STRINGE GERALD +
1172 POLARIS CIR
PITTSBURGH PA 15241

VAIL DELANA ROBERTS
2121 DOVER AVE
FORT MYERS FL 33907

BROWN ADAM & ADELLA
2023 SE 29TH LN
CAPE CORAL FL 33904

YATES ASHLEY
2601 H HOTEL CORP TOWER
1 SHEIKH ZAYED RD
DUBAI 62201
UNITED ARAB EMIRATES

HART BARBARA E
13521 EAGLE RIDGE DR #122
FORT MYERS FL 33912

KEMPER THOMAS G +
160 CHEROKEE CT
PACIFIC MO 63069

DIODATI CAROL R +
5068 AVILA AVE
AVE MARIA FL 34142

CALDERON FERNANDO A &
9560 GLADIOLUS BLOSSOM CT
FORT MYERS FL 33908

OVERBY BRADLEY K &
15894 SECOYA RESERVE CIR
NAPLES FL 34110

ENRIQUEZ TERESITA TR
21155 WOODLAND GREEN DR
KATY TX 77449

DCI2026-00019 Lee County DigEplan Original Application Dated 06-15-2026

PLATZ ERIC & DEANNA
13505 EAGLE RIDGE DR #411
FORT MYERS FL 33912

KAMARUDEEN OLADOSU KAREEM
NO 9 CHIEF EJIKEME NZEH ST
ANTHONY VILLAGE LAGOS 100232
NIGERIA

SUSKIND JODI +
16673 WELLINGTON LAKES CIR
FORT MYERS FL 33908

SMITH JEFFREY A
2739 DELHI DR
CLINTON OH 44216

UNKNOWN HEIRS OF
13505 EAGLE RIDGE DR #423
FORT MYERS FL 33912

ANSELL CHARLES W II & MARY
2809 FLAGLER AVE
KEY WEST FL 33040

FERAGOTTI CHRISTINA
13505 EAGLE RIDGE DR APT 427
FORT MYERS FL 33912

FORTE GROUP USA LLC
10850 STONINGTON AVE
FORT MYERS FL 33913

INITIAL REALTY SERVICE INC
13505 EAGLE RIDGE DR APT 435
FORT MYERS FL 33912

BUTTACAVOLI JULIE C &
1801 NORTH WOODLAWN PARK AVE
MCHENRY IL 60050

GIBSON RONALD A & NANCY E
13505 EAGLE RIDGE DR APT 412
FORT MYERS FL 33912

BOLIVAR JOSE &
13505 EAGLE RIDGE DR #416
FORT MYERS FL 33912

KILASOLAN LLC
APARTADAO 0830-01942
REPUBLIC OF PANAMA
PANAMA

DE WET LLC
18 SPOONBILL COURT
BURLEIGH WATERS QLD 4220
AUSTRALIA

GRACE INVESTMENTS LLP
4617 BEACH LN S
FARGO ND 58104

TOMLINSON MADELINE +
14958 BONAIRE CIR
FORT MYERS FL 33908

TUCKER JOHN MARTIN &
13505 EAGLE RIDGE DR #428
FORT MYERS FL 33912

SHORE LISA
10 NICHOLAS RD
PLAISTOW NH 03865

ONUTE STELIAN & LAURA
4342 AURORA ST
NAPLES FL 34119

MORABITO SEBASTIAN & LEA
7353 DUNBAM RD
BEDFORD OH 44146

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JOHN ASIMOU TRUST +
7353 DUNBAM RD
BEDFORD OH 44146

FORTE GROUP USA LLC
10850 STONINGTON AVENUE
FORT MYERS FL 33913

BARNES ALEXANDER M &
YORK HOUSE
RADMORE WOOD
ABBOTS BROMLEY
RUGELEY WS15 3AS
UNITED KINGDOM

IVORY CHRISTOPHER
13515 EAGLE RIDGE DR APT 525
FORT MYERS FL 33912

RUFATO EDUARDO L S
13515 EAGLE RIDGE DR APT 527
FORT MYERS FL 33912

MILLER WILLIAM TED &
13525 EAGLE RIDGE DR APT 611
FORT MYERS FL 33912

KILASOLAN LLC
APARTADO 0830-01942
REPUBLIC OF PANAMA
PANAMA

BRAUTIGAM JAMES GERALD
39 GROSVENOR ST NORTH
SOUTH HAMPTON ON N0H 2L0
CANADA

PYLE SARAH
48 CLYDE CRESCENT
CHELMSFORD
ESSEX CM1 2LL
UNITED KINGDOM

PISANO MARIA L/E
13525 EAGLE RIDGE DR APT 623
FORT MYERS FL 33912

WARNER NEIL ANDREW
3755 RIVERSIDE DR
OTTAWA ON K1V 1B7
CANADA

FLETCHER ALAN DOUGLAS
CARL FLETCHER
24 PARK LANE
COTTINGHAM HULL HU16 5RD
UNITED KINGDOM

AB INVEST LLC
411 WALNUT ST APT 7722
GREEN COVE SPRINGS FL 32043

HUTCHCRAFT MITCHEL A &
5611 CHELSEY LN # 201
FORT MYERS FL 33912

ALMEIDA YITSI +
13515 EAGLE RIDGE DR APT 527
FORT MYERS FL 33912

ENGLISH GALE
13525 EAGLE RIDGE DR APT 612
FORT MYERS FL 33912

CAROSELLA ANTONIO
13525 EAGLE RIDGE DR #616
FORT MYERS FL 33912

ROSA LAURA CAMELIA TR
13525 EAGLE RIDGE DR UNIT 618
FORT MYERS FL 33912

PELLS KEITH T +
13525 EAGLE RIDGE DR APT 622
FORT MYERS FL 33912

ZIEGLER JACOB KARL &
13525 EAGLE RIDGE DR APT 624
FORT MYERS FL 33912

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SPIZZIRRI RALPH TR
371 GREYSTONE CT B1
SCHAUMBURG IL 60193

SALDIVAR ROYEL
13525 EAGLE RIDGE DR APT 626
FORT MYERS FL 33912

SIPOS DANIEL & KRISTA
1146 OLD FARM RD
LAWRENCE PA 15055

SCHWARTZKOPF TRUST
20 ITASCA DR
GREENVILLE SC 29609

LORTIE ADAM & JENNEY
13525 EAGLE RIDGE DR APT 633
FORT MYERS FL 33912

PROPERTIES OF BRIGHT STAR LLC
MARIE CODE
1308 SW 27TH TER
CAPE CORAL FL 33914

RABRENOVIC ANA
13525 EAGLE RIDGE DR #635
FORT MYERS FL 33912

ALBANO MATTHEW
13525 EAGLE RIDGE DR #636
FORT MYERS FL 33912

SANSONE MADELINE TR
13535 EAGLE RIDGE DR APT 711
FORT MYERS FL 33912

RUBINSKI JAMES
13535 EAGLE RIDGE DR APT 712
FORT MYERS FL 33912

SADDLER ARTHAL M
13535 EAGLE RIDGE DR APT 714
FORT MYERS FL 33912

DORR DEBRA L
13535 EAGLE RIDGE DR #716
FORT MYERS FL 33912

SASSER TARYN H & DAVID L TR
6543 KESTREL CIR
FORT MYERS FL 33966

PAXTON MICHAEL
HOVDEVGOAN 14
VALER SOLOR 2436
NORWAY

HASKINS KATHERINE & GERALD
1132 CLAYTON AVE
OAKFORD PA 19053

HEGYI SUSAN
13535 EAGLE RIDGE DR APT 722
FORT MYERS FL 33912

TORJE IULIAN & VIORICA
580 PERSIMMON RD
WALNUTPORT PA 18088

FLYNN AMY
13535 EAGLE RIDGE DR APT 724
FORT MYERS FL 33912

KILASOLAN LLC
APARTADO 0830-01942
REPUBLIC OF PANAMA
PANAMA

ARTESE JOSEPH T +
10 RIVER DR
MILLSTONE TOWNSHIP NJ 08510

DCI2026-00019 Lee County DigEplan Original Application Dated 06-15-2026

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ORBACH ADRIENNE J TR
399 KNOLLWOOD RD #311
WHITE PLAINS NY 10603

SZOKE FLORIAN N & AURORA
12 WINDOVER DR
KESWICK ON L4P 3L8
CANADA

SZOKE FLORIAN NICOLAE &
12 WINDOVER DR
KESWICK ON L4P 3L8
CANADA

HASKINS KATHERINE N &
1132 CLAYTON AVE
OAKFORD PA 19053

MONGE RONALD J & CYNTHIA A
1828 HIGHWOOD AVE
PEKIN IL 61554

DELGADO DANIEL FRANK
13535 EAGLE RIDGE DR #736
FORT MYERS FL 33912

SANSONE JOSEPH P
13545 EAGLE RIDGE DR APT 811
FORT MYERS FL 33912

SMITH JOHN A
367 NW 125TH AVE
OCALA FL 34482

KARAKOSHI-HANANIA DENA B TR
11652 LOIS CROSS DR
JACKSONVILLE FL 32258

SCHERER JEFFREY C
11532 GREY EGRET CIR
FORT MYERS FL 33966

M + E INVESTMENT ENT LLC
17249 HIDDEN ESTATES CIR
FORT MYERS FL 33908

EARDLEY KEITH ANDREW
24 ALLAN ROBERTS CLOSE
MANCHESTER M9 8AL
UNITED KINGDOM

COUDEN DALTON ANDREW
11092 ORANGEWOOD DR
BONITA SPRINGS FL 34135

BOBBITT JULIE
14537 ADINA LN
FORT MYERS FL 33905

PACHANA ZBIGNIEW
46673 PINE VALLEY DR
MACOMB MI 48044

RJS HOMES LLC
1712 NE 4TH AVE
CAPE CORAL FL 33909

LEIVA DANA
13505 EAGLE RIDGE DR #421
FORT MYERS FL 33912

CONRAD HOLDINGS LLC
109 MONTROSE DR
FORT MYERS FL 33912

ESTRADA PEDRO R & EUALIA
555 NW 59TH AVE
MIAMI FL 33126

ARQUEDAS MICHELLE C
13545 EAGLE RIDGE DR #828
FORT MYERS FL 33912

ONUTE STELIAN G & LAURA R
4342 AURORA ST
NAPLES FL 34119

VAN STRYP TSAART
PO BOX 3788
DAINFERN 2055
SOUTH AFRICA

KILASOLAN LLC
APARTADO 0830-01942
REPUBLIC OF PANAMA
PANAMA

OSPINA CARLOS & ARCE SANDRA
1905 SW 10TH TER
CAPE CORAL FL 33991

WALKER CHARLENE
13555 EAGLE RIDGE DR APT 917
FORT MYERS FL 33912

RJS HOMES LLC
1712 NE 4TH AVE
CAPE CORAL FL 33909

SARVAS STEFAN & DANA
BENOIT MANAGEMENT
2180 IMMOKALEE RD #313
NAPLES FL 34110

XAVIER ARNOLD JERAMIAH GODFREY
2180 IMMOKALEE RD STE#313
NAPLES FL 34110

SZOKE FLORIAN NICOLAE &
12 WINDOVER DR
KESWICK ON L4P 3L8
CANADA

SARVAS STEFAN & DANA
BENOIT MANAGEMENT
2180 IMMOKALEE RD #313
NAPLES FL 34110

NAYAR SEMIR R TR
14617 AVENUE OF THE RUSHES
WINTER GARDEN FL 34787

CESAR DEOLINDO & DEBORA
9380 RIVER OTTER DR
FORT MYERS FL 33912

PHAM NGUYET MINH
15320 MOONRACKER CT APT 211
NORTH FORT MYERS FL 33917

LOCANTORE SHARON
13555 EAGLE RIDGE DR #916
FORT MYERS FL 33912

SAXENA ASHOK KUMAR +
FLAT 48 CHINA COURT ASHER WAY
LONDON E1W 2JF
UNITED KINGDOM

SEARS MICHAEL R & DEBRA S
14550 HICKORY HILL CT #1124
FORT MYERS FL 33912

WALKER THERESA J
13555 EAGLE RIDGE DR #924
FORT MYERS FL 33912

BUCWELL ALEXANDRINA
PO BOX 2644
STRAWBERRY HILLS NSW 2012
AUSTRALIA

WOLFF MICHAEL L
13555 EAGLE RIDGE DR APT 928
FORT MYERS FL 33912

RUSSELL KAREN
3680 SPRING VALLEY RD
AKRON OH 44333

PLESZ ANDREW
13555 EAGLE RIDGE DR APT 935
FORT MYERS FL 33912

KILASOLAN LLC
APARTADO 0830-01942
REPUBLIC OF PANAMA
PANAMA

BEVINS CHAD E
13561 EAGLE RIDGE DR APT 1014
FORT MYERS FL 33912

PALMIERI ROBERT TR
32 GOLDSMITH AVE
MEDFORD MA 02155

WILCOX GRANT A &
7680 TWIN EAGLE LN
FORT MYERS FL 33912

PAVONE-FRANCO PATRICE
13561 EAGLE RIDGE DR APT 1023
FORT MYERS FL 33912

SIPOS DANIEL
1146 OLD FARM RD
LAWRENCE PA 15055

HAHN PHILIP N & PHYLLIS A
80 CROFTON DR
WEST SENECA NY 14224

OGIDAN JOSEPH BIODUN +
9 WESTOVER DRIVE
BRISTOL BS9 3LX
UNITED KINGDOM

WARREN G RICK
6 INWOOD DR
KANATA ON K2M 2A3
CANADA

HAMM OFER L/E
HA-HADARIM STREET 39
ZORAN 42823
ISRAEL

DENTI CARL L +
572 NORTH QUAKER LN
HYDE PARK NY 12538

HAMLIN PAUL & CLARICE E L/E
2891 RIVER POINTE DR
HOLT MI 48842

ONUTE PAVEL & LIVIA
13656 EAGLE RIDGE DR APT 1135
FORT MYERS FL 33912

MARSHALL GAVIN +
CHEMIN DES BOIS 73A
VEYRIER 1255
SWITZERLAND

URBAN ALEXANDER
13561 EAGLE RIDGE DR APT 1024
FORT MYERS FL 33912

MALONEY MARK
15 RIDGE ROCK LN
EAST NORWICH NY 11732

ALIMI OLALERE SIKIRU
7 NIYI ADEDEJI STREET
OGUDU GRA LAGOS 100242
NIGERIA

MEYER STEPHEN L & JULIE M
17100 FORBES CT
FARMINGTON MN 55024

MITRI REEM A
WAJEEH DEMETREE
12608 MUIRFIELD BLVD S
JACKSONVILLE FL 32225

STREET ADDRESS

13690 EAGLE RIDGE DRIVE
FORT MYERS, FL 33912

STRAP NUMBER

20-45-25-00-00003.3000

PROJECT DEVELOPMENT REGULATIONS

CURRENT ZONING	= COMMERCIAL PLANNED DEVELOPMENT (CPD) AND ENVIRONMENTALLY CRITICAL (EC)
PROPOSED ZONING	= COMMERCIAL PLANNED DEVELOPMENT (CPD)
FUTURE LAND USE	= OUTLYING SUBURBAN AND WETLANDS
PROPOSED USE	= COMMERCIAL

MINIMUM LOT AREA AND DIMENSIONS

MIN. LOT AREA	= 119,839 SF / 2.75 AC
MIN. LOT WIDTH	= 200 FEET
MIN. LOT DEPTH	= 600 FEET

MINIMUM BUILDING SETBACKS

STREET (DANIELS PARKWAY)	= 25 FEET
STREET (EAGLE RIDGE DRIVE)	= 25 FEET
SIDE YARD	= 20 FEET
REAR YARD	= 20 FEET
WATERBODY	= 25 FEET
PRESERVE	= 20 FEET
MAX. BUILDING HEIGHT	= 35 FEET
MIN. OPEN SPACE	= 20%
MAX. LOT COVERAGE	= 40%

ZONING/ACTUAL USE

PROJECT SITE	= CPD/EC (REAL ESTATE OFFICE)
NORTH	= ROW (DANIELS PKWY)
SOUTH	= PUD (MULTI FAMILY)
EAST	= ROW (EAGLE RIDGE DR)
WEST	= PUD (PRESERVE LAND)

LANDSCAPE BUFFER REQUIREMENTS

NORTH	= TYPE D 25' WIDE BUFFER TO ROW
SOUTH	= TYPE F 30' WIDE BUFFER TO MULTIFAMILY
EAST	= TYPE D 15' WIDE BUFFER TO ROW
WEST	= TYPE F 30' WIDE BUFFER TO CONSERVATION LANDS

OPEN SPACE REQUIREMENTS

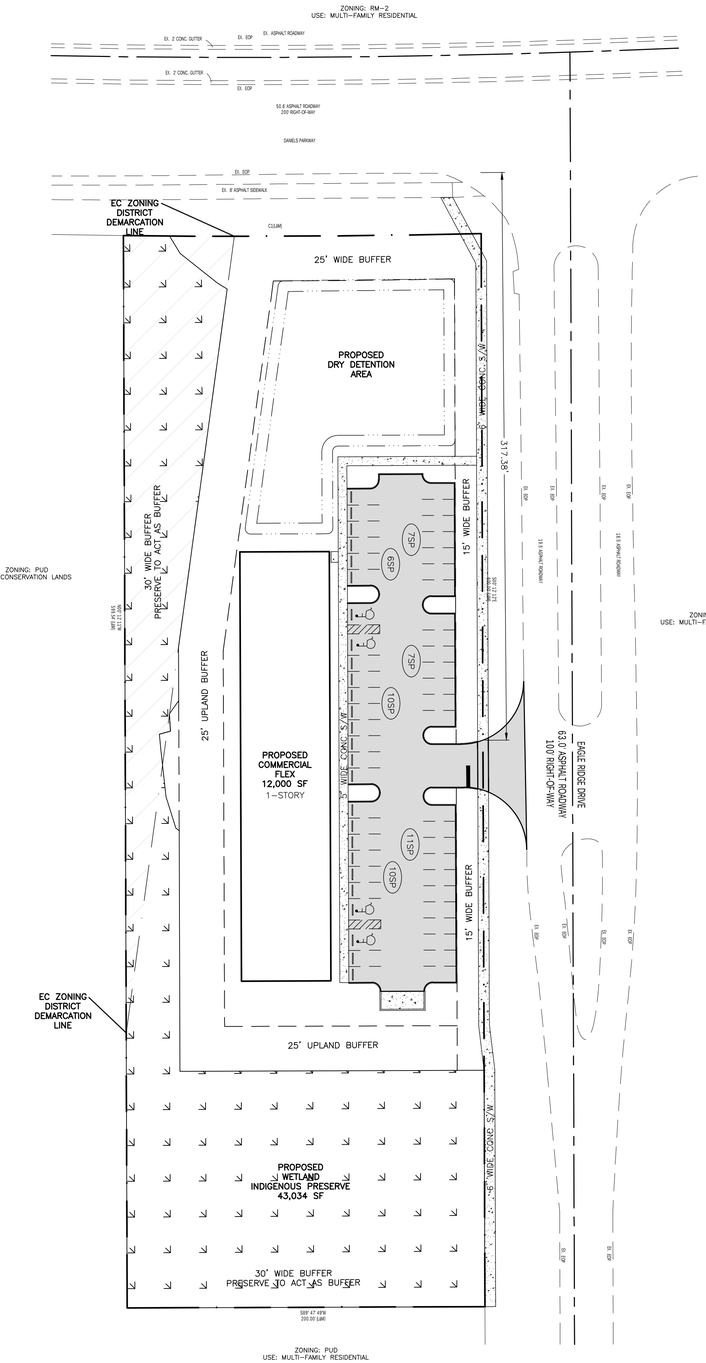
PER SECTION 10-415 LEE COUNTY LAND DEVELOPMENT CODE.
COMMERCIAL: (SMALL PROJECT) DEVELOPMENT:

REQUIRED OPEN SPACE = 20% OF DEVELOPABLE PARCEL AREA
= 0.20 X 120,000 SF
= 23,968 SF REQUIRED

PROVIDED OPEN SPACE = PROPOSED BUFFER AREA + PROPOSED INDIGENOUS AREA
= 24,719 SF + 43,034 SF
= 67,753 SF PROVIDED (56.5%)

PARKING REQUIREMENTS

PER SECTION 34-2020(B) LEE COUNTY LAND DEVELOPMENT CODE.
12,000 SF COMMERCIAL FLEX SPACE
= 1 SPACE PER 250 SF OF TOTAL FLOOR AREA
= 12,000 SF/250 SF X 1 SPACE
REQUIRED PARKING = 48 SPACES (INCLUDING 3 SPACES FOR HC)
PROVIDED PARKING = 51 SPACES (INCLUDING 4 SPACES FOR HC)



LEGEND

R	RADIUS (5' UNLESS OTHERWISE NOTED)
EX.	EXISTING
R/W	RIGHT-OF-WAY
E.O.P.	EDGE OF PAVEMENT
CONC.	CONCRETE
TYP.	TYPICAL
PROP.	PROPOSED
SF	SQUARE FEET
LF	LINEAR FEET
E.O.P.	EDGE OF PAVEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
LC	LEE COUNTY
L.P.	LIGHT POLE
CLF	EXISTING CHAIN LINK FENCE
105P	NUMBER OF PARKING SPACES IN LOT
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
LDC	LAND DEVELOPMENT CODE
N.T.S.	NOT TO SCALE
C.P.	CONCRETE PAD
	EC ZONING DISTRICT

TDM
N

1" = 40'

DATE: 03/2025	DESIGNED BY: ADM	DRAWN BY: ADM	CHECKED BY: TDM	APPROVED BY: TDM

DATE	REVISIONS
4	

DRAWING NAME: J:\JOBS\Piranu\13690 Eagle Ridge Dr\Drawings\Civil\13690 Site

EAGLE RIDGE PARK

MASTER CONCEPT PLAN

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE, AND DATE.

Thomas D. Martin
Digitally signed by Thomas D. Martin
Date: 2026.06.12 12:28:39 -04'00'

Dean Martin, P.E.
Florida #52022

DATE:

This item has been digitally signed and sealed by Dean Matsen on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic versions.

SHEET # 1 of 1

SCALE: 1" = 40'

Civil Engineering and Planning

CIVIL ENGINEERING TDM CONSULTING, INC.

1520 Royal Palm Square Boulevard, Suite 100
Fort Myers, FL 33919
Phone: (239) 433-4231
Cert. of Authorization # 29086

dean@tdmconsulting.com
www.tdmcivilengineering.com