

Rowe Residential Planned Development

Application for Residential Planned Development

March 16, 2011

Submitted To:

Community Development Department
Town of Fort Myers Beach
2523 Estero Blvd.
Fort Myers Beach, FL 33931



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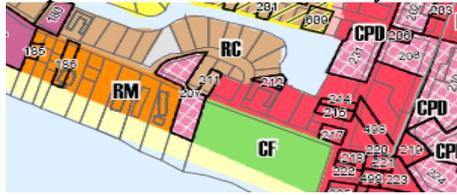
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Town of Fort Myers Beach
 Department of Community Development



Zoning Division

Application for Public Hearing

This is the first part of a two-part application. This part requests general information required by the Town of Fort Myers Beach for any request for a public hearing. The second part will address additional information for the specific type of action requested.

Project Name: Rowe Planned Development
Authorized Applicant: Alexis V. Crespo, AICP, LEED AP
LeePA STRAP Number(s): 24-46-23-W1-00900.0010

Current Property Status: Single-Family Residential
Current Zoning: Residential Multifamily (RM)
Future Land Use Map (FLUM) Category: Mixed Residential (MR)
Platted Overlay? ___yes <u>X</u> no FLUM Density Range: 6 du/acre

Action Requested	Additional Form Required
<input type="checkbox"/> Special Exception	Form PH-A
<input type="checkbox"/> Variance	Form PH-B
<input type="checkbox"/> Conventional Rezoning	Form PH-C
<input checked="" type="checkbox"/> Planned Development	Form PH-D
<input type="checkbox"/> Master Concept Plan Extension	Form PH-E
<input type="checkbox"/> Appeal of Administrative Action	Form PH-F
<input type="checkbox"/> Development of Regional Impact	Schedule Appointment
<input type="checkbox"/> Other (cite LDC section number: _____)	Attach Explanation

Town of Fort Myers Beach
 Department of Community Development
 2523 Estero Boulevard
 Fort Myers Beach, FL 33931
 (239) 765-0202

PART I – General Information

A. Applicant:

Name(s): Christopher & Henrietta Rowe
Address: Street: 16256 Edgemont Dr.
City: Fort Myers State: FL Zip Code: 33908
Phone: (239) 437-6038
Fax: -----
E-mail address: kithet@gmail.com

B. Relationship of applicant to property (check appropriate response)

<input checked="" type="checkbox"/> Owner (indicate form of ownership below)
<input checked="" type="checkbox"/> Individual (or husband/wife) <input type="checkbox"/> Partnership
<input type="checkbox"/> Land Trust <input type="checkbox"/> Association
<input type="checkbox"/> Corporation <input type="checkbox"/> Condominium
<input type="checkbox"/> Subdivision <input type="checkbox"/> Timeshare Condo
<input type="checkbox"/> Authorized representative (attach authorization(s) as Exhibit AA-1)
<input type="checkbox"/> Contract Purchaser/vendee (attach authorization(s) as Exhibit AA-2)
<input type="checkbox"/> Town of Fort Myers Beach (Date of Authorization: _____)

C. Agent authorized to receive all correspondence:

Name: Waldrop Engineering, P.A.
Mailing address: Street: 28100 Bonita Grande Dr., #305
City: Bonita Springs State: FL Zip Code: 34135
Contact Person: Alexis Crespo, AICP LEED AP
Phone: (239) 405-7777 Fax: (239) 405-7899
E-mail address: alexisc@waldropengineering.com

D. Other agents:

Name(s): SEE EXHIBIT "1-D" ATTACHED
Mailing address: Street:
City: State: Zip Code:
Phone: Fax:
E-mail address:

Use additional sheets if necessary, and attach to this page.

PART II – Nature of Request

Requested Action (check applicable actions):

<input type="checkbox"/> Special Exception for:
<input type="checkbox"/> Variance for:
<input type="checkbox"/> Conventional Rezoning from _____ to:
<input checked="" type="checkbox"/> Planned Development
<input checked="" type="checkbox"/> Rezoning (or amendment) from RM to: RPD
<input type="checkbox"/> Extension/reinstatement of Master Concept Plan
<input type="checkbox"/> Public Hearing of DRI
<input type="checkbox"/> No rezoning required
<input type="checkbox"/> Rezoning from _____ to:
<input type="checkbox"/> Appeal of Administrative Action
<input type="checkbox"/> Other (explain):

PART III – Waivers

Waivers from application submittal requirements: Indicate any specific submittal items that have been waived by the Director for the request. Attach copies of the Director’s approval(s) as Exhibit 3-1.

Code Section Number	Describe Item
34-212(6)	Traffic Impact Statement

PART IV – Property Ownership

<input checked="" type="checkbox"/> Single owner (individual or husband and wife)
Name: Christopher & Henrietta Rowe
Address: Street: 16256 Edgemont Dr.
City: Fort Myers State: FL Zip Code: 33908
Phone: (239) 437-6038 Fax: (239)
E-mail Address: kithet@gmail.com

<input type="checkbox"/> Multiple owners (including corporation, partnership, trust, association, condominium, timeshare condominium, or subdivision)	
Attach Disclosure Form as Exhibit 4-1	N/A
Attach list of property owners as Exhibit 4-2	N/A
Attach map showing property owners' interests as Exhibit 4-3 if multiple parcels are involved	N/A
For condominiums, timeshare condominiums, and subdivisions, see instructions.	

PART V – Property Information

A. Legal Description of Subject Property

Is the property entirely made up of one or more undivided platted lots officially recorded in the Plat Books of the Public Records of Lee County?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:
Subdivision name: Gulf Shore
Plat Book Number: 9 Page: 88 Unit: Block: Lot: 1
If no:
Attach a legible copy of the metes and bounds legal description, with accurate bearings and distances for every line, as Exhibit 5-1. The initial point in the description must be related to at least one established identifiable real property corner. Bearings must be referenced to a well-established and monumented line.

B. Boundary Survey

Attach a Boundary Survey of the property meeting the minimum standards of Chapter 61G17-6 of the Florida Administrative Code, as Exhibit 5-2. A Boundary Survey must bear the raised seal and original signature of a Professional Surveyor and Mapper licensed to practice Surveying and Mapping by the State of Florida.
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C. STRAP Number(s):

24-46-23-W1-00900.0010

D Property Dimensions:

Area:	6,500+/- square feet	acres
Width along roadway:	25 feet	Depth: 100+/- feet

E. Property Street Address:

324 Estero Blvd., Fort Myers Beach, FL 33931
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AFFIDAVIT

The Town of Fort Myers Beach in review of applications may refer any such application presented to it, to an engineering, planning, environmental, traffic, or any other technical consultant deemed necessary to enable it to review such application as required by law. The charges made by such consultants will be in accord with such charges and fees usually made for such services in the Greater Fort Myers Metropolitan Area or pursuant to an existing contractual agreement with the Town of Fort Myers Beach. Outside consultant fees will be passed through to the applicant at 103% of the rate billed to the Town by the consultant. The applicant shall reimburse the Town for the cost of such consultant services upon receipt of the bill. Such reimbursement shall be made prior to the final action on the application.

Final approvals and/or permits shall not be issued until the bill is paid in full.

I have read and understand the above statements

C. Rowe
Signature of owner

03/11/2011
Date

CHRISTOPHER ROWE
Typed or printed name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me March 11, 2011
(date), by Christopher Rowe, who is personally known to me or who has
produced Ontario Driver license as identification.

(SEAL)

Elizabeth E Huff
Signature of notary public



Elizabeth E. Huff
Printed name of notary public

PART I
Narrative Statements

A. Comprehensive Plan Amendments (check one)

<input checked="" type="checkbox"/> There are NO Comprehensive Plan Amendments pending that could affect the future use of this property.
<input type="checkbox"/> The following Comprehensive Plan Amendments ARE pending and could affect the future use of this property (list the amendment and give a brief explanation of its possible effect) N/A

B. Phasing of Construction

<input checked="" type="checkbox"/> The development is to be constructed in a single phase.
<input type="checkbox"/> The development is to be constructed in phases as follows: (describe proposed phasing below)

E. Decision-making Compliance

Explain how the proposed development complies with the guidelines for decision-making embodied in LDC Section 34-85.

Please refer to Exhibit "D-1-E" attached.

F. Schedule of deviations and written justification

Provide a list of the requested deviations keyed to the Master Concept Plan, and provide a written justification for each deviation. The location of each deviation should be indicated on the Master Concept Plan.

Please refer to Exhibit "D-1-F" attached.

Guide to Filing Supplement PH-D for Planned Developments

Amendments Applications for amendments to an approved Master Concept Plan or its attendant documentation will require as much information as is needed to describe the changes requested, to specify the incremental change in impacts expected from the amendment, and to detail the changes in surrounding land uses that have occurred since the original application. Some amendments can be approved administratively as provided in LDC Section 34-219, but all other amendments must proceed through the public hearing process.

Through a pre-application meeting with Community Development staff, prospective applicants can determine whether proposed amendments will require a public hearing, and can request waivers from any submittal requirements that are not necessary to specify the changes requested.

All other planned developments All other applications must complete and submit the Request for Public Hearing and Supplement PH-D, along with all required documents. Refer also to the instructions for the Request for Public Hearing form.

Case Number will be inserted by Community Development staff.

Project Name must be the same as the name used on the Request for Public Hearing form.

Authorized Applicant must be the same as on the Request for Public Hearing form.

STRAP numbers must be the same as on the Request for Public Hearing form.

Current status of property must be the same as on the Request for Public Hearing form.

Requested Action: Indicate whether the request is a DRI (Development of Regional Impact) that requires rezoning, a Planned Development, or an amendment to a Planned Development.

Part 1 Narrative Statements:

Comprehensive Plan Amendments

If Comprehensive Plan Amendments are pending that might affect the future use of the property, explain the amendments' possible effects.

Construction Phasing

If the project is to be constructed in multiple phases, describe the ordering and timing of the proposed phasing. In the absence of a phasing plan, phasing of development would be governed by the limitations of LDC Section 34-220.

Comprehensive Plan Compliance

Explain how the proposed development complies with the Fort Myers Beach Comprehensive Plan. Address the Future Land Use Map category or categories applicable to the subject property and any other relevant policies.

Design Standards Compliance

For properties and/or projects as described in LDC Section 34-992, explain how the proposed development will comply with the standards in LDC Sections 34-991 through 34-997.

Decision-making compliance

Explain how the proposed development will comply with the standards for decision-making in LDC Section 34-85.

Schedule of deviations and written justification

Identify the deviations from the requirements of the Land Development Code that are requested for the proposed development and justify them in relation to the guidance in LDC Section 34-932(b).

Administrative amendments

If the request is for an amendment to a planned development, indicate which of the requested changes could not be approved administratively as allowed by LDC Section 34-219.

Part 2 Submittal Requirements

Public Hearing Application Form. Applications for rezoning, including Planned Developments and Planned Development amendments for which public hearing is required, consist of the Public Hearing form and the supplemental form PH-D. Both parts of the application form must be completed and submitted.

Master Concept Plan. The master concept plan consists of maps, graphic illustrations, and written statements concerning the development. Space has been provided on this form for many of the required narrative statements,

though they can be attached on separate sheets. A master concept plan must include the following required information:

- a. The general size, configuration, and location of each development phase, and a description of the phasing of construction, unless the development is to be constructed in a single phase.
- b. The maximum height of any proposed buildings or structures, using the Land Development Code's method of measuring building height (see LDC Section 34-631).
- c. Proposed principal and accessory uses, identified using the terminology employed in the Land Development Code. Employ the groupings of uses in Tables 34-1 and 34-2 of the Land Development Code, or specify individual uses if necessary.
- d. The density and intensity of the proposed uses, in terms of dwelling units by type, or through conversion factors for hotel/motel units. Provide gross square footages for types of commercial uses, and maximum Floor-Area Ratio.
- e. The minimum width and composition of proposed buffers along the perimeter of the property. References to the types of buffers required by LDC chapter 10 are acceptable.
- f. The location of any environmentally sensitive land and water, based on standard environmental data capable of verification by Town staff. Developments larger than one acre in size may require a protected species survey under LDC Section 10-473.
- g. The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development, with distances from other existing or planned rights-of-way or access points.
- h. Access and facilities for public transit, if applicable.
- i. The general location of stormwater management areas.
- j. The specific locations of requested deviations, including sample detail drawings illustrating their effects if applicable.
- k. The exact location of existing rights-of-way and easements, whether or not those easements are recorded.
- l. Proposed dedications, if any, including beach access, boat ramps, park or recreation areas, open space, or other easements.

Traffic Impact Statement. A traffic impact statement in the same format and to the same degree of detail required for development orders (LDC Section 10-286).

Architectural Elevations. Architectural elevations or three-dimensional renderings that show at minimum all building façades adjoining public streets. These drawings will serve for the sketch requirement of LDC Section 34-202(b)(5) as well. If aspects of the proposed design will not comply with the commercial design standards of LDC Sections 34-991 through 34-997 (if required), the applicant may request deviations from those standards.

Schedule of uses. A list of all proposed principal and accessory uses. Identify these uses by reference to the groups of uses in Tables 34-1 and 34-2 of the Land Development Code unless greater specificity is necessary. For amendments to planned developments that were approved under different regulations, the enumeration of uses in the schedule of uses supplied for the amendment must be specific enough to explain what uses were previously approved without future reference to prior regulations or approvals.

Rowe Residential Planned Deveopment

Exhibit 1-1 Additional Agents

Contact: Mr. Steve Hartsell

Company: Pavese Law Firm

Street: 1833 Hendry Street **City:** Fort Myers **State:** FL **Zip Code:** 33901

Phone: (239) 336-6244 **Fax:** (239) 332-2243 **Email:** stevehartsell@paveselaw.com

Contact: Mr. Strickland Smith, P.E.

Company: Waldrop Engineering, P.A.

Street: 28100 Bonita Grande Dr., Suite 305 **City:** Bonita Springs **State:** FL **Zip Code:** 34135

Phone: (239) 405-7777 **Fax:** (239) 405-7899 **Email:** stricklands@waldropengineering.com

Contact: Mr. Richard Guzman, AIBD

Company: G2 Architecture

Street: 28071 Vanderbilt Dr. **City:** Bonita Springs **State:** FL **Zip Code:** 34134

Phone: (239) 949-2929 **Fax:** (239) 949-2931 **Email:** G2archinc@gmail.com

Contact: Mr. Scott Whitaker, PSM

Company: Bean, Whitaker, Lutz and Kareh, Inc.

Street: 13041 McGregor Blvd. **City:** Fort Myers **State:** FL **Zip Code:** 33919

Phone: (239) 481-13331 **Fax:** (239) 481-1073 **Email:** scott@bwlk.net

GULFSHORE

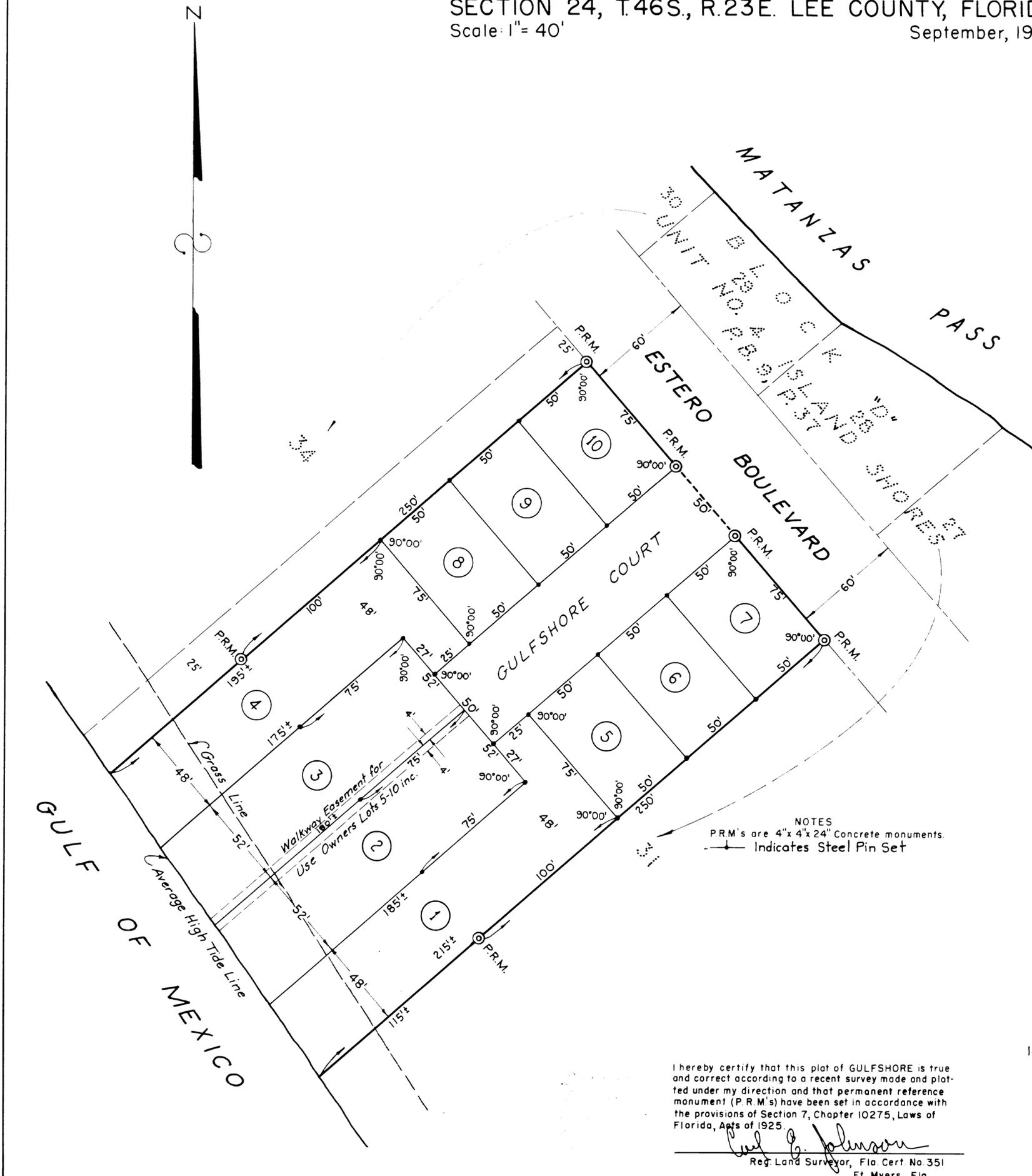
A RESUBDIVISION OF LOT 32 AND PART OF LOTS 31 AND 33
UNIT NO. 4, ISLAND SHORES

(According to Plat Recorded Plat Book 9, Page 37)

SECTION 24, T.46S., R.23E. LEE COUNTY, FLORIDA

Scale: 1" = 40'

September, 1953



DESCRIPTION

A strip of land 200 feet wide extending from Estero Boulevard to the Gulf of Mexico, being the northwesterly 25 feet of Lot 31, all of Lot 32 and the southwesterly 75 feet of Lot 33 in Unit No. 4, Island Shores, according to plat recorded in Plat Book 9 at Page 37, public records of Lee County, in Section 24, Township 46 South, Range 23 East.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that George E. Adams and Lea N. Adams, husband and wife, and M.L. Harvey, Trustee, a single woman, the owners of the various parcels comprising the hereon described lands have caused this plat of GULFSHORE to be made and do hereby dedicate to the perpetual use of the public all streets, and/or courts shown hereon IN WITNESS WHEREOF, the owners have hereunto set their hands and seals this 24 day of September, A.D. 1953

WITNESS George E. Adams SEAL
 WITNESS Lea N. Adams SEAL
 WITNESS M. L. Harvey SEAL

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE
I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared George E. Adams and Lea N. Adams, husband and wife, and M. L. Harvey, a single woman, to me known to be the persons described in and who executed the foregoing dedication and they acknowledged before me that they executed the same for the purposes and uses therein mentioned
WITNESS my hand and official seal at Fort Myers, said County and State this 24 day of September A.D. 1953

Arthur R. Mendenhall, Jr.
 Notary Public, State of Florida at large
 My Commission expires 7-29-55 1955

APPROVALS

This plat accepted this 7th day of October, A.D. 1953 in open meeting of the Board of County Commissioners of Lee County, Florida

Approved W. C. Kern Chairman
D. J. Zarabee Clerk

147922

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

Carl G. Johnson
 Reg. Land Surveyor, Fla. Cert No 351
 Ft. Myers, Fla.

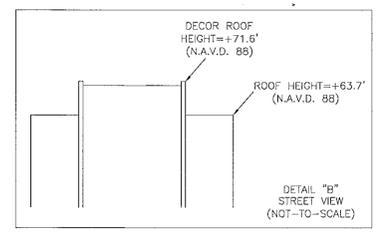
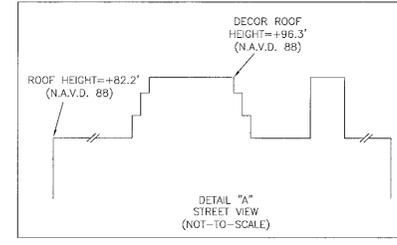
I HEREBY CERTIFY that this plat of GULFSHORE has been examined by me and from my examination I find that said plat complies in form with the requirements of Chapter 10275, Laws of Florida, Acts of 1925. I FURTHER CERTIFY that said plat was filed for record at 3 P.M. this 8th day of October, A.D. 1953 and was duly recorded in Plat Book 9 on Page 88 of the public records of Lee County, Florida.

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

SURVEY PLAT

OF
 LOT 1, GULFSHORE
 A SUBDIVISION RECORDED IN PLAT BOOK 9 AT PAGE 88,
 PUBLIC RECORDS OF LEE COUNTY
 LYING IN
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST,
 TOWN OF FORT MYERS BEACH, LEE COUNTY, FLORIDA

- LEGEND**
- ⊕ = STORM MANHOLE
 - ⊖ = BURIED CABLE MARKER
 - ⊙ = ELECTRIC METER
 - ⊞ = ELECTRIC BOX
 - ⊚ = LIGHT POLE
 - ⊛ = WOOD POWER POLE
 - ⊜ = CONCRETE POWER POLE
 - ⊝ = CATCH BASIN
 - ⊞ = IRRIGATOR VALVE
 - ⊚ = WATER VALVE
 - ⊛ = SANITARY MANHOLE
 - ⊜ = TELEPHONE BOX
 - ⊝ = FIRE HYDRANT
 - ⊞ = ELECTRIC SERVICE POLE
 - ⊚ = CABLE TELEVISION BOX
 - ⊛ = TRANSFORMER
 - ⊜ = WATER METER
 - ⊝ = SANITARY SERVICE
 - ⊞ = SIGN
 - ⊚ = CONCRETE PILING
 - ⊛ = WOOD PILING
 - ⊜ = MAIL BOX
 - ⊝ = TELEPHONE MANHOLE
- ABBREVIATIONS:**
- P.B. = PLAT BOOK
 - P.C. = POINT OF CURVE
 - P.T. = POINT OF TANGENCY
 - P.I. = POINT OF INTERSECTION
 - P.C.C. = POINT OF COMPOUND CURVE
 - F.R.C. = POINT OF REVERSE CURVE
 - I.R. = IRON ROD
 - I.R.C. = IRON ROD WITH CAP
 - C.M. = CONCRETE MONUMENT
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - CONC. = CONCRETE
 - E.O.P. = EDGE OF PAVEMENT
 - M. = MEASURED
 - FND. = FOUND
 - N/D = NAIL AND DISK
 - EL. = ELEVATION
 - B.M. = BENCH MARK
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - DR. = DRAINAGE
 - P. = PLAT
 - T.O.B. = TOP OF BANK
 - D.B. = DEED BOOK
 - O.R. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - F. = FIELD
 - C. = CALCULATED
 - FF = FINISH FLOOR
 - I.E. = INVERT ELEVATION
 - R.C.P. = REINFORCED CONCRETE PIPE
 - C.B. = CATCH BASIN
 - MH = MANHOLE
 - PK = PARKER KALON
 - OH = OVERHEAD LINES
 - D = DEED
 - N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
 - E.C.L. = EROSION CONTROL LINE



AREA CALCULATIONS

AREA TO APPROXIMATE MEAN HIGH WATER	0.33 ACRES (14,578 SQUARE FEET), MORE OR LESS
AREA TO EROSION CONTROL LINE	0.43 ACRES (18,831 SQUARE FEET), MORE OR LESS
AREA TO COASTAL CONSTRUCTION SETBACK LINE	0.15 ACRES (6,567 SQUARE FEET), MORE OR LESS

NOTES:
 SURVEY BASED ON THE RECORD PLAT AND FOUND MONUMENTATION.

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM—FL WEST ZONE NAD 83/90 ADJUSTMENT WITH THE SOUTHERLY LINE OF LOT 1 AS BEARING N47°55'03"E.

DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

ELEVATIONS ARE BASED ON N.A.V.D. OF 1988 AND U.S.C.&G.S. F-245.

THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES.

PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS—OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

PER THE NEW FEMA FLOOD MAPS, THIS PARCEL LIES IN FLOOD ZONE VE, BASE FLOOD ELEVATION OF +17' AND +20' (N.A.V.D. 1988) PER FLOOD INSURANCE RATE MAP NUMBER 12071C0554F, EFFECTIVE DATE AND INDEX DATE BEING 8-28-08 (COMMUNITY NAME: TOWN OF FORT MYERS BEACH AND COMMUNITY NUMBER 120673).

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH YELLOW CAP BEARING CORPORATION NO. LB4919.

UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

WETLANDS, IF ANY, WERE NOT LOCATED.

THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

THE PROPERTY IS SUBJECT TO ANY CLAIM THAT ANY PART OF SAID LAND IS OWNED BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY, RIPARIAN RIGHTS AND THE TITLE TO FILLED-IN LANDS, IF ANY.

DATE OF LAST FIELD WORK: 3-3-11.

SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN SURVEY (1:15,000).

SITE GEOGRAPHIC LOCATION LATITUDE 26°27'35.5"N LONGITUDE 81°57'52.0" WEST.

STRAP No: 24-46-23-W1-00900.0010.

ADDRESS: 324 ESTERO BLVD, FORT MYERS BEACH, FL 33931.

SPECIAL NOTE:
 THIS SITE LIES SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE AND IS SUBJECT TO PERMITTING REQUIREMENTS ESTABLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEAN, WHITAKER, LUTZ & KAREH, INC.

SCOTT C. WHITAKER, P.S.M., NO. LS4324
 PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA

THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
 IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
 THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

ROWE-BOUNDARY SURVEY

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)
 CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
 13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
5-6-10	40974	S. PIERCE	1" = 20'	1 OF 1	24-46-23

REVISED: 3-15-11 REMOVED LEGAL NOTATION
 REVISED: 3-3-11 UPDATE SURVEY & ADD ROOF HEIGHTS



**WALDROP
ENGINEERING**

CIVIL ENGINEERING & LAND
DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DRIVE - SUITE 305

BONITA SPRINGS, FL 34135

P: 239-405-7777 F: 239-405-7899

EMAIL: info@waldropengineering.com

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

**ROWE RESIDENTIAL
PLANNED
DEVELOPMENT**

PREPARED FOR:

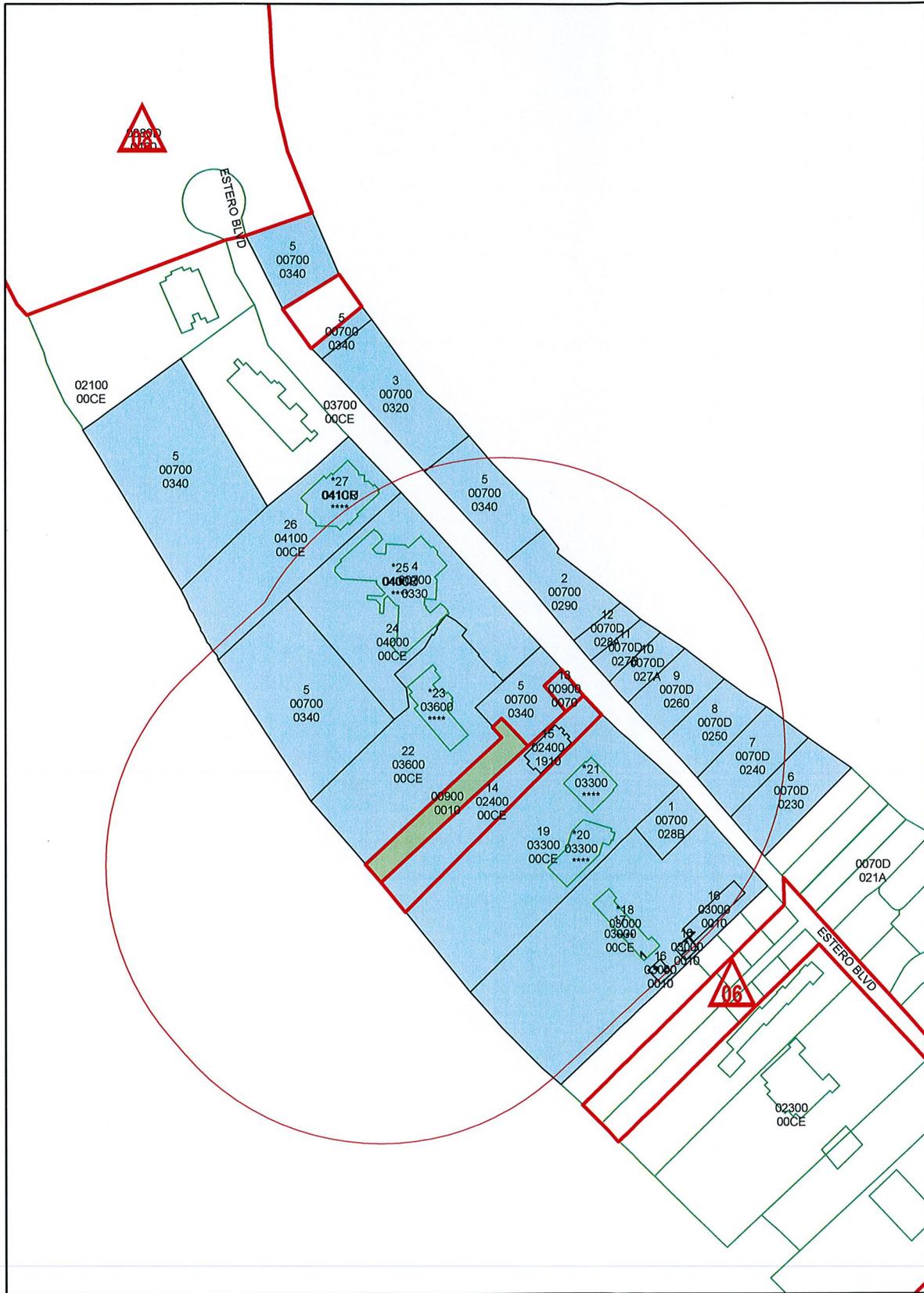
**CHRISTOPHER &
HENRIETTA ROWE**

FILE NAME: 23801E0101.dwg
UPDATED: 2011-02-22

VARIANCE REPORT

2/21/2011

Subject Parcels : 1 Affected Parcels : 331 Buffer Distance : 500 ft



24-46-23-W1-00900.0010

320 160 0 320 Feet





Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: February 21, 2011
Buffer Distance: 500 ft
Parcels Affected: 331
Subject Parcel: 24-46-23-W1-00900.0010

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
WINDWARD PASSAGE RESORT CONDO VACATION RESORTS INTL PO BOX 540669 MERRITT ISLAND FL 32954	24-46-23-W1-00700.028B 406 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 4 PB 9 PG 37 LOT PT 28	1
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-00700.0290 251-281 ESTERO BLVD FORT MYERS BEACH FL 33931	NW 1/2 OF LT 28 LT 29 + 30 + SE 20 FT OF LOT 31 BLK D UT 4 ISLAND SHORES PB 9 PG 37	2
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-00700.0320 171-191 ESTERO BLVD FORT MYERS BEACH FL 33931	NW 17 FT OF LT 32 + LTS 33 + 34 + 35 + SE 50 FT LT 36 BLK D UT 4 ISLAND SHORES PB 9 PG 37	3
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-00700.0330 ESTERO BLVD FORT MYERS BEACH FL 33931	PT OF LOTS 8+9 + LOT 10 OF GULFSHORE PB 9 PG 88 + PT OF LOTS 33 + 34 OF UT 4 ISLAND SHORES	4
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-00700.0340 MULTIPLE ADDRESSES FORT MYERS BEACH FL 33931	ISLAND SHORES CLUB SEC PB 9 PG 41 PT LOTS 38 THRU 42 + PT LOTS 36 + 38 + 39 BLK D + PB 9 PG 37 PT OF LOTS 34 THRU 36 + 30 THRU 32 BLK D PB 9 PG 37	5
MCCHESENEY KEVIN E 417 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-00700.0230 417 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 4 BLK D PB 9 PG 37 LOT 23	6
MASSA MARY 353 CLIFTON AVE KINGSTON NY 12401	24-46-23-W1-00700.0240 405 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 4 BLK D PB 9 PG 37 LOT 24	7
SMITH ROXANNA L 21521 MADERA RD FORT MYERS BEACH FL 33931	24-46-23-W1-00700.0250 385 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 4 BLK.D PB 9 PG 37 LOT 25	8
SMITH ROXANNA L 21521 MADERA RD FORT MYERS BEACH FL 33931	24-46-23-W1-00700.0260 325/327 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 4 BLK.D PB 9 PG 37 LOT 26	9
SMITH ROXANNA L 21521 MADERA RD FORT MYERS BEACH FL 33931	24-46-23-W1-00700.027A 319 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 4 BLK D PB 9 PG 37 E 1/2 LOT 27	10
PAYNE ELIZABETH A L/E 315 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-00700.027B 315 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 4 BLK.D PB 9 PG 37 W 1/2 LOT 27	11
ISLAND PROPERTIES INC 21521 MADERA RD FORT MYERS BEACH FL 33931	24-46-23-W1-00700.028A 309 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 4 BLK.D PB 9 PG 37 THE SELY 1/2 LOT 28	12
BRYANT JAMES F + INEZ I TR 320 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-00900.0070 320 ESTERO BLVD FORT MYERS BEACH FL 33931	GULF SHORE SUBD. PB 9 PG 88 LOT 7	13

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PINK SHELL BEACH CLUB CONDO 275 ESTER BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-02400.00CE 328 ESTERO BLVD FORT MYERS BEACH FL 33931	PINK SHELL BEACH CLUB I CONDO A TIME-SHARE COMMON AREA DESC IN OR BK 2606 PG 3252	14
PINK SHELL BEACH CLUB VACATION RESORTS INTL PO BOX 540669 MERRITT ISLAND FL 32954	24-46-23-W1-02400.1910 326 ESTERO BLVD #191 FORT MYERS BEACH FL 33931	PINK SHELL BEACH CLUB I A TIME-SHARE OR1429-2219 UNITS 191-593 / 15 UNITS	15
WINDWARD PASSAGE RESORT VACATION RESORTS INTL PO BOX 540669 MERRITT ISLAND FL 32954	24-46-23-W1-03000.0010 418 ESTERO BLVD FORT MYERS BEACH FL 33931	WINDWARD PASSAGE RESORT A TIME-SHARE OR1578-0728 UNIT 1 THRU 408 / 52 UNITS	16
WINDWARD PASSAGE RESORT 418 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-03000.00CE 420 ESTERO BLVD FORT MYERS BEACH FL 33931	WINDWARD PASSAGE RESORT CONDO A TIME-SHARE COMMON AREA OR BK 1578 PG 0728	17
FRITZ SISTERS LLC N29474 COUNTY ROAD D BLAIR WI 54616	24-46-23-W1-03000.5010 418 ESTERO BLVD #501 FORT MYERS BEACH FL 33931	WINDWARD PASSAGE RESORT CONDO OR 1578 PG 728 UNIT 501	*18
FRITZ LAURA L 814 W MOUNT PLEASANT RD EVANSVILLE IN 47711	24-46-23-W1-03000.5020 418 ESTERO BLVD #502 FORT MYERS BEACH FL 33931	WINDWARD PASSAGE RESORT CONDO OR 1578 PG 728 UNIT 502	*18
ISLAND SHORES CONDO 394 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-03300.00CE 394 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO COMMON AREA DESC OR BK 1817 PG 1137 + CPB 12 PG 34	19
SCHERER JEFFREY J + DEBRA E 15548 RED OAKS RD SE PRIOR LAKE MN 55372	24-46-23-W1-03300.1010 394 ESTERO BLVD #101 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 101+(XF-SP#2)	*20
BORNEMAN DAVID C + DINA E 394 ESTERO BLVD #102 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.1020 394 ESTERO BLVD #102 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 102 +(XF-GAR# 22)	*20
FIGURA MICHAEL A TR 1/2 INT 5 DEERFIELD RIDGE RD CHESTERFIELD MO 63005	24-46-23-W1-03300.1030 394 ESTERO BLVD #103 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 103 +(XF-SP#5)	*20
ROBINSON GENE A + CAROL L TR 394 ESTERO BLVD #104 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.1040 394 ESTERO BLVD #104 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 104 +(XF-SP#4)	*20
SIEVERTSEN DOLORES C TR KAREN POST 4844 89TH PL KENOSHA WI 53142	24-46-23-W1-03300.1050 392 ESTERO BLVD #105 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 105 +(XF-SP#60)	*21
EASTON FAMILY LLC 24523 WEST PELLINORE DR JOLIET IL 60404	24-46-23-W1-03300.1060 392 ESTERO BLVD #106 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 106 +(XF-GAR#30)	*21
EASTON MELODEE M TR 24523 W PELLINORE DR JOLIET IL 60404	24-46-23-W1-03300.1070 392 ESTERO BLVD #107 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 107+(XF-SP#59)	*21
YORDY HAROLD C + PHYLLIS J 394 ESTERO BLVD APT 201 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.2010 394 ESTERO BLVD #201 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 201 +(XF-GAR#23)	*20
ROHRBACHER MICHAEL + DIANE L 394 ESTERO BLVD #202 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.2020 394 ESTERO BLVD #202 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 202+(XF-GAR#20)	*20
LOVELESS ENTERPRISES INC 17564 HONEY CREEK RD GILLESPIE IL 62033	24-46-23-W1-03300.2030 394 ESTERO BLVD #203 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 203 +(XF-SP#11)	*20
DANGELO DANIEL A + JANE M 394 ESTERO BLVD #204 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.2040 394 ESTERO BLVD #204 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 204 +(XF-SP#15)	*20
BORNEMAN EDWARD C + SANDRA H 2600 E JACKSON BLVD ELKHART IN 46516	24-46-23-W1-03300.2050 392 ESTERO BLVD #205 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 205 +(XF-GAR#26)	*21

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HENSLEY DANIEL L + SHERYL A PO BOX 767 BUFFALO MN 55313	24-46-23-W1-03300.2060 392 ESTERO BLVD #206 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 206 +(XF-SP#57)	*21
SCHWARTZ STEVEN E TR 501 VINTAGE DR LAKE IN THE HILLS IL 60156	24-46-23-W1-03300.2070 392 ESTERO BLVD #207 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 207 +(XF-SP#52)	*21
MOODY CHERIE B TR PO BOX 20347 COLUMBUS OH 43220	24-46-23-W1-03300.3010 394 ESTERO BLVD #301 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 301 +(XF-GAR#18)	*20
HICKMAN GLENN H TR 1206 E OHIO ST MONTICELLO IN 47960	24-46-23-W1-03300.3020 394 ESTERO BLVD #302 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 302 +(XF-SP#14)	*20
ARENS ROBERT W + JANE R TR N95 W8120 CRANES CROSSING CEDARBURG WI 53012	24-46-23-W1-03300.3030 394 ESTERO BLVD #303 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 303 +(XF-SP#55)	*20
MAREK CHARLES B JR + 4021 BAY DR MIDDLE RIVER MD 21220	24-46-23-W1-03300.3040 394 ESTERO BLVD #304 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 304 +(XF-SP#16)	*20
WELLS GWENDOLYN M 33 1/3 ETAL 8520 HUNTSPRING DR LUTHERVILLE MD 21093	24-46-23-W1-03300.3050 392 ESTERO BLVD #305 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 305 +(XF-GAR#31)	*21
KUEHN BROTHERS PROPERTIES LLC PO BOX 265 SPRING VALLEY MN 55975	24-46-23-W1-03300.3060 392 ESTERO BLVD #306 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 306 +(XF-SP#56)	*21
LIOTTA SAVATORE + CONCETTA 6 OAK BROOK CLUB DR APT J101 OAK BROOK IL 60523	24-46-23-W1-03300.3070 392 ESTERO BLVD #307 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 307 +(XF-SP#61)	*21
KRINKIE BRUCE + JODI 6881 BLACKDUCK DR LINO LAKES MN 55014	24-46-23-W1-03300.4010 394 ESTERO BLVD #401 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 401 +(XF-GAR#19)	*20
ROXIN UWE PAUL RUDOLF + BLANK HAUPTSTR 105 D-22587 HAMBURG GERMANY	24-46-23-W1-03300.4020 394 ESTERO BLVD #402 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 402 +(XF-SP#13)	*20
WAKIM KHALIL + DANA D 1601 WILLIAMS WAY E ANDERSON IN 46011	24-46-23-W1-03300.4030 394 ESTERO BLVD #403 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 403 +(XF-SP#9)	*20
ATKINSON JOHN M + BONNIE J 8417 ARROWHEAD FARM BURR RIDGE IL 60527	24-46-23-W1-03300.4040 394 ESTERO BLVD #404 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 404 +(XF-GAR#21)	*20
STUTZ PATRICIA A TR 392 ESTERO BLVD #405 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.4050 392 ESTERO BLVD #405 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 405 +(XF-GAR#27)	*21
COVERT ROBERT + LOUISE B 9403 GIBSON DR POWELL OH 43065	24-46-23-W1-03300.4060 392 ESTERO BLVD #406 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 406 +(XF-SP#58)	*21
DEMARY CHESTER W TR 392 ESTERO BLVD #407 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.4070 392 ESTERO BLVD #407 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 407 +(XF-SP#49)	*21
BENES ANDREW C + JENNIFER J TR 1127 HIGHLAND POINTE DR SAINT LOUIS MO 63131	24-46-23-W1-03300.5010 394 ESTERO BLVD #501 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 501 +(XF-SP#10)	*20
BYERS JOAN B TR 394 ESTERO BLVD #502 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.5020 394 ESTERO BLVD #502 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 502 +(XF-SP#8)	*20
GERMAN PATRICIA A TR 394 ESTERO BLVD #503 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.5030 394 ESTERO BLVD #503 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 503 +(XF-GAR#25)	*20

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CAPENIGRO ANTHONY T + MARGARET 22 W 160 PINEGROVE CT GLEN ELLYN IL 60137	24-46-23-W1-03300.5040 394 ESTERO BLVD #504 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 504 +(XF-SP#3)	*20
FREIBURGER SHELIA J TR 1061 W 136TH ST CARMEL IN 46032	24-46-23-W1-03300.5050 392 ESTERO BLVD #505 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 505 +(XF-SP#51)	*21
SMITH ROXANNA L 21521 MADERA RD FORT MYERS BEACH FL 33931	24-46-23-W1-03300.5060 392 ESTERO BLVD #506 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 506 +(XF-SP#53)	*21
SMITH ROXANNA L 21521 MADERA RD FORT MYERS BEACH FL 33931	24-46-23-W1-03300.5070 392 ESTERO BLVD #507 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 507 +(XF-GAR#28)	*21
LLOYD JOHN D + STEPHANIE J 15515 ALLEN BLVD PRIOR LAKE MN 55372	24-46-23-W1-03300.6010 394 ESTERO BLVD #601 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 601 +(XF-GAR#24)	*20
SCHMIDT SHIRLEY D 15028 WILLISTON LN MINNETONKA MN 55345	24-46-23-W1-03300.6020 394 ESTERO BLVD #602 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 602 +(XF-SP#1)	*20
MIDDLESWARTH DAVID B 500 MEADOW LN MIDDLEBURG PA 17842	24-46-23-W1-03300.6030 394 ESTERO BLVD #603 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 603 +(XF-SP#17)	*20
MILLIRON MARY N TR 2384 SR 39 NW MANSFIELD OH 44903	24-46-23-W1-03300.6040 394 ESTERO BLVD #604 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 604 +(XF-SP#12)	*20
LANDISI ANNE MARIE T TR 392 ESTERO BLVD #605 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.6050 392 ESTERO BLVD #605 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 605 +(XF-SP#50)	*21
MCSPEDON JOSEPH H + HEATHER 392 ESTERO BLVD APT 606 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.6060 392 ESTERO BLVD #606 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 606 +(XF-GAR#29)	*21
NUNN JOYCE M 392 ESTERO BLVD #607 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.6070 392 ESTERO BLVD #607 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 607 +(XF-SP#54)	*21
ESTERO ISLAND BEACH VILLAS CONDO PHASES 1 + 2 250 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-03600.00CE 252 ESTERO BLVD FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS CONDO PHS 1+2 DESC OR2574 PG0734 CE:LAND ONLY	22
BOERMAN EDWIN J + JANIS L 613 BERKSHIRE CT DOWNERS GROVE IL 60516	24-46-23-W1-03600.1010 250 ESTERO BLVD #101 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR 2574 PG 0734 PH 1 UNIT 101	*23
LOWERY BARBARA B TR 5313 NAUTILUS DR CAPE CORAL FL 33904	24-46-23-W1-03600.1020 250 ESTERO BLVD #102 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR 2574 PG 0734 PH 1 UNIT 102	*23
JOHNSON GORDON R + HOPE Y 6409 DORON LN EDINA MN 55439	24-46-23-W1-03600.1030 250 ESTERO BLVD #103 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR 2574 PG 0734 PH 1 UNIT 103	*23
FM BEACH LLC 100 NORTH POND DR STE F WALLED LAKE MI 48390	24-46-23-W1-03600.1040 250 ESTERO BLVD #104 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR 2574 PG 0734 PH 1 UNIT 104	*23
HULL PETER H + 1982 AUTUMN BROOK TRL HINCKLEY OH 44233	24-46-23-W1-03600.1050 250 ESTERO BLVD #105 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 105	*23
PLACE ANDREW W TR 1628 ROCK WOOD LN MISHAWAKA IN 46545	24-46-23-W1-03600.1060 250 ESTERO BLVD #106 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 106	*23
CROSSMAN PROPERTIES LLC 6545 W VIA VISTA CT NE ROCKFORD MI 49341	24-46-23-W1-03600.2010 250 ESTERO BLVD #201 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 201	*23

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BRUTUS BEACH LLC 2370 WATERFORD VILLAGE DR SYLVANIA OH 43560	24-46-23-W1-03600.2020 250 ESTERO BLVD #202 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 202	*23
GILLIAN TIMOTHY E + DOROTHY J 512 MARENGO AVE FOREST PARK IL 60130	24-46-23-W1-03600.2030 250 ESTERO BLVD #203 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 203	*23
SCHUBERT CHARLES B + AMY L 344 HAMBLETONIAN DR OAK BROOK IL 60523	24-46-23-W1-03600.2040 250 ESTERO BLVD #204 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 204	*23
OLTMAN MURRAY W TR + 36490 OLD MILL BRIDGE RD FRANKFORD DE 19945	24-46-23-W1-03600.2050 250 ESTERO BLVD #205 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 205	*23
SEQUEIRA THOMAS M + LYNNETTE 6960 NORVALE CIR W GATES MILLS OH 44040	24-46-23-W1-03600.2060 250 ESTERO BLVD #206 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 206	*23
KOUMJIAN RICHARD H + BARBARA F 14220 ROYAL HARBOUR CT #511 FORT MYERS FL 33908	24-46-23-W1-03600.3010 250 ESTERO BLVD #301 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 301	*23
BROWN DAVID L TR + 13 WARD LN CINCINNATI OH 45246	24-46-23-W1-03600.3020 250 ESTERO BLVD #302 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 302	*23
PETTY JOHN T TR 974 TEALWOOD LN SOUTH BEND IN 46614	24-46-23-W1-03600.3030 250 ESTERO BLVD #303 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 303	*23
BLIGH DOUGLAS L + LINDA K TR 17050 LAURELIN CT N FT MYERS FL 33917	24-46-23-W1-03600.3040 250 ESTERO BLVD #304 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 304	*23
ADENT BARBARA J TR 1/2INT + 1022 GROUSE WAY VENICE FL 34285	24-46-23-W1-03600.3050 250 ESTERO BLVD #305 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 305	*23
WALZ PATRICIA M TR 19591 ROOSEVELT RD SOUTH BEND IN 46614	24-46-23-W1-03600.3060 250 ESTERO BLVD #306 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 306	*23
WALZ JAMES E + MARGERY L 2415 TOPSWOOD LN SOUTH BEND IN 46614	24-46-23-W1-03600.4010 250 ESTERO BLVD #401 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 401	*23
GRIESELING JOHN T TR EST 7155 ELLI HARBOUR LN MAUMEE OH 43537	24-46-23-W1-03600.4020 250 ESTERO BLVD #402 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 402	*23
RUSCH JOHN H + N 5429 POPLAR RD SHAWANO WI 54166	24-46-23-W1-03600.4030 250 ESTERO BLVD #403 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 403	*23
RICHARDSON D ALAN 29 EMILY LN FORT MYERS BEACH FL 33931	24-46-23-W1-03600.4040 250 ESTERO BLVD #404 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 404	*23
DEWHIRST NED E + J RENEE + 12395 MCGREGOR WOODS CIR FORT MYERS FL 33908	24-46-23-W1-03600.4050 250 ESTERO BLVD #405 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 405	*23
CLENNON LAWRENCE 20641 W COUNTY RD WILMINGTON IL 60481	24-46-23-W1-03600.4060 250 ESTERO BLVD #406 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 406	*23
WENTWORTH JEFFREY R 3630 LOWER SPRINGBORO RD WAYNESVILLE OH 45068	24-46-23-W1-03600.5010 250 ESTERO BLVD #501 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 501	*23
ANDREWS BERNARD C TR 3875 E LAKE RD SHEFFIELD LAKE OH 44054	24-46-23-W1-03600.5020 250 ESTERO BLVD #502 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 502	*23

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CONNOLLY PAUL A + KATHLEEN G 350 LONG LAKE CT SHOREVIEW MN 55126	24-46-23-W1-03600.5030 250 ESTERO BLVD #503 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 503	*23
BENECKE DEXTER L + JANIS 1/2 + PO BOX 25 RIDGEVILLE CORNERS OH 43555	24-46-23-W1-03600.5040 250 ESTERO BLVD #504 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 504	*23
VIEAU MARK R + SHERYL L 5994 N PIKE LAKE RD DULUTH MN 55811	24-46-23-W1-03600.5050 250 ESTERO BLVD #505 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 505	*23
BOUCHER JUDITH E TR 18532 DEEP PASSAGE LN FORT MYERS BEACH FL 33931	24-46-23-W1-03600.5060 250 ESTERO BLVD #506 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 506	*23
PETTY JEANETTE L TR 21420 CARLTON AVE CASSOPOLIS MI 49031	24-46-23-W1-03600.6010 250 ESTERO BLVD #601 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 601	*23
LEVEE STUART E + CAROL A 32901 CAYUGA HEIGHTS LN NILES MI 49120	24-46-23-W1-03600.6020 250 ESTERO BLVD #602 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 602	*23
AMIRTHALINGAM KOWRIAH N 250 ESTERO BLVD 603 FORT MYERS BEACH FL 33931	24-46-23-W1-03600.6030 250 ESTERO BLVD #603 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 603	*23
SEQUEIRA THOMAS M + LYNNETTE 6960 NORVALE CIR W GATES MILLS OH 44040	24-46-23-W1-03600.6040 250 ESTERO BLVD #604 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 604	*23
LISICH PETER + SUSAN J 131 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-03600.6050 250 ESTERO BLVD #605 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 605	*23
BAKER DIANA R TR + 6823 W 132ND TER LEAWOOD KS 66209	24-46-23-W1-03600.6060 250 ESTERO BLVD #606 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 606	*23
RINDT DOUGLAS B 1550 GOLFVIEW DR W SHEBOYGAN WI 53083	24-46-23-W1-03600.7010 250 ESTERO BLVD #701 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG0824 PH 2 UNIT 701	*23
MASON GEORGE E + ALICIA D 416 SW 32ND CT CAPE CORAL FL 33991	24-46-23-W1-03600.7020 250 ESTERO BLVD #702 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG0824 PH 2 UNIT 702	*23
RINGER DIANA L 250 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-03600.7030 250 ESTERO BLVD #703 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG0824 PH 2 UNIT 703	*23
MORRIS SCOTT A + KATHERINE TR 42053 SUTTERS LN NORTHVILLE MI 48168	24-46-23-W1-03600.7040 250 ESTERO BLVD #704 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG0824 PH 2 UNIT 704	*23
VIEAU MARK R + SHERYL L 5994 N PIKE LAKE RD DULUTH MN 55811	24-46-23-W1-03600.7050 250 ESTERO BLVD #705 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG0824 PH 2 UNIT 705	*23
WATKINS JOHN JAY TR PO BOX 250 LABELLE FL 33975	24-46-23-W1-03600.7060 250 ESTERO BLVD #706 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG0824 PH 2 UNIT 706	*23
WHITE SAND VILLAS CONDO ASSN 200 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-04000.00CE 202 ESTERO BLVD FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 COMMON ELEMENTS	24
CREA ERNEST P + PAMELA J 3345 BAY ROAD NORTH DR INDIANAPOLIS IN 46240	24-46-23-W1-0400R.0101 200 ESTERO BLVD #101 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-101	*25
PANETTA RONALD J + NANCY I 26445 DOXTATOR ST DEARBORN HEIGHTS MI 48127	24-46-23-W1-0400R.0102 200 ESTERO BLVD #102 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-102	*25

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STARK DUSAULT LLC 16964 VERONA LN NAPLES FL 34110	24-46-23-W1-0400R.0103 200 ESTERO BLVD #103 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-103	*25
STARK DUSAULT LLC 16964 VERONA LN NAPLES FL 34110	24-46-23-W1-0400R.0104 200 ESTERO BLVD #104 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-104	*25
JACKSON LAND CO LLC 126 S 7TH ST MIAMISBURG OH 45342	24-46-23-W1-0400R.0105 200 ESTERO BLVD #105 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-105	*25
SCHAEFER DAVID + KIM 5742 TUSCANY LN WAUNAKEE WI 53597	24-46-23-W1-0400R.0106 200 ESTERO BLVD #106 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-106	*25
COOK THOMAS J TR 4918 DENISON AVE CLEVELAND OH 44102	24-46-23-W1-0400R.0107 200 ESTERO BLVD #107 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-107	*25
COOK THOMAS TR + 4918 DENISON AVE CLEVELAND OH 44102	24-46-23-W1-0400R.0108 200 ESTERO BLVD #108 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-108	*25
ROXIE SMITH FAMIY LLC 21521 MADERA FORT MYERS BEACH FL 33931	24-46-23-W1-0400R.0201 200 ESTERO BLVD #201 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-201	*25
MIDAVAIN KENNETH W + EILEEN F 34 TOWPATH TRL FAIRPORT NY 14450	24-46-23-W1-0400R.0202 200 ESTERO BLVD #202 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-202	*25
BEACH COAST PROPERTIES LLC 2104 W FIRST ST #2604 APT D FORT MYERS FL 33901	24-46-23-W1-0400R.0203 200 ESTERO BLVD #203 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-203	*25
LOFFRENO CHRISTIAN P 18120 SAN CARLOS BLVD #70 H FORT MYERS BEACH FL 33931	24-46-23-W1-0400R.0204 200 ESTERO BLVD #204 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-204	*25
KELLEY KRIS S + MONICA 26608 GREENVILLE DR PERRYSBURG OH 43551	24-46-23-W1-0400R.0205 200 ESTERO BLVD #205 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-205	*25
WHITE SAND VILLAS LLC 522 4TH ST STE 200 SIOUX CITY IA 51101	24-46-23-W1-0400R.0206 200 ESTERO BLVD #206 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-206	*25
KARETA KENNETH C + CHRISTINE J 4138 RICH DR WATERFORD MI 48329	24-46-23-W1-0400R.0207 200 ESTERO BLVD #207 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-207	*25
DISILVESTRO LYNN M TR 8649 W STOLTING RD NILES IL 60714	24-46-23-W1-0400R.0208 200 ESTERO BLVD #208 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-208	*25
SEILER/OCONNOR LLC 720 HAGADORN RD MASON MI 48854	24-46-23-W1-0400R.0301 200 ESTERO BLVD #301 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-301	*25
CREGAR DENNIS +ROBIN PO BOX 2273 BRIGHTON MI 48116	24-46-23-W1-0400R.0302 200 ESTERO BLVD #302 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-302	*25
SCHAD TERRY G 16246 CROWN ARBOR WY FORT MYERS FL 33908	24-46-23-W1-0400R.0303 200 ESTERO BLVD #303 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-303	*25
LEWIS RANDY + TERRY 3221 LINDEN CIR PRIOR LAKE MN 55372	24-46-23-W1-0400R.0304 200 ESTERO BLVD #304 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-304	*25
RICHTER FRANK J + LORETTA M 647 SIGNAL HILL RD NORTH BARRINGTON IL 60010	24-46-23-W1-0400R.0305 200 ESTERO BLVD #305 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-305	*25

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BEELEY ROBERT A PO BOX 1327 TOMBALL TX 77377	24-46-23-W1-0400R.0306 200 ESTERO BLVD #306 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-306	*25
BETZRUHEN LLC VANDONGEN + ASSOC PO BOX 3230 GRAND RAPIDS MI 49501	24-46-23-W1-0400R.0307 200 ESTERO BLVD #307 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-307	*25
MCMINN OLDSMOBILE INC 226 PORTMAN LN BRIDGEVILLE PA 15017	24-46-23-W1-0400R.0308 200 ESTERO BLVD #308 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-308	*25
CREGAR DENNIS + ROBIN PO BOX 2273 BRIGHTON MI 48116	24-46-23-W1-0400R.0309 200 ESTERO BLVD #309 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-309	*25
SEILER MARK A TR 780 HAWKSMOORE DR CLARKSTON MI 48348	24-46-23-W1-0400R.0310 200 ESTERO BLVD #310 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-310	*25
VICKERY STEVEN B + CONSTANCE J 5148 N MERIDIAN ST INDIANAPOLIS IN 46208	24-46-23-W1-0400R.0401 200 ESTERO BLVD #401 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-401	*25
ENTRUST IRA SW FLORIDA LLC HARVEY SHEREN 1001 ISLA VERDE SQ VERO BEACH FL 32963	24-46-23-W1-0400R.0402 200 ESTERO BLVD #402 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-402	*25
SHEREN HARVEY D 1001 ISLA VERDE SQ VERO BEACH FL 32963	24-46-23-W1-0400R.0403 200 ESTERO BLVD #403 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-403	*25
SCHMIDT SHIRLEY D 15028 WILLISTON LN MINNETONKA MN 55345	24-46-23-W1-0400R.0404 200 ESTERO BLVD #404 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-404	*25
SCHNECK PROPERTY MANAGEMENT 6105 BERKLEY BLVD MILWAUKEE WI 53217	24-46-23-W1-0400R.0405 200 ESTERO BLVD #405 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-405	*25
MAHER CHARLES S + LOUISE M 326 NORTHVIEW RD DAYTON OH 45419	24-46-23-W1-0400R.0406 200 ESTERO BLVD #406 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-406	*25
MAHER CHARLES S + LOUISE M 326 NORTHVIEW RD DAYTON OH 45419	24-46-23-W1-0400R.0407 200 ESTERO BLVD #407 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-407	*25
CUSACK MICHAEL J + PATRICIA M 19 MEADOWVIEW LANE IPSWICH MA 01938	24-46-23-W1-0400R.0408 200 ESTERO BLVD #408 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-408	*25
KAECHLE CLARENCE A 32178 SPRUCE LN BEVERLY HILLS MI 48025	24-46-23-W1-0400R.0409 200 ESTERO BLVD #409 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-409	*25
200 ESTERO BOULEVARD LLC 46925 SUNNYBROOK LN NOVI MI 48374	24-46-23-W1-0400R.0410 200 ESTERO BLVD #410 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-410	*25
NAGARATHINAM S V + NAGARATHINAM CHITHRA H/W 13332 MARQUETTE BLVD FORT MYERS FL 33905	24-46-23-W1-0400R.0501 200 ESTERO BLVD #501 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-501	*25
RADCLIFF BOBBIE TR 1521 WILTON LN SANIBEL FL 33957	24-46-23-W1-0400R.0502 200 ESTERO BLVD #502 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-502	*25
GROSSKOPF MARK R N64W13789 COBBERSTONR DR MENOMONEE FALLS WI 53051	24-46-23-W1-0400R.0503 200 ESTERO BLVD #503 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-503	*25
LOAFMAN ZACHARY 2040 NW 60TH ST SEATTLE WA 98107	24-46-23-W1-0400R.0504 200 ESTERO BLVD #504 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-504	*25

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RIDDLE ROBERT G + PATRICIA TR 2212 PLATINUM DR SUN CITY CENTER FL 33573	24-46-23-W1-0400R.0505 200 ESTERO BLVD #505 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-505	*25
BABINEAU JAMES + JODI BABINEAU 665 PINE CIR RICE LAKE WI 54868	24-46-23-W1-0400R.0506 200 ESTERO BLVD #506 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-506	*25
NAGARATHINIM S V + CHITHRA 13332 MARQUETTE BLVD FORT MYERS FL 33905	24-46-23-W1-0400R.0507 200 ESTERO BLVD #507 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-507	*25
BORKOWSKI DUANE 9395 ARBOR COURT PLYMOUTH MI 48170	24-46-23-W1-0400R.0508 200 ESTERO BLVD #508 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-508	*25
CREGAR DENNIS + ROBIN PO BOX 2273 BRIGHTON MI 48116	24-46-23-W1-0400R.0509 200 ESTERO BLVD #509 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-509	*25
MUELLER ROBERT C + MARGARET 516 HAWTHORN AVE BARTLETT IL 60103	24-46-23-W1-0400R.0510 200 ESTERO BLVD #510 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-510	*25
KIEVIT KENNETH P + ANN R 29 DOGWOOD TERR STOCKHOLM NJ 07460	24-46-23-W1-0400R.0601 200 ESTERO BLVD #601 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-601	*25
SCHANE JAMES R TR 8538 WASHINGTON ST DOWNERS GROVE IL 60516	24-46-23-W1-0400R.0602 200 ESTERO BLVD #602 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-602	*25
NEW PINK SHELL RENTAL LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-0400R.0603 200 ESTERO BLVD #603 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-603	*25
K + B CONSTRUCTION CO LLC 3901 E HAGAN ST STE F BLOOMINGTON IN 47401	24-46-23-W1-0400R.0604 200 ESTERO BLVD #604 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-604	*25
NOHRDEN EULALIE TR 41137 PRIMROSE DR STERLING HEIGHTS MI 483133273	24-46-23-W1-0400R.0605 200 ESTERO BLVD #605 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-605	*25
HOSKINS CHARLES K+JUDY K 801 W COLISUM BLVD FORT WAYNE IN 46808	24-46-23-W1-0400R.0606 200 ESTERO BLVD #606 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-606	*25
LIOTTA VINCENZO S + CONCETTA M 1000 MERRY LN OAK BROOK IL 60523	24-46-23-W1-0400R.0607 200 ESTERO BLVD #607 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-607	*25
BENECKE DEXTER L + JANIS K TR PO BOX 26 RIDGEVILLE CORNERS OH 43555	24-46-23-W1-0400R.0608 200 ESTERO BLVD #608 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-608	*25
CHISRELLI SALVATORE + NORMA TR 907 LUCERNE PKWY CAPE CORAL FL 33904	24-46-23-W1-0400R.0609 200 ESTERO BLVD #609 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-609	*25
DEVRIES JAMES D + 40 LANCASTER LN LINCOLNSHIRE IL 60069	24-46-23-W1-0400R.0610 200 ESTERO BLVD #610 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-610	*25
BACKSTRAND KENNETH + SUE 24 WINEWOOD CT FORT MYERS FL 33919	24-46-23-W1-0400R.0701 200 ESTERO BLVD #701 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-701	*25
RHL ACCURATE MANAGEMENT CO 11680 HAMPTON GREENS DR FORT MYERS FL 33913	24-46-23-W1-0400R.0702 200 ESTERO BLVD #702 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-702	*25
CAMPBELL FAMILY LIMITED 21557 SHORE VISTA LANE NOBLESVILLE IN 46062	24-46-23-W1-0400R.0703 200 ESTERO BLVD #703 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-703	*25

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CAMPBELL FAMILY LIMITED 21557 SHOREVISTA LN NOBLESVILLE IN 46062	24-46-23-W1-0400R.0704 200 ESTERO BLVD #704 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-704	*25
HOLMES M CHRISTINE TR ROY HOLMES PO BOX 486 GRAND HAVEN MI 49417	24-46-23-W1-0400R.0705 200 ESTERO BLVD #705 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-705	*25
ZIMMERMAN ANTHONY + AMY R 1281 AARON LN ERLANGER KY 41018	24-46-23-W1-0400R.0706 200 ESTERO BLVD #706 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-706	*25
TEUTSCH WILLIAM A + TRACY 9312 DEER PATH CT POWELL OH 43065	24-46-23-W1-0400R.0707 200 ESTERO BLVD #707 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-707	*25
SECK EDWARD M + JODY K 2547 STATE RD 35 #4 LUCK WI 54853	24-46-23-W1-0400R.0708 200 ESTERO BLVD #708 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-708	*25
ALASCIA SAMUEL R + KATHLEEN R 6251 WHITE BIRCH RD SYKESVILLE MD 21784	24-46-23-W1-0400R.0709 200 ESTERO BLVD #709 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-709	*25
CUATRO AMIGOS PROPERTIES LLC 2623 HARRISON WOODS RD TERRE HAUTE IN 47805	24-46-23-W1-0400R.0710 200 ESTERO BLVD #710 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-710	*25
DALY DONALD V JR + 39036 LAKE SHORE DR HARRISON TOWNSHIP MI 48045	24-46-23-W1-0400R.0801 200 ESTERO BLVD #801 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-801	*25
TYSON FARRELL C II + MICHELE N PO BOX 100181 CAPE CORAL FL 33910	24-46-23-W1-0400R.0802 200 ESTERO BLVD #802 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-802	*25
DEUTSCH RANDALL P 0S850 SPRING GREEN WAY BATAVIA IL 60510	24-46-23-W1-0400R.0803 200 ESTERO BLVD #803 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-803	*25
RICHTER JULIETTE 1832 BANK ST BALTIMORE MD 21231	24-46-23-W1-0400R.0804 200 ESTERO BLVD #804 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-804	*25
DURR KENNETH C 4830 WESTGATE RD MINNETONKA MN 55345	24-46-23-W1-0400R.0805 200 ESTERO BLVD #805 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-805	*25
ZORNICK JOSEPH C + 2848 ASHTON TER OVIDO FL 32765	24-46-23-W1-0400R.0806 200 ESTERO BLVD #806 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-806	*25
FOUNDATION REALTY TRUST LLC 12207 ILLINOIS RD FORT WAYNE IN 46814	24-46-23-W1-0400R.0807 200 ESTERO BLVD #807 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-807	*25
VENA ADAM T + PO BOX 88264 CAROL STREAM IL 60188	24-46-23-W1-0400R.0808 200 ESTERO BLVD #808 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-808	*25
KGN + M PARTNERSHIP 4430 E HWY 12 ABERDEEN SD 57401	24-46-23-W1-0400R.0809 200 ESTERO BLVD #809 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-809	*25
CASH DOUGLAS A PO BOX 1317 BELOIT WI 53512	24-46-23-W1-0400R.0810 200 ESTERO BLVD #810 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-810	*25
VIEAU MARK R + SHERYL 5994 N PIKE LAKE RD DULUTH MN 55811	24-46-23-W1-0400R.0811 200 ESTERO BLVD #811 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-811	*25
FORZ PROPERTIES LLC 7371 HAVERHILL LN CANTON MI 48187	24-46-23-W1-0400R.0812 200 ESTERO BLVD #812 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-812	*25

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MURNANE JOHN 8939 BANYAN COVE CIR FORT MYERS FL 33919	24-46-23-W1-0400R.OP01 200 ESTERO BLVD #P01 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P01	*25
TRI BOELTER PROPERTIES LLC 105 MAPLE LANE WINONA MN 55987	24-46-23-W1-0400R.OP02 200 ESTERO BLVD #P02 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P02	*25
ASHTON VICTORIA M 75% + PO BOX 538 SANIBEL FL 33957	24-46-23-W1-0400R.OP03 200 ESTERO BLVD #P03 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P03	*25
WHITE SAND PROPERTIES LLC SHEILA FINN-BOUCHARD APT 1804 12601 MASTIQUE BEACH BLVD FORT MYERS FL 33908	24-46-23-W1-0400R.OP04 200 ESTERO BLVD #P04 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P04	*25
KING ROGER E 2022 GEORGIAN LN MORGANTOWN WV 26508	24-46-23-W1-0400R.OP05 200 ESTERO BLVD #P05 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P05	*25
KAUFFMAN JOHN P + BARBARA 1/6+ 2219 FAIRVIEW AVE E APT HB4 SEATTLE WA 98102	24-46-23-W1-0400R.OP06 200 ESTERO BLVD #P06 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P06	*25
200-P07 ESTERO BLVD INC 1565 RED CEDAR DR FORT MYERS FL 33907	24-46-23-W1-0400R.OP07 200 ESTERO BLVD #P07 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P07	*25
COLE HARLEY J + BRENDA V 3829 SE 21ST PL CAPE CORAL FL 33904	24-46-23-W1-0400R.OP08 200 ESTERO BLVD #P08 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P08	*25
MD INVESTMENTS LAND MGMT LLC PO BOX 385 MOUNT PLEASANT MI 48804	24-46-23-W1-0400R.OP09 200 ESTERO BLVD #P09 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P09	*25
SWIFT ALAN K TR + 3939 CRAYTON RD NAPLES FL 34103	24-46-23-W1-0400R.OP10 200 ESTERO BLVD #P10 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P10	*25
LADEN SCOTT J + JANET M 8651 KILKENNY CT FORT MYERS FL 33912	24-46-23-W1-0400R.OP11 200 ESTERO BLVD #P11 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P11	*25
SWIFT ALAN K TR 50% + 3939 CRAYTON RD NAPLES FL 34103	24-46-23-W1-0400R.OP12 200 ESTERO BLVD #P12 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P12	*25
MESKIN ROBERT + 7 PACKARD DR MIDDLETOWN NJ 07748	24-46-23-W1-0400R.OP13 200 ESTERO BLVD #P13 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P13	*25
CAMERON KERRY 8777 BANYON COVE FORT MYERS FL 33919	24-46-23-W1-0400R.OP14 200 ESTERO BLVD #P14 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P14	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.00E1 200 ESTERO BLVD #E1 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-E1	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.00E2 200 ESTERO BLVD #E2 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-E2	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.00E3 200 ESTERO BLVD #E3 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-E3	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0101 200 ESTERO BLVD #C101 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-101	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0102 200 ESTERO BLVD #CU102 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-102	*25

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JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0103 200 ESTERO BLVD #CU103 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-103	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0104 200 ESTERO BLVD #CU104 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-104	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0105 200 ESTERO BLVD #CU105 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-105	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0106 200 ESTERO BLVD #CU106 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-106	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0107 200 ESTERO BLVD #CU107 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-107	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0108 200 ESTERO BLVD #CU108 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-108	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0109 200 ESTERO BLVD #CU109 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-109	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0110 200 ESTERO BLVD #CU110 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-110	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0111 200 ESTERO BLVD #CU111 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-111	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0201 200 ESTERO BLVD #CU201 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-201	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0202 200 ESTERO BLVD #CU202 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-202	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0203 200 ESTERO BLVD #CU203 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-203	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0204 200 ESTERO BLVD #CU204 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-204	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0205 200 ESTERO BLVD #CU205 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-205	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0301 200 ESTERO BLVD #CU301 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-301	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0302 200 ESTERO BLVD #CU302 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-302	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0303 200 ESTERO BLVD #CU303 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-303	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0304 200 ESTERO BLVD #CU304 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-304	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0305 200 ESTERO BLVD #CU305 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-305	*25

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JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0306 200 ESTERO BLVD #CU306 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-306	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0307 200 ESTERO BLVD #CU307 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-307	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0308 200 ESTERO BLVD #CU308 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-308	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0309 200 ESTERO BLVD #CU309 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-309	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0401 200 ESTERO BLVD #CU401 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-401	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0402 200 ESTERO BLVD #CU402 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-402	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0403 200 ESTERO BLVD #CU403 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-403	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0404 200 ESTERO BLVD #CU404 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-404	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0405 200 ESTERO BLVD #CU405 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-405	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0406 200 ESTERO BLVD #CU406 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-406	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0407 200 ESTERO BLVD #CU407 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-407	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0408 200 ESTERO BLVD #CU408 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-408	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0409 200 ESTERO BLVD #CU409 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-409	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0501 200 ESTERO BLVD #CU501 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-501	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0502 200 ESTERO BLVD #CU502 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-502	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0503 200 ESTERO BLVD #CU503 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-503	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0504 200 ESTERO BLVD #CU504 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-504	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0601 200 ESTERO BLVD #CU601 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-601	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0602 200 ESTERO BLVD #CU602 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-602	*25

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JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0603 200 ESTERO BLVD #CU603 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-603	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0604 200 ESTERO BLVD #CU604 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-604	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0701 200 ESTERO BLVD #CU701 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-701	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0702 200 ESTERO BLVD #CU702 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-702	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0703 200 ESTERO BLVD #CU703 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-703	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0704 200 ESTERO BLVD #CU704 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-704	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0801 200 ESTERO BLVD #CU801 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-801	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0802 200 ESTERO BLVD #CU802 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-802	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0803 200 ESTERO BLVD #CU803 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-803	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0804 200 ESTERO BLVD #CU804 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-804	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G01 200 ESTERO BLVD #CUG01 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G01	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G02 200 ESTERO BLVD #G02 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G02	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G03 200 ESTERO BLVD #G03 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G03	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G04 200 ESTERO BLVD #G04 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G04	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G05 200 ESTERO BLVD #G05 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G05	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G06 200 ESTERO BLVD #G06 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G06	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G07 200 ESTERO BLVD #G07 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G07	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G08 200 ESTERO BLVD #G08 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G08	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G09 200 ESTERO BLVD #G09 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G09	*25

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JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G10 200 ESTERO BLVD #G10 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G10	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G11 200 ESTERO BLVD #G11 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G11	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G12 200 ESTERO BLVD #G12 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G12	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M01 200 ESTERO BLVD #M01 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M01	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M02 200 ESTERO BLVD #M02 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M02	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M03 200 ESTERO BLVD #M03 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M03	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M04 200 ESTERO BLVD #M04 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M04	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M05 200 ESTERO BLVD #M05 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M05	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M06 200 ESTERO BLVD #M06 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M06	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M07 200 ESTERO BLVD #M07 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M07	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M08 200 ESTERO BLVD #M08 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M08	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M09 200 ESTERO BLVD #M09 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M09	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M10 200 ESTERO BLVD #M10 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M10	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0P01 200 ESTERO BLVD #P01 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-P01	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0P02 200 ESTERO BLVD #P02 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-P02	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0P03 200 ESTERO BLVD #P03 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-P03	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0P04 200 ESTERO BLVD #P04 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-P04	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.1001 200 ESTERO BLVD #1001 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-1001	*25
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.1002 200 ESTERO BLVD #1002 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-1002	*25

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CAPTIVA VILLAS 275 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-04100.00CE 192 ESTERO BLVD FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 COMMON ELEMENT	26
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-0410R.0101 190 ESTERO BLVD #101 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 101	*27
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-0410R.0201 190 ESTERO BLVD #201 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 201	*27
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-0410R.0202 190 ESTERO BLVD #202 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 202	*27
CAMPBELL FAMILY LP 21557 SHOREVISTA LN NOBLESVILLE IN 46062	24-46-23-W1-0410R.0203 190 ESTERO BLVD #203 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 203	*27
LORENZONI RICK A + CYNTHIA L 21493 SHERIDAN RUN ESTERO FL 33928	24-46-23-W1-0410R.0204 190 ESTERO BLVD #204 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 204	*27
AMBROZ INVESTMENTS 2 LLC 4486 VILLAGE CLUB DR POWELL OH 43065	24-46-23-W1-0410R.0205 190 ESTERO BLVD #205 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 205	*27
CRAIN RICHARD + 9000 OAKLEY AVE CHICAGO IL 60620	24-46-23-W1-0410R.0206 190 ESTERO BLVD #206 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 206	*27
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-0410R.0207 190 ESTERO BLVD #207 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 207	*27
THREE KS INVESTMENTS LLC 7671 COUNTY RD 78 LABELLE FL 33935	24-46-23-W1-0410R.0301 190 ESTERO BLVD #301 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 301	*27
LANDAU ANGELA + 2020 SE 27TH TER CAPE CORAL FL 33904	24-46-23-W1-0410R.0302 190 ESTERO BLVD #302 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 302	*27
BEELEY ROBERT A PO BOX 1327 TOMBALL TX 77377	24-46-23-W1-0410R.0303 190 ESTERO BLVD #303 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 303	*27
BALOTA DENNIS R + KATHLEEN J S97W23695 PAR AVE BIG BEND WI 53103	24-46-23-W1-0410R.0304 190 ESTERO BLVD #304 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 304	*27
NAYLOR JOHN B TR + 1672 WHISKEY CREEK DR FORT MYERS FL 33919	24-46-23-W1-0410R.0305 190 ESTERO BLVD #305 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 305	*27
CHARTRAND CHRISTOPHER W + 109 LAMBETH CT LYNCHBURG VA 24503	24-46-23-W1-0410R.0306 190 ESTERO BLVD #306 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 306	*27
DALY DON JR + STEVEN BRUNETTE 20088 WOODCREST HARPER WOODS MI 48225	24-46-23-W1-0410R.0307 190 ESTERO BLVD #307 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 307	*27
TIERNEY JAMES L + 512 MARENGO AVE FOREST PARK IL 60130	24-46-23-W1-0410R.0401 190 ESTERO BLVD #401 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 401	*27
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-0410R.0402 190 ESTERO BLVD #402 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 402	*27
VIEAU MARK R + SHERYL L 5994 N PIKE LAKE RD DULUTH MN 55811	24-46-23-W1-0410R.0403 190 ESTERO BLVD #403 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 403	*27

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
PISTO PHIL + MARIA 4188 LORI LYNN LN WHITMORE LAKE MI 48189	24-46-23-W1-0410R.0404 190 ESTERO BLVD #404 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 404	*27
SCHMITZ PAUL A + 8135 CHERRY LAUREL DR LIBERTY TOWNSHIP OH 45044	24-46-23-W1-0410R.0405 190 ESTERO BLVD #405 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 405	*27
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-0410R.0406 190 ESTERO BLVD #406 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 406	*27
SAWYER FAMILY LP 169 MATHEWS RD UNIT B YOUNGSTOWN OH 44512	24-46-23-W1-0410R.0407 190 ESTERO BLVD #407 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 407	*27
ZINGONE STEPHEN + 45 BEDMINSTER RD RANDOLPH NJ 07869	24-46-23-W1-0410R.0501 190 ESTERO BLVD #501 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 501	*27
LANDAU ANGELA + 2020 SE 27TH TER CAPE CORAL FL 33904	24-46-23-W1-0410R.0502 190 ESTERO BLVD #502 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 502	*27
SCHAULS WILLIAM R + VALETTA TR 412 LEE ST APT 5A DURAND WI 54736	24-46-23-W1-0410R.0503 190 ESTERO BLVD #503 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 503	*27
CASTELVETERE FRED B 1146 AUTUMNVIEW DR ROCHESTER MI 48307	24-46-23-W1-0410R.0504 190 ESTERO BLVD #504 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 504	*27
BALOTA DENNIS R + KATHLEEN J S97W23695 PAR AVE BIG BEND WI 53103	24-46-23-W1-0410R.0505 190 ESTERO BLVD #505 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 505	*27
DANGELO ROBERT V 25543 RANCHWOOD DR FARMINGTON HILLS MI 48335	24-46-23-W1-0410R.0506 190 ESTERO BLVD #506 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 506	*27
LOFFRENO CHRISTIAN 18120 SAN CARLOS BLVD UNIT 704 FORT MYERS BEACH FL 33931	24-46-23-W1-0410R.0507 190 ESTERO BLVD #507 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 507	*27
CAMPBELL FAMILY 21557 SHOREVISTA LN NOBLESVILLE IN 46062	24-46-23-W1-0410R.0601 190 ESTERO BLVD #601 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 601	*27
CAMPBELL FAMILY 21557 CHOREVISTA LN NOBLESVILLE IN 46062	24-46-23-W1-0410R.0602 190 ESTERO BLVD #602 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 602	*27
CAMPBELL FAMILY 21557 SHOREVISTA LN NOBLESVILLE IN 46062	24-46-23-W1-0410R.0603 190 ESTERO BLVD #603 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 603	*27
BYRNE WILLIAM M + DEBORAH L 10250 W 144TH PL ORLAND PARK IL 60462	24-46-23-W1-0410R.0604 190 ESTERO BLVD #604 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 604	*27
CUSACK MICHAEL J 19 MEADOWVIEW LN IPSWICH MA 01938	24-46-23-W1-0410R.0605 190 ESTERO BLVD #605 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 605	*27
DANGELO ROBERT V 25543 RANCHWOOD DR FARMINGTON HILLS MI 48335	24-46-23-W1-0410R.0606 190 ESTERO BLVD #606 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 606	*27
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-0410R.0607 190 ESTERO BLVD #607 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 607	*27
KIEVIT KENNETH P + ANN R 70 MINA AVE CLIFTON NJ 07011	24-46-23-W1-0410R.0701 190 ESTERO BLVD #701 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 701	*27

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CAMPBELL FAMILY 21557 SHOREVISTA LN NOBLESVILLE IN 46062	24-46-23-W1-0410R.0702 190 ESTERO BLVD #702 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 702	*27
FOUNDATION REALTY TRUST LLC 12207 ILLINOIS RD FORT WAYNE IN 46814	24-46-23-W1-0410R.0703 190 ESTERO BLVD #703 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 703	*27
GIPEAN INC PO BOX 245 SAINT JAMES NY 11780	24-46-23-W1-0410R.0704 190 ESTERO BLVD #704 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 704	*27
CAPTIVA VILLAS LLC 3005 TWILIGHT DR CINCINNATI OH 45241	24-46-23-W1-0410R.0705 190 ESTERO BLVD #705 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 705	*27
CRAIN RICHARD + 9000 OAKLEY AVE CHICAGO IL 60620	24-46-23-W1-0410R.0706 190 ESTERO BLVD #706 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 706	*27
GOTSCHALL GEORGE W + ESTHER J 394 BEECHNUT HL AKRON OH 44333	24-46-23-W1-0410R.0707 190 ESTERO BLVD #707 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 707	*27
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-041CU.0101 190 ESTERO BLVD #CO101 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 COM UNIT 101	*27
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-041CU.0201 190 ESTERO BLVD #CO201 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 COM UNIT 201	*27
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-041CU.0301 190 ESTERO BLVD #CO301 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 COM UNIT 301	*27
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-041CU.0401 190 ESTERO BLVD #CO401 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 COM UNIT 401	*27
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-041CU.0501 190 ESTERO BLVD #CO501 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 COM UNIT 501	*27
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-041CU.0601 190 ESTERO BLVD #CO601 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 COM UNIT 601	*27
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-041CU.0701 190 ESTERO BLVD #CO701 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 COM UNIT 701	*27
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-041CU.0G01 190 ESTERO BLVD #G01 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 COM UNIT G01	*27

331 RECORDS PRINTED

Rowe Residential Planned Development

Exhibit D-1-C: Comprehensive Plan Compliance Narrative

Christopher and Henrietta Rowe (Applicant) are requesting approval of a Residential Planned Development (RPD) rezoning to allow for the Pre-disaster Redevelopment of the subject property with a 3-unit condominium and residential accessory uses. The subject property consists of approximately 18,831 s.f. (to ECL), of which 6,500+/- s.f. is located within the Mixed Residential Future Land Use Category. The remainder of the property is seaward of the 1978 Coastal Construction Control Line (CCCL) and is designated within the Recreation Future Land Use Category.

Flanked on both sides by mid-rise and high-rise multi-family residential developments, the subject property currently contains one structure previously used for a multi-family triplex and presently being used as a single family rental. This proposed RPD is essentially an infill redevelopment proposal to make the existing inconsistent single-family use more compatible with the neighboring parcels and to enhance the quality of the area through redevelopment of an old structure. It is proposed for Pre-disaster Redevelopment as a 3-unit condominium under the Pre-disaster Buildback provisions of the Comprehensive Plan [Policy 4-E-1] and Land Development Code (LDC) [Section 34-3237(4)]. The property was historically developed with a triplex as evidenced by the 1978 Property Appraiser Card attached as Exhibit D-2-4. In order to cure the existing inconsistent single family use of the property and to make it more compatible with the surrounding multi-family uses, the Applicant is seeking approval to buildback to the pre-existing triplex use, effectively improving the overall appearance of the subject property, while adhering to the current coastal construction and floodplain regulations.

The following is an analysis of how the proposed RPD is consistent with goals, objectives and policies of the Town of Fort Myers Beach Comprehensive Plan (Plan).

Policy 4-B-2: Mixed Residential Future Land Use Category

The Mixed Residential (MR) Future Land Use Category is designated in areas with mixed housing types on smaller lots, newer high-rise buildings, mobile homes and RV parks. This Category is intended to ensure that Fort Myers Beach retains a variety of neighborhoods and housing types.

The proposed RPD is in direct compliance with this policy as the proposed multi-family use is located in a neighborhood characterized by a mixture of condominiums and hotels on the Gulfside and single-family residences on the Bayside. Therefore, the request for multi-family uses will uphold the desire for a diversity of housing types within the Town.

The proposed density for the property is 3 dwelling units, which complies with the historical density of the property when developed as a 3-unit triplex. The proposed density for the property will fall within the provisions of the pre-disaster buildback policy, 4-E-1 below, and is lower than the existing density of the surrounding properties which are developed at 18 du/acre (Pink Shell Resort PUD to the west and north) and approximately 40 du/acre (Pink Shell Beach Club Condominium Timeshares to the east).

Policy 4-B-8: Recreation Future Land Use Category

A portion of the Applicant's property is located seaward of the CCCL and is designated as Recreation on the Future Land Use Map. Per the attached MCP, this area is not proposed for residential uses and will remain undeveloped in compliance with this policy.

Policy 4-E-1: Pre-Disaster Buildback

This policy allows owners of developments exceeding the current density or height limits to replace the same use prior to a natural disaster via the planned development rezoning process.

Per the attached 1978 property appraiser card and as discussed in the pre-application meetings by the owners with former Planning Director Frank Shockey in 2010, and again recently on February 16, 2011, it has been determined that there is adequate data to support the redevelopment of the subject property with a 3-unit condominium under the pre-disaster buildback provision. The Applicant is proposing to buildback to the same density as previously existed when the property was a triplex, as demonstrated on the MCP.

In terms of height, the Applicant is seeking a deviation from the RM Zoning District's site development regulations to allow for a maximum height of 35 feet above base flood elevation with a total of four (4) stories, including first floor parking. Although more compatible with the surrounding buildings, this proposed height will still be lower than surrounding building heights and will not impact existing views of the Gulf of Mexico from adjacent properties. Specifically, Estero Beach Villas to the west is developed at 8 stories/65 feet above base flood elevation, and the Pink Shell Beach Club is 6 stories/46 feet above base flood elevation.

The Applicant is also requesting a deviation from the pre-disaster buildback regulations in Section 34-3237(4) of the LDC to allow for additional square footage that will allow the redeveloped structure to be more compatible with the neighboring development and buildings with which it must fit in and complement.

The proposed RPD meets the underlying intent of the pre-disaster buildback by ensuring compliance with the current coastal construction and floodplain regulations, which will result in a safer, more storm-resistant structure, thereby providing for greater safety of the surrounding structures in the event of a storm or other disaster. Additionally, the RPD will provide for the visual enhancement of the subject property, which enhances property values and benefits surrounding property owners and their viewsheds along Gulfshore Court and Estero Boulevard.

Policy 4-E-2: Coastal Setbacks

The proposed RPD is in compliance with the coastal setbacks policy, as all proposed structures will be located landward of the CCCL.

Rowe Residential Planned Development

Exhibit D-1-E: Design Standards & Decision-Making Compliance Narrative

Christopher and Henrietta Rowe are requesting approval of an application to rezone the landward 6,500+/- s.f. of a 18,831 s.f. property from Residential Multifamily (RM) to Residential Planned Development (RPD). The rezoning will allow for the redevelopment of the subject property with a 3-unit condominium and residential accessory uses under the Pre-disaster Buildback provisions of the Land Development Code (LDC)[Section 34-3237(4)] and Comprehensive Plan [Policy 4-E-1]. The maximum height requested is 35 feet/4 stories above base flood elevation, including first story parking. The proposed development will connect to Town of Fort Myers Beach potable water and sanitary sewer facilities. No blasting is proposed.

The Applicant's property comprises approximately 18,831 s.f. per the survey prepared by Bean, Whitaker, Lutz and Kareh, of which 6,500+/- s.f. is landward of the Coastal Construction Control Line (CCCL) and is the subject of this rezoning request. This portion of the property is within the Residential Multifamily (RM) Zoning District and is designated within the Mixed Residential (MR) Future Land Use Category. The remaining square footage seaward of the CCCL is zoned Environmentally Critical (EC) and is located within the Recreation Future Land Use Category.

Flanked on both sides by mid-rise and high-rise multi-family residential developments, the subject property currently contains one structure previously used for a multi-family triplex and presently being used as a single family rental residence. This proposed RPD is essentially an infill redevelopment proposal to make the existing inconsistent single-family use more compatible with the neighboring parcels and to enhance the quality of the area. It is proposed for Pre-disaster Redevelopment as a 3-unit condominium under the Pre-disaster Buildback provisions of the Comprehensive Plan [Policy 4-E-1] and Land Development Code (LDC) [Section 34-3237(4)]. The property was historically developed with a triplex as evidenced by the 1978 Property Appraiser Card attached as Exhibit D-2-4. In order to cure the existing inconsistent single family use of the property and to make it more compatible with the surrounding multi-family uses, the Applicant is seeking approval to buildback to the pre-existing triplex use, effectively improving the overall appearance of the subject property, and adhering to the current coastal construction and floodplain regulations. Approval of this rezoning will result in enhanced public health, safety and welfare, as well as an improvement to the built environment along Gulfshore Court and Estero Boulevard.

I. Development Location

The subject property is located at 324 Estero Boulevard on the northern end of Fort Myers Beach. The property is approximately $\frac{3}{4}$ miles northwest of the San Carlos Boulevard/Estero Boulevard intersection. Access to the property is via Gulfshore Court, a platted, public roadway.

The subject property is located in close proximity to existing Commercial Planned Developments, as well as conventionally zoned resort condominium uses. Please refer to Table 1 below, which describes the adjacent Future Land Use Categories, Zoning Districts, and existing land uses.

Table 1: Inventory of Surrounding Lands

DIRECTION	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
North	Mixed Residential	Commercial Planned Development (CPD)	Employee Housing units (Pink Shell Employee Housing)
South	Recreation	Environmentally Critical (EC)	Beach
East	Mixed Residential	Residential Multifamily (RM)	Resort Timeshare Condominium (6-story Pink Shell Beach Club)
West	Mixed Residential	Commercial Planned Development (CPD)	Resort Condominium (8-story Estero Island Beach Villas)

II. Proposed Uses

The proposed infill redevelopment is depicted on the attached Master Concept Plan (MCP) and demonstrates a three-unit condominium with accessory residential structures. A complete listing of the proposed uses is outlined on the attached Schedule of Uses, Exhibit D-2-3. Five (5) parking spaces are proposed under the building in compliance with Section 34-2020 of the LDC. Access is proposed via the existing driveway onto Gulfshore Court.

The Applicant is seeking deviations for increased building height/number of habitable stories and an increase in the square footage of the pre-existing triplex. Further details and justifications for these deviations are as outlined in Exhibit D-1-F attached.

In accordance with Section 34-3273(3)(b) of the LDC, proposed side yard setbacks are 5 ft., as the property was platted at its current dimensions in 1953 and qualifies as a legal, non-conforming lot.

Per Chapter 10-416 of the LDC, perimeter buffers are not required. Parking and trash bin storage will be provided under building and therefore will not require additional screening.

III. Decision-Making Compliance

Per Section 34-85 of the LDC, the requested RPD complies with the following considerations for rezoning approval:

1. Whether there exist changed or changing conditions which make approval of the request appropriate.

The area surrounding the subject property has changed in past years, specifically through the development of mid-rise and high-rise resort condominiums to the east and west. With timeshare uses on both sides of the subject property that range in height from 6 to 8 stories, the proposed 4-story condominium will be more compatible with adjacent developments than the existing single-family use. Additionally, the proposed density will be compatible with surrounding developments and represents infill redevelopment to the historically approved number of units as demonstrated on the attached Lee County Property Appraiser’s data.

2. The impact of a proposed change on the intent of this chapter.

The proposed rezoning will implement the Town's Pre-disaster Buildback policy and allow for the appropriate infill redevelopment of the subject property. The proposed change will result in improved viewsheds from Gulfshore Court, Estero Boulevard, and surrounding properties, as well as compliance with present day floodplain and coastal construction regulations. Deviations are requested as part of the RPD process to implement the pre-disaster buildback redevelopment program. The proposed change is consistent with and furthers the intent of Chapter 34.

3. Whether the request is consistent with the goals, objectives, policies, and intent, and with the densities, intensities, and general uses as set forth in the Fort Myers Beach Comprehensive Plan.

Per Exhibit D-1-C attached, the proposed RPD is consistent with the Comprehensive Plan, specifically those policies pertaining to the Mixed Residential Future Land Use Category and Pre-Disaster Buildback. The Applicant is seeking development of a 3-unit condominium, which is consistent with and furthers the intent of the underlying Future Land Use Category. Additionally, the Applicant is seeking redevelopment of the same density that previously existed on the property. Please refer to the attached narrative in Exhibit D-1-C for further explanation of the rezoning's consistency with the Comprehensive Plan.

4. Whether the request meets or exceeds all performance and locational standards set forth for the proposed use.

The proposed uses are residential in nature and do not have performance or locational standards as applicable to commercial or industrial uses. The proposed RPD is located in an area with appropriate levels of public infrastructure to support the development of a 3-unit condominium. Furthermore, Estero Boulevard on this west end of the island from Bowditch Park to Times Square has recently undergone a substantial improvement and widening to include sidewalks, new paving, and improvements to drainage and utilities infrastructure, which supports the residential uses of this neighborhood.

5. Whether the request will protect, conserve, or preserve environmentally critical areas and natural resources.

In compliance with the LDC, Environmentally Critical (EC) Zoning District lands are not included in the RPD request, will remain undeveloped and will not be impacted by the proposed rezoning as demonstrated on the attached MCP. Additionally, in cooperation with the Town the Applicant has already entered into an agreement to allow for beach renourishment within their EC-zoned property.

6. Whether the request will be compatible with existing or planned uses and not cause damage, hazard, nuisance, or other detriment to persons or property.

The proposed RPD rezoning will result in increased compatibility with the surrounding timeshare condominium resorts, while improving the character and quality of the subject property. As indicated above, the property is adjacent to a CPD to the west, which is developed as an 8-story timeshare. Additionally, the 6-story Pink Shell Beach Club Condominium is directly to the east of the property. Adjacent to the north of the property is Employee Housing for Pink Shell employees, which is part of the overall Pink Shell Resort PUD.

Based on the intense nature of the surrounding uses and the minimal increase in height proposed, the RPD as proposed will be compatible with adjacent, existing uses and will change the existing single-family use which is no longer compatible at this location.

Additionally, the existing single family structure is not constructed to the current base flood elevation standards. Therefore, approval of this Pre-Disaster Buildback rezoning will mitigate potential detriment to persons and property in the event of a hurricane or similar natural disaster.

7. Whether the location of the request places an undue burden upon existing transportation or other services and facilities and will be served by streets with the capacity to carry traffic generated by the development.

Per the approved waiver for the Traffic Impact Statement (TIS) requirement, it has been determined that the proposed rezoning will not negatively impact the existing transportation infrastructure due to the size of the property and will return to the historic three units of density. The property is currently serviced by Town of Fort Myers Beach potable water and sanitary sewer services. These services are available at the subject property to service the proposed condominium.

Rowe Residential Planned Development

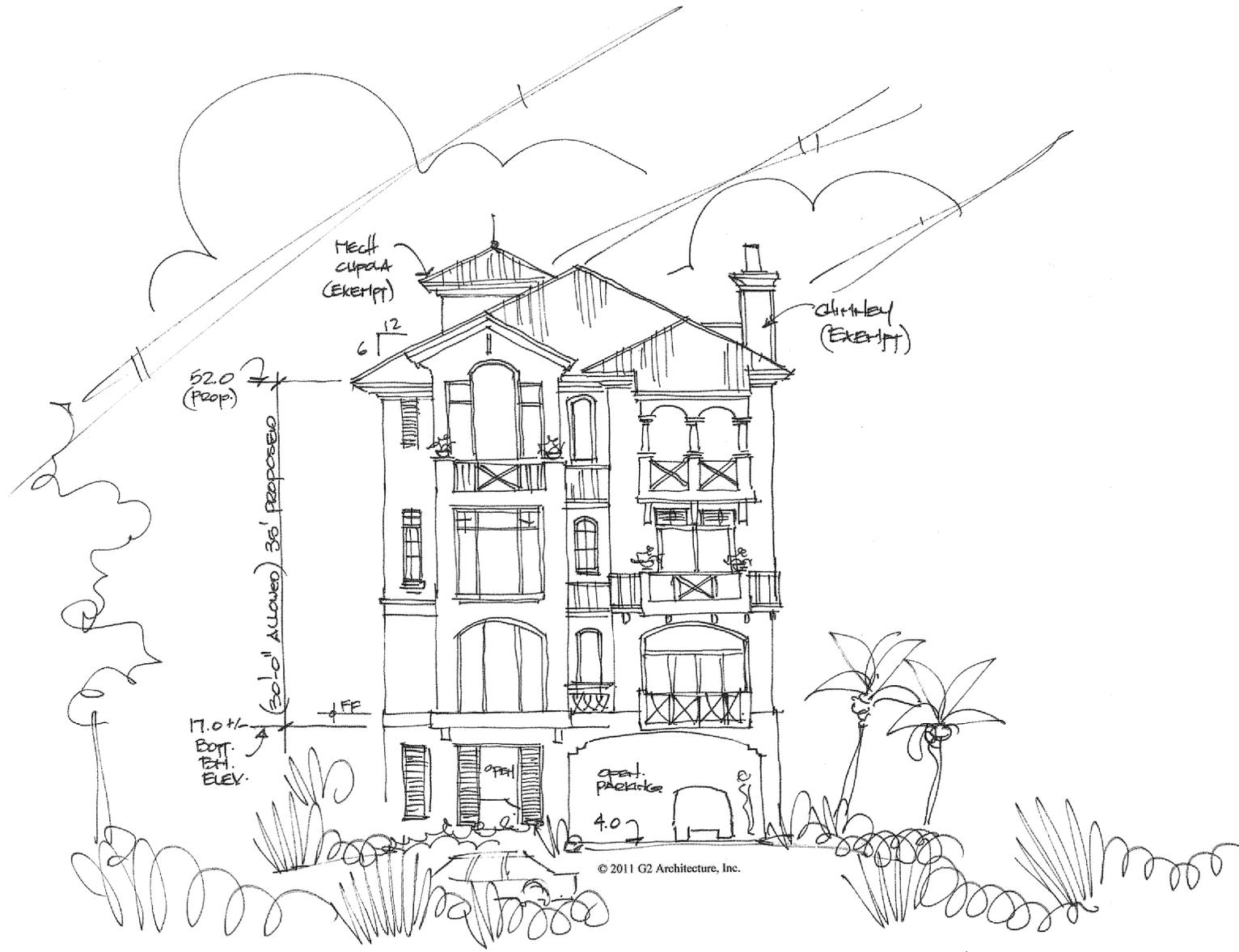
Exhibit D-1-F Schedule of Deviations & Justifications

- 1. Deviation from Table 34-3 of the LDC, which allows for a maximum height of 30 feet/3 stories, to allow for maximum height of 35 feet/4 stories.**

Justification: The subject property is adjacent to mid- and high-rise buildings along both the eastern and western property lines. Specifically, Estero Beach Villas to the west is developed at 8 stories/65 feet above base flood elevation, and the Pink Shell Beach Club is 6 stories/46 feet above base flood elevation. Approval of the proposed deviation will allow for increased compatibility with the surrounding buildings and will not impact existing views of the Gulf of Mexico from adjacent properties. Additionally, the proposed development will remain lower than adjacent buildings and will result in an enhanced built environment within the area. Approval of this deviation will not detrimentally impact public health, safety or welfare.

- 2. Deviation from Section 34-3237(4) which requires total interior square footage of a rebuilt dwelling not to exceed the interior square footage of the original dwelling unit, to allow for an increase of interior square footage to permit the proposed 13,650 s.f. condominium.**

Justification: The proposed RPD meets the underlying intent of the pre-disaster buildback by ensuring compliance with the current coastal construction and floodplain regulations, which will result in a safer, more storm-resistant structure, thereby providing for greater safety of the surrounding structures in the event of a storm or other disaster. Additionally, the RPD will provide for the visual enhancement of the subject property, which enhances property values and benefits surrounding property owners and their viewsheds along Gulfshore Court and Estero Boulevard. As indicated above, the increased height required to achieve the total requested square footage will be compatible with surrounding developments and will not impact views of the Gulf of Mexico from adjacent properties. Therefore, the increased square footage will not result in an impact to public health, safety or welfare, will increase compatibility with surrounding uses, and will allow for an overall enhancement to the area.



PROPOSED "3-UNIT" BLDG

CONCEPTUAL "FRONT" ELEVATION

324 ESTERO BLVD



Rowe Residential Planned Deveopment

Exhibit D-2-3 Schedule of Uses

REVISED APRIL 18, 2011

Dwelling Units:

Multiple Family Building (limited to 3 dwelling units)

Entrance Gates

Essential Services

Fences, Walls

Recreational Facilities, Private, On-Site

Residential Accessory Uses

Short Term Rental Unit

Storage, Indoor

Temporary Uses



Town of Fort Myers Beach
DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT

TYPE OF CASE: Planned Development Rezoning
CASE NUMBER: DCI2011-0002
LPA HEARING DATE: May 10, 2011
LPA HEARING TIME: 9:00 am

I. APPLICATION SUMMARY

Applicant: Christopher & Henrietta Rowe

Request: A rezoning of 324 Estero Boulevard from Residential Multifamily (RM) to Residential Planned Development (RPD) utilizing the pre-disaster buildback provision found in Section 34-3237 of the Fort Myers Beach Land Development Code.

Subject property: Gulf Shore
Plat Book 9, Page 88
Lot 1

Physical Address: 324 Estero Boulevard

STRAP #: 24-46-23-W-00900.0010

Parcel Size: .43 AC

FLU: Mixed Residential

Zoning: Residential Multifamily (RM)

Current use(s): Single Family Residential

Adjacent zoning and land uses:

North:	Pink Shell Resort COMMERCIAL PLANNED DEVELOPMENT (CPD) Mixed Residential
South:	Beach ENVIRONMENTALLY CRITICAL (EC) Recreation
East:	Island Shore Condominium RESIDENTIAL MULTIFAMILY (RM) Mixed Residential
West:	Pink Shell Resort COMMERCIAL PLANNED DEVELOPMENT (CPD) Mixed Residential

II. BACKGROUND AND ANALYSIS

Background:

The subject property is located at 324 Estero Boulevard on the north end of Estero Island. Christopher and Henrietta Rowe purchased the subject property in April 2010. The existing structure was constructed in 1963 per the Lee County Property Appraiser and, while it is a raised structure, with the recent change in flood regulations it is no longer in compliance with Federal Emergency Management Agency's (FEMA) base flood elevation for that location on the island.

The applicant proposes the redevelopment of the subject property by utilizing Residential Planned Development process and the pre-disaster buildback policy mentioned in Objective 4-3 and Policy 4-E-1 in the Town of Fort Myers Beach Comprehensive Plan and in Section 34-3237 of the Land Development Code (LDC).

The subject property is located in a VE (velocity) flood zone and will be required to elevate to a Base Flood Elevation of 17 feet. Currently, the subject property is elevated to a finished floor elevation of 11.3 feet (see applicant Exhibit 5-2, Boundary Survey), this request will result in an elevation of approximately 6 additional feet.

A new three story, three unit residential structure over parking will replace the existing stilt frame building. The redevelopment proposal meets the required front setback of 25 feet, the existing side setbacks of 5 feet, and does not develop any permanent structures seaward of the 1978 coastal construction line.

Applicant Exhibit D-2-3 depicts the requested Schedule of Uses for the subject property. When approved by Town Council, the uses on this list will be the only permitted and allowable uses for the subject property.

Analysis:

The applicant proposes the redevelopment of the subject property by utilizing Residential Planned Development process and the pre-disaster buildback policy mentioned in Objective 4-3 and Policy 4-E-1 in the Town of Fort Myers Beach Comprehensive Plan and in Section 34-3237 of the Land Development Code (LDC).

The subject property is in the Mixed Residential future land use category and as such is only entitled to one residential unit. However, the applicant has demonstrated, with Lee County Property Appraiser field cards (see applicant Exhibit D-4-2), three historically documented units and is requesting to rebuild those units per the provisions found in Section 34-3237(4)(a).

The language in Objective 4-E reads *“Mitigate the potential effects of hurricanes by easing regulations that impede the strengthening of existing buildings, by encouraging the relocation of vulnerable structures and facilities, and by allowing the upgrading or replacement of grandfathered structures without first awaiting their destruction in a storm.* This language makes it very clear that residents and property owners that wish to mitigate the potential negative impacts of hurricane, storm and flood damage prior to their occurrence should be encouraged and assisted in the process by Town Staff. The applicant intends to redevelop their property in such a manner as to remain in compliance with the LDC, except where deviations are requested, while also improving the health, safety and welfare of the surrounding area by bringing the new structure up to current FEMA base flood elevation requirements.

In addition to Objective 4-E, Policy 4-E-1 goes on to provide further specific direction and considers the allowance of expansion of square footage, as is proposed in this request. *POLICY 4-E-1 PRE-DISASTER BUILDBACK POLICY: Owners of existing developments that exceed the current density or height limits may also be permitted to replace for the same use at up to the existing lawful density and intensity (up to the original square footage) prior to a natural disaster. Landowners may request this option through the planned development rezoning process, which requires a public hearing and notification of adjacent property owners. The town will approve, modify, or deny such a request based on the conformance of the specific proposal with this comprehensive plan, including its land-use and design policies, pedestrian orientation, and natural resource criteria. The Town Council may approve additional enclosed square-footage only if an existing building is being elevated on property that allows commercial uses; dry-flood- proofed commercial space at ground level could be permitted in addition to the replacement of the pre-existing enclosed square footage.*

While the provision in this policy relates specifically to the expansion of square footage for Commercial Uses, the policy should be viewed in the context of overall hazard mitigation and easing of regulatory barriers to bring compliance with FEMA

standards. It should also be noted that recent changes in FEMA requirements have imposed additional barriers to reconstruction, which include, but are not limited to, items such as elevation of electrical systems, impact resistant windows and increased roofing standards, concrete support pilings, etc. These additional and costly measures can greatly increase the economic commitment required for reconstruction and thereby discourage redevelopment of non-conforming structures. The sum total of which results in increased National Flood Insurance Program rates for all of the Town's residents. Accordingly, in context of the policy language, it appears reasonable for the request to increase square footage under the pre-disaster buildback provision to be handled as a deviation through the requested RPD zoning process.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of a planned development rezoning found in Section 34-85 and 34-216 of the LDC, Staff makes the following findings and conclusions:

1. *Whether there exists changed or changing conditions which make the approval of the request appropriate.*

The area surrounding the subject property has changed over the past years, with the development of mid-rise and high-rise resort condominiums to the east and west. With resort units and condominiums on both sides of the subject property that range in height from 6 to 8 stories, the proposed 35' building is more compatible in terms of height than the existing single-story stilt frame structure. Additionally, the proposed density of three units is the historically documented number of units shown on the Lee County Property Appraisers field cards (see the applicant Exhibit D-2-4).

2. *The impact of a proposed change on the intent of Chapter 34.*

The proposed rezoning will implement the Town's pre-disaster buildback policy and allow for the appropriate infill redevelopment of the subject property. The provisions to accomplish the applicant's request can be found in Section 34-3237 of the LDC and Policy 4-E-1 as discussed in the Staff analysis section. This is a request contemplated and even encouraged by the Comprehensive Plan and Land Development Code. The proposed redevelopment will result in improved health, safety and welfare of the surrounding properties, as well as the subject property, by bringing the building into compliance with current the FEMA flood elevation requirements. It is Staff's opinion that the proposed change is consistent with the intent of Chapter 34 of the LDC.

3. *Whether the request is consistent with the goals, objectives, policies, and intent, and with the densities, intensities and general uses set forth in the Fort Myers Beach Comprehensive Plan.*

As discussed in the Staff analysis and in applicant's Exhibit D-1-C, attached, the proposed RPD is consistent with the Comprehensive Plan, specifically the policies pertaining to the Mixed Residential future land use category and the pre-disaster buildback. The residential uses and the historically documented three units do not exceed the general densities and intensities set forth in both the Comprehensive Plan and LDC. Additionally, this request will further the Town's goal of reducing flood insurance rates for residents by bringing another non-conforming unit into compliance with current FEMA standards.

4. *Whether the request meets or exceeds all performance and locational standards set forth for the proposed use.*

The proposed use is residential in nature and therefore is not required to comply with any performance or locational standards.

5. *Whether urban services are, or will be, available and adequate to serve a proposed land use change.*

The proposed redevelopment at the subject property is infill in nature and as such the current urban services available at the site will also be available when the project is complete.

6. *Whether the request will protect, conserve, or preserve environmentally critical areas and natural resources.*

In accordance with current Land Development Code regulations, no portion of the subject property that falls within the Environmentally Critical (EC) zoning district has been included in the RPD request thereby protecting, conserving and preserving these sensitive environmental lands. It should also be noted that the applicant has entered into an agreement with the Town to allow for beach re-nourishment within the subject property.

7. *Whether the request will be compatible with existing or planned uses and not cause damage, hazard, nuisance or other detriment to persons or property.*

It is Staff's opinion that the requested RPD is compatible with the surrounding properties. As an infill project, the subject property has the benefit of being designed to fit within its neighborhood context while still coming into compliance with the current FEMA regulations and improving the overall aesthetics of the area. The request, as proposed, will create no damage, hazard, nuisance or other detriments to persons or property.

8. *Whether the location of the request place an undue burden upon existing transportation or other services and facilities and will be served by streets with the capacity to carry traffic generated by the development.*

The Community Development Director has waived the Traffic Impact Statement in a memo dated April 13, 2011, which is included as Exhibit A, thereby determining that the proposed development will have no net impact or burden on the transportation services of the Town.

9. *The deviations granted:*
- a. *Enhance the achievement of objectives of the planned development;*
 - b. *Preserve and promote the general intent of the LDC to protect the public health, safety and welfare; and*
 - c. *Operates to the benefit, or at least not to the detriment, of the public interest; and*
 - d. *Is consistent with the Fort Myers Beach Comprehensive Plan.*

The following deviations are proposed by the applicant:

Deviation #1

Deviation from Table 34-3 of the LDC, which allows for a maximum height of 30 feet/3 stories, to allow for a maximum height of 35 feet/4 stories.

For the applicant's justification of deviation #1 please see applicant Exhibit D-1-F.

Staff recommends approval of Deviation #1, as the request has no detrimental impact to the public interest and enhances the objective of the proposed planned development. Furthermore, the request is considered in Policy 4-C-4 where the Comprehensive Plan considers the allowance of additional height in situations where a property is surrounded by taller structures. The policy mentions, *"In those few cases where individual parcels of land are so surrounded by tall buildings on lots that are contiguous (or directly across a street) that this two-story height limit would be unreasonable, landowners may seek relief through the planned development rezoning process, which requires a public hearing and notification of adjacent property owners. The town will approve, modify, or deny such requests after evaluating the level of unfairness that would result from the specific circumstances and the degree the specific proposal conforms with all aspects of this comprehensive plan, including its land-use and design policies, pedestrian orientation, and natural resource criteria. Particular attention would be paid to any permanent view corridors to Gulf or Bay waters that could be provided in exchange for allowing a building to be taller than two stories."* The policy is supportive of the request for a height deviation. Additionally, granting the increase in height is a way to amortize the economic burden associated with compliance with the current FEMA standards and thereby promoting the

health, safety, and welfare of the entire island while reducing the flood insurance liability of non-conforming structures.

Deviation #2

Deviation from Section 34-3237(4) which requires total interior square footage of a rebuilt dwelling not to exceed the interior square footage of the original dwelling unit, to allow for an increase of interior square footage to permit the proposed 13,650 square foot condominium.

For the applicant's justification of deviation #2 please see applicant Exhibit D-1-F.

Staff recommends approval of Deviation #2, as the request has no detrimental impact to the public interest and enhances the objective of the proposed planned development. If Town Council is in support of the additional height requested in Deviation #1 and acknowledges upon review of the Lee County Property Appraisers field cards the documented and historic three units on the subject property, then also allowing the increase of square footage will have little to no perceived impact on the surrounding property owners. Furthermore, Policy 4-D-1 gives Council the ability to grant additional relief for property owners. Policy 4-D-1 states: ".....the Town may establish blanket reductions in non-vital development regulations (e.g. buffering, open space, side setbacks, etc.) to minimize the need for individual variances or compliance determinations prior to reconstruction." The policy is supportive of the request for additional square footage. Additionally, granting the increase in square footage is a way to amortize the economic burden associated with compliance with the current FEMA standards and thereby promoting the health, safety, and welfare of the entire island while reducing the flood insurance liability of non-conforming structures.

III. RECOMMENDATION

With consideration of the current and existing conditions, Staff recommends **APPROVAL** of the requested rezoning from Residential Multifamily (RM) to Residential Planned Development (RPD). Limitations and conditions are for Town Council to determine at the time of Public Hearing, however should Town Council choose to approve the requested rezoning, Staff recommends the approval be subject to the following conditions:

1. The proposed building and all proposed amenities must comply with all FEMA regulations in effect at the time of Development Order and all provisions found in LDC Chapter 34-3237, excluding the requested and approved deviations.

2. The mechanical cupola illustrated on applicant's Exhibit D-2-2 must remain non-habitable space.
3. A commercial grade sprinkler and alarm system(s) that meet all Florida fire codes must be included in Development Order plans and installed at the time of construction.
4. Applicant must meet all applicable environmental requirements of the LDC, including but not limited to protection of dune vegetation and appropriate sea turtle lighting.
5. At the time of Development Order, applicant must adhere to best stormwater management practices and all applicable LDC sections pertaining to stormwater and drainage when addressing the on-site stormwater conditions.
6. Applicant will provide any and all required Florida Department of Environmental Protection approvals and permits at the time of Development Order.

IV. CONCLUSION

Rezoning the property from Residential Multifamily to Residential Planned Development is consistent with Mixed Residential future land use as contemplated in the Fort Myers Beach Comprehensive Plan. This request would not adversely affect the surrounding properties and would allow the applicant the fullest use of the subject property.

If Town Council finds that the requested use is contrary to the public interest or the health, safety, comfort, convenience, and/or welfare of the citizens of the Town, or that the request is in conflict with the criteria of LDC Section 34-85 regarding Rezoning, Town Council should deny the request as provided in LDC Section 34-85(4). If Town Council chooses to approve the request, special conditions necessary to protect the health, safety, comfort, convenience, or welfare of the public may be attached if Council finds that such conditions are reasonably related to the requested rezoning. Staff has recommended conditions for the Town Council's convenience and consideration.

Staff recommends **APPROVAL** of the requested rezoning, as conditioned.

Exhibits:

Exhibit A – Traffic Impact Waiver memo



Town of Fort Myers Beach

Memorandum

To: Leslee Chapman, Zoning Coordinator
From: Walter, Fluegel, Community Development Director
CC:
Date: April 13, 2011
Re: DCI2011-0002 Rowe RPD

I have reviewed the Planned Development Rezoning submittal requirements, contained in LDC Section 34-212 and determined that pursuant to Sections 34-202 and 34-203, the requirement for a Traffic Impact Statement can be waived. Based upon the proposed development plan and the pre-disaster buildback policy of LDC Section 34-3237, should Town Council determine that they are eligible for the proposed density per this provision, then there would be no net traffic impact from the proposed planned development rezoning.

RESOLUTION OF THE LOCAL PLANNING AGENCY
THE TOWN OF FORT MYERS BEACH, FLORIDA
RESOLUTION NUMBER 11- __
ROWE RPD

WHEREAS, Henrietta and Christopher Rowe, the owners of property located at 324 Estero Boulevard Fort Myers Beach, Florida have requested to rezone .43 acres from Residential Multifamily (RM) to Residential Planned Development (RPD) to approve a schedule of uses, and approve certain deviations from the requirements of the Land Development Code, all as indicated on the Master Concept Plan; and

WHEREAS, the subject property is located in the both the Mixed Residential and Recreation Future Land Use Category of the Comprehensive Plan of the Town of Fort Myers Beach; and

WHEREAS, the STRAP for the property is 24-46-23-W1-00900.0010 and the legal description for the property is Lot 1, Gulf Shores subdivision, according to the plat thereof recorded in Plat Book 9 Page 88, of the Public Records of Lee County, Florida; and

WHEREAS, a public hearing was held before the Local Planning Agency (LPA) on May 10, 2011; and

WHEREAS, at the hearing the LPA gave full and complete consideration of the request, recommendations by staff, the documents in the file, and the testimony of all interested persons, as required by the Fort Myers Beach Land Development Code Section 34-85

IT IS HEREBY RESOLVED BY THE LPA OF THE TOWN OF FORT MYERS BEACH, FLORIDA, as follows:

The LPA recommends the Town Council **APPROVE/DENY** the request to rezone the subject property to a RPD zoning district subject to the ___ conditions and _____deviations set forth with specificity below.

RECOMMENDED CONDITIONS OF APPROVAL:

1. The proposed building and all proposed amenities must comply with all FEMA regulations in effect at the time of Development Order and all provisions found in LDC Chapter 34-3237, excluding the requested and approved deviations.
2. The mechanical cupola illustrated on applicant's Exhibit D-2-2 must remain non-habitable space.
3. A commercial grade sprinkler and alarm system(s) that meet all Florida fire codes must be included in Development Order plans and installed at the time of construction.
4. Applicant must meet all applicable environmental requirements of the LDC, including but not limited to protection of dune vegetation and appropriate sea turtle lighting.

5. At the time of Development Order, applicant must adhere to best stormwater management practices and all applicable LDC sections pertaining to stormwater and drainage when addressing the on-site stormwater conditions.
6. Applicant will provide any and all required Florida Department of Environmental Protection approvals and permits at the time of Development Order.

RECOMMENDED APPROVED DEVIATIONS:

Deviation #1

Deviation from Table 34-3 of the LDC, which allows for a maximum height of 30 feet/3 stories, to allow for a maximum height of 35 feet/4 stories.

Deviation #2

Deviation from Section 34-3237(4) which requires total interior square footage of a rebuilt dwelling not to exceed the interior square footage of the original dwelling unit, to allow for an increase of interior square footage to permit the proposed 13,650 square foot condominium.

RECOMMENDED FINDINGS AND CONCLUSIONS

Based upon the presentations by the Applicant, staff, and other interested parties at the hearing, and a review of the application and standards for the planned development zoning approval, the LPA recommends that Town Council make the following findings and reach the following conclusions:

1. *Whether there exists changed or changing conditions which make the approval of the request appropriate.*

The area surrounding the subject property has changed over the past years, with the development of mid-rise and high-rise resort condominiums to the east and west. With resort units and condominiums on both sides of the subject property that range in height from 6 to 8 stories, the proposed 35' building is more compatible in terms of height than the existing single-story stilt frame structure. Additionally, the proposed density of three units is the historically documented number of units shown on the Lee County Property Appraisers field cards (see the applicant Exhibit D-2-4).

2. *The impact of a proposed change on the intent of Chapter 34.*

The proposed rezoning will implement the Town's pre-disaster buildback policy and allow for the appropriate infill redevelopment of the subject property. The provisions to accomplish the applicant's request can be found in Section 34-3237 of the LDC and Policy 4-E-1 as discussed in the Staff analysis section. This is a request contemplated and even encouraged by the Comprehensive Plan and Land Development Code. The proposed redevelopment will result in improved health, safety and welfare of the surrounding properties, as well as the subject property, by bringing the building into compliance with current the FEMA flood

elevation requirements. It is Staff's opinion that the proposed change is consistent with the intent of Chapter 34 of the LDC.

3. *Whether the request is consistent with the goals, objectives, policies, and intent, and with the densities, intensities and general uses set forth in the Fort Myers Beach Comprehensive Plan.*

As discussed in the Staff analysis and in applicant's Exhibit D-1-C, attached, the proposed RPD is consistent with the Comprehensive Plan, specifically the policies pertaining to the Mixed Residential future land use category and the pre-disaster buildback. The residential uses and the historically documented three units do not exceed the general densities and intensities set forth in both the Comprehensive Plan and LDC. Additionally, this request will further the Town's goal of reducing flood insurance rates for residents by bringing another non-conforming unit into compliance with current FEMA standards.

4. *Whether the request meets or exceeds all performance and locational standards set forth for the proposed use.*

The proposed use is residential in nature and therefore is not required to comply with any performance or locational standards.

5. *Whether urban services are, or will be, available and adequate to serve a proposed land use change.*

The proposed redevelopment at the subject property is infill in nature and as such the current urban services available at the site will also be available when the project is complete.

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In accordance with current Land Development Code regulations, no portion of the subject property that falls within the Environmentally Critical (EC) zoning district has been included in the RPD request thereby protecting, conserving and preserving these sensitive environmental lands. It should also be noted that the applicant has entered into an agreement with the Town to allow for beach re-nourishment within the subject property.

7. *Whether the request will be compatible with existing or planned uses and not cause damage, hazard, nuisance or other detriment to persons or property.*

It is Staff's opinion that the requested RPD is compatible with the surrounding properties. As an infill project, the subject property has the benefit of being designed to fit within its neighborhood context while still coming into compliance with the current FEMA regulations and improving the overall aesthetics of the area. The request, as proposed, will create no damage, hazard, nuisance or other detriments to persons or property.

8. *Whether the location of the request place an undue burden upon existing transportation or other services and facilities and will be served by streets with the capacity to carry traffic generated by the development.*

The Community Development Director has waived the Traffic Impact Statement in a memo dated April 13, 2011, which is included as Exhibit A, thereby determining that the proposed development will have no net impact or burden on the transportation services of the Town.

The foregoing Resolution was adopted by the LPA upon a motion by LPA Member _____ and seconded by LPA Member _____, and upon being put to a vote, the result was as follows:

Joanne Shamp, Chair	AYE/NAY	Bill Van Duzer, Member	AYE/NAY
Carleton Ryffel, Vice Chair	AYE/NAY	Rochelle Kay, Member	AYE/NAY
John Kakatsch, Member	AYE/NAY	Hank Zuba, Member	AYE/NAY
Tom Cameron, Member	AYE/NAY		

DULY PASSED AND ADOPTED THIS _____ day of MAY, 2011.

Local Planning Agency of the Town of Fort Myers Beach

By: _____
Joanne Shamp, LPA Chair

Approved as to legal sufficiency:

By: _____
Marilyn W. Miller, Esquire
LPA Attorney

ATTEST:

By: _____
Michelle Mayher
Town Clerk