Lee County Community Development

APPLICATION FOR CONVENTIONAL REZONING PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: McGregor Nursery

Request: ☒ Rezoning from: AG-2 To: CG
☐ Variance included? ☒ **NO** ☐ **YES**[1] for:
☐ Special Exception included? ☒ **NO** ☐ **YES**[1] for:
☐ Bonus Density included? ☒ **NO** ☐ **YES**[2] for: Bonus Units

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

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: Juergen and Marie-Claire Schreyer
Address: 7236 Swan Lake Dr
City, State, Zip: Fort Myers, FL 33919
Phone Number: E-mail:

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: EnSite, Inc.
Contact Person: Cindy Leal Brizuela, AICP, MURP
Address: 2401 First Street, Suite 201
City, State, Zip: Fort Myers, FL 33901
Phone Number: 239-226-0025 Email: CindyL@en-site.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: Juergen and Marie-Claire Schreyer
Address: 7236 Swan Lake Dr
City, State, Zip: Fort Myers, FL 33919
Phone Number: Email:

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

C. Multiple parcels:
☒ Property owners list. **[34-202(a)(8)]**
☒ Property owners map. **[34-202(a)(8)]**

D. Certification of Title and Encumbrances [34-202(a)(7)]
1. Title certification document, no greater than 90 days old. **[34-202(a)(7)]**
2. Date property was acquired by present owner(s): 02/16/2023 & 08/28/2025

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] **[34-203(a)(5)]**
02-46-23-01-0000E.0110 02-46-23-01-0000E.0100; 02-46-23-01-0000E.0080

B. Street Address of Property: 16781,16789, 16799 McGregor Blvd

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: AG-2

☐ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. **[34-202(b)]**

F. Use(s) of Property:
1. Current uses of property are: Plant Nursery
2. Intended uses of property are: Plant Nursery and Lawn/garden supply store

G. Future Land Use Classification (Lee Plan):

Urban Community	1.56	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:
1. Width (average if irregular parcel): 347 Feet
2. Depth (average if irregular parcel): 225 Feet
3. Total area: 1.56 Acres or square feet
4. Frontage on road or street: 347 Feet on McGregor Blvd 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
- ☐ 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 27.11.2]**
- ☐ Palm Beach Boulevard Community Plan area. **[Lee Plan Policy 23.5.2]**
- ☐ Buckingham Planning Community. **[Lee Plan Policy 17.7.2]**
- ☐ Pine Island Planning Community. **[33-1004(a) & (b); Lee Plan Policy 14.7.1]**
- ☐ Lehigh Acres Planning Community. **[33-1401(a)&(b); Lee Plan Policy 32.12.2]**
- ☐ North Fort Myers Planning Community. **[33-1532(a)&(b)]**
- ☐ North Olga Community Plan area. **[33-1663(a)&(b)]**

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

PART 4
ACTION REQUESTED

A. Reason(s) for Request: Provide a statement explaining the nature of the request and how the property qualifies for the rezoning and, if applicable, bonus density. This statement should explain how the request meets the applicable findings/review criteria set forth in LDC section 34-145(d)(4) and, if applicable, LDC Section 2-146(b). This statement may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-202(b)(3)]**

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. 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)]**

C. 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 11' NAVD (MSL)

D. 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).

E. Mobile Home Park: [34-202(b)(4)]

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

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

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

PART 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)(5)]
☐	Legal description (metes and bounds) and sealed sketch of legal description
	OR
☒	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☐	**Boundary Survey** (not required if platted lot) [34-202(a)(6)]
☒	**Property Owners list** (if applicable) [34-202(a)(8)]
☒	**Property Owners map** (if applicable) [34-202(a)(8)]
☒	Confirmation of **Ownership/Title Certification** [34-202(a)(7)]
☐	**STRAP Numbers** (if additional sheet is required) [34-203(a)(5)]
☒	**List of Surrounding Property Owners** [34-202(a)(9)]
☒	**Map of Surrounding Property Owners** [34-202(a)(9)]
☒	**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)]
☒	**Reason(s) for Request** [34-202(b)(3)]
☒	**Potable Water & Sanitary Sewer**. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
☐	**Agricultural Use** Affidavit (if applicable) [34-202(a)(12)]
☐	Information Regarding **Proposed Blasting** (if applicable)
☐	Mobile Home **Dislocated Owners** Information (if applicable) [34-202(b)(4)]
☐	**Tall Structures Permit** (if applicable) [34-1108]

AFFIDAVIT OF AUTHORIZATION

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

I, Juergen Schreyer (name), as Owner (owner/title) of 16781, 16789, and 16799 McGregor Blvd, Fort Myers, FL 33919 (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

Notes:

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

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

Signature

6/3/2026
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 3RD day of JUNE, 2026, by Juergen Schreyer (name of person providing oath or affirmation), who is personally known to me or who has produced FLORIDA DRIVER LICENSE (type of identification) as identification.

STAMP/SEAL

COLLEEN M. SEEGER
MY COMMISSION # HH 563128
EXPIRES: September 26, 2028

CSeeger
Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Juergen Schreyer, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 16781, 16789, and 16799 McGregor Blvd, Fort Myers, FL 33919 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

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

Property Owner

Juergen Schreyer
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on JUNE 8, 2026 (date) by Juergen Schreyer(name of person providing oath or affirmation), who is personally known to me or who has produced FLORIDA DRIVER LICENSE (type of identification) as identification.

STAMP/SEAL

COLLEEN M. SEEGER
MY COMMISSION # HH 563128
EXPIRES: September 26, 2028

Signature of Notary Public

Lee County
Dept. of Community Development
Zoning Section
1500 Monroe Street
Fort Myers, FL 33901

MCGREGOR NURSERY
Conventional Rezoning
REQUEST NARRATIVE

I. BACKGROUND & REQUEST

The subject property is comprised of three (3) parcels with the addresses 16781, 16789, and 16799 McGregor Boulevard in unincorporated Lee County. The property is under three (3) STRAPs 02-46-23-01-0000E.0110, 02-46-23-01-0000E.0100, and 02-46-23-01-0000E.0080. The property is in the southwest area of unincorporated Lee County, specifically southeast of McGregor Blvd and west of John Morris Road. All three (3) parcels are zoned AG-2 and are in the Urban Community future land use designation. The parcels are located within the Iona/McGregor Planning District. The subject property is currently developed as a plant nursery, and the Applicant is requesting to rezone the property to from AG-2 to Commercial General (CG) to expand use of the nursery to include a lawn/garden supply store.



Figure 1. Aerial of Subject Property

II. SURROUNDING LAND USES & COMPATIBILITY

The subject property is surrounded by a range of existing and planned uses, which are further described in Table 1.

	EXISTING USE	ZONING	FUTURE LAND USE
NORTH	Gas station	CC	Urban Community
EAST	Single-family residential, Plant nursery, ROW (John Morris Rd)	AG-2	Urban Community
SOUTH	Plant nursery, Single-family residence	AG-2	Urban Community
WEST	ROW (McGregor Blvd), Dollar store	CPD	Suburban

Table 1. Surrounding Land Uses

Immediately to the north of the subject property is a Circle K gas station with CC zoning. To the east of the subject property is a single-family residence located at 16670 John Morris Road. Immediately south of this home, abutting the eastern perimeter of two (2) of the subject parcels, is a plant nursery. East of the plant nursery is John Morris Road, a county-maintained major collector. To the south of the subject property is a plant nursery located at 16807 McGregor Blvd, and to the east of this nursery is a single-family residence, which abuts the southernmost subject property. The subject property is situated so that McGregor Blvd, a county-maintained arterial roadway, runs northwest of the three (3) parcels. Northwest of the subject property, across McGregor Blvd, is CPD-zoned development, which is currently developed with a Dollar General.

III. LEE PLAN ANALYSIS

The proposed CG rezoning is consistent with several goals, objectives, and policies outlined in the Lee Plan, as noted below.

Policy 1.1.4: The Urban Community future land use category area areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one swelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.

The subject property is located within the Urban Community future land use category. The request to rezone the subject property from AG-2 to CG to expand the lawn/garden supply store uses is consistent with Policy 1.1.4, as it expands commercial development, which is one of the predominant land uses characteristic of the Central Urban FLU. No residential density is proposed as part of this rezoning request.

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

The property's location along McGregor Blvd, a county-maintained arterial roadway, is consistent with surrounding land uses, as it features commercial development along the corridor. The subject property is in an area that is already developed with commercial and residential uses and features compactly configured platted lots. The request allows for the expansion of commercial land uses in a location where urban services are readily available, which reduces urban sprawl, minimizes energy costs, and aids in the conservation of land, water, and natural resources. Additionally, proximity to existing and available urban services minimizes the cost of services.

Objective 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC.

The subject property is surrounded by development and abuts McGregor Blvd, an arterial roadway, which promotes site visibility and accessibility without requiring patrons to traverse through residential corridors. The subject property is also located in an area where the development has readily available utilities and services to support the proposed development expansion. This is further supported by the Letter of Availability received from LCU on 7/1/26.

Goal 4: GENERAL DEVELOPMENT STANDARDS. Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources.

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

Standard 4.1.1: WATER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).*
2. *If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4A), then the development must be connected to that utility.*
3. *The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.*
4. *All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Fla. Admin. Code R. 62-555.*

5. *If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4-A), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.*
6. *If a development lies outside any service area as described above, the developer may:*
   - *request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;*
   - *establish a community water system for the development; or*
   - *develop at an intensity that does not require a community water system.*
7. *Lee County Utilities may provide potable water service to properties not located within the future water service area when such potable water service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.*

The subject property is in the Future Water Service Area for Lee County Utilities per Map 4-A. A letter of availability has been provided by Lee County Utilities as part of this submittal package to ensure sufficient capacity for the proposed project.

Standard 4.1.2: SEWER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*
2. *If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within l/4 mile from any part of the development.*
3. *If there is not sufficient capacity nor adequate infrastructure within l/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.*
4. *If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, II-16 April 2024 Future Land Use the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.*
5. *If a development lies outside any service area as described above, the developer may:*
   - *request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;*
   - *establish a self-provided sanitary sewer system for the development;*
   - *develop at an intensity that does not require sanitary sewer service; or*
   - *if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin. Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.*

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

The subject property is in the Future Sewer Service Areas per Map 4-B. A letter of availability has been provided by Lee County Utilities, as part of this submittal package, to ensure sufficient capacity for the proposed project.

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

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

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

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

   The site has direct access through McGregor Blvd, an arterial roadway. The request does not require a Traffic Impact Analysis, as this request is for a conventional rezoning. Future development will be required to provide a detailed traffic study at time of Development Order.

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

   Not applicable for this request.

3. *Screening and buffering (Planned Development rezoning and development orders);*

   Not applicable for this request. The request is for a conventional rezone and will feature landscaping consistent with the Land Development Code as required at time of Development Order.

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

   The subject property is located within both the Lee County Utilities Future Sewer and Potable Water Service Areas per Lee Plan Maps 4-A and 4-B. A Letter of Availability from LCU has been provided to further support this request. The subject property also abuts an arterial roadway, which promotes accessibility to the site and facilitates travel for patrons who will not need to traverse through residential corridors to access the subject property.

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

   The proposed rezone is consistent with the adjacent land uses and surrounding neighborhoods. There are numerous commercial uses developed on McGregor Blvd in proximity to the site, which include a gas station, dollar store, and a number of plant nurseries.

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

   The subject property is developed with a plant nursery and is in an area developed with various commercial uses along an arterial roadway, McGregor Blvd. The purpose of the request is to provide local patrons with lawn/garden supply operations in addition to the existing plant nursery.

7. *Environmental considerations (rezoning and development orders).*

   The request is for a conventional rezone, which does not require an environmental report or protected species survey; however, future improvements to the subject property will require environmental assessments at the time of Development Order to ensure consistency with the Lee Plan and the Land Development Code.

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

Consistent with Policy 6.1.4, the proposed project is compatible with existing and planned adjacent uses. The proposed CG rezone compliments the surrounding commercial zoning and development along the McGregor Blvd corridor. The property abuts McGregor Blvd, an arterial roadway, which supports the proposed land uses. Additionally, the project will be serviced via Lee County Utilities for potable water and sanitary sewer, as noted in the Letter of Availability provided.

Policy 6.1.5: Maintain land development regulations that require commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements.

Any future improvements to the subject parcel will be required to undergo a development order; during this time, a detailed traffic analysis will be required to ensure protection of McGregor Boulevard's capacity and subsequent Level of Service.

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

The request is for a conventional rezoning, and therefore, the subject property will provide appropriate landscaping, open space, and buffering consistent with the Land Development Code's requirements at time of Development Order

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

The subject property is currently developed with commercial uses, preventing new areas from being developed with premature, scattered, or strip development. The request expands the

land uses, which may be developed on small parcels that directly abut an arterial roadway. This configuration, in conjunction with the surrounding land uses, makes residential use at this location clearly unreasonable.

Policy 6.1.8: Prohibit commercial development from locating near existing or planned school areas in such a way as to jeopardize the safety of students.

The subject property is not located near an existing or planned school.

IV. REVIEW CRITERIA

LDC Sec. 34-145(d)(4)(a)(1)

Section 34-145(d)(4)(a)(1) of the Land Development Code establishes the review criteria for all zoning matters. The review criteria applicability for this application is as follows:

a) *Complies with the Lee Plan;*

As described in the above Lee Plan consistency, the request complies with Policy 1.1.4, Objectives 2.1 & 2.2, Goal 4 and its sub-policies, and Goal 6 and its sub-policies.

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

The proposed request meets or exceeds County regulations and does not request deviations.

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

The use is highly compatible with existing and planned uses in the surrounding area, as the proposed request is complimentary to existing commercial development along McGregor Blvd.

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

The subject property abuts McGregor Blvd, an arterial roadway, and it is in proximity to John Morris Rd, a major collector roadway. These roadways provide sufficient access to the site for the expansion of the requested commercial land uses. Additionally, a detailed traffic analysis will be required at time of Development Order when future improvements on the subject property are determined.

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

As previously mentioned, a detailed traffic analysis will be required at time of Development Order when future improvements on the subject property are determined.

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

The subject property will be required to undergo environmental analysis, consistent with the County's Land Development Code, at the time of Development Order to ensure compliance with local permitting requirements.

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

The subject property is located within a Future Urban area category, specifically the Urban Community FLU. The site is serviced by Lee County Utilities for water and wastewater uses and is proximate to existing urban services, such as the Iona McGregor Fire Department (Station 75) and the Lee County Sheriff's Office (West District).

V. CONCLUSION

The proposed rezoning from AG-2 to CG is consistent with several policies set forth by the Lee Plan. The request is also compatible with existing and planned developments in this corridor, as the subject property is in proximity to both an arterial roadway and a major collector roadway, surrounded by developed commercial land uses, and proximate to readily available urban services. The proposed request is further supported by a Letter of Availability from Lee County Utilities for potable water and sanitary sewer. As an already developed plant nursery, the rezone to CG would allow for the expansion of commercial land uses in this corridor.

Please contact me directly at (239) 226-0024 or CindyL@En-Site.com if you should have any questions or require additional information.

Sincerely,
EnSite, Inc.

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

REZ2026-00010 Lee County DigEplan Original Application Dated 07-07-2026

LEGAL DESCRIPTION

WITH NO METES AND BOUNDS

EXHIBIT A

DESCRIPTION:

LOTS 8, 9, 10, AND 11, BLOCK E OF COTTAGE POINT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 133 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

STRAP NOs.

02-46-23-01-0000E.0080

02-46-23-01-0000E.0100

02-46-23-01-0000E.0110

REZ2026-00010 Lee County DigEplan Original Application Dated 07-07-2026

Issuer: Old Republic Title
Recipient: Roetzel & Andress, L.P.A.

Old Republic Title File Number: 1757750

Provided For: Roetzel & Andress, L.P.A. ***Agent's File Reference:*** 133742.0095

Effective Date of Search: June 17, 2026 at 11:00 PM

Description of Real Property Situated in Lee ***County, Florida:***

Lots 8, 9, 10 and 11, Block E, Cottage Point, according to the plat thereof as recorded in Plat Book 9, Page 133, Public Records of Lee County, Florida.

Record Title Vested in:

Juergen Schreyer by Personal Representative's Deed recorded in Instrument Number 2025000235271, as to Lots 8 and 9; Marie-Claire Schreyer and Juergen Schreyer by Warranty Deed recorded in Instrument Number 2023000073565, as to Lots 10 and 11, Public Records of Lee County, Florida

Prepared Date: June 25, 2026 ***Old Republic Title***



Prepared by: Michelle Foltz, Senior Examiner
Email Address: mfoltz@OldRepublicTitle.com

Cyndi Bolyard, Production Manager

Old Republic Title File Number: 1757750

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

1. Nothing Found

Other encumbrances affecting the title:

1. All matters contained on the Plat of Cottage Point, as recorded in Plat Book 9, Page 133 and in Deed recorded in Deed Book 259, Page 224; Dedication recorded in Deed Book 276, Page 541, Public Records of Lee County, Florida.
2. Perpetual Utility Easement Grant and Indemnity Agreement recorded in O.R. Book 2131, Page 3189, Public Records of Lee County, Florida.
3. Utility Easement recorded in O.R. Book 2177, Page 3187, Public Records of Lee County, Florida.
4. The subject land lies within the boundaries for mandatory garbage collection; Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book 2189, Page 3281, amended by Ordinance No. 86-38 in O.R. Book 2189, Page 3334, Public Records of Lee County, Florida, and further amended by Lee County Ordinance 11-03, as amended by Lee County Ordinance 11-27, providing for mandatory solid waste collection, imposition of special assessments, and lien rights.
5. Rights of the lessees under unrecorded leases.

This search is provided pursuant to the requirements of Lee County Land Development Code Section 34-202(a) for the uses and purposes specifically stated therein, and is not to be used as the basis for issuance of an insurance commitment and/or policy. This certificate has been prepared expressly for the appropriate governing body as is defined by Lee County Land Development Code Section 34-202(a), and is not to be relied upon by any other group or person for any other purpose.

The information contained herein is furnished for information only.

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



McGregor Nursery	Multiple Parcels Exhibit	Lee County, FL	0 100 200 ft	ensite

REZ2026-00010 Lee County DigEplan
Original Application Dated 07-07-2026

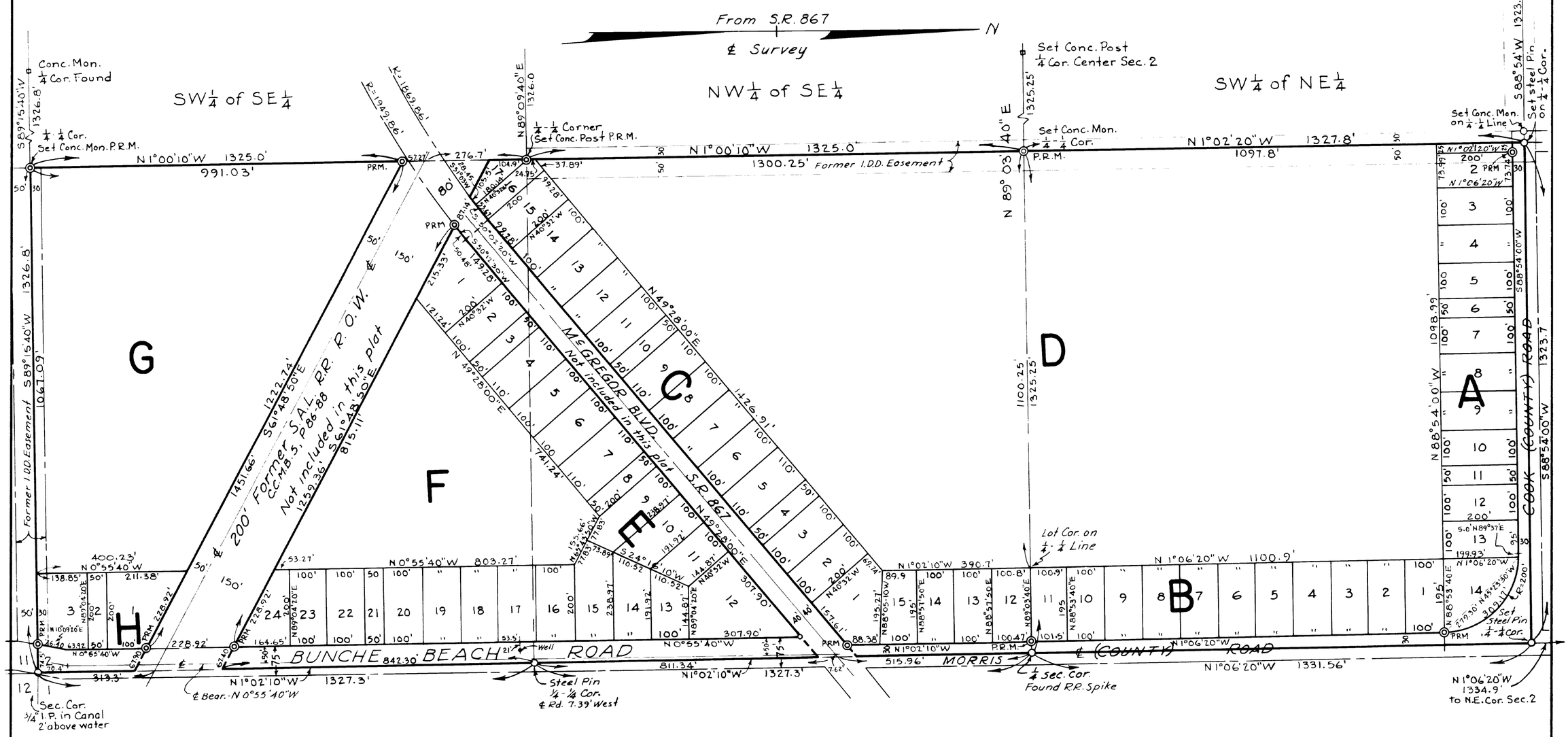
COTTAGE POINT

A SUBDIVISION OF

E½ OF SE¼ AND SE¼ OF NE¼ SECTION 2, T.46S., R.23E.

LEE COUNTY, FLORIDA

SCALE: 1" = 200' JANUARY 1955



DESCRIPTION

The east half (E½) of the southeast quarter (SE¼) less the former right of way of the Seaboard Air Line Railway as described in Circuit Court Minute Book 5 at Pages 86-88 of the public records of Lee County, less the right-of-way of State Road No. 867 (formerly No. 25) or McGregor Blvd. and subject to the easement rights-of-way of the Iona D.D. conveyed to Lee County and subject to the right of way of the Bunche Beach (County) Road.

Also the southeast quarter (SE¼) of the northeast quarter (NE¼) subject to the rights-of-way of said Iona Drainage District and County Roads along the East and North sides thereof, all in Section 2, T46S, R23E.

NOTES

P.R.M.'s are 4"x4"x24" concrete Monuments or 4"x4"x60" concrete posts.
Both chord and arc distances are shown on curved lines where significantly different, with chord bearings.
All lot corners marked with steel pins.

I HEREBY CERTIFY that this plat of COTTAGE POINT is true and correct according to a recent survey made and platted under my direction and that permanent reference monuments (P.R.M.'s) have been set in accordance with the provisions of Section 7, Chapter 10275, Laws of Florida, Acts of 1925.

Carl G. Johnson
Registered Land Surveyor, Florida Cert. No. 351

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that M. Theodore Randell, executor of the Estate of R.W. Randell, deceased, the owner of the hereon described lands, has caused this plat of COTTAGE POINT to be made and does hereby dedicate to the perpetual use of the public all roads shown hereon, reserving however the exclusive use of the well located in Bunche Beach Road.

IN WITNESS WHEREOF the owner has hereunto set his hand and seal this 19th day of January, A.D. 1955.

WITNESS: Carl G. Johnson
M. Theodore Randell SEAL
As executor aforesaid
WITNESS: Robert P. Clapper

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that on this day before me personally appeared M. Theodore Randell, to me known to be the person described in and who executed the foregoing dedication and he acknowledged before me that he executed the same for the uses and purposes therein mentioned, as executor aforesaid.

WITNESS my hand and official seal at Fort Myers, said County and State this 19th day of January, A.D. 1955.

William L. Stewart
Notary Public, State of Florida at Large. My Comm. expires Feb 12, 1957

APPROVALS

This plat accepted this 19th day of January 1955 in open meeting of the Board of County Commissioners of Lee County Florida.

Wilson Pigott
Chairmdn
D.J. Faraklee
Clerk

158905

I HEREBY CERTIFY that this plat of COTTAGE POINT has been examined by me and from my examination I find that said plat complies in form with the requirements of Chapter 10275, Laws of Florida, Acts of 1925.

I FURTHER CERTIFY that said plat was filed for record at 10:00 A.M. this 14th day of April, A.D. 1955 and duly recorded in Plat Book 9, at Page 133 of the public records of Lee County, Florida.

D.J. Faraklee
Clerk of the Circuit Court in and for Lee County

PETITION TO VACATE: VAC2015 00021; DESCRIPTION: PT OF ROAD RIGHT OF WAY L14,BLK A, COTTAGE POINT, PLAT BOOK 9, PAGE 133, 16490 COOK ROAD, FORT MYERS, LEE COUNTY, FLORIDA; PB9/PG133; DATE OF APPROVAL: 05/03/2016 - 930 PH3; RESOLUTION NO: 16 05-06; INSTR # 2016000109476

Lee County
Southwest Florida

Kevin Ruane
District One

Cecil L Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Trish Petrosky
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

July 1, 2026 Via E-Mail

Cindy Leal Brizuela, AICP, MURP
EnSite, Inc
2401 First Street, Suite 201
Fort Myers, FL 33901

RE: **Potable Water and Wastewater Availability**
McGregor Nursery
16781, 16789, 16799 McGregor Blvd., Fort Myers, FL 33908
STRAP # 02-46-23-01-0000E.0110, 02-46-23-01-0000E.0100, 02-46-23-01-0000E.0080

To whom this may concern:

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

Your firm has indicated that this project will consist of one commercial building of 5,000 sq. ft., with an estimated flow demand of approximately 275 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

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

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

Sincerely,

Aixa Cruz

LEE COUNTY UTILITIES
Utilities Plan Reviewer
239-533-8531

Subjects: 3 Affected: 4 Buffer: 500 Date: 6/3/ List Size: 47

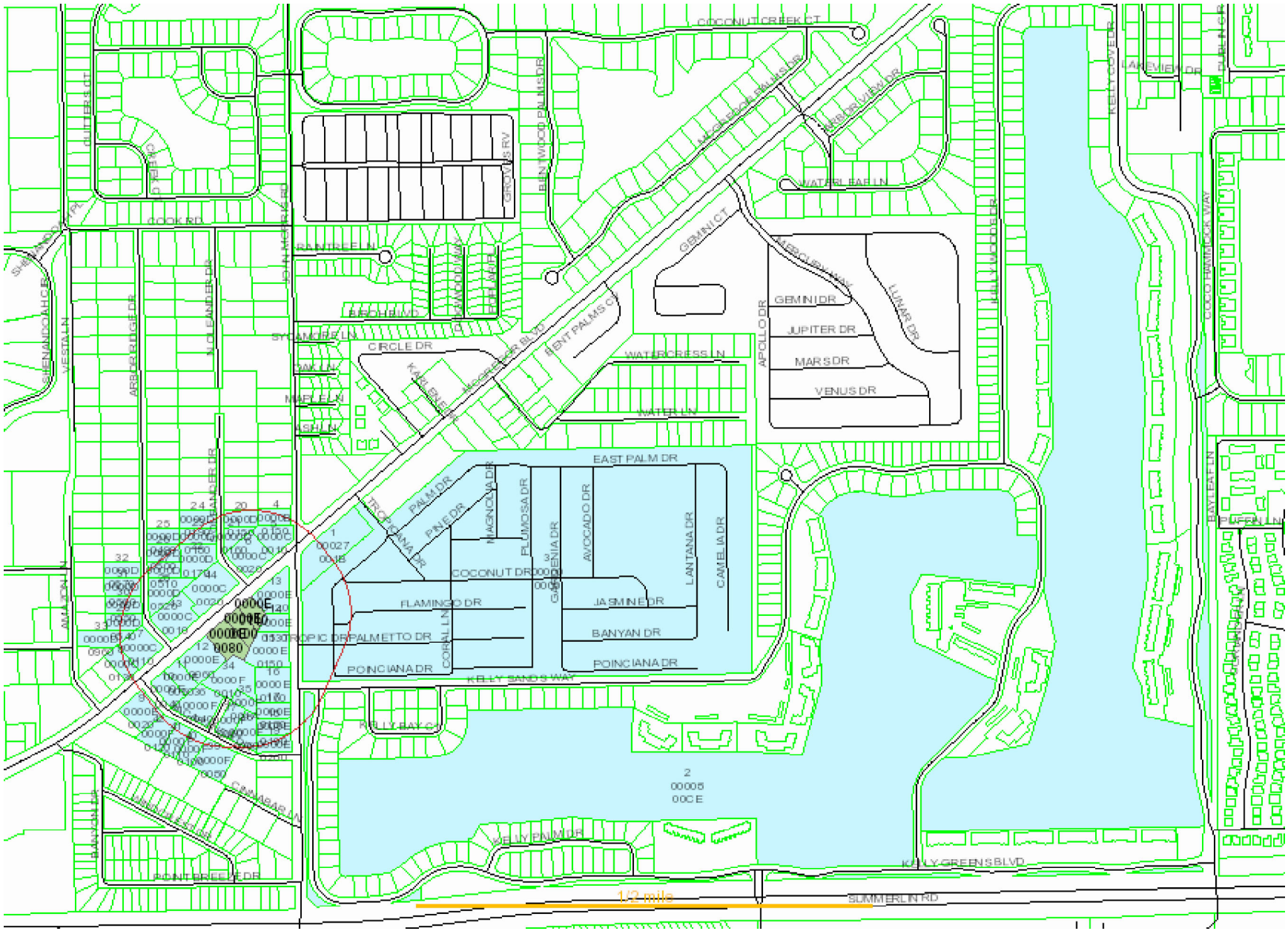
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0	TRUE	10121923	02-46-23-C	SCHREYER JUERGEN		7236 SWAN LAKE DR		FORT MYEF	FL
0	TRUE	10121924	02-46-23-C	SCHREYER MARIE-CLA		7236 SWAN LAKE DR		FORT MYEF	FL
0	TRUE	10121925	02-46-23-C	SCHREYER MARIE-CLA		7236 SWAN LAKE DR		FORT MYEF	FL
1	FALSE	10120568	01-46-23-C	FT MYERS 22 LLC		240 GOOSE HOLLOW I		BERTHOUL	CO
2	FALSE	10120782	01-46-23-C	KELLY GREENS MASTE		12300 KELLY GREENS		FORT MYEF	FL
3	FALSE	10612045	01-46-23-L	TROPICANA OWNER LI		1001 PENNSYLVANIA A		WASHINGT	DC
4	FALSE	10121906	02-46-23-C	BRUBACH TYLER NORI		26610 SOUTHER PINE		BONITA SP	FL
5	FALSE	10121907	02-46-23-C	L T LAND DEVELOPME		1600 W MAIN ST #A		WILMINGT	OH
6	FALSE	10121908	02-46-23-C	L T LAND DEVELOPME		1600 W MAIN ST #A		WILMINGT	OH
7	FALSE	10121913	02-46-23-C	NCG 16836 LLC		16836 MCGREGOR BL		FORT MYEF	FL
8	FALSE	10121914	02-46-23-C	NCG 16836 LLC		16836 MCGREGOR BL		FORT MYEF	FL
9	FALSE	10121919	02-46-23-C	MCCANCE MARCUS R		16750 JACARANDA DR		FORT MYEF	FL
10	FALSE	10636989	02-46-23-C	AMES ERIC J & DEBOR		PO BOX 1348		SANIBEL	FL
11	FALSE	10636990	02-46-23-C	AMES ERIC J & DEBOR		17264 SAN CARLOS #2		FORT MYEF	FL
12	FALSE	10636991	02-46-23-C	AMES DEBORAH A & EI		17264 SAN CARLOS #2		FORT MYEF	FL
13	FALSE	10121926	02-46-23-C	JET CIRCLE REAL ESTA		3802 CORPOREX PARI		TAMPA	FL
14	FALSE	10121927	02-46-23-C	THORNTON JOHNNY L		2817 43RD ST SW		LEHIGH AC	FL
15	FALSE	10121929	02-46-23-C	BOBS HORTICULTURE		16710 JOHN MORRIS F		FORT MYEF	FL
16	FALSE	10121930	02-46-23-C	SEAHAWK FLORIDA IN		7236 SWAN LAKE DR		FORT MYEF	FL
17	FALSE	10121931	02-46-23-C	SHAW BRANDON		16770 JOHN MORRIS F		FORT MYEF	FL
18	FALSE	10121932	02-46-23-C	FOLEY THERESA V TR		16810 JOHN MORRIS F		FORT MYEF	FL
19	FALSE	10121933	02-46-23-C	FOLEY EDWARD S & TH		16810 JOHN MORRIS F		FORT MYEF	FL
20	FALSE	10121951	02-46-23-C	HUNGERFORD LISA M		16561 S OLEANDER DI		FORT MYEF	FL
21	FALSE	10121952	02-46-23-C	L T LAND DEVELOPME		1600 W MAIN ST #A		WILMINGT	OH
22	FALSE	10121953	02-46-23-C	SCHREYER MARIE CLA		7236 SWAN LAKE DR		FORT MYEF	FL
23	FALSE	10121954	02-46-23-C	LEFEBVRE ISAAC N		16580 S OLEANDER DI		FORT MYEF	FL
24	FALSE	10121955	02-46-23-C	CHAN JULIE P		16560 S OLEANDER DI		FORT MYEF	FL
25	FALSE	10121983	02-46-23-C	LAWRENCE PAUL & KR		16581 ARBOR RIDGE D		FORT MYEF	FL
26	FALSE	10121984	02-46-23-C	RED STARLING LLC		1101 PERIWINKLE WA		SANIBEL	FL
27	FALSE	10121985	02-46-23-C	HEALY BRIAN K		16621 ARBOR RIDGE D		FORT MYEF	FL
28	FALSE	10121986	02-46-23-C	WALKER ROBERT D TR		16641 ARBOR RIDGE D		FORT MYEF	FL
29	FALSE	10121987	02-46-23-C	AKERS KELLY +		16680 ARBOR RIDGE D		FORT MYEF	FL
30	FALSE	10121988	02-46-23-C	BRANCA JAMES E +		16640 ARBOR RIDGE D		FORT MYEF	FL
31	FALSE	10121989	02-46-23-C	MURRAY ALEXANDRA I		16640 ARBOR RIDGE D		FORT MYEF	FL
32	FALSE	10121990	02-46-23-C	CAMBRIA CONSULTIN		2330 PALM RIDGE RD		SANIBEL	FL
33	FALSE	10122021	02-46-23-C	BURPEE MARILYN		16480 JOHN MORRIS F		FORT MYEF	FL
34	FALSE	10122022	02-46-23-C	MCDONALD BRIAN P T		16791 PALM RD		FORT MYEF	FL
35	FALSE	10122023	02-46-23-C	TORRELL TRUST		3 CREEKVIEW DR		WEST SENI	NY
36	FALSE	10600725	02-46-23-C	LAFAVE MARK A		16771 JACARANDA DR		FORT MYEF	FL
37	FALSE	10122025	02-46-23-C	GOMEZ HUBERT G		16811 JACARANDA DR		FORT MYEF	FL
38	FALSE	10122026	02-46-23-C	DIRSA MARK G & PATR		5330 WARMWINDS CT		SAINT LOU	MO
39	FALSE	10122028	02-46-23-C	WILLIAMSON KAREN F		16830 JACARANDA DR		FORT MYEF	FL

40	FALSE	10122030	02-46-23-0	WILLIAMS ROBERT D &	22 HALEW(	GATEACRE	LIVERPOOL	
41	FALSE	10122031	02-46-23-0	KLINGBIEL BRIAN ROB	16770 JACARANDA DR	FORT MYEF	FL	
42	FALSE	10122032	02-46-23-0	MCCANCE MARCUS R	16750 JACARANDA DR	FORT MYEF	FL	
43	FALSE	10563978	02-46-23-2	17943 SAN SANIBEL G	16804 MCGREGOR BL'	FORT MYEF	FL	
44	FALSE	10563979	02-46-23-2	FALLING UP INVESTME	PO BOX 2067	AGOURA H	CA	

MailZip	MailCountr	SiteNumbe	SiteStreet	SiteUnit	SiteCity	SiteZip	Legal
33919		16799	MCGREGOR BLVD		FORT MYEF	33908	COTTAGE POINT<CR>BLK E PB 9 F
33919		16789	MCGREGOR BLVD		FORT MYEF	33908	COTTAGE POINT<CR>BLK E PB 9 F
33919		16781	MCGREGOR BLVD		FORT MYEF	33908	COTTAGE POINT<CR>BLK E PB 9 F
80513		16731	MCGREGOR BLVD		FORT MYEF	33908	PARL IN N 1/2 OF SW 1/4<CR>LYIN
33908		12290	KELLY GREENS BLVD		FORT MYEF	33908	KELLY GREENS UT2+5 PB40<CR>F
20004		16711	MCGREGOR BLVD		FORT MYEF	33908	PARCEL IN SW 1/4 OF<CR>SEC 01
34135		16560	JOHN MORRIS RD		FORT MYEF	33908	COTTAGE POINT<CR>BLK B PB 9 F
45177		16758	MCGREGOR BLVD		FORT MYEF	33908	COTTAGE POINT<CR>BLK C PB 9 F
45177		16766	MCGREGOR BLVD		FORT MYEF	33908	COTTAGE POINT<CR>BLK C PB 9 F
33908		16824	MCGREGOR BLVD		FORT MYEF	33908	COTTAGE POINT<CR>BLK C PB 9 F
33908		16836	MCGREGOR BLVD		FORT MYEF	33908	COTTAGE POINT<CR>BLK C PB 9 F
33908		16839	MCGREGOR BLVD		FORT MYEF	33908	COTTAGE POINT<CR>BLK E PB 9 F
33957		16829	MCGREGOR BLVD		FORT MYEF	33908	COTTAGE POINT<CR>BLK E PB 9 F
33931		16825	MCGREGOR BLVD		FORT MYEF	33908	COTTAGE POINT<CR>BLK E PB 9 F
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33619		16769	MCGREGOR BLVD		FORT MYEF	33908	COTTAGE POINT<CR>BLK E PB 9 F
33976		16670	JOHN MORRIS RD		FORT MYEF	33908	COTTAGE POINT<CR>BLK E PB 9 F
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33908		16561	S OLEANDER DR		FORT MYEF	33908	COTTAGE POINT UNREC<CR>BLK
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33957		16620	ARBOR RIDGE DR		FORT MYEF	33908	COTTAGE POINT UNREC<CR>BLK
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33908		16791	PALM RD		FORT MYEF	33908	COTTAGE POINT UNREC<CR>BLK
14224		16801	PALM RD		FORT MYEF	33908	COTTAGE POINT UNREC<CR>BLK
33908		16771	JACARANDA DR		FORT MYEF	33908	COTTAGE POINT UNREC <CR>BLK
33908		16811/813	JACARANDA DR		FORT MYEF	33908	COTTAGE POINT UNREC<CR>BLK
63129		16831	JACARANDA DR		FORT MYEF	33908	COTTAGE POINT UNREC<CR>BLK
33908		16830	JACARANDA DR		FORT MYEF	33908	COTTAGE POINT UNREC.<CR>BLK

L25	3PG	UNITED KIN	16790	JACARANDA DR	FORT MYEF	33908	COTTAGE POINT UNREC.<CR>BLK
	33908		16770	JACARANDA DR	FORT MYEF	33908	COTTAGE POINT UNREC<CR>BLK
	33908		16750	JACARANDA DR	FORT MYEF	33908	COTTAGE POINT UNREC.<CR>BLK
	33908		16804	MCGREGOR BLVD	FORT MYEF	33908	COTTAGE POINT LOTS 5 THRU 9<C
	91376		16782	MCGREGOR BLVD	FORT MYEF	33908	COTTAGE POINT LOTS 5 THRU 9<C

CR>BLK C REPLAT <CR>AS DESC IN INST# 2014000006256<CR>BLK C LOT 1
CR>BLK C REPLAT <CR>AS DESC IN INST# 2014000006256<CR>BLK C LOT 2


COCONUT CREEK CT
BENTWOOD PALMS DR
WATER LEAF LN
GEMINI CT
APOLLO DR
GEMINI DR
JUPITER DR
MARS DR
VENUS DR
LUNAR DR
WATERCRESS LN
WATER LN
BENT PALMS CT
CIRCLE DR
EAST PALM DR
PALM DR
PINE DR
MAGNOLIA DR
PLUMOSA DR
AVOCADO DR
GARDENIA DR
LANTANA DR
CAMELLIA DR
COCONUT DR
FLAMINGO DR
JASMINE DR
BANYAN DR
POINCIANA DR
TROPIC DR
PALMETTO DR
CORAL LN
KELLY SANDS WAY
KELLY BAY CT
KELLY PALM DR
KELLY GREENS BLVD
SUMMERLIN RD
1/2 mile
COOK RD
RAINTREE LN
CYPRESS LAKE DR
CYPRESS LAKE CT
SYCAMORE LN
OAK LN
MAPLE LN
ASH LN
CIRCLE DR
ARBOR GREEN WAY
ARBOR GREEN CT
KELLY COVE DR
LAKEVIEW DR
PUFFIN LN
BAYSHORE DR
PONTBRIEVE DR
CANNABAS LN
SHENANDOAH CIR
VESTA LN
ARBOR GREEN DR
COLEANDER DR
JOHN MEHR BLVD
GROVES RV
BENT PALMS CT
KELLY COVE DR
LAKEVIEW DR
PUFFIN LN
BAYSHORE DR
COCONUT MEADOW WAY

FT MYERS 22 LLC
240 GOOSE HOLLOW RD
BERTHOUD CO 80513

KELLY GREENS MASTER ASSOC INC
12300 KELLY GREENS BLVD
FORT MYERS FL 33908

TROPICANA OWNER LLC
1001 PENNSYLVANIA AVE NW
WASHINGTON DC 20004

BRUBACH TYLER NORMAN
26610 SOUTHER PINES DR H103
BONITA SPRINGS FL 34135

L T LAND DEVELOPMENT LLC
1600 W MAIN ST #A
WILMINGTON OH 45177

L T LAND DEVELOPMENT LLC
1600 W MAIN ST #A
WILMINGTON OH 45177

NCG 16836 LLC
16836 MCGREGOR BLVD
FORT MYERS FL 33908

NCG 16836 LLC
16836 MCGREGOR BLVD
FORT MYERS FL 33908

MCCANCE MARCUS R & R GAYLE
16750 JACARANDA DR
FORT MYERS FL 33908

AMES ERIC J & DEBORAH A TR
PO BOX 1348
SANIBEL FL 33957

AMES ERIC J & DEBORAH A TR
17264 SAN CARLOS #128
FORT MYERS BEACH FL 33931

AMES DEBORAH A & ERIC J
17264 SAN CARLOS #128
FORT MYERS BEACH FL 33931

JET CIRCLE K LLC
REAL ESTATE DEPT
3802 CORPOREX PARK DR #200
TAMPA FL 33619

THORNTON JOHNNY L
2817 43RD ST SW
LEHIGH ACRES FL 33976

BOBS HORTICULTURE LLC
16710 JOHN MORRIS RD
FORT MYERS FL 33908

SEAHAWK FLORIDA INVESTMENTS LL
7236 SWAN LAKE DR
FORT MYERS FL 33919

SHAW BRANDON
16770 JOHN MORRIS RD
FORT MYERS FL 33908

FOLEY THERESA V TR
16810 JOHN MORRIS RD
FORT MYERS FL 33908

FOLEY EDWARD S & THERESA V
16810 JOHN MORRIS RD
FORT MYERS FL 33908

HUNGERFORD LISA M
16561 S OLEANDER DR
FORT MYERS FL 33908

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L T LAND DEVELOPMENT LLC
1600 W MAIN ST #A
WILMINGTON OH 45177

SCHREYER MARIE CLAIRE &
7236 SWAN LAKE DR
FORT MYERS FL 33919

LEFEBVRE ISAAC N
16580 S OLEANDER DR
FORT MYERS FL 33908

CHAN JULIE P
16560 S OLEANDER DR
FORT MYERS FL 33908

LAWRENCE PAUL & KRISTEN
16581 ARBOR RIDGE DR
FORT MYERS FL 33908

RED STARLING LLC
1101 PERIWINKLE WAY
SANIBEL FL 33957

HEALY BRIAN K
16621 ARBOR RIDGE DR
FORT MYERS FL 33908

WALKER ROBERT D TR
16641 ARBOR RIDGE DR
FORT MYERS FL 33908

AKERS KELLY +
16680 ARBOR RIDGE DR
FORT MYERS FL 33908

BRANCA JAMES E +
16640 ARBOR RIDGE DR
FORT MYERS FL 33908

MURRAY ALEXANDRA R +
16640 ARBOR RIDGE DR
FORT MYERS FL 33908

CAMBRIA CONSULTING INC
2330 PALM RIDGE RD
SANIBEL FL 33957

BURPEE MARILYN
16480 JOHN MORRIS RD
FORT MYERS FL 33908

MCDONALD BRIAN P TR
16791 PALM RD
FORT MYERS FL 33908

TORRELL TRUST
3 CREEKVIEW DR
WEST SENECA NY 14224

LAFAVE MARK A
16771 JACARANDA DR
FORT MYERS FL 33908

GOMEZ HUBERT G
16811 JACARANDA DR
FORT MYERS FL 33908

DIRSA MARK G & PATRICIA M TR
5330 WARMWINDS CT
SAINT LOUIS MO 63129

WILLIAMSON KAREN F
16830 JACARANDA DR
FORT MYERS FL 33908

WILLIAMS ROBERT D & ANN H
22 HALEWOOD RD GATEACRE
LIVERPOOL L25 3PG
UNITED KINGDOM

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KLINGBIEL BRIAN ROBERT &
16770 JACARANDA DR
FORT MYERS FL 33908

MCCANCE MARCUS R & R GAYLE
16750 JACARANDA DR
FORT MYERS FL 33908

17943 SAN CARLOS LLC
SANIBEL GLASS & MIRROR INC
16804 MCGREGOR BLVD
FORT MYERS FL 33908

FALLING UP INVESTMENTS LLC
PO BOX 2067
AGOURA HILLS CA 91376