



TO: Ms. Shawn Baker, Zoning Assistant
 Planning Division
 City of Cape Coral
 1015 Cultural Park Boulevard
 Cape Coral, Florida

PROJECT #: 23-117

PROJECT: Pondella Heights
 Future Land Use Map Amendment

FROM: Linda Miller, AICP
 Vice President

DATE: June 21, 2023

WE ARE SENDING YOU THE FOLLOWING ITEMS:

- Attached Via [EnerGov](#) Under Separate Cover Via _____
- Plans/Prints Shop Drawings Specifications Contract Disc
- Permit Applications Other

| DESCRIPTION OF SUBMITTAL ITEMS |
|--|
| LUMA Letter of Intent |
| Future LUMA Application with Supporting Documents Including the Variance Report, the Combined Ownership Documents (LCPA, DEEDS, Ord 90-22), and Location, Proximity, Vicinity Maps and Legal Description |
| Traffic Generation Statement |

THIS DATA IS TRANSMITTED AS CHECKED BELOW:

- as requested for approval for signature for review & comment
- for your use/files/information for your distribution to be returned

REMARKS:

G:\2023\23-117\City\LUMA\FLUMA Transmittal.Docx



| |
|-----------------------|
| For Internal Use Only |
| Case _____ |
| Date _____ |

Tel. (239) 574-0553
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

FUTURE LAND USE MAP AMENDMENT (FLUMA) APPLICATION

NOTE TO APPLICANT: The completed application must be legible, and all items must be provided at the time of submission.

FLUMA APPLICATION REQUIREMENTS

1. Letter of intent stating the actual request and why the request is being made
2. Applicant's portion of request shall be typewritten, and signature notarized:
 - All forms (Application, Acknowledgement Form, Authorization to Represent) must be signed by the property owner or the applicant. If the Authorized Representative is an attorney, the application and the Acknowledgement Form may be signed by the attorney and an Authorization to Represent Form is not required.
 - If there are any deed restrictions on the property, a copy of the restrictions will be required.
3. Certified survey done within past six (6) months MAY be required
4. If the subject property is within 500 feet of any County properties, the applicant must provide:
 - a typewritten list of all affected property owners within the area. The list must prepare in label format and contain the following information; name, address, city, and zip-code.
5. The applicant must provide a traffic projection of the number of trips that are anticipated to be generated by the revised Land Use including the distribution of these trips onto the roadway system. The applicant may also be required to perform a more detailed traffic impact analysis based on the City's traffic impact guidelines.
6. Chapter 163, Florida Statutes, requires that comprehensive plan map amendments be City Council must hold a submittal hearing (1st public hearing) prior to sending amendments to DEO. (Council may approve for submittal or deny proposed land use map amendments. Only approved amendments are submitted to DEO.) DEO then has ninety (90) days to review and respond to the proposed amendments. Upon receipt of DEO comments or objections, the local government has sixty (60) days to approve, deny, or approve with modifications the proposed land use map amendments.
7. Comprehensive Plan Amendments are reviewed by the Planning and Zoning Commission and City Council. Planning and Zoning Commission is an advisory body to City Council and makes recommendations on all amendments.
8. Please refer to the Future Land Use Map Amendment Section 3.5.2. for additional information.

NOTE: IF ANY OF THE ABOVE INFORMATION IS ON A SHEET LARGER THAN 11 X 17, THE APPLICANT MUST SUPPLY SEVENTEEN (17) COPIES TO BE USED FOR DISTRIBUTION. IN ADDITION TO THE APPLICATION FEE, ALL REQUIRED ADVERTISING COSTS ARE TO BE PAID BY THE APPLICANT (ORD 39-03, SECTION 3.5.2.). ADVERTISING COSTS WILL BE BILLED AND MUST BE PAID PRIOR TO HEARING.



DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION

Tel. (239) 574-0553
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

FUTURE LAND USE MAP AMENDMENT APPLICATION

FEES: \$1,225.00 first 3 acres plus \$220.00 each additional acre over 3 up to 20 acres; \$22.00 per acre over the first 20 acres. In addition to the application fee, all required advertising costs are to be paid by the applicant (ORD 39-03, Section 3.5.2). Advertising costs will be billed and must be paid prior to hearing.

| OWNER(S) OF PROPERTY INFORMATION | |
|--|--|
| Owner <u>Samuel V. Johnson C/O Michael R. Whitt, Attorney</u> | Address <u>278 Snow Ridge Drive</u> |
| Phone <u>239-851-8880</u> | City <u>Hendersonville</u> |
| Email <u>mwhitt@hahnlaw.com</u> | State <u>NC</u> Zip <u>28792</u> |
| Owner _____ | Address _____ |
| Phone _____ | City _____ |
| Email _____ | State _____ Zip _____ |
| APPLICANT INFORMATION (If different from owner) | |
| Applicant _____ | Address _____ |
| Phone _____ | City _____ |
| Email _____ | State _____ Zip _____ |
| AUTHORIZED REPRESENTATIVE INFORMATION (If Applicable) | |
| Representative <u>Avalon Engineering, Inc.</u> | Address <u>2503 Del Prado Boulevard South, Suite 200</u> |
| Phone <u>239-573-2077</u> | City <u>Cape Coral</u> |
| Email <u>linda@avaloneng.com</u> | State <u>FL</u> Zip <u>33904</u> |
| PROPERTY INFORMATION | |
| Unit <u>2</u> Block <u>2</u> , <u>3</u> Lot (s) <u>20,21/1,2,14,15</u> Subdivision <u>Pondella Heights</u> | |
| Property Address <u>1205-1212 Pine Lake Drive / 1206-1212 Westwood Drive</u> | |
| Plat Book <u>12</u> Page <u>25</u> Current Zoning <u>Lee County RS-1 (Single Family)</u> | |
| Strap Number <u>See Property List</u> Acreage <u>1.121</u> | |
| Current Land Use <u>Lee County Suburban</u> Proposed Land Use <u>Cape Coral Commercial Professional</u> | |



DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION

Tel. (239) 574-0553
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

THIS APPLICATION SHALL ALSO HAVE ANY ADDITIONAL REQUIRED SUPPORTING DOCUMENTS
The owner of this property, or the applicant agrees to conform to all applicable laws of the City of Cape Coral and to all applicable Federal, State, and County laws and certifies that all information supplied is correct to the best of their knowledge.

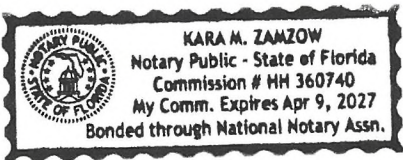
Samuel V. Johnson
By: Michael R. Whitt, Attorney

NAME (PLEASE TYPE OR PRINT)

AUTHORIZED SIGNATURE

STATE OF Florida
COUNTY OF Lee

Sworn to (or affirmed) and subscribe before me, by means of physical presence or online notarization, this 20th day of June, 20 23 by Michael R. Whitt who is personally known to me or produced _____ as identification.



Exp Date: 04/09/2007 Commission Number: HH 360740

Signature of notary Public: [Handwritten Signature]

Printed Name of Notary Public: Kara M. Zamzow



DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION

Tel. (239) 574-0553
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

ESTIMATED PEAK HOUR TRIP

Parcel Size: West 215 141 20,315 0.70
East Width 107 Depth 121 Sq. Ft. 12,947 Acreage 0.30

Soil Type: Boca Fine Sand

Urban Services Area: (check one) Infill _____ Transition Reserve X

Natural Resources (state habitat type, e.g. high lands, wetlands, upland forest, oak hammocks, etc.):
N/A

Animal Species: (list any endangered, threatened, or species of special concern on-site)
None

Estimated Development: West East
> Estimate total lot coverage 20 %
> Estimate total building floor area: 6,200 sq.ft and 2,688 sq. ft.
> Estimate type of future development and percentages:
(e.g. business offices, commercial retail, automotive repair, etc.)

Flex space units for specialty contractors offices

Estimated peak hour trip ends:

If 300 or less peak hour trip ends are projected, the applicant must provide the source of the traffic projection.
If more than 300 peak hour trip ends are projected, a traffic impact study must be completed and submitted
as part of the application (see attachments).

City Sewer: YES NO

City Water: YES NO



DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION

Tel. (239) 574-0553
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

ACKNOWLEDGEMENT FORM

I have read and understand the above instructions. Hearing date(s) will be confirmed when I receive a copy of the Notice of Public Hearing stipulating the day and time of any applicable hearings.

I acknowledge that I, or my representative, must attend any applicable meetings scheduled for the Hearing Examiner and City Council.

I will have the opportunity at the hearing to present information pertaining to my request that may not be included in my application.

I understand any decision rendered by the CITY shall be subject to a thirty (30) day appeal period. Any work performed within the thirty (30) day time frame or during the APPEAL process will be completed at the applicant's risk.

I understand I am responsible for all fees, including advertising and recording costs. All fees are to be submitted to the City of Cape Coral with the application.

By submitting this application, I acknowledge and agree that I am authorizing the City of Cape Coral to inspect the subject property and to gain access to the subject property for inspection purposes reasonably related to this application and/or the permit for which I am applying.

I hereby acknowledge that I have read and understood the above affidavit on the 20th Day of June, 2023.

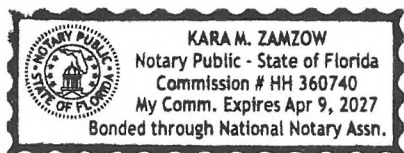
Hahn Loeser + Parks LLP
CORPORATION/COMPANY NAME

Samuel V. Johnson
By: Michael R. Whitt, Attorney
OWNER'S NAME (TYPE or PRINT)

OWNER'S SIGNATURE

STATE OF Florida
COUNTY OF Lee

Sworn to (or affirmed) and subscribe before me, by means of [X] physical presence or [] online notarization, this 20th day of June, 2023 by Michael R. Whitt who is personally known to me or produced as identification.



Exp Date: 04/09/2007 Commission Number: HH 360740

Signature of notary Public:

Printed Name of Notary Public:

Kara M. Zamzow
Kara M. Zamzow



DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION

Tel. (239) 574-0553
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT Avalon Engineering, Inc.
(Name of person giving presentation)

IS AUTHORIZED TO REPRESENT ME IN THE REQUEST BEFORE THE HEARING EXAMINER AND CITY COUNCIL.

UNIT 2 BLOCK 3 LOT(S) 20,21 1,2,14,15 SUBDIVISION Pondella Heights

OR LEGAL DESCRIPTION _____

LOCATED IN THE CITY OF CAPE CORAL, COUNTY OF LEE, FLORIDA.

Samuel V. Johnson
By: Michael R. Whitt, Attorney
PROPERTY OWNER (Please Print)

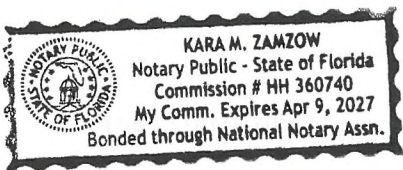
[Signature]
PROPERTY OWNER (Signature & title)

PROPERTY OWNER (Please Print)

PROPERTY OWNER (Signature & title)

STATE OF Florida
COUNTY OF Lee

Sworn to (or affirmed) and subscribe before me, by means of physical presence or online notarization, this 20th day of June, 2023 by Michael R. Whitt who is personally known to me or produced _____ as identification.



Exp Date: 04/09/2027 Commission Number: HH 360740

Signature of notary Public: [Signature]

Printed Name of Notary Public: Kara M. Zamzow

Note: Please list all owners. If a corporation, please supply the City Planning Division with a copy of corporation papers.



FUTURE LAND USE MAP AMENDMENTS

- A. Purpose of Amendments. Future Land Use Map amendments shall be considered for the following reasons:
1. The amendment implements the goals, objectives, and policies of the Comprehensive Plan.
 2. The amendment promotes compliance with changes to other city, state, or federal regulations.
 3. The amendment results in compatible land uses within a specific area.
 4. The amendment implements findings of reports, studies, or other documentation regarding functional requirements, contemporary planning practices, environmental requirements, or similar technical assessments.
 5. The amendment is consistent with the City's ability to provide adequate public facilities and services.
 6. The amendment prepares the City for future growth, such as reflecting changing development patterns, identifying demands for community services, reflecting changes necessary to accommodate current and planned growth in population, and facilitating community infrastructure and public services.
- B. Manner of Initiation. Applications for a Future Land Use Map Amendment (FLUMA) may be initiated in the following manner:
1. The City Council by its own motion;
 2. The Planning and Zoning Commission by its own motion;
 3. The City Manager for City initiated requests; or
 4. By a petition of one or more property owners of at least 51% of the property owners of an area proposed for amendment.
- C. Review Criteria. Proposed future land use map amendments shall be reviewed in accordance with the requirements of Chapter 163, Florida Statutes, and the following criteria:
1. Whether the proposed future land use amendment is consistent with the goals, policies, and future land use designations of the City Comprehensive Plan;
 2. The amendment protects the health, safety, and welfare of the community;
 3. The proposed amendment and all of the consistent zoning districts, and the underlying permitted uses, are compatible with the physical and environmental features of the site;
 4. The range of zoning districts and all of the allowed uses in those districts are compatible with surrounding uses in terms of land suitability or density and that a change will not result in negative impacts on the community or traffic that cannot be mitigated through application of the development standards in this Code;



DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION

Tel. (239) 574-0553
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

5. The site is capable of accommodating all of the allowed uses, whether by right or otherwise, considering existing or planned infrastructure for roads, sanitary and water supply systems, stormwater, parks, etc.; and
 6. Other factors deemed appropriate by the Commission and City Council.
- D. Effective date of approval. The effective date of a future land use map amendment shall be in accordance with Chapter 163, Florida Statutes.

Property List

| Owner | STRAP | Unit | Block | Lots | Current Address | SF | Acres |
|------------------|------------------------|------|-------|---------------------------------|----------------------|-----------------|--------------|
| Samuel V Johnson | 08-44-24-C2-02003.0010 | 2 | 3 | Lot 1 less ROW OR 3009 PG 3502 | 1211 Pine Lake Drive | 6215.04 | 0.143 |
| Samuel V Johnson | 08-44-24-C2-02003.0020 | 2 | 3 | 2 | 1205 Pine Lake Drive | 11418.14 | 0.262 |
| Samuel V Johnson | 08-44-24-C2-02003.0140 | 2 | 3 | 14 | 1206 Westwood Drive | 11230.16 | 0.258 |
| Samuel V Johnson | 08-44-24-C2-02003.0150 | 2 | 3 | Lot 15 less ROW OR 3009 PG 3502 | 1212 Westwood Drive | 6796.12 | 0.156 |
| Samuel V Johnson | 08-44-24-C2-02002.0200 | 2 | 2 | 20 | 1206 Pine Lake Drive | 7682.56 | 0.176 |
| Samuel V Johnson | 08-44-24-C2-02002.0210 | 2 | 2 | Lot 21 less ROW OR 3009 PG 3502 | 1212 Pine Lake Drive | 5479.11 | 0.126 |
| | | | | | | 48821.13 | 1.121 |

Property Data

STRAP: 08-44-24-C2-02003.0010 Folio ID: 10158815

Generated on 6/13/2023 1:03 PM

Owner Of Record - Sole Owner [\[Change Address\]](#) 

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

Site Address

Site Address maintained by [E911 Program Addressing](#)

1211 PINE LAKE DR
CAPE CORAL FL 33909

Property Description

Do not use for legal documents! 

PONDELLA HEIGHTS UNIT 2
BLK 3 PB 12 PG 25
LOT 1 LESS ROW OR 3009
PG 3502

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)

 **Current Working Values** 

[Tax Roll Value Letter](#) [Tax Refund Status](#) 




| | |
|---|--------|
| Just | 33,209 |
| Attributes | |
| Land Units Of Measure  | FF |
| Units  | 107.00 |
| Total Number of Buildings | 0 |
| Total Bedrooms / Bathrooms | 0 |
| 1st Year Building on Tax Roll  | N/A |
| Historic Designation | No |

Image of Structure 



Property Value History

| Tax Year | Just | Land | Market Assessed | Capped Assessed | Exemptions | Taxable |
|----------|--------|--------|-----------------|-----------------|------------|---------|
| 1992 | 6,520 | 6,520 | 6,520 | 6,520 | 0 | 6,520 |
| 1993 | 6,520 | 6,520 | 6,520 | 6,520 | 0 | 6,520 |
| 1994 | 7,450 | 7,450 | 7,450 | 7,450 | 0 | 7,450 |
| 1995 | 8,840 | 8,840 | 8,840 | 8,840 | 0 | 8,840 |
| 1996 | 8,840 | 8,840 | 8,840 | 8,840 | 0 | 8,840 |
| 1997 | 8,840 | 8,840 | 8,840 | 8,840 | 0 | 8,840 |
| 1998 | 6,910 | 6,910 | 6,910 | 6,910 | 0 | 6,910 |
| 1999 | 6,910 | 6,910 | 6,910 | 6,910 | 0 | 6,910 |
| 2000 | 6,910 | 6,910 | 6,910 | 6,910 | 0 | 6,910 |
| 2001 | 6,910 | 6,910 | 6,910 | 6,910 | 0 | 6,910 |
| 2002 | 6,910 | 6,910 | 6,910 | 6,910 | 0 | 6,910 |
| 2003 | 10,910 | 10,910 | 10,910 | 10,910 | 0 | 10,910 |
| 2004 | 14,190 | 14,190 | 14,190 | 14,190 | 0 | 14,190 |
| 2005 | 16,740 | 16,740 | 16,740 | 16,740 | 0 | 16,740 |
| 2006 | 21,830 | 21,830 | 21,830 | 21,830 | 0 | 21,830 |
| 2007 | 21,830 | 21,830 | 21,830 | 21,830 | 0 | 21,830 |
| 2008 | 16,370 | 16,370 | 16,370 | 16,370 | 0 | 16,370 |
| 2009 | 8,000 | 8,000 | 8,000 | 8,000 | 0 | 8,000 |
| 2010 | 6,403 | 6,403 | 6,403 | 6,403 | 0 | 6,403 |
| 2011 | 5,457 | 5,457 | 5,457 | 5,457 | 0 | 5,457 |
| 2012 | 5,457 | 5,457 | 5,457 | 5,457 | 0 | 5,457 |
| 2013 | 4,220 | 4,220 | 4,220 | 4,220 | 0 | 4,220 |
| 2014 | 4,438 | 4,438 | 4,438 | 4,438 | 0 | 4,438 |
| 2015 | 4,438 | 4,438 | 4,438 | 4,438 | 0 | 4,438 |
| 2016 | 5,311 | 5,311 | 5,311 | 4,882 | 0 | 4,882 |
| 2017 | 7,025 | 7,025 | 7,025 | 5,370 | 0 | 5,370 |
| 2018 | 5,311 | 5,311 | 5,311 | 5,311 | 0 | 5,311 |
| 2019 | 5,311 | 5,311 | 5,311 | 5,311 | 0 | 5,311 |
| 2020 | 29,104 | 29,104 | 29,104 | 5,842 | 0 | 5,842 |
| 2021 | 29,104 | 29,104 | 29,104 | 6,426 | 0 | 6,426 |

Property Data

STRAP: 08-44-24-C2-02003.0020 Folio ID: 10158816

Generated on 6/13/2023 1:03 PM

Owner Of Record - Sole Owner [\[Change Address\]](#) 


JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

Site Address

Site Address maintained by [E911 Program Addressing](#)

1205 PINE LAKE DR
CAPE CORAL FL 33909

Property Description

Do not use for legal documents! 

PONDELLA HEIGHTS UNIT 2
BLK 3 PB 12 PG 25
LOT 2

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)

 **Current Working Values** 

[Tax Roll Value Letter](#) [Tax Refund Status](#) 




| | |
|---|--------|
| Just | 61,011 |
| Attributes | |
| Land Units Of Measure  | FF |
| Units  | 105.00 |
| Total Number of Buildings | 0 |
| Total Bedrooms / Bathrooms | 0 |
| 1st Year Building on Tax Roll  | N/A |
| Historic Designation | No |

Image of Structure 



Property Value History

| Tax Year | Just | Land | Market Assessed | Capped Assessed | Exemptions | Taxable |
|----------|--------|--------|-----------------|-----------------|------------|---------|
| 1992 | 6,760 | 6,760 | 6,760 | 6,760 | 0 | 6,760 |
| 1993 | 6,760 | 6,760 | 6,760 | 6,760 | 0 | 6,760 |
| 1994 | 7,730 | 7,730 | 7,730 | 7,730 | 0 | 7,730 |
| 1995 | 9,180 | 9,180 | 9,180 | 9,180 | 0 | 9,180 |
| 1996 | 9,180 | 9,180 | 9,180 | 9,180 | 0 | 9,180 |
| 1997 | 9,180 | 9,180 | 9,180 | 9,180 | 0 | 9,180 |
| 1998 | 9,180 | 9,180 | 9,180 | 9,180 | 0 | 9,180 |
| 1999 | 9,180 | 9,180 | 9,180 | 9,180 | 0 | 9,180 |
| 2000 | 9,180 | 9,180 | 9,180 | 9,180 | 0 | 9,180 |
| 2001 | 9,180 | 9,180 | 9,180 | 9,180 | 0 | 9,180 |
| 2002 | 9,180 | 9,180 | 9,180 | 9,180 | 0 | 9,180 |
| 2003 | 14,490 | 14,490 | 14,490 | 14,490 | 0 | 14,490 |
| 2004 | 18,840 | 18,840 | 18,840 | 18,840 | 0 | 18,840 |
| 2005 | 22,220 | 22,220 | 22,220 | 22,220 | 0 | 22,220 |
| 2006 | 28,980 | 28,980 | 28,980 | 28,980 | 0 | 28,980 |
| 2007 | 28,980 | 28,980 | 28,980 | 28,980 | 0 | 28,980 |
| 2008 | 21,740 | 21,740 | 21,740 | 21,740 | 0 | 21,740 |
| 2009 | 10,630 | 10,630 | 10,630 | 10,630 | 0 | 10,630 |
| 2010 | 8,501 | 8,501 | 8,501 | 8,501 | 0 | 8,501 |
| 2011 | 7,245 | 7,245 | 7,245 | 7,245 | 0 | 7,245 |
| 2012 | 7,245 | 7,245 | 7,245 | 7,245 | 0 | 7,245 |
| 2013 | 5,603 | 5,603 | 5,603 | 5,603 | 0 | 5,603 |
| 2014 | 5,893 | 5,893 | 5,893 | 5,893 | 0 | 5,893 |
| 2015 | 5,893 | 5,893 | 5,893 | 5,893 | 0 | 5,893 |
| 2016 | 7,052 | 7,052 | 7,052 | 6,482 | 0 | 6,482 |
| 2017 | 9,932 | 9,932 | 9,932 | 7,130 | 0 | 7,130 |
| 2018 | 7,052 | 7,052 | 7,052 | 7,052 | 0 | 7,052 |
| 2019 | 7,052 | 7,052 | 7,052 | 7,052 | 0 | 7,052 |
| 2020 | 38,640 | 38,640 | 38,640 | 7,757 | 0 | 7,757 |
| 2021 | 38,640 | 38,640 | 38,640 | 8,533 | 0 | 8,533 |

Property Data

STRAP: 08-44-24-C2-02003.0140 Folio ID: 10158828

Generated on 6/13/2023 1:04 PM

Owner Of Record - Sole Owner [\[Change Address\]](#) 


JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

Site Address

Site Address maintained by [E911 Program Addressing](#)

1206 WESTWOOD DR
CAPE CORAL FL 33909

Property Description

Do not use for legal documents! 

PONDELLA HEIGHTS UNIT 2
BLK 3 PB 12 PG 25
LOT 14

[\[Tax Map Viewer\]](#) [\[View Comparables\]](#)



[\[Pictometry Aerial Viewer\]](#)

 **Current Working Values** 

[Tax Roll Value Letter](#) [Tax Refund Status](#) 





| | |
|---|--------|
| Just | 60,006 |
| Attributes | |
| Land Units Of Measure  | FF |
| Units  | 105.00 |
| Total Number of Buildings | 0 |
| Total Bedrooms / Bathrooms | 0 |
| 1st Year Building on Tax Roll  | N/A |
| Historic Designation | No |

Image of Structure 



Property Value History

| Tax Year | Just | Land | Market Assessed | Capped Assessed | Exemptions | Taxable |
|----------|--------|--------|-----------------|-----------------|------------|---------|
| 1992 | 6,760 | 6,760 | 6,760 | 6,760 | 0 | 6,760 |
| 1993 | 6,760 | 6,760 | 6,760 | 6,760 | 0 | 6,760 |
| 1994 | 7,730 | 7,730 | 7,730 | 7,730 | 0 | 7,730 |
| 1995 | 9,180 | 9,180 | 9,180 | 9,180 | 0 | 9,180 |
| 1996 | 9,180 | 9,180 | 9,180 | 9,180 | 0 | 9,180 |
| 1997 | 9,180 | 9,180 | 9,180 | 9,180 | 0 | 9,180 |
| 1998 | 9,180 | 9,180 | 9,180 | 9,180 | 0 | 9,180 |
| 1999 | 9,180 | 9,180 | 9,180 | 9,180 | 0 | 9,180 |
| 2000 | 9,180 | 9,180 | 9,180 | 9,180 | 0 | 9,180 |
| 2001 | 9,180 | 9,180 | 9,180 | 9,180 | 0 | 9,180 |
| 2002 | 9,180 | 9,180 | 9,180 | 9,180 | 0 | 9,180 |
| 2003 | 14,490 | 14,490 | 14,490 | 14,490 | 0 | 14,490 |
| 2004 | 18,840 | 18,840 | 18,840 | 18,840 | 0 | 18,840 |
| 2005 | 22,220 | 22,220 | 22,220 | 22,220 | 0 | 22,220 |
| 2006 | 28,980 | 28,980 | 28,980 | 28,980 | 0 | 28,980 |
| 2007 | 28,980 | 28,980 | 28,980 | 28,980 | 0 | 28,980 |
| 2008 | 21,740 | 21,740 | 21,740 | 21,740 | 0 | 21,740 |
| 2009 | 10,630 | 10,630 | 10,630 | 10,630 | 0 | 10,630 |
| 2010 | 8,501 | 8,501 | 8,501 | 8,501 | 0 | 8,501 |
| 2011 | 7,245 | 7,245 | 7,245 | 7,245 | 0 | 7,245 |
| 2012 | 7,245 | 7,245 | 7,245 | 7,245 | 0 | 7,245 |
| 2013 | 5,603 | 5,603 | 5,603 | 5,603 | 0 | 5,603 |
| 2014 | 5,893 | 5,893 | 5,893 | 5,893 | 0 | 5,893 |
| 2015 | 5,893 | 5,893 | 5,893 | 5,893 | 0 | 5,893 |
| 2016 | 7,052 | 7,052 | 7,052 | 6,482 | 0 | 6,482 |
| 2017 | 9,852 | 9,852 | 9,852 | 7,130 | 0 | 7,130 |
| 2018 | 7,052 | 7,052 | 7,052 | 7,052 | 0 | 7,052 |
| 2019 | 7,052 | 7,052 | 7,052 | 7,052 | 0 | 7,052 |
| 2020 | 38,640 | 38,640 | 38,640 | 7,757 | 0 | 7,757 |
| 2021 | 38,640 | 38,640 | 38,640 | 8,533 | 0 | 8,533 |

Property Data

STRAP: 08-44-24-C2-02003.0150 Folio ID: 10158829

Generated on 6/13/2023 1:05 PM

Owner Of Record - Sole Owner [\[Change Address\]](#) 

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

Site Address

Site Address maintained by [E911 Program Addressing](#)

1212 WESTWOOD DR
CAPE CORAL FL 33909

Property Description

Do not use for legal documents! 

PONDELLA HEIGHTS UNIT 2
BLK 3 PB 12 PG 25
LOT 15 LESS ROW OR 3009
PG 3502

[\[Tax Map Viewer\]](#) [\[View Comparables\]](#)



[Pictometry Aerial Viewer]

 **Current Working Values** 

[Tax Roll Value Letter](#) [Tax Refund Status](#) 





| | |
|---|--------|
| Just | 36,314 |
| Attributes | |
| Land Units Of Measure  | FF |
| Units  | 107.00 |
| Total Number of Buildings | 0 |
| Total Bedrooms / Bathrooms | 0 |
| 1st Year Building on Tax Roll  | N/A |
| Historic Designation | No |

Image of Structure 



Property Value History

| Tax Year | Just | Land | Market Assessed | Capped Assessed | Exemptions | Taxable |
|----------|--------|--------|-----------------|-----------------|------------|---------|
| 1992 | 6,520 | 6,520 | 6,520 | 6,520 | 0 | 6,520 |
| 1993 | 6,520 | 6,520 | 6,520 | 6,520 | 0 | 6,520 |
| 1994 | 7,450 | 7,450 | 7,450 | 7,450 | 0 | 7,450 |
| 1995 | 8,840 | 8,840 | 8,840 | 8,840 | 0 | 8,840 |
| 1996 | 8,840 | 8,840 | 8,840 | 8,840 | 0 | 8,840 |
| 1997 | 8,840 | 8,840 | 8,840 | 8,840 | 0 | 8,840 |
| 1998 | 7,520 | 7,520 | 7,520 | 7,520 | 0 | 7,520 |
| 1999 | 7,520 | 7,520 | 7,520 | 7,520 | 0 | 7,520 |
| 2000 | 7,520 | 7,520 | 7,520 | 7,520 | 0 | 7,520 |
| 2001 | 7,520 | 7,520 | 7,520 | 7,520 | 0 | 7,520 |
| 2002 | 7,520 | 7,520 | 7,520 | 7,520 | 0 | 7,520 |
| 2003 | 11,880 | 11,880 | 11,880 | 11,880 | 0 | 11,880 |
| 2004 | 15,440 | 15,440 | 15,440 | 15,440 | 0 | 15,440 |
| 2005 | 18,210 | 18,210 | 18,210 | 18,210 | 0 | 18,210 |
| 2006 | 23,750 | 23,750 | 23,750 | 23,750 | 0 | 23,750 |
| 2007 | 23,750 | 23,750 | 23,750 | 23,750 | 0 | 23,750 |
| 2008 | 17,820 | 17,820 | 17,820 | 17,820 | 0 | 17,820 |
| 2009 | 8,710 | 8,710 | 8,710 | 8,710 | 0 | 8,710 |
| 2010 | 6,968 | 6,968 | 6,968 | 6,968 | 0 | 6,968 |
| 2011 | 5,939 | 5,939 | 5,939 | 5,939 | 0 | 5,939 |
| 2012 | 5,939 | 5,939 | 5,939 | 5,939 | 0 | 5,939 |
| 2013 | 4,592 | 4,592 | 4,592 | 4,592 | 0 | 4,592 |
| 2014 | 4,830 | 4,830 | 4,830 | 4,830 | 0 | 4,830 |
| 2015 | 4,830 | 4,830 | 4,830 | 4,830 | 0 | 4,830 |
| 2016 | 5,780 | 5,780 | 5,780 | 5,313 | 0 | 5,313 |
| 2017 | 7,429 | 7,429 | 7,429 | 5,844 | 0 | 5,844 |
| 2018 | 5,780 | 5,780 | 5,780 | 5,780 | 0 | 5,780 |
| 2019 | 5,780 | 5,780 | 5,780 | 5,780 | 0 | 5,780 |
| 2020 | 31,672 | 31,672 | 31,672 | 6,358 | 0 | 6,358 |
| 2021 | 31,672 | 31,672 | 31,672 | 6,994 | 0 | 6,994 |

Property Data

STRAP: 08-44-24-C2-02002.0200 Folio ID: 10158813

Generated on 6/13/2023 12:00 PM

Owner Of Record - Sole Owner [\[Change Address\]](#) ?

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

Site Address

Site Address maintained by [E911 Program Addressing](#)

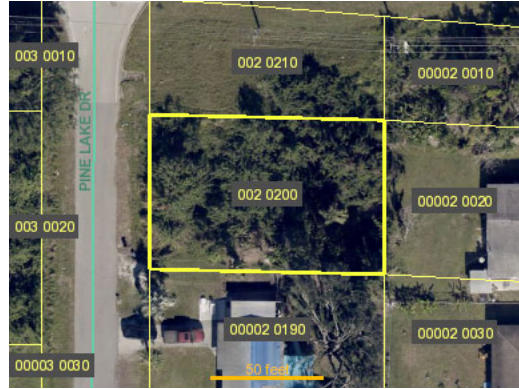
1206 PINE LAKE DR
CAPE CORAL FL 33909

Property Description ?

Do not use for legal documents!

PONDELLA HEIGHTS UNIT 2
BLK 2 PB 12 PG 25
LOT 20

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)

Current Working Values

[Tax Roll Value Letter](#) [Tax Refund Status](#) ?

| | | |
|--|-------------------|--------|
| Just | | 41,048 |
| | Attributes | |
| Land Units Of Measure ? | | FF |
| Units ? | | 70.00 |
| Total Number of Buildings | | 0 |
| Total Bedrooms / Bathrooms | | 0 |
| 1st Year Building on Tax Roll ? | | N/A |
| Historic Designation | | No |

Image of Structure ?



Property Value History

| Tax Year | Just | Land | Market Assessed | Capped Assessed | Exemptions | Taxable |
|----------|--------|--------|-----------------|-----------------|------------|---------|
| 1992 | 4,510 | 4,510 | 4,510 | 4,510 | 0 | 4,510 |
| 1993 | 4,510 | 4,510 | 4,510 | 4,510 | 0 | 4,510 |
| 1994 | 5,150 | 5,150 | 5,150 | 5,150 | 0 | 5,150 |
| 1995 | 6,120 | 6,120 | 6,120 | 6,120 | 0 | 6,120 |
| 1996 | 6,120 | 6,120 | 6,120 | 6,120 | 0 | 6,120 |
| 1997 | 6,120 | 6,120 | 6,120 | 6,120 | 0 | 6,120 |
| 1998 | 6,120 | 6,120 | 6,120 | 6,120 | 0 | 6,120 |
| 1999 | 6,120 | 6,120 | 6,120 | 6,120 | 0 | 6,120 |
| 2000 | 6,120 | 6,120 | 6,120 | 6,120 | 0 | 6,120 |
| 2001 | 6,120 | 6,120 | 6,120 | 6,120 | 0 | 6,120 |
| 2002 | 6,120 | 6,120 | 6,120 | 6,120 | 0 | 6,120 |
| 2003 | 9,660 | 9,660 | 9,660 | 9,660 | 0 | 9,660 |
| 2004 | 12,560 | 12,560 | 12,560 | 12,560 | 0 | 12,560 |
| 2005 | 14,810 | 14,810 | 14,810 | 14,810 | 0 | 14,810 |
| 2006 | 19,320 | 19,320 | 19,320 | 19,320 | 0 | 19,320 |
| 2007 | 19,320 | 19,320 | 19,320 | 19,320 | 0 | 19,320 |
| 2008 | 14,490 | 14,490 | 14,490 | 14,490 | 0 | 14,490 |
| 2009 | 7,080 | 7,080 | 7,080 | 7,080 | 0 | 7,080 |
| 2010 | 5,667 | 5,667 | 5,667 | 5,667 | 0 | 5,667 |
| 2011 | 4,830 | 4,830 | 4,830 | 4,830 | 0 | 4,830 |
| 2012 | 4,830 | 4,830 | 4,830 | 4,830 | 0 | 4,830 |
| 2013 | 3,735 | 3,735 | 3,735 | 3,735 | 0 | 3,735 |
| 2014 | 3,928 | 3,928 | 3,928 | 3,928 | 0 | 3,928 |
| 2015 | 3,928 | 3,928 | 3,928 | 3,928 | 0 | 3,928 |
| 2016 | 4,701 | 4,701 | 4,701 | 4,321 | 0 | 4,321 |
| 2017 | 7,994 | 7,994 | 7,994 | 4,753 | 0 | 4,753 |
| 2018 | 4,701 | 4,701 | 4,701 | 4,701 | 0 | 4,701 |
| 2019 | 4,701 | 4,701 | 4,701 | 4,701 | 0 | 4,701 |
| 2020 | 25,760 | 25,760 | 25,760 | 5,171 | 0 | 5,171 |
| 2021 | 25,760 | 25,760 | 25,760 | 5,688 | 0 | 5,688 |

Property Data

STRAP: 08-44-24-C2-02002.0210 Folio ID: 10158814

Generated on 6/13/2023 1:02 PM

Owner Of Record - Sole Owner [\[Change Address\]](#) ?

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

Site Address

Site Address maintained by [E911 Program Addressing](#)

1212 PINE LAKE DR
CAPE CORAL FL 33909

Property Description

Do not use for legal documents! ?

PONDELLA HEIGHTS UNIT 2
BLK 2 PB 12 PG 25
LOT 21 LESS ROW OR 3009
PG 3502

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[Pictometry Aerial Viewer]

Current Working Values

[Tax Roll Value Letter](#) [Tax Refund Status](#) ?

| | |
|--|--------|
| Just | 29,277 |
| Attributes | |
| Land Units Of Measure ? | FF |
| Units ? | 107.00 |
| Total Number of Buildings | 0 |
| Total Bedrooms / Bathrooms | 0 |
| 1st Year Building on Tax Roll ? | N/A |
| Historic Designation | No |

Image of Structure ?



Property Value History

| Tax Year | Just | Land | Market Assessed | Capped Assessed | Exemptions | Taxable |
|----------|--------|--------|-----------------|-----------------|------------|---------|
| 1992 | 6,520 | 6,520 | 6,520 | 6,520 | 0 | 6,520 |
| 1993 | 6,520 | 6,520 | 6,520 | 6,520 | 0 | 6,520 |
| 1994 | 7,450 | 7,450 | 7,450 | 7,450 | 0 | 7,450 |
| 1995 | 8,840 | 8,840 | 8,840 | 8,840 | 0 | 8,840 |
| 1996 | 8,840 | 8,840 | 8,840 | 8,840 | 0 | 8,840 |
| 1997 | 8,840 | 8,840 | 8,840 | 8,840 | 0 | 8,840 |
| 1998 | 6,300 | 6,300 | 6,300 | 6,300 | 0 | 6,300 |
| 1999 | 6,300 | 6,300 | 6,300 | 6,300 | 0 | 6,300 |
| 2000 | 6,300 | 6,300 | 6,300 | 6,300 | 0 | 6,300 |
| 2001 | 6,300 | 6,300 | 6,300 | 6,300 | 0 | 6,300 |
| 2002 | 6,300 | 6,300 | 6,300 | 6,300 | 0 | 6,300 |
| 2003 | 9,950 | 9,950 | 9,950 | 9,950 | 0 | 9,950 |
| 2004 | 12,940 | 12,940 | 12,940 | 12,940 | 0 | 12,940 |
| 2005 | 15,260 | 15,260 | 15,260 | 15,260 | 0 | 15,260 |
| 2006 | 19,900 | 19,900 | 19,900 | 19,900 | 0 | 19,900 |
| 2007 | 19,900 | 19,900 | 19,900 | 19,900 | 0 | 19,900 |
| 2008 | 14,930 | 14,930 | 14,930 | 14,930 | 0 | 14,930 |
| 2009 | 7,300 | 7,300 | 7,300 | 7,300 | 0 | 7,300 |
| 2010 | 5,838 | 5,838 | 5,838 | 5,838 | 0 | 5,838 |
| 2011 | 4,976 | 4,976 | 4,976 | 4,976 | 0 | 4,976 |
| 2012 | 4,976 | 4,976 | 4,976 | 4,976 | 0 | 4,976 |
| 2013 | 3,848 | 3,848 | 3,848 | 3,848 | 0 | 3,848 |
| 2014 | 4,047 | 4,047 | 4,047 | 4,047 | 0 | 4,047 |
| 2015 | 4,047 | 4,047 | 4,047 | 4,047 | 0 | 4,047 |
| 2016 | 4,843 | 4,843 | 4,843 | 4,452 | 0 | 4,452 |
| 2017 | 6,541 | 6,541 | 6,541 | 4,897 | 0 | 4,897 |
| 2018 | 4,843 | 4,843 | 4,843 | 4,843 | 0 | 4,843 |
| 2019 | 4,843 | 4,843 | 4,843 | 4,843 | 0 | 4,843 |
| 2020 | 26,536 | 26,536 | 26,536 | 5,327 | 0 | 5,327 |
| 2021 | 26,536 | 26,536 | 26,536 | 5,860 | 0 | 5,860 |

This Instrument Prepared By:
Samuel V. Johnson, Esq.
10811 Halfmoon Shoal Road, #202
Bonita Springs, Florida 34135
239-839-6450

18.50 Rec
.70 Doc

19.20

QUIT CLAIM DEED

This QUIT CLAIM DEED, Executed this 23 day of February, 2021, by SAMUEL V. JOHNSON, Trustee of the Bailey Trust and by SAMUEL V. JOHNSON, Trustee of the Vinson Trust, in each instance with power and authority either to protect, and to conserve and to sell, or to lease or to encumber or otherwise to manage and dispose of the real properties described in this instrument, all as more particularly set forth in F.S. 689.071, hereinafter GRANTORS, to SAMUEL V. JOHNSON, individually, whose address is 278 Snow Ridge Drive, Hendersonville, NC 33908, hereinafter GRANTEE.

WITNESSETH, That the said GRANTORS for and in consideration of the sum of Ten (\$10.00) and 00/100 Dollars in hand paid by the said GRANTEE, the receipt and sufficiency of which is hereby acknowledged, do hereby remise, release and quit claim unto the GRANTEE forever, all the right, title, interest, claim and demand which the GRANTORS have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee, State of Florida, to wit:

Lots 1, 2, 14 and 15, Block 3, PONDELLA HEIGHTS, Unit 2, a subdivision according to the plat thereof recorded in Plat Book 12, Page 25, Public Records of Lee County, Florida;

AND

Lots 20 and 21, Block 2, PONDELLA HEIGHTS, Unit 2, a subdivision according to the plat thereof recorded in Plat Book 12, Page 25, Public Records of Lee County, Florida.

LESS AND EXCEPT: Road Right of Way described in that certain instrument recorded in O.R. Book 3009, Page 3602, Public Records of Lee County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the GRANTORS, or either of them, either in law or in equity, to the only proper use, benefit and behoof of the GRANTEE forever.

IN WITNESS WHEREOF, The said GRANTORS have signed and sealed these presents the day and year first above written.

Allie Brumble Allie Brumble
Lori Seger Lori Seger

[Witnesses to both Grantors]

Samuel V. Johnson (SEAL)
Samuel V. Johnson, Trustee

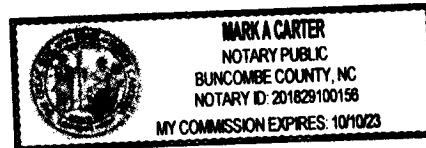
Samuel V. Johnson (SEAL)
Samuel V. Johnson, Trustee
GRANTORS

State of North Carolina)
County of Buncombe)

I HEREBY CERTIFY that on this 23 day of February, 2021, before me, an officer duly authorized in the State of NORTH CAROLINA to take acknowledgements, personally appeared Samuel V. Johnson, as Trustee, as aforesaid, and Samuel V. Johnson, as Trustee, as aforesaid, who presented a Florida drivers license as identification, who executed the foregoing instrument and who acknowledged before me that he executed same in the capacities stated above.

Witness my Hand and Seal, in the State and County aforesaid, this 23 day of February, 2021.

Mark A Carter
NOTARY PUBLIC
(SEAL)



Prepared by and Return to:

Joseph A. Furlong, Jr.
FURLONG TITLE COMPANY, INC.
12651 McGregor Blvd., Unit 102
Fort Myers, Fl 33919
GRANTEE TAX ID NUMBER: _____

4467226

[Space Above This Line for Recording Data]

WARRANTY DEED

File No. 255065

15 ORR

DR3009 PG3502

THIS INDENTURE, made this 4th day of September, A.D. 1998 between

SAMUEL V. JOHNSON, INDIVIDUALLY & AS TRUSTEE OF THE BAILEY TRUST and SAMUEL V. JOHNSON, INDIVIDUALLY AND AS TRUSTEE OF THE VINSEN TRUST as Grantor*, whose address is: PO BOX 061319, FORT MYERS, FLORIDA 33906 and

LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

as Grantee*, whose address is: P.O. BOX 398, FORT MYERS, FL 33919

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Lee, State of Florida, to-wit:

SEE ATTACHED FOR CONTINUATION OF LEGAL DESCRIPTION

THIS DEED IS GIVEN IN LIEU OF CONDEMNATION.

Property Tax ID Number: 08-44-24-02-0003, 0150
VACANT LAND 08-44-24-02-0003, 0010
SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for 1998 and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Witnesses

(WITNESS 1) [Signature]
PRINT OR TYPE NAME: SANORA DUNPHY

[Signature]
SAMUEL V. JOHNSON

(WITNESS 2) [Signature]
PRINT OR TYPE NAME: SHEPHERD BEASLEY

[Signature]
SAMUEL V. JOHNSON

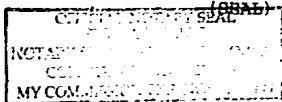
State of Florida
County of Lee

The foregoing instrument was acknowledged before me on this 4th day of September, 1998 by SAMUEL V. JOHNSON and SAMUEL V. JOHNSON, who is known to me or who has produced (Personally Known) as identification and did NOT take an oath.

[Signature]

My Commission Expires:

NOTARY PUBLIC
PRINT OR TYPE NAME:



Acquisition approved by the Lee County Board of Commissioners' action on 8-4-98 and accepted on behalf of the board by [Signature] on 9-4-98 in accordance with FS 185

RECORDED BY SHERWOOD

PARCEL #191

A TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING PART OF LOT 15, BLOCK 3, PONDELLA HEIGHTS, UNIT 2, A SUBDIVISION AS RECORDED IN PLAT BOOK 12 AT PAGE 25 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8; THENCE N. 89°06'36" E. FOR 2355.54 FEET ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER TO A POINT WHICH LIES 528.27 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER; THENCE S. 00°08'35" W. FOR 26.38 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF PONDELLA ROAD (FORMER STATE ROAD NO. S-78-A) AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING AND THE NORTHEAST CORNER OF SAID LOT 15; THENCE CONTINUE S. 00°08'35" W. FOR 34.52 FEET ALONG THE EASTERLY LINE OF SAID LOT 15 TO A NON-RADIAL INTERSECTION WITH THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHERLY, (RADIUS 8064.50 FEET, CENTRAL ANGLE 00°45'39", CHORD 107.09 FEET, CHORD BEARING N. 85°35'04" W.); THENCE WESTERLY FOR 107.10 FEET ALONG THE ARC OF SAID CURVE, BEING 64.50 FEET SOUTHERLY OF AND CONCENTRIC WITH THE CENTERLINE SURVEY OF PONDELLA ROAD (LEE COUNTY PROJECT NO. 4656); THENCE N. 00°08'35" E. NON-RADIALLY FOR 27.37 FEET ALONG THE WESTERLY LINE OF SAID LOT 15; THENCE S. 89°24'47" E. FOR 106.80 FEET ALONG THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY OF PONDELLA ROAD (40.00 FEET FROM CENTERLINE) TO THE POINT OF BEGINNING. CONTAINING 3,317 SQUARE FEET MORE OF LESS.

PARCEL #192

A TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA BEING PART OF LOT 1, BLOCK 3, PONDELLA HEIGHTS, UNIT 2, A SUBDIVISION AS RECORDED IN PLAT BOOK 12 AT PAGE 25 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8, THENCE N. 89°06'36" E. FOR 2462.35 FEET ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER TO A POINT WHICH LIES 421.46 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER; THENCE S. 00°08'35" W. FOR 29.14 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF PONDELLA ROAD (FORMER STATE ROAD NO. S-78-A) AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING AND THE NORTHEAST CORNER OF SAID LOT 1; THENCE CONTINUE S. 00°08'35" W, FOR 40.24 FEET ALONG THE EASTERLY LINE OF SAID LOT 1 TO AN NON-RADIAL INTERSECTION WITH THE ARC OF CURVE TO THE RIGHT, CONCAVE NORTHERLY, (RADIUS 8064.50 FEET, CENTRAL ANGLE 00°45'37", CHORD 107.00 FEET CHORD BEARING N. 86°20'42" W.); THENCE WESTERLY FOR 107.00 FEET ALONG THE ARC OF SAID CURVE, BEING 64.50 FEET SOUTHERLY OF AND CONCENTRIC WITH THE CENTER LINE SURVEY OF PONDELLA ROAD (LEE COUNTY PROJECT NO. 4656); THENCE N. 00°08'35" E. NON-RADIALLY FOR 34.52 FEET ALONG THE WESTERLY LINE OF SAID LOT 1; THENCE S. 89°24'47" E. FOR 106.80 FEET ALONG THE AFOREMENTION SOUTHERLY RIGHT OF WAY OF PONDELLA ROAD (40.00 FEET FROM CENTERLINE) TO THE POINT OF BEGINNING. CONTAINING 4,005 SQUARE FEET MORE OR LESS.

PARCEL #193

THAT PART OF LOT 21, BLOCK 2, PONDELLA HEIGHTS, UNIT TWO, A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 24 EAST, AS BEING RECORDED IN PLAT BOOK 12, PAGE 25, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

DR3009 P63503

CONTINUATION OF LEGAL DESCRIPTION

Page 1

COMMENCING AT THE SOUTHWEST CORNER OF LOT 21, BLOCK TWO OF AFORESAID SUBDIVISION; THENCE N 00°08'35" E ALONG THE WEST LINE OF SAID LOT 21 AND THE EAST RIGHT-OF-WAY LINE OF PINE LAKE DRIVE FOR 52.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°08'35" E ALONG SAID WEST LINE AND EAST RIGHT-OF-WAY LINE FOR 42.44 FEET TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE S 89°24'47" E ALONG THE NORTH LINE OF SAID LOT 21 FOR 107.30 FEET (107.50 PLAT) TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE S 00°08'35" WEST ALONG THE EAST LINE OF SAID LOT 21 FOR 46.09 FEET TO WHICH A RADIAL LINE BEARS S 02°09'11" W; THENCE RUN WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT OF RADIUS 8064.50 FEET HAVING FOR ITS ELEMENT A CENTRAL ANGLE OF 00°45'47", CHORD BEARING OF N 87°27'45" W, CHORD DISTANCE OF 107.39 FEET FOR 107.39 FEET TO THE POINT OF BEGINNING AND TO WHICH POINT A RADIAL LINE BEARS S 02°54'58" W, CONTAINING 4762.30 SQUARE FEET (0.1093) MORE OR LESS.

DR3009 P63504

CHARLIE GREEN, CLERK
LEE COUNTY, FL
98 SEP -9 AM 8:54

ORDINANCE 90 - 22

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF SIX PARCELS OF LAND DESCRIBED AS LOTS 1, 2, 14 AND 15, BLOCK 3, PONDELLA HEIGHTS, UNIT 2; AND LOTS 20 AND 21, BLOCK 2, PONDELLA HEIGHTS, UNIT 2, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR REDEFINITION OF CITY BOUNDARIES; PROVIDING FOR CITY OF CAPE CORAL FIRE DEPARTMENT AND UTILITY SERVICES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, SAMUEL V. JOHNSON, the owner of the real property subject to this Ordinance, has petitioned the Cape Coral City Council for the annexation of said real property to the City of Cape Coral; and

WHEREAS, the aforesaid petition bears the signature of SAMUEL V. JOHNSON, the owner of the property proposed to be annexed; and

WHEREAS, the City of Cape Coral desires to assume fire department service and water, wastewater and irrigation utility services to the said real property following the annexation of said real property within the city's jurisdiction, as provided in section 171.093, Florida Statutes; and

WHEREAS, the City of Cape Coral desires to insure that the site is developed consistent with the development located within the City and which will be utilized in a manner that should prove beneficial to the City.

NOW, THEREFORE, THE CITY OF CAPE CORAL, FLORIDA, HEREBY ORDAINS PURSUANT TO THE LAWS OF FLORIDA, AND OTHER APPLICABLE LAWS, THIS ORDINANCE:

SECTION 1. After considering the application from SAMUEL V. JOHNSON, the City Council has determined that the property proposed to be annexed to the City is contiguous to the City's boundaries, reasonably compact, and such annexation will not result in the creation of enclaves.

SECTION 2. The City of Cape Coral hereby annexes to the incorporated City limits the following described real property:

LOTS 1, 2, 14 AND 15, BLOCK 3, PONDELLA HEIGHTS, UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 25, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND LOTS 20 AND 21, BLOCK 2, PONDELLA HEIGHTS, UNIT 2, A SUBDIVISION ACCORDING TO THE PLATE THEREOF RECORDED IN PLAT BOOK 12, PAGE 25, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LESS AND EXCEPT: ROAD RIGHT OF WAY DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED IN O.R. BOOK 3009, PAGE 3602, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A map depicting the area to be annexed is attached hereto as Exhibit A.

SECTION 3. The legal description of the boundaries of the City of Cape Coral is hereby amended to include the aforesaid property as a part of the municipality of the City of Cape Coral, Florida, and under the full jurisdiction of the municipality of Cape Coral.

SECTION 4. The City of Cape Coral desires to assume fire department service and water, wastewater and irrigation utility services to the said real property following the annexation of said real property within the city's jurisdiction, as provided in section 171.093, Florida Statutes.

SECTION 5. Severability. In the event that any portion or section of this ordinance is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this ordinance which shall remain in full force and effect.

SECTION 6. Effective Date. This ordinance shall become effective immediately after its adoption by the Cape Coral City Council.

ADOPTED BY THE COUNCIL OF THE CITY OF CAPE CORAL AT ITS REGULAR SESSION THIS 2nd DAY OF November, 2022.



JOHN GUNTER, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

GUNTER aye
TATE aye
SHEPPARD aye
HAYDEN aye

NELSON aye
WELSH aye
LONG aye
COSDEN excused

ATTESTED TO AND FILED IN MY OFFICE THIS 7th DAY OF November, 2022.

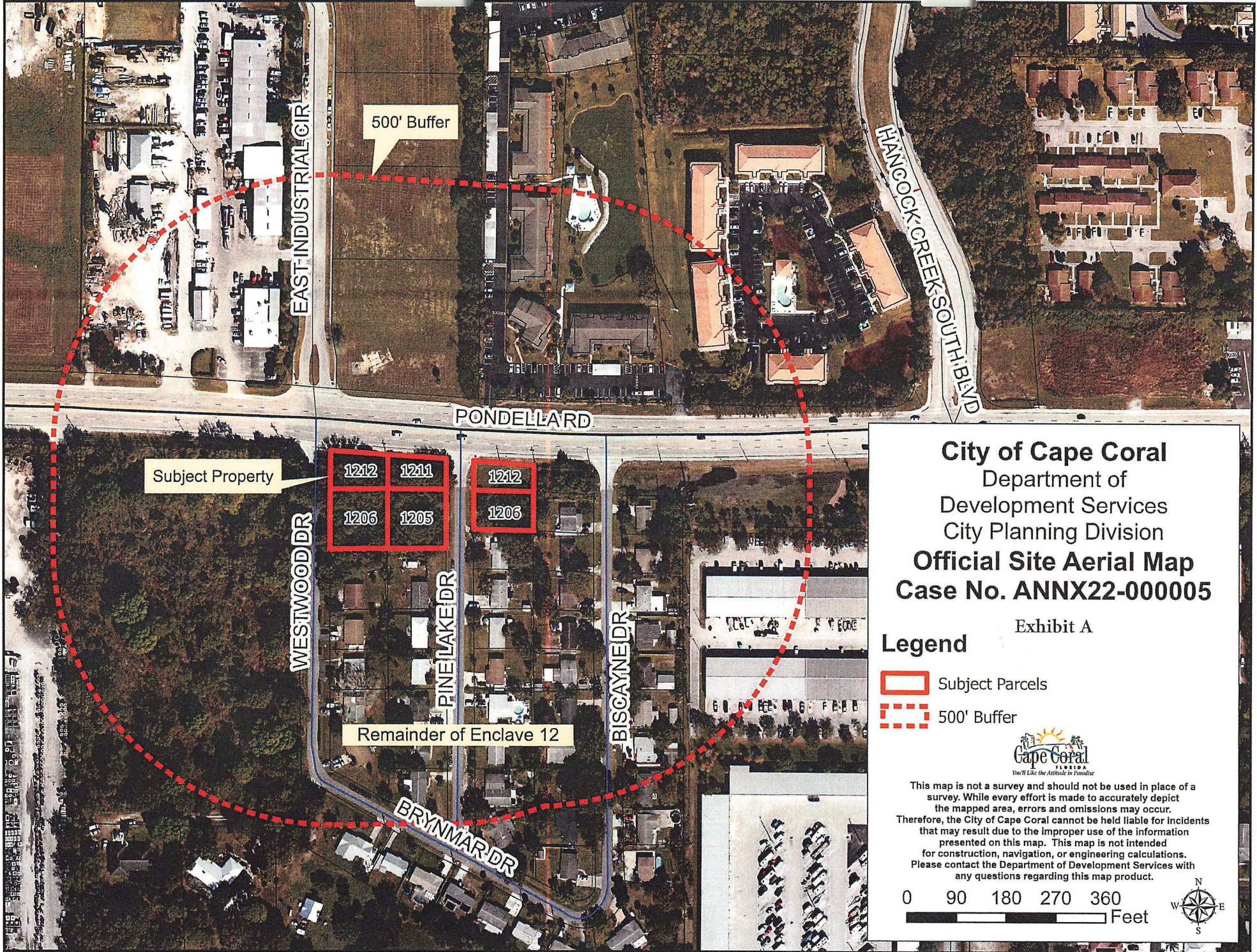


KIMBERLY BRUNS
CITY CLERK

APPROVED AS TO FORM:



DOLORES D. MENENDEZ
CITY ATTORNEY
ord\ANNX22-000005



City of Cape Coral
 Department of
 Development Services
 City Planning Division
Official Site Aerial Map
Case No. ANNX22-000005

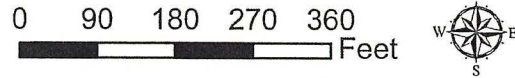
Exhibit A

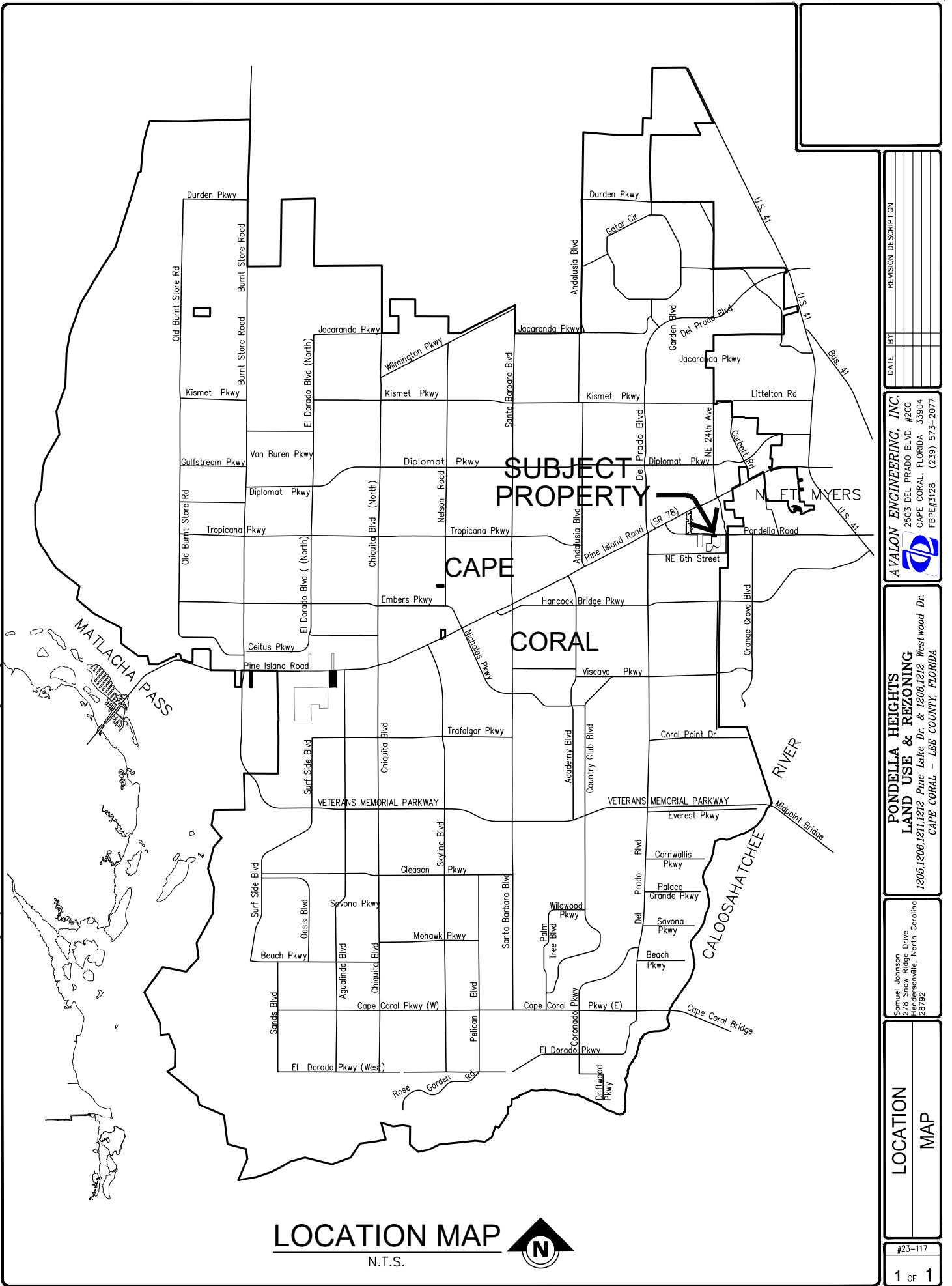
Legend

- Subject Parcels
- 500' Buffer



This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation, or engineering calculations. Please contact the Department of Development Services with any questions regarding this map product.






LOCATION MAP
N.T.S.



| DATE | BY | REVISION DESCRIPTION |
|------|----|----------------------|
| | | |
| | | |
| | | |

AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD, #200
CAPE CORAL, FLORIDA 33904
FBPE#13128 (239) 573-2077



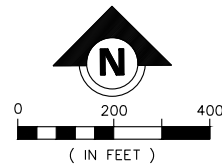
**PONDELLA HEIGHTS
LAND USE & ZONING**
1205.1206.1211.1212 Pine Lake Dr. & 1206.1212 Westwood Dr.
CAPE CORAL - LEE COUNTY, FLORIDA

Samuel Johnson
278 Snow Ridge Drive
Ft. Greenville, North Carolina
28792

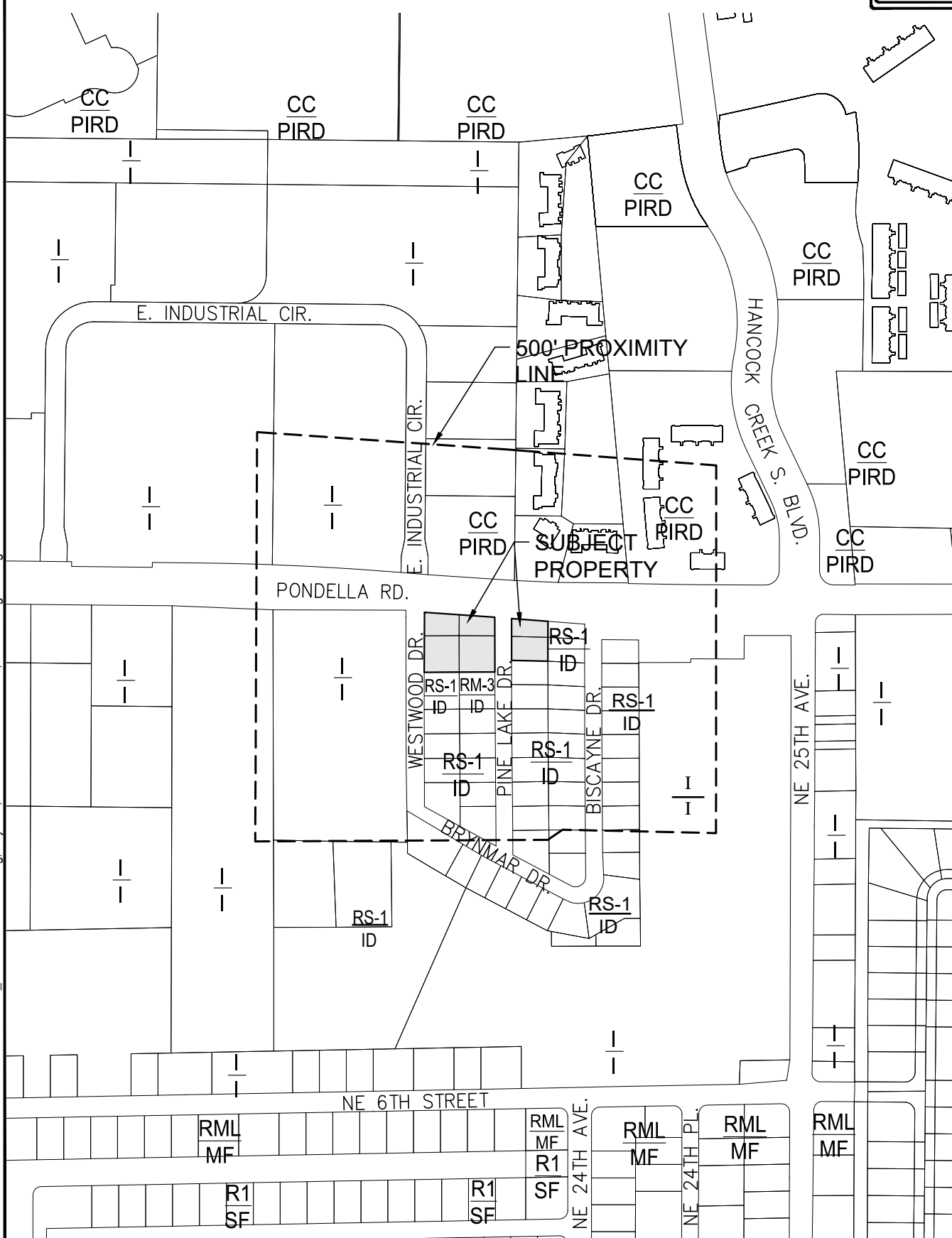
**LOCATION
MAP**

Legend:
 RS-1: Lee County Single-Family Zoning
 RM-3: Lee County Multi-Family Zoning
 ID: Lee County Intensive Development Future Land Use

I: City of Cape Coral Industrial Zoning & Future Land Use
 PIRD: City of Cape Coral Pine Island Road Future Land Use
 CC: City of Cape Coral Commercial Corridor Zoning



P:\CAD\2023\23-117\LUMA\LOT23-117_PROXIMITY-MAP.dwg, Layout1, 6/15/2023 11:57:22 AM, Avalon Engineering Inc.



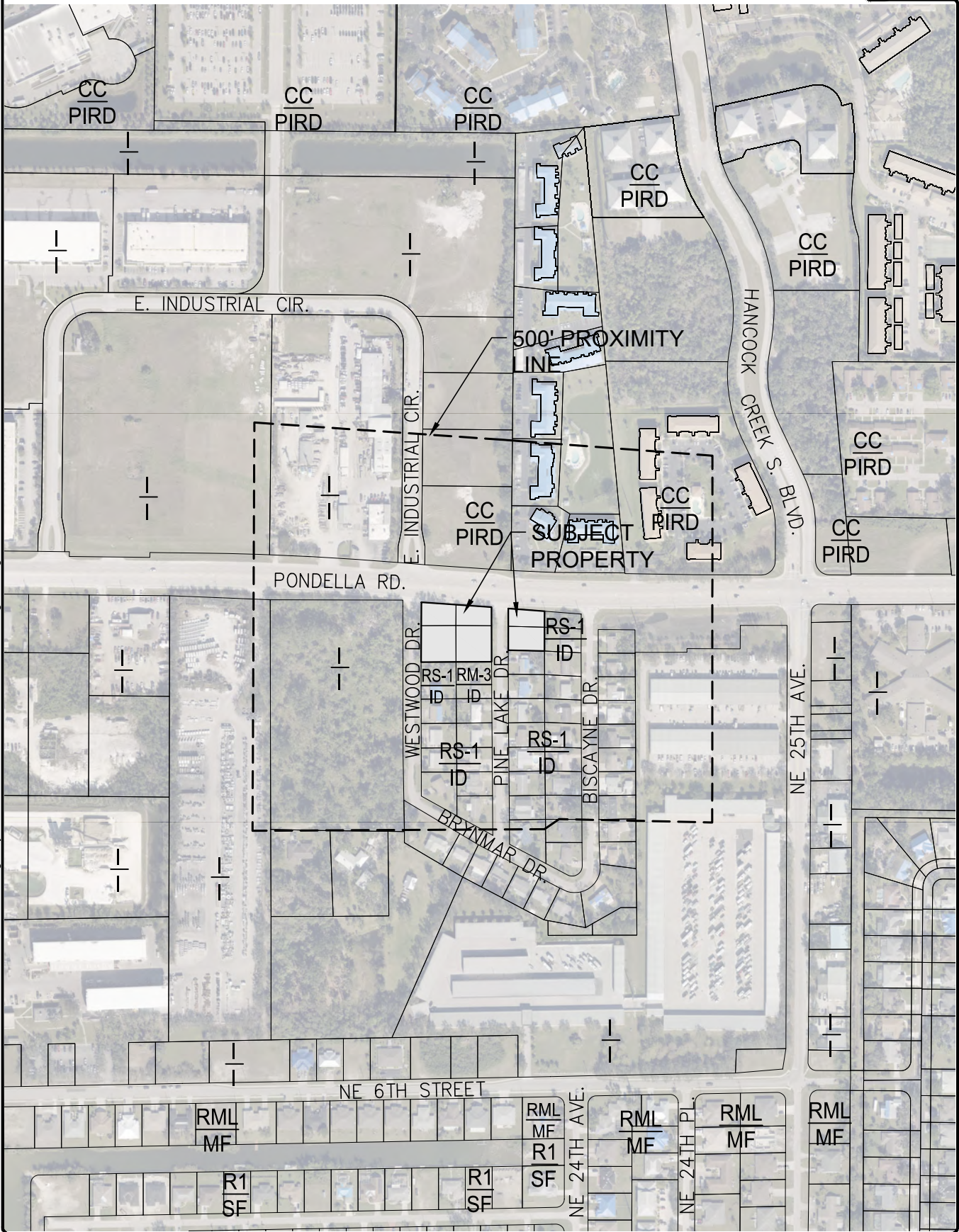
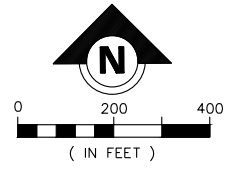
| DATE | BY | REVISION DESCRIPTION |
|------|----|----------------------|
| | | |
| | | |
| | | |

AVALON ENGINEERING, INC.
 2503 DEL PRADO BLVD., #200
 CAPE CORAL, FLORIDA 33904
 FBPE#13128 (239) 573-2077

PONDELLA HEIGHTS LAND USE & ZONING
 1205.1206.1211.1212 Pine Lake Dr. & 1206.1212 Westwood Dr.
 CAPE CORAL - LEE COUNTY, FLORIDA

Samuel Johnson Drive
 278 Snow Ridge Drive
 Bradenton, North Carolina
 28792

500' PROXIMITY MAP



| DATE | BY | REVISION DESCRIPTION |
|------|----|----------------------|
| | | |
| | | |
| | | |

AVALON ENGINEERING, INC.
 2503 DEL PRADO BLVD. #200
 CAPE CORAL, FLORIDA 33904
 FBPE#13128 (239) 573-2077

**PONDELLA HEIGHTS
 LAND USE & ZONING**
 1205.1206.121.1212 Pine Lake Dr. & 1206.1212 Westwood Dr.
 CAPE CORAL - LEE COUNTY, FLORIDA

Samuel Johnson Drive
 278 Snow Ridge Drive
 Jacksonville, North Carolina
 28792

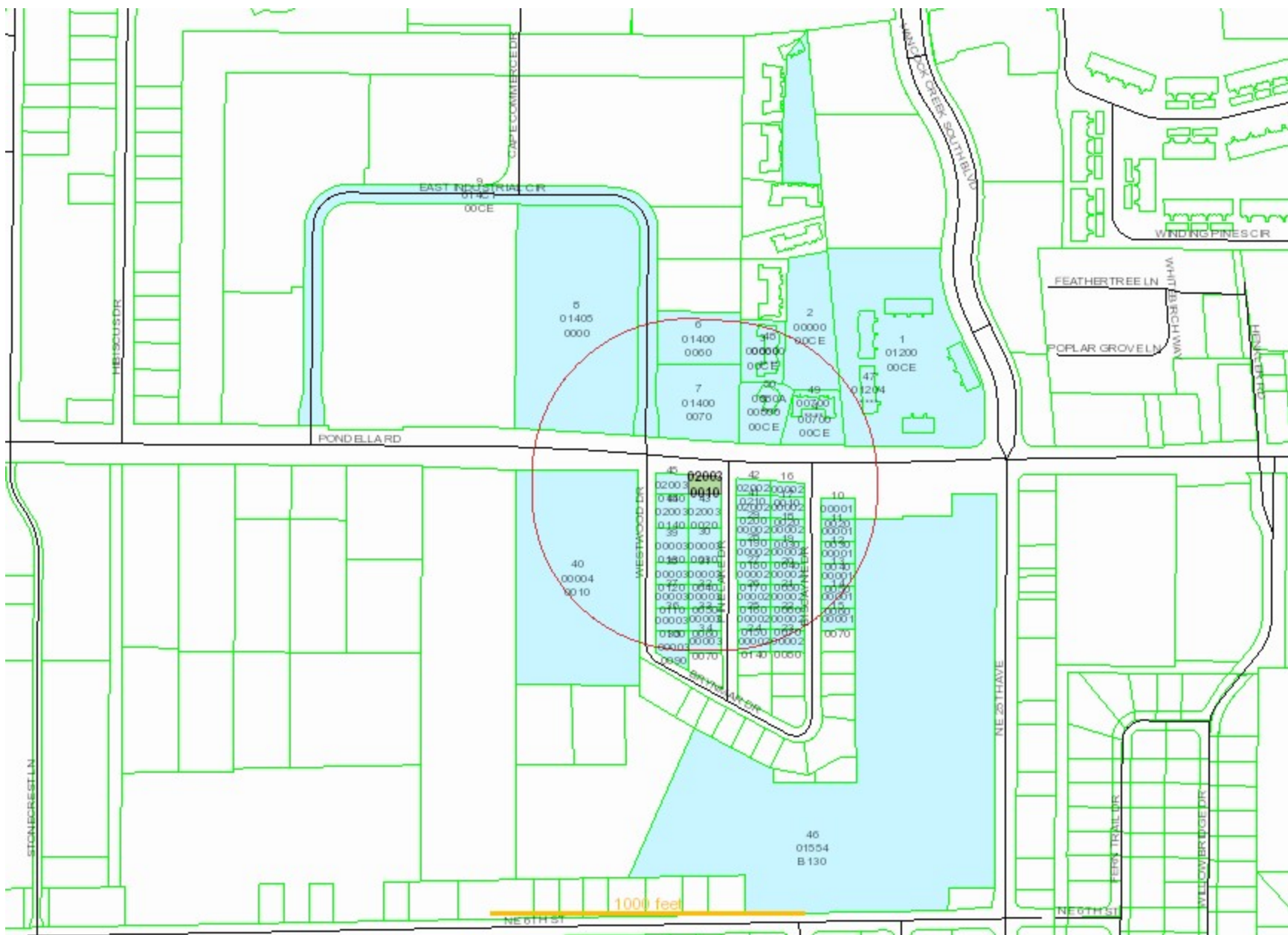
**VICINITY MAP
 (2023 AERIAL)**

Variance Report

Application for Public Hearing for Future Land Use Map Amendment

Pondella Heights
1205-1212 Pine Lake Drive / 1206-1212 Westwood Drive
Cape Coral 33909

Variance Map
Variance Mailing Labels



OASIS OF CAPE CORAL
COASTAL ASSOCIATION SERVICES
PO BOX 152930
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB
PREMIER CAM SERVICES LLC
P O B OX 152047
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE III
PREMIER CAM SERVICES LLC
PO BOX 152047
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE II
PREMIER CAM SERVICES
POB OX 152047
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE I
PREMIER CAM SERVICES LLC
PO BOX 152047
CAPE CORAL FL 33915

DARREN D CHOCHOLEK TRUST +
2980 SCOTT ST
VISTA CA 92081

DARREN D CHOCHOLEK TRUST +
2980 SCOTT ST
VISTA CA 92081

PONDELLA PARTNERS LLC
1130 PONDELLA RD UNIT 1
CAPE CORAL FL 33909

EAST CAPE COMMERCE CENTER
STE 500
5220 SUMMERLIN COMMONS BLVD
FORT MYERS FL 33907

DPBM UNLIMITED LLC
5166 MARTIN COVE
BOKEELIA FL 33922

RODRIGUEZ LIUSBEL
1320 SE 20TH ST
CAPE CORAL FL 33990

PENALOZA ASUNCION
1204 BISCAYNE DR
CAPE CORAL FL 33909

PEREZ MIRIAM
1198 BISCAYNE DR
CAPE CORAL FL 33909

BARBOUR REAL ESTATE
STEVE AND KAREN BARBOUR
2647 SE 19TH AVE
CAPE CORAL FL 33904

PAUL-EVANS KATHLEEN
1184 BISCAYNE DR
CAPE CORAL FL 33909

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

MORALES JIMMY ORTA +
1215 BISCAYNE DR
CAPE CORAL FL 33909

LUNSFORD EDWARD
1209 BISCAYNE DR
CAPE CORAL FL 33909

FYR SFR BORROWER LLC
HAVENBROOK HOMES
3505 KOGER BLVD STE 400
DULUTH GA 30096

REY PASCUAL LLC
PO BOX 152384
CAPE CORAL FL 33915

MULLISI CATHERINE
1191 BISCAYNE DR
CAPE CORAL FL 33909

KAVA MARY PATRICIA +
1826 LOSOYA DR
WOODLAND CA 95776

MITCHELL DEMOND
502 TROPICANA PKWY W
CAPE CORAL FL 33993

MARKLEY ADAM & MELINDA
3331 NE 9TH AVE
CAPE CORAL FL 33909

PACHECO JOSEPH
2307 NW 9TH ST
CAPE CORAL FL 33993

JOHNSON ERIC A & ELIZABETH
1190 PINE LAKE DR
CAPE CORAL FL 33909

EWING STEVEN R
1196 PINE LAKE DR
CAPE CORAL FL 33909

PORTAL SUNEIDY
1200 PINE LAKE DR
CAPE CORAL FL 33909

GRANT SANDY +
7028 S CROTON HARDY DR
NEWAYGO MI 49337

KING GINA
1201 PINE LAKE DR
CAPE CORAL FL 33909

VERLEY JASON
1818 SUNSET PL
FORT MYERS FL 33901

WARD MARTHA JOY L/E
1189 PINE LAKE DR
CAPE CORAL FL 33909

OLLIE REALTY INC
612 5TH ST
CARLSTADT NJ 07072

SERRANO MARLON I BANEGAS
2317 FLAGLER AVE
KEY WEST FL 33040

GRAY SCOTT THOMAS TR
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

GRAY SCOTT T
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

WAVE GOODBYE LLC
1421 GOLDEN CREST DR
ESCONDIDO CA 92029

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

KIRBY FAMILY LP #3
1406 SE 46TH LN STE 4
CAPE CORAL FL 33904

MAURO JOHN & THERESA
950 HANCOCK CREEK SOUTH BLVD #411
CAPE CORAL FL 33909

MANTOVANI EUGENE A SR &
19 COLE RD
HAMDEN CT 06518

HAMILTON SHARON
950 HANCOCK CREEK SOUTH BLVD #413
CAPE CORAL FL 33909

THOMPSON PATRICIA M
950 HANCOCK CREEK SOUTH BLVD #414
CAPE CORAL FL 33909

ZITO ANTHONY & MARIE
60 CHARLWOOD DR
FREELAND PA 18224

SCHULTZ FRANK E
950 HANCOCK CREEK S BLVD #416
CAPE CORAL FL 33909

FERNANDEZ BARBARA ODALIS &
950 HANCOCK CREEK SOUTH BLVD #421
CAPE CORAL FL 33909

CROCCE ITURBE ROLANDO A
950 HANCOCK CREEK S BLVD #422
CAPE CORAL FL 33909

PRUITT MARCIA +
4045 18TH ST
WYANDOTTE MI 48192

QUEZADA JENDRY S &
4623 SW 7TH AVE
CAPE CORAL FL 33914

RAMCHAND GOPAUL & KUNTI
1516 CLEARVIEW DR
OAKVILLE ON L6J 6W7
CANADA

FOLLESE MARC D +
2544 SE 25TH AVE
CAPE CORAL FL 33904

ULINO LISA
1100 PONDELLA RD APT 401
CAPE CORAL FL 33909

JAGGER BARBARA CHARLENE
1100 PONDELLA RD #402
CAPE CORAL FL 33909

MARY J THURMAN TRUST +
1100 PONDELLA RD #403
CAPE CORAL FL 33909

WARNER ANGIE +
3970 UTOPIA DR
CLARKLAKE MI 49234

BYRON KATHLEEN L TR
67 PINE RIDGE RD
E FALMOUTH MA 02536

CHADBOURNE STEVEN WAYNE &
1100 PONDELLA RD #406
CAPE CORAL FL 33909

HOLSTEIN WILLIAM +
6726 WESTBROOK DR
COLUMBUS IN 47201

RHORER NANCY
1100 PONDELLA RD #408
CAPE CORAL FL 33909

RYAN ROBERT G III
1100 PONDELLA RD #409
CAPE CORAL FL 33909

COSTANZO VINCENZO +
9190 TRADITIONS WAY #208
NORTH ROYALTON OH 44133

KOHNKE WAYNE & PHYLLIS
1870 W SHOREWOOD DR
HOFFMAN ESTATES IL 60192

DEVLIN DEBORAH A
2710 DEL PRADO BLVD S #142
CAPE CORAL FL 33904

BRADFORD WILLIAM
1100 PONDELLA RD # 413
CAPE CORAL FL 33909

TREMITI LOUIS & JOANNE M
534 ORCHID VIEW DR
ROCHESTER NY 14612

PEQUET JULIE A TR
1100 PONDELLA RD #415
CAPE CORAL FL 33909

PETERSON GREGORY R
PO BOX 1226
RIDGEFIELD CT 06877

CARROLL CHRISTOPHER W +
1100 PONDELLA RD #301
CAPE CORAL FL 33909

SALAMONE RANDY D &
31 WOODLAND DR
BAYPORT NY 11705

BOWLES CLIFTON BRYON
208 CORONET DR
LINTHICUM MD 21090

ABDOW JANE I
2836 SE 18TH AVE
CAPE CORAL FL 33904

SHATTUCK BARBARA L &
8044 OAK LANE
CEDAR SPRINGS MI 49319

BRILL DANIEL S & EILEEN
1100 PONDELLA RD #306
CAPE CORAL FL 33909

SMALLMAN ARTHURLYNN W
1100 PONDELLA RD #307
CAPE CORAL FL 33909

DEGREGORIO MIA G
1100 PONDELLA RD #308
CAPE CORAL FL 33909

UNKNOWN HEIRS OF
16952 BRIDLE TRL
PUNTA GORDA FL 33982

PRINCE CHERYL M
1100 PONDELLA RD #310
CAPE CORAL FL 33909

SMITH SUZANNE
1100 PONDELLA RD # 311
CAPE CORAL FL 33909

MICHALEK ROXANE
1100 PONDELLA RD #312
CAPE CORAL FL 33909

KRASTEL ZACHARY ANDREW
1100 PONDELLA RD #313
CAPE CORAL FL 33909

SELLERS RON & IWONA
2150 ROLLING MEADOWS DR
MACUNGIE PA 18062

SCHWAGER PETER C + ANITA R
87 MAIN ST
UNIONVILLE CT 06085

MCKINSEY SAMANTHA +
1100 PONDELLA RD #316
CAPE CORAL FL 33909

HENLEY BUILDING LLC
PO BOX 2882
FORT MYERS FL 33902

UNKNOWN HEIRS OF
1100 PONDELLA RD #106
CAPE CORAL FL 33909

HESS MARK D
1100 PONDELLA RD #107
CAPE CORAL FL 33909

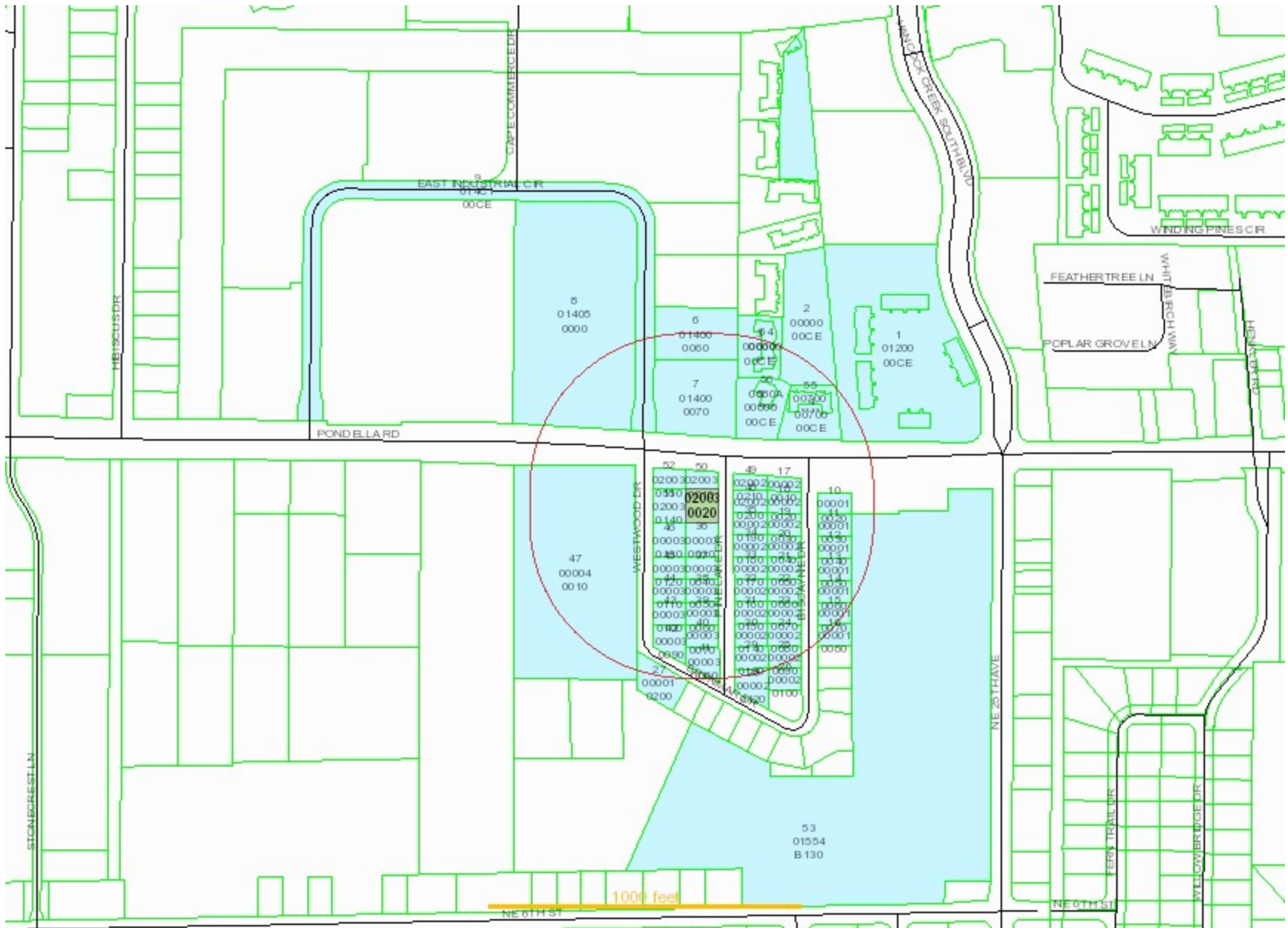
LUSK THOMAS W & SUE E
1100 PONDELLA RD #108
CAPE CORAL FL 33909

DONOHUE KATARINA
1100 PONDELLA RD #205
CAPE CORAL FL 33909

HARPER ELAINE M +
33 LAWRENCE AVE
KEANSBURG NJ 07734

GUIDO ANTOINETTE +
1100 PONDELLA RD # 207
CAPE CORAL FL 33909

TROTТА NICOLE MARIE
1100 PONDELLA RD #208
CAPE CORAL FL 33909



OASIS OF CAPE CORAL
COASTAL ASSOCIATION SERVICES
PO BOX 152930
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE III
PREMIER CAM SERVICES LLC
PO BOX 152047
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE I
PREMIER CAM SERVICES LLC
PO BOX 152047
CAPE CORAL FL 33915

DARREN D CHOCHOLEK TRUST +
2980 SCOTT ST
VISTA CA 92081

EAST CAPE COMMERCE CENTER
STE 500
5220 SUMMERLIN COMMONS BLVD
FORT MYERS FL 33907

RODRIGUEZ LIUSBEL
1320 SE 20TH ST
CAPE CORAL FL 33990

PEREZ MIRIAM
1198 BISCAYNE DR
CAPE CORAL FL 33909

PAUL-EVANS KATHLEEN
1184 BISCAYNE DR
CAPE CORAL FL 33909

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LUNSFORD EDWARD
1209 BISCAYNE DR
CAPE CORAL FL 33909

ROYAL HAWAIIAN CLUB
PREMIER CAM SERVICES LLC
P O B OX 152047
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE II
PREMIER CAM SERVICES
POB OX 152047
CAPE CORAL FL 33915

DARREN D CHOCHOLEK TRUST +
2980 SCOTT ST
VISTA CA 92081

PONDELLA PARTNERS LLC
1130 PONDELLA RD UNIT 1
CAPE CORAL FL 33909

DPBM UNLIMITED LLC
5166 MARTIN COVE
BOKEELIA FL 33922

PENALOZA ASUNCION
1204 BISCAYNE DR
CAPE CORAL FL 33909

BARBOUR REAL ESTATE
STEVE AND KAREN BARBOUR
2647 SE 19TH AVE
CAPE CORAL FL 33904

JASPER STONES INVESTMENTS LLC
1906 GRACE AVE
FORT MYERS FL 33901

MORALES JIMMY ORTA +
1215 BISCAYNE DR
CAPE CORAL FL 33909

FYR SFR BORROWER LLC
HAVENBROOK HOMES
3505 KOGER BLVD STE 400
DULUTH GA 30096

REY PASCUAL LLC
PO BOX 152384
CAPE CORAL FL 33915

MULLISI CATHERINE
1191 BISCAYNE DR
CAPE CORAL FL 33909

KAVA MARY PATRICIA +
1826 LOSOYA DR
WOODLAND CA 95776

MITCHELL DEMOND
502 TROPICANA PKWY W
CAPE CORAL FL 33993

BARK CHRISTINE
1173 BISCAYNE DR
CAPE CORAL FL 33909

NELSEN RESIDENCE INC
PO BOX 151503
CAPE CORAL FL 33915

MCHUGH MARK J & KRISTIN E
1105 BRYNMAR DR
CAPE CORAL FL 33909

SKALKA DONALD R
2443 RD 3300
DEWEESE NE 68934

VILLATORO CONSUELO
1172 PINE LAKE DR
CAPE CORAL FL 33909

MARKLEY ADAM & MELINDA
3331 NE 9TH AVE
CAPE CORAL FL 33909

PACHECO JOSEPH
2307 NW 9TH ST
CAPE CORAL FL 33993

JOHNSON ERIC A & ELIZABETH
1190 PINE LAKE DR
CAPE CORAL FL 33909

EWING STEVEN R
1196 PINE LAKE DR
CAPE CORAL FL 33909

PORTAL SUNEIDY
1200 PINE LAKE DR
CAPE CORAL FL 33909

GRANT SANDY +
7028 S CROTON HARDY DR
NEWAYGO MI 49337

KING GINA
1201 PINE LAKE DR
CAPE CORAL FL 33909

VERLEY JASON
1818 SUNSET PL
FORT MYERS FL 33901

WARD MARTHA JOY L/E
1189 PINE LAKE DR
CAPE CORAL FL 33909

OLLIE REALTY INC
612 5TH ST
CARLSTADT NJ 07072

SERRANO MARLON I BANEGAS
2317 FLAGLER AVE
KEY WEST FL 33040

GARCIA GILBERTO J & CHARITY
1177 PINE LAKE DR
CAPE CORAL FL 33909

GRAY SCOTT THOMAS TR
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

GRAY SCOTT T
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

WAVE GOODBYE LLC
1421 GOLDEN CREST DR
ESCONDIDO CA 92029

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

KIRBY FAMILY LP #3
1406 SE 46TH LN STE 4
CAPE CORAL FL 33904

ULINO LISA
1100 PONDELLA RD APT 401
CAPE CORAL FL 33909

JAGGER BARBARA CHARLENE
1100 PONDELLA RD #402
CAPE CORAL FL 33909

MARY J THURMAN TRUST +
1100 PONDELLA RD #403
CAPE CORAL FL 33909

WARNER ANGIE +
3970 UTOPIA DR
CLARKLAKE MI 49234

BYRON KATHLEEN L TR
67 PINE RIDGE RD
E FALMOUTH MA 02536

CHADBOURNE STEVEN WAYNE &
1100 PONDELLA RD #406
CAPE CORAL FL 33909

HOLSTEIN WILLIAM +
6726 WESTBROOK DR
COLUMBUS IN 47201

RHORER NANCY
1100 PONDELLA RD #408
CAPE CORAL FL 33909

RYAN ROBERT G III
1100 PONDELLA RD #409
CAPE CORAL FL 33909

COSTANZO VINCENZO +
9190 TRADITIONS WAY #208
NORTH ROYALTON OH 44133

KOHNKE WAYNE & PHYLLIS
1870 W SHOREWOOD DR
HOFFMAN ESTATES IL 60192

DEVLIN DEBORAH A
2710 DEL PRADO BLVD S #142
CAPE CORAL FL 33904

BRADFORD WILLIAM
1100 PONDELLA RD # 413
CAPE CORAL FL 33909

TREMITI LOUIS & JOANNE M
534 ORCHID VIEW DR
ROCHESTER NY 14612

PEQUET JULIE A TR
1100 PONDELLA RD #415
CAPE CORAL FL 33909

PETERSON GREGORY R
PO BOX 1226
RIDGEFIELD CT 06877

CARROLL CHRISTOPHER W +
1100 PONDELLA RD #301
CAPE CORAL FL 33909

SALAMONE RANDY D &
31 WOODLAND DR
BAYPORT NY 11705

BOWLES CLIFTON BRYON
208 CORONET DR
LINTHICUM MD 21090

ABDOW JANE I
2836 SE 18TH AVE
CAPE CORAL FL 33904

SHATTUCK BARBARA L &
8044 OAK LANE
CEDAR SPRINGS MI 49319

BRILL DANIEL S & EILEEN
1100 PONDELLA RD #306
CAPE CORAL FL 33909

SMALLMAN ARTHURLYNN W
1100 PONDELLA RD #307
CAPE CORAL FL 33909

DEGREGORIO MIA G
1100 PONDELLA RD #308
CAPE CORAL FL 33909

UNKNOWN HEIRS OF
16952 BRIDLE TRL
PUNTA GORDA FL 33982

PRINCE CHERYL M
1100 PONDELLA RD #310
CAPE CORAL FL 33909

SMITH SUZANNE
1100 PONDELLA RD # 311
CAPE CORAL FL 33909

MICHALEK ROXANE
1100 PONDELLA RD #312
CAPE CORAL FL 33909

KRASTEL ZACHARY ANDREW
1100 PONDELLA RD #313
CAPE CORAL FL 33909

SELLERS RON & IWONA
2150 ROLLING MEADOWS DR
MACUNGIE PA 18062

SCHWAGER PETER C + ANITA R
87 MAIN ST
UNIONVILLE CT 06085

MCKINSEY SAMANTHA +
1100 PONDELLA RD #316
CAPE CORAL FL 33909

HENLEY BUILDING LLC
PO BOX 2882
FORT MYERS FL 33902

UNKNOWN HEIRS OF
1100 PONDELLA RD #106
CAPE CORAL FL 33909

HESS MARK D
1100 PONDELLA RD #107
CAPE CORAL FL 33909

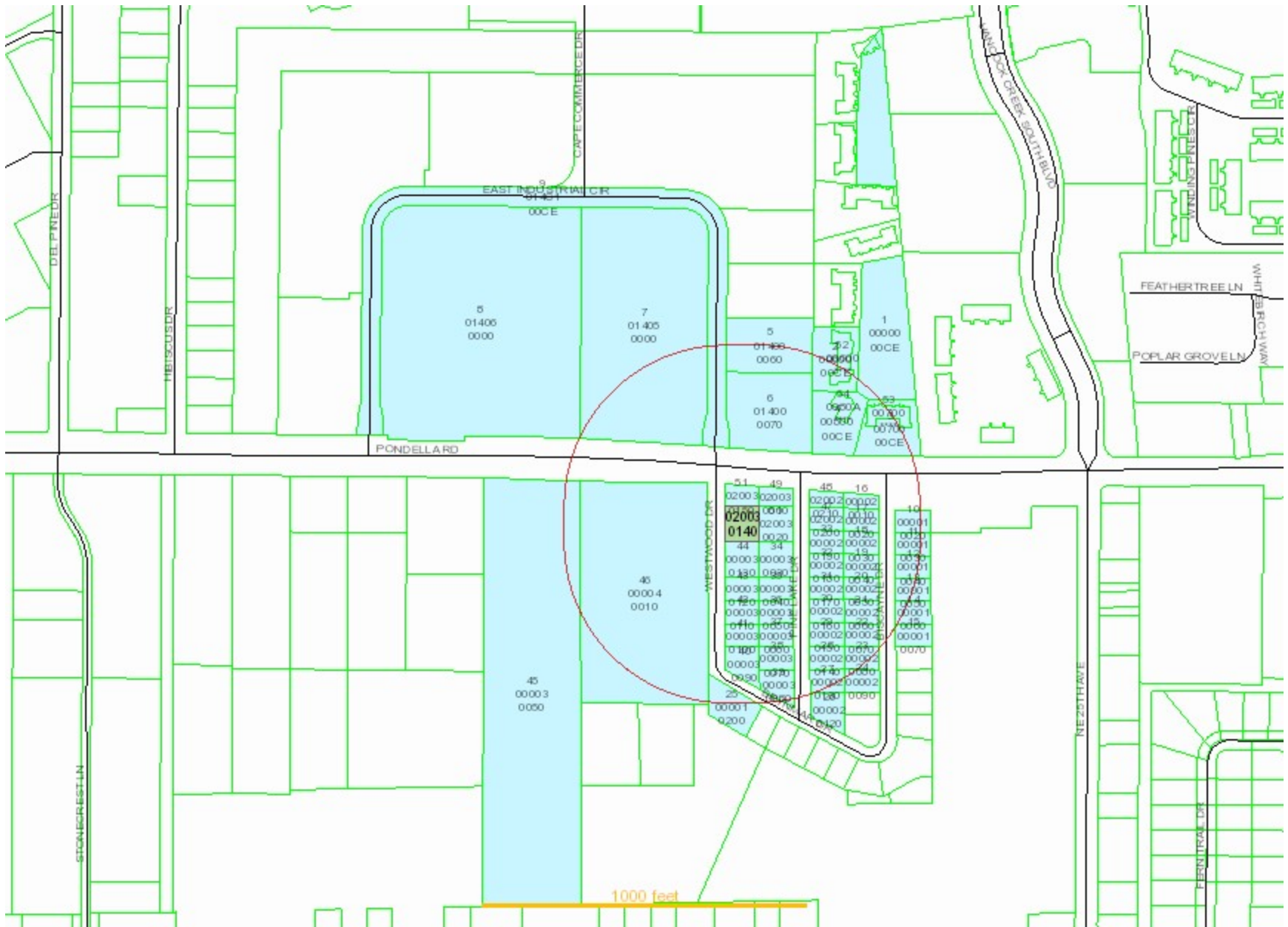
LUSK THOMAS W & SUE E
1100 PONDELLA RD #108
CAPE CORAL FL 33909

DONOHUE KATARINA
1100 PONDELLA RD #205
CAPE CORAL FL 33909

HARPER ELAINE M +
33 LAWRENCE AVE
KEANSBURG NJ 07734

GUIDO ANTOINETTE +
1100 PONDELLA RD # 207
CAPE CORAL FL 33909

TROTTA NICOLE MARIE
1100 PONDELLA RD #208
CAPE CORAL FL 33909



ROYAL HAWAIIAN CLUB
PREMIER CAM SERVICES LLC
P O B OX 152047
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE III
PREMIER CAM SERVICES LLC
PO BOX 152047
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE II
PREMIER CAM SERVICES
POB OX 152047
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE I
PREMIER CAM SERVICES LLC
PO BOX 152047
CAPE CORAL FL 33915

DARREN D CHOCHOLEK TRUST +
2980 SCOTT ST
VISTA CA 92081

DARREN D CHOCHOLEK TRUST +
2980 SCOTT ST
VISTA CA 92081

PONDELLA PARTNERS LLC
1130 PONDELLA RD UNIT 1
CAPE CORAL FL 33909

DARREN D CHOCHOLEK TRUST +
2980 SCOTT ST
VISTA CA 92081

EAST CAPE COMMERCE CENTER
STE 500
5220 SUMMERLIN COMMONS BLVD
FORT MYERS FL 33907

DPBM UNLIMITED LLC
5166 MARTIN COVE
BOKEELIA FL 33922

RODRIGUEZ LIUSBEL
1320 SE 20TH ST
CAPE CORAL FL 33990

PENALOZA ASUNCION
1204 BISCAYNE DR
CAPE CORAL FL 33909

PEREZ MIRIAM
1198 BISCAYNE DR
CAPE CORAL FL 33909

BARBOUR REAL ESTATE
STEVE AND KAREN BARBOUR
2647 SE 19TH AVE
CAPE CORAL FL 33904

PAUL-EVANS KATHLEEN
1184 BISCAYNE DR
CAPE CORAL FL 33909

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

MORALES JIMMY ORTA +
1215 BISCAYNE DR
CAPE CORAL FL 33909

LUNSFORD EDWARD
1209 BISCAYNE DR
CAPE CORAL FL 33909

FYR SFR BORROWER LLC
HAVENBROOK HOMES
3505 KOGER BLVD STE 400
DULUTH GA 30096

REY PASCUAL LLC
PO BOX 152384
CAPE CORAL FL 33915

MULLISI CATHERINE
1191 BISCAYNE DR
CAPE CORAL FL 33909

KAVA MARY PATRICIA +
1826 LOSOYA DR
WOODLAND CA 95776

MITCHELL DEMOND
502 TROPICANA PKWY W
CAPE CORAL FL 33993

BARK CHRISTINE
1173 BISCAYNE DR
CAPE CORAL FL 33909

MCHUGH MARK J & KRISTIN E
1105 BRYNMAR DR
CAPE CORAL FL 33909

SKALKA DONALD R
2443 RD 3300
DEWEESE NE 68934

VILLATORO CONSUELO
1172 PINE LAKE DR
CAPE CORAL FL 33909

MARKLEY ADAM & MELINDA
3331 NE 9TH AVE
CAPE CORAL FL 33909

PACHECO JOSEPH
2307 NW 9TH ST
CAPE CORAL FL 33993

JOHNSON ERIC A & ELIZABETH
1190 PINE LAKE DR
CAPE CORAL FL 33909

EWING STEVEN R
1196 PINE LAKE DR
CAPE CORAL FL 33909

PORTAL SUNEIDY
1200 PINE LAKE DR
CAPE CORAL FL 33909

GRANT SANDY +
7028 S CROTON HARDY DR
NEWAYGO MI 49337

KING GINA
1201 PINE LAKE DR
CAPE CORAL FL 33909

VERLEY JASON
1818 SUNSET PL
FORT MYERS FL 33901

WARD MARTHA JOY L/E
1189 PINE LAKE DR
CAPE CORAL FL 33909

OLLIE REALTY INC
612 5TH ST
CARLSTADT NJ 07072

SERRANO MARLON I BANEGAS
2317 FLAGLER AVE
KEY WEST FL 33040

GARCIA GILBERTO J & CHARITY
1177 PINE LAKE DR
CAPE CORAL FL 33909

GRAY SCOTT THOMAS TR
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

GRAY SCOTT T
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

OLDCASTLE PRECAST EAST INC
DUCHARME MCMILLEN + ASSOC
PO BOX 80615
INDIANAPOLIS IN 46280

WAVE GOODBYE LLC
1421 GOLDEN CREST DR
ESCONDIDO CA 92029

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

ULINO LISA
1100 PONDELLA RD APT 401
CAPE CORAL FL 33909

JAGGER BARBARA CHARLENE
1100 PONDELLA RD #402
CAPE CORAL FL 33909

MARY J THURMAN TRUST +
1100 PONDELLA RD #403
CAPE CORAL FL 33909

WARNER ANGIE +
3970 UTOPIA DR
CLARKLAKE MI 49234

BYRON KATHLEEN L TR
67 PINE RIDGE RD
E FALMOUTH MA 02536

CHADBOURNE STEVEN WAYNE &
1100 PONDELLA RD #406
CAPE CORAL FL 33909

HOLSTEIN WILLIAM +
6726 WESTBROOK DR
COLUMBUS IN 47201

RHORER NANCY
1100 PONDELLA RD #408
CAPE CORAL FL 33909

RYAN ROBERT G III
1100 PONDELLA RD #409
CAPE CORAL FL 33909

COSTANZO VINCENZO +
9190 TRADITIONS WAY #208
NORTH ROYALTON OH 44133

KOHNKE WAYNE & PHYLLIS
1870 W SHOREWOOD DR
HOFFMAN ESTATES IL 60192

DEVLIN DEBORAH A
2710 DEL PRADO BLVD S #142
CAPE CORAL FL 33904

BRADFORD WILLIAM
1100 PONDELLA RD # 413
CAPE CORAL FL 33909

TREMITI LOUIS & JOANNE M
534 ORCHID VIEW DR
ROCHESTER NY 14612

PEQUET JULIE A TR
1100 PONDELLA RD #415
CAPE CORAL FL 33909

PETERSON GREGORY R
PO BOX 1226
RIDGEFIELD CT 06877

CARROLL CHRISTOPHER W +
1100 PONDELLA RD #301
CAPE CORAL FL 33909

SALAMONE RANDY D &
31 WOODLAND DR
BAYPORT NY 11705

BOWLES CLIFTON BRYON
208 CORONET DR
LINTHICUM MD 21090

ABDOW JANE I
2836 SE 18TH AVE
CAPE CORAL FL 33904

SHATTUCK BARBARA L &
8044 OAK LANE
CEDAR SPRINGS MI 49319

BRILL DANIEL S & EILEEN
1100 PONDELLA RD #306
CAPE CORAL FL 33909

SMALLMAN ARTHURLYNN W
1100 PONDELLA RD #307
CAPE CORAL FL 33909

DEGREGORIO MIA G
1100 PONDELLA RD #308
CAPE CORAL FL 33909

UNKNOWN HEIRS OF
16952 BRIDLE TRL
PUNTA GORDA FL 33982

PRINCE CHERYL M
1100 PONDELLA RD #310
CAPE CORAL FL 33909

SMITH SUZANNE
1100 PONDELLA RD # 311
CAPE CORAL FL 33909

MICHALEK ROXANE
1100 PONDELLA RD #312
CAPE CORAL FL 33909

KRASTEL ZACHARY ANDREW
1100 PONDELLA RD #313
CAPE CORAL FL 33909

SELLERS RON & IWONA
2150 ROLLING MEADOWS DR
MACUNGIE PA 18062

SCHWAGER PETER C + ANITA R
87 MAIN ST
UNIONVILLE CT 06085

MCKINSEY SAMANTHA +
1100 PONDELLA RD #316
CAPE CORAL FL 33909

HENLEY BUILDING LLC
PO BOX 2882
FORT MYERS FL 33902

UNKNOWN HEIRS OF
1100 PONDELLA RD #106
CAPE CORAL FL 33909

HESS MARK D
1100 PONDELLA RD #107
CAPE CORAL FL 33909

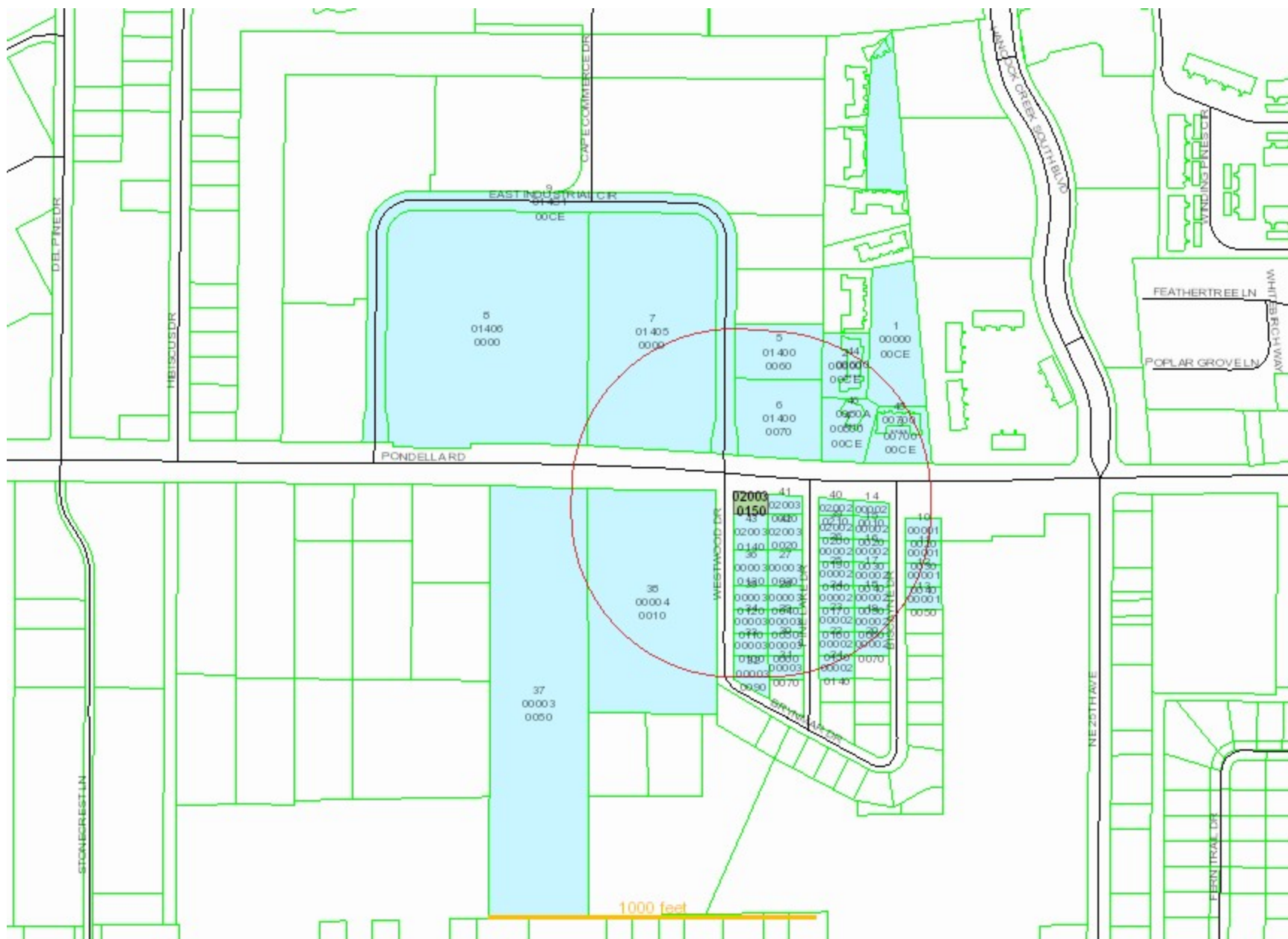
LUSK THOMAS W & SUE E
1100 PONDELLA RD #108
CAPE CORAL FL 33909

DONOHUE KATARINA
1100 PONDELLA RD #205
CAPE CORAL FL 33909

HARPER ELAINE M +
33 LAWRENCE AVE
KEANSBURG NJ 07734

GUIDO ANTOINETTE +
1100 PONDELLA RD # 207
CAPE CORAL FL 33909

TROTTA NICOLE MARIE
1100 PONDELLA RD #208
CAPE CORAL FL 33909



ROYAL HAWAIIAN CLUB
PREMIER CAM SERVICES LLC
P O B OX 152047
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE III
PREMIER CAM SERVICES LLC
PO BOX 152047
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE II
PREMIER CAM SERVICES
POB OX 152047
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE I
PREMIER CAM SERVICES LLC
PO BOX 152047
CAPE CORAL FL 33915

DARREN D CHOCHOLEK TRUST +
2980 SCOTT ST
VISTA CA 92081

DARREN D CHOCHOLEK TRUST +
2980 SCOTT ST
VISTA CA 92081

PONDELLA PARTNERS LLC
1130 PONDELLA RD UNIT 1
CAPE CORAL FL 33909

DARREN D CHOCHOLEK TRUST +
2980 SCOTT ST
VISTA CA 92081

EAST CAPE COMMERCE CENTER
STE 500
5220 SUMMERLIN COMMONS BLVD
FORT MYERS FL 33907

DPBM UNLIMITED LLC
5166 MARTIN COVE
BOKEELIA FL 33922

RODRIGUEZ LIUSBEL
1320 SE 20TH ST
CAPE CORAL FL 33990

PENALOZA ASUNCION
1204 BISCAYNE DR
CAPE CORAL FL 33909

PEREZ MIRIAM
1198 BISCAYNE DR
CAPE CORAL FL 33909

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

MORALES JIMMY ORTA +
1215 BISCAYNE DR
CAPE CORAL FL 33909

LUNSFORD EDWARD
1209 BISCAYNE DR
CAPE CORAL FL 33909

FYR SFR BORROWER LLC
HAVENBROOK HOMES
3505 KOGER BLVD STE 400
DULUTH GA 30096

REY PASCUAL LLC
PO BOX 152384
CAPE CORAL FL 33915

MULLISI CATHERINE
1191 BISCAYNE DR
CAPE CORAL FL 33909

KAVA MARY PATRICIA +
1826 LOSOYA DR
WOODLAND CA 95776

MARKLEY ADAM & MELINDA
3331 NE 9TH AVE
CAPE CORAL FL 33909

PACHECO JOSEPH
2307 NW 9TH ST
CAPE CORAL FL 33993

JOHNSON ERIC A & ELIZABETH
1190 PINE LAKE DR
CAPE CORAL FL 33909

EWING STEVEN R
1196 PINE LAKE DR
CAPE CORAL FL 33909

PORTAL SUNEIDY
1200 PINE LAKE DR
CAPE CORAL FL 33909

GRANT SANDY +
7028 S CROTON HARDY DR
NEWAYGO MI 49337

KING GINA
1201 PINE LAKE DR
CAPE CORAL FL 33909

VERLEY JASON
1818 SUNSET PL
FORT MYERS FL 33901

WARD MARTHA JOY L/E
1189 PINE LAKE DR
CAPE CORAL FL 33909

OLLIE REALTY INC
612 5TH ST
CARLSTADT NJ 07072

SERRANO MARLON I BANEGAS
2317 FLAGLER AVE
KEY WEST FL 33040

GRAY SCOTT THOMAS TR
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

GRAY SCOTT T
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

OLDCASTLE PRECAST EAST INC
DUCHARME MCMILLEN + ASSOC
PO BOX 80615
INDIANAPOLIS IN 46280

WAVE GOODBYE LLC
1421 GOLDEN CREST DR
ESCONDIDO CA 92029

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

ULINO LISA
1100 PONDELLA RD APT 401
CAPE CORAL FL 33909

JAGGER BARBARA CHARLENE
1100 PONDELLA RD #402
CAPE CORAL FL 33909

MARY J THURMAN TRUST +
1100 PONDELLA RD #403
CAPE CORAL FL 33909

WARNER ANGIE +
3970 UTOPIA DR
CLARKLAKE MI 49234

BYRON KATHLEEN L TR
67 PINE RIDGE RD
E FALMOUTH MA 02536

CHADBOURNE STEVEN WAYNE &
1100 PONDELLA RD #406
CAPE CORAL FL 33909

HOLSTEIN WILLIAM +
6726 WESTBROOK DR
COLUMBUS IN 47201

RHORER NANCY
1100 PONDELLA RD #408
CAPE CORAL FL 33909

RYAN ROBERT G III
1100 PONDELLA RD #409
CAPE CORAL FL 33909

COSTANZO VINCENZO +
9190 TRADITIONS WAY #208
NORTH ROYALTON OH 44133

KOHNKE WAYNE & PHYLLIS
1870 W SHOREWOOD DR
HOFFMAN ESTATES IL 60192

DEVLIN DEBORAH A
2710 DEL PRADO BLVD S #142
CAPE CORAL FL 33904

BRADFORD WILLIAM
1100 PONDELLA RD # 413
CAPE CORAL FL 33909

TREMITI LOUIS & JOANNE M
534 ORCHID VIEW DR
ROCHESTER NY 14612

PEQUET JULIE A TR
1100 PONDELLA RD #415
CAPE CORAL FL 33909

PETERSON GREGORY R
PO BOX 1226
RIDGEFIELD CT 06877

CARROLL CHRISTOPHER W +
1100 PONDELLA RD #301
CAPE CORAL FL 33909

SALAMONE RANDY D &
31 WOODLAND DR
BAYPORT NY 11705

BOWLES CLIFTON BRYON
208 CORONET DR
LINTHICUM MD 21090

ABDOW JANE I
2836 SE 18TH AVE
CAPE CORAL FL 33904

SHATTUCK BARBARA L &
8044 OAK LANE
CEDAR SPRINGS MI 49319

BRILL DANIEL S & EILEEN
1100 PONDELLA RD #306
CAPE CORAL FL 33909

SMALLMAN ARTHURLYNN W
1100 PONDELLA RD #307
CAPE CORAL FL 33909

DEGREGORIO MIA G
1100 PONDELLA RD #308
CAPE CORAL FL 33909

UNKNOWN HEIRS OF
16952 BRIDLE TRL
PUNTA GORDA FL 33982

PRINCE CHERYL M
1100 PONDELLA RD #310
CAPE CORAL FL 33909

SMITH SUZANNE
1100 PONDELLA RD # 311
CAPE CORAL FL 33909

MICHALEK ROXANE
1100 PONDELLA RD #312
CAPE CORAL FL 33909

KRASTEL ZACHARY ANDREW
1100 PONDELLA RD #313
CAPE CORAL FL 33909

SELLERS RON & IWONA
2150 ROLLING MEADOWS DR
MACUNGIE PA 18062

SCHWAGER PETER C + ANITA R
87 MAIN ST
UNIONVILLE CT 06085

MCKINSEY SAMANTHA +
1100 PONDELLA RD #316
CAPE CORAL FL 33909

HENLEY BUILDING LLC
PO BOX 2882
FORT MYERS FL 33902

UNKNOWN HEIRS OF
1100 PONDELLA RD #106
CAPE CORAL FL 33909

HESS MARK D
1100 PONDELLA RD #107
CAPE CORAL FL 33909

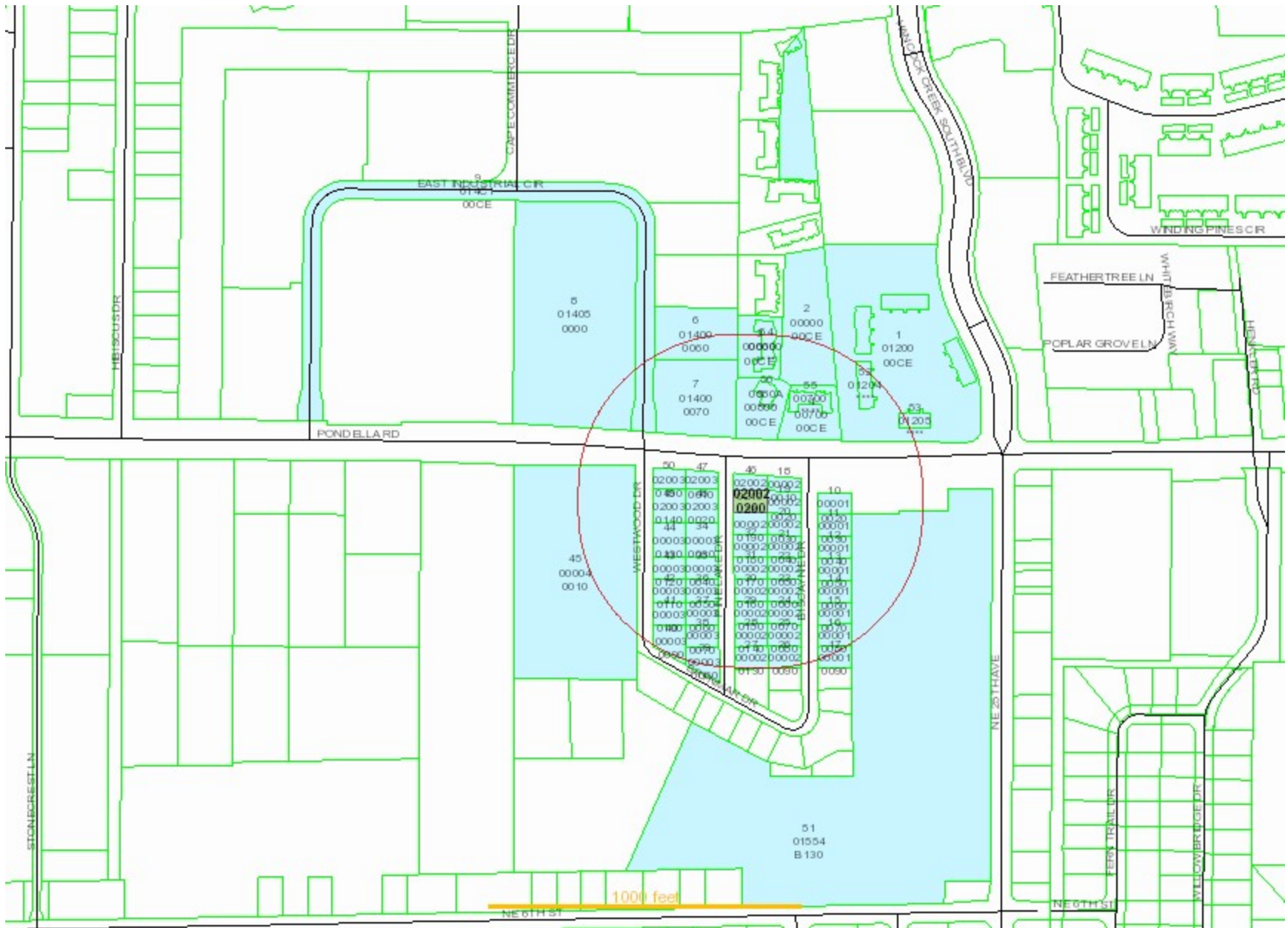
LUSK THOMAS W & SUE E
1100 PONDELLA RD #108
CAPE CORAL FL 33909

DONOHUE KATARINA
1100 PONDELLA RD #205
CAPE CORAL FL 33909

HARPER ELAINE M +
33 LAWRENCE AVE
KEANSBURG NJ 07734

GUIDO ANTOINETTE +
1100 PONDELLA RD # 207
CAPE CORAL FL 33909

TROTTA NICOLE MARIE
1100 PONDELLA RD #208
CAPE CORAL FL 33909



OASIS OF CAPE CORAL
COASTAL ASSOCIATION SERVICES
PO BOX 152930
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB
PREMIER CAM SERVICES LLC
P O B OX 152047
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE III
PREMIER CAM SERVICES LLC
PO BOX 152047
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE II
PREMIER CAM SERVICES
POB OX 152047
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE I
PREMIER CAM SERVICES LLC
PO BOX 152047
CAPE CORAL FL 33915

DARREN D CHOCHOLEK TRUST +
2980 SCOTT ST
VISTA CA 92081

DARREN D CHOCHOLEK TRUST +
2980 SCOTT ST
VISTA CA 92081

PONDELLA PARTNERS LLC
1130 PONDELLA RD UNIT 1
CAPE CORAL FL 33909

EAST CAPE COMMERCE CENTER
STE 500
5220 SUMMERLIN COMMONS BLVD
FORT MYERS FL 33907

DPBM UNLIMITED LLC
5166 MARTIN COVE
BOKEELIA FL 33922

RODRIGUEZ LIUSBEL
1320 SE 20TH ST
CAPE CORAL FL 33990

PENALOZA ASUNCION
1204 BISCAYNE DR
CAPE CORAL FL 33909

PEREZ MIRIAM
1198 BISCAYNE DR
CAPE CORAL FL 33909

BARBOUR REAL ESTATE
STEVE AND KAREN BARBOUR
2647 SE 19TH AVE
CAPE CORAL FL 33904

PAUL-EVANS KATHLEEN
1184 BISCAYNE DR
CAPE CORAL FL 33909

JASPER STONES INVESTMENTS LLC
1906 GRACE AVE
FORT MYERS FL 33901

FOX STEPHANIE M
1174 BISCAYNE DR
CAPE CORAL FL 33909

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

MORALES JIMMY ORTA +
1215 BISCAYNE DR
CAPE CORAL FL 33909

LUNSFORD EDWARD
1209 BISCAYNE DR
CAPE CORAL FL 33909

FYR SFR BORROWER LLC
HAVENBROOK HOMES
3505 KOGER BLVD STE 400
DULUTH GA 30096

REY PASCUAL LLC
PO BOX 152384
CAPE CORAL FL 33915

MULLISI CATHERINE
1191 BISCAYNE DR
CAPE CORAL FL 33909

KAVA MARY PATRICIA +
1826 LOSOYA DR
WOODLAND CA 95776

MITCHELL DEMOND
502 TROPICANA PKWY W
CAPE CORAL FL 33993

BARK CHRISTINE
1173 BISCAYNE DR
CAPE CORAL FL 33909

VILLATORO CONSUELO
1172 PINE LAKE DR
CAPE CORAL FL 33909

MARKLEY ADAM & MELINDA
3331 NE 9TH AVE
CAPE CORAL FL 33909

PACHECO JOSEPH
2307 NW 9TH ST
CAPE CORAL FL 33993

JOHNSON ERIC A & ELIZABETH
1190 PINE LAKE DR
CAPE CORAL FL 33909

EWING STEVEN R
1196 PINE LAKE DR
CAPE CORAL FL 33909

PORTAL SUNEIDY
1200 PINE LAKE DR
CAPE CORAL FL 33909

GRANT SANDY +
7028 S CROTON HARDY DR
NEWAYGO MI 49337

KING GINA
1201 PINE LAKE DR
CAPE CORAL FL 33909

VERLEY JASON
1818 SUNSET PL
FORT MYERS FL 33901

WARD MARTHA JOY L/E
1189 PINE LAKE DR
CAPE CORAL FL 33909

OLLIE REALTY INC
612 5TH ST
CARLSTADT NJ 07072

SERRANO MARLON I BANEGAS
2317 FLAGLER AVE
KEY WEST FL 33040

GARCIA GILBERTO J & CHARITY
1177 PINE LAKE DR
CAPE CORAL FL 33909

GRAY SCOTT THOMAS TR
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

GRAY SCOTT T
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

WAVE GOODBYE LLC
1421 GOLDEN CREST DR
ESCONDIDO CA 92029

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

KIRBY FAMILY LP #3
1406 SE 46TH LN STE 4
CAPE CORAL FL 33904

MAURO JOHN & THERESA
950 HANCOCK CREEK SOUTH BLVD #411
CAPE CORAL FL 33909

MANTOVANI EUGENE A SR &
19 COLE RD
HAMDEN CT 06518

HAMILTON SHARON
950 HANCOCK CREEK SOUTH BLVD #413
CAPE CORAL FL 33909

THOMPSON PATRICIA M
950 HANCOCK CREEK SOUTH BLVD #414
CAPE CORAL FL 33909

ZITO ANTHONY & MARIE
60 CHARLWOOD DR
FREELAND PA 18224

SCHULTZ FRANK E
950 HANCOCK CREEK S BLVD #416
CAPE CORAL FL 33909

FERNANDEZ BARBARA ODALIS &
950 HANCOCK CREEK SOUTH BLVD #421
CAPE CORAL FL 33909

CROCCE ITURBE ROLANDO A
950 HANCOCK CREEK S BLVD #422
CAPE CORAL FL 33909

PRUITT MARCIA +
4045 18TH ST
WYANDOTTE MI 48192

QUEZADA JENDRYS &
4623 SW 7TH AVE
CAPE CORAL FL 33914

RAMCHAND GOPAUL & KUNTI
1516 CLEARVIEW DR
OAKVILLE ON L6J 6W7
CANADA

FOLLESE MARC D +
2544 SE 25TH AVE
CAPE CORAL FL 33904

SHUL RONALD J JR & CHERYL
4401 MANOR LANE
BRONX NY 10475

TULSI ANA J
950 HANCOCK CREEK SOUTH BLVD #512
CAPE CORAL FL 33909

LAFEHR ARLENE F +
2734 RIVERSIDE DR
TRENTON MI 48183

CORPORAN JESUS
950 HANCOCK CREEK S BLVD 514
CAPE CORAL FL 33909

PALMIERI AMANDA L +
DEBORAH L PALMIERI
46 PONDVIEW TER
EAST HAVEN CT 06512

SEINCO PROPERTIES LLC
1100 PONDELLA RD #709
CAPE CORAL FL 33909

PLARENOS MARY
4000 GAGE AVE
LYONS IL 60534

BONGIOVANNI JOSEPH &
950 HANCOCK CREEK SOUTH BLVD #524
CAPE CORAL FL 33909

ULINO LISA
1100 PONDELLA RD APT 401
CAPE CORAL FL 33909

JAGGER BARBARA CHARLENE
1100 PONDELLA RD #402
CAPE CORAL FL 33909

MARY J THURMAN TRUST +
1100 PONDELLA RD #403
CAPE CORAL FL 33909

WARNER ANGIE +
3970 UTOPIA DR
CLARKLAKE MI 49234

BYRON KATHLEEN L TR
67 PINE RIDGE RD
E FALMOUTH MA 02536

CHADBOURNE STEVEN WAYNE &
1100 PONDELLA RD #406
CAPE CORAL FL 33909

HOLSTEIN WILLIAM +
6726 WESTBROOK DR
COLUMBUS IN 47201

RHORER NANCY
1100 PONDELLA RD #408
CAPE CORAL FL 33909

RYAN ROBERT G III
1100 PONDELLA RD #409
CAPE CORAL FL 33909

COSTANZO VINCENZO +
9190 TRADITIONS WAY #208
NORTH ROYALTON OH 44133

KOHNKE WAYNE & PHYLLIS
1870 W SHOREWOOD DR
HOFFMAN ESTATES IL 60192

DEVLIN DEBORAH A
2710 DEL PRADO BLVD S #142
CAPE CORAL FL 33904

BRADFORD WILLIAM
1100 PONDELLA RD # 413
CAPE CORAL FL 33909

TREMITI LOUIS & JOANNE M
534 ORCHID VIEW DR
ROCHESTER NY 14612

PEQUET JULIE A TR
1100 PONDELLA RD #415
CAPE CORAL FL 33909

PETERSON GREGORY R
PO BOX 1226
RIDGEFIELD CT 06877

CARROLL CHRISTOPHER W +
1100 PONDELLA RD #301
CAPE CORAL FL 33909

SALAMONE RANDY D &
31 WOODLAND DR
BAYPORT NY 11705

BOWLES CLIFTON BRYON
208 CORONET DR
LINTHICUM MD 21090

ABDOW JANE I
2836 SE 18TH AVE
CAPE CORAL FL 33904

SHATTUCK BARBARA L &
8044 OAK LANE
CEDAR SPRINGS MI 49319

BRILL DANIEL S & EILEEN
1100 PONDELLA RD #306
CAPE CORAL FL 33909

SMALLMAN ARTHURLYNN W
1100 PONDELLA RD #307
CAPE CORAL FL 33909

DEGREGORIO MIA G
1100 PONDELLA RD #308
CAPE CORAL FL 33909

UNKNOWN HEIRS OF
16952 BRIDLE TRL
PUNTA GORDA FL 33982

PRINCE CHERYL M
1100 PONDELLA RD #310
CAPE CORAL FL 33909

SMITH SUZANNE
1100 PONDELLA RD # 311
CAPE CORAL FL 33909

MICHALEK ROXANE
1100 PONDELLA RD #312
CAPE CORAL FL 33909

KRASTEL ZACHARY ANDREW
1100 PONDELLA RD #313
CAPE CORAL FL 33909

SELLERS RON & IWONA
2150 ROLLING MEADOWS DR
MACUNGIE PA 18062

SCHWAGER PETER C + ANITA R
87 MAIN ST
UNIONVILLE CT 06085

MCKINSEY SAMANTHA +
1100 PONDELLA RD #316
CAPE CORAL FL 33909

HENLEY BUILDING LLC
PO BOX 2882
FORT MYERS FL 33902

UNKNOWN HEIRS OF
1100 PONDELLA RD #106
CAPE CORAL FL 33909

HESS MARK D
1100 PONDELLA RD #107
CAPE CORAL FL 33909

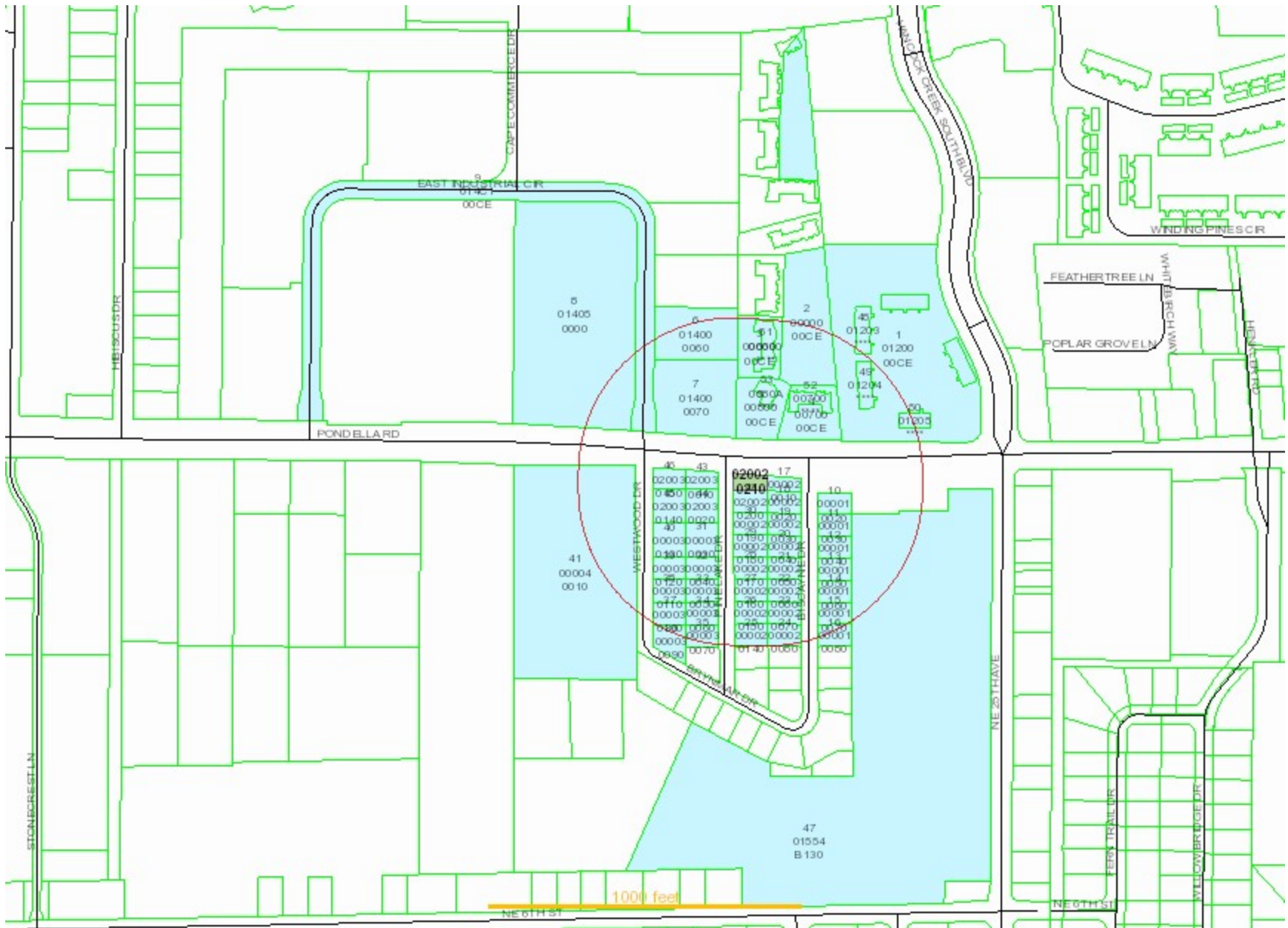
LUSK THOMAS W & SUE E
1100 PONDELLA RD #108
CAPE CORAL FL 33909

DONOHUE KATARINA
1100 PONDELLA RD #205
CAPE CORAL FL 33909

HARPER ELAINE M +
33 LAWRENCE AVE
KEANSBURG NJ 07734

GUIDO ANTOINETTE +
1100 PONDELLA RD # 207
CAPE CORAL FL 33909

TROTTA NICOLE MARIE
1100 PONDELLA RD #208
CAPE CORAL FL 33909



OASIS OF CAPE CORAL
COASTAL ASSOCIATION SERVICES
PO BOX 152930
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB
PREMIER CAM SERVICES LLC
P O B OX 152047
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE III
PREMIER CAM SERVICES LLC
PO BOX 152047
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE II
PREMIER CAM SERVICES
POB OX 152047
CAPE CORAL FL 33915

ROYAL HAWAIIAN CLUB PHASE I
PREMIER CAM SERVICES LLC
PO BOX 152047
CAPE CORAL FL 33915

DARREN D CHOCHOLEK TRUST +
2980 SCOTT ST
VISTA CA 92081

DARREN D CHOCHOLEK TRUST +
2980 SCOTT ST
VISTA CA 92081

PONDELLA PARTNERS LLC
1130 PONDELLA RD UNIT 1
CAPE CORAL FL 33909

EAST CAPE COMMERCE CENTER
STE 500
5220 SUMMERLIN COMMONS BLVD
FORT MYERS FL 33907

DPBM UNLIMITED LLC
5166 MARTIN COVE
BOKEELIA FL 33922

RODRIGUEZ LIUSBEL
1320 SE 20TH ST
CAPE CORAL FL 33990

PENALOZA ASUNCION
1204 BISCAYNE DR
CAPE CORAL FL 33909

PEREZ MIRIAM
1198 BISCAYNE DR
CAPE CORAL FL 33909

BARBOUR REAL ESTATE
STEVE AND KAREN BARBOUR
2647 SE 19TH AVE
CAPE CORAL FL 33904

PAUL-EVANS KATHLEEN
1184 BISCAYNE DR
CAPE CORAL FL 33909

JASPER STONES INVESTMENTS LLC
1906 GRACE AVE
FORT MYERS FL 33901

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

MORALES JIMMY ORTA +
1215 BISCAYNE DR
CAPE CORAL FL 33909

LUNSFORD EDWARD
1209 BISCAYNE DR
CAPE CORAL FL 33909

FYR SFR BORROWER LLC
HAVENBROOK HOMES
3505 KOGER BLVD STE 400
DULUTH GA 30096

REY PASCUAL LLC
PO BOX 152384
CAPE CORAL FL 33915

MULLISI CATHERINE
1191 BISCAYNE DR
CAPE CORAL FL 33909

KAVA MARY PATRICIA +
1826 LOSOYA DR
WOODLAND CA 95776

MITCHELL DEMOND
502 TROPICANA PKWY W
CAPE CORAL FL 33993

MARKLEY ADAM & MELINDA
3331 NE 9TH AVE
CAPE CORAL FL 33909

PACHECO JOSEPH
2307 NW 9TH ST
CAPE CORAL FL 33993

JOHNSON ERIC A & ELIZABETH
1190 PINE LAKE DR
CAPE CORAL FL 33909

EWING STEVEN R
1196 PINE LAKE DR
CAPE CORAL FL 33909

PORTAL SUNEIDY
1200 PINE LAKE DR
CAPE CORAL FL 33909

GRANT SANDY +
7028 S CROTON HARDY DR
NEWAYGO MI 49337

KING GINA
1201 PINE LAKE DR
CAPE CORAL FL 33909

VERLEY JASON
1818 SUNSET PL
FORT MYERS FL 33901

WARD MARTHA JOY L/E
1189 PINE LAKE DR
CAPE CORAL FL 33909

OLLIE REALTY INC
612 5TH ST
CARLSTADT NJ 07072

SERRANO MARLON I BANEGAS
2317 FLAGLER AVE
KEY WEST FL 33040

GRAY SCOTT THOMAS TR
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

GRAY SCOTT T
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

854 LEO THOMAS LLC
10110 CHESAPEAKE BAY DR
FORT MYERS FL 33913

WAVE GOODBYE LLC
1421 GOLDEN CREST DR
ESCONDIDO CA 92029

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

JOHNSON SAMUEL V
278 SNOW RIDGE DR
HENDERSONVILLE NC 28792

KIRBY FAMILY LP #3
1406 SE 46TH LN STE 4
CAPE CORAL FL 33904

TODOROVIC MIRJANA & PREDRAG
950 HANCOCK CREEK SOUTH BLVD #311
CAPE CORAL FL 33909

MAFFET RAYMOND R + KATHLEEN TR
2883 N RIVERWOOD DR
TWIN LAKE MI 49457

GARCIA-BREA CLAUDIA
324 NE 7TH ST
CAPE CORAL FL 33909

MATHERS HOWARD +
81 LANTANIA BLVD
BRAMPTON ON L6P 1X6
CANADA

RIVERA SANTA TR
950 HANCOCK CREEK SOUTH BLVD #315
CAPE CORAL FL 33909

MURPHY CATHERINE
950 HANCOCK CREEK SOUTH BLVD #316
CAPE CORAL FL 33909

RICHARDS KIMBERLY &
950 HANCOCK CREEK SOUTH BLVD #322
CAPE CORAL FL 33909

BOGAR WILLIAM D &
2563 SW 28TH AVE
CAPE CORAL FL 33914

CRONK AMBER NICHOLE
950 HANCOCK CREEK SOUTH BLVD #324
CAPE CORAL FL 33909

GRAHAM MICHELLE +
1126 SE 12TH CT
CAPE CORAL FL 33990

BZDAWKA MURIEL D
W2256 COUNTY RD VV
KESHENA WI 54135

MAURO JOHN & THERESA
950 HANCOCK CREEK SOUTH BLVD #411
CAPE CORAL FL 33909

MANTOVANI EUGENE A SR &
19 COLE RD
HAMDEN CT 06518

HAMILTON SHARON
950 HANCOCK CREEK SOUTH BLVD #413
CAPE CORAL FL 33909

THOMPSON PATRICIA M
950 HANCOCK CREEK SOUTH BLVD #414
CAPE CORAL FL 33909

ZITO ANTHONY & MARIE
60 CHARLWOOD DR
FREELAND PA 18224

SCHULTZ FRANK E
950 HANCOCK CREEK S BLVD #416
CAPE CORAL FL 33909

FERNANDEZ BARBARA ODALIS &
950 HANCOCK CREEK SOUTH BLVD #421
CAPE CORAL FL 33909

CROCCE ITURBE ROLANDO A
950 HANCOCK CREEK S BLVD #422
CAPE CORAL FL 33909

PRUITT MARCIA +
4045 18TH ST
WYANDOTTE MI 48192

QUEZADA JENDRY S
4623 SW 7TH AVE
CAPE CORAL FL 33914

RAMCHAND GOPAUL & KUNTI
1516 CLEARVIEW DR
OAKVILLE ON L6J 6W7
CANADA

FOLLESE MARC D +
2544 SE 25TH AVE
CAPE CORAL FL 33904

SHUL RONALD J JR & CHERYL
4401 MANOR LANE
BRONX NY 10475

TULSI ANA J
950 HANCOCK CREEK SOUTH BLVD #512
CAPE CORAL FL 33909

LAFEHR ARLENE F +
2734 RIVERSIDE DR
TRENTON MI 48183

CORPORAN JESUS
950 HANCOCK CREEK S BLVD 514
CAPE CORAL FL 33909

PALMIERI AMANDA L +
DEBORAH L PALMIERI
46 PONDVIEW TER
EAST HAVEN CT 06512

SEINCO PROPERTIES LLC
1100 PONDELLA RD #709
CAPE CORAL FL 33909

PLARENOS MARY
4000 GAGE AVE
LYONS IL 60534

BONGIOVANNI JOSEPH &
950 HANCOCK CREEK SOUTH BLVD #524
CAPE CORAL FL 33909

ULINO LISA
1100 PONDELLA RD APT 401
CAPE CORAL FL 33909

JAGGER BARBARA CHARLENE
1100 PONDELLA RD #402
CAPE CORAL FL 33909

MARY J THURMAN TRUST +
1100 PONDELLA RD #403
CAPE CORAL FL 33909

WARNER ANGIE +
3970 UTOPIA DR
CLARKLAKE MI 49234

BYRON KATHLEEN L TR
67 PINE RIDGE RD
E FALMOUTH MA 02536

CHADBOURNE STEVEN WAYNE &
1100 PONDELLA RD #406
CAPE CORAL FL 33909

HOLSTEIN WILLIAM +
6726 WESTBROOK DR
COLUMBUS IN 47201

RHORER NANCY
1100 PONDELLA RD #408
CAPE CORAL FL 33909

RYAN ROBERT G III
1100 PONDELLA RD #409
CAPE CORAL FL 33909

COSTANZO VINCENZO +
9190 TRADITIONS WAY #208
NORTH ROYALTON OH 44133

KOHNKE WAYNE & PHYLLIS
1870 W SHOREWOOD DR
HOFFMAN ESTATES IL 60192

DEVLIN DEBORAH A
2710 DEL PRADO BLVD S #142
CAPE CORAL FL 33904

BRADFORD WILLIAM
1100 PONDELLA RD # 413
CAPE CORAL FL 33909

TREMITI LOUIS & JOANNE M
534 ORCHID VIEW DR
ROCHESTER NY 14612

PEQUET JULIE A TR
1100 PONDELLA RD #415
CAPE CORAL FL 33909

PETERSON GREGORY R
PO BOX 1226
RIDGEFIELD CT 06877

CARROLL CHRISTOPHER W +
1100 PONDELLA RD #301
CAPE CORAL FL 33909

SALAMONE RANDY D &
31 WOODLAND DR
BAYPORT NY 11705

BOWLES CLIFTON BRYON
208 CORONET DR
LINTHICUM MD 21090

ABDOW JANE I
2836 SE 18TH AVE
CAPE CORAL FL 33904

SHATTUCK BARBARA L &
8044 OAK LANE
CEDAR SPRINGS MI 49319

BRILL DANIEL S & EILEEN
1100 PONDELLA RD #306
CAPE CORAL FL 33909

SMALLMAN ARTHURLYNN W
1100 PONDELLA RD #307
CAPE CORAL FL 33909

DEGREGORIO MIA G
1100 PONDELLA RD #308
CAPE CORAL FL 33909

UNKNOWN HEIRS OF
16952 BRIDLE TRL
PUNTA GORDA FL 33982

PRINCE CHERYL M
1100 PONDELLA RD #310
CAPE CORAL FL 33909

SMITH SUZANNE
1100 PONDELLA RD # 311
CAPE CORAL FL 33909

MICHALEK ROXANE
1100 PONDELLA RD #312
CAPE CORAL FL 33909

KRASTEL ZACHARY ANDREW
1100 PONDELLA RD #313
CAPE CORAL FL 33909

SELLERS RON & IWONA
2150 ROLLING MEADOWS DR
MACUNGIE PA 18062

SCHWAGER PETER C + ANITA R
87 MAIN ST
UNIONVILLE CT 06085

MCKINSEY SAMANTHA +
1100 PONDELLA RD #316
CAPE CORAL FL 33909

HENLEY BUILDING LLC
PO BOX 2882
FORT MYERS FL 33902

UNKNOWN HEIRS OF
1100 PONDELLA RD #106
CAPE CORAL FL 33909

HESS MARK D
1100 PONDELLA RD #107
CAPE CORAL FL 33909

LUSK THOMAS W & SUE E
1100 PONDELLA RD #108
CAPE CORAL FL 33909

DONOHUE KATARINA
1100 PONDELLA RD #205
CAPE CORAL FL 33909

HARPER ELAINE M +
33 LAWRENCE AVE
KEANSBURG NJ 07734

GUIDO ANTOINETTE +
1100 PONDELLA RD # 207
CAPE CORAL FL 33909

TROTTA NICOLE MARIE
1100 PONDELLA RD #208
CAPE CORAL FL 33909

Legal Description

LEGAL DESCRIPTION

Lots 1, 2, 14 and 15, Block 3, PONDELLA HEIGHTS, Unit 2, a subdivision according to the plat thereof recorded in Plat Book 12, Page 25, Public Records of Lee County, Florida;

AND

Lots 20 and 21, Block 2, PONDELLA HEIGHTS, Unit 2, a sub-division according to the plat thereof recorded in Plat Book 12, Page 25, Public Records of Lee County, Florida.

LESS AND EXCEPT: Road Right of Way described in that certain instrument recorded in O.R. Book 3009, Page 3602, Public Records of Lee County, Florida.



Avalon Engineering, Inc.
 2503 Del Prado Boulevard South, Suite 200
 Cape Coral, Florida 33904
 Phone: (239) 573-2077 Web: AvalonEng.com
 #EB 0003128

June 21, 2023

Ms. Amy Yearsley, Planning Manager
 Department of Community Development
 City of Cape Coral
 1015 Cultural Park Boulevard
 Cape Coral, Florida 33990

PROJECT: 1.02 +/- ACRE - SECTION 08, TOWNSHIP 44S, RANGE 24E

SUBJECT: SMALL SCALE FUTURE LAND USE MAP AMENDMENT LETTER OF INTENT

Dear Ms. Yearlsy:

As provided for in Section 3.5.2 of the City of Cape Coral's Land Development Code, and on behalf of the property owner Samuel Johnson, we respectfully request an amendment to the City of Cape Coral's Future Land Use Map to change the designation of the subject 1.02 acres from Intensive Development (Lee County Future Land Use designation) to the Commercial Professional (City of Cape Coral Future Land Use designation).

The subject parcel consists of six parcels with separate strap numbers, approximately 1.02 acres within Section 08, Township 44 S, Range 24E, south side of Pondella Road, on Pine Lake Drive, east of Westwood Drive and west of Hancock Creek South Blvd/NE 25th Ave.

The subject parcels currently carry a Lee County Future Land Use designation of Intensive Development and a Lee County zoning of RS-1.

The adjacent properties have the following land use and zoning designations:

| | West Parcels | | East Parcels | |
|-------|--------------|-----------------------|--------------|-----------------------|
| | Zoning | Land Use | Zoning | Land Use |
| East | Proposed C | Requesting CP | RS-1 | Intensive Development |
| West | Industrial | Industrial | Proposed C | Requesting CP |
| North | Industrial | Industrial | Industrial | Industrial |
| South | RS-1 & RM-2 | Intensive Development | RS-1 | Intensive Development |

Reason for this request:

These parcels were annexed into the City of Cape Coral on November 2, 2022 by Ordinance # 90-22. Parcels annexed into the City of Cape Coral retain their Lee County Future Land Use designation until an application to amend the Future Land Use is submitted and approved by the City of Cape Coral City Council.

These parcels are located near other parcels within the City of Cape Coral that have a Future Land Use designation of Industrial and Pine Island Road District. The area is a mixture of City of Cape Coral intense industrial uses, residential multi-family developments, and single-family homes located in Lee County with a Future Land Use of Intensive Development.

Lee County's Intensive Development Future Land Use Category is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units.

This area of the city/county is planned to support more intensive uses in the future. This amendment will support the original future land use from the county as well as the city of Cape Coral's need for commercial development.

MANNER OF INITIATION

Applications for a Future Land Use Map Amendment (FLUMA) may be initiated in the following manner: By a petition of one or more property owners of at least 51% of the property owners of the area proposed for an amendment.

The property owner submitting this petition has 100% ownership in the parcels requesting approval of this Future Land Use Map Amendment to Commercial Professional (CP).

REVIEW CRITERIA

Proposed future land use map amendments shall be reviewed in accordance with the requirements of Chapter 163, Florida Statutes, and the following criteria:

1. Whether the proposed future land use amendment is consistent with the goals, policies, and future land use designations of the City Comprehensive Plan.

The applicant finds that the following City of Cape Coral's Comprehensive Plan Policies are consistent with this Future Land Use Map Amendment Application:

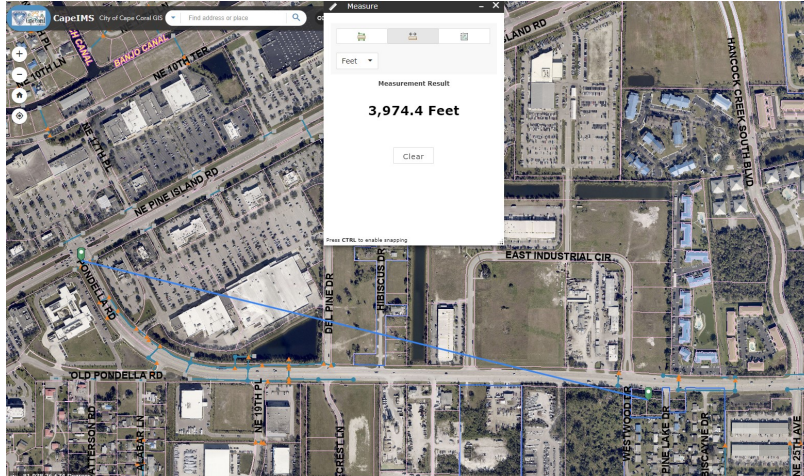
Policy 1.13: The ideal commercial node development pattern would consist of commercial land located at the intersection of arterial and/or collector streets in a relatively compact manner, characterized by a 1:1 ratio of width to depth of the parcels.

Policy 1:14: The City of Cape Coral's commercial siting guidelines are based upon comparison of the locational characteristics of a property proposed for conversion to a commercial future land use classification with the ideal commercial node concept. The guidelines are also based upon the need to maintain compatibility between commercial development and adjacent or nearby residential future land use classifications.

Commercial Siting Guidelines:

Major Intersection:

Preferred locations for commercial properties are in the vicinity of major intersections. Development of a commercial node at such an intersection may involve multiple parcels and, sometimes, multiple quadrants of the intersection. New commercial properties should be located adjacent to the intersection.



The subject parcels are not located at the intersection of Pine Island Road and Pondella Road but are less than $\frac{3}{4}$ of a mile from that intersection and less than $\frac{1}{2}$ mile from the southeastern portion of the shopping center located at the intersection. East of the subject parcels, less than $\frac{1}{4}$ of a mile is the intersection of Hancock Bridge Parkway and Pondella Road.

Adequate Depth:

A commercial property should extend not only along the adjacent collector or arterial roadway but also provide an adequate depth of 250 feet.

The current depth of the subject parcels is typical for a City of Cape Coral Platted Lot, containing 120 linear feet to 140 linear feet, less than the desired 250 feet, but suitable for a variety of service-related commercial uses.

Compactness:

The shape of an ideal compact commercial property approaches that of a square or rectangle.

The subject parcels are compact and are square in shape.

Integration

Properties proposed for conversion to a commercial future land use should be evaluated for the likelihood that such properties would or could be integrated with adjacent existing commercial properties.

It is very likely that the residential lots within this area of Lee County may be annexed into

the city and developed with similar commercial uses.

Assembly:

The City encourages commercial applicants to assemble relatively large parcels (properties comprising 3 acres or more).

The subject parcels are an assemblage of parcels but do not comprise 3 acres or more.

Intrusion:

Intrusion evaluates the potential adverse impacts on surrounding properties that could be caused by converting a property from its existing future land use to a commercial use. Commercial areas may be considered less intrusive to adjacent multi-family development than to adjacent single-family development. While intrusion is subjective and depends on many factors, a rule of thumb is that the proposed commercial property would not likely be intrusive if adjacent residential areas are 25% or less developed.

The subject parcels can be properly buffered, and the site designed in a way to limit the level of intrusion on the existing residential homes along the southern property line.

Access:

Two ideal access provisions for a commercial property. If a subject property would meet the requirements for one or more of these provisions, the creation of commercial future land use at the proposed location should be encouraged.

- a) Access via a platted City parking area.
- b) Direct access onto an arterial or collector roadway having adopted City access management plan

Pondella Road is a Lee County arterial roadway, access into a future commercial development will likely be from the adjacent local streets.

Ownership Pattern:

The City of Cape Coral encourages landowners and developers to assemble the properties involved in a commercial future land use request under common ownership.

There is one owner for the subject parcels.

Policy 1.15.c. Commercial/Professional: This Land Use designation will encourage a broad variety of large or small commercial uses.

The subject parcels would support a smaller commercial use promoting new and growing business space in Cape Coral.

Policy 2.1: The City shall encourage commercial development where it can efficiently use infrastructure, where their adverse impacts on adjacent uses are minimized and where they will effectively provide the community with desired products, services, and employment opportunities.

Infrastructure exists for the future development of these parcels.

Policy 3.3: The City shall initiate and/or consider privately initiated future land use map amendments necessary to provide an adequate supply of lands designated for retail, office, and services uses in quantities and locations appropriate for such uses.

The subject parcels would support the need for new commercial square footage.

Policy 5.3: New commercial development shall meet all the requirements for adequate facilities based on the level of services standards adopted for roads, potable water, sanitary sewer, solid waste, storm water facilities, and other services in this plan.

The level of service within this area is adequate to support the development of the subject parcels.

Policy 8.3: Commercial developments shall be designed to minimize negative impacts on surrounding residential uses and the land development regulations shall provide for adequate buffering between commercial and residential uses.

Any commercial development would need to provide an opaque screening or a wider green space buffer yard along the property line of each site to screen the commercial development from the residential homes to the south.

2. The amendment protects the health, safety, and welfare of the community.

This amendment will provide commercial space for new services and products, adding to the commercial tax base.

3. The proposed amendment and all the consistent zoning districts, and the underlying permitted uses, are compatible with the physical and environmental features of the site;

The physical features of the subject site, which includes location, size of the parcel, shape of the parcel, same ownership, are consistent with the requested land use and the compatible commercial zoning district.

4. The range of zoning districts and all of the allowed uses in those districts are compatible with surrounding uses in terms of land suitability or density and that a change will not result in negative impacts on the community or traffic that cannot be mitigated through application of the development standards in this Code;

The uses permitted in the Commercial Zoning District, which is compatible with the requested Commercial Professional Future Land Use designation, are less intensive uses than the adjacent parcels with Industrial Zoning and the existing uses provided on those parcels. The future development of the subject parcels would require a proper buffer from the residential uses to the south.

5. The site can accommodate all the allowed uses, whether by right or otherwise, considering existing or planned infrastructure for roads, sanitary and water supply systems, stormwater, parks, etc.; and

The site is suitable for a variety of commercial products and services. The site is adjacent to other parcels with similar Land Use and Zoning and which currently or will provide in the future similar commercial or industrial developments.

Should you or your staff have questions or require additional information, please let us know.

Sincerely,

AVALON ENGINEERING, INC.



Linda Miller, AICP
Vice President



Avalon Engineering, Inc.
2503 Del Prado Boulevard South, Suite 200
Cape Coral, Florida 33904
Phone: (239) 573-2077 Web: AvalonEng.com
#EB 0003128

June 19, 2023

Mr. Vince Cautero, Director
Department of Community Development
City of Cape Coral
1015 Cultural Park Boulevard
Cape Coral, FL 33990

PROJECT: Future Land Use Amendment from Intensive Development (Lee County) to CP (Commercial Professional) City of Cape Coral

SUBJECT: TRAFFIC GENERATION STATEMENT

Included herewith are the traffic generation calculations for the above referenced project. As the project creates more than 300 vehicle peak hour of the generator trips for the future building out of the site with both commercial and residential uses, a traffic impact statement will be necessary for this mixed-use development.

Source: I.T.E. Trip Generation Manual, 11th Edition
Land Use: (180) Specialty Trade Contractor
Square Footage: 8,886

Weekday AM Peak Hour of the Generator:

1.98 per 1000 SF GLA
13.54 vehicles entering 77%
4.05 vehicles exiting 23%
17.59 TOTAL VEHICLES

Weekday PM Peak Hour of the Generator:

2.18 Per 1000 SF GLA
7.36 vehicles entering 38%
12.01 vehicles exiting 62%
19.37 TOTAL VEHICLES

If you should have any questions or require additional information, please feel free to call me.

Sincerely,

AVALON ENGINEERING, INC.

Linda Miller, AICP
Vice President



PLANNING DIVISION STAFF REPORT

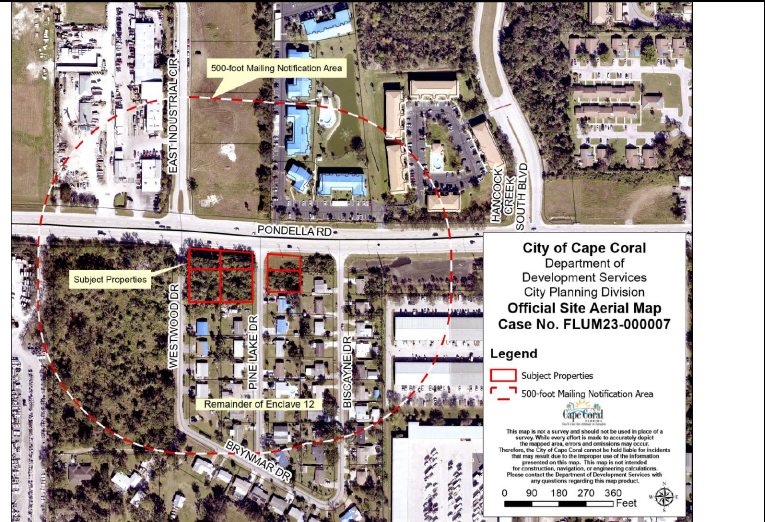
Thursday, April 18, 2024

| | | | |
|-----------|---------------|--------------|-------------------------------|
| Case No.: | FLUM23-000007 | Prepared By: | Chad Boyko, Principal Planner |
|-----------|---------------|--------------|-------------------------------|

| | | | |
|---------------------------|---|-----------------------|-------------------|
| Property Location: | 1205-1212 Pine Lake Drive 1206-1212 Westwood Drive | <u>Property Owner</u> | |
| Authorized Representative | | Name: | Samuel V. Johnson |
| Name: | Avalon Engineering, LLC | | |

SUMMARY OF REQUEST:

The applicant requests a future land use map amendment from the Lee County future land use designations of RS-1 and Intensive Development to the City of Cape Coral future land use designation of Commercial/Professional (CP). The site is six parcels, totaling 1.02 acres, and was annexed into the City of Cape Coral in 2022.



MAP SOURCE: City of Cape Coral

| Existing Zoning | Existing Land Use | Proposed Land Use | Site Improvements | Size of Property (+/-) |
|-------------------|--------------------------------|-----------------------------|-------------------|------------------------|
| Lee County Zoning | RS-1 and Intensive Development | Commercial/Professional(CP) | None | 1.02 acres |

STAFF RECOMMENDATION: | Approval

CASE OVERVIEW

| | |
|----------------------------------|--|
| Background: | <ul style="list-style-type: none"> The site was recently annexed into Cape Coral Mix of uses surrounding site – single-family, multi-family, non-residential |
| Positive Aspects of Application: | <ul style="list-style-type: none"> Allows entitlements for development in Cape Coral Allows commercial development along an arterial roadway |



PLANNING DIVISION STAFF REPORT

Thursday, April 18, 2024

SITE INFORMATION

Street Addresses: 1205-1212 Pine Lake Drive and 1206-1212 Westwood Drive

Urban Service Area: Transition

City Water & Sewer: City Water: Yes City Sewer: Yes

Right-of-Way Access: The site is accessible from Pondella Road Road

STRAP Number(s): Multiple STRAP numbers

Block / Lot(s): Multiple lots within Pondella Heights Subdivision

Site Area: SQ. FT. (+/-): 44,431 Acres (+/-): 1.02 acres

FUTURE LAND USE AND ZONING INFORMATION

| <i>Site:</i> | <i>Future Land Use</i> | <i>Zoning</i> |
|------------------------------------|--------------------------------|---------------------------|
| <i>Current:</i> | Rural (Lee County designation) | Lee County Designation |
| <i>Proposed:</i> | Commercial/Professional (CP) | N/A |
| <i>Surrounding Future Land Use</i> | | <i>Surrounding Zoning</i> |
| <i>North:</i> | Industrial (I) | Light Industrial (I) |
| <i>South:</i> | Lee County designation | Lee County designation |
| <i>East:</i> | Lee County designation | Lee County designation |
| <i>West:</i> | Industrial (I) | Light Industrial (I) |

PURPOSE OF REQUEST

The applicant has requested this amendment to the Future Land Use Map to allow for a change of land use to accommodate the construction of a commercial development on the site.

FUTURE LAND USE/ZONING HISTORY

The property being analyzed was annexed into the City of Cape Coral in November of 2022. All annexed parcels retain their county designations until a change is adopted by the City. The site has the Rural future land use designation and a Lee County zoning designation.

Per Florida Statutes, any annexed parcels retain their unincorporated county Future Land Use and Zoning designations until the municipality approves changes to both designations.



PLANNING DIVISION STAFF REPORT

Thursday, April 18, 2024

BACKGROUND

The site is six undeveloped parcels in Northeast Cape Coral. Three parcels have frontage on Pondella Road, one parcel has frontage on Westwood Drive, and another parcel has frontage on Pine Lake Drive. All six parcels are under common ownership, however, two parcels are separated by Pine Lake Drive. The site was annexed into the City of Cape Coral in November of 2022. The site is adjacent to single-family homes to the south and east, an undeveloped parcel to the west, and a multi-family development to the north. There are several non-residential uses in the nearby vicinity, mostly to the north and west.

Aerial Map

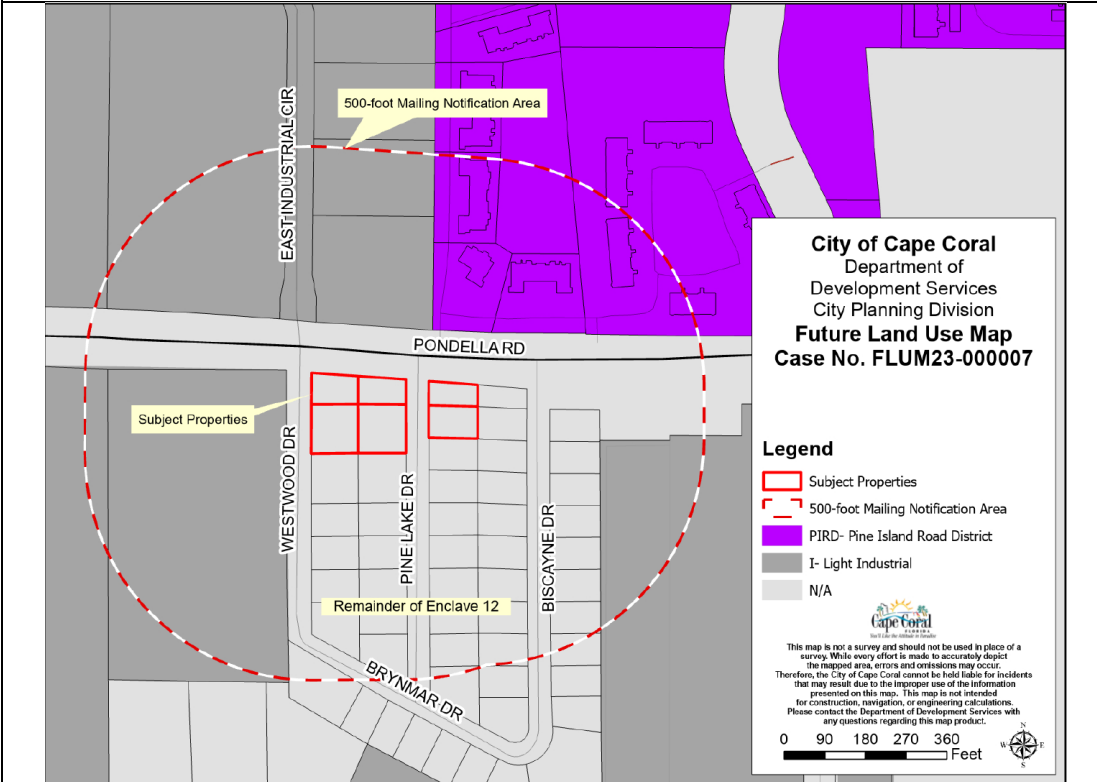




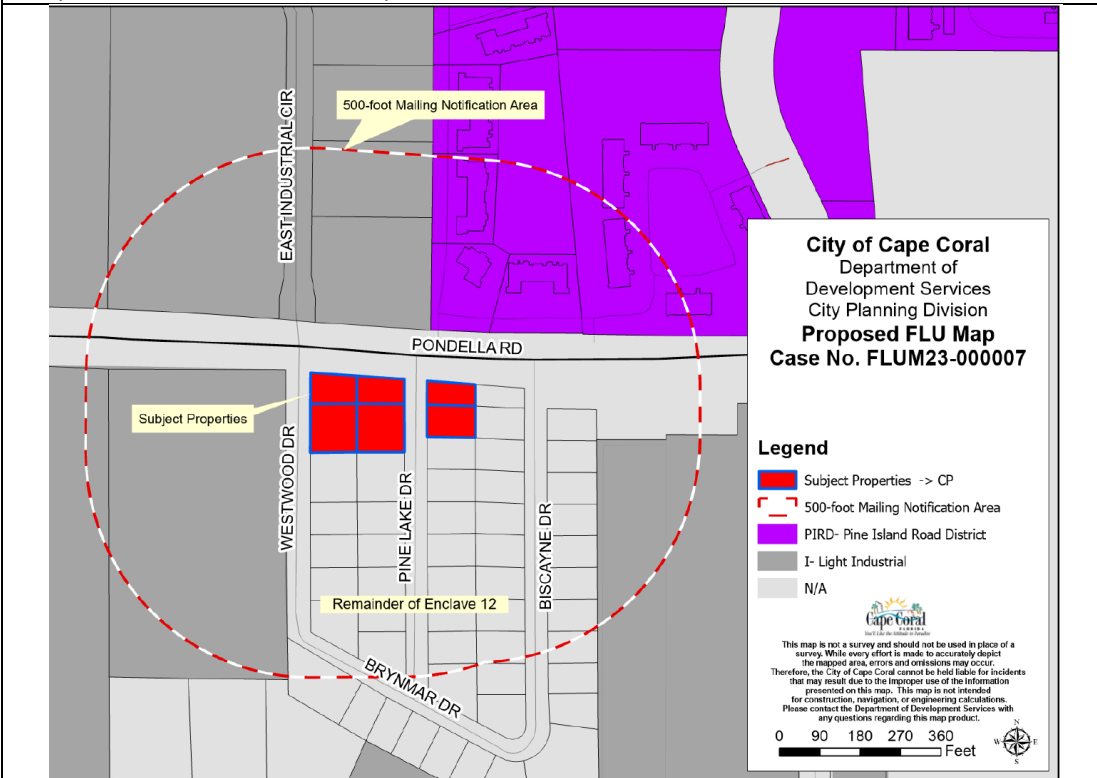
PLANNING DIVISION STAFF REPORT

Thursday, April 18, 2024

Current Future Land Use Map



Proposed Future Land Use Map





PLANNING DIVISION STAFF REPORT

Thursday, April 18, 2024

ADDITIONAL SITE INFORMATION

Protected Species:

The City does not have historical records indicating that burrowing owls or other protected species have inhabited the subject properties. The City requires species surveys prior to the issuance of permits or development approvals, in accordance with Policy 1.2.1 of the Conservation and Coastal Management Element of the Comprehensive Plan.

Policy 1.2.1: By 2020, the City of Cape Coral will adopt regulations to ensure that, prior to property development, or habitat alteration, of any kind, owners of properties having viable native habitat and/or, which may contain habitat for protected species, undergoing significant development and/or habitat alteration, will be required to provide an environmental survey of their properties and undertake acceptable mitigation, as appropriate.

Should additional protected species be identified on the property as part of the development review of the site, the City will abide by Policy 1.2.5 of the Conservation and Coastal Management Element, which states:

Policy 1.2.5: The City will assist in the implementation of and compliance with all state and federal regulations concerning species listed as endangered, threatened, species of special concern, or commercially exploited by monitoring development activities, providing information on listed species in building permit packages, and assisting in investigations as requested.

Utilities:

The subject property is in the Urban Services Transition area as designated by the City Comprehensive Plan. Utilities are available on the site.

Soils and Drainage:

The site is located on the Matlacha gravelly fine sand, limestone substratum – Urban land complex (Soil Type 122). The soil consists of somewhat poorly drained sandy mine spoil or earthy fill over sandy marine deposits over limestone. This soil has some limitations for development, which are typically overcome using various engineering solutions such as importing fill and is suitable for both single family dwelling construction, with no basement, and small-scale commercial developments. The soil types should not present an obstacle to future land development although special feasibility studies may be required.

Regional Plan Analysis:

Southwest Florida Regional Planning Council’s (SWFRPC) Strategic Regional Policy Plan (SRPP):
This amendment is not in conflict with the SRPP

Lee County Metropolitan Planning Organization’s (MPO) 2045 Long Range Transportation Plan:
This amendment has no effect on the MPO’s 2045 LRTP.



PLANNING DIVISION STAFF REPORT

Thursday, April 18, 2024

APPLICATION ANALYSIS

Land Development Code Analysis:

Staff reviewed this application based on the review criteria found in the City of Cape Coral Land Development Code, Section 3.5.2 for evaluating amendments to the Future Land Use Map. Below will be found a breakdown of review criteria as well as an in-depth analysis of the proposed amendment based upon conformance with the criteria:

- A. *Purpose of Amendments. Future Land Use Map Amendments shall be considered for the following reasons:*
1. *The amendment implements the goals, objectives, and policies of the Comprehensive Plan.*
 2. *The amendment promotes compliance with changes to other city, state, or federal regulations.*
 3. *The amendment results in compatible land uses within a specific area.*
 4. *The amendment implements findings of reports, studies, or other documentation regarding functional requirements, contemporary planning practices, environmental requirements, or similar technical assessments.*
 5. *The amendment is consistent with the City’s ability to provide adequate public facilities and services.*
 6. *The amendment prepares the city for future growth, such as reflecting changing development patterns, identifying demands for community services, reflecting changes necessary to accommodate current and planned growth in population, and facilitating community infrastructure and public services.*

Analysis: The applicant is seeking an amendment to the Future Land Use Map to allow for the construction of a commercial development on the site. The amendment is not being proposed to promote compliance with changes to other city, state, or federal regulations; does not implement findings of reports, studies or other documentation regarding functional requirements, contemporary planning practices, environmental requirements, or similar technical assessments; and has no bearing on the consistency with the City’s ability to provide adequate public facilities and service.

Refer to below Comprehensive Plan Analysis Section for compliance with Purpose #1, implementing the goals, objectives, and policies of the Comprehensive Plan.

The proposed amendment is consistent with Purpose #3, as the change to Commercial/Professional (CP) would result in compatible land uses within a specific area. The applicant is requesting the amendment on the basis that the proposed amendment will bring the site into a compatible land use with those land uses which exist adjacent to the property. There are nearby commercial and industrial uses as well as many of the same uses throughout the Pine Island Road Corridor.

The proposed amendment is not in conflict with Purpose #6, as the change to CP, prepares the city for future growth by allowing for additional areas that provide goods and services as well as employment opportunities.

1. *The site is capable of accommodating all of the allowed uses, whether by right or otherwise, considering existing or planned infrastructure for roads, sanitary and water supply systems, stormwater, parks, etc.;*

Analysis: The site has access to water and sewer utilities currently. Sewer is provided by Cape Coral, while the Greater Pine Island Water Association (GPIWA) has the authority to provide water to the site. Pondella Road, which is a major arterial. The site is also an adequate size for development of stormwater and retention systems.



PLANNING DIVISION STAFF REPORT

Thursday, April 18, 2024

For a complete breakdown of infrastructure impact, including impact on water, sewer, solid waste, traffic, police, fire, park land and schools please refer to Impact Assessment Summary Analysis Section of this document.

2. *Other factors deemed appropriate by the Commission and City Council.*

N/A: to be determined by the Commission and City Council.

Comprehensive Plan Analysis:

Staff reviewed this application for compliance with Section 3.5.2.C of the Land Development Code of the City of Cape Coral and for consistency with the Goals, Objectives, and Policies of the Comprehensive Plan. Below will be found an in-depth analysis of the proposed amendment to the Future Land Use Map based upon the applicable Goals, Objectives and Polices:

Policy 1.15

Commercial/Professional (CP)

Commercial/Professional: Intensities of use in the Commercial/Professional (CP) land use classification shall not exceed a floor to lot area ratio (FAR) of 1.0. Zoning districts compatible with this classification may also be used in conjunction with the Mixed Use (MX) future land use classification. When used in conjunction with the MX Classification, densities, intensities and other parameters, as described for these districts may differ from those described for the CP Classification. Permitted uses will ultimately depend upon the zoning district of the subject parcel. Generally, two zoning districts are consistent with the Commercial/Professional future land use classification, identified below. However, the City may develop additional zoning districts, compatible with the CP future land use classification, in the future.

Staff Response: The site is along Pondella Road and while the CP future land use designation is not mapped onto any nearby parcels, there are parcel with non-residential land use designations to the north and west. The maximum Floor Area Ratio (FAR) is 1.0 and the maximum commercial square footage that could be developed is 43,558 sq. ft.

Policy 1.13

This policy aims to promote commercial future land use designations and commercial development along commercial nodes. Commercial nodes are defined as “a compact concentration of commercial land within a relatively small area”. Ideal commercial nodes are located around or in the vicinity of intersection of four or six-lane divided parkways or boulevards. The policy also provides further details on the shape and size of parcels at commercial nodes.

Response: The site is near a commercial node – the intersection of Pondella Road (major arterial) and Hancock Creek South Boulevard (collector). From this intersection, there is non-residential land use classifications such as PIRD and Industrial (I) extending in all four directions. The only break in the non-residential classifications is due to two properties east of the site that are still within unincorporated Lee County. The non-residential classifications extend past the site to west and continue to the Pine Island Road and Del Prado Boulevard intersection. All these factors qualify the site as being at a commercial node.



PLANNING DIVISION STAFF REPORT

Thursday, April 18, 2024

Chapter 4, Future Land Use Element, Policy 1.14: The City of Cape Coral's commercial siting guidelines are based upon comparison of the locational characteristics of a property proposed for conversion to a commercial future land use classification with the ideal commercial node concept, as described in Policy 1.13, above. The guidelines are also based upon the need to maintain compatibility between commercial development and adjacent or nearby residential future land use classifications. Additional guidance for consideration of such properties is contained in Future Land Use Objectives 2 and 3 and Policy 1.12 of this comprehensive plan. Within this broad, general context, consideration of properties proposed for conversion to a commercial future land use shall be based upon the following commercial siting guidelines.:

Commercial Siting Guidelines

Major Intersection

Preferred locations for commercial properties are in the vicinity of major intersections (i.e., intersection of two or more arterial and/or collector roadways). Development of a commercial node at such an intersection may involve multiple parcels and, sometimes, multiple quadrants of the intersection. The benefits derived by having commercial properties located in the vicinity of the intersection diminish with distance, but the distance at which a property ceases to derive benefit from proximity to the intersection varies, based upon whether the subject property would represent a new, separate commercial property or an expansion of an existing commercial area. New commercial properties should preferably be located adjacent to the intersection, while commercial properties that clearly represent an expansion of an existing commercial area can be any distance from the intersection, provided that such properties are integrated with existing properties.

Analysis: As discussed previously, the site is considered to be at a commercial node near a major intersection. The site is seeking a similar future land use designation as other properties at this major intersection. Planning staff finds that the site is at a major intersection and the proposed future land use designation is consistent with this commercial siting guideline.

Adequate Depth

Ideally, a commercial property should extend not only along the adjacent collector or arterial roadway, but also should extend inward with adequate depth to accommodate the necessary parking, buffering, retention, and open area for the future commercial development. In Cape Coral, most City blocks are rows of back-to-back lots approximately 250 feet deep. Therefore, adequate depth is achieved if any number of contiguous properties, occupy the entire 250 feet of depth.

Analysis: The site has frontage along an arterial roadway and the site has the site has between 175 feet and 130 feet of depth. The site lacks the ideal depth of 250 feet which could make a quality commercial development difficult but not impossible. Planning staff finds that the proposed future land use designation is partially consistent with this commercial siting guideline.

Compactness

Compactness measures the ability of a property proposed for a commercial future land use to take advantage of economies of scale. The shape of an ideal compact commercial property approaches that of a square or rectangle. This quality allows for an orderly arrangement of



PLANNING DIVISION STAFF REPORT

Thursday, April 18, 2024

development on the subject property and acts to reduce adverse visual, noise or aesthetic impacts to neighboring properties.

Analysis: The site is six parcels that are semi-rectangular in shape and are compact. The shape should allow for orderly arrangement of development. Planning staff finds that the proposed future land use designation is consistent with this commercial siting guideline.

Integration

Integration, for the purposes of these guidelines, refer to the interrelatedness of development within a commercial node or area. The presence of features, such as internal access roads, shared parking, courtyards, walkways, or other features, binds the various commercial properties within the node together. This pattern of development reduces the traffic impacts associated with commercial development and often promotes a pedestrian-friendly environment. Integration of neighboring commercial properties should always be encouraged. Therefore, properties proposed for conversion to a commercial future land use should be evaluated for the likelihood that such properties would or could be integrated with adjacent existing commercial properties.

Analysis: There is no existing commercial development on the site. No abutting sites have any commercial development and the only abutting parcels are to the south and are developed with single-family homes. Due to the lack of existing commercial development, it's unlikely that commercial integration will occur on the site. Planning Staff finds the proposed future land use of the site is not consistent with this commercial siting guideline.

Assembly

For commercial areas to provide the most benefit to the surrounding community, they must be of relatively large size. The majority of buildable lots within the City of Cape Coral are approximately 10,000 square feet (0.23 acres) in size. These lots were designed primarily for single family residential developments that might serve the City as shopping and/or employment centers. Therefore, it is important for the City to encourage commercial applicants to assemble relatively large parcels (properties comprising 3 acres or more). Assembly of pre-platted parcels into tracts of 3 acres or more will promote the development of commercial properties that do not express the indicators of strip commercial development. Assembly of larger parcels also allows the developer to provide a greater variety of commercial land uses, and to provide architectural and landscape features that result in a more attractive end-product.

Properties proposed for conversion to a commercial future land use, where such properties would represent an expansion of an existing commercial area may be considered "assembled," for the purposes of these guidelines if the proposed expansion properties are either owned by the landowner of one or more adjacent commercial properties, or if the expansion property is likely to be integrated with (see above) adjacent commercial properties.

Analysis: The site is already an assemblage of six parcels, however, these parcels only total approximately an acre in size. Additional assemblage is unlikely due to the lack of abutting parcels except for the single-family homes to the south. Due to the lack of assemblage



PLANNING DIVISION STAFF REPORT

Thursday, April 18, 2024

opportunities and the small size of the site, Planning staff finds that the proposed future land use designation is partially consistent with this commercial siting guideline.

Intrusion

“Intrusion,” as defined for the purpose of these guidelines, is a measure of the objectionable qualities of the proposed commercial development. This guideline applies primarily to new commercial property (a property proposed for conversion to a commercial future land use in an area where it would not abut existing commercial properties). Intrusion evaluates the potential adverse impacts on surrounding properties that could be caused by converting a property from its existing future land use to a commercial use. There are no hard and fast guidelines for determining when a proposed commercial use would be intrusive to surrounding development. However, expansions of existing commercial areas are generally considered less intrusive than the establishment of new commercial areas. Commercial areas may be considered less intrusive to adjacent multi-family development than to adjacent single-family development. Commercial development that is separated from a residential area by a street, canal, a vegetative buffer, or other geographic features, may be considered less intrusive than commercial development that directly abuts a residential area. The degree of compactness (see above) of a commercial property can also reduce or increase its intrusion upon adjacent or nearby properties.

Typically, new commercial properties (properties proposed for conversion to a commercial future land use classification, which do not abut existing commercial properties) are less likely to be considered intrusive if the surrounding or adjacent residential areas are sparsely developed. While intrusion is subjective and depends on many factors, a rule of thumb is that the proposed commercial property would not likely be intrusive if adjacent residential areas are 25% or less developed. The area analyzed to determine the percentage of adjacent residential development may vary from 300 feet to 1,000 feet from the subject property, depending upon the degree to which streets, canals, landscaping or other geographic features separate the subject property from nearby residential areas.

Analysis: The site is undeveloped and there is abutting residential development. New commercial could be considered intrusive, although, the Land Development Code requires significant buffering between commercial sites and residential properties. The small size of the site limits the types of development that occur on the parcels which helps to limit the potential intrusion into the residential neighborhood. With the presence of nearby residential units, Planning staff finds that the proposed future land use designation is not consistent with this commercial siting guideline.

Access

In the City of Cape Coral there are two ideal access provisions for a commercial property. If a subject property would meet the requirements for one or more of these provisions, the creation of a commercial future land use at the proposed location should be encouraged. These provisions are as follows:

- a. Access via a platted City parking area. The City of Cape Coral contains a number of dedicated commercial parking areas; some created by plat, and some deeded to the City of landowners. The Comprehensive Plan and City Land Development Code refer to these as “dedicated City parking areas.” These parking areas are often surrounded by smaller



PLANNING DIVISION STAFF REPORT

Thursday, April 18, 2024

platted lots originally intended for commercial development with access to these lots only, or primarily, from the dedicated City parking area. In implementing this provision, it may sometimes be in the City's interest to promote conversion of a dedicated City parking area to a fully functional commercial development (i.e., a portion of the dedicated parking area would become a commercial building site) in return for the applicant's agreement to own and manage the site.

- b. Direct access onto an arterial or collector roadway having an adopted City access management plan. The City has adopted access management plans for certain arterial and collector roadways. Access management plans serve to facilitate mobility of the traveling public; therefore, such roadways more readily accommodate the impacts of commercial development than roadways without such access management plans.

Analysis: The site is not near a City-owned parking lot and does not have frontage on a roadway with a City of Cape Coral access management plan. The site does have frontage or potential access from an arterial road. Planning staff finds that the site does have the preferred ideal access from an arterial street, however, the site is not near a City-owned parking lot, therefore, the sites proposed future land use designation is partially consistent with this commercial siting guideline.

Ownership Pattern

An ideal commercial node is a cohesive, compact, interrelated network of commercial properties. Properties proposed for conversion to a commercial future land use, which properties consist of multiple parcels, or groups of parcels, under multiple ownership are unlikely to develop as a true "commercial node." Instead, these properties are more likely to develop as separate, small commercial developments with multiple access points, leading to adverse, unsafe traffic conditions. Each small development may also have its own stormwater management pond, dumpster, and an appearance and/or landscaping design that is inconsistent with surrounding development. This pattern is a characteristic of strip commercial development. Therefore, the City of Cape Coral encourages landowners and developers to assemble the properties involved in a commercial future land use request under common ownership. Multiple, small properties under separate ownership, even if such properties are included in a single future land use amendment request, may not be appropriate for the full array of commercial uses.

Analysis: The site is six parcels, but only approximately one acre in size. All parcels have the same owner. While the overall size of the site is small, the common ownership should discourage strip development, therefore, Planning staff finds that the sites future land use designation is partially consistent with this commercial siting guideline.

Summary

Policy 1.14 contains eight commercial siting guidelines. Overall, the site is consistent with two guidelines (major intersection and compactness), not consistent with two guidelines (intrusion and integration) and partially consistent with four guidelines (ownership pattern, assembly, adequate depth, and access). Policy 1.14 does not require a proposed amendment to meet a certain threshold of guidelines for approval or denial, rather the guidelines are meant to provide a compatibility



PLANNING DIVISION STAFF REPORT

Thursday, April 18, 2024

IMPACT ASSESSMENT SUMMARY

The following calculations summarize approximate conditions for each municipal service analyzed. A more complete analysis of each service is included in the text that follows the calculations. To determine the impact assessment, staff utilized the adopted future land use and zoning designations to determine the existing impacts. Therefore, the impacts discussed in this assessment do not necessarily reflect the actual number of dwelling units, population, etc.

The existing land use classification for the site is Commercial – which is a Lee County future land use designation. Since the site has been annexed, the site cannot be developed until a future land use amendment and zoning change have been enacted. This impact assessment summary will not consider the existing future land use designation. The site is proposed for the CP future land use designation. The maximum intensity permitted under the CP future land use classification is a floor-to-area ratio (FAR) of 1.0. Historical development in Cape Coral has occurred at an FAR of 0.25. For purposes of this impact assessment summary, staff will assume an FAR of 0.5. This FAR would result in the site developing with approximately 22,215 sq. ft. of commercial space. Residential units are only allowed in the CP designation with the Neighborhood Commercial (NC) zoning and as part of a mixed development. The applicant has not indicated a desire for the NC zoning, therefore, no residential units will be analyzed in this summary.

Commercial Square Footage

| | |
|-------------|-------------------|
| Existing: | 22,215 sq. ft. |
| Proposed: | 0 sq. ft. |
| Net Change: | + 329,313 sq. ft. |

Dwelling Units

| | |
|-------------|-----|
| Existing: | 0 |
| Proposed: | 0 |
| Net Change: | + 0 |

Population*

| | |
|-------------|-----|
| Existing: | 0 |
| Proposed: | 0 |
| Net Change: | + 0 |

* 2.54 persons/household = avg. household size; 2010 Census

Water Use

| | |
|--------------------|--|
| Existing: | 0 gal/day at 0.3 gal/sq. ft./day |
| Proposed: | 6,664 gal/day at 200 gal/dwelling unit/day |
| Net Change: | +6,664 gal/day |
| Facility Capacity: | 30.1 MGD |
| Permitted Usage: | 16.9 MGD |



PLANNING DIVISION STAFF REPORT

Thursday, April 18, 2024

Avg. Daily Usage: 9.4 MGD

Sewage

Existing: 0 gal/day at 0.3 gal/sq. ft./day
 Proposed: 6,664 gal/day at 200 gal/dwelling unit/day
 Net Change: +6,664 gal/day
 Facility Capacity: 30.1 MGD

Permitted Usage: 16.9 MGD

Avg. Daily Usage: 9.4 MGD

Solid Waste

Existing Generation: 0 lbs./day at 0.136 lbs/sq ft./day
 Proposed: 3,021 lbs./day at 4.74 lbs/person/day
 Net Change: 3,021 lbs./day
 Facility Capacity: 1,836 tons/day

Existing Demand: 1,384 tons/day

Capacity Available: Yes

Traffic/Daily Trips

Existing Generation: 0 AM trips/hour and 0 PM trips/hour
 Proposed: 26 AM trips/hour and 84 PM trips/hour
 Net Change: +26 AM hour trips and 84 PM hour trips
 Facility Capacity: Access from one major arterial
 Capacity Available: Yes

Hurricane Evacuation

The site is in the Storm Surge B/Evacuation Zone B, however, the site is not in the Coastal High Hazard Area. This amendment would increase residential dwelling units in this and could cause a small impact on hurricane evacuation times.

Park Lands

The levels of service standard (LOS) for parkland and facilities are based on permanent population. Based on the proposed dwelling unit, an increase in park lands would be required.



PLANNING DIVISION STAFF REPORT

Thursday, April 18, 2024

Protected Species

The City requires an environmental survey prior to the issuance of any land clearing/site clearing or development permits. Any future land alteration activities will be preceded by the completion of an environmental survey identifying the presence of protected flora and fauna. Based on the results of the environmental survey, City, State or Federal protective or mitigation may be required.

School Impacts

There will be an increase in the number of dwelling units because of the proposed future land use map amendment request and an increase in the projected number of students. The increase in dwelling units will result in an increase upon the demand on school facilities.

Existing dwelling units: 0 dwelling units

Existing students: 0

Proposed dwelling units: 0 dwelling units

Proposed students: 0

Change: +0 students

RECOMMENDATION

Through the analysis of the Cape Coral Comprehensive Plan and specifically the Future Land Use Element, the proposed amendment to Commercial/Professional (CP) is consistent with the Comprehensive Plan and compatible with the surrounding area, therefore, City Planning Staff recommends **approval** of the proposed small-scale Future Land Use Map amendment request.



PLANNING DIVISION STAFF REPORT

Thursday, April 18, 2024

PUBLIC NOTIFICATION

This case will be publicly noticed as required by the City of Cape Coral Land Development Code, Section 3.1.10 as well as Florida Statute Chapter 163 and Chapter 166 (*as applicable*) and as further described below.

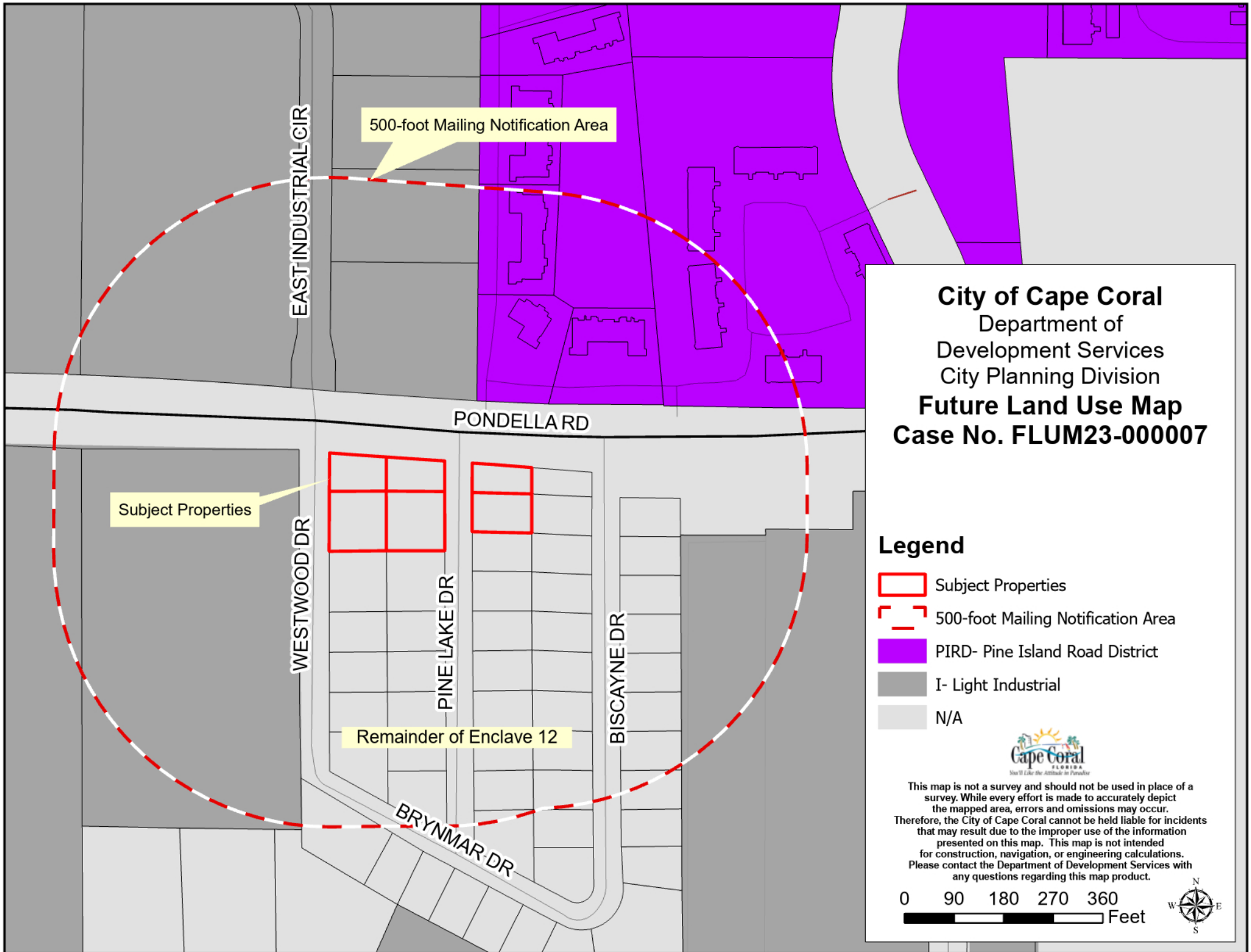
Publication: A legal ad will be prepared and sent to the News-Press announcing the intent of the petitioners to amend the future land use of the property described within this report. The ad will appear in the News-Press a minimum of (10) ten days prior to the public hearing scheduled before the Planning and Zoning Commission. Following the public hearing before the Planning and Zoning Commission, an ad announcing the final public hearing before the City Council will appear once in the News-Press. The ad will appear in the News-Press not less than (10) ten days prior to the date of the final public hearing before the City Council.

Written Notice: Property Owners located within (500) five hundred feet from the property line(s) of the land which the petitioner(s) request to amend will receive written notification of the scheduled public hearings. These letters will be mailed to the aforementioned parties a minimum of (10) ten days prior to the public hearing scheduled before the Planning and Zoning Commission.

Posting of a Sign: A large sign identifying the case and providing salient information will be posted on the property, as another means of providing public notice of the land use amendment request.

Staff Contact Information

Chad Boyko, AICP, Principal Planner
Department of Community Development
Planning Division
Phone: (239) 573-3162
Email: cboyko@capecoral.gov








500-foot Mailing Notification Area

Subject Properties

Remainder of Enclave 12

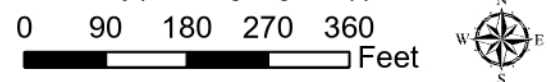
City of Cape Coral
 Department of
 Development Services
 City Planning Division
Future Land Use Map
Case No. FLUM23-000007

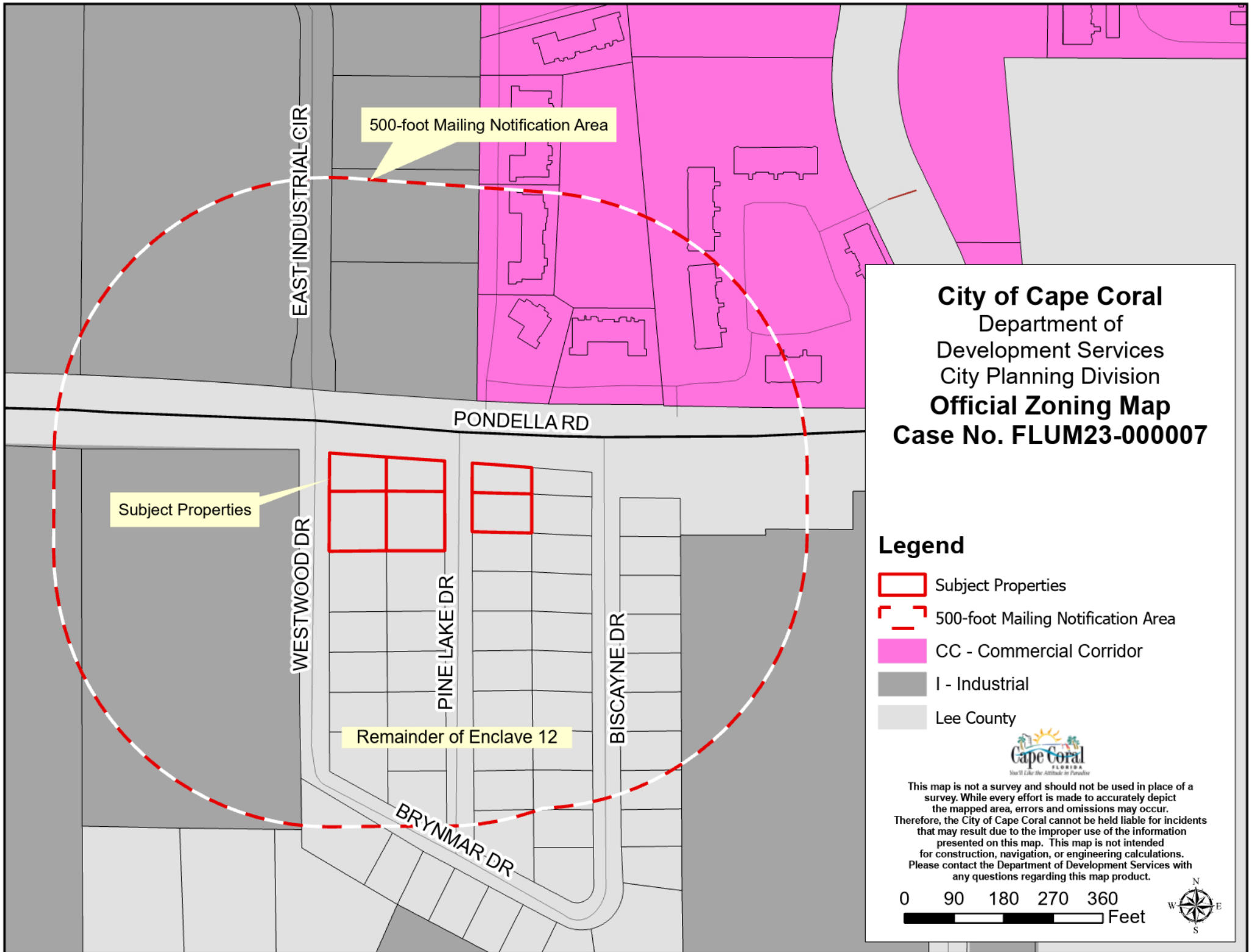
Legend

-  Subject Properties
-  500-foot Mailing Notification Area
-  PIRD- Pine Island Road District
-  I- Light Industrial
-  N/A



This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation, or engineering calculations. Please contact the Department of Development Services with any questions regarding this map product.





EAST INDUSTRIAL CIR

500-foot Mailing Notification Area

PONDELLA RD

Subject Properties

WESTWOOD DR

PINE LAKE DR






Remainder of Enclave 12

BISCAYNE DR

BRYNMAR DR

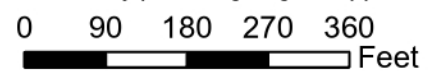
City of Cape Coral
 Department of
 Development Services
 City Planning Division
Official Zoning Map
Case No. FLUM23-000007

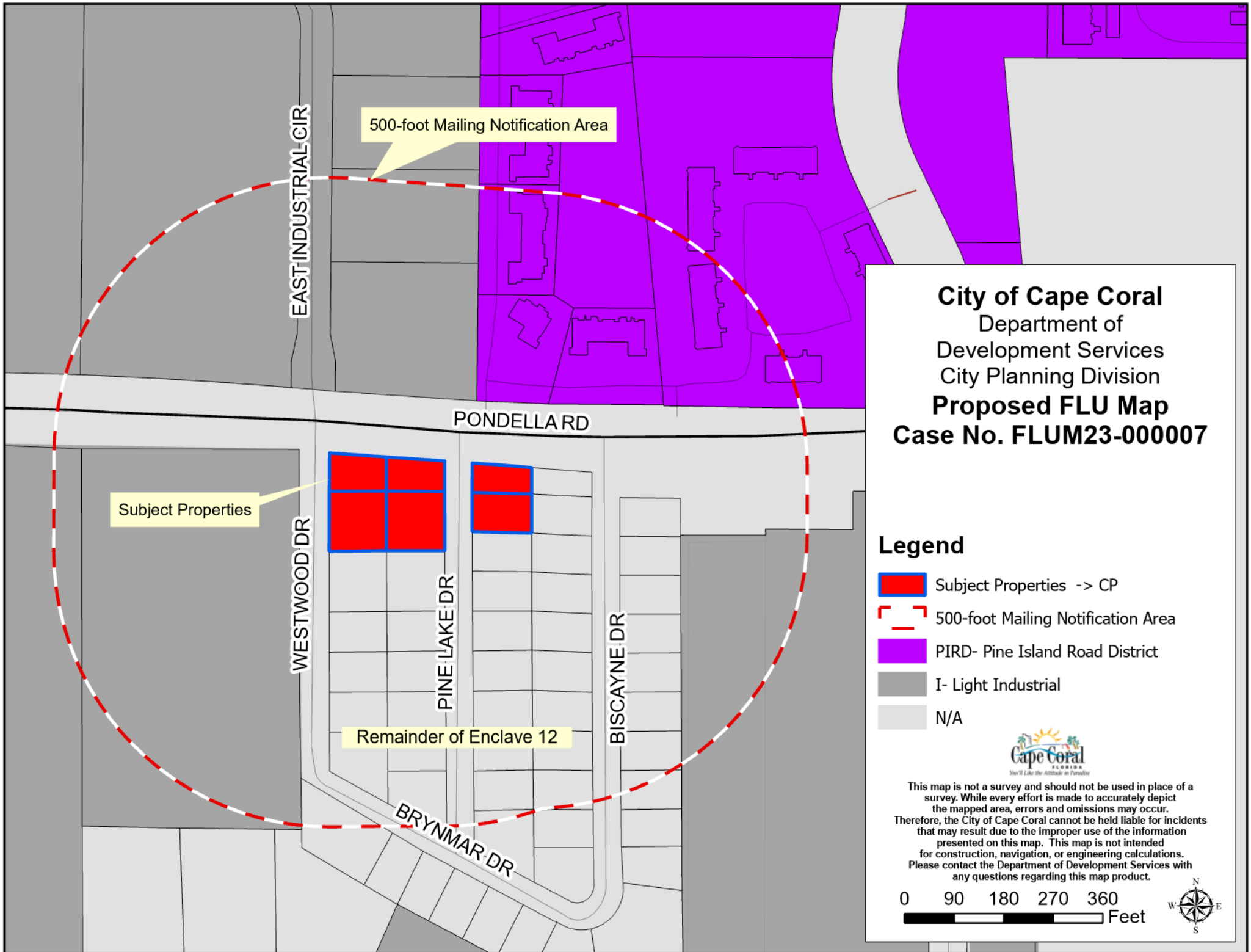
Legend

-  Subject Properties
-  500-foot Mailing Notification Area
-  CC - Commercial Corridor
-  I - Industrial
-  Lee County



This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation, or engineering calculations. Please contact the Department of Development Services with any questions regarding this map product.





EAST INDUSTRIAL CIR

500-foot Mailing Notification Area

PONDELLA RD

Subject Properties

WESTWOOD DR

PINE LAKE DR

BISCAYNE DR

Remainder of Enclave 12

BRYNMAR DR

City of Cape Coral
 Department of
 Development Services
 City Planning Division
Proposed FLU Map
Case No. FLUM23-00007

Legend

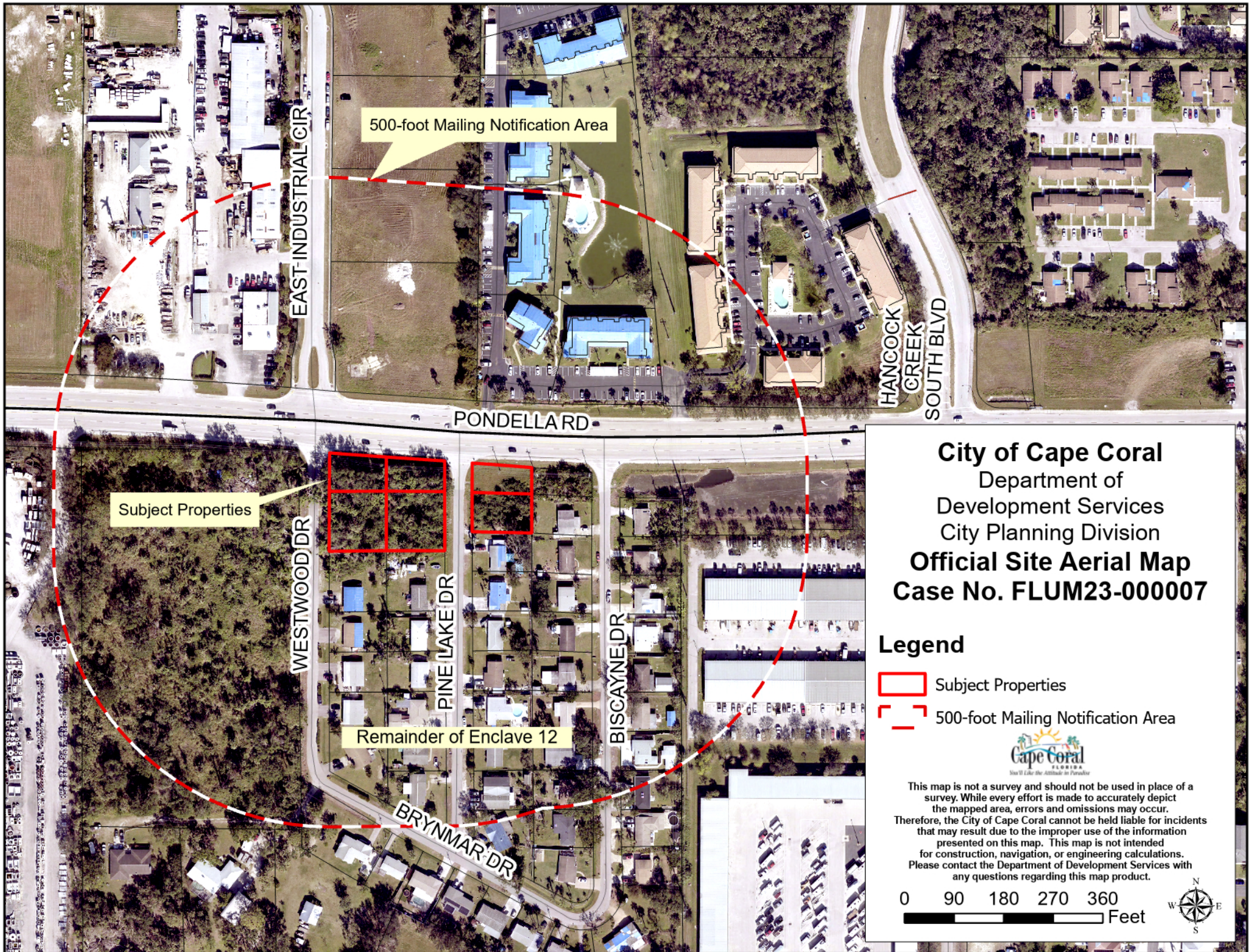
- Subject Properties -> CP
- 500-foot Mailing Notification Area
- PIRD- Pine Island Road District
- I- Light Industrial
- N/A



This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation, or engineering calculations. Please contact the Department of Development Services with any questions regarding this map product.

0 90 180 270 360 Feet







500-foot Mailing Notification Area

Subject Properties

Remainder of Enclave 12

City of Cape Coral
Department of
Development Services
City Planning Division
Official Site Aerial Map
Case No. FLUM23-00007

Legend

-  Subject Properties
-  500-foot Mailing Notification Area



This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation, or engineering calculations. Please contact the Department of Development Services with any questions regarding this map product.

