Lee County Community Development

APPLICATION FOR SPECIAL EXCEPTION PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Country Lakes Open Storage Exception - Lot 129

Special Exception for:

- ☑ Use (LCLDC section number and description): Storage Facilities, Open Storage [LDLDC § 34-3005(b)]
- ☐ Solar or Wind energy modifications [34-202(b)(5)(d)1.]
- ☐ On-premise consumption of alcoholic beverages [34-202(b)(5)(d)2.]
- ☐ Private aircraft landing facilities [34-202(b)(5)(d)3.]
- ☐ Wireless Communication Facilities [34-1441]
- ☐ Model Homes [34-1954]
- ☐ Permitted Uses for Model Home on arterial street in RS-1 zoning district in Lehigh Acres [33-1431]

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: Country Lakes Owners' Association, Inc.
Address: 5267 Country Field Circle
City, State, Zip: Ft. Myers, FL 33905
Phone Number: (401) 440 - 7484 E-mail: MJohnsen6218@gmail.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: Goede, DeBoest & Cross, PLLC
Contact Person: Michael M. Ricobaldi, Esq.
Address: 2600 Douglas Road, Suite 717
City, State, Zip: Coral Gables, FL 33134
Phone Number: (786) 725 - 4930 Email: MRicobaldi@gadclaw.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: Country Lakes Owners' Association, Inc.
Address: 5267 Country Field Circle
City, State, Zip: Ft. Myers, FL 33905
Phone Number: (401) 440 - 7484 Email: MJohnsen6218@gmail.com

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

- ☑ Attach Disclosure of Interest Form.

C. Multiple parcels:

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

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

1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): March 13, 2007

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] **[34-203(a)(5)]**
10-44-25-12-00129.00CE

B. Street Address of Property: 9731 Cattail Ct., Fort Myers, FL 33905

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: MH-1

☑ 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: Vacant Lot, Open Storage
2. Intended uses of property are: Open Storage

G. Future Land Use Classification (Lee Plan):

Urban Community	Approx. 0.226 Acres	100	% of Total
	Acres		% of Total
	Acres		% of Total

H. Property Dimensions: Aprrox.:

1. Width (average if irregular parcel): 70.0 Feet
2. Depth (average if irregular parcel): 131.5 Feet
3. Total area: 0.226 acres / 9,838 sqft. Acres or square feet
4. Frontage on road or street: 65.2 Feet on Cattail Ct. Street
2nd Frontage on road or street: Feet on 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
- ☐ Estero Planning Community. **[33-54(a)&(b); Lee Plan Policy 19.5.3]**
- ☐ Captiva Planning Community (Captiva Island). **[33-1612(a)&(b); Lee Plan Policy 13.1.7]**
- ☐ North (Upper) Captiva Community Plan area. **[33-1711; Lee Plan Policy 25.1.1]**
- ☐ 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 27.10.1]**
- ☐ 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
ACTION REQUESTED

A. Request Statement: Explain the nature of the request and how the property qualifies for the special exception based on the findings/review criteria set forth in 34-145(c)(3) and listed below. **[34-202(b)(5)(a)]**

1. The request is consistent with the goals, objectives, policies, and intent of the Lee Plan.
2. The request will protect, conserve, or preserve environmentally critical and sensitive areas and natural resources, where applicable.
3. The request will be compatible with existing and planned uses.
4. The request will not be injurious to the neighborhood or detrimental to the public welfare.
5. The request will be in compliance with zoning regulations pertaining to the use and other applicable regulations..
6. In the case of new antenna supporting structure wireless communication facilities, meets the additional criteria of 34-145(c)(3)b.

B. Traffic Impact Statement (TIS): Attach a traffic impact analysis of projected trip generation for the use. A TIS is not required for special exceptions for consumption on premises or for solar or wind modifications. **[34-202(b)(5)(b)]**

C. Site Plan: Attach a site plan showing: **[34-202(b)(5)(c)]**

1. The location and current use of all existing structures on the site.
2. All proposed structures and uses to be developed on the site.
3. Any existing public streets, easements or land reservations within the site, and the proposed means of vehicular access to and from the site.
4. Other information specific to the type of application or which may be required by the Director.

D. Additional Information: Any other reasonable information which may be required by the Director which is commensurate with the intent and purpose of the Land Development Code **[34-202(b)(5)(d)]**

PART 5
ADDITIONAL REQUIREMENTS

A. Potable Water: Will the project be connected to potable water and central sewer as part of any development of the property?

- ☐ **YES** (Provide 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)]**

B. 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 _____ NAVD (MSL)

C. 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).

D. 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)]**

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

- ☑ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1004]**
- ☐ 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]**

F. Solar Or Wind Energy Modifications: [34-202(b)(5)(d)1.]

1. Evidence that the proposed modifications are the minimum necessary to provide for the solar or wind energy proposal.
2. Evidence that the proposed modifications will not adversely affect adjacent properties. (See LCLDC Section 34-2196.)
3. Evidence that the modifications do not decrease total lot area.
4. Evidence that the principal use, absent the solar or wind aspects, is a permitted use in the zoning district for which it is located.

G. On-Premises Consumption Of Alcoholic Beverages: [34-202(b)(5)(d)2.]

1. A written statement describing the type of state liquor license to be acquired, e.g., 2 COP, SRX, 11C, etc., and the anticipated hours of operation for the business.
2. The site plan must include a detailed parking plan.

H. Private Aircraft Landing Facilities: [34-202(b)(5)(d)3.]

1. Indicate the type of facility, as set forth in Florida Administrative Code chapter 14-60.
2. A certified list of all airports and municipalities within 15 miles of the proposed site and all property owners within 1,000 feet of the property or within the minimum required approach zone, whichever is greater.
3. The site plan must indicate the proposed location and length of the effective landing facility, as well as the area included in the approach zone.

I. Wireless Communication Facilities: [34-1441 et. seq.]

1. Documentation of authority/acceptance of responsibility for compliance with these regulations, executed by property owner, applicant, and provider who will be placing antennas on the proposed or existing wireless communications facility. [**34-1446 (a) (1)]**
2. Name, address, and telephone contact information for the owners(s) of all proposed or existing antenna-supporting structures and wireless communication facilities with an affidavit that such contact information will be updated annually or upon a change of ownership after the application is approved. **[34-1446(a)(2)]**
3. A copy of license issued by FCC. A broadcast structure must submit a construction permit. **[34-1446(a)(3)]**
4. New antenna-supporting structures must demonstrate there are no existing suitable structures available or higher priority zoning districts in the geographic search area. As part of that demonstration, the application must include a graphical representation of the geographic search area. **[34-1446(a)(4)]**
5. A statement confirming the overall height of the facility and all other facilities on the subject property, in terms of grad and sea-level. **[34-1446(a)(5)]**
6. A letter demonstrating consent from the Executive Director of Lee County Port Authority if the wireless communications facility is to be located within the County airspace notification limits of LCLDC Section 34-1008. **[34-1446(a)(6)a.]**
7. For any wireless communications facility exceeding 35 feet, a letter confirming review and recommendation from the Lee County Mosquito Control District, Sheriff's Department, and Director of Public Safety. **[34-1446(a)(6)b.]**
8. A letter demonstrating evidence of compliance with applicable Federal Aviation Administration requirements under 14 C.F.R. s. 77, as amended, and evidence of proper Federal Communications Commission licensure, or other evidence of Federal Communications Commission authorized spectrum use. **[34-1446(a)(6)c.]**
9. The Boundary Survey, completed by a registered land surveyor, must show all existing conditions. **[34-1446(a)(7)]**
10. Photo-simulated post-construction renderings of the proposed wireless communications facility, equipment enclosures, and ancillary appurtenances as they would look after construction from areas where the proposed wireless communications facility will be visible according to the balloon test and sight lines. **[34-1446(a)(8)]**
11. Shared use plan or copy of an executed shared use plan must be provided for the existing facility (see Supplement A). **[34-1446(a)(9)]**
12. For all new antenna support structures, a list and map identifying all existing wireless communications facilities to which the proposed facility will be a handoff candidate, including latitude, longitude, and power levels of each. **[34-1446(a)(10)]**
13. Floor plans, elevations, and cross sections on 24" X 36" size paper at a scale no smaller than ¼" = 1' (1:48) of any proposed accessory structures. **[34-1446(a)(11)]**
14. To scale elevation drawings, indicating the roof, facades, doors, and other exterior appearance and materials of the proposed wireless communication facility (signed and sealed by Professional Engineer). **[34-1446(a)(12)]**
15. If the property owner is not a provider, a copy of an executed lease agreement or memorandum of lease between the application or property owner and provider. If no lease agreement has been executed, an affidavit signed by provider attesting to provider's intent to make an application for development order approval to place antennas on the wireless communications facility if the zoning application is approved. **[34-1446(b)(1)]**
16. For antenna supporting structures, the graphic results of the balloon test conducted by the applicant pursuant to the requirements of LCLDC Section 34-1446(d). **[34-1446(b)(2)]**

J. Model Homes: Narrative and plans that demonstrate compliance with provisions of LCLDC Chapter 34, Division 24. **[34-1954(a)(2)]**

PART 6 SUBMITTAL REQUIREMENT CHECKLIST	
Two copies required for submittal ***Clearly label your attachments as noted in bold below***	
☐	Completed application for Public Hearing [34-202(a)(1)]
☐	Filing Fee - [34-201(d)]
☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
☐	**Affidavit of Authorization** (notarized) Form [34-202(a)(3)]
☐	**Additional Agents** [34-202(a)(4)]
☐	**Multiple Owners List** (if applicable) [34-202(a)(2)]
☐	**Disclosure of Interest** Form (multiple owners) [34-202(a)(2)]
☐	**Legal description (must submit one) [34-202(a)(1)]**
	☐ 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.)
☐	**Boundary Survey** (not required if platted lot) [34-202(a)(2); [34-373(a)(4)a.]
☐	**Property Owners list** (if applicable) [34-202(a)(5)]
☐	**Property Owners map** (if applicable) [34-202(a)(5)]
☐	Confirmation of **Ownership/Title Certification** [34-202(a)(3)]
☐	**STRAP Numbers** (if additional sheet is required) [34-202(a)(1)]
☐	**List of Surrounding Property Owners** [34-202(a)(6)]
☐	**Map of Surrounding Property Owners** [34-202(a)(7)]
☐	**Mailing labels** [34-202(a)(9)]
☐	List of **Zoning Resolutions** and Approvals
☐	Summary of **Public Informational Session** (if applicable)
☐	**Waivers** from Application Submission Requirements [34-201(c)]
☐	**Request Statement** [34-202(b)(5)(a)]
☐	Traffic Impact Statement (**TIS**) [34-202(b)(5)(b)]
☐	**Site Plan** [34-202(b)(5)(c)]
☐	**Additional Information** (if applicable) [34-202(b)(5)(d)]
☐	**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)]
☐	Existing Agricultural **Use Affidavit** (if applicable) [34-202(a)(12)]
☐	**Excavations/Blasting** (if applicable)
☐	**Tall Structures Permit** (if applicable) [34-1108]
☐	**Solar or Wind Energy** Modifications (if applicable) [34-202(b)(5)(d)1.]
☐	Consumption on Premises (**COP**) (if applicable) [34-202(b)(5)(d)2.]
☐	**Private Aircraft Landing** Facilities (if applicable) [34-202(b)(5)(d)3.]
☐	**Wireless Communication** Facilities (if applicable) [34-1441 et. seq.]
☐	**Model Homes** (if applicable) [34-1954(a)(2) & (b)]

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, Donald Skinner (name), as President (owner/title) of Country Lakes Owners' Association, Inc. (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

Notes:

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

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

Donald Skinner
Signature

7/27/2026
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 27th day of July, 20 26, by Donald Skinner (name of person providing oath or affirmation), who is personally known to me or who has produced FL DL (type of identification) as identification.

STAMP/SEAL

SANDRA PIERRE PAUL
Notary Public - State of Florida
Commission # HH 445800
My Comm. Expires Sep 20, 2027
Bonded through National Notary Assn.

Sandra P.
Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Mr. Donald Skinner, who, being first duly sworn and deposed, says:

1. That I am the President and authorized legal representative of Country Lakes Owners' Association, Inc., the record owner of the property that is located at 9731 Cattail Ct, Fort Myers, FL 33905, otherwise known as Lot 129, STRAP No. 10-44-25-12-00129.00CE 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.

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

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

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

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

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

[Signature page to follow]

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.

Donald Skinner

Donald Skinner, *President*
Authorized Representative of Country Lakes Owners' Association

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 27th of July 2026 (date) by Donald Skinner (name of person providing oath or affirmation), who is personally known to me or who has produced FL DL (type of identification) as identification.

SANDRA PIERRE PAUL
Notary Public - State of Florida
Commission # HH 445800
My Comm. Expires Sep 20, 2027
Bonded through National Notary Assn.

STAMP/SEAL

Signature of Notary Public

GOEDE / DEBOEST / CROSS
ATTORNEYS AND PROFESSIONAL COUNSEL
INFO@GADCLAW.COM / WWW.GADCLAW.COM

REPLY TO:
MICHAEL M. RICOBALDI, ESQ.
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CORAL GABLES, FL 33134

PHONE: (239) 331-5100
EMAIL: MRICOBALDI@GADCLAW.COM

August 21, 2026

VIA FIRST CLASS U.S. MAIL; CERTIFIED MAIL, ERR, AND EMAIL: [MROZDOLSKI@LEEGOV.COM]

Mikki Rozdolski, Director
Lee County Community Development Office
1500 Monroe St.,
P.O. Box 398
Fort Myers, FL 33902

RE: Country Lakes Owners' Association Inc.'s Application for Special Exception Public Hearing – Unincorporated Areas Only for Lot 129 located at 9731 Cattail Ct, Fort Myers, FL 33905, STRAP No.: 10-44-25-12-00129.00CE

Dear Director Rozdolski and Lee County Community Development Office:

This firm has the pleasure of representing Country Lakes Owners' Association, Inc. (the "Applicant") in connection with its Special Exception application to permit open storage on the property located at 9731 Cattail Ct., Fort Myers, FL 33905, otherwise known as Lot 129, STRAP No. 10-44-25-12-00129.00CE (the "Subject Property" or "Lot 129").

The purpose of this submission is to demonstrate compliance with the applicable provisions of Sections 34-202(b)(5)(a) and 34-202(a)(10), Lee County Land Development Code ("LCLDC"). Accordingly, please find below Applicant's Request Statement and Potable Water narrative.

REQUEST STATEMENT
[PART 4.A]

Applicant manages and operates the private community known as Country Lakes, a community subdivision platted in accordance with Chapter 177, Florida Statutes. The Subject Property is located within the Country Lakes community subdivision and is zoned MH-1. Applicant's governing documents provide for the use of Lot 129 as open storage for the parking of wheeled vehicles that are too large to park in an owner's carport, such as motor homes, travel trailers, utility trailers, and boats on trailers. The Subject Property already features an open parking space and is fenced, in accordance with the requirements of Section 34-3005(b), LCLDC. Accordingly, Applicant requests approval of a special exception to permit Open Storage on the Subject Property.

Importantly, the storage area use of the Subject Property will be limited to the safekeeping of wheeled vehicles belonging to the members and residents of Applicant's private community, as contemplated by Applicant's governing documents. The Subject Property will not involve retail sales, will not be open to the general public, and will not constitute a commercial development.

I. Applicant's Special Exception Request is Consistent with the Goals, Objectives, Policies, and Intent of the Lee Plan

1. Consistency with General Future Land Use

The Lee County Plan's ("LCP") Policy 2.1.2 permits land uses where they are "consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan." The Subject Property is designated Urban Community on the Future Land Use Map, which is characterized by a mixture of commercial uses, residential uses, and limited light industrial uses. Applicant's proposed use of the Subject Property as private, resident-serving open storage will not require a change to the Future Land Use designation and will not cause an increase in residential density. As such, Applicant's proposed use is consistent with the range of uses anticipated by the Urban Community designation and is markedly less intensive than the commercial and light-industrial uses the Urban Community designation expressly contemplates.

2. Consistency with Goal 21 - Caloosahatchee Shores Community Plan

The LCP's Goal 21 highlights the County's intent to "protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area. . . by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development, and pedestrian safe environments." Applicant's proposed use of the Subject Property as a private storage facility that consolidates its residents' boats, recreational vehicles, trailers, and equipment into a single, fenced location rather than allowing such items to accumulate on individual lots directly advances this stated purpose by reducing visual clutter and reinforcing the tidy, orderly appearance the community character objectives are intended to protect.

3. Consistency with the Lee County Plan's Growth Management and General Development Standards

The LCP's Goal 2 and Objective 2.1 promote contiguous, compact growth patterns that conserve land and water resources and minimize the cost of public services. Locating resident storage on an already-platted, already-served parcel within Applicant's existing subdivision rather than displacing that need to undeveloped land elsewhere is consistent with this efficient, infill-oriented growth pattern.

Furthermore, the LCP's General Development Standards under Goal 4 direct the County to maintain regulations that "protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources." In addition, the LCP Policy 2.2.1 directs that proposals be evaluated for availability and proximity of the road network, central sewer and water lines, community facilities and services, compatibility with surrounding land uses, and other factors affecting public health, safety, and welfare. As further discussed below, Applicant's proposed use of the Subject Property will not impact environmentally critical and sensitive areas, is compatible with Applicant's existing and planned use of the Subject Property, and will not be injurious to the neighborhood or detrimental to the public welfare.

Accordingly, Applicant's request for a Special Exception to permit open storage on the Subject Property is consistent with the goals, objectives, policies, and intent of the LCP and the Caloosahatchee Shores Community Plan.

II. Applicant's Special Exception Will Protect, Conserve, or Preserve Environmentally Critical and Sensitive Areas and Natural Resources, Where Applicable

The Subject Property is a previously platted and developed urban lot within Applicant's private community subdivision. Additionally, the Subject Property already features an open parking space and is fenced. Applicant's proposed Special Exception permitting open storage on an already-cleared and previously-platted lot will not involve dredging, filling, or alteration of any natural water body, and will be subject to the applicable stormwater management and impervious-surface standards of the LCLDC. Applicant's request aligns with the LCP's goal of safeguarding the County's water resources and wetland systems. As such, Applicant's Special Exception will protect, conserve, and preserve environmentally critical and sensitive areas and natural resources since it will not involve or affect any of the aforementioned areas or resources.

III. Applicant's Special Exception is Compatible with Existing and Planned Uses

As noted above, the Subject Property already features an open parking space and is fenced, in compliance with the stipulations of Section 34-3005(b), LCLDC. Additionally, Applicant's governing documents provide for the use of Lot 129 as open storage for the parking of wheeled vehicles that are too large to park in an owner's carport. Furthermore, the Subject Property has a Future Land Use Map designation of Urban Community, which itself anticipates a mixture of residential, commercial, public/quasi-public, and limited light industrial uses. Use of the Subject Property as open storage is consistent with, and less intensive than, the range of uses the Urban Community designation was designed to accommodate. Therefore, Applicant's Special Exception to use the Subject Property as Open Storage is compatible with the Subject Property's existing and planned uses.

IV. Applicant's Special Exception is not Injurious to the Neighborhood or Detrimental to the Public Welfare.

Applicant's use of the Subject Property as open storage will serve only the residents and members of Applicant's private community. As such, the use of the Subject Property would not affect or be accessible to the general public. Additionally, the only groups potentially affected by Applicant's special exception, Applicant's members and residents, have already agreed to the use of the Subject Property as open storage given said use is permitted under and consistent with Applicant's governing documents, and said use has been further ratified by Applicant's Board of Directors entering a resolution to authorize Applicant to seek the instant special exception. Therefore, Applicant's Special Exception to use the Subject Property as open storage is not injurious to Applicant's neighborhood or detrimental to the public welfare.

V. Applicant's Special Exception is in Compliance with Zoning Regulations Pertaining to the Use and Other Applicable Regulations.

Section 34-735, LCLDC, permits the use of a parcel zoned MH-1 as open storage through a Special Exception. Here, Applicant seeks to permit the use of open storage on the Subject Property, which is zoned MH-1. The Subject Property features an open parking space and is fenced, in accordance with the requirements of Section 34-3005(b), LCLDC.

The Subject Property's recorded plat contains no restrictions prohibiting its use as open storage. Additionally, Applicant's governing documents do not contain any restrictions or regulations that would apply to the use of the Subject Property as open storage. To the contrary, Applicant's governing documents specifically permit the use of Lot 129 for open storage of Applicant's residents' and members' wheeled vehicles. Therefore, subject to Lee County's approval, Applicant's proposed use of the Subject Property will comply with the LCLDC, the LCP, and all applicable zoning regulations.

POTABLE WATER NARRATIVE
[Part 5.A]

Applicant's proposed use of the Subject Property as open storage will consist solely of an open parking space that is fenced in accordance with the requirements of Section 34-3005(b), LCLDC. The Subject Property will generate no potable water demand and no wastewater whatsoever. The Subject Property will not contain any habitable structures, restrooms, sinks, or plumbing fixtures of any kind, and will not involve any water-using or wastewater-generating activities. The proposed use consists solely of the outdoor keeping of wheeled vehicles belonging to Applicant's own members and residents. Because the proposed use of the Subject Property creates no water or sewer demand to be served, the Subject Property will not require connections to potable water or central sewers.

Sincerely,
GOEDE, DEBOEST & CROSS, PLLC

Michael M. Ricobaldi

Michael M. Ricobaldi, Esq.
Signed electronically to avoid delay.

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ATTORNEYS AND PROFESSIONAL COUNSEL
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REPLY TO:
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PHONE: (239) 331-5100
EMAIL: MRICOBALDI@GADCLAW.COM

August 21, 2026

VIA FIRST CLASS U.S. MAIL; CERTIFIED MAIL, ERR, AND EMAIL: [MROZDOLSKI@LEEGOV.COM]

Mikki Rozdolski, Director
Lee County Community Development Office
1500 Monroe St.,
P.O. Box 398
Fort Myers, FL 33902

RE: Country Lakes Owners' Association Inc.'s Application for Special Exception Public Hearing – Unincorporated Areas Only for Lot 129 located at 9731 Cattail Ct, Fort Myers, FL 33905, STRAP No.: 10-44-25-12-00129.00CE

Dear Director Rozdolski and Lee County Community Development Office:

This firm has the pleasure of representing Country Lakes Owners' Association, Inc. (the "Applicant") in connection with its Special Exception application to permit open storage on the property located at 9731 Cattail Ct., Fort Myers, FL 33905, otherwise known as Lot 129, STRAP No. 10-44-25-12-00129.00CE (the "Subject Property" or "Lot 129").

The purpose of this submission is to demonstrate compliance with the applicable provisions of Sections 34-202(b)(5)(a) and 34-202(a)(10), Lee County Land Development Code ("LCLDC"). Accordingly, please find below Applicant's Request Statement and Potable Water narrative.

REQUEST STATEMENT
[PART 4.A]

Applicant manages and operates the private community known as Country Lakes, a community subdivision platted in accordance with Chapter 177, Florida Statutes. The Subject Property is located within the Country Lakes community subdivision and is zoned MH-1. Applicant's governing documents provide for the use of Lot 129 as open storage for the parking of wheeled vehicles that are too large to park in an owner's carport, such as motor homes, travel trailers, utility trailers, and boats on trailers. The Subject Property already features an open parking space and is fenced, in accordance with the requirements of Section 34-3005(b), LCLDC. Accordingly, Applicant requests approval of a special exception to permit Open Storage on the Subject Property.

Importantly, the storage area use of the Subject Property will be limited to the safekeeping of wheeled vehicles belonging to the members and residents of Applicant's private community, as contemplated by Applicant's governing documents. The Subject Property will not involve retail sales, will not be open to the general public, and will not constitute a commercial development.

I. Applicant's Special Exception Request is Consistent with the Goals, Objectives, Policies, and Intent of the Lee Plan

1. Consistency with General Future Land Use

The Lee County Plan's ("LCP") Policy 2.1.2 permits land uses where they are "consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan." The Subject Property is designated Urban Community on the Future Land Use Map, which is characterized by a mixture of commercial uses, residential uses, and limited light industrial uses. Applicant's proposed use of the Subject Property as private, resident-serving open storage will not require a change to the Future Land Use designation and will not cause an increase in residential density. As such, Applicant's proposed use is consistent with the range of uses anticipated by the Urban Community designation and is markedly less intensive than the commercial and light-industrial uses the Urban Community designation expressly contemplates.

2. Consistency with Goal 21 - Caloosahatchee Shores Community Plan

The LCP's Goal 21 highlights the County's intent to "protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area. . . by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development, and pedestrian safe environments." Applicant's proposed use of the Subject Property as a private storage facility that consolidates its residents' boats, recreational vehicles, trailers, and equipment into a single, fenced location rather than allowing such items to accumulate on individual lots directly advances this stated purpose by reducing visual clutter and reinforcing the tidy, orderly appearance the community character objectives are intended to protect.

3. Consistency with the Lee County Plan's Growth Management and General Development Standards

The LCP's Goal 2 and Objective 2.1 promote contiguous, compact growth patterns that conserve land and water resources and minimize the cost of public services. Locating resident storage on an already-platted, already-served parcel within Applicant's existing subdivision rather than displacing that need to undeveloped land elsewhere is consistent with this efficient, infill-oriented growth pattern.

Furthermore, the LCP's General Development Standards under Goal 4 direct the County to maintain regulations that "protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources." In addition, the LCP Policy 2.2.1 directs that proposals be evaluated for availability and proximity of the road network, central sewer and water lines, community facilities and services, compatibility with surrounding land uses, and other factors affecting public health, safety, and welfare. As further discussed below, Applicant's proposed use of the Subject Property will not impact environmentally critical and sensitive areas, is compatible with Applicant's existing and planned use of the Subject Property, and will not be injurious to the neighborhood or detrimental to the public welfare.

Accordingly, Applicant's request for a Special Exception to permit open storage on the Subject Property is consistent with the goals, objectives, policies, and intent of the LCP and the Caloosahatchee Shores Community Plan.

II. Applicant's Special Exception Will Protect, Conserve, or Preserve Environmentally Critical and Sensitive Areas and Natural Resources, Where Applicable

The Subject Property is a previously platted and developed urban lot within Applicant's private community subdivision. Additionally, the Subject Property already features an open parking space and is fenced. Applicant's proposed Special Exception permitting open storage on an already-cleared and previously-platted lot will not involve dredging, filling, or alteration of any natural water body, and will be subject to the applicable stormwater management and impervious-surface standards of the LCLDC. Applicant's request aligns with the LCP's goal of safeguarding the County's water resources and wetland systems. As such, Applicant's Special Exception will protect, conserve, and preserve environmentally critical and sensitive areas and natural resources since it will not involve or affect any of the aforementioned areas or resources.

III. Applicant's Special Exception is Compatible with Existing and Planned Uses

As noted above, the Subject Property already features an open parking space and is fenced, in compliance with the stipulations of Section 34-3005(b), LCLDC. Additionally, Applicant's governing documents provide for the use of Lot 129 as open storage for the parking of wheeled vehicles that are too large to park in an owner's carport. Furthermore, the Subject Property has a Future Land Use Map designation of Urban Community, which itself anticipates a mixture of residential, commercial, public/quasi-public, and limited light industrial uses. Use of the Subject Property as open storage is consistent with, and less intensive than, the range of uses the Urban Community designation was designed to accommodate. Therefore, Applicant's Special Exception to use the Subject Property as Open Storage is compatible with the Subject Property's existing and planned uses.

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Applicant's use of the Subject Property as open storage will serve only the residents and members of Applicant's private community. As such, the use of the Subject Property would not affect or be accessible to the general public. Additionally, the only groups potentially affected by Applicant's special exception, Applicant's members and residents, have already agreed to the use of the Subject Property as open storage given said use is permitted under and consistent with Applicant's governing documents, and said use has been further ratified by Applicant's Board of Directors entering a resolution to authorize Applicant to seek the instant special exception. Therefore, Applicant's Special Exception to use the Subject Property as open storage is not injurious to Applicant's neighborhood or detrimental to the public welfare.

V. Applicant's Special Exception is in Compliance with Zoning Regulations Pertaining to the Use and Other Applicable Regulations.

Section 34-735, LCLDC, permits the use of a parcel zoned MH-1 as open storage through a Special Exception. Here, Applicant seeks to permit the use of open storage on the Subject Property, which is zoned MH-1. The Subject Property features an open parking space and is fenced, in accordance with the requirements of Section 34-3005(b), LCLDC.

The Subject Property's recorded plat contains no restrictions prohibiting its use as open storage. Additionally, Applicant's governing documents do not contain any restrictions or regulations that would apply to the use of the Subject Property as open storage. To the contrary, Applicant's governing documents specifically permit the use of Lot 129 for open storage of Applicant's residents' and members' wheeled vehicles. Therefore, subject to Lee County's approval, Applicant's proposed use of the Subject Property will comply with the LCLDC, the LCP, and all applicable zoning regulations.

POTABLE WATER NARRATIVE
[Part 5.A]

Applicant's proposed use of the Subject Property as open storage will consist solely of an open parking space that is fenced in accordance with the requirements of Section 34-3005(b), LCLDC. The Subject Property will generate no potable water demand and no wastewater whatsoever. The Subject Property will not contain any habitable structures, restrooms, sinks, or plumbing fixtures of any kind, and will not involve any water-using or wastewater-generating activities. The proposed use consists solely of the outdoor keeping of wheeled vehicles belonging to Applicant's own members and residents. Because the proposed use of the Subject Property creates no water or sewer demand to be served, the Subject Property will not require connections to potable water or central sewers.

Sincerely,
GOEDE, DEBOEST & CROSS, PLLC

Michael M. Ricobaldi

Michael M. Ricobaldi, Esq.
Signed electronically to avoid delay.

Lee County Community Development

REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS
(indicate the appropriate application type)

- ☐ Public Hearing - General Requirements **(34-202)**
- ☐ Public Hearing - Mining Excavation Planned Development **(12-110)**
- ☑ Public Hearing - Additional Requirements for:
  - ☐ Development of Regional Impact **(34-202(b)(1))**
  - ☐ Planned Developments **(34-202(b)(2))**
  - ☐ Planned Development Amendment **(34-202(b)(2))**
  - ☐ Rezonings other than Planned Developments **(34-202(b)(3))**
  - ☑ Special Exceptions **(34-202(b)(5))**
  - ☐ Variances **(34-202(b)(6))**
  - ☐ Limited Amendment to Existing Mine Zoning Approval **[12-121(j)]**
  - ☐ Private Recreational Facilities Planned Development **(34-941(g))**
- ☐ Development Order - Submittal Requirements **(10-152)**
  - ☐ Application Form and Contents **(10-153)**
  - ☐ Additional Required Submittals **(10-154)**
- ☐ Limited Review Development Order – Submittal Requirements **(10-152)**
  - ☐ Required Submittals **(10-175)**
- ☐ Administrative Action Application Requirements **[34-203]**

State the Type of Administrative Application: _____

PLEASE PRINT OR TYPE:

STRAP Number: 10-44-25-12-00129.00CE
Name of Project: Country Lakes Open Storage Exception - Lot 129

Name of Agent: Michael M. Ricobaldi, Esq.
Street Address: 2600 Douglas Road, Suite 717
City, State, Zip: Coral Gables, FL 33134
Phone Number: (786) 725 - 4930 Email Address: MRicobaldi@gadclaw.com

Name of Applicant*: Country Lakes Owners' Association, Inc.
Street Address: 5267 Country Field Circle
City, State, Zip: Ft. Myers, FL 33905
Phone Number: (401) 440 - 7484 Email Address: MJohnsen6218@gmail.com

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

LEE COUNTY COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

	Section Number	Requirement
#1	Part 3.I. - LCLDC § 33-1482	Caloosahatchee Shores Community Review
#2	Part 4.B - LCLDC § 34-202(b)(5)(b)	Traffic Impact Statement
#3	Part 4.C - LCLDC § 34-202(b)(5)(c)	Site Plan
#4		
#5		
#6		
#7		
#8		
#9		

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

Please see attached

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

Michael M. Ricobaldi, Esq. — Signature of Applicant

08.21.2026 — Date

FOR STAFF USE ONLY

DIRECTOR'S DECISION:

- ☐ **Request Denied**
- ☐ **Request Approved**
- ☐ **Request Approved Per Attached Comments**

Director Signature

Date

GOEDE / DEBOEST / CROSS
ATTORNEYS AND PROFESSIONAL COUNSEL
INFO@GADCLAW.COM / WWW.GADCLAW.COM

REPLY TO:
MICHAEL M. RICOBALDI, ESQ.
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CORAL GABLES, FL 33134

PHONE: (239) 331-5100
EMAIL: MRICOBALDI@GADCLAW.COM

August 21, 2026

VIA FIRST CLASS U.S. MAIL; CERTIFIED MAIL, ERR, AND EMAIL: [MROZDOLSKI@LEEGOV.COM]

Mikki Rozdolski, Director
Lee County Community Development Office
1500 Monroe St.,
P.O. Box 398
Fort Myers, FL 33902

RE: Submittal Requirement Waiver for Country Lakes Owners' Association Inc.'s Application for Special Exception Public Hearing – Unincorporated Areas Only

Dear Director Rozdolski:

This firm has the pleasure of representing Country Lakes Owners' Association, Inc. (the "Applicant") in connection with its forthcoming Special Exception application to permit open storage on the property located at 9731 Cattail Ct., Fort Myers, FL 33905, otherwise known as Lot 129, STRAP No. 10-44-25-12-00129.00CE (the "Subject Property" or "Lot 129"). Pursuant to Section 34-201(c), Lee County Land Development Code ("LCLDC"), Applicant hereby respectfully requests a waiver of the following submittal requirements for its Special Exception application, given they will have no bearing on the review and processing of Applicant's Special Exception application:

Application for Special Exception Unincorporated Areas Only Part No.	**Requirement**
Part 3.1 [LCLDC § 33-1482]	Caloosahatchee Shores Community Review
Part 4.B [LCLDC § 34-202(b)(5)(b)]	Traffic Impact Statement
Part 4.C [LCLDC § 34-202(b)(5)(c)]	Site Plan

Scope of the Project

The Subject Property is located within the Country Lakes community subdivision, platted in accordance with Chapter 177, Florida Statutes, and is currently zoned MH-1. The Country Lakes community is a private community which is managed and operated by Applicant. Additionally, Applicant's governing documents provide for the use of Lot 129 as open storage for the parking of wheeled vehicles that are too large to park

in an owner's carport, such as motor homes, travel trailers, utility trailers, and boats on trailers. Applicant's limited goal with its Special Exception application is to permit the use of Lot 129 as open storage solely for the members and residents of Applicant's private community.

Caloosahatchee Shores Community Review

While the Subject Property is located within the Caloosahatchee Shores Community Plan, the present and intended use of the Subject Property is private non-commercial storage serving only the residents and members of Applicant's community. The use of the Subject Property would not affect or be accessible to the general public. Additionally, the only groups potentially affected by Applicant's special exception, Applicant's members and residents, have already agreed to the use of the Subject Property as open storage given said use is permitted under and consistent with Applicant's governing documents, and said use has been further ratified by Applicant's Board of Directors entering a resolution to authorize Applicant to seek the instant special exception.

Applicant proffers that requiring Applicant to conduct a public information meeting within the Caloosahatchee Shores Planning Community would not have any bearing on the review and processing of the instant application given the general public would not have access to the Subject Property or its intended use. As such, Applicant respectfully requests a waiver of the Public Meeting requirement for its Special Exception application.

Traffic Impact Statement

Section 10-286, LCLDC, provides for an abbreviated submission which concerns a development's traffic generation and impacts at the development's access points if a development will not add 300 or more vehicle trips during the peak hour to the adjacent road system. However, in this specific instance, Applicant is only seeking a special exception on the Subject Property to permit open storage within a private community that will serve only Applicant's members and residents. Additionally, the Subject Property is located on a cul-de-sac at the rear of Applicant's private community and will generate trips only when a resident or member wishes to park or remove a wheeled vehicle from open storage.

Because the proposed Open Storage use serves only the residents and members of Applicant's private community and not the general public, any trips generated will be *de minimis*. Accordingly, Applicant

proffers that the inclusion of even an abbreviated traffic impact statement will not have any bearing on the review and processing of Applicant's application and therefore respectfully requests a waiver of the Traffic Impact Statement requirement for its Special Exception application.

Site Plan

As highlighted above, Applicant's scope of the project is to merely permit open storage on the Subject Property given it is zoned MH-1. The Subject Property presently has an open parking space and is fenced in accordance with the requirements of Section 34-3005(b), LCLDC.

The Site Plan requirements in the Special Exception application, specifically the location and current use of existing structures and all proposed structures and uses, are components ordinarily used to evaluate building footprints, setbacks, height, and lot coverage. Where, as here, the proposed use involves no new construction and no existing structures are implicated, these sub-items would provide no substantive content for review, and a graphic site plan would add nothing beyond what is already established by the recorded plat and the description of the use provided in the Request Statement.

Additionally, the Subject Property is a lot of record within a subdivision platted pursuant to Chapter 177, Florida Statutes. As such, a boundary survey is not required since the recorded plat itself definitively establishes lot lines, dimensions, and the abutting platted street providing access. The additional requirements to submit a Site Plan showing existing public streets, easements, or land reservations within the site, and the proposed means of vehicular access, would only duplicate information on the recorded plat. Importantly, vehicular access to the storage area will be from Cattail Ct., an existing internal subdivision street already improved and in use, and no new curb cut, easement, or public street connection is proposed.

Therefore, Applicant respectfully requests a waiver or modification to the Site Plan submittal requirement on the grounds that the submission would have no bearing on the review and processing of Applicant's Special Exception application. Applicant remains willing to provide a simplified sketch or narrative description of the proposed storage area, fencing, and access point in lieu of a formal, surveyed site plan, should Lee County determine that some minimal graphic depiction would nonetheless be useful to the review.

Sincerely,
GOEDE, DEBOEST & CROSS, PLLC

Michael M. Ricobaldi

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RE: Submittal Requirement Waiver for Country Lakes Owners' Association Inc.'s Application for Special Exception Public Hearing – Unincorporated Areas Only

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Part 3.1 [LCLDC § 33-1482]	Caloosahatchee Shores Community Review
Part 4.B [LCLDC § 34-202(b)(5)(b)]	Traffic Impact Statement
Part 4.C [LCLDC § 34-202(b)(5)(c)]	Site Plan

Scope of the Project

The Subject Property is located within the Country Lakes community subdivision, platted in accordance with Chapter 177, Florida Statutes, and is currently zoned MH-1. The Country Lakes community is a private community which is managed and operated by Applicant. Additionally, Applicant's governing documents provide for the use of Lot 129 as open storage for the parking of wheeled vehicles that are too large to park

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Sincerely,
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in an owner's carport, such as motor homes, travel trailers, utility trailers, and boats on trailers. Applicant's limited goal with its Special Exception application is to permit the use of Lot 129 as open storage solely for the members and residents of Applicant's private community.

Caloosahatchee Shores Community Review

While the Subject Property is located within the Caloosahatchee Shores Community Plan, the present and intended use of the Subject Property is private non-commercial storage serving only the residents and members of Applicant's community. The use of the Subject Property would not affect or be accessible to the general public. Additionally, the only groups potentially affected by Applicant's special exception, Applicant's members and residents, have already agreed to the use of the Subject Property as open storage given said use is permitted under and consistent with Applicant's governing documents, and said use has been further ratified by Applicant's Board of Directors entering a resolution to authorize Applicant to seek the instant special exception.

Applicant proffers that requiring Applicant to conduct a public information meeting within the Caloosahatchee Shores Planning Community would not have any bearing on the review and processing of the instant application given the general public would not have access to the Subject Property or its intended use. As such, Applicant respectfully requests a waiver of the Public Meeting requirement for its Special Exception application.

Traffic Impact Statement

Section 10-286, LCLDC, provides for an abbreviated submission which concerns a development's traffic generation and impacts at the development's access points if a development will not add 300 or more vehicle trips during the peak hour to the adjacent road system. However, in this specific instance, Applicant is only seeking a special exception on the Subject Property to permit open storage within a private community that will serve only Applicant's members and residents. Additionally, the Subject Property is located on a cul-de-sac at the rear of Applicant's private community and will generate trips only when a resident or member wishes to park or remove a wheeled vehicle from open storage.

Because the proposed Open Storage use serves only the residents and members of Applicant's private community and not the general public, any trips generated will be *de minimis*. Accordingly, Applicant

proffers that the inclusion of even an abbreviated traffic impact statement will not have any bearing on the review and processing of Applicant's application and therefore respectfully requests a waiver of the Traffic Impact Statement requirement for its Special Exception application.

Site Plan

As highlighted above, Applicant's scope of the project is to merely permit open storage on the Subject Property given it is zoned MH-1. The Subject Property presently has an open parking space and is fenced in accordance with the requirements of Section 34-3005(b), LCLDC.

The Site Plan requirements in the Special Exception application, specifically the location and current use of existing structures and all proposed structures and uses, are components ordinarily used to evaluate building footprints, setbacks, height, and lot coverage. Where, as here, the proposed use involves no new construction and no existing structures are implicated, these sub-items would provide no substantive content for review, and a graphic site plan would add nothing beyond what is already established by the recorded plat and the description of the use provided in the Request Statement.

Additionally, the Subject Property is a lot of record within a subdivision platted pursuant to Chapter 177, Florida Statutes. As such, a boundary survey is not required since the recorded plat itself definitively establishes lot lines, dimensions, and the abutting platted street providing access. The additional requirements to submit a Site Plan showing existing public streets, easements, or land reservations within the site, and the proposed means of vehicular access, would only duplicate information on the recorded plat. Importantly, vehicular access to the storage area will be from Cattail Ct., an existing internal subdivision street already improved and in use, and no new curb cut, easement, or public street connection is proposed.

Therefore, Applicant respectfully requests a waiver or modification to the Site Plan submittal requirement on the grounds that the submission would have no bearing on the review and processing of Applicant's Special Exception application. Applicant remains willing to provide a simplified sketch or narrative description of the proposed storage area, fencing, and access point in lieu of a formal, surveyed site plan, should Lee County determine that some minimal graphic depiction would nonetheless be useful to the review.

Sincerely,
GOEDE, DEBOEST & CROSS, PLLC

Michael M. Ricobaldi

Michael M. Ricobaldi, Esq.
Signed electronically to avoid delay.

INSTR # 2007000120072, Doc Type D, Pages 3, Recorded 04/12/2007 at 01:25 PM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $27.00 Deputy Clerk JCASOLA

SE22026-00618 Lee County DigEplan Original Application Dated 08-21-2020

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

TERRY V. BROUGHTON, ESQ.
DeBoest, Stockman, Decker, Broughton & Hagan, P.A.
Ft. Myers, FL 33901

STRAP: 10-44-25-12-00000.1290

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SPECIAL WARRANTY DEED

This Indenture, made this 13 day of March 2007, **Between**

COUNTRY LAKES DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is 6700-1 Daniels Parkway, Fort Myers, FL 33912, of the County of Lee , State of Florida, **Grantor***, and

COUNTRY LAKES OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, whose post office address is 8280 College Parkway, Suite 103, Fort Myers, FL 33919 of the County of Lee , State of Florida, **Grantee***.

Witnesseth that said Grantor, for and in consideration of the sum of Ten Dollars and no/100 ($10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in Lee County, Florida, to-wit:

Lot 129, Unit 2, Country Lakes Subdivision, as shown in the plat recorded as Instrument No. 2005000057461, in the Lee County Public Records.

The subject property is conveyed and accepted as Common Area as defined in the Revised Declaration of Covenants and Restrictions for Country Lakes Subdivision recorded in O.R. Book 1759, Page 871, of the Public Records of Lee County, Florida, as amended from time to time.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

[Remainder of this page intentionally left blank]

SEZ2026-00018 Lee County DigEplan Original Application Dated 08-21-2026

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES

COUNTRY LAKES DEVELOPMENT COMPANY, LLC,
A Florida Limited Liability Company

By its Manager:
BUNDSCHU KRAFT, INC.,
A Florida corporation

Charles C. Bundschu, III, as President of Bundschu Kraft, Inc.

Karen M. Goncalves
Printed Name: Karen M. Goncalves

Robert S. DeMeo
Printed Name: Robert S. DeMeo

STATE OF FLORIDA)
COUNTY OF LEE)

THE FOREGOING instrument was acknowledged before me this 13th day ~~December~~ march, ~~2006~~ 2007, by Charles C. Bundschu, III, as President of Bundschu Kraft, Inc., manager of Country Lakes Development Company, LLC. He is personally known to me or has produced _____ as identification.

(seal)

KAREN M. GONCALVES
MY COMMISSION # DD 205956
EXPIRES: April 28, 2007
Bonded Thru Notary Public Underwriters

Karen M. Goncalves
Notary Public
Printed Name: Karen M. Goncalves

SE22026-00018 Lee County DigEplan Original Application Dated 08-21-2026

The undersigned Country Lakes Owners' Association, Inc, hereby joins in this deed for the purpose of accepting the use of the lot as a Common Area.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses:

Carolyn Quinones

Printed Name: Carolyn Quinones

Sabrina Scott

Printed Name: SABRINA SCOTT

Country Lakes Owners' Association, Inc.
A Florida Corporation Not For Profit

Michael W Luecke

Print Name: MICHAEL W LUECKE

Title: PRESIDENT

STATE OF FLORIDA)
COUNTY OF LEE)

THE FOREGOING instrument was acknowledged before me this 21 day ~~December, 2006~~ March 2007, by Michael Luecke as President of Country Lakes Owners' Association, Inc., a Florida corporation not for profit. He/she is personally known to me or has produced _____ as identification.

(seal)

Milay D. Curbelo

Notary Public

Printed Name: Milay Curbelo

Notary Public State of Florida
Milay D Curbelo
My Commission DD399310
Expires 02/23/2009

LEGAL DESCRIPTION
WITH NO METES AND BOUNDS

EXHIBIT A

LEGAL DESCRIPTION

COUNTRY LAKES UNIT 2 DESC. IN INST #2005-57461 LOT 129

STRAP NO.
10-44-25-12-00129.00CE

CERTIFICATE OF TITLE AND ENCUMBRANCES / TITLE OPINION

Property: 9731 Cattail Court, Fort Myers, Florida 33905
Tax Identification No.: 10-44-25-12-00129.00CE

To Whom It May Concern:

The undersigned is an attorney duly licensed to practice law in the State of Florida. At the request of Country Lakes Owners' Association, Inc., I have examined the record title to the real property described below, including the Property Information Report prepared by Chicago Title Insurance Company, Order No. 13267881, reflecting a search of the Public Records of Lee County, Florida, from April 12, 2007 through July 10, 2026 at 8:00 a.m.

Based upon that examination, and subject to the matters expressly identified below, I hereby certify and render my opinion as follows:

1. Fee Simple Owner.
Fee simple title to the Property is vested in **COUNTRY LAKES OWNERS' ASSOCIATION, INC., a Florida corporation not for profit**, by virtue of that certain Special Warranty Deed dated March 13, 2007, and recorded April 12, 2007, as Instrument No. 2007000120072, Public Records of Lee County, Florida.

2. Legal Description.
The legal description of the Property is:

Lot 129, Unit 2, Country Lakes Subdivision, as shown in the Plat recorded as Instrument No. 2005000057461, of the Public Records of Lee County, Florida.

3. Mortgages.
There are **no mortgages of record encumbering the Property** disclosed by the above-referenced public-record search through its effective date.

4. Easements and Encumbrances.
The above-referenced public-record search disclosed **no easements, liens, judgments, mortgages, or other encumbrances of record against the Property during the period searched**, except that the vesting Special Warranty Deed provides that the Property was conveyed and accepted as "Common Area," as defined in the Revised Declaration of Covenants and Restrictions for Country Lakes Subdivision recorded in O.R. Book 1759, Page 871, Public Records of Lee County, Florida, as amended from time to time. Accordingly, the Property is subject to the matters imposed by or arising under said Declaration and any amendments thereto affecting the Property.

5. Taxes.
The Property Information Report reflects that 2025 real property taxes are exempt under Tax Identification No. 10-44-25-12-00129.00CE.

Based upon the foregoing examination, it is my opinion that, as of **July 10, 2026 at 8:00 a.m.**, fee simple title to the Property is vested in Country Lakes Owners' Association, Inc., subject only to the matters specifically identified above and any matters arising or recorded subsequent to the effective date of the title search.

This Certificate of Title and Encumbrances and title opinion is issued for purposes of satisfying the requirements of **Lee County Land Development Code § 34-202(a)(7)** in connection with the applicable zoning application concerning the Property.

DATED this 21st day of August, 2026.

GOEDE, DeBOEST & CROSS, PLLC

By: *Brandon J. Karas*

Brandon Karas, Esq.
Florida Bar No. 1031530
6609 Willow Park Drive, Second Floor
Naples, Florida 34109

Chicago Title Insurance Company

PROPERTY INFORMATION REPORT

Order No.: 13267881
Customer Reference Number Country Lakes PM16467.000

Addressee:
Goede, DeBoest & Cross, PLLC
6609 Willow Park Drive, Second Floor
Naples, FL 34109
239-331-5100
239-236-1367

Chicago Title Insurance Company has caused to be made a search of the Public Records of Lee County, Florida, ("Public Records"), from 04/12/2007, through 07/10/2026 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

Lot 129, UNIT 2, COUNTRY LAKES SUBDIVISION, as shown in the Plat recorded in Instrument No. 2005000057461, of the Public Records of Lee County, Florida.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Country Lakes Owners' Association, Inc, a Florida corporation not for profit, as evidenced by Special Warranty Deed dated March 13, 2007, given by Country Lakes Development Company, LLC, a Florida limited liability company, in favor of Country Lakes Owners' Association, Inc, a Florida corporation not for profit, as recorded on April 12, 2007, in Instrument No. 2007000120072, of the Public Records of Lee County, Florida.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

Note: No encumbrances, liens, judgments or mortgages are found of record for the dates of this search.

NOTE: 2025 Real Property Taxes are Exempt, under Tax I.D. No. 10-44-25-12-00129.00CE.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the

SEZ2026-00018 Lee County DigEplan Original Application Dated 08-21-2026

person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Chicago Title Insurance Company

Pamela L. Foster, CLS

INSTR # 2007000120072, Doc Type D, Pages 3, Recorded 04/12/2007 at 01:25 PM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $27.00 Deputy Clerk JCASOLA

SE22026-00618 Lee County DigEplan Original Application Dated 08-21-2020

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

TERRY V. BROUGHTON, ESQ.
DeBoest, Stockman, Decker, Broughton & Hagan, P.A.
Ft. Myers, FL 33901

STRAP: 10-44-25-12-00000.1290

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SPECIAL WARRANTY DEED

This Indenture, made this 13 day of March 2007, **Between**

COUNTRY LAKES DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is 6700-1 Daniels Parkway, Fort Myers, FL 33912, of the County of Lee , State of Florida, **Grantor***, and

COUNTRY LAKES OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, whose post office address is 8280 College Parkway, Suite 103, Fort Myers, FL 33919 of the County of Lee , State of Florida, **Grantee***.

Witnesseth that said Grantor, for and in consideration of the sum of Ten Dollars and no/100 ($10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in Lee County, Florida, to-wit:

Lot 129, Unit 2, Country Lakes Subdivision, as shown in the plat recorded as Instrument No. 2005000057461, in the Lee County Public Records.

The subject property is conveyed and accepted as Common Area as defined in the Revised Declaration of Covenants and Restrictions for Country Lakes Subdivision recorded in O.R. Book 1759, Page 871, of the Public Records of Lee County, Florida, as amended from time to time.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

[Remainder of this page intentionally left blank]

SEZ2026-00018 Lee County DigEplan Original Application Dated 08-21-2026

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES

COUNTRY LAKES DEVELOPMENT COMPANY, LLC,
A Florida Limited Liability Company

By its Manager:
BUNDSCHU KRAFT, INC.,
A Florida corporation

Charles C. Bundschu, III, as President of Bundschu Kraft, Inc.

Karen M. Goncalves
Printed Name: Karen M. Goncalves

Robert S. DeMeo
Printed Name: Robert S. DeMeo

STATE OF FLORIDA)
COUNTY OF LEE)

THE FOREGOING instrument was acknowledged before me this 13th day ~~December~~ march, ~~2006~~ 2007, by Charles C. Bundschu, III, as President of Bundschu Kraft, Inc., manager of Country Lakes Development Company, LLC. He is personally known to me or has produced _____ as identification.

(seal)

KAREN M. GONCALVES
MY COMMISSION # DD 205956
EXPIRES: April 28, 2007
Bonded Thru Notary Public Underwriters

Karen M. Goncalves
Notary Public
Printed Name: Karen M. Goncalves

SE22026-00018 Lee County DigEplan Original Application Dated 08-21-2026

The undersigned Country Lakes Owners' Association, Inc, hereby joins in this deed for the purpose of accepting the use of the lot as a Common Area.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses:

Carolyn Quinones

Printed Name: Carolyn Quinones

Sabrina Scott

Printed Name: SABRINA SCOTT

Country Lakes Owners' Association, Inc.
A Florida Corporation Not For Profit

Michael W Luecke

Print Name: MICHAEL W LUECKE

Title: PRESIDENT

STATE OF FLORIDA)
COUNTY OF LEE)

THE FOREGOING instrument was acknowledged before me this 21 day ~~December, 2006~~ March 2007, by Michael Luecke as President of Country Lakes Owners' Association, Inc., a Florida corporation not for profit. He/she is personally known to me or has produced _____ as identification.

(seal)

Milay D. Curbelo

Notary Public

Printed Name: Milay Curbelo

Notary Public State of Florida
Milay D Curbelo
My Commission DD399310
Expires 02/23/2009

SEZ2026-00018 Lee County DigEplan Original Application Dated 08-21-2026

Lee County Tax Collector

Noelle Branning

2025 Real Estate Tax Notice

Ad Valorem Taxes and Non-Ad Valorem Assessments for Lee County, Florida

Account Number:
10-44-25-12-00129.00CE

Alternate Key:
2100252131

Millage Code:
046

★ See message below.

Site Address/Legal Description:
9731 CATTAIL CT

COUNTRY LAKES UNIT 2 DESC IN INST#2005-57461 LOT 129

SCAN THIS CODE to pay online or visit LeeTC.com/pay-online

Exemptions/Values

Market Value	0
Assessed Value	0
Taxable Value	0

COUNTRY LAKES OWNERS ASSOC INC
8270 COLLEGE PKWY #104
FORT MYERS, FL 33919

Ad Valorem Taxes Levying Authority	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	0	0	0	0.00
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	0	0	0	0.00
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	0	0	0	0.00
LEE COUNTY ALL HAZARDS - MSTU	239-533-2221	0.0693	0	0	0	0.00
LEE COUNTY UNINCORPORATED - MSTU	239-533-2221	0.8398	0	0	0	0.00
LEE COUNTY LIBRARY FUND	239-533-2221	0.4218	0	0	0	0.00
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	0	0	0	0.00
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	0	0	0	0.00
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	0	0	0	0.00
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	0	0	0	0.00
LEE COUNTY MOSQUITO CONTROL	239-694-2174	0.2116	0	0	0	0.00
TICE FIRE PROTECTION & RESCUE DISTRICT	239-694-2380	3.7500	0	0	0	0.00
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	0	0	0	0.00

KEEP FOR YOUR RECORDS

Non-Ad Valorem Assessments Levying Authority	Telephone	Rate	Basis	Amount

2025 **Combined Total Ad Valorem and Non-Ad Valorem:** $0.00

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

Return with payment

If Received By:	Amount Due:
☐ Jul 31, 2026	$0.00

Phone/Email Contact: _____

For payment options and instructions, refer to the back of this notice.

Account: 10-44-25-12-00129.00CE
Site Address: 9731 CATTAIL CT
Alternate Key: 2100252131

★ If the address below is not correct, **visit LeePA.org** to update your address.

COUNTRY LAKES OWNERS ASSOC INC
8270 COLLEGE PKWY #104
FORT MYERS, FL 33919

Make check payable to:
LEE COUNTY TAX COLLECTOR
PO BOX 1609
FORT MYERS , FL 33902-1609

Lee County Tax Collector

IMPORTANT INSTRUCTIONS AND INFORMATION – PLEASE READ

Ad Valorem Taxes cover the period January 1 through December 31 of the tax year indicated on the front of this notice. Tax notices are mailed on or about November 1 and become delinquent April 1. Failure to receive a tax notice does not extend discounts or excuse taxpayers' responsibilities to pay taxes and applicable penalties for late payments. Installment tax notices are mailed in June, September, December and March. Installment payment discounts are: June (6%), September (4.5%) and December (3%).

Governmental Office Responsibilities

Lee County Tax Collector

The Tax Collector prints, mails, and collects payments based on the tax rolls certified by the Property Appraiser and Levying Authorities.

Contact the Tax Collector to:

- Pay your current or delinquent property taxes
- Learn about Partial Payment, Installment Payment, and Homestead Tax Deferral plans
- Print your tax bills and receipts

Phone: 239-533-6000 • Website: **LeeTC.com**

Lee County Property Appraiser

The Property Appraiser values properties and prepares and certifies the tax roll. This includes assessed values, exemptions, legal descriptions, owner(s) and mailing address.

Contact the Property Appraiser to:

- Ask questions about the assessed value or exemption of your property
- Change your mailing address
- File or check on Homestead and other exemptions

Phone: 239-533-6100 • Website: **LeePA.org**

Lee County Levying Authorities

Lee County Levying Authorities establish millage rates and assessments based on revenue needed for operating expenses.

Call your Levying Authority with direct questions regarding services provided or rates charged.

A list of Levying Authorities and phone numbers may appear on the front of this notice or can be found on your property tax bill. Visit **LeeTC.com/property-taxes** for instructions on viewing your bill.

Payment Options

- **Pay Online: LeeTC.com/pay-online**
- **Kiosk:** Payment kiosks are located in all service centers: LeeTC.com/locations
- **Mail:** PO Box 1609, Ft Myers, FL 33902-1609 (check or money order)
- **Phone:** (239) 533-6000
- **In Person:** visit LeeTC.com to make an appointment

eChecks, checks, cash and money orders are FREE. All other payment types are subject to a convenience fee. The Tax Collector does not keep any portion of these fees.

Note: If using your bank's online bill pay, make sure you allow for processing time so payment arrives by the received date listed on the front of this notice.

Discounts

The amounts indicated on the front of this notice represent the total taxes and assessments due (if applicable) less discounts allowed for early payment. When the discount period ends on a weekend or holiday, the discount is extended to the next business day. Taxes are due by March 31 of each year.

- 4% if paid in **NOVEMBER**
- 3% if paid in **DECEMBER**
- 2% if paid in **JANUARY**
- 1% if paid in **FEBRUARY**

Property Sold: forward this notice to the new owner(s).

Confirm Payment and Print Receipt

Confirm receipt of your payment online at our official website LeeTC.com. Your taxes are not considered paid until your payment clears our bank and is applied to your tax account.

You can print a receipt in three easy steps:

1 Visit LeeTC.com/pay-online and click property taxes.
2 Enter your name or address in the search field and select your record.
3 Find your annual bill, then click Print (PDF) for a receipt.

Delinquent Taxes

eChecks, personal checks, and business checks are not acceptable forms of payment for delinquent taxes. The amount due is determined by the date payment is received in our office. Failure to pay delinquent taxes could result in the loss of your property. On April 1 the following charges are imposed by Florida Law:

Real Estate: 3% minimum interest and advertising costs. A tax certificate sale is held on or before June 1 resulting in additional charges.

Tangible Personal Property: 18% interest annually, cost of advertising, and fees. Tax warrants will be issued on all unpaid personal property taxes on or about June 1.

Have you met Edison?

Edison is our automated chatbot that can answer many of your questions relating to property taxes and much more. Available 24/7, you can find Edison at the bottom of our website, **LeeTC.com**.

NOTICE: Pursuant to Florida Statute 590.125(5), be advised that the Florida Forest Service may be performing prescribed burning and/or other treatments in a project area that includes your property in Lee County, Florida. These efforts are to reduce fuel loads and threat of wildfires. These projects are planned to occur from the date of this notice until the same date the following year. This service is provided at no cost to the affected landowner(s). Contact the Florida Forest Service if you have questions regarding this service at: 10941 Palm Beach Blvd., Fort Myers, FL 33905, or 239.690.8001.

Our Mission: Deliver 5-Star service through an organizational culture that values customers, team, and community.

GeoView Map

July 15, 2026 Air Photos: 2026 Hi-Res (3 inch)

1:797

0 35 70 140 ft

0 10 20 40 m

- HospitalLocations
- Library Locations

School Locations

- School Locations
- CCC_Parks
- County Boundary
- GLS Sections

Major Roads Medium

- I - 75
- US 41
- Other Highways
- Other Roads
- Parcels Near

This map is NOT a legal land survey and should not be used or relied upon as such.
No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

Lee County Property Appraiser

Tax Year 2025

Property Data

STRAP: 10-44-25-12-00129.00CE Folio ID: 10512583

Tax Roll Value Letter

Generated on 7/15/2026 7:15 AM

Owner Of Record - Sole Owner

[Change Mailing Address]

COUNTRY LAKES OWNERS ASSOC INC
8270 COLLEGE PKWY #104
FORT MYERS FL 33919

Site Address

Site Address maintained by E911 Program Addressing

9731 CATTAIL CT
FORT MYERS FL 33905

Property Description

Do not use for legal documents!

COUNTRY LAKES UNIT 2 DESC IN INST#2005-57461 LOT 129

View Recorded Plat at LeeClerk.org - Use this link to view recorded plat information on the Lee County Clerk of Courts website.

Attributes and Location Details

Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Township	Range	Section	Block	Lot

[Tax Map Viewer] [View Comparables]

[Pictometry Aerial Viewer]

Image of Structure

44	25E	10	00129	00CE
Municipality	**Latitude**	**Longitude**		
Lee County Unincorporated - 0	26.6641	-81.79802		

View Parcel on Google Maps

Property Values / Exemptions / TRIM Notices

Generated on 7/15/2026 7:15 AM

Property Details (Current as of 7/14/2026)

Generated on 7/15/2026 7:15 AM

Property Details (2025 Tax Roll)

Generated on 7/15/2026 7:15 AM

Taxing Authorities

Generated on 7/15/2026 7:15 AM

Sales / Transactions

Generated on 7/15/2026 7:15 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
100.00	03/13/2007	2007000120072	01		V
350,000.00	12/08/2004	4521/1081	02		V
252,500.00	03/01/1995	2623/3761	04		V
100.00	11/01/1983	1699/2539	04		V

View Recorded Plat at LeeClerk.org

Use the above link to view recorded plat information on the Lee County Clerk of Courts website.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free Property Fraud Alert.

Building / Construction Permit Data

Generated on 7/15/2026 7:15 AM

Parcel Numbering History

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Flood and Storm Information

Generated on 7/15/2026 7:15 AM

Subsurface Rights

Generated on 7/15/2026 7:15 AM

Generated on 7/15/2026 7:15 AM

Previous Parcel Number Next Parcel Number New Query Search Results Home

CERTIFICATE OF TITLE AND ENCUMBRANCES / TITLE OPINION

Property: 9731 Cattail Court, Fort Myers, Florida 33905
Tax Identification No.: 10-44-25-12-00129.00CE

To Whom It May Concern:

The undersigned is an attorney duly licensed to practice law in the State of Florida. At the request of Country Lakes Owners' Association, Inc., I have examined the record title to the real property described below, including the Property Information Report prepared by Chicago Title Insurance Company, Order No. 13267881, reflecting a search of the Public Records of Lee County, Florida, from April 12, 2007 through July 10, 2026 at 8:00 a.m.

Based upon that examination, and subject to the matters expressly identified below, I hereby certify and render my opinion as follows:

1. Fee Simple Owner.
Fee simple title to the Property is vested in **COUNTRY LAKES OWNERS' ASSOCIATION, INC., a Florida corporation not for profit**, by virtue of that certain Special Warranty Deed dated March 13, 2007, and recorded April 12, 2007, as Instrument No. 2007000120072, Public Records of Lee County, Florida.

2. Legal Description.
The legal description of the Property is:

Lot 129, Unit 2, Country Lakes Subdivision, as shown in the Plat recorded as Instrument No. 2005000057461, of the Public Records of Lee County, Florida.

3. Mortgages.
There are **no mortgages of record encumbering the Property** disclosed by the above-referenced public-record search through its effective date.

4. Easements and Encumbrances.
The above-referenced public-record search disclosed **no easements, liens, judgments, mortgages, or other encumbrances of record against the Property during the period searched**, except that the vesting Special Warranty Deed provides that the Property was conveyed and accepted as "Common Area," as defined in the Revised Declaration of Covenants and Restrictions for Country Lakes Subdivision recorded in O.R. Book 1759, Page 871, Public Records of Lee County, Florida, as amended from time to time. Accordingly, the Property is subject to the matters imposed by or arising under said Declaration and any amendments thereto affecting the Property.

5. Taxes.
The Property Information Report reflects that 2025 real property taxes are exempt under Tax Identification No. 10-44-25-12-00129.00CE.

Based upon the foregoing examination, it is my opinion that, as of **July 10, 2026 at 8:00 a.m.**, fee simple title to the Property is vested in Country Lakes Owners' Association, Inc., subject only to the matters specifically identified above and any matters arising or recorded subsequent to the effective date of the title search.

This Certificate of Title and Encumbrances and title opinion is issued for purposes of satisfying the requirements of **Lee County Land Development Code § 34-202(a)(7)** in connection with the applicable zoning application concerning the Property.

DATED this 21st day of August, 2026.

GOEDE, DeBOEST & CROSS, PLLC

By: *Brandon J. Karas*

Brandon Karas, Esq.
Florida Bar No. 1031530
6609 Willow Park Drive, Second Floor
Naples, Florida 34109

Chicago Title Insurance Company

PROPERTY INFORMATION REPORT

Order No.: 13267881
Customer Reference Number Country Lakes PM16467.000

Addressee:
Goede, DeBoest & Cross, PLLC
6609 Willow Park Drive, Second Floor
Naples, FL 34109
239-331-5100
239-236-1367

Chicago Title Insurance Company has caused to be made a search of the Public Records of Lee County, Florida, ("Public Records"), from 04/12/2007, through 07/10/2026 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

Lot 129, UNIT 2, COUNTRY LAKES SUBDIVISION, as shown in the Plat recorded in Instrument No. 2005000057461, of the Public Records of Lee County, Florida.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Country Lakes Owners' Association, Inc, a Florida corporation not for profit, as evidenced by Special Warranty Deed dated March 13, 2007, given by Country Lakes Development Company, LLC, a Florida limited liability company, in favor of Country Lakes Owners' Association, Inc, a Florida corporation not for profit, as recorded on April 12, 2007, in Instrument No. 2007000120072, of the Public Records of Lee County, Florida.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

Note: No encumbrances, liens, judgments or mortgages are found of record for the dates of this search.

NOTE: 2025 Real Property Taxes are Exempt, under Tax I.D. No. 10-44-25-12-00129.00CE.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the

SEZ2026-00018 Lee County DigEplan Original Application Dated 08-21-2026

person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Chicago Title Insurance Company

Pamela L. Foster, CLS

INSTR # 2007000120072, Doc Type D, Pages 3, Recorded 04/12/2007 at 01:25 PM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $27.00 Deputy Clerk JCASOLA

SE22026-00618 Lee County DigEplan Original Application Dated 08-21-2020

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

TERRY V. BROUGHTON, ESQ.
DeBoest, Stockman, Decker, Broughton & Hagan, P.A.
Ft. Myers, FL 33901

STRAP: 10-44-25-12-00000.1290

[space above this line for recording data]

SPECIAL WARRANTY DEED

This Indenture, made this 13 day of March 2007, **Between**

COUNTRY LAKES DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is 6700-1 Daniels Parkway, Fort Myers, FL 33912, of the County of Lee , State of Florida, **Grantor***, and

COUNTRY LAKES OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, whose post office address is 8280 College Parkway, Suite 103, Fort Myers, FL 33919 of the County of Lee , State of Florida, **Grantee***.

Witnesseth that said Grantor, for and in consideration of the sum of Ten Dollars and no/100 ($10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in Lee County, Florida, to-wit:

Lot 129, Unit 2, Country Lakes Subdivision, as shown in the plat recorded as Instrument No. 2005000057461, in the Lee County Public Records.

The subject property is conveyed and accepted as Common Area as defined in the Revised Declaration of Covenants and Restrictions for Country Lakes Subdivision recorded in O.R. Book 1759, Page 871, of the Public Records of Lee County, Florida, as amended from time to time.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

[Remainder of this page intentionally left blank]

SEZ2026-00018 Lee County DigEplan Original Application Dated 08-21-2026

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES

COUNTRY LAKES DEVELOPMENT COMPANY, LLC,
A Florida Limited Liability Company

By its Manager:
BUNDSCHU KRAFT, INC.,
A Florida corporation

Karen M. Goncalves
Printed Name: Karen M. Goncalves

Robert S. DeMeo
Printed Name: Robert S. DeMeo

Charles C. Bundschu, III, as President
of Bundschu Kraft, Inc.

STATE OF FLORIDA)
COUNTY OF LEE)

THE FOREGOING instrument was acknowledged before me this 13th day ~~December~~ march, ~~2006~~ 2007, by Charles C. Bundschu, III, as President of Bundschu Kraft, Inc., manager of Country Lakes Development Company, LLC. He is personally known to me or has produced _____ as identification.

(seal)

KAREN M. GONCALVES
MY COMMISSION # DD 205956
EXPIRES: April 28, 2007
Bonded Thru Notary Public Underwriters

Karen M. Goncalves
Notary Public
Printed Name: Karen M. Goncalves

SE22026-00018 Lee County DigEplan Original Application Dated 08-21-2026

The undersigned Country Lakes Owners' Association, Inc, hereby joins in this deed for the purpose of accepting the use of the lot as a Common Area.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses:

Carolyn Quinones

Printed Name: Carolyn Quinones

Sabrina Scott

Printed Name: SABRINA SCOTT

Country Lakes Owners' Association, Inc.
A Florida Corporation Not For Profit

Michael W Luecke

Print Name: MICHAEL W LUECKE

Title: PRESIDENT

STATE OF FLORIDA)
COUNTY OF LEE)

THE FOREGOING instrument was acknowledged before me this 21 day ~~December, 2006~~ March 2007, by Michael Luecke as President of Country Lakes Owners' Association, Inc., a Florida corporation not for profit. He/she is personally known to me or has produced _____ as identification.

(seal)

Milay D. Curbelo

Notary Public

Printed Name: Milay Curbelo

Notary Public State of Florida
Milay D Curbelo
My Commission DD399310
Expires 02/23/2009

SEZ2026-00018 Lee County DigEplan Original Application Dated 08-21-2026

Lee County Tax Collector

Noelle Branning

2025 Real Estate Tax Notice

Ad Valorem Taxes and Non-Ad Valorem Assessments for Lee County, Florida

Account Number:
10-44-25-12-00129.00CE

Alternate Key:
2100252131

Millage Code:
046

★ See message below.

Site Address/Legal Description:
9731 CATTAIL CT

COUNTRY LAKES UNIT 2 DESC IN INST#2005-57461 LOT 129

SCAN THIS CODE to pay online or visit LeeTC.com/pay-online

Exemptions/Values

Market Value	0
Assessed Value	0
Taxable Value	0

COUNTRY LAKES OWNERS ASSOC INC
8270 COLLEGE PKWY #104
FORT MYERS, FL 33919

Ad Valorem Taxes Levying Authority	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	0	0	0	0.00
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	0	0	0	0.00
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	0	0	0	0.00
LEE COUNTY ALL HAZARDS - MSTU	239-533-2221	0.0693	0	0	0	0.00
LEE COUNTY UNINCORPORATED - MSTU	239-533-2221	0.8398	0	0	0	0.00
LEE COUNTY LIBRARY FUND	239-533-2221	0.4218	0	0	0	0.00
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	0	0	0	0.00
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	0	0	0	0.00
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	0	0	0	0.00
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	0	0	0	0.00
LEE COUNTY MOSQUITO CONTROL	239-694-2174	0.2116	0	0	0	0.00
TICE FIRE PROTECTION & RESCUE DISTRICT	239-694-2380	3.7500	0	0	0	0.00
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	0	0	0	0.00

KEEP FOR YOUR RECORDS

Non-Ad Valorem Assessments Levying Authority	Telephone	Rate	Basis	Amount

2025 **Combined Total Ad Valorem and Non-Ad Valorem:** $0.00

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

Return with payment

If Received By:	Amount Due:
☐ Jul 31, 2026	$0.00

Phone/Email Contact: _____

For payment options and instructions, refer to the back of this notice.

Account: 10-44-25-12-00129.00CE
Site Address: 9731 CATTAIL CT
Alternate Key: 2100252131

★ If the address below is not correct, **visit LeePA.org** to update your address.

COUNTRY LAKES OWNERS ASSOC INC
8270 COLLEGE PKWY #104
FORT MYERS, FL 33919

Make check payable to:
LEE COUNTY TAX COLLECTOR
PO BOX 1609
FORT MYERS , FL 33902-1609

Lee County Tax Collector

IMPORTANT INSTRUCTIONS AND INFORMATION – PLEASE READ

Ad Valorem Taxes cover the period January 1 through December 31 of the tax year indicated on the front of this notice. Tax notices are mailed on or about November 1 and become delinquent April 1. Failure to receive a tax notice does not extend discounts or excuse taxpayers' responsibilities to pay taxes and applicable penalties for late payments. Installment tax notices are mailed in June, September, December and March. Installment payment discounts are: June (6%), September (4.5%) and December (3%).

Governmental Office Responsibilities

Lee County Tax Collector

The Tax Collector prints, mails, and collects payments based on the tax rolls certified by the Property Appraiser and Levying Authorities.

Contact the Tax Collector to:

- Pay your current or delinquent property taxes
- Learn about Partial Payment, Installment Payment, and Homestead Tax Deferral plans
- Print your tax bills and receipts

Phone: 239-533-6000 • Website: **LeeTC.com**

Lee County Property Appraiser

The Property Appraiser values properties and prepares and certifies the tax roll. This includes assessed values, exemptions, legal descriptions, owner(s) and mailing address.

Contact the Property Appraiser to:

- Ask questions about the assessed value or exemption of your property
- Change your mailing address
- File or check on Homestead and other exemptions

Phone: 239-533-6100 • Website: **LeePA.org**

Lee County Levying Authorities

Lee County Levying Authorities establish millage rates and assessments based on revenue needed for operating expenses.

Call your Levying Authority with direct questions regarding services provided or rates charged.

A list of Levying Authorities and phone numbers may appear on the front of this notice or can be found on your property tax bill. Visit **LeeTC.com/property-taxes** for instructions on viewing your bill.

Payment Options

- **Pay Online: LeeTC.com/pay-online**
- **Kiosk:** Payment kiosks are located in all service centers: LeeTC.com/locations
- **Mail:** PO Box 1609, Ft Myers, FL 33902-1609 (check or money order)
- **Phone:** (239) 533-6000
- **In Person:** visit LeeTC.com to make an appointment

eChecks, checks, cash and money orders are FREE. All other payment types are subject to a convenience fee. The Tax Collector does not keep any portion of these fees.

Note: If using your bank's online bill pay, make sure you allow for processing time so payment arrives by the received date listed on the front of this notice.

Discounts

The amounts indicated on the front of this notice represent the total taxes and assessments due (if applicable) less discounts allowed for early payment. When the discount period ends on a weekend or holiday, the discount is extended to the next business day. Taxes are due by March 31 of each year.

- 4% if paid in **NOVEMBER**
- 3% if paid in **DECEMBER**
- 2% if paid in **JANUARY**
- 1% if paid in **FEBRUARY**

Property Sold: forward this notice to the new owner(s).

Confirm Payment and Print Receipt

Confirm receipt of your payment online at our official website LeeTC.com. Your taxes are not considered paid until your payment clears our bank and is applied to your tax account.

You can print a receipt in three easy steps:

1 Visit LeeTC.com/pay-online and click property taxes.
2 Enter your name or address in the search field and select your record.
3 Find your annual bill, then click Print (PDF) for a receipt.

Delinquent Taxes

eChecks, personal checks, and business checks are not acceptable forms of payment for delinquent taxes. The amount due is determined by the date payment is received in our office. Failure to pay delinquent taxes could result in the loss of your property. On April 1 the following charges are imposed by Florida Law:

Real Estate: 3% minimum interest and advertising costs. A tax certificate sale is held on or before June 1 resulting in additional charges.

Tangible Personal Property: 18% interest annually, cost of advertising, and fees. Tax warrants will be issued on all unpaid personal property taxes on or about June 1.

Have you met Edison?

Edison is our automated chatbot that can answer many of your questions relating to property taxes and much more. Available 24/7, you can find Edison at the bottom of our website, **LeeTC.com**.

NOTICE: Pursuant to Florida Statute 590.125(5), be advised that the Florida Forest Service may be performing prescribed burning and/or other treatments in a project area that includes your property in Lee County, Florida. These efforts are to reduce fuel loads and threat of wildfires. These projects are planned to occur from the date of this notice until the same date the following year. This service is provided at no cost to the affected landowner(s). Contact the Florida Forest Service if you have questions regarding this service at: 10941 Palm Beach Blvd., Fort Myers, FL 33905, or 239.690.8001.

Our Mission: Deliver 5-Star service through an organizational culture that values customers, team, and community.

GeoView Map

July 15, 2026 Air Photos: 2026 Hi-Res (3 inch)

1:797

0 35 70 140 ft

0 10 20 40 m

- HospitalLocations
- Library Locations

School Locations

- School Locations
- CCC_Parks
- County Boundary
- GLS Sections

Major Roads Medium

- I - 75
- US 41
- Other Highways
- Other Roads
- Parcels Near

This map is NOT a legal land survey and should not be used or relied upon as such.
No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

Lee County Property Appraiser

Tax Year 2025

Property Data

STRAP: 10-44-25-12-00129.00CE Folio ID: 10512583

Tax Roll Value Letter

Generated on 7/15/2026 7:15 AM

Owner Of Record - Sole Owner

[Change Mailing Address]

COUNTRY LAKES OWNERS ASSOC INC
8270 COLLEGE PKWY #104
FORT MYERS FL 33919

Site Address

Site Address maintained by E911 Program Addressing

9731 CATTAIL CT
FORT MYERS FL 33905

Property Description

Do not use for legal documents!

COUNTRY LAKES UNIT 2 DESC IN INST#2005-57461 LOT 129

View Recorded Plat at LeeClerk.org - Use this link to view recorded plat information on the Lee County Clerk of Courts website.

Attributes and Location Details

Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Township	Range	Section	Block	Lot

[Tax Map Viewer] [View Comparables]

[Pictometry Aerial Viewer]

Image of Structure

44	25E	10	00129	00CE
Municipality	**Latitude**	**Longitude**		
Lee County Unincorporated - 0	26.6641	-81.79802		

View Parcel on Google Maps

Property Values / Exemptions / TRIM Notices

Generated on 7/15/2026 7:15 AM

Property Details (Current as of 7/14/2026)

Generated on 7/15/2026 7:15 AM

Property Details (2025 Tax Roll)

Generated on 7/15/2026 7:15 AM

Taxing Authorities

Generated on 7/15/2026 7:15 AM

Sales / Transactions

Generated on 7/15/2026 7:15 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
100.00	03/13/2007	2007000120072	01		V
350,000.00	12/08/2004	4521/1081	02		V
252,500.00	03/01/1995	2623/3761	04		V
100.00	11/01/1983	1699/2539	04		V

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- School Locations
- CCC_Parks
- County Boundary
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- I - 75
- US 41
- Other Highways
- Other Roads
- Parcels Near

This map is NOT a legal land survey and should not be used or relied upon as such.
No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

Property Owner(s)	Mailing Address	Property Address	STRAP No.	Folio Id.
Kelley Tractor Co	9651 Kelly Tractor Dr Fort Myers, FL 33905	9651 Kelly Tractor Dr Fort Myers, FL 33905	10-44-25-08-00000.0010	10439748
Kelly Tractor Co c/o Kelly Tractor Comm. Center Assn.	9651 Kelly Tractor Dr Fort Myers, FL 33905	Submerged Fort Myers, FL 33905	10-44-25-08-0000B.00CE	10439752
MHC Crystal Lakes Lot LLC c/o Kroll	PO Box 2629 Addison, TX 75001	5456 Fiddleleaf Dr Fort Myers, FL 33905	10-44-25-09-00000.0223	10443784
MHC Crystal Lakes Lot LLC c/o Kroll	PO Box 2629 Addison, TX 75001	5462 Fiddleleaf Dr Fort Myers, FL 33905	10-44-25-09-00000.0224	10443785
MHC Crystal Lakes Lot LLC c/o Kroll	PO Box 2629 Addison, TX 75001	5468 Fiddleleaf Dr Fort Myers, FL 33905	10-44-25-09-00000.0225	10443786
MHC Crystal Lakes Lot LLC c/o Kroll	PO Box 2629 Addison, TX 75001	5474 Fiddleleaf Dr Fort Myers, FL 33905	10-44-25-09-00000.0226	10443787
MHC Crystal Lakes Lot LLC c/o Kroll	PO Box 2629 Addison, TX 75001	5480 Fiddleleaf Dr Fort Myers, FL 33905	10-44-25-09-00000.0227	10443788
MHC Crystal Lakes Lot LLC c/o Kroll	PO Box 2629 Addison, TX 75001	5486 Fiddleleaf Dr Fort Myers, FL 33905	10-44-25-09-00000.0228	10443789
Sigmon, Connie Lynne Sigmon, Charles Nelson Jr	5470 Manatee Bay Ln Fort Myers, FL 33905	5470 Manatee Bay Ln Fort Myers, FL 33905	10-44-25-09-00000.0229	10443790
MHC Crystal Lakes Lot LLC c/o Kroll	PO Box 2629 Addison, TX 75001	5457 Fiddleleaf Dr Fort Myers, FL 33905	10-44-25-09-00000.0230	10443791
MHC Crystal Lakes Lot LLC c/o Kroll	PO Box 2629 Addison, TX 75001	5451 Fiddleleaf Dr Fort Myers, FL 33905	10-44-25-09-00000.0231	10443792
MHC Crystal Lakes Lot LLC c/o Kroll	PO Box 2629 Addison, TX 75001	5445 Fiddleleaf Dr Fort Myers, FL 33905	10-44-25-09-00000.0232	10443793
MHC Crystal Lakes Lot LLC c/o Kroll	PO Box 2629 Addison, TX 75001	5390 Silk Oak Ave Fort Myers, FL 33905	10-44-25-09-00000.0280	10443841
Youngblut, William D Youngblut, Lisa A	6732 Laporte Rd Washburn, IA 50702	5400 Silk Oak Ave Fort Myers, FL 33905	10-44-25-09-00000.0281	10443842
Mounce, Robert Bradley, Melissa Jo	488 Boat Dock Rd Somerset, KY 42501	5440 Silk Oak Ave Fort Myers, FL 33905	10-44-25-09-00000.0282	10443843
Palmachuk, Mark Witwicki, Kathleen	59 Endciott St #1 Peabody, MA 01960	5390 Manatee Bay Ln Fort Myers, FL 33905	10-44-25-09-00000.0283	10443844

Fogerson, Larry T Fogerson, Lora A Nichols, Susan J	2480 E US Highway 36 PO Box 23 Newman, IL 61942	5381 Manatee Bay Ln Fort Myers, FL 33905	10-44-25-09-00000.0328	10443889
Dailey, Peter J Dailey, Theresa M L/E	5391 Manatee Bay Ln Fort Myers, FL 33905	5391 Manatee Bay Ln Fort Myers, FL 33905	10-44-25-09-00000.0329	10443890
Gendron, Barbara Gendron, Tracy	41738 Clinton Pines Dr Clinton Township, MI 48038	5401 Manatee Bay Ln Fort Myers, FL 33905	10-44-25-09-00000.0330	10443891
Malone, Kimberly	5411 Manatee Bay Ln Fort Myers, FL 33905	5411 Manatee Bay Ln Fort Myers, FL 33905	10-44-25-09-00000.0331	10443892
Jackson, Gray Jackson, Sandy TR	15751 132nd Ave Nunica, MI 49448	5421 Manatee Bay Ln Fort Myers, FL 33905	10-44-25-09-00000.0332	10443893
Emden, Dernita A Puttkamer, Scott	5431 Manatee Bay Ln Fort Myers, FL 33905	5431 Manatee Bay Ln Fort Myers, FL 33905	10-44-25-09-00000.0333	10443894
Smith, Robert A Smith, Joyce B	5441 Manatee Bay Ln Fort Myers, FL 33905	5441 Manatee Bay Ln Fort Myers, FL 33905	10-44-25-09-00000.0334	10443895
Lecates, Janice L	5451 Manatee Bay Ln Fort Myers, FL 33905	5451 Manatee Bay Ln Fort Myers, FL 33905	10-44-25-09-00000.0335	10443896
Harrison, Lawrence W Harrison, Marilyn S	5481 Manatee Bay Ln Fort Myers, FL 33905	5481 Manatee Bay Ln Fort Myers, FL 33905	10-44-25-09-00000.0338	10443899
Crystal Lakes Adult Comm. Assn.	5010 Country Lakes Dr Fort Myers, FL 33905	Right of Way Fort Myers, FL 33905	10-44-25-09-0000A.00CE	10443900
Crystal Lakes Adult Comm. Assn.	5010 Country Lakes Dr Fort Myers, FL 33905	Buffer Fort Myers, FL 33905	10-44-25-09-0000D.00CE	10443901
Crystal Lakes Adult Comm. Assn.	5010 Country Lakes Dr Fort Myers, FL 33905	5498 Fiddleleaf Dr Fort Myers, FL 33905	10-44-25-09-0000G.00CE	10443902
Crystal Lakes Adult Comm. Assn.	5010 Country Lakes Dr Fort Myers, FL 33905	5492 Fiddleleaf Dr Fort Myers, FL 33905	10-44-25-09-0000H.00CE	10443903
Crystal Lakes Adult Comm. Assn.	5010 Country Lakes Dr Fort Myers, FL 33905	Buffer Fort Myers, FL 33905	10-44-25-09-0000I.00CE	10443904
Stott, Larry W	9760 Cattail Ct Fort Myers, FL 33905	9760 Cattail Ct Fort Myers, FL 33905	10-44-25-12-00000.1120	10512566
Monsrud Allan Monsrud, Pamela	22532 330th Ave Badger, MN 56714	9777 Creekwood Ln Fort Myers, FL 33905	10-44-25-12-00000.1130	10512567

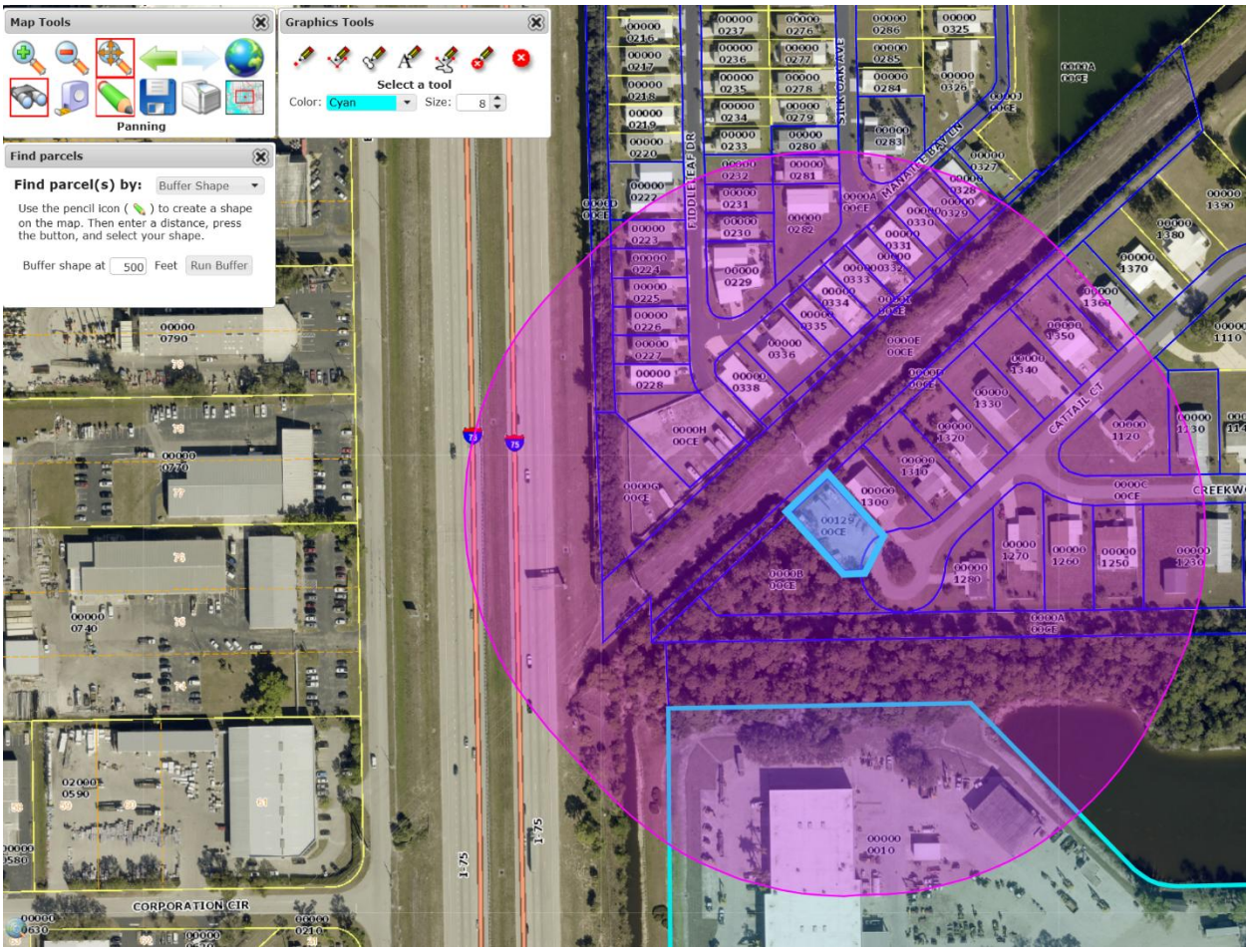
Van Orman, Douglas M Van Orman, Angela Lee	PO Box 32 Lehigh Acres, FL 33970	9778 Creekwood Ln Fort Myers, FL 33905	10-44-25-12-00000.1230	10512577
Garber, Gerald A Garber, Deberah A	9766 Creekwood Ln Fort Myers, FL 33905	9766 Creekwood Ln Fort Myers, FL 33905	10-44-25-12-00000.1250	10512579
Yuille, Robert W Yuille, Marion Ishimoto	9762 Creekwood Ln Fort Myers, FL 33905	9762 Creekwood Ln Fort Myers, FL 33905	10-44-25-12-00000.1260	10512580
Allen C Finatri Trust	9748 Cattail Ct Fort Myers, FL 33905	9748 Cattail Ct Fort Myers, FL 33905	10-44-25-12-00000.1270	10512581
Kroeger, Gary A Malek, Kathleen M	9740 Cattail Ct Fort Myers, FL 33905	9740 Cattail Ct Fort Myers, FL 33905	10-44-25-12-00000.1280	10512582
Oxley, Arthur R Oxley, Marie	9737 Cattail Ct Fort Myers, FL 33905	9737 Cattail Ct Fort Myers, FL 33905	10-44-25-12-00000.1300	10512584
Gassak, Arkadi Gassak, Olga	9743 Cattail Ct Fort Myers, FL 33905	9743 Cattail Ct Fort Myers, FL 33905	10-44-25-12-00000.1310	10512585
Baker, Rodney Baker, Diane L/E	9749 Cattail Ct Fort Myers, FL 33905	9749 Cattail Ct Fort Myers, FL 33905	10-44-25-12-00000.1320	10512586
Epifanio, Patricia	9755 Cattail Ct Fort Myers, FL 33905	9755 Cattail Ct Fort Myers, FL 33905	10-44-25-12-00000.1330	10512587
Vichales, Dorn J TR	9761 Cattail Ct Fort Myers, FL 33905	9761 Cattail Ct Fort Myers, FL 33905	10-44-25-12-00000.1340	10512588
Daughtrey, Shirley Ann TR	9767 Cattail Ct Fort Myers, FL 33905	9767 Cattail Ct Fort Myers, FL 33905	10-44-25-12-00000.1350	10512589
Michaud, John Michaud, Paulette	9773 Cattail Ct Fort Myers, FL 33905	9773 Cattail Ct Fort Myers, FL 33905	10-44-25-12-00000.1360	10512590
Country Lakes Owners Assn. Inc.	5267 Country Field Cir Fort Myers, FL 33905	Country Lakes C/E Fort Myers, FL 33905	10-44-25-12-0000A.00CE	10512594
Country Lakes Owners Assn. Inc.	5267 Country Field Cir Fort Myers, FL 33905	Country Lakes C/E Fort Myers, FL 33905	10-44-25-12-0000B.00CE	10512595
Country Lakes Owners Assn. Inc.	5267 Country Field Cir Fort Myers, FL 33905	Right of Way Fort Myers, FL 33905	10-44-25-12-0000C.00CE	10512596
Country Lakes Owners Assn. Inc.	5267 Country Field Cir Fort Myers, FL 33905	Country Lakes C/E Fort Myers, FL 33905	10-44-25-12-0000D.00CE	10512597
Country Lakes Owners Assn. Inc.	5267 Country Field Cir Fort Myers, FL 33905	Country Lakes C/E Fort Myers, FL 33905	10-44-25-12-0000E.00CE	10512598

Nicholson, Christie B	5450 Fiddleleaf Dr Fort Myers, FL 33905	5450 Fiddleleaf Dr Fort Myers, FL 33905	10-44-25-09-00000.0222	10583569
Grube, Diann Grube, Wayne	5461 Manatee Bay Ln Fort Myers, FL 33905	5461 Manatee Bay Ln Fort Myers, FL 33905	10-44-25-09-00000.0336	10584271

SURROUNDING PROPERTY OWNER MAP AND LIST

In accordance with Section 34-202(9), Lee County Land Development Code, this document provides a complete list and map of all property owners and their mailing addresses for all properties within 500 feet of the perimeter of the subject property, Lot 129 STRAP No.: 10-44-25-12-00129.00CE.

MAP OF SURROUNDING AREA



SURROUNDING PROPERTY INFORMATION

1. STRAP No. 10-44-25-08-00000.0010

Property Address:	9651 Kelly Tractor Dr Fort Myers, FL 33905
STRAP No.:	10-44-25-08-00000.0010
Folio Id:	10439748
Property Owner(s):	Kelley Tractor Co
Mailing Address:	9651 Kelly Tractor Dr Fort Myers, FL 33905

2. STRAP No. 10-44-25-08-0000B.00CE

Property Address:	Submerged Fort Myers, FL 33905
STRAP No.:	10-44-25-08-0000B.00CE
Folio Id:	10439752
Property Owner(s):	Kelly Tractor Co c/o Kelly Tractor Comm. Center Assn.
Mailing Address:	9651 Kelly Tractor Dr Fort Myers, FL 33905

3. STRAP No. 10-44-25-09-00000.0223

Property Address:	5456 Fiddleleaf Dr Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0223
Folio Id:	10443784
Property Owner(s):	MHC Crystal Lakes Lot LLC c/o Kroll
Mailing Address:	PO Box 2629 Addison, TX 75001

4. STRAP No. 10-44-25-09-00000.0224

Property Address:	5462 Fiddleleaf Dr Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0224
Folio Id:	10443785
Property Owner(s):	MHC Crystal Lakes Lot LLC c/o Kroll
Mailing Address:	PO Box 2629 Addison, TX 75001

5. STRAP No. 10-44-25-09-00000.0225

Property Address:	5468 Fiddleleaf Dr Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0225
Folio Id:	10443786
Property Owner(s):	MHC Crystal Lakes Lot LLC c/o Kroll
Mailing Address:	PO Box 2629 Addison, TX 75001

6. STRAP No. 10-44-25-09-00000.0226

Property Address:	5474 Fiddleleaf Dr Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0226
Folio Id:	10443787
Property Owner(s):	MHC Crystal Lakes Lot LLC c/o Kroll
Mailing Address:	PO Box 2629 Addison, TX 75001

7. STRAP No. 10-44-25-09-00000.0227

Property Address:	5480 Fiddleleaf Dr Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0227
Folio Id:	10443788
Property Owner(s):	MHC Crystal Lakes Lot LLC c/o Kroll
Mailing Address:	PO Box 2629 Addison, TX 75001

8. STRAP No. 10-44-25-09-00000.0228

Property Address:	5486 Fiddleleaf Dr Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0228
Folio Id:	10443789
Property Owner(s):	MHC Crystal Lakes Lot LLC c/o Kroll
Mailing Address:	PO Box 2629 Addison, TX 75001

9. STRAP No. 10-44-25-09-00000.0229

Property Address:	5470 Manatee Bay Ln Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0229
Folio Id:	10443790
Property Owner(s):	Sigmon, Connie Lynne Sigmon, Charles Nelson Jr
Mailing Address:	5470 Manatee Bay Ln Fort Myers, FL 33905

10. STRAP No. 10-44-25-09-00000.0230

Property Address:	5457 Fiddleleaf Dr Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0230
Folio Id:	10443791
Property Owner(s):	MHC Crystal Lakes Lot LLC c/o Kroll
Mailing Address:	PO Box 2629 Addison, TX 75001

11. STRAP No. 10-44-25-09-00000.0231

Property Address:	5451 Fiddleleaf Dr Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0231
Folio Id:	10443792
Property Owner(s):	MHC Crystal Lakes Lot LLC c/o Kroll
Mailing Address:	PO Box 2629 Addison, TX 75001

12. STRAP No. 10-44-25-09-00000.0232

Property Address:	5445 Fiddleleaf Dr Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0232
Folio Id:	10443793
Property Owner(s):	MHC Crystal Lakes Lot LLC c/o Kroll
Mailing Address:	PO Box 2629 Addison, TX 75001

13. STRAP No. 10-44-25-09-00000.0280

Property Address:	5390 Silk Oak Ave Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0280
Folio Id:	10443841
Property Owner(s):	MHC Crystal Lakes Lot LLC c/o Kroll
Mailing Address:	PO Box 2629 Addison, TX 75001

14. STRAP No. 10-44-25-09-00000.0281

Property Address:	5400 Silk Oak Ave Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0281
Folio Id:	10443842
Property Owner(s):	Youngblut, William D Youngblut, Lisa A
Mailing Address:	6732 Laporte Rd Washburn, IA 50702

15. STRAP No. 10-44-25-09-00000.0282

Property Address:	5440 Silk Oak Ave Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0282
Folio Id:	10443843
Property Owner(s):	Mounce, Robert Bradley, Melissa Jo
Mailing Address:	488 Boat Dock Rd Somerset, KY 42501

16. STRAP No. 10-44-25-09-00000.0283

Property Address:	5390 Manatee Bay Ln Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0283
Folio Id:	10443844
Property Owner(s):	Palmachuk, Mark Witwicki, Kathleen
Mailing Address:	59 Endciott St #1 Peabody, MA 01960

17. STRAP No. 10-44-25-09-00000.0328

Property Address:	5381 Manatee Bay Ln Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0328
Folio Id:	10443889
Property Owner(s):	Fogerson, Larry T Fogerson, Lora A Nichols, Susan J
Mailing Address:	2480 E US Highway 36 PO Box 23 Newman, IL 61942

18. STRAP No. 10-44-25-09-00000.0329

Property Address:	5391 Manatee Bay Ln Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0329
Folio Id:	10443890
Property Owner(s):	Dailey, Peter J Dailey, Theresa M L/E
Mailing Address:	5391 Manatee Bay Ln Fort Myers, FL 33905

19. STRAP No. 10-44-25-09-00000.0330

Property Address:	5401 Manatee Bay Ln Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0330
Folio Id:	10443891
Property Owner(s):	Gendron, Barbara Gendron, Tracy
Mailing Address:	41738 Clinton Pines Dr Clinton Township, MI 48038

20. STRAP No. 10-44-25-09-00000.0331

Property Address:	5411 Manatee Bay Ln Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0331
Folio Id:	10443892
Property Owner(s):	Malone, Kimberly
Mailing Address:	5411 Manatee Bay Ln Fort Myers, FL 33905

21. STRAP No. 10-44-25-09-00000.0332

Property Address:	5421 Manatee Bay Ln Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0332
Folio Id:	10443893
Property Owner(s):	Jackson, Gray Jackson, Sandy TR
Mailing Address:	15751 132nd Ave Nunica, MI 49448

22. STRAP No. 10-44-25-09-00000.0333

Property Address:	5431 Manatee Bay Ln Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0333
Folio Id:	10443894
Property Owner(s):	Emden, Dernita A Puttkamer, Scott
Mailing Address:	5431 Manatee Bay Ln Fort Myers, FL 33905

23. STRAP No. 10-44-25-09-00000.0334

Property Address:	5441 Manatee Bay Ln Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0334
Folio Id:	10443895
Property Owner(s):	Smith, Robert A Smith, Joyce B
Mailing Address:	5441 Manatee Bay Ln Fort Myers, FL 33905

24. STRAP No. 10-44-25-09-00000.0335

Property Address:	5451 Manatee Bay Ln Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0335
Folio Id:	10443896
Property Owner(s):	Lecates, Janice L
Mailing Address:	5451 Manatee Bay Ln Fort Myers, FL 33905

25. STRAP No. 10-44-25-09-00000.0338

Property Address:	5481 Manatee Bay Ln Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0338
Folio Id:	10443899
Property Owner(s):	Harrison, Lawrence W Harrison, Marilyn S
Mailing Address:	5481 Manatee Bay Ln Fort Myers, FL 33905

26. STRAP No. 10-44-25-09-0000A.00CE

Property Address:	Right of Way Fort Myers, FL 33905
STRAP No.:	10-44-25-09-0000A.00CE
Folio Id:	10443900
Property Owner(s):	Crystal Lakes Adult Comm. Assn.
Mailing Address:	5010 Country Lakes Dr Fort Myers, FL 33905

27. STRAP No. 10-44-25-09-0000D.00CE

Property Address:	Buffer Fort Myers, FL 33905
STRAP No.:	10-44-25-09-0000D.00CE
Folio Id:	10443901
Property Owner(s):	Crystal Lakes Adult Comm. Assn.
Mailing Address:	5010 Country Lakes Dr Fort Myers, FL 33905

28. STRAP No. 10-44-25-09-0000G.00CE

Property Address:	5498 Fiddleleaf Dr Fort Myers, FL 33905
STRAP No.:	10-44-25-09-0000G.00CE
Folio Id:	10443902
Property Owner(s):	Crystal Lakes Adult Comm. Assn.
Mailing Address:	5010 Country Lakes Dr Fort Myers, FL 33905

29. STRAP No. 10-44-25-09-0000H.00CE

Property Address:	5492 Fiddleleaf Dr Fort Myers, FL 33905
STRAP No.:	10-44-25-09-0000H.00CE
Folio Id:	10443903
Property Owner(s):	Crystal Lakes Adult Comm. Assn.
Mailing Address:	5010 Country Lakes Dr Fort Myers, FL 33905

30. STRAP No. 10-44-25-09-0000I.00CE

Property Address:	Buffer Fort Myers, FL 33905
STRAP No.:	10-44-25-09-0000I.00CE
Folio Id:	10443904
Property Owner(s):	Crystal Lakes Adult Comm. Assn.
Mailing Address:	5010 Country Lakes Dr Fort Myers, FL 33905

31. STRAP No. 10-44-25-12-00000.1120

Property Address:	9760 Cattail CT Fort Myers, FL 33905
STRAP No.:	10-44-25-12-00000.1120
Folio Id:	10512566
Property Owner(s):	Stott, Larry W
Mailing Address:	9760 Cattail CT Fort Myers, FL 33905

32. STRAP No. 10-44-25-12-00000.1130

Property Address:	9777 Creekwood Ln Fort Myers, FL 33905
STRAP No.:	10-44-25-12-00000.1130
Folio Id:	10512567
Property Owner(s):	Monsrud Allan Monsrud, Pamela
Mailing Address:	22532 330th Ave Badger, MN 56714

33. STRAP No. 10-44-25-12-00000.1230

Property Address:	9778 Creekwood Ln Fort Myers, FL 33905
STRAP No.:	10-44-25-12-00000.1230
Folio Id:	10512577
Property Owner(s):	Van Orman, Douglas M Van Orman, Angela Lee
Mailing Address:	PO Box 32 Lehigh Acres, FL 33970

34. STRAP No. 10-44-25-12-00000.1250

Property Address:	9766 Creekwood Ln Fort Myers, FL 33905
STRAP No.:	10-44-25-12-00000.1250
Folio Id:	10512579
Property Owner(s):	Garber, Gerald A Garber, Deberah A
Mailing Address:	9766 Creekwood Ln Fort Myers, FL 33905

35. STRAP No. 10-44-25-12-00000.1260

Property Address:	9762 Creekwood Ln Fort Myers, FL 33905
STRAP No.:	10-44-25-12-00000.1260
Folio Id:	10512580
Property Owner(s):	Yuille, Robert W Yuille, Marion Ishimoto
Mailing Address:	9762 Creekwood Ln Fort Myers, FL 33905

36. STRAP No. 10-44-25-12-00000.1270

Property Address:	9748 Cattail CT Fort Myers, FL 33905
STRAP No.:	10-44-25-12-00000.1270
Folio Id:	10512581
Property Owner(s):	Allen C Finatri Trust
Mailing Address:	9748 Cattail CT Fort Myers, FL 33905

37. STRAP No. 10-44-25-12-00000.1280

Property Address:	9740 Cattail CT Fort Myers, FL 33905
STRAP No.:	10-44-25-12-00000.1280
Folio Id:	10512582
Property Owner(s):	Kroeger, Gary A Malek, Kathleen M
Mailing Address:	9740 Cattail CT Fort Myers, FL 33905

38. STRAP No. 10-44-25-12-00000.1300

Property Address:	9737 Cattail CT Fort Myers, FL 33905
STRAP No.:	10-44-25-12-00000.1300
Folio Id:	10512584
Property Owner(s):	Oxley, Arthur R Oxley, Marie
Mailing Address:	9737 Cattail CT Fort Myers, FL 33905

39. STRAP No. 10-44-25-12-00000.1310

Property Address:	9743 Cattail CT Fort Myers, FL 33905
STRAP No.:	10-44-25-12-00000.1310
Folio Id:	10512585
Property Owner(s):	Gassak, Arkadi Gassak, Olga
Mailing Address:	9743 Cattail CT Fort Myers, FL 33905

40. STRAP No. 10-44-25-12-00000.1320

Property Address:	9749 Cattail CT Fort Myers, FL 33905
STRAP No.:	10-44-25-12-00000.1320
Folio Id:	10512586
Property Owner(s):	Baker, Rodney Baker, Diane L/E
Mailing Address:	9749 Cattail CT Fort Myers, FL 33905

41. STRAP No. 10-44-25-12-00000.1330

Property Address:	9755 Cattail CT Fort Myers, FL 33905
STRAP No.:	10-44-25-12-00000.1330
Folio Id:	10512587
Property Owner(s):	Epifanio, Patricia
Mailing Address:	9755 Cattail CT Fort Myers, FL 33905

42. STRAP No. 10-44-25-12-00000.1340

Property Address:	9761 Cattail CT Fort Myers, FL 33905
STRAP No.:	10-44-25-12-00000.1340
Folio Id:	10512588
Property Owner(s):	Vichales, Dorn J TR
Mailing Address:	9761 Cattail CT Fort Myers, FL 33905

43. STRAP No. 10-44-25-12-00000.1350

Property Address:	9767 Cattail CT Fort Myers, FL 33905
STRAP No.:	10-44-25-12-00000.1350
Folio Id:	10512589
Property Owner(s):	Daughtrey, Shirley Ann TR
Mailing Address:	9767 Cattail CT Fort Myers, FL 33905

44. STRAP No. 10-44-25-12-00000.1360

Property Address:	9773 Cattail CT Fort Myers, FL 33905
STRAP No.:	10-44-25-12-00000.1360
Folio Id:	10512590
Property Owner(s):	Michaud, John Michaud, Paulette
Mailing Address:	9773 Cattail CT Fort Myers, FL 33905

45. STRAP No. 10-44-25-12-0000A.00CE

Property Address:	Country Lakes C/E Fort Myers, FL 33905
STRAP No.:	10-44-25-12-0000A.00CE
Folio Id:	10512594
Property Owner(s):	Country Lakes Owners Assn. Inc.
Mailing Address:	5267 Country Field Cir Fort Myers, FL 33905

46. STRAP No. 10-44-25-12-0000B.00CE

Property Address:	Country Lakes C/E Fort Myers, FL 33905
STRAP No.:	10-44-25-12-0000B.00CE
Folio Id:	10512595
Property Owner(s):	Country Lakes Owners Assn. Inc.
Mailing Address:	5267 Country Field Cir Fort Myers, FL 33905

47. STRAP No. 10-44-25-12-0000C.00CE

Property Address:	Right of Way Fort Myers, FL 33905
STRAP No.:	10-44-25-12-0000C.00CE
Folio Id:	10512596
Property Owner(s):	Country Lakes Owners Assn. Inc.
Mailing Address:	5267 Country Field Cir Fort Myers, FL 33905

48. STRAP No. 10-44-25-12-0000D.00CE

Property Address:	Country Lakes C/E Fort Myers, FL 33905
STRAP No.:	10-44-25-12-0000D.00CE
Folio Id:	10512597
Property Owner(s):	Country Lakes Owners Assn. Inc.
Mailing Address:	5267 Country Field Cir Fort Myers, FL 33905

49. STRAP No. 10-44-25-12-0000E.00CE

Property Address:	Country Lakes C/E Fort Myers, FL 33905
STRAP No.:	10-44-25-12-0000E.00CE
Folio Id:	10512598
Property Owner(s):	Country Lakes Owners Assn. Inc.
Mailing Address:	5267 Country Field Cir Fort Myers, FL 33905

50. STRAP No. 10-44-25-09-00000.0222

Property Address:	5450 Fiddleleaf Dr Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0222
Folio Id:	10583569
Property Owner(s):	Nicholson, Christie B
Mailing Address:	5450 Fiddleleaf Dr Fort Myers, FL 33905

51. STRAP No. 10-44-25-09-00000.0336

Property Address:	5461 Manatee Bay Ln Fort Myers, FL 33905
STRAP No.:	10-44-25-09-00000.0336
Folio Id:	10584271
Property Owner(s):	Grube, Diann Grube, Wayne
Mailing Address:	5461 Manatee Bay Ln Fort Myers, FL 33905