Planning Division Case Report
SE15-0013

Review Date: January 19, 2016

Property Owner: Coco of Cape Coral, LLC

Applicant: Same as owner.

Authorized Representative: Linda Miller, Avalon Engineering, Inc.

Request: The applicant is requesting a special exception in order to construct and operate three Gate House Uses in a Single-Family Residential (R-1B) District with a five year expiration period.

Location: Entrada Subdivision located in Northeast Cape Coral off Del Prado Boulevard North
Strap Number: 21-43-24-C2-0090R.01CE

Prepared By: Megan Polk, Planner I

Reviewed By: Mike Struve, AICP, Planning Team Coordinator

Approved By: Amy L. Yearsley, AICP, Acting Planning Manager

Recommendation: Approval with conditions

Urban Service Area: Reserve

Site Visit: January 6, 2016

Property Description/Project Background:

The subject property consists of the Entrada Subdivision located in the northeastern quadrant of the City of Cape Coral near the southeast corner the intersection of Del Prado Boulevard and De Navarra Parkway. The Entrada Subdivision is a mixed-use Planned Development Project (PDP) that was approved by Ordinance 14-05. The entire Entrada development consists of 446.09 acres, which comprises 721 single-family lots, three multi-family tracts and several commercial tracts. The portion of the Entrada development for which the three gate houses are proposed have a future land use classification of Mixed Use (MX) and are zoned R-1B. All immediately surrounding properties share the same future land use classification and zoning designation. The infrastructure for the Entrada Subdivision has been constructed, and the multi-family and commercial tracts of the project are developed. However, at this point, no single-family homes have been constructed within the single-family tracts of this project.
The applicant seeks a special exception to permit three gate houses within the Entrada Subdivision with an expiration period of five years. Two of the gatehouses will be located near the Del Prado entrance of the subdivision with the third gatehouse proposed for the entrance near De Navarra Parkway. Initially Ordinance 14-05 approved a special exception to allow three gate houses within the single-family portion of Entrada. However, special exception uses approved within PDPs expire after six years when the use has not been established. Since no gate houses were established within the single-family tracts of Entrada within six years of the adoption of Ordinance 14-05 the special exception was terminated. In 2013, the applicant was also granted a special exception for three gate houses within the Entrada Subdivision by Resolution 6-2013, however, no gate houses were constructed. Special exception uses that have not been established within one year from the date that the special exception was approved are deemed invalid. Therefore, any gate house use now desired for the development would require a new special exception. Within this current request, the applicant is seeking gate house uses for the same three locations that were previously approved by the City.

Analysis:

The Planning Division has reviewed this application based on the City’s Land Use and Development Regulations (LUDR), Section 2.7.1, the Single-Family Residential (R-1B) District, and the five standards outlined within LUDR, Section 8.8.5a-e which covers special exceptions, and offers the following analysis for consideration:

1) Generally:

The subject parcels have R-1B zoning and a MX future land use classification. Gate houses are allowed as a special exception within the R-1B district when approved within a PDP. Entrada was approved by a PDP in 2005 by Ordinance 145-05, therefore, the proposed gate houses meet this requirement.

2) Compatibility:

Gate houses are frequently located within residential subdivisions to provide for the safety, security, and privacy of residents by restricting access to these developments. Gate houses are typically staffed, however, the impact of this use on the community is relatively low. Gate houses do not generate traffic, noise, or significant lighting for the communities in which they are located, nor do gate houses have a detrimental effect on surrounding residential areas. Therefore, Planning Staff finds that the proposed gate houses will be compatible within the Entrada development and the surrounding areas.

3) Minimum Lot Frontage; Access:

The gate houses will be located within the private right-of-way (ROW) of the Entrada development and therefore are not subject to minimum lot frontage requirements. The three gate houses will be located at entrances to the subdivision near Del Prado
Boulevard North and De Navarra Parkway. The gate houses will be designed so as to allow vehicles the ability to turn around without having to back up in the event the vehicle is denied access to the subdivision.

4) Building Location; Setbacks:

The gate houses will be constructed within private rights-of-way, therefore, no setbacks will be administered. The gate houses will be located along the entrances to the various residential tracts to limit subdivision access to residents and approved guests.

5) Screening and Buffering:

The City’s LUDR’s does not require landscaping for gate houses, however, the applicant has indicated that landscaping will be provided for the proposed use.

The applicant is also requesting a five year expiration period to establish the proposed use. However, the City’s LUDRs states that Special Exception uses shall have an expiration period of one year. Based upon the aforementioned factors and the nature of the request, Planning Staff has determined that the extended expiration period will not be intrusive or have a negative effect on the surrounding community.

Recommendation:

The Planning Division recommends approval of the request for a special exception with the following conditions:

1. The gate houses shall be designed so as to allow the Cape Coral Fire Department, the Cape Coral Police Department, and other emergency response vehicles and personnel 24-hour access in case of an emergency.

2. The gate houses shall be designed in order to allow vehicles to turn around if access into the subdivision is denied.

3. This special exception shall terminate in five years from the date of approval.

Public Notification

This case will be publicly noticed as required by LUDR, Section 8.3.2 as further described below.

Publication: A legal ad will be prepared and sent to the New Press announcing the intent of the applicant to construct and operate a gate house use as described within this report. The ad will appear
in the News Press a minimum of 10 days prior to the public hearing scheduled before the Board of Zoning Adjustment and Appeals.

Written notice: Property owners located within 500 feet from the property line of the subject property will receive written notification of the scheduled public hearing. These letters will be mailed to the aforementioned parties a minimum of 10 days prior to the public hearing scheduled before the Board of Zoning Adjustment and Appeals.

Posting of a Sign: A sign will posted on the subject property a minimum of 10 days prior to the public hearing scheduled before the Board of Zoning Adjustment and Appeals.
December 29, 2015

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

PROJECT: GATE HOUSE WITHIN THE ENTRADA RESIDENTIAL DEVELOPMENT

SUBJECT: SPECIAL EXCEPTION LETTER OF INTENT

Dear Mr. Cautero:

On behalf of the property owner, Coco of Cape Coral, LLC and as provided for in Section 8.8 of the City of Cape Coral’s Land Use and Development Regulations, we hereby request approval to reinstate the Gate House Special Exception approved within the Entrada Development. The Gate House use was approved in Ordinance 14-05 and Resolution SE 6-2013 but expired prior to being established within the single family residential (R-1) section of Entrada.

The applicant requests approval of a Special Exception in an R-1 Zoning District for three (3) Gate Houses. In addition, since this use was originally approved within the Entrada PDP by Ordinance 14-05, we request approval of a 5 (five) year expiration date to establish this use.

The Entrada Development anticipated the use of gate houses within the single-family and multi-family areas of the project. The Porta Vista, a Multi-family development established the gate house use within their development. However, this use was not established within the single family portion of Entrada and with this application we hope to reinstate this use for this development as it is a vital part of this project.

Entrada is a Mixed Use development consisting of 721 single family lots, 902 multi-family units within three (3) tracts (MF #1, #3, and #8), 280,000 square feet of retail uses and 15,000 square feet of office use within thirteen (13) commercial tracts (COM #1- #13). The Entrada Development was approved by Ordinance 14-05 on January 31, 2005.

The Entrada project has approximately 446.09 acres with a Future Land Use designation of Mixed Use, of which approximately 321.80 acres are zoned Single Family Residential (R-1B), 94.57 acres are zoned Multi-family Residential (R-3), and 29.72 acres are zoned Pedestrian Commercial (C-1).
As required by Section 8.8.5 of the Land Use and Development Regulations, the following addresses standards that shall apply to all applications for Special Exception uses.

a. *Generally* - The proposal shall comply with all requirements of the zoning districts in which the property is located, this ordinance, and all other applicable law.

   *The applicant will obtain all of the necessary permits to locate and construct the proposed Gate Houses.*

b. *Compatibility* - The tract of land must be suitable for the type of special exception use proposed by virtue of its location, shape, topography and the nature of surrounding development.

   *The residential portion of Entrada was designed to support several unique communities with various home designs. Gate houses are suitable within this portion of Entrada and will provide the security, character, and the uniqueness that was anticipated within this development.*

c. *Minimum lot frontage; access.* Minimum lot frontage on a street shall be sufficient to permit properly spaced and located access points designed to serve the type of special exception use proposed. Wider spacing between access points and intersecting street right-of-way lines should be required when the lot has more than the minimum required frontage on a street. All access points shall be specifically approved by the Board.

   *The Entrada Subdivision was platted as approved in Ordinance 14-05. The Gate Houses will be located within a private residential development, suitable for the specific use proposed within this request.*

d. *Building location; setbacks.* All buildings shall be located an adequate distance from all property lines and street right-of-way lines. Greater building setback lines may be required when the lot has more than the minimum lot area required or when deemed necessary to protect surrounding properties.

   *Each gate house will be located to create a special entrance feature into that portion of the Entrada community.*
e. Screening and buffering. A continuous strip of properly maintained landscaped area should be provided along all property lines and along all streets serving the premises. Such continuous strip of properly maintained landscaped area may, however, be allowed to contain walkway(s) and driveway entrances. The Board shall also require that the premises be permanently screened from adjoining and contiguous properties by a fence, evergreen hedge and/or other approved enclosure when deemed appropriate to buffer the special exception use from surrounding uses.

Landscaping will be provided for aesthetic purposes, as screening is not required for these structure.

We respectfully request approval of this Special Exception application. If you or your staff have questions or require additional information please let me know.

Sincerely,

AVALON ENGINEERING, INC.

[Signature]

Linda Miller, AICP
Senior Planner

c: Paul Hardy, Coco of Cape Coral, LLC
NOTICE OF PUBLIC HEARING

YOU ARE HEREBY NOTIFIED that the City of Cape Coral, Florida, proposes to adopt RESOLUTION SE 5-2016; A RESOLUTION PURSUANT TO THE CITY OF CAPE CORAL LAND USE AND DEVELOPMENT REGULATIONS, ARTICLE VIII, ADMINISTRATION, SECTION A.3, PUBLIC HEARINGS, AND SECTION B.6, SPECIAL EXCEPTIONS, AND THE CITY OF CAPE CORAL COMPREHENSIVE PLAN, GRANTING A SPECIAL EXCEPTION IN ORDER TO CONSTRUCT AND OPERATE THREE (3) GATE HOUSE USES IN A SINGLE-FAMILY RESIDENTIAL (R-1B) ZONE ON REAL PROPERTY DESCRIBED AS A SUBDIVISION OF PORTIONS OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 24 EAST LYING IN AND BEING IN LEE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED HEREIN. PROPERTY IS LOCATED WITHIN THE ENTRADA DEVELOPMENT, PROVIDING AN EFFECTIVE DATE.

FURTHER that an application has been received from Coco of Cape Coral, LLC.

FURTHER that said request will be reviewed by the Cape Coral Board of Zoning of Adjustment and Appeals on Wednesday, March 2nd, 2016 at 9:00 A.M. in the Council Chambers at City Hall.

FURTHER any person may appear at the public hearing and be heard, subject to proper rules of conduct. Written comments filed with the Director will be entered into the record. The hearings may be continued from time to time as necessary.

FURTHER any person deciding to appeal any decision made at these hearings may need to ensure that a verbatim record includes the testimony and evidence upon which the appeal is to be based.

FURTHER in accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the City Clerk’s office which is located at Cape Coral City Hall, 1015 Cultural Park Boulevard, Cape Coral, Florida telephone 1-239-574-0411 for assistance. If hearing impaired, telephone the Florida Relay Service Numbers, 1-800-955-8771 (TDD) or 1-800-955-8770 (v) for assistance. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk at least 48 hours prior to the meeting.

FURTHER You are allowed sufficient time to write or appear at the public hearing to voice your objections or approval. Please reference the case number below within your correspondence and mail to: Department of Community Development, Planning Division, P.O. Box 150027, Cape Coral, FL 33915-0027.

by order of
Rebecca van Deutekom, MMC
City Clerk

February 21, 2016
A RESOLUTION PURSUANT TO THE CITY OF CAPE CORAL LAND USE AND DEVELOPMENT REGULATIONS, ARTICLE VIII, ADMINISTRATION, SECTION 8.3, PUBLIC HEARINGS, AND SECTION 8.8, SPECIAL EXCEPTIONS, AND THE CITY OF CAPE CORAL COMPREHENSIVE PLAN, GRANTING A SPECIAL EXCEPTION IN ORDER TO CONSTRUCT AND OPERATE THREE (3) GATE HOUSE USES IN A SINGLE-FAMILY RESIDENTIAL (R-1B) ZONE ON REAL PROPERTY DESCRIBED AS A SUBDIVISION OF PORTIONS OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 24 EAST LYING IN AND BEING IN LEE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED HEREIN; PROPERTY IS LOCATED WITHIN THE ENTRADA DEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application by COCO OF CAPE CORAL, LLC, has been submitted and reviewed by the Planning and Zoning Commission, the City of Cape Coral, and has been presented to the City of Cape Coral Board of Zoning Adjustment and Appeals at a Public Hearing for Special Exception.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING ADJUSTMENT AND APPEALS OF THE CITY OF CAPE CORAL, FLORIDA:

Section 1. That the City of Cape Coral Board of Zoning Adjustment and Appeals having specifically considered the recommendations of the City of Cape Coral Planning and Zoning Commission, Local Planning Agency, the City of Cape Coral Planning Division, and the presentation made at the Public Hearing, the criteria set forth in the City of Cape Coral Land Use and Development Regulations, Article VIII, Administration, Section 8.3, Public Hearings, and Section 8.8, Special Exceptions, the City of Cape Coral Comprehensive Plan and the application materials submitted with Application SE 15-0013, the Board of Zoning Adjustment and Appeals hereby grants the below-described real property A SPECIAL EXCEPTION IN ORDER TO CONSTRUCT AND OPERATE THREE (3) GATE HOUSE USES IN A SINGLE-FAMILY RESIDENTIAL (R-1B) ZONE on the below-described property:

LEGAL DESCRIPTION:

BEARINGS FROM FLORIDA STATE PLANE SYSTEM, WEST ZONE:
A SUBDIVISION OF PORTIONS OF SECTION 21, TWP. 43S, RGE. 24 E LYING IN AND BEING IN LEE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 21, N89°50'03", W, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING RUN ALONG SAID SOUTHERLY LINE OF SECTION 21 N89°50'03", W, 2439.03 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY LINE S88°35'49", W, 2974.04 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF SECTION 21 RUN N00°02'02", W, 1312.19 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF DEL PRADO BOULEVARD; THENCE ALONG THE ARC OF A 1570.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF 44°43', 57", A CHORD AND CHORD BEARING OF N65°17', 03", E, 1194.85 FEET, RUN ALONG THE ARC OF SAID CURVE FOR 1225.74 FEET; THENCE CONTINUE RUNNING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N42°55', 05", E, 1509.16 FEET TO THE POINT OF CURVATURE OF A 6930.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A CENTRAL ANGLE OF 09°43', 46", A CHORD AND CHORD BEARING OF N47°46', 58", E, 1175.39 FEET, RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE FOR 1176.80 FEET TO A NON-TANGENT INTERSECTION WITH A LINE WHICH BEARS S37°21', 09", E, THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF DEL PRADO BOULEVARD RUN ALONG SAID LINE S37°21', 09", E, 747.46 FEET; THENCE RUN N48°09', 28", E, 270.82 FEET; THENCE RUN N55°10', 21", E, 209.32 FEET; THENCE RUN S54°49', 39", E, 544.00 FEET TO THE POINT OF CURVATURE OF A 1500.00
FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF 20°08'03", A CHORD AND CHORD BEARING OF S44°45'37"E, 524.40 FEET, RUN ALONG THE ARC OF SAID CURVE FOR 527.11 FEET TO THE POINT OF REVERSE CURVATURE OF A 1600.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A CENTRAL ANGLE OF 24°32'33", A CHORD AND CHORD BEARING OF S46°57'53"E, 680.13 FEET, RUN ALONG THE ARC OF SAID CURVE FOR 685.36 FEET TO THE POINT OF REVERSE CURVATURE OF A 700.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF 59°13'01", A CHORD AND CHORD BEARING OF S29°37'39"E, 691.70 FEET, RUN ALONG THE ARC OF SAID CURVE FOR 723.47 FEET; THENCE RUN S00°01'09"E, 1647.48 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 13,810,180 SQ. FT, 317.04 AC±, MORE OR LESS.

PROPERTY LOCATED AT: ENTRADA DEVELOPMENT

Section 2. This Resolution shall take effect immediately upon its adoption.

ADOPTED BY THE BOARD OF ZONING ADJUSTMENT AND APPEALS OF THE CITY OF CAPE CORAL AT ITS REGULAR SESSION THIS _____ DAY OF __________________, 2016.

______________________________
DANIEL READ, CHAIRMAN
BOARD OF ZONING ADJUSTMENT
AND APPEALS

ATTESTED TO AND FILED IN MY OFFICE THIS _____ DAY OF __________________, 2016.

______________________________
REBECCA VAN DEUTEKOM
CITY CLERK

APPROVED AS TO FORM:

______________________________
BRIAN R. BARTOS
ASSISTANT CITY ATTORNEY
SE15-0013
February 11, 2016

RE: RESOLUTION SE 5-2016
CASE # SE15-0013

Dear Property Owner:

This notice is sent to you, as required by the City of Cape Coral Land Use and Development Regulations, to notify all property owners within 500 feet of a request for a Special Exception submitted by Coco of Cape Coral, LLC.

The applicant is requesting a Special Exception in order to construct and operate three (3) gate house uses in a Single-Family Residential (R-1B) zone on real property described as a subdivision of portions of Section 21, Township 43 South, Range 24 East lying in and being in Lee County, Florida and more particularly described herein. The property is located within the Entrada Development.

The Board of Zoning of Adjustment and Appeals Public Hearing will hear Resolution SE 5-2016 at a Public Hearing on Wednesday, March 2nd, 2016 at 9:00 a.m. in the City of Cape Coral Council Chambers, 1015 Cultural Park Boulevard, Cape Coral, FL.

Any person may appear at the public hearing and be heard, subject to proper rules of conduct. You are allowed sufficient time to write or appear at the public hearing to voice you objections or approval. Written comments filed with the Director will be entered into the record. Please reference the case number above within your correspondence and mail to: Department of Community Development, Planning Division, P. O. Box 150027, Cape Coral, FL 33915-0027. The hearings may be continued from time to time as necessary.

If a person decides to appeal any decision made by the Board of Zoning of Adjustment and Appeals with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the Human Resources Department whose office is located at Cape Coral City Hall, 1015 Cultural Park Boulevard, Cape Coral, Florida; telephone 1-239-574-0530 for assistance; if hearing impaired, telephone the Florida Relay Service Numbers, 1-800-955-8771 (TDD) or 1-800-955-8770 (v) for assistance.

For further information, please call Megan Polk at 239-574-0605 or email at mpg@capecoral.net.

The resolution and colored maps for this application are available at the City of Cape Coral website, www.capecoral.net/publichearing (Click on ‘Public hearing information’, use the case number referenced
above to access the information); or, at the Planning Division counter at City Hall, between the hours of 7:30 AM and 4:30 PM.

Sincerely,

[Signature]

Amy L. Yearsley, AICP
Acting Planning Manager
SPECIAL EXCEPTION – APPLICATION

CRITERIA APPLICABLE TO SPECIAL EXCEPTIONS
Cape Coral Land Use and Development Regulations, Section 8.8

A. **Definition:** A use which is essential to, or would promote the, public health, safety or welfare in one or more districts, but which might impair the integrity and character of the district in which it is located, or in adjoining districts, such that restrictions or conditions on location, size, extent and character of performance may be imposed in addition to those already imposed in this ordinance.

B. **Standards.** The following standards shall apply to all applications for special exception uses.

1. **Generally.** The proposal shall comply with all requirements of the zoning districts in which the property is located, this ordinance, and all other applicable law.

2. **Compatibility.** The tract of land must be suitable for the type of special exception use proposed by virtue of its location, shape, topography and the nature of surrounding development.

3. **Minimum lot frontage; access.** Minimum lot frontage on a street shall be sufficient to permit properly spaced and located access points designed to serve the type of special exception use proposed. Wider spacing between access points and intersecting street right-of-way lines should be required when the lot has more than the minimum required frontage on a street. All access points shall be specifically approved by the Board.

4. **Building location; setbacks.** All buildings shall be located an adequate distance from all property lines and street right-of-way lines. Greater building setback lines may be required when the lot has more than the minimum lot area required or when deemed necessary to protect surrounding properties.

5. **Screening and buffering.** A continuous strip of properly maintained landscaped area should be provided along all property lines and along all streets serving the premises. Such continuous strip of properly maintained landscaped area may, however, be allowed to contain walkway(s) and driveway entrances. The Board shall also require that the premises be permanently screened from adjoining and contiguous properties by a fence, evergreen hedge and/or other approved enclosure when deemed appropriate to buffer the special exception use from surrounding uses.

C. **Discontinuance.** With the exception of special exception uses that are approved pursuant to a planned development project development order, a special exception use that is discontinued for more than one year or for which a building permit or certificate of use is not obtained within one year from the date the special exception was approved shall be deemed to have been abandoned. Abandonment of a special exception use automatically terminates the special exception granted and the property may thereafter only be used as prescribed by the City of Cape Coral Land Use and Development Regulations.
Subject Parcels

500' Proximity Boundary

Unincorporated Lee County

Legend
- 500' Buffer
- Subject parcels
- Parcel Lines
- Lot Lines

Zoning
- A
- C1
- P1
- R1B
- R3

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 Community Development with any questions regarding this map product.

JANUARY 26TH, 2016

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## PROPERTY OWNERSHIP REPORT

**Date of Report:** 2/2/2016 8:12:07 AM  
**Parcels Affected:** 0  
**Source:** Lee County Property Appraiser

### OWNER NAME AND ADDRESS

<table>
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<tr>
<th>STRAP AND LOCATION</th>
<th>LEGAL DESCRIPTION</th>
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| **GARGANO ANTONY J TR**  
2240 W FIRST ST STE 105  
FORT MYERS, FL 33901 | TAMIAMI CITY BLK 1  
PB 9 PG 6 LOTS 26 THRU  
28 LESS 1.026A |
| **KLAMNER SAMUEL TR**  
3970 CAPE COLE BLVD  
PUNTA GORDA, FL 33955 | TAMIAMI CITY BLK 1  
PB 9 PG 6  
LOTS 29 30 + 31 |
| **DEWANE FRANK J**  
1000 PINEBROOK RD  
VENICE, FL 34285 | TAMIAMI CITY BLK 1  
PB 9 PG 6  
LOTS 39 + 40 +  
LOTS 64 + 65 |
| **PULIZZI-RODRIGUEZ LLC**  
8961 N FORK DR  
NORTH FORT MYERS, FL 33903 | TAMIAMI CITY BLK 1  
PB 9 PG 6 PT LOT 61  
W 409.18 FT OF S 168 FT |
| **APPLEBY B V CORP**  
PO BOX 84110  
2508 AC DENHAAG, NETHERLANDS | TAMIAMI CITY BLK 1  
PB 9 PG 6 PT LOT 61  
W 353.9 FT OF N 138 FT |
| **HABITAT FOR HUMANITY OF LEE**  
1288 N TAMIAI TRL  
NORTH FORT MYERS, FL 33903 | TAMIAMI CITY BLK 1  
PB 9 PG 6  
LOT 62 LESS DITCH EASEMENT |
| **HABITAT FOR HUMANITY OF LEE**  
1288 N TAMIAI TRL  
NORTH FORT MYERS, FL 33903 | TAMIAMI CITY BLK 1  
PB 9 PG 6  
LOT 63 LESS DITCH EASEMENT |
| **ANGEL ARAMIS LLC**  
3845 BECK BLVD UNIT 807  
NAPLES, FL 34114 | PARL IN NW 1/4 OF SEC 27 LYING N OF R/W AS DESC IN INST #2015000174989 |
| **ANGEL ARAMIS LLC**  
3845 BECK BLVD UNIT 807  
NAPLES, FL 34114 | PARC DESC IN INST#201200064345 |
| **ANGEL ARAMIS LLC**  
3845 BECK BLVD UNIT 807  
NAPLES, FL 34114 | PARL IN N 1/2 OF SEC 28 + NW 1/4 OF SEC 27  
LYING S OF R/W AS DESC IN INST #2015000174989 |
| **LEE COUNTY**  
PO BOX 398  
FORT MYERS, FL 33902 | PARL IN N W 1/4 DESC IN  
DB 0307 PG 0056 |

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All data is current at time of printing and subject to change without notice.  
The information contained in this report is governed by Florida Statute 119.071  
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