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### CASE B: CAUSEWAY COMMERCE SALES CENTER SPECIAL EXCEPTION

#### SPE21-82503-BOS

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**BONITA SPRINGS, FLORIDA  
COMMUNITY DEVELOPMENT DEPARTMENT  
ZONING DIVISION  
STAFF REPORT**

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**PROJECT NAME: CAUSEWAY COMMERCE SALES CENTER SPECIAL EXCEPTION**  
**TYPE OF CASE: SPECIAL EXCEPTION**  
**CASE NUMBER: SPE21-82503-BOS**  
**HEARING DATE: DECEMBER 14, 2021**  
**PLANNER: MARY ZIZZO, ESQ.**

**REQUEST AND STAFF RECOMMENDATION**

A special exception request at 28280 Old 41 Road, Unit M-5, to allow a Vehicle and Equipment Dealer, Group I use within the Historic Zone of the Bonita Beach Road Corridor Overlay.

**I. APPLICATION SUMMARY:**

- A. Applicant: High Road Holdings, LLC
- B. Agent: Joe McHarris, McHarris Planning and Design
- C. Property Owner: High Road Holdings, LLC
- D. Request: A special exception request at 28280 Old 41 Road, Unit M-5, to allow a Vehicle and Equipment Dealer, Group I use, within the Historic Zone of the Bonita Beach Road Corridor Overlay.
- E. Location: 28280 Old 41 Rd., Unit M-5, Bonita Springs, FL 34135
- F. Future Land Use Designation, Current Zoning and Use of Property:
- Future Land Use: Industrial
- Current Zoning: Bonita Beach Road Corridor Overlay- Historic Zone
- Current Use: Causeway Commerce Park. Requested Unit: Vacant Commercial.

Surrounding Land Use:

<u>Existing Zoning &amp; Land Use</u>	<u>Future Land Use Map</u>
North: Historic Zone of the Bonita Beach Road Corridor Overlay; Bonita Business Park	Industrial
East: Old U.S. 41 Right-of-Way, Commercial Planned Development (CPD), Historic Zone of Bonita Beach Road Corridor Overlay, Vacant Commercial	General Commercial
South: Historic Zone of Bonita Beach Road Corridor Overlay, Causeway Commerce Park	Industrial
West: Historic Zone of Bonita Beach Road Corridor Overlay, Causeway Commerce Park	Industrial

Staff recommends **APPROVAL** of the Applicant’s requested special exception, **as conditioned**.

**II. BACKGROUND AND INFORMATIONAL ANALYSIS**

Introduction/Synopsis

The special exception request is to permit an online high-end vehicle sales showroom at 28280 Old 41 Rd., Unit M-5, within the Causeway Commerce Park.

This Unit has a vehicular access point from the rear of the Unit, allowing for a pedestrian only access via the front doors. The Applicant indicates that the operation will be by appointment only. No site modifications are proposed.

Pursuant to LDC Sec. 4-408(52), Vehicle and Equipment dealers include “establishments primarily involved in the retail sale or storage of motor vehicles, trailers, boats and other similar equipment, incidental servicing and repairs and the stocking of replacement parts is a normal ancillary function”. The site is located in the Historic Zone of the Bonita Beach Road Corridor Overlay, which requires a special exception for Vehicle and Equipment Dealers, Groups I, II, and III, pursuant to LDC Sec. 4-898. Group I uses are “establishments primarily involved in the retail sale, storage or leasing of automobiles, small trucks and vans.” The use groups are organized this way as the typical vehicle and equipment dealership includes outdoor automotive displays where the City cannot regulate whether it is a new or used dealer. Historically, these types of auto centric uses have had visual impacts on the beautification and redevelopment efforts of the City. The use Activity Group does not differentiate how the cars are displayed or what business model they operate under (online v. traditional walk-up sales). This request is for indoor display only and no exterior impacts are anticipated.

# AREA PLAN



Figure 1: Proposed Access Points

Source: Applicant's Area Plan



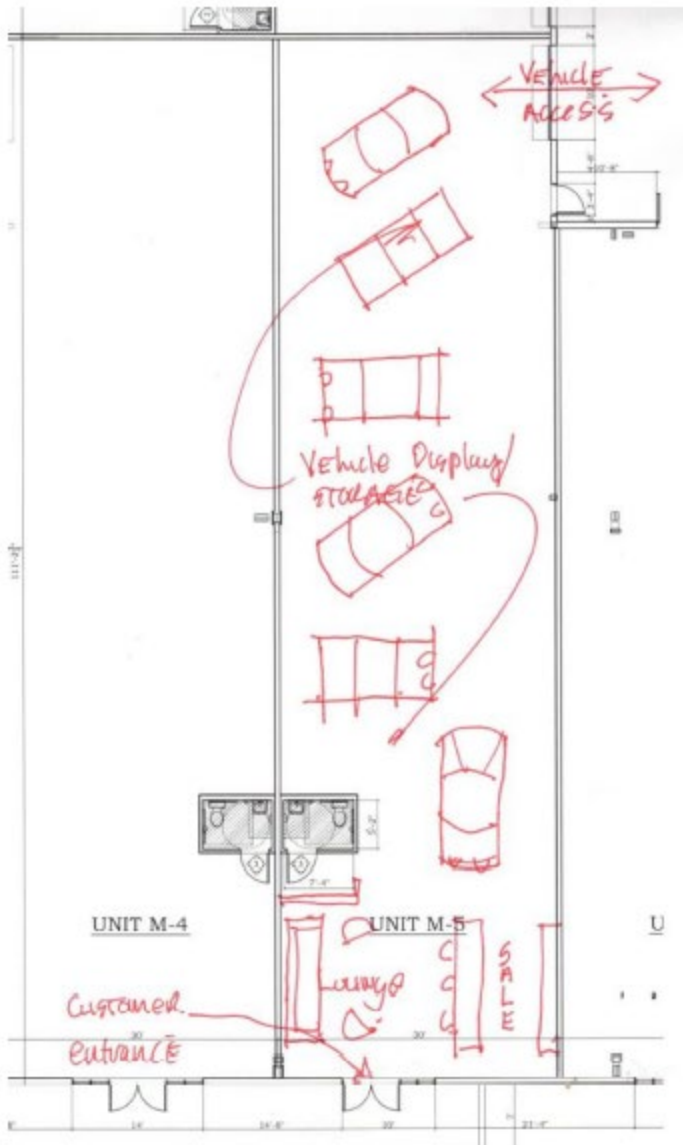


Figure 2: Proposed Floor Plan Source: Applicant’s Neighborhood Meeting PowerPoint

Special Exception Review Criteria – LDC Sec. 4-131(c)(2)

*Considerations. In reaching their decision, the zoning board must consider the following, whenever applicable:*

- a. *Whether there exist changed or changing conditions that make approval of the request appropriate.*
- b. *The testimony of any applicant.*
- c. *The recommendation of staff.*
- d. *The testimony of the public.*
- e. *Whether the request is consistent with the goals, objectives, policies and intent of the Bonita Plan.*
- f. *Whether the request meets or exceeds all performance and locational standards set forth for the proposed use.*

- g. Whether the request will protect, conserve or preserve environmentally critical areas and natural resources.*
- h. Whether the request will be compatible with existing or planned uses.*
- i. Whether the request will cause damage, hazard, nuisance or other detriment to persons or property.*
- j. Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use set forth in this chapter.*

Reviewing these criteria, Staff makes the following findings:

- a. Whether there exist changed or changing conditions that make approval of the request appropriate.*

The Applicant indicates that car sales have changed to include online car sales, providing for smaller car dealer locations that require less space and infrastructure.

- d. The testimony of the public.*

The Applicant held their first neighborhood meeting on June 8, 2021. Two unaffiliated attendees were present, all business personnel of the Causeway Commerce Park. No concerns were expressed. Post-sufficiency, the Applicant held another neighborhood meeting on November 30th, 2021. There was no attendance from the public.

Courtesy notices were provided to the residents/ Owners within 375' of the Unit. No public comment was received in response.

- e. Whether the request is consistent with the goals, objectives, policies and intent of the Bonita Plan.*

The property is located within the Industrial future land use category of the Bonita Plan, which is intended to primarily accommodate light industrial, research, warehousing and office uses. Appropriate uses include heavy commercial, light industrial, warehousing, recreation, public and semi-public uses. Goal 1 of the Future Land Use element includes promoting a high quality of life that preserves the natural environment and economic vitality of the community. Additionally, the commerce park was developed under the required Future Land Use Goals and Transportation Objectives of the Bonita Plan.

The requested uses are consistent with the Bonita Plan.

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

The commerce park was created under the Bonita Beach Road Corridor Overlay standards, complying with the Land Development Code requirements for the Historic Zone. The requested location, as conditioned, can accommodate the entrance and exit of vehicles in a safe and efficient manner. No exterior modifications are requested.

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

There are no environmentally critical areas or natural resources at this site.

*h. Whether the request will be compatible with existing or planned uses.*

The proposed use abuts commercial uses that include contractor uses, food service establishments, a newly approved high-end car detail and ceramic paint establishment, and retail uses. Within the complex are other office, retail, and commercial uses. The requested use is compatible, as conditioned, to provide commercial services to those residents of the City.

*i. Whether the request will cause damage, hazard, nuisance or other detriment to persons or property.*

As conditioned, the requested uses will be compatible with the existing and planned uses of the complex and not cause damage, hazard, nuisance or other detriment to persons or property. A required condition, wheel casters, removes any possible fumes or excess noise from inside the Unit as no vehicles will be turned on inside of the Unit. No vehicle work is proposed with this request.

*j. Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use set forth in this chapter.*

The Applicant has applied for a special exception, as required by LDC Sec. 4-898. A narrative, site plan, floor plan, and area plan were provided to support the request. The Applicant held the required neighborhood meeting prior to submitting the request, and again after the request was found sufficient by Staff. The request has been reviewed for compliance with the standards set forth in LDC Chapter Four and no deviations have been requested.

#### Surrounding Zoning

The proposed location is within the Historic Zone of the Bonita Beach Road Corridor Overlay. The commerce park was developed pursuant to the LDC standards in effect. Within the complex, more intense uses are permitted by right. Staff finds the request compatible with the surrounding zoning.

#### Neighborhood Compatibility

Surrounded by commercial uses, the proposed use matches the retail operations in many other units within the complex. Vehicles can be serviced at the recently approved indoor carwash and ceramic coating facility in Unit M-8. Appointment clientele could also utilize the variety of food and retail establishments in the complex. The proposed location has a back door for vehicle access into the facility, making the request compatible for this site.

#### Environmental Considerations

The subject property has already been developed and impacted. There are no environmentally critical areas or natural resources located on site.

## Traffic

As conditioned, appointment hours are permitted from 9:00 AM-4:00 PM. The request will not contribute to peak traffic demands and is consistent with uses analyzed as part of the traffic impact statement reviewed at the time of local development order (site plan) approval.



Figure 3: Area Location

Source: Applicant's Neighborhood Meeting PowerPoint

## Comprehensive Plan Considerations

The subject property is located within the Industrial future land use category according to the Future Land Use Map of the City's Comprehensive Plan. The Industrial category is described in **Policy 1.1.16** as:

**Policy 1.1.16 Industrial** – Intended to primarily accommodate light industrial, research, warehousing and office uses.

- a. Appropriate uses include heavy commercial, light industrial, warehousing, recreation, public and semi-public uses, and mixed-use planned development with residential density limited to 10 dwelling units per acre with the approximately 463 acres of gross land area in the land use category.
- b. If affordable housing is provided, residential density may be increased by up to five additional units per acre.
- c. Accessory commercial uses serving employees within the complex may be allowed provided the commercial uses are integrated within the industrial complex and do not exceed 5% of the intensity of the entire project.
- d. Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves.
- e. Nonresidential uses shall be limited to a maximum floor area ration (FAR) of 1.2

The requested use of a Vehicle and Equipment Dealer, Group I use is consistent and compatible with the Industrial future land use provisions in the City's Comprehensive Plan.

### Findings & Conclusion

It is Staff's opinion that the special exception request for a Vehicle and Equipment Dealer, Group I use is consistent with the provisions of the Comprehensive Plan and the Land Development Code. The proposed location is compatible with existing uses, as conditioned. Based on the evidence presented, if the uses function as conditioned, approval will not cause damage, hazard, or nuisance, will not impact environmentally critical areas (none exist on the subject property), and adequate public facilities are available.

### **III. RECOMMENDATION:**

Staff recommends **APPROVAL** of the Applicant's requested special exception to allow the use of an Auto Vehicle and Equipment Dealer, Group I use at 28280 Old 41 Road, Unit M-5, **subject to the following conditions:**

1. This approval is for an appointment only car sales office and indoor sales room use only, within Unit M-5 at 28280 Old 41 Road.
2. Hours of appointments, pick-ups and drop-offs of vehicles are limited to 9:00 AM-4:00 PM, Monday-Saturday.
3. The uses shall be conducted entirely within the Unit. No vehicles are permitted to be stored or shown outside of the Unit.
4. All doors shall remain closed at all times unless vehicles are actively entering or exiting the Unit via wheel casters.
5. All vehicle ignitions are to remain off when entering, exiting and inside of the Unit.
6. All vehicles are to enter from the rear access roll-up door only.
7. All hazardous materials, as defined by the Environmental Protection Agency, shall be properly stored, used, and disposed of in accordance with Best Management Practices, manufacturer recommendations, and local, state, and federal regulations.

### **SUBJECT PROPERTY**

The Applicant indicates the STRAP number is: 02-48-25-B1-29000.0M05.

### **EXHIBITS**

- A. Legal Description of the Subject Property
- B. Area Location Map

### **ATTACHMENTS**

- A. Proposed Area Plan
- B. Proposed Floor Plan
- C. Area Plan- Surrounding Uses

# EXHIBIT A

SPECIAL EXCEPTON-28280 OLD 41, UNIT M5

## LEGAL DESCRIPTION

UNIT M-5

UNIT M-5 CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM ACCORDING TO THE DECLARATION OF THE CONDOMINIUM THEREOF RECORDED IN THE OFFICIAL RECORDS INSTRUMENT No. 2019000076625, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



# EXHIBIT B

SPECIAL EXCEPTON-28280 OLD 41, UNIT M5

## AREA LOCATION MAP



# ATTACHMENT A

SPECIAL EXCEPTON-28280 OLD 41, UNIT M5

## AREA PLAN



No requested changes to site plan or building elevations

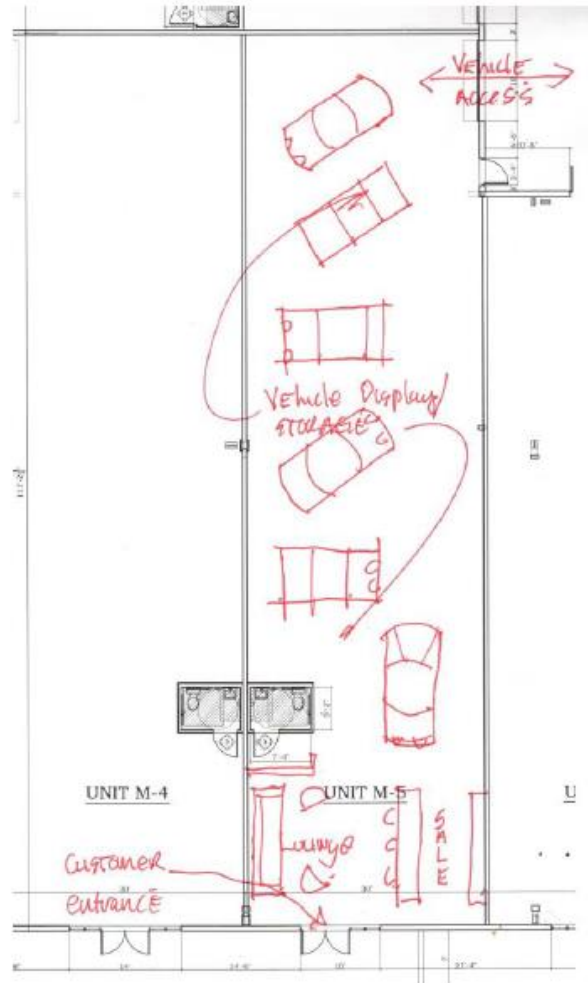


## ATTACHMENT B

SPECIAL EXCEPTON-28280 OLD 41, UNIT M5

# 3 1 2 MOTORS

## M5-Probable floor plan



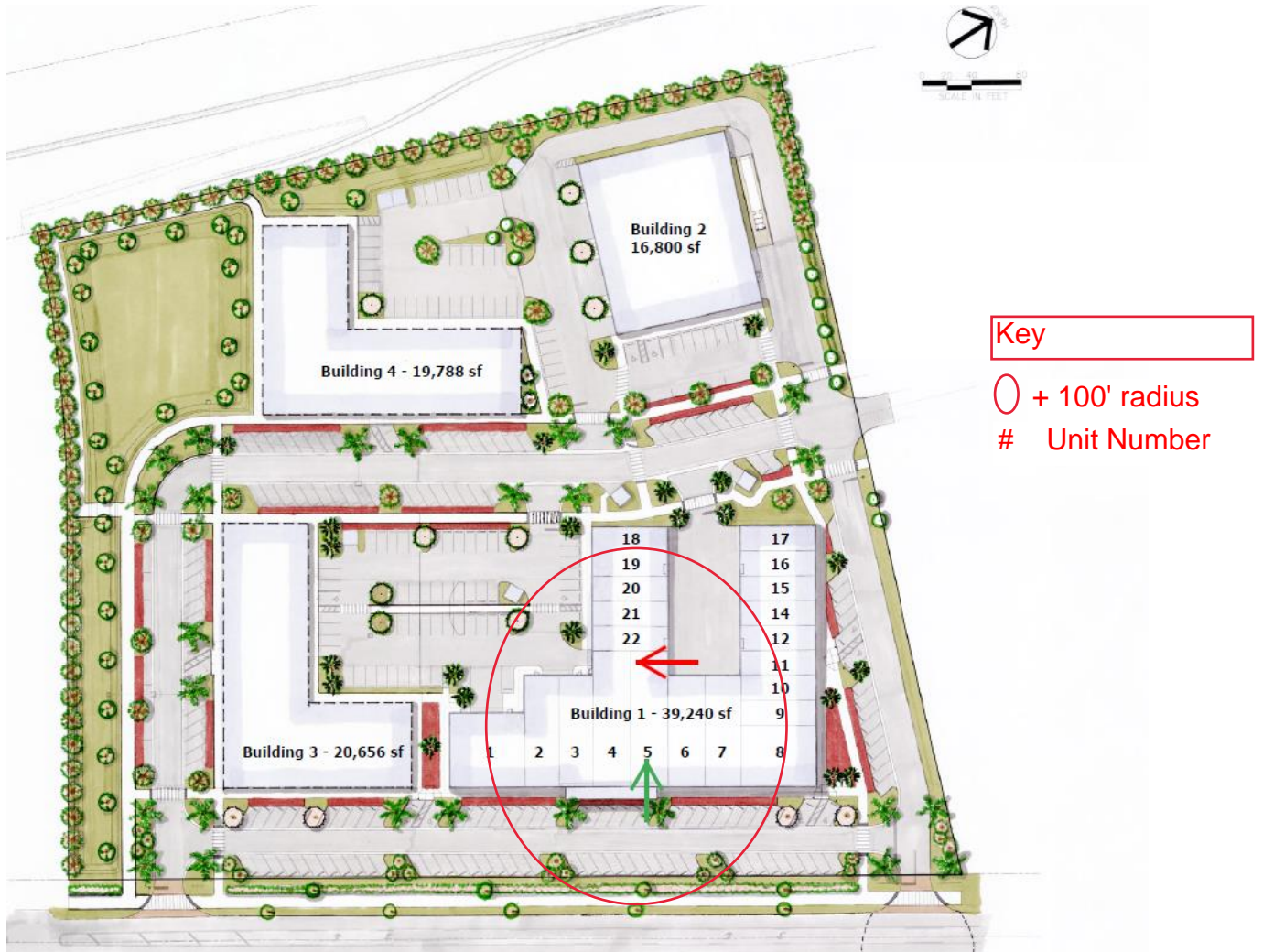
- A. THE LOCATION AND CURRENT USE OF ALL EXISTING STRUCTURES ON THE SITE, AS WELL AS THOSE ON ADJACENT PROPERTIES WITHIN ON HUNDRED FEET OF THE PERIMETER BOUNDARIES OF THE SITE
- PLEASE SEE ATTACHED UNITS AND SITE PLAN ABOVE
- B. ALL PROPOSES STRUCTURES AND USES PROPOSED ON THE SITE
- ALL USES ARE PER THE ZONING

# ATTACHMENT C

PRIMO SPECIAL EXCEPTON-28280 OLD 41, UNIT M8

NEW 10/07/21

## AREA NEIGHBOR PLAN (100 FEET FROM M8)



## Business

- 1 Industry/Bar Restaurant
- 2 Industry/Bar Restaurant
- 3 Cutting Edge Kitchen and Bath Design Studio
- 4 Encore Garage Company (Unit 1)  
*This company assembles/fabricate cabinets/garage organizing systems and install garage floor coatings.*
- 5 312 Motors (Requesting Special Exception)(Unit 5)  
*This is an online indoors cars sales only showroom that is appointment based only.*
- 6 Truly Handy (Unit 6)  
*General contractor and handyman services*
- 7 Truly Handy (Unit 7)  
*General contractor and handyman services*
- 8 Vacant-but under Special Exception Review for Primo
- 9 CRU Private Wine Club
- 10 CRU
- 11 Grumpy Goat Coffee-Coffee Roasters
- 12 Art Studio
- 13 Not used

- 14 Gulfshore Fitness -Online and onsite fitness services/personal trainer
- 15 Light-Scapes/lighting distributor (Unit 11)  
Landscape lighting designer
- 16 ??
- 17 My Florida Real estate and Insurance
- 18 Blue Water Reality of Naples
- 19 Cotter Construction
- 20 Primo
- 21 Pansardo- Italian food specialties
- 22 CJ Cleaning and Consulting



*11338 Bonita Beach Road, Suite 103  
Bonita Spring, FL, 34135  
239-948-6688*

July 07, 2021

Jacqueline Toemmes Genson, AICP  
Planning and Zoning Manager  
City of Bonita Springs Community Development  
9220 Bonita Beach Road, Suite 109  
Bonita Springs, FL 34135  
[jgenson@cityofbonitaspringscd.org](mailto:jgenson@cityofbonitaspringscd.org)  
(239) 444-6163  
(239) 444-6140 fax  
(239) 216-7410 mobile

**Re: 28280 Old 41 Road, unit M-5, Bonita Springs, Florida 34135  
Proposed Special Exception**

Dear Jacqueline,  
Attached are the following items being submitted;

- 1) Application
- 2) Application Fee/via separate submission
- 3) Area Location Map
- 4) I-B-1 Notarized Authorization Form
- 5) I-F Notarized Disclosure Forms
- 6) II-A-1 Legal Description
- 7) II-A-2 Certified Sketch
- 8) IV-A Surrounding Property Owners
- 9) IV-B Property Owners Map
- 10) IV-C Deed Restrictions
- 11) IV-F Narrative for Special Exception Request
- 12) IV-G Site Plan
- 13) IVH-Traffic Impact Statement
- 14) IV-O-1 Joint Parking
- 15) Notice of Pre-App Neighborhood Meeting
- 16) Affidavit of Pre-App Neighborhood Meeting Mailing
- 17) Neighborhood Meeting Slide Show

- 18) Pre-App Attendance Sheet
- 19) Pre-App Written Summary
- 20) New Press Pre-App Advertisement
- 21) Two Sets of Mailing Labels
- 22) Area plan
- 23) Bonita plan compliance
- 24) Disk (Minus actual mailing labels)

Please call me should you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "J. McHarris", with a long horizontal stroke extending to the left and a small flourish at the end.

Joseph M. McHarris  
President  
McHarris Planning and Design



### PUBLIC HEARING APPLICATION FOR REZONINGS (CONVENTIONAL) & SPECIAL EXCEPTIONS

Community Development Department | 9220 Bonita Beach Road, Suite 111 | Bonita Springs, FL 34135 | Phone: (239) 444-6150 | Fax: (239) 444-6140

Applicant's Name:  Phone #:

Address:

E-mail:

Project Name:

STRAP Number:

Application Form:  Computer Generated\*  City Printed

\* By signing this application, the applicant affirms that the form has not been altered.

\*\*\*\*\*  
**STAFF USE ONLY**

Case Number:  Date of Application:

Fee:

Current Zoning:

Land Use Classification(s):  Comp. Plan Density:

Date of Zoning Public Hearing:  Date of City Council Public Hearing:

Planner Assigned:

Staff Recommendation:

\*\*\*\*\*

PART I

APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. Name of applicant: High Road Holdings, LLC  
 Street Mailing Address: 360 Warwick Way,  
 City: Naples State: Florida Zip: 34110  
 Phone Number: Area Code: 414 Number: 708-4726 Ext.   
 E-mail: ben.myers@svn.com

B. Relationship of applicant to property:  
 Owner  Trustee\*  Option holder\*  
 Lessee\*  Contract Purchaser\*  
 Other (indicate)\*

\*If applicant is NOT the owner and the application is NOT City-initiated, submit a notarized Authorization Form from the owner to the applicant. Label the attachment "Exhibit I-B-1".

\* If the application is City-initiated, enter the date the action was initiated by the City Council:

Attach a copy of the "green sheet" and a list of all property owners, and their mailing addresses, for all properties within the area described. Names and addresses must be those appearing on the latest tax rolls of Lee County. Label the "green sheet" as "Exhibit I-B-2" and the list as "Exhibit I-B-3".

C. Name of owner of property: High Road Holdings, LLC  
 Street Mailing Address: 360 Warwick Way,  
 City: Naples State: Fl Zip: 34110  
 Phone Number: Area Code: 414 Number: 708-4726 Ext.

D. Date property was acquired by present owner(s): 10/01/2019

E. Is the property subject to a sales contract or sales option?  NO  YES

F. Are owner(s) or contract purchasers required to file a disclosure form?  NO  YES. If yes, please complete and submit Exhibit I-F (attached).

G. \_\_\_ Authorized Agent(s): List names of authorized agents. Attach extra sheet if more space is required

Name: McHarris Planning and Design  
 Contact Person: Joe Mcharris  
 Address: 11338 Bonita Beach Road Suite 103, Bonita Springs Fl  
 Phone: 239-948-6688 E-mail: Joe@mcharris.com



**PART II  
GENERAL INFORMATION**

A. Legal Description: Is property within a platted subdivision recorded in official Plat Books of Lee County?

NO. Attach a legible copy of the legal description (labeled Exhibit II-A-1.) and a certified sketch of description as set out in Chapter 5J-17.053, F.A.C., Florida Administrative Code, unless the subject property consists of one or more undivided platted lots. If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. (labeled Exhibit II-A-2.)

YES. Property is identified as:

Subdivision Name: \_\_\_\_\_

Plat Book: \_\_\_\_\_ Page: \_\_\_\_\_ Unit: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Submit a copy of the Plat Book page with subject property clearly marked. Label this Exhibit II-A-3.

STRAP NUMBER: 02 48 25 29001.0M5

B. Project Street Address: 28280 Old 41 Road, Bonita Springs FL (Building 1)

C. General Location of Property (referenced to major streets) \_\_\_\_\_

Located at Causeway Park of Commerce, across from the Dog Track on Old 41

D. Nature of Request: (Check applicable answers)

Rezoning FROM: \_\_\_\_\_ TO: \_\_\_\_\_

Special Exception for: \_\_\_\_\_

E. Property Dimensions

1. Width (average if irregular parcel): 36 Feet
2. Depth (average if irregular parcel): 90 Feet
3. Frontage on road or street: 36 Feet
4. Width along waterbody (if applicable): N/A Feet
5. Total land area: 3,240 sf Acres or Square Feet

F. Facilities

1. Fire District: Bonita Springs Fire Control District
2. Sewer Service Supplier: BSU
3. Water Service Supplier: BSU

G. Present Use of Property: Is the property vacant?  Yes  No

Except for City-initiated requests, if the property is not vacant, the owner or applicant's signature on this application indicates that the Owner agrees to either remove all existing buildings and structures, OR that the use of the building or structure(s) will be in compliance with all applicable requirements of the land development code.

Briefly describe current use of the property: Vacant commercial Condo

H. Property restrictions: Are there any deed restrictions or other types of covenants or restrictions on the property?  Yes  No. If yes, submit a copy of the restrictions and a written statement as to how the restrictions may affect the request.

The declaration of Commercial Condominium restrict the use of each unit as permitted by applicable zoning.

There are not covenants and restrictions on the property which would affect the applicant request

EXHIBIT I-F

**NOTARIZED DISCLOSURE FORMS**

REVISED 10/5/21

**EXHIBIT I-F  
DISCLOSURE OF INTEREST FORM FOR:**

**STRAP NO.** 02-48-25-B1-29000.0M08 **CASE NO.** \_\_\_\_\_

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership
High Road Holdings LLC	100%
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- 5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office (if applicable)	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract: \_\_\_\_\_

- 6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: *BM*  
 (Applicant)  
 Benjamin Myers  
 (Printed or typed name of applicant)

STATE OF FLORIDA  
 COUNTY OF LEE

The foregoing instrument acknowledged before me this 20<sup>th</sup> day of August 2021, by \_\_\_\_\_, who is personally known to me or who has produced as identification.

*Kathryn Parker*  
 Signature of Notary Public  
Kathryn Parker  
 Printed Name of Notary Public



ITEM 24

Condo Approval letter

**Causeway Commerce Building, a Commercial Condominium**

City of Bonita Springs  
9220 Bonita Beach Rd SE  
Bonita Springs, FL 34135-4215

Re: SPE21-82503 "Causeway Commerce Sales Center"- unit M5

To whom it may concern,

Causeway Commerce Building Association has no issue with the captioned Special Exception approval and has no interest in further limiting uses beyond what the city allows.

Sincerely,



Steve Hovland  
President  
Causeway Commerce Building Association  
c/o Hovland Real Estate  
808 Wiggin's Pass Road, Suite 200  
Naples, FL 34110

EXHIBIT I-B-1 (AFFIDAVIT)

**NOTARIZED AUTHORIZATION FORM**

**PART III**

**AFFIDAVIT**

I, Joseph M. McHarris, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of City of Bonita Springs Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application.

*[Signature]*  
Signature of owner or owner-authorized agent

7/1/21  
Date

JOE MCHARRIS  
Typed or printed name

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me this 1 day of July, 2021, by JOSEPH MCHARRIS, who is personally known to me or who has produced as identification.

(SEAL)

*[Signature]*  
Signature of notary public

TARA SHEA ROE  
Printed name of notary public





# AREA LOCATION MAP (EXHIBIT 3)



EXHIBIT II-A-1

**LEGAL DESCRIPTION**

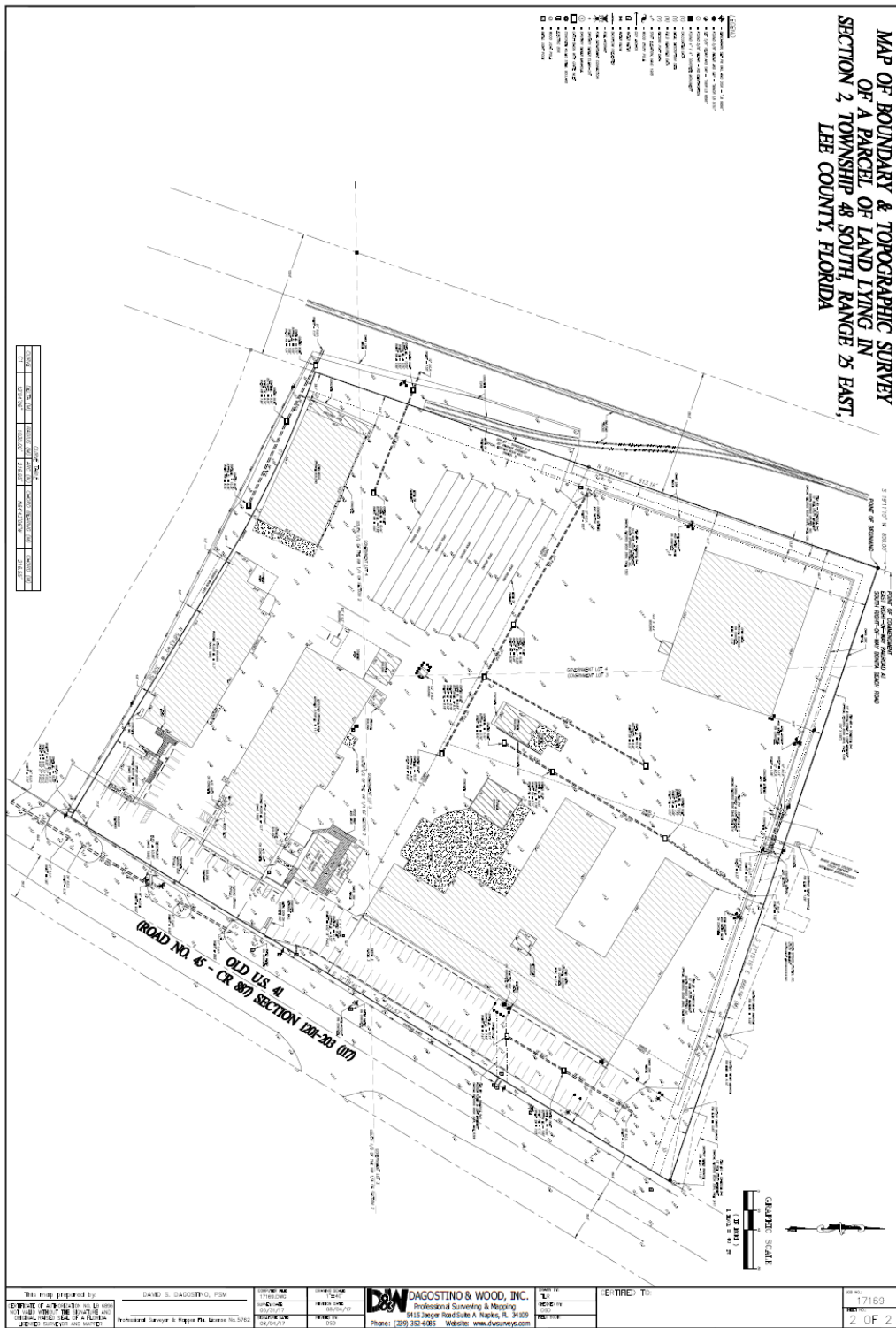
UNIT M-5

UNIT M-5 CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM ACCORDING TO THE DECLARATION OF THE CONDOMINIUM THEREOF RECORDED IN THE OFFICIAL RECORDS INSTRUMENT No. 2019000076625, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



EXHIBIT II-A-2

**CERTIFIED SKETCH**



<p>This map prepared by:</p> <p>DAVID S. DAGOSTINO, P.S.M.</p> <p>DATE: 08/20/13</p> <p>PROJECT: 130800000</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: 130800000</p> <p>DATE: 08/20/13</p>	<p>DATE: 08/20/13</p> <p>PROJECT: 130800000</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: 130800000</p> <p>DATE: 08/20/13</p>	<p><b>D&amp;W</b> DAGOSTINO &amp; WOOD, INC.</p> <p>Professional Surveying &amp; Mapping</p> <p>5415 Jasper Road Suite A Naples, FL 34109</p> <p>Phone: (239) 352-6085 Website: www.dwsurvey.com</p>	<p>CERTIFIED TO:</p> <p>17169</p> <p>2 OF 2</p>
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EXHIBIT IV-A

**SURROUNDING PROPERTY OWNERS LIST**

(MAILING LABELS SEE ITEM 21)

Date of Report: March 04, 2021  
 Buffer Distance:  feet  [Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)  
 Parcels Affected: 155  
 Subject Parcel: **02-48-25-B1-29000.00CE**  
 To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
SEMINOLE GULF RAILWAY L P 4110 CENTER POINTE DR STE 207 FORT MYERS FL 33916	<b>35-47-25-B4-00001.0000</b> RAILROAD R W BONITA SPRINGS FL 34135	RR R/W OR 343 PG 420 + DB 292 PG 458 + OR 1651 PG 3493 LYING S OF RIVER	1
BRUCE L SCHEINER TRUST + PO BOX 61412 FORT MYERS FL 33906	<b>35-47-25-B4-00001.0010</b> ACCESS UNDETERMINED BONITA SPRINGS FL	PARL IN SW 1/4 SEC 35 TWP 47 R 25 DESC IN OR 1751 PG 4676	2
VAUGHN RICHARD L - CHERI J 217 WEST ST NAPLES FL 34108	<b>35-47-25-B4-00210.0250</b> 10350 BONITA BEACH RD SE BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 10 PB 6 PG 24 LOTS 25 + 26	3
CLUB AT MEDITERRA INC 15755 CORSO MEDITERRA CIR NAPLES FL 34110	<b>01-48-25-B4-00010.0040</b> ACCESS UNDETERMINED BONITA SPRINGS FL	MEDITERRA NORTH GOLF COURSE LYING IN SW 1/4 OF SEC 1 + S 1/2 OF SE 1/4 + NW 1/4 OF SE 1/4 + W 1/2 SE OF OLD 41 AS DESC IN INST#2009000329735 + INST#2010000145194	4
NORTHLAND MONTERRA LLC NORTHLAND INVESTMENT CORP 2150 WASHINGTON ST STE 300 NEWTON LOWER FALLS MA 02462	<b>02-48-25-B1-00001.0000</b> 28001-151 DOVEWOOD CT BONITA SPRINGS FL 34135	THE E 1/2 OF NW 1/4 OF NW 1/4 LYING W + N OF THE ACL RR R/W + W 1/2 OF NW 1/4 OF THE NW 1/4 LESS RD R/W	5
QUALITY STATE INVESTMENT LLC BONITA STORAGE INN 8841 W TERRY ST BONITA SPRINGS FL 34135	<b>02-48-25-B1-00006.0020</b> 10347-351 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PAR IN NE 1/4 OF NW 1/4 S OF BONITA BCH RD + WLY OF OLD 41 AS DESC IN OR 3320 PG 1202 + OR 3320 PG 1204	6
RDP PROPERTIES LLC 308 SPIDER LILY LN NAPLES FL 34119	<b>02-48-25-B1-00006.0040</b> 10301 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PARL IN NW1/4 DESC OR 1889 PG 4631 LESS OR 2905 PG 59 + LESS BONITA BEACH RD DESC OR 1996 PG 4546	7
RDP PROPERTIES LLC 308 SPIDER LILY LN NAPLES FL 34119	<b>02-48-25-B1-00006.0060</b> 28110 INDUSTRIAL RD BONITA SPRINGS FL 34135	PARL IN NW1/4 E OF RR ROW DESC OR 2905 PG 59	8
QUALITY STATE INVESTMENT LLC BONITA STORAGE INN 8841 W TERRY ST BONITA SPRINGS FL 34135	<b>02-48-25-B1-00007.0000</b> 28181 OLD 41 RD BONITA SPRINGS FL 34135	PARL IN GL 3 S OF BONITA BEACH RD + ELY OF OLD 41 AS DESC OR 3320 PG 1204	9
BONITA-FT MYERS CORP 401 NW 38TH CT MIAMI FL 33126	<b>02-48-25-B1-00008.0000</b> 28191 OLD 41 RD BONITA SPRINGS FL 34135	A PARL OF LAND IN G L 3 SWLY OF U S 41 AS DESC IN OR 279 PG 18	10
MEDITERRA COMMUNITY ASSN INC 15735 CORSO MEDITERRA CIR NAPLES FL 34110	<b>02-48-25-B1-00011.15CE</b> ACCESS UNDETERMINED BONITA SPRINGS FL	PORT OF PARL DESC IN OR 1575 PG 526 + OR 2969 PG 2810 LYING N + E OF CONSV AREA 4B LESS OR 3492 PG 3551 + OR 3742 PG 917 + INST#2007000008816 + 2009000329735 + LESS SUBS + CONDO	13
SEMINOLE GULF RAILWAY L P 4110 CENTER POINTE DR STE 207 FORT MYERS FL 33916	<b>02-48-25-B1-00013.0000</b> RAILROAD R W BONITA SPRINGS FL 34135	STRIP OF LAND RUNNING SWLY ACROSS W 1/2 SEC FOR RR R/W.	14
BONITA-FT MYERS CORP 401 NW 38TH CT MIAMI FL 33126	<b>02-48-25-B1-00014.0000</b> 28251 OLD 41 RD BONITA SPRINGS FL 34135	THE N 100 FT OF N 1/2 OF SE 1/4 OF NW 1/4 LYING E OF US 41 R/W ALSO THE E 66	15
BONITA BUSINESS PARK ASSN 2338 IMMOKALEE RD NAPLES FL 34110	<b>02-48-25-B1-00300.00CE</b> BONITA BUSINESS PARK C/E BONITA SPRINGS FL	BONITA BUSINESS PARK DESC OR 3411 4684 + OR 3488 316 + OR 3564 PG 3730 OR 3589 PG 4620 COMMON ELEMENTS	16
MED-MAR LLC 1 CENTRAL PARK WEST # 34G NEW YORK NY 10023	<b>02-48-25-B1-00700.0130</b> 29000 MARCELLO WAY NAPLES FL 34110	MEDITERRA PARCEL 114 PB 69 PGS 90-92 LOT 13	17
PEDRA CHRISTI M TR 29010 MARCELLO WAY NAPLES FL 34110	<b>02-48-25-B1-00700.0140</b> 29010 MARCELLO WAY NAPLES FL 34110	MEDITERRA PARCEL 114 PB 69 PGS 90-92 LOT 14	18
JAMIESON MARK T + JOANN 1050 BORGHESE LANE # 1506 NAPLES FL 34114	<b>02-48-25-B1-00700.0150</b> 29020 MARCELLO WAY NAPLES FL 34110	MEDITERRA PARCEL 114 PB 69 PGS 90-92 LOT 15	19
MARBELLA AT SPANISH WELLS COMPASS MANAGEMENT GROUP 4851 TAMAMI TRAIL N STE 400 NAPLES FL 34103	<b>02-48-25-B1-0150B.10CE</b> MARBELLA @ SPANISH WELLS C/E BONITA SPRINGS FL	MARBELLA AT SPANISH WELLS PB 75 PGS 19-29 TRACT B-1 LESS OR 4807 PG 2175 + SUBD	20
MARBELLA AT SPANISH WELLS FAMILY PROPERTY SERVICES INC 1330 RAIL HEAD BLVD STE 4 NAPLES FL 34110	<b>02-48-25-B1-0150F.04CE</b> MARBELLA @ SPANISH WELLS C/E BONITA SPRINGS FL	MARBELLA AT SPANISH WELLS PB 75 PGS 19-29 TRACT F-4	21
MARBELLA AT SPANISH WELLS FAMILY PROPERTY SERVICES INC 8359 BEACON BLVD STE 313 FORT MYERS FL 33907	<b>02-48-25-B1-0150L.01CE</b> SUBMERGED BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS PB 75 PGS 19-29 TRACT L-1	22
MARBELLA AT SPANISH WELLS III BENSONS INC 12650 WHITEHALL DR FORT MYERS FL 33907	<b>02-48-25-B1-02600.00CE</b> MARBELLA @ SPANISH WELLS III C/E BONITA SPRINGS FL	MARBELLA AT SPANISH WELLS III DESC IN INST#2006-158772 + #2006-180617 + #2006-160745 + 197628 + 197629 + 197630 + 160751 + 229125 + 239192 + 239180 + 239181 + 280997 + 2007-19973 + 19974 + 56700 COMMON ELEME	23

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CONSTITUTION PLAZA KEB MANAGEMENT VERN SMITH 6017 PINE RIDGE RD STE 262 NAPLES FL 34119	<b>02-48-25-B1-16000.00CE</b> CONSTITUTION PLAZA C/E BONITA SPRINGS FL	PARCEL LYING S OF A RD RECORDED IN OR 414 PG 178 - W OF SR 887 + E OF ACL RAILROAD R/W AS DESC IN OR 4332 PG 698 + OR 4556 PG 3341 + 2005-55014 + 2005-18988 + 2006-148052 COMMON ELEMENTS	24
CAUSEWAY COMMERCE PARK CONDO A 3375 PINE RIDGE RD STE 206 NAPLES FL 34109	<b>02-48-25-B1-28000.00CE</b> ACCESS UNDETERMINED BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE PARK LAND CONDO AS DESC IN INST# 2018-122132 COMMON ELEMENTS	25
BONITA-FT MYERS CORP 401 NW 38TH CT MIAMI FL 33126	<b>02-48-25-B2-00009.0000</b> 10601 BONITA BEACH RD SE BONITA SPRINGS FL 34135	W 1/2 OF NE 1/4 LESS RD R/W FOR BONITA BCH + RD R/W DESC IN OR 2099 PG 4758 + PG 4761 + RD R/W DESC IN INST#2008000318009	26
MEDITERRA NORTH CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON FL 33431	<b>02-48-25-B3-00011.0080</b> MEDITERRA C/E NAPLES FL	PARCEL LYING IN SOUTH 3/4 OF SECTION DESC OR 3492/3551 CONSERVATION AREA 4B	27
MEDITERRA NORTH CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON FL 33431	<b>02-48-25-B4-0070C.0000</b> MEDITERRA C/E NAPLES FL 34110	MEDITERRA PARCEL 114 PB 69 PGS 90-92 TRACT C	28
MEDITERRA COMMUNITY ASSN INC 15735 CORSO MEDITERRA CIR NAPLES FL 34110	<b>02-48-25-B4-0070R.00CE</b> RIGHT OF WAY BONITA SPRINGS FL	MEDITERRA PARCEL 114 PB 69 PGS 90-92 TRACT R	29
S+R PROPERTIES OF FLORIDA LLC 11170 BONITA BEACH RD SE BONITA SPRINGS FL 34135	<b>02-48-25-B1-00301.0101</b> 28190 OLD 41 RD #101 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3488 PG 316 PH 2 BLDG 1 UT 101	30
S+R PROPERTIES OF FLORIDA LLC 11170 BONITA BEACH RD SE BONITA SPRINGS FL 34135	<b>02-48-25-B1-00301.0102</b> 28190 OLD 41 RD #102 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3488 PG 316 PH 2 BLDG 1 UNIT 102	30
S+R PROPERTIES OF FLORIDA LLC 11170 BONITA BEACH RD SE BONITA SPRINGS FL 34135	<b>02-48-25-B1-00301.0103</b> 28190 OLD 41 RD #103 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3488 PG 316 PH 2 BLDG 1 UT 103	30
ALL FIRESHIELD AND INSULATION 28190 OLD 41 RD UNIT 104 BONITA SPRINGS FL 34135	<b>02-48-25-B1-00301.0104</b> 28190 OLD 41 RD #104 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3488 PG 316 PH 2 BLDG 1 UT 104	30
CARNEY LANCE M + 5891 GOLDEN OAKS LN NAPLES FL 34119	<b>02-48-25-B1-00302.0201</b> 28200 OLD 41 RD #201 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 201	31
TMC CONNORS LLC 25272 PABILLION DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-00302.0202</b> 28200 OLD 41 RD #202 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 202	31
MY BONITA LLC 1101 LAS PALMAS DR SANTA BARBARA CA 93110	<b>02-48-25-B1-00302.0203</b> 28200 OLD 41 RD #203 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 203	31
ROOSA LINDA C TR 255 BAREFOOT BEACH BLVD # 204 BONITA SPRINGS FL 34134	<b>02-48-25-B1-00302.0204</b> 28200 OLD 41 RD #204 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 204	31
S + R PROPERTIES OF FL LLC DAN K ROOSA 11170 BONITA BEACH RD SE BONITA SPRINGS FL 34135	<b>02-48-25-B1-00302.0205</b> 28200 OLD 41 RD #205 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 205	31
S + R PROPERTIES OF FL LLC DAN K ROOSA 11170 BONITA BEACH RD SE BONITA SPRINGS FL 34135	<b>02-48-25-B1-00302.0206</b> 28200 OLD 41 RD #206 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 206	31
DUIARDIN RICK 6139 ISLAND PARK CT FORT MYERS FL 33908	<b>02-48-25-B1-00302.0207</b> 28200 OLD 41 RD #207 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 207	31
MORGAN DOUGLAS ENTERPRISES LC 2786 OLDE CYPRESS DR NAPLES FL 34119	<b>02-48-25-B1-00302.0208</b> 28200 OLD 41 RD #208 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 208	31
SRC INVESTMENTS OF 28200 OLD 41 RD STE 209 BONITA SPRINGS FL 34135	<b>02-48-25-B1-00302.0209</b> 28200 OLD 41 RD #209 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 209	31
SRC INVESTMENTS OF 28200 OLD 41 RD STE 209 BONITA SPRINGS FL 34135	<b>02-48-25-B1-00302.0210</b> 28200 OLD 41 RD #210 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 210	31
MANGROVE STORAGE LLC 2575 NORTHBROOKE PLAZA DR #300 NAPLES FL 34119	<b>02-48-25-B1-00303.0301</b> 28210 OLD 41 RD #301 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 301	32
MANGROVE STORAGE LLC 2575 NORTHBROOKE PLAZA DR #300 NAPLES FL 34119	<b>02-48-25-B1-00303.0302</b> 28210 OLD 41 RD #302 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 302	32
TUTTLE AGENCY SOUTH LLC 28210 OLD 41 RD UNIT 303 BONITA SPRINGS FL 34135	<b>02-48-25-B1-00303.0303</b> 28210 OLD 41 RD #303 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 303	32
GSP HOLDINGS LLC UNIT 202 6270 HUNTINGTON LAKES CIR NAPLES FL 34119	<b>02-48-25-B1-00303.0304</b> 28210 OLD 41 RD #304 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 304	32
GSP HOLDINGS LLC UNIT 202 6270 HUNTINGTON LAKES CIR NAPLES FL 34119	<b>02-48-25-B1-00303.0305</b> 28210 OLD 41 RD #305 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 305	32
BROOKFORD GROUP LLC 10834 EST CORTILE COURT NAPLES FL 34110	<b>02-48-25-B1-00303.0306</b> 28210 OLD 41 RD #306 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 306	32
CARNEY LANCE M + BEVERLY J 5891 GOLDEN OAKS LN NAPLES FL 34119	<b>02-48-25-B1-00303.0307</b> 28210 OLD 41 RD #307 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 307	32

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FAUCONNEAU GUY + KITT 10089 MAGNOLIA BEND ESTERO FL 34135	<b>02-48-25-B1-00303.0308</b> 28210 OLD 41 RD #308 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 308	32
JAYDE COURTNEY LLC 28730 DIAMOND DR #202 BONITA SPRINGS FL 34134	<b>02-48-25-B1-00303.0309</b> 28210 OLD 41 RD #309 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 309	32
DM PHOTO LLC 28210 OLD 41 RD UNIT 310 BONITA SPRINGS FL 34135	<b>02-48-25-B1-00303.0310</b> 28210 OLD 41 RD #310 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 310	32
VOSS KENNETH C + PHYLLIS J 26430 SUMMER GREENS DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-00303.0311</b> 28210 OLD 41 RD #311 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 311	32
MCWILLIAMS EAMON + KIMBERLY 240 25TH ST SW NAPLES FL 34117	<b>02-48-25-B1-00304.0401</b> 28220 OLD 41 RD #401 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC OR 3411 PG 4684 PH 1 BLDG 4 UNIT 401	33
JMP OF SOUTHWEST FLORIDA INC 3821 BONITA BEACH RD BONITA SPRINGS FL 34134	<b>02-48-25-B1-00304.0402</b> 28220 OLD 41 RD #402 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC OR 3411 PG 4684 PH 1 BLDG 4 UNIT 402	33
BARBERA DONALD + CYNTHIA 25420 STILLWELL PKWY BONITA SPRINGS FL 34135	<b>02-48-25-B1-00304.0403</b> 28220 OLD 41 RD #403 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC OR 3411 PG 4684 PH 1 BLDG 4 UNIT 403	33
TMC CONNORS LLC 25272 PAVILLION DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-00304.0404</b> 28220 OLD 41 RD #404 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC OR 3411 PG 4684 PH 1 BLDG 4 UNIT 404	33
SALAS MICHAEL A + MARGARET L 10929 CHILDERS ST BONITA SPRINGS FL 34135	<b>02-48-25-B1-00304.0405</b> 28220 OLD 41 RD #405 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC OR 3411 PG 4684 PH 1 BLDG 4 UNIT 405	33
SALAS MICHAEL A + MARGARET L 10929 CHILDERS ST BONITA SPRINGS FL 34135	<b>02-48-25-B1-00304.0406</b> 28220 OLD 41 RD #406 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC OR 3411 PG 4684 PH 1 BLDG 4 UNIT 406	33
SALAS MICHAEL A + MARGARET L 10929 CHILDERS ST BONITA SPRINGS FL 34135	<b>02-48-25-B1-00304.0407</b> 28220 OLD 41 RD #407 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC OR 3411 PG 4684 PH 1 BLDG 4 UNIT 407	33
AVELLAN TOMAS + MARLENE TR 28241 LISBON CT #3511 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02635.3511</b> 28241 LISBON CT #3511 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2006-160617 PH 10 BLDG 35 UNIT 3511	34
TETRAULT JOHN E + LISA A 2220 E COUNTY ROAD 1200 N EATON IN 47338	<b>02-48-25-B1-02635.3512</b> 28241 LISBON CT #3512 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2006-160617 PH 10 BLDG 35 UNIT 3512	34
DEWOLFE PEREZ M III + 4 FOUNTAIN INN LANE MARBLEHEAD MA 01945	<b>02-48-25-B1-02635.3521</b> 28241 LISBON CT #3521 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2006-160617 PH 10 BLDG 35 UNIT 3521	34
LONGO PAUL E 4 MIZZEN LANE BUZZARDS BAY MA 02532	<b>02-48-25-B1-02635.3522</b> 28241 LISBON CT #3522 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2006-160617 PH 10 BLDG 35 UNIT 3522	34
LONGO PAUL E 4 MIZZEN LANE BUZZARDS BAY MA 02532	<b>02-48-25-B1-02635.3522</b> 28241 LISBON CT #3522 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2006-160617 PH 10 BLDG 35 UNIT 3522	34
SEXTON CHARLES DAVID 9601 SPANISH MOSS WAY #3611 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02636.3611</b> 9601 SPANISH MOSS WAY #3611 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3611	35
CUNNINGHAM CAROL A 9601 SPANISH MOSS WAY #3612 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02636.3612</b> 9601 SPANISH MOSS WAY #3612 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3612	35
ENTRUST IRA SW FLORIDA LLC JAMES J HOGAN 2501 AUGUSTA DR NAPLES FL 34109	<b>02-48-25-B1-02636.3613</b> 9601 SPANISH MOSS WAY #3613 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3613	35
ZAMBRZCKI CASIMIRA S & 23 ORCHARD ST SOUTH AMBOY NJ 08879	<b>02-48-25-B1-02636.3614</b> 9601 SPANISH MOSS WAY #3614 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3614	35
TYTLA MILAN + JOCELYN 17 CHEYENNE DR SCARBOROUGH ON M1J 2Y5 CANADA	<b>02-48-25-B1-02636.3615</b> 9601 SPANISH MOSS WAY #3615 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3615	35
WOODS TIMOTHY P TR 3025 JORDON GROVE WEST DES MOINES IA 50265	<b>02-48-25-B1-02636.3616</b> 9601 SPANISH MOSS WAY #3616 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3616	35
BUTLER WILLIAM F + DIANE H 9601 SPANISH MOSS WAY #3621 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02636.3621</b> 9601 SPANISH MOSS WAY #3621 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3621	35
ZOOK DAVID D + MARY JEAN 28536 BURANO DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-02636.3622</b> 9601 SPANISH MOSS WAY #3622 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3622	35
BENO BETI THOMA BENO 14 REDWOOD RD NEW HYDE PARK NY 11040	<b>02-48-25-B1-02636.3623</b> 9601 SPANISH MOSS WAY #3623 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3623	35
ALAM ALI 8851 COLONNADES CT W # 117 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02636.3624</b> 9601 SPANISH MOSS WAY #3624 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3624	35
BURKE LEANNE D 9601 SPANISH MOSS WAY # 3625 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02636.3625</b> 9601 SPANISH MOSS WAY #3625 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3625	35
DJW ENTERPRISES LLC 422 WHITESTONE FARM DR CHESTERFIELD MO 63017	<b>02-48-25-B1-02636.3626</b> 9601 SPANISH MOSS WAY #3626 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3626	35
MCCABE JAMES E 9601 SPANISH MOSS WAY #3631 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02636.3631</b> 9601 SPANISH MOSS WAY #3631 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3631	35
TEREZI ROMEO 2135 IMPERIAL CIR NAPLES FL 34110	<b>02-48-25-B1-02636.3632</b> 9601 SPANISH MOSS WAY #3632 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3632	35

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FITZGERALD EDWARD F JR & 83 PROPOSE RD SHERLEY NY 11967	<b>02-48-25-B1-02636.3633</b> 9601 SPANISH MOSS WAY #3633 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3633	35
PAULUS JAMES 1838 SAINT MARGARETS RD ANNAPOLIS MD 21409	<b>02-48-25-B1-02636.3634</b> 9601 SPANISH MOSS WAY #3634 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3634	35
LEIBMAN ALAIN + 119 N 7TH AVE HIGHLAND PARK NJ 08904	<b>02-48-25-B1-02637.3711</b> 9611 SPANISH MOSS WAY #3711 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3711	36
GERARD G THERRIEN TRUST + PO BOX 207 HAMPTON NH 03843	<b>02-48-25-B1-02637.3712</b> 9611 SPANISH MOSS WAY #3712 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3712	36
OAKES ROBERT D + NANCY J 1488 VALLEY VIEW RD JERSEY SHORE PA 17740	<b>02-48-25-B1-02637.3713</b> 9611 SPANISH MOSS WAY #3713 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3713	36
LANE SUZANNE S 9611 SPANISH MOSS WAY #3714 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02637.3714</b> 9611 SPANISH MOSS WAY #3714 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3714	36
TWEED LINDA A 9611 SPANISH MOSS WAY #3715 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02637.3715</b> 9611 SPANISH MOSS WAY #3715 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3715	36
KAROLAK DENNIS J + ANGELA M 1127 HICKORY AVE ROYAL OAK MI 48073	<b>02-48-25-B1-02637.3716</b> 9611 SPANISH MOSS WAY #3716 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3716	36
MALY MICHAEL A + NANCY E 20552 ALPINE DR LAWRENCEBURG IN 47025	<b>02-48-25-B1-02637.3721</b> 9611 SPANISH MOSS WAY #3721 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3721	36
DANIELS ELLEN R + GREGORY L PO BOX 514 ALBION RI 02802	<b>02-48-25-B1-02637.3722</b> 9611 SPANISH MOSS WAY #3722 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3722	36
GREASER FRANK B + GWENDOLLYN M 2714 PENN AVE HATFIELD PA 19440	<b>02-48-25-B1-02637.3723</b> 9611 SPANISH MOSS WAY #3723 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3723	36
DUNDOVICH MARK J + MARY C TR 3820 BUNKERHILL DR ALGONQUIN IL 60102	<b>02-48-25-B1-02637.3724</b> 9611 SPANISH MOSS WAY #3724 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3724	36
MORAWCZYNSKI BOGUSLOW + BOZENA 10 WESLOCK CRESCENT ATLANTA GA 30328	<b>02-48-25-B1-02637.3725</b> 9611 SPANISH MOSS WAY #3725 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3725	36
TROUT ANDREW E TR 2500 HIDDEN MEADOW LN BALLWIN MO 63021	<b>02-48-25-B1-02637.3726</b> 9611 SPANISH MOSS WAY #3726 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3726	36

PANCIROLI JAMES + MADELEINE 9611 SPANISH MOSS WAY #3731 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02637.3731</b> 9611 SPANISH MOSS WAY #3731 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3731	36
ROZELL JOHN J + JEAN M 9611 SPANISH MOSS WAY #3732 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02637.3732</b> 9611 SPANISH MOSS WAY #3732 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3732	36
GIIKA ANILA + VASKEN 9611 SPANISH MOSS WAY #3733 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02637.3733</b> 9611 SPANISH MOSS WAY #3733 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3733	36
VAN LEUR WILLIAM B + 1321 PARKVIEW PL BRANDON SD 57005	<b>02-48-25-B1-02637.3734</b> 9611 SPANISH MOSS WAY #3734 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3734	36
JOB HOLDINGS 2 LLC 27031 DRIFTWOOD DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-16300.0001</b> 28400 OLD 41 RD #1 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 1	37
JOB HOLDINGS 2 LLC 27031 DRIFTWOOD DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-16300.0002</b> 28400 OLD 41 RD #2 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 2	37
JOB HOLDINGS 2 LLC 27031 DRIFTWOOD DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-16300.0003</b> 28400 OLD 41 RD #3 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 3	37
JOB HOLDINGS 2 LLC 27031 DRIFTWOOD DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-16300.0004</b> 28400 OLD 41 RD #4 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 4	37
LALOO REAL ESTATE HOLDINGS 1 L 27223 BAREFOOT LN BONITA SPRINGS FL 34135	<b>02-48-25-B1-16300.0005</b> 28400 OLD 41 RD #5 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 5	37
LALOO REAL ESTATE HOLDINGS 1 L 27031 DRIFTWOOD DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-16300.0006</b> 28400 OLD 41 RD #6 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 6	37
TGC HOLDINGS LLC 4535 DOMESTIC AVE NAPLES FL 34104	<b>02-48-25-B1-16300.0007</b> 28400 OLD 41 RD #7 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 7	37
RAYN JAY LLC 12851 BAY TIMBER CT FORT MYERS FL 33913	<b>02-48-25-B1-16300.0008</b> 28400 OLD 41 RD #8 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 8	37
COUNTRY CLUB TECH LLC 24230 MELAINE LANE BONITA SPRINGS FL 34135	<b>02-48-25-B1-16300.0009</b> 28400 OLD 41 RD #9 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 9	37
LAGRASTA REAL ESTATE HOLDINGS 568 ROMA CT NAPLES FL 34110	<b>02-48-25-B1-16300.0010</b> 28400 OLD 41 RD #10 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 10	37
KEITHLEY DAVID C + DIANA 27566 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	<b>02-48-25-B1-16300.0011</b> 28400 OLD 41 RD #11 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 11	37



SPECIAL EXCEPTON-28280 OLD 41, UNIT M5

DOMINGUEZ RICARDO 28380 OLD 41 RD #1 BONITA SPRINGS FL 34135	<b>02-48-25-B1-16400.0001</b> 28380 OLD 41 RD #1 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 1	38
4PL MANAGEMENT LLC 28380 OLD 41 RD STE 2 BONITA SPRINGS FL 34135	<b>02-48-25-B1-16400.0002</b> 28380 OLD 41 RD #2 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 2	38
PILOTZ MICHAEL C TR 28040 CASTELLANO WAY NAPLES FL 34110	<b>02-48-25-B1-16400.0003</b> 28380 OLD 41 RD #3 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 3	38
V-XI LLC 17046 PORTA VECCHIO WAY # 101 NAPLES FL 34110	<b>02-48-25-B1-16400.0004</b> 28380 OLD 41 RD #4 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 4	38
V-III LLC 17046 PORTA VECCHIO WAY # 101 NAPLES FL 34110	<b>02-48-25-B1-16400.0005</b> 28380 OLD 41 RD #5 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 5	38
COX BONNIE LYNN TR 1794 ROSE CT WHEATON IL 60189	<b>02-48-25-B1-16400.0007</b> 28380 OLD 41 RD #7 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 7	38
OLD 41 VETERINARY EMERGENCY 28380 OLD 41 RD #8 BONITA SPRINGS FL 34135	<b>02-48-25-B1-16400.0008</b> 28380 OLD 41 RD #8 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 8	38
MERRIMAC HOLDINGS LLC 1528 BRIDIE DR NAPLES FL 34120	<b>02-48-25-B1-16400.0009</b> 28380 OLD 41 RD #9 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 9	38
GOLDMAN ROBERT & JACOBA R 14693 RESERVE LN NAPLES FL 34109	<b>02-48-25-B1-16400.0010</b> 28380 OLD 41 RD #10 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 10	38
V-XI LLC 17046 PORTA VECCHIO WAY # 101 NAPLES FL 34110	<b>02-48-25-B1-16400.0011</b> 28380 OLD 41 RD #11 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 11	38
BEYS A TR 13821 LAKE MAHOGANY BLVD #3821 FORT MYERS FL 33907	<b>02-48-25-B1-16400.006A</b> 28380 OLD 41 RD #6A BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 +2006-148052 BLDG 400 UNIT 6A	38
TUSCANY DEVELOPERS LLC N3108 HWY 67 LAKE GENEVA WI 53147	<b>02-48-25-B1-16400.006B</b> 28380 OLD 41 RD #6B BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 + 2006-148052 BLDG 400 UNIT 6B	38
SNYDER REAL ESTATE HOLDINGS LL 3284 ATLANTIC CIRCLE NAPLES FL 34119	<b>02-48-25-B1-16500.0001</b> 28360 OLD 41 RD #1 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 1	39
MJ LLC 541 ROMA CT NAPLES FL 34110	<b>02-48-25-B1-16500.0002</b> 28360 OLD 41 RD #2 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 2	39
WEEGAR JON SCOTT & LISA A 28968 SETON CT BONITA SPRINGS FL 34134	<b>02-48-25-B1-16500.0003</b> 28360 OLD 41 RD #3 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 3	39
SCREENIT INC 27367 IMPERIAL OAKS CIRCLE BONITA SPRINGS FL 34135	<b>02-48-25-B1-16500.0004</b> 28360 OLD 41 RD #4 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 4	39
PTS 6 LLC 3368 WOODS EDGE CIR #101 BONITA SPRINGS FL 34134	<b>02-48-25-B1-16500.0005</b> 28360 OLD 41 RD #5 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 5	39
PILTS LLC TR SFLP PILTSLLC P O BOX 2568 BONITA SPRINGS FL 34133	<b>02-48-25-B1-16500.0006</b> 28360 OLD 41 RD #6 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 6	39
ALEXANDER BUILDING CORPORATION SCOTT ALEXANDER 41 HIGH COUNTRY RD WEAVERVILLE NC 28787	<b>02-48-25-B1-16500.0007</b> 28360 OLD 41 RD #7 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 7	39
ALBENGA LOUIS P & LINDA M 16125 CAMDEN LAKES DR NAPLES FL 34110	<b>02-48-25-B1-16500.0008</b> 28360 OLD 41 RD #8 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 8	39
3601 HANSON ST LLC UNIT 101 17046 PORTA VECCHIO WAY NAPLES FL 34110	<b>02-48-25-B1-16500.0009</b> 28360 OLD 41 RD #9 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 9	39
SA CONDOREALTY LLC 4393 AURORA ST NAPLES FL 34119	<b>02-48-25-B1-16500.0010</b> 28360 OLD 41 RD #10 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 10	39
SA CONDOREALTY LLC 15513 SUMMIT PLACE CIR NAPLES FL 34119	<b>02-48-25-B1-16500.0011</b> 28360 OLD 41 RD #11 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 11	39
CAUSEWAY COMMERCE PARK LLC 3375 PINE RIDGE RD STE 206 NAPLES FL 34109	<b>02-48-25-B1-28000.0001</b> 28292 INDUSTRIAL RD BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE PARK LAND CONDO AS DESC IN INST# 2018-122132 UNIT 1	40
ULTIMATE DEVELOPMENTS LLC 7326 ACORN WAY NAPLES FL 34119	<b>02-48-25-B1-28000.0002</b> 28282 INDUSTRIAL RD BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE PARK LAND CONDO AS DESC IN INST# 2018-122132 UNIT 2	41
CAUSEWAY COMMERCE PARK LLC 3375 PINE RIDGE RD STE 206 NAPLES FL 34109	<b>02-48-25-B1-28000.0003</b> 28290 OLD 41 RD BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE PARK LAND CONDO AS DESC IN INST# 2018-122132 UNIT 3	42
CAUSEWAY COMMERCE PARK LLC 3375 PINE RIDGE RD STE 206 NAPLES FL 34109	<b>02-48-25-B1-29000.00101</b> 28280 OLD 41 RD #M1 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-1	43
CAUSEWAY COMMERCE PARK LLC 3375 PINE RIDGE RD STE 206 NAPLES FL 34109	<b>02-48-25-B1-29000.00102</b> 28280 OLD 41 RD #M2 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-2	43

SPECIAL EXCEPTON-28280 OLD 41, UNIT M5

PHIL 413 LLC 27088 DEL LN BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M03</b> 28280 OLD 41 RD #M3 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-3	43
CKV PROPERTY M 4 LLC 28280 OLD 41 RD #M4 BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M04</b> 28280 OLD 41 RD #M4 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-4	43
HIGH ROAD HOLDINGS LLC 360 WARWICK WAY NAPLES FL 34110	<b>02-48-25-B1-29000.0M05</b> 28280 OLD 41 RD #M5 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-5	43
TRULY HANDY LLC 28280 OLD 41 RD UNIT 6 BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M06</b> 28280 OLD 41 RD #M6 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-6	43
TRULY HANDY LLC 28280 OLD 41 RD UNIT 7 BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M07</b> 28280 OLD 41 RD #M7 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-7	43
CAUSEWAY COMMERCE PARK LLC 3375 PINE RIDGE RD STE 206 NAPLES FL 34109	<b>02-48-25-B1-29000.0M08</b> 28280 OLD 41 RD #M8 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-8	43
CRU WINE CLUB LLC 9010 STRADA STELL CT STE 207 NAPLES FL 34109	<b>02-48-25-B1-29000.0M09</b> 28280 OLD 41 RD #M9 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-9	43
ARTURO CORREA STUDIO LLC 28280 OLD 41 RD #M10 BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M10</b> 28280 OLD 41 RD #M10 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-10	43
GOAT INDUSTRIES LLC 27275 PATRICK ST BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M11</b> 28280 OLD 41 RD #M11 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-11	43
CASSATA THOMAS A 8805 TAMIAMI TRL N BOX 134 NAPLES FL 34108	<b>02-48-25-B1-29000.0M12</b> 28280 OLD 41 RD #M12 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-12	43
BRUCE HOGUE LLC 27771 TENNESSEE ST BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M14</b> 28280 OLD 41 RD #M14 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-14	43
SNOVELROBERTSON REAL ESTATE LL 792 ASHBURTON DR NAPLES FL 34110	<b>02-48-25-B1-29000.0M15</b> 28280 OLD 41 RD #M15 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-15	43
SUNSTREAM HOTELS & RESORTS LLC 6630 ESTERO BLVD FORT MYERS BEACH FL 33931	<b>02-48-25-B1-29000.0M16</b> 28280 OLD 41 RD #M16 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-16	43
MY FLORIDA INSURANCE INC 14700 TAMIAMI TRAIL N STE 8 NAPLES FL 34110	<b>02-48-25-B1-29000.0M17</b> 28280 OLD 41 RD #M17 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-17	43
28280 OLD 41 M18-M19 LLC 28280 OLD 41 RD #M18 BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M18</b> 28280 OLD 41 RD #M18 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-18	43
28280 OLD 41 M18-M19 LLC 28280 OLD 41 RD #M18 BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M19</b> 28280 OLD 41 RD #M19 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-19	43
CAUSEWAY #20 HOLDINGS COMPANY 10116 NORTH GOLDEN ELM DR ESTERO FL 33928	<b>02-48-25-B1-29000.0M20</b> 28280 OLD 41 RD #M20 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-20	43
DELIZIOSI LLC 12801 COMMERCE LAKES DR #14 FORT MYERS FL 33913	<b>02-48-25-B1-29000.0M21</b> 28280 OLD 41 RD #M21 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-21	43
RODRIGUEZ CARMEN 134 BURNT PINE DR NAPLES FL 34119	<b>02-48-25-B1-29000.0M22</b> 28280 OLD 41 RD #M22 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-22	43

EXHIBIT IV-F

**SPECIAL EXCEPTIONS NARRATIVE**

D. WHETHER THERE EXIST CHANGED OR CHANGING CONDITIONS THAT MAKE APPROVAL OF THE REQUEST APPROPRIATE

YES, WE BELIEVE THAT THERE EXISTS CHANGES THAT DEFIANTLY MAKE THIS REQUEST APPROPRIATE. THE USE REQUESTED/BOUTIQUE ONLINE, LOW VOLUME HIGHER END VEHICLES SALES WITH NO OUTDOOR DISPLAY IS THE RESULT NEW TECHNOLOGIES AND THE WAY PEOPLE LOOK FOR CARS. WITH THESE HIGH TECH APPROACH TO VEHICLE SALES ONE ONLY NEEDS AN ENCLOSED BUILDING AND A COMPUTER.

E. WHETHER THE REQUEST IS CONSISTENT WITH THE GOALS, OBJECTIVE AND POLICIES OF THE BONITA PLAN

WE HAVE READ THE BONITA PLAN AND WE BELIEVE THAT WE ARE 100% CONSISTENT WITH THE GOALS, OBJECTIVES AND POLICIES AS STATED IN THE DOCUMENT.

F. WHETHER THE REQUEST MEETS OR EXCEEDS ALL PERFORMANCE AND LOCATIONAL STANDARDS SET FORTH FOR THE PURPOSED USE

THE PROPOSED USE IS A LOWER IMPACT ON PERFORMANCE AND LOCATIONAL CRITERIA STANDARD FOR THE CLOSEST USE.

G. WHETHER THE REQUEST WILL PROTECT, CONSERVE OR PRESERVE ENVIRONMENTALLY CRITICAL AREAS AND NATURAL RESOURCES.

AS THIS FACILITY IS ALREADY BUILT, IT WILL NOT IMPACT CRITICAL AND OR ENVIRONMENTAL SENSITIVE AREAS. AS THERE WILL BE NO OUTSIDE SALES OR WORK INSIDE THE BUILDING. IN THE UNLIKELY EVENT OF A MECHANICAL LEAK, THIS WOULD HAPPEN INSIDE AND WILL NOT BE DISCHARGED OUTSIDE INTO THE DRAINAGE SYSTEM, BUT DISPOSED OF PROPERLY TO MAINTAIN THE LOOK OF THE SHOWROOM

H. WHETHER THE REQUEST WILL BE COMPATIBLE WITH THE EXISTING PLANNED USES.



WE BELIEVE THAT BECAUSE THE USE IS SO LOW ON GENERATING CUSTOMERS TO THE SITE, THAT WE ARE EXTREMELY COMPATIBLE WITH ALL USES FOR THIS PROPERTY.

I. WHETHER THE REQUEST WILL CAUSE DAMAGE, HAZARD, NUISANCE OR OTHER DETRIMENT TO PERSONS OR PROPERTY.

THE REQUEST WILL NOT CAUSE DAMAGE, HAZARD, NUISANCE OR OTHER DETRIMENT TO PERSONS OR PROPERTY.

J. WHETHER A REQUESTED USE WILL BE IN COMPLIANCE WITH ALL GENERAL ZONING PROVISIONS AND SUPPLEMENTAL REGULATIONS PERTAINING TO THE USE AS SET FORTH IN THE LDC CHAPTER 4

THE REQUESTED USE WILL BE IN COMPLIANCE WITH ALL GENERAL ZONING PROVISIONS AND SUPPLEMENTAL REGULATIONS PERTAINING TO THE USE AS SET FORTH IN THE LDC CHAPTER 4

## **FUTURE LAND USE ELEMENT**

### **BONITA SPRINGS TOMORROW: THE VISION**

Their vision and sentiment is that the future City of Bonita Springs should be:

3. A "walkable" community that is pedestrian friendly, with interconnecting sidewalks, pathways, and publicly available transit systems accessing all neighborhoods. Vehicular traffic should move easily through a continuous, attractive street system with planted medians, featuring flowering indigenous landscape and strategically placed statuary. Welcoming features should clearly announce to travelers the location of the City limits. U. S. 41 and Bonita Beach Road should be beautiful commercial parkways to be enjoyed by Bonita Springs residents as well as those traveling through the City.

We are not changing any of the above items. As far "walkable" with this special exception, we are not changing any of the approved sidewalks and other connections to and from the site.

## **GOALS, OBJECTIVES AND POLICIES**

**Goal 1:** A balanced land use pattern that promotes a high quality of life and allows for a variety of land uses, densities and intensities and the preservation and stabilization of existing neighborhoods; encourages mixed use development; promotes an efficient transportation system; preserves the natural environment and economic vitality of the community; and, is consistent with the availability of essential services.

Response:

We believe that use adds to the balance of the existing land use pattern and enhances it. An example is the complimentary use of the requested detail shop and the existing auto use in building three. This use is a low impact use and thus does not put undue stress on the existing transportation system or the availability of the essential services at hand today.

**Objective 1.16: Bonita Beach Road Corridor and Bonita Beach Road Corridor Quadrant Map:**

**Policy 1.16.4:** Promote use of aesthetically pleasing architectural standards, accessory structures, and additional hardscape and landscape features to create a strong sense of place along Bonita Beach Road.

Response: this use at this location maintains the above goals as we are not changing anything.

**Subdivision V. - Bonita Beach Road Corridor Overlay**

**Sec. 4-896. - Purpose and intent.**

The intent of the Bonita Beach Road Corridor District is to guide future growth and redevelopment along the Bonita Beach Road Corridor within zones, quadrants, and nodes as identified in the Bonita Plan, Bonita Beach Road Visioning Study and Bonita Beach Road Land Use Report. The Bonita Beach Road Corridor District is intended to support urbanized development patterns that focus on human-scale development, an appropriate mixture of land uses, site design, interconnectivity, mobility, architectural standards, and a vibrant and aesthetically-pleasing streetscape.

This project and this use does support urbanized development patterns and is part of an interconnected system of sidewalks and roads that we are not changing.

**Sec. 4-897. - Applicability.**

(b)Provisions of this division shall apply to all development and redevelopment located within the geographical boundaries set forth in Figure 4-V-1 and further defined as minor development and major development, as follows:

(c)Minor development. For the purpose of this section, minor developments, are defined as:

(1)Projects requiring a Type 9/I limited review development order in accordance with [section 3-159](#); or

(2)Building expansion of more than 15 percent of the existing square footage, but less than 50 percent; or

(3) Building renovation or improvements performed over a period of five years that exceed 15 percent of the existing square footage and less than 50 percent of the current assessed value of the structure.

(4) Redevelopment of existing minor developments and structures are to be into compliance with the provisions of this subdivision. If the strict application of these regulations are deemed impractical or unfeasible the existing minor development project be brought into conformity to the maximum extent possible. Request for this relief shall be made by the applicant, to the community development director, said request shall include an alternate plan, and this plan shall demonstrate compliance with the [section 4-896](#). If approved by the city manager or designee said plan may be substituted in part for the standards of this district.

(d) Major development. For the purpose of this section, major developments are defined as:

(1) New construction requiring local development order approval or an amendment to an existing development order (including large and small projects as defined in chapter 3; or

(2) Building expansion of more than 50 percent of the existing square footage; or

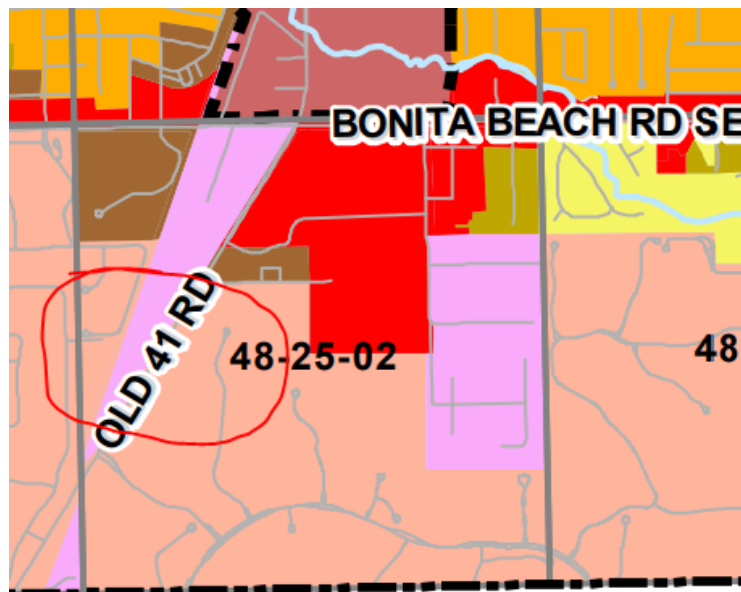
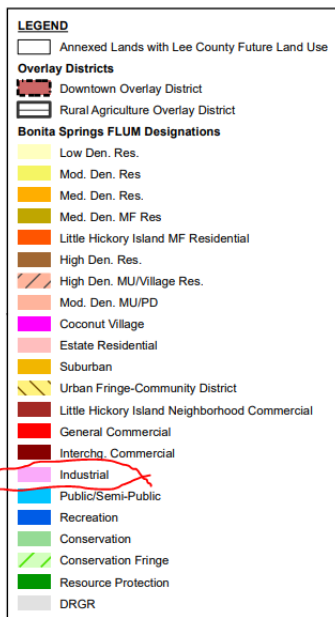
(3) Building renovation or improvements performed over a period of five years that exceed 50 percent.

(e) Projects that result in redevelopment or a **change in use** shall be subject to the regulations set forth in (b)—(c) of this section.

**Response:**

Based on the applicability standards above we are neither a minor or major development

**Future Land Use Map/consistency**



ITEM 23

**PLAN COMPLIANCE**

First I would like to note that the property in question is a condo located in a larger development that has already gone through the reviews for both the Bonita Beach Road Corridor Overlay and the Bonita Plan, so I will only dwell on items related to this use.

**FUTURE LAND USE ELEMENT**

**BONITA SPRINGS TOMORROW: THE VISION**

Their vision and sentiment is that the future City of Bonita Springs should be:

3. A "walkable" community that is pedestrian friendly, with interconnecting sidewalks, pathways, and publicly available transit systems accessing all neighborhoods. Vehicular traffic should move easily through a continuous, attractive street system with planted medians, featuring flowering indigenous landscape and strategically placed statuary. Welcoming features should clearly announce to travelers the location of the City limits. U. S. 41 and Bonita Beach Road should be beautiful commercial parkways to be enjoyed by Bonita Springs residents as well as those traveling through the City.

We are not changing any of the above items. As far "walkable" with this special exception, we are not changing any of the approved sidewalks and other connections to and from the site.

**GOALS, OBJECTIVES AND POLICIES**

**Goal 1:** A balanced land use pattern that promotes a high quality of life and allows for a variety of land uses, densities and intensities and the preservation and stabilization of existing neighborhoods; encourages mixed use development; promotes an efficient transportation system; preserves the natural environment and economic vitality of the community; and, is consistent with the availability of essential services.

**Response:**

The service that are proposed fill a need and promotes high quality of life in the area, promotes an efficient transportation system by not being a traffic generator, does not impact the environment but does enhance the economic viability of the community. the use is also consistent with available essential service and does not overload them.

**Objective 1.16: Bonita Beach Road Corridor and Bonita Beach Road Corridor Quadrant Map:**

**Policy 1.16.4:** Promote use of aesthetically pleasing architectural standards, accessory structures, and additional hardscape and landscape features to create a strong sense of place along Bonita Beach Road.

Response: this use at this location maintains the above goals as we are not changing anything.

**Subdivision V. - Bonita Beach Road Corridor Overlay**

**Sec. 4-896. - Purpose and intent.**

The intent of the Bonita Beach Road Corridor District is to guide future growth and redevelopment along the Bonita Beach Road Corridor within zones, quadrants, and nodes as identified in the Bonita Plan, Bonita Beach Road Visioning Study and Bonita Beach Road Land Use Report. The Bonita Beach Road Corridor District is intended to support urbanized development patterns that focus on human-scale development, an appropriate mixture of land uses, site design, interconnectivity, mobility, architectural standards, and a vibrant and aesthetically-pleasing streetscape.

This project and this use does support urbanized development patterns and is part of an interconnected system of sidewalks and roads that we are not changing.

**Sec. 4-897. - Applicability.**

(b)Provisions of this division shall apply to all development and redevelopment located within the geographical boundaries set forth in Figure 4-V-1 and further defined as minor development and major development, as follows:

(c)Minor development. For the purpose of this section, minor developments, are defined as:

(1)Projects requiring a Type 9/I limited review development order in accordance with [section 3-159](#); or

(2)Building expansion of more than 15 percent of the existing square footage, but less than 50 percent; or

(3)Building renovation or improvements performed over a period of five years that exceed 15 percent of the existing square footage and less than 50 percent of the current assessed value of the structure.

(4)Redevelopment of existing minor developments and structures are to be into compliance with the provisions of this subdivision. If the strict application of these regulations are deemed impractical or unfeasible the existing minor development project be brought into

conformity to the maximum extent possible. Request for this relief shall be made by the applicant, to the community development director, said request shall include an alternate plan, and this plan shall demonstrate compliance with the [section 4-896](#). If approved by the city manager or designee said plan may be substituted in part for the standards of this district.

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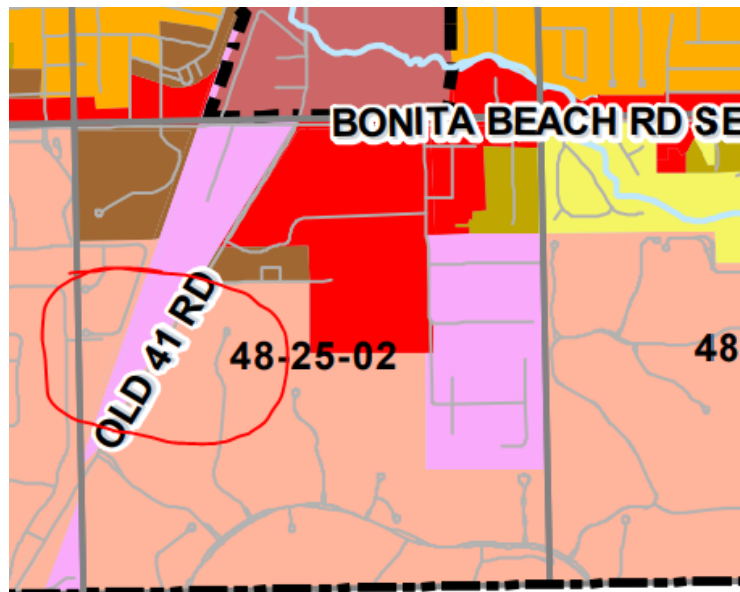
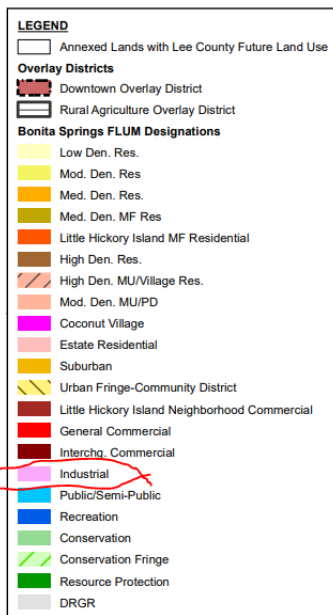
(3)Building renovation or improvements performed over a period of five years that exceed 50 percent.

(e)Projects that result in redevelopment or a **change in use** shall be subject to the regulations set forth in (b)—(c) of this section.

**Response:**

Based on the applicability standards above we are neither a minor or major development

## Future Land Use Map



Per the Future Land Use Map, this area is Industrial. This is inconsistent with the overlay plan, but either way our use is not inconsistent.



ITEM 22

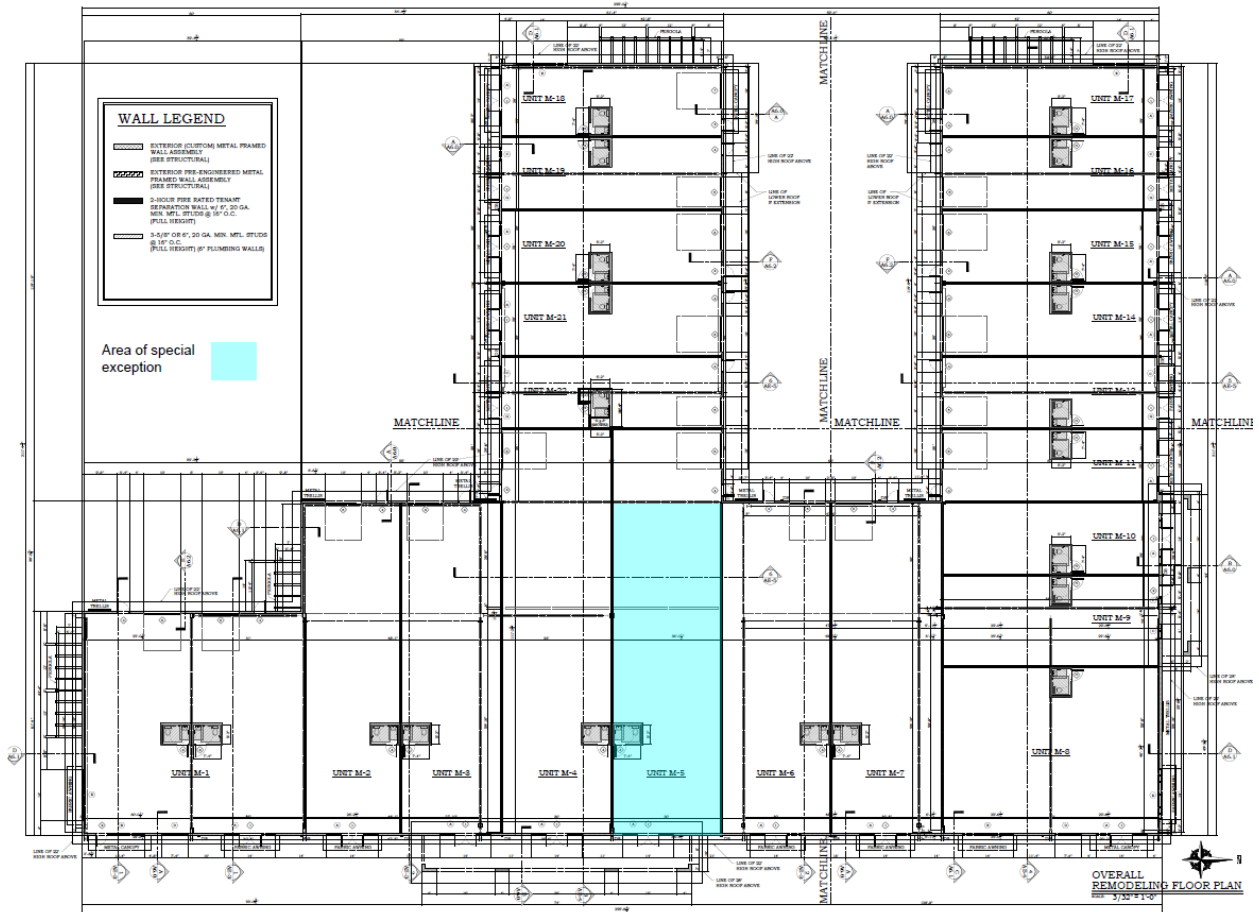
**AREA PLAN**



**No requested changes to site plan or building elevations**

EXHIBIT IV-G

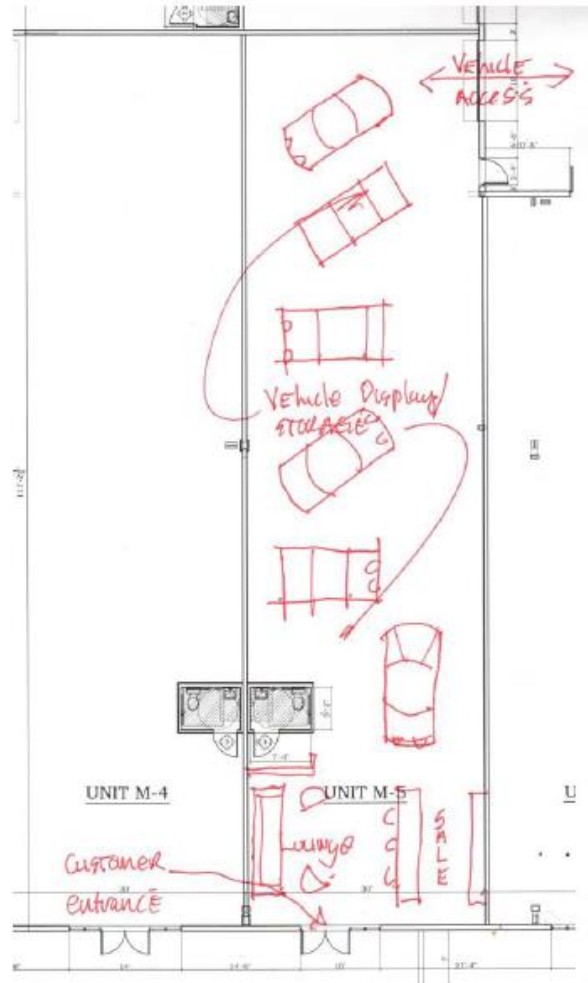
SITE/FLOOR PLAN





# 312 MOTORS

## M5-Probable floor plan



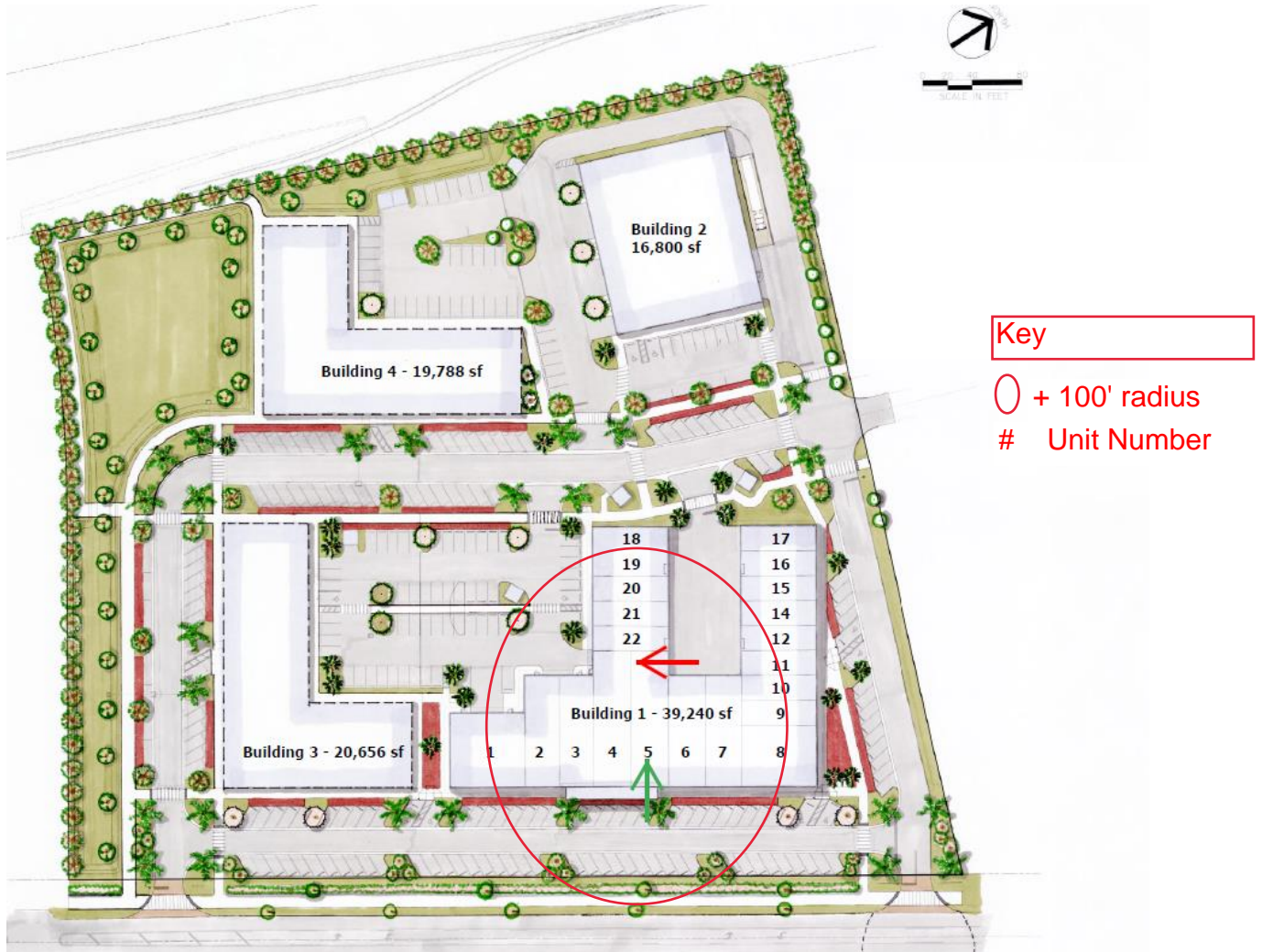
- A. THE LOCATION AND CURRENT USE OF ALL EXISTING STRUCTURES ON THE SITE, AS WELL AS THOSE ON ADJACENT PROPERTIES WITHIN ON HUNDRED FEET OF THE PERIMETER BOUNDARIES OF THE SITE
- PLEASE SEE ATTACHED UNITS AND SITE PLAN ABOVE
- B. ALL PROPOSES STRUCTURES AND USES PROPOSED ON THE SITE
- ALL USES ARE PER THE ZONING

- C. ANY EXISTING PUBLIC STREETS, EASEMENTS OR LAND RESERVATIONS WITHIN THE SITE AND THE PROPOSED MEANS OF VEHICULAR ACCESS TO AND FROM THE SITE.
- THIS LOCATION IS FOR A CONDO UNIT, AND ALL THE ELEMENTS ABOVE ARE IN PLACE.
- D. A TRAFFIC IMPACT ANALYSIS FOR THE DEVELOPMENT CONSISTENT WITH THE ZONING TRAFFIC IMPACT STATEMENT GUIDELINES.
- THE USE BEING REQUEST HAS NO MORE IMPACT THAN ANY OTHER APPROVED ZONING USE. WE WILL BE REQUESTING A WAIVER FROM TRAFFIC.
- E. PROPOSED FENCING AND SCREENING, IF ANY
- NONE
- F. ANY OTHER REASONABLE INFORMATION WHICH MAY BE REQUIRED BY THE DIRECTOR COMMENSURATE WITH THE INTENT AND PURPOSE OF THE REGULATIONS
- ACKNOWLEDGED

ITEM 25

New 10/07/21

# AREA NEIGHBOR PLAN (100 FEET FROM M8)



## Business

- 1 Industry/Bar Restaurant
- 2 Industry/Bar Restaurant
- 3 Cutting Edge Kitchen and Bath Design Studio
- 4 Encore Garage Company (Unit 1)  
*This company assembles/fabricate cabinets/garage organizing systems and install garage floor coatings.*
- 5 312 Motors (Requesting Special Exception)(Unit 5)  
*This is an online indoors cars sales only showroom that is appointment based only.*
- 6 Truly Handy (Unit 6)  
*General contractor and handyman services*
- 7 Truly Handy (Unit 7)  
*General contractor and handyman services*
- 8 Vacant-but under Special Exception Review for Primo
- 9 CRU Private Wine Club
- 10 CRU
- 11 Grumpy Goat Coffee-Coffee Roasters
- 12 Art Studio
- 13 Not used

- 14 Gulfshore Fitness -Online and onsite fitness services/personal trainer
- 15 Light-Scapes/lighting distributor (Unit 11)  
Landscape lighting designer
- 16 ??
- 17 My Florida Real estate and Insurance
- 18 Blue Water Reality of Naples
- 19 Cotter Construction
- 20 Primo
- 21 Pansardo- Italian food specialties
- 22 CJ Cleaning and Consulting

EXHIBIT IV-H

**TRAFFIC IMPACT STATEMENT**

WE WILL BE SUBMITTING FOR A WAIVER AS THIS USE IS NO MORE INTENSE THAN EXISTING APPROVED USES.

**PROJECT DESCRIPTION:**

THE PROPOSED SPECIAL EXCEPTION IS FOR A +/-3,400 SF UNIT WITHIN A PROJECT KNOWN AS THE CAUSEWAY COMMERCE PARK. THE APPLICANT IS WORKING FOR OWNERS OF UNIT M-5 (HIGH ROAD HOLDINGS, LLC) CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS INSTRUMENT No. 20190000766251 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA (STRAP # 02-48-25-B1-29000.OM5). THE OWNER INTENDS TO USE THE UNIT M-5 AS AN ONLINE ONLY HIGH-END VEHICLE SALES CENTER (NO OUTDOOR DISPLAY OR SALES, APPOINTMENT ONLY, NO MAINTENANCE/BODYWORK OR MECHANICAL WORK ON PREMISE). THE CAUSEWAY COMMERCE PARK IS BEING DEVELOPED BY CAUSEWAY COMMERCE PARK, LLC ON THE FORMER CAUSEWAY LUMBER COMPANY SITE. WHILE THE PROPERTY IS ZONED FOR WHOLESALE GROUP III, THE BONITA BEACH ROAD CORRIDOR OVERLAY REQUIRES A SPECIAL EXCEPTION FOR OTHER PROPOSED USES TO OPERATE WITHIN UNIT M-5.

**OPERATIONS NARRATIVE:**

ONLINE ONLY HIGH-END VEHICLE SALES CENTER (NO OUTDOOR DISPLAY OR SALES, APPOINTMENT ONLY, NO MAINTENANCE/BODYWORK OR MECHANICAL WORK ON PREMISE).

**STANDARD HOURS OF OPERATION:**

9 AM -5PM MONDAY THRU FRIDAY WITH ABILITY TO HAVE PRIVATE VIEWING ON THE WEEKEND AND AFTER HOURS WHEN NEEDED. BEING APPOINTMENT BASED, THERE WILL BE NO PEAK HOURS. TEST DRIVES WILL ONLY BE ALLOWED WITH A BACKGROUND CHECK WITH ACTUAL VETTED POTENTIAL BUYERS.

STAFFING 1-3 PEOPLE AT ANY ONE TIME

NO SPECIAL EQUIPMENT REQUIRED

PLEASE SEE ITEMS 22 FOR ACCESS DIAGRAMS AND CONCEPTUAL FLOOR PLANS

**Notice of Neighborhood Meeting**  
**28280 Old 41 Road, unit M-5, Bonita Springs, Florida 34135**  
**Proposed Special Exception**

NOTICE IS HEREBY GIVEN THAT HIGH ROAD HOLDINGS, LLC (applicant/owner) is holding a neighborhood meeting regarding their proposed Special Exception and will answer questions. No formal decision regarding the project will be mad at this meeting.

PUBLIC MEETING DATE/TIME: 5:00 PM Tuesday June 8, 2021  
MEETING LOCATION/ADRESS: 28280 Old 41 Road, unit M-5  
Bonita Springs, Florida 34135

TO DISCUSS THE FOLLOWING PROJECT:

PROJECT: 28280 Old 41 Road, unit M-5, Bonita Springs, Florida 34135, Special Exception  
CASE NUMBER: Pre-Application Meeting  
APPLICANT: High Roads Holdings, LLC/Ben Myers  
SITE ADDRESS: 28280 Old 41 Road, unit M-5, Bonita Springs, Florida 34135

**PROJECT DESCRIPTION:**

The proposed Special Exception is for a +/-3,400 sf unit within a project known as the Causeway Commerce Park. The applicant is working for owners of Unit M-5 Causeway Commerce Building, a Commercial Condominium according to the Declaration of Condominium thereof recorded in Official Records Instrument No. 20190000766251 of the Public Records of Lee County, Florida (Strap # 02-48-25-B1-29000.OM5). The owner intends to use the Unit M-5 as an Online Only high-end Vehicle Sales Center (no outdoor display or sales, appointment only, no maintenance/bodywork or mechanical work on premise). The Causeway Commerce Park is being developed by Causeway Commerce Park, LLC on the former Causeway Lumber Company site. While the property is zoned for Wholesale Group III, the Bonita Beach Road Corridor Overlay requires a Special Exception for other proposed uses to operate within Unit M-5.

The applicant will present the proposed project at the meeting and would like to receive input from the surrounding owners and residents. Please contact Joseph M. McHarris at (239) 948-6688 or [Joe@mcharris.com](mailto:Joe@mcharris.com) for any questions.



SPECIAL EXCEPTON-28280 OLD 41, UNIT M5

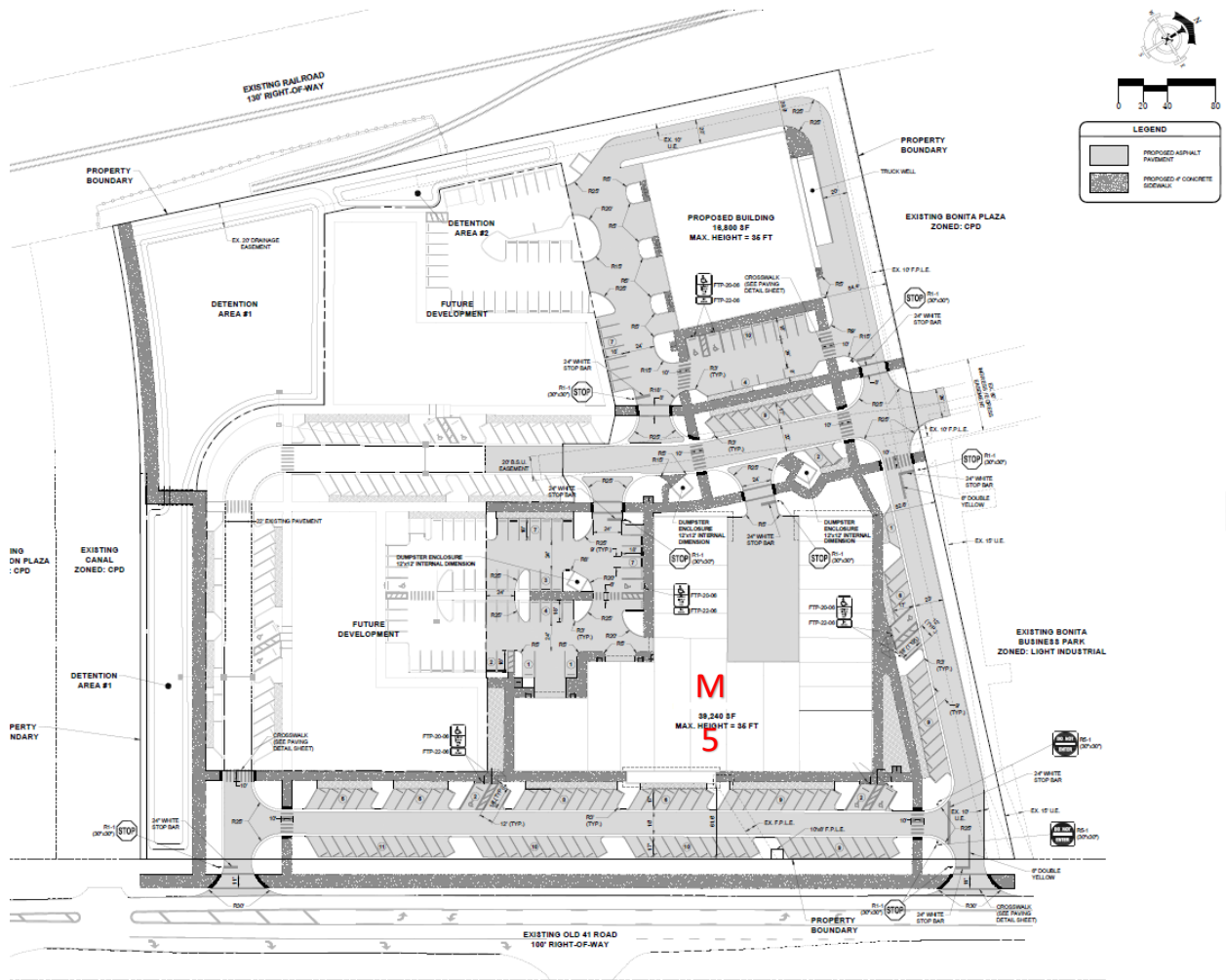


Figure A-Project location Map

**AFFIDAVIT OF NOTICE MAILING**  
(EXHIBIT 16)

**AFFIDAVIT OF NOTICE MAILING**

PROPERTY ADDRESS: 28280 OLD 41 ROAD, UNIT M-5, (BUILDING 1) BONITA SPRINGS, FLORIDA 34135

BEFORE ME THIS DAY PERSONALLY APPEARED JOSEPH M. MCHARRIS WHO, DULY SWORN DEPOSES AND SAYS:

- 1) HE IS THE APPLICANTS AUTHORIZED AGENT, OF THE REAL PROPERTY LEGALLY DESCRIBED IN EXHIBIT A CONTAINED WITHIN THE PRE-APPLICATION MEETING AND ZONING APPLICATION CASE FOR THE PROPERTY DESCRIBED ABOVE, AND;
- 2) THE ACCOMPANYING PROPERTY OWNERS LIST IS THE BEST OF HIS KNOWLEDGE A COMPLETE AND ACCURATE LIST OF ALL PROPERTY OWNERS' MAILING ADDRESSES DATED NO MORE THAN 90 DAYS PRIOR TO THE PRE-APPLICATION MEETING AT WHICH THE CIRCUMSTANCES BEHIND THE SPECIAL EXCEPTION SHALL BE HEARD. THE LIST OF PROPERTY OWNERS IS BASED ON THE LATEST TAX RECORDS FOR THE SUBJECT PROPERTY AND ALL OTHER PROPERTY WITHIN ON THOUSAND (1,000) FEET OF THE REAL PROPERTY WHOLLY OR IN PART AS DESCRIBED IN EXHIBIT A, AND;
- 3) EACH ENVELOPE INCLUDED THE NOTICE OF NEIGHBORHOOD MEETING AND JOSEPH M. MCHARRIS, 1 1338 BONITA BEACH ROAD, SUITE 103, BONITA SPRINGS, FLORIDA 34135 AS THE RETURN ADDRESS, AND;
- 4) EACH ENVELOPE BEARS A POSTMARK DATE APRIL, 8<sup>TH</sup> 2021, IN COMPLIANCE WITH ALL APPLICABLE LEGAL NOTICE REQUIREMENTS, AND;
- 5) A COPY OF THE SAME WAS SENT ON APRIL 8TH, 2021 TO THE MANAGER OF THE CITY OF BONITA SPRINGS, FLORIDA.

FURTHER AFFIANT SAYETH NOT.

SIGNATURE OF AFFIANT: \_\_\_\_\_

PRINTED NAME OF AFFIANT: \_\_\_\_\_

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF JULY 2021

*Tara Shea Roe*

SIGNATURE OF NOTARY PUBLIC  
STATE OF FLORIDA



PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC \_\_\_\_\_  
AFFIANT IS PERSONALLY KNOW TO NOTARY PUBLIC  OR AFFIANT PRODUCED IDENTIFICATION \_\_\_\_\_ AND IF SO, TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

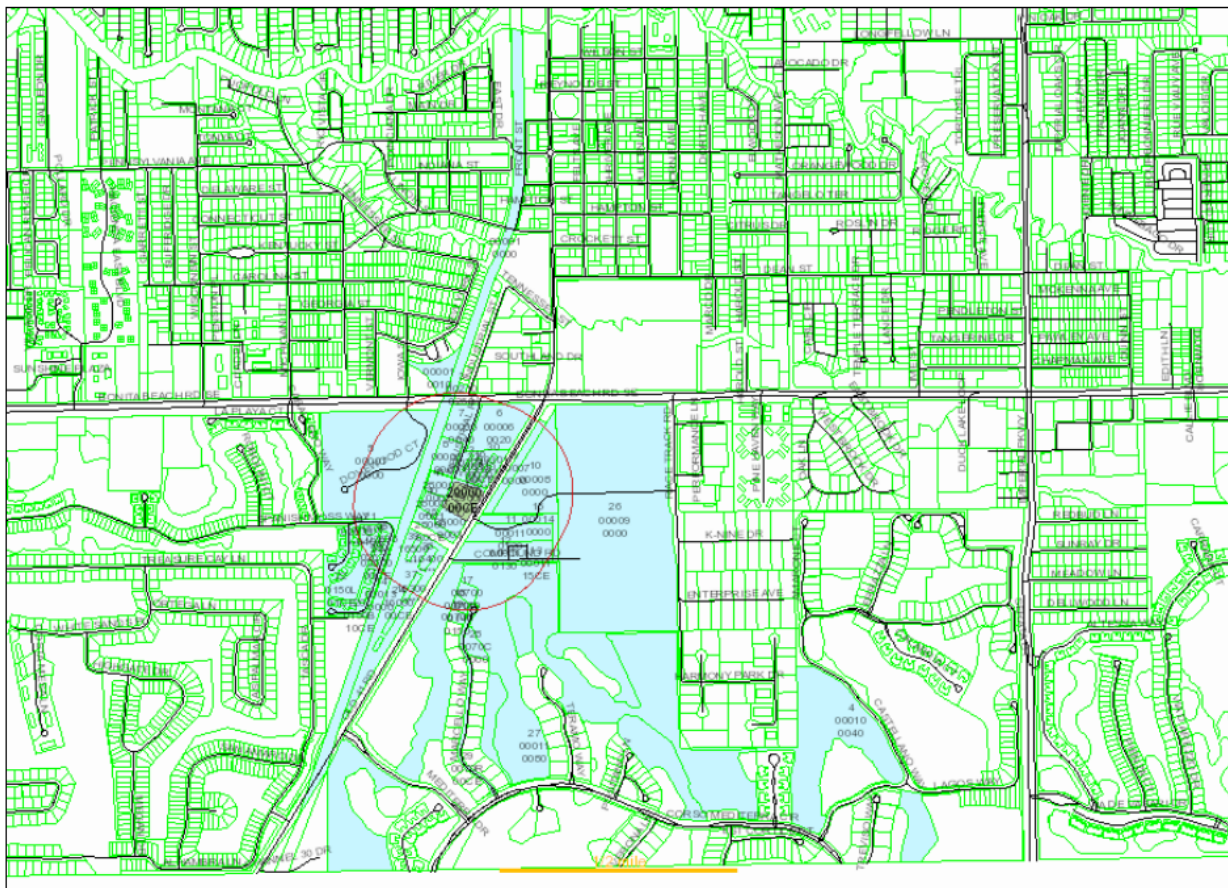
EXHIBIT A

## LEGAL DESCRIPTION

UNIT M-5

UNIT M-5 CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM ACCORDING TO THE DECLARATION OF THE CONDOMINIUM THEREOF RECORDED IN THE OFFICIAL RECORDS INSTRUMENT No. 2019000076625, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

## SURROUNDING OWNERS MAP



SPECIAL EXCEPTON-28280 OLD 41, UNIT M5

# SURROUNDING PROPERTY OWNERS LIST AND MAILING LABELS

Date of Report: March 04, 2021  
 Buffer Distance:  feet   
 Parcels Affected: 155  
 Subject Parcel: **02-48-25-B1-29000.00CE**

[Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
SEMINOLE GULF RAILWAY L P 4110 CENTER POINTE DR STE 207 FORT MYERS FL 33916	35-47-25-B4-00001.0000 RAILROAD R/W BONITA SPRINGS FL 34135	RR R/W OR 343 PG 420 + DB 292 PG 458 + OR 1651 PG 3493 LYING S OF RIVER	1
BRUCE L SCHEINER TRUST + PO BOX 61412 FORT MYERS FL 33906	35-47-25-B4-00001.0010 ACCESS UNDETERMINED BONITA SPRINGS FL	PARL IN SW 1/4 SEC 35 TWP 47 R 25 DESC IN OR 1751 PG 4676	2
VAUGHN RICHARD L - CHERI J 217 WEST ST NAPLES FL 34108	35-47-25-B4-00210.0250 10350 BONITA BEACH RD SE BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 10 PB 6 PG 24 LOTS 25 + 26	3
CLUB AT MEDITERRA INC 15755 CORSO MEDITERRA CIR NAPLES FL 34110	01-48-25-B4-00010.0040 ACCESS UNDETERMINED BONITA SPRINGS FL	MEDITERRA NORTH GOLF COURSE LYING IN SW 1/4 OF SEC 1 + S 1/2 OF SE 1/4 + NW 1/4 OF SE 1/4 + W 1/2 SE OF OLD 41 AS DESC IN INST#2009000329735 + INST#2010000145194	4
NORTHLAND MONTERRA LLC NORTHLAND INVESTMENT CORP 2150 WASHINGTON ST STE 300 NEWTON LOWER FALLS MA 02462	02-48-25-B1-00001.0000 28001-151 DOVEWOOD CT BONITA SPRINGS FL 34135	THE E 1/2 OF NW 1/4 OF NW 1/4 LYING W + N OF THE ACL RR R/W + W 1/2 OF NW 1/4 OF THE NW 1/4 LESS RD R/W	5
QUALITY STATE INVESTMENT LLC BONITA STORAGE INN 8841 W TERRY ST BONITA SPRINGS FL 34135	02-48-25-B1-00006.0020 10347-351 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PAR IN NE 1/4 OF NW 1/4 S OF BONITA BCH RD + WLY OF OLD 41 AS DESC IN OR 3320 PG 1202 + OR 3520 PG 1204	6
RDP PROPERTIES LLC 308 SPIDER LILY LN NAPLES FL 34119	02-48-25-B1-00006.0040 10301 BONITA BEACH RD SE BONITA SPRINGS FL 34135	PARL IN NW1/4 DESC OR 1889 PG 4631 LESS OR 2905 PG 59 + LESS BONITA BEACH RD DESC OR 1996 PG 4546	7
RDP PROPERTIES LLC 308 SPIDER LILY LN NAPLES FL 34119	02-48-25-B1-00006.0060 28110 INDUSTRIAL RD BONITA SPRINGS FL 34135	PARL IN NW1/4 E OF RR ROW DESC OR 2905 PG 59	8
QUALITY STATE INVESTMENT LLC BONITA STORAGE INN 8841 W TERRY ST BONITA SPRINGS FL 34135	02-48-25-B1-00007.0000 28181 OLD 41 RD BONITA SPRINGS FL 34135	PARL IN GL 3 S OF BONITA BEACH RD + ELY OF OLD 41 AS DESC OR 3320 PG 1204	9
BONITA-FT MYERS CORP 401 NW 38TH CT MIAMI FL 33126	02-48-25-B1-00008.0000 28191 OLD 41 RD BONITA SPRINGS FL 34135	A PARL OF LAND IN G L 3 SWLY OF U S 41 AS DESC IN OR 279 PG 18	10
MEDITERRA COMMUNITY ASSN INC 15735 CORSO MEDITERRA CIR NAPLES FL 34110	02-48-25-B1-00011.15CE ACCESS UNDETERMINED BONITA SPRINGS FL	PORT OF PARL DESC IN OR 1575 PG 526 + OR 2969 PG 2810 LYING N + E OF CONSV AREA 4B LESS OR 3492 PG 3551 + OR 3742 PG 917 + INST#20070000008816 + 2009000329735 + LESS SUBS + CONDO	13
SEMINOLE GULF RAILWAY L P 4110 CENTER POINTE DR STE 207 FORT MYERS FL 33916	02-48-25-B1-00013.0000 RAILROAD R/W BONITA SPRINGS FL 34135	STRIP OF LAND RUNNING SWLY ACROSS W 1/2 SEC FOR RR R/W.	14
BONITA-FT MYERS CORP 401 NW 38TH CT MIAMI FL 33126	02-48-25-B1-00014.0000 28251 OLD 41 RD BONITA SPRINGS FL 34135	THE N 100 FT OF N 1/2 OF SE 1/4 OF NW 1/4 LYING E OF US 41 R/W ALSO THE E 66	15
BONITA BUSINESS PARK ASSN 2338 IMMOKALEE RD NAPLES FL 34110	02-48-25-B1-00030.00CE BONITA BUSINESS PARK C/E BONITA SPRINGS FL	BONITA BUSINESS PARK DESC OR 3411/4684 + OR 3488/316 + OR 3564 PG 3730 OR 3589 PG 4620 COMMON ELEMENTS	16
MED-MAR LLC 1 CENTRAL PARK WEST # 34G NEW YORK NY 10023	02-48-25-B1-00700.0130 29000 MARCELLO WAY NAPLES FL 34110	MEDITERRA PARCEL 114 PB 69 PGS 90-92 LOT 13	17
PEDRA CHRISTI M TR 29010 MARCELLO WAY NAPLES FL 34110	02-48-25-B1-00700.0140 29010 MARCELLO WAY NAPLES FL 34110	MEDITERRA PARCEL 114 PB 69 PGS 90-92 LOT 14	18
JAMIESON MARK T + JOANN 1050 BORGHESE LANE # 1506 NAPLES FL 34114	02-48-25-B1-00700.0150 29020 MARCELLO WAY NAPLES FL 34110	MEDITERRA PARCEL 114 PB 69 PGS 90-92 LOT 15	19
MARBELLA AT SPANISH WELLS COMPASS MANAGEMENT GROUP 4851 TAMAMI TRAIL N STE 400 NAPLES FL 34103	02-48-25-B1-0150B.10CE MARBELLA @ SPANISH WELLS C/E BONITA SPRINGS FL	MARBELLA AT SPANISH WELLS PB 75 PGS 19-29 TRACT B-1 LESS OR 4807 PG 2175 + SUBD	20
MARBELLA AT SPANISH WELLS FAMILY PROPERTY SERVICES INC 1330 RAIL HEAD BLVD STE 4 NAPLES FL 34110	02-48-25-B1-0150F.04CE MARBELLA @ SPANISH WELLS C/E BONITA SPRINGS FL	MARBELLA AT SPANISH WELLS PB 75 PGS 19-29 TRACT F-4	21
MARBELLA AT SPANISH WELLS FAMILY PROPERTY SERVICES INC 8359 BEACON BLVD STE 313 FORT MYERS FL 33907	02-48-25-B1-0150L.01CE SUBMERGED BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS PB 75 PGS 19-29 TRACT L-1	22
MARBELLA AT SPANISH WELLS III BENSONS INC 12650 WHITEHALL DR FORT MYERS FL 33907	02-48-25-B1-02600.00CE MARBELLA @ SPANISH WELLS III C/E BONITA SPRINGS FL	MARBELLA AT SPANISH WELLS III DESC IN INST#2006-158772 + #2006-160617 + #2006-160745 + 197628 + 197629 + 197630 + 160751 + 229125 + 239192 + 239180 + 239181 + 280997 + 2007-19973 + 19974 + 56700 COMMON ELEME	23

SPECIAL EXCEPTON-28280 OLD 41, UNIT M5

CONSTITUTION PLAZA KEB MANAGEMENT VERN SMITH 6017 PINE RIDGE RD STE 262 NAPLES FL 34119	<b>02-48-25-B1-16000.00CE</b> CONSTITUTION PLAZA C/E BONITA SPRINGS FL	PARCEL LYING S OF A RD RECORDED IN OR 414 PG 178 - W OF SR 887 + E OF ACL RAILROAD R/W AS DESC IN OR 4332 PG 698 + OR 4556 PG 3341 + 2005-55014 + 2005-18988 + 2006-148052 COMMON ELEMENTS	24
CAUSEWAY COMMERCE PARK CONDO A 3375 PINE RIDGE RD STE 206 NAPLES FL 34109	<b>02-48-25-B1-28000.00CE</b> ACCESS UNDETERMINED BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE PARK LAND CONDO AS DESC IN INST# 2018-122132 COMMON ELEMENTS	25
BONITA-FT MYERS CORP 401 NW 38TH CT MIAMI FL 33126	<b>02-48-25-B2-00009.0000</b> 10601 BONITA BEACH RD SE BONITA SPRINGS FL 34135	W 1/2 OF NE 1/4 LESS RD R/W FOR BONITA BCH + RD R/W DESC IN OR 2099 PG 4758 + PG 4761 + RD R/W DESC IN INST#2008000318009	26
MEDITERRA NORTH CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON FL 33431	<b>02-48-25-B3-00011.0080</b> MEDITERRA C/E NAPLES FL	PARCEL LYING IN SOUTH 3/4 OF SECTION DESC OR 3492/3551 CONSERVATION AREA 4B	27
MEDITERRA NORTH CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON FL 33431	<b>02-48-25-B4-0070C.0000</b> MEDITERRA C/E NAPLES FL 34110	MEDITERRA PARCEL 114 PB 69 PGS 90-92 TRACT C	28
MEDITERRA COMMUNITY ASSN INC 15735 CORSO MEDITERRA CIR NAPLES FL 34110	<b>02-48-25-B4-0070R.00CE</b> RIGHT OF WAY BONITA SPRINGS FL	MEDITERRA PARCEL 114 PB 69 PGS 90-92 TRACT R	29
S+R PROPERTIES OF FLORIDA LLC 11170 BONITA BEACH RD SE BONITA SPRINGS FL 34135	<b>02-48-25-B1-00301.0101</b> 28190 OLD 41 RD #101 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3488 PG 316 PH 2 BLDG 1 UT 101	30
S+R PROPERTIES OF FLORIDA LLC 11170 BONITA BEACH RD SE BONITA SPRINGS FL 34135	<b>02-48-25-B1-00301.0102</b> 28190 OLD 41 RD #102 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3488 PG 316 PH 2 BLDG 1 UNIT 102	30
S+R PROPERTIES OF FLORIDA LLC 11170 BONITA BEACH RD SE BONITA SPRINGS FL 34135	<b>02-48-25-B1-00301.0103</b> 28190 OLD 41 RD #103 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3488 PG 316 PH 2 BLDG 1 UT 103	30
ALL FIRESHIELD AND INSULATION 28190 OLD 41 RD UNIT 104 BONITA SPRINGS FL 34135	<b>02-48-25-B1-00301.0104</b> 28190 OLD 41 RD #104 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3488 PG 316 PH 2 BLDG 1 UT 104	30
CARNEY LANCE M + 5891 GOLDEN OAKS LN NAPLES FL 34119	<b>02-48-25-B1-00302.0201</b> 28200 OLD 41 RD #201 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 201	31
TMC CONNORS LLC 25272 PABILLION DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-00302.0202</b> 28200 OLD 41 RD #202 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 202	31
MY BONITA LLC 1101 LAS PALMAS DR SANTA BARBARA CA 93110	<b>02-48-25-B1-00302.0203</b> 28200 OLD 41 RD #203 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 203	31
ROOSA LINDA C TR 255 BAREFOOT BEACH BLVD # 204 BONITA SPRINGS FL 34134	<b>02-48-25-B1-00302.0204</b> 28200 OLD 41 RD #204 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 204	31
S + R PROPERTIES OF FL LLC DAN K ROOSA 11170 BONITA BEACH RD SE BONITA SPRINGS FL 34135	<b>02-48-25-B1-00302.0205</b> 28200 OLD 41 RD #205 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 205	31
S + R PROPERTIES OF FL LLC DAN K ROOSA 11170 BONITA BEACH RD SE BONITA SPRINGS FL 34135	<b>02-48-25-B1-00302.0206</b> 28200 OLD 41 RD #206 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 206	31
DUIARDIN RICK 6139 ISLAND PARK CT FORT MYERS FL 33908	<b>02-48-25-B1-00302.0207</b> 28200 OLD 41 RD #207 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 207	31
MORGAN DOUGLAS ENTERPRISES LC 2786 OLDE CYPRESS DR NAPLES FL 34119	<b>02-48-25-B1-00302.0208</b> 28200 OLD 41 RD #208 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 208	31
SRC INVESTMENTS OF 28200 OLD 41 RD STE 209 BONITA SPRINGS FL 34135	<b>02-48-25-B1-00302.0209</b> 28200 OLD 41 RD #209 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 209	31
SRC INVESTMENTS OF 28200 OLD 41 RD STE 209 BONITA SPRINGS FL 34135	<b>02-48-25-B1-00302.0210</b> 28200 OLD 41 RD #210 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC IN OR 3564 PG 3730 PH 3 BLDG 2 UNIT 210	31
MANGROVE STORAGE LLC 2575 NORTHBROOKE PLAZA DR #300 NAPLES FL 34119	<b>02-48-25-B1-00303.0301</b> 28210 OLD 41 RD #301 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 301	32
MANGROVE STORAGE LLC 2575 NORTHBROOKE PLAZA DR #300 NAPLES FL 34119	<b>02-48-25-B1-00303.0302</b> 28210 OLD 41 RD #302 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 302	32
TUTTLE AGENCY SOUTH LLC 28210 OLD 41 RD UNIT 303 BONITA SPRINGS FL 34135	<b>02-48-25-B1-00303.0303</b> 28210 OLD 41 RD #303 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 303	32
GSP HOLDINGS LLC UNIT 202 6270 HUNTINGTON LAKES CIR NAPLES FL 34119	<b>02-48-25-B1-00303.0304</b> 28210 OLD 41 RD #304 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 304	32
GSP HOLDINGS LLC UNIT 202 6270 HUNTINGTON LAKES CIR NAPLES FL 34119	<b>02-48-25-B1-00303.0305</b> 28210 OLD 41 RD #305 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 305	32
BROOKFORD GROUP LLC 10834 EST CORTILE COURT NAPLES FL 34110	<b>02-48-25-B1-00303.0306</b> 28210 OLD 41 RD #306 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 306	32
CARNEY LANCE M + BEVERLY J 5891 GOLDEN OAKS LN NAPLES FL 34119	<b>02-48-25-B1-00303.0307</b> 28210 OLD 41 RD #307 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 307	32



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FAUCONNEAU GUY + KITT 10089 MAGNOLIA BEND ESTERO FL 34135	<b>02-48-25-B1-00303.0308</b> 28210 OLD 41 RD #308 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 308	32
JAYDE COURTNEY LLC 28730 DIAMOND DR #202 BONITA SPRINGS FL 34134	<b>02-48-25-B1-00303.0309</b> 28210 OLD 41 RD #309 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 309	32
DM PHOTO LLC 28210 OLD 41 RD UNIT 310 BONITA SPRINGS FL 34135	<b>02-48-25-B1-00303.0310</b> 28210 OLD 41 RD #310 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 310	32
VOSS KENNETH C + PHYLLIS J 26430 SUMMER GREENS DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-00303.0311</b> 28210 OLD 41 RD #311 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO OR 3589 PG 4620 PH 4 BLDG 3 UNIT 311	32
MCWILLIAMS EAMON + KIMBERLY 240 25TH ST SW NAPLES FL 34117	<b>02-48-25-B1-00304.0401</b> 28220 OLD 41 RD #401 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC OR 3411 PG 4684 PH 1 BLDG 4 UNIT 401	33
JMP OF SOUTHWEST FLORIDA INC 3821 BONITA BEACH RD BONITA SPRINGS FL 34134	<b>02-48-25-B1-00304.0402</b> 28220 OLD 41 RD #402 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC OR 3411 PG 4684 PH 1 BLDG 4 UNIT 402	33
BARBERA DONALD + CYNTHIA 25420 STILLWELL PKWY BONITA SPRINGS FL 34135	<b>02-48-25-B1-00304.0403</b> 28220 OLD 41 RD #403 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC OR 3411 PG 4684 PH 1 BLDG 4 UNIT 403	33
TMC CONNORS LLC 25272 PAVILLION DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-00304.0404</b> 28220 OLD 41 RD #404 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC OR 3411 PG 4684 PH 1 BLDG 4 UNIT 404	33
SALAS MICHAEL A + MARGARET L 10929 CHILDERS ST BONITA SPRINGS FL 34135	<b>02-48-25-B1-00304.0405</b> 28220 OLD 41 RD #405 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC OR 3411 PG 4684 PH 1 BLDG 4 UNIT 405	33
SALAS MICHAEL A + MARGARET L 10929 CHILDERS ST BONITA SPRINGS FL 34135	<b>02-48-25-B1-00304.0406</b> 28220 OLD 41 RD #406 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC OR 3411 PG 4684 PH 1 BLDG 4 UNIT 406	33
SALAS MICHAEL A + MARGARET L 10929 CHILDERS ST BONITA SPRINGS FL 34135	<b>02-48-25-B1-00304.0407</b> 28220 OLD 41 RD #407 BONITA SPRINGS FL 34135	BONITA BUSINESS PARK CONDO DESC OR 3411 PG 4684 PH 1 BLDG 4 UNIT 407	33
AVELLAN TOMAS + MARLENE TR 28241 LISBON CT #3511 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02635.3511</b> 28241 LISBON CT #3511 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2006-160617 PH 10 BLDG 35 UNIT 3511	34
TETRAULT JOHN E + LISA A 2220 E COUNTY ROAD 1200 N EATON IN 47338	<b>02-48-25-B1-02635.3512</b> 28241 LISBON CT #3512 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2006-160617 PH 10 BLDG 35 UNIT 3512	34
DEWOLFE PEREZ M III + 4 FOUNTAIN INN LANE MARBLEHEAD MA 01945	<b>02-48-25-B1-02635.3521</b> 28241 LISBON CT #3521 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2006-160617 PH 10 BLDG 35 UNIT 3521	34
LONGO PAUL E 4 MIZZEN LANE BUZZARDS BAY MA 02532	<b>02-48-25-B1-02635.3522</b> 28241 LISBON CT #3522 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2006-160617 PH 10 BLDG 35 UNIT 3522	34

LONGO PAUL E 4 MIZZEN LANE BUZZARDS BAY MA 02532	<b>02-48-25-B1-02635.3522</b> 28241 LISBON CT #3522 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2006-160617 PH 10 BLDG 35 UNIT 3522	34
SEXTON CHARLES DAVID 9601 SPANISH MOSS WAY #3611 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02636.3611</b> 9601 SPANISH MOSS WAY #3611 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3611	35
CUNNINGHAM CAROL A 9601 SPANISH MOSS WAY #3612 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02636.3612</b> 9601 SPANISH MOSS WAY #3612 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3612	35
ENTRUST IRA SW FLORIDA LLC JAMES J HOGAN 2501 AUGUSTA DR NAPLES FL 34109	<b>02-48-25-B1-02636.3613</b> 9601 SPANISH MOSS WAY #3613 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3613	35
ZAMBRZCKI CASIMIRA S & 23 ORCHARD ST SOUTH AMBOY NJ 08879	<b>02-48-25-B1-02636.3614</b> 9601 SPANISH MOSS WAY #3614 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3614	35
TYTLA MILAN + JOCELYN 17 CHEYENNE DR SCARBOROUGH ON M1J 2Y5 CANADA	<b>02-48-25-B1-02636.3615</b> 9601 SPANISH MOSS WAY #3615 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3615	35
WOODS TIMOTHY P TR 3025 JORDON GROVE WEST DES MOINES IA 50265	<b>02-48-25-B1-02636.3616</b> 9601 SPANISH MOSS WAY #3616 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3616	35
BUTLER WILLIAM F + DIANE H 9601 SPANISH MOSS WAY #3621 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02636.3621</b> 9601 SPANISH MOSS WAY #3621 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3621	35
ZOOK DAVID D + MARY JEAN 28536 BURANO DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-02636.3622</b> 9601 SPANISH MOSS WAY #3622 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3622	35
BENO BETI THOMA BENO 14 REDWOOD RD NEW HYDE PARK NY 11040	<b>02-48-25-B1-02636.3623</b> 9601 SPANISH MOSS WAY #3623 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3623	35
ALAM ALI 8851 COLONNADES CT W # 117 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02636.3624</b> 9601 SPANISH MOSS WAY #3624 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3624	35
BURKE LEANNE D 9601 SPANISH MOSS WAY # 3625 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02636.3625</b> 9601 SPANISH MOSS WAY #3625 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3625	35
DJW ENTERPRISES LLC 422 WHITESTONE FARM DR CHESTERFIELD MO 63017	<b>02-48-25-B1-02636.3626</b> 9601 SPANISH MOSS WAY #3626 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3626	35
MCCABE JAMES E 9601 SPANISH MOSS WAY #3631 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02636.3631</b> 9601 SPANISH MOSS WAY #3631 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3631	35
TEREZI ROMEO 2135 IMPERIAL CIR NAPLES FL 34110	<b>02-48-25-B1-02636.3632</b> 9601 SPANISH MOSS WAY #3632 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3632	35



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FITZGERALD EDWARD F JR & 83 PROPOSE RD SHERLEY NY 11967	<b>02-48-25-B1-02636.3633</b> 9601 SPANISH MOSS WAY #3633 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3633	35
PAULUS JAMES 1838 SAINT MARGARETS RD ANNAPOLIS MD 21409	<b>02-48-25-B1-02636.3634</b> 9601 SPANISH MOSS WAY #3634 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-19974 PH 11 BLDG 36 UNIT 3634	35
LEIBMAN ALAIN + 119 N 7TH AVE HIGHLAND PARK NJ 08904	<b>02-48-25-B1-02637.3711</b> 9611 SPANISH MOSS WAY #3711 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3711	36
GERARD G THERRIEN TRUST + PO BOX 207 HAMPTON NH 03843	<b>02-48-25-B1-02637.3712</b> 9611 SPANISH MOSS WAY #3712 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3712	36
OAKES ROBERT D + NANCY J 1488 VALLEY VIEW RD JERSEY SHORE PA 17740	<b>02-48-25-B1-02637.3713</b> 9611 SPANISH MOSS WAY #3713 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3713	36
LANE SUZANNE S 9611 SPANISH MOSS WAY #3714 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02637.3714</b> 9611 SPANISH MOSS WAY #3714 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3714	36
TWEED LINDA A 9611 SPANISH MOSS WAY #3715 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02637.3715</b> 9611 SPANISH MOSS WAY #3715 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3715	36
KAROLAK DENNIS J + ANGELA M 1127 HICKORY AVE ROYAL OAK MI 48073	<b>02-48-25-B1-02637.3716</b> 9611 SPANISH MOSS WAY #3716 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3716	36
MALY MICHAEL A + NANCY E 20552 ALPINE DR LAWRENCEBURG IN 47025	<b>02-48-25-B1-02637.3721</b> 9611 SPANISH MOSS WAY #3721 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3721	36
DANIELS ELLEN R + GREGORY L PO BOX 514 ALBION RI 02802	<b>02-48-25-B1-02637.3722</b> 9611 SPANISH MOSS WAY #3722 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3722	36
GREASER FRANK B + GWENDOLLYN M 2714 PENN AVE HATFIELD PA 19440	<b>02-48-25-B1-02637.3723</b> 9611 SPANISH MOSS WAY #3723 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3723	36
DUNDOVICH MARK J + MARY C TR 3820 BUNKERHILL DR ALGONQUIN IL 60102	<b>02-48-25-B1-02637.3724</b> 9611 SPANISH MOSS WAY #3724 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3724	36
MORAWCZYNSKI BOGUSLOW + BOZENA 10 WESLOCK CRESCENT ATLANTA ON L4G 7Y9 CANADA	<b>02-48-25-B1-02637.3725</b> 9611 SPANISH MOSS WAY #3725 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3725	36
TROUT ANDREW E TR 2500 HIDDEN MEADOW LN BALLWIN MO 63021	<b>02-48-25-B1-02637.3726</b> 9611 SPANISH MOSS WAY #3726 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3726	36

PANCIROLI JAMES + MADELEINE 9611 SPANISH MOSS WAY #3731 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02637.3731</b> 9611 SPANISH MOSS WAY #3731 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3731	36
ROZELL JOHN J + JEAN M 9611 SPANISH MOSS WAY #3732 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02637.3732</b> 9611 SPANISH MOSS WAY #3732 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3732	36
GIIKA ANILA + VASKEN 9611 SPANISH MOSS WAY #3733 BONITA SPRINGS FL 34135	<b>02-48-25-B1-02637.3733</b> 9611 SPANISH MOSS WAY #3733 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3733	36
VAN LEUR WILLIAM B + 1321 PARKVIEW PL BRANDON SD 57005	<b>02-48-25-B1-02637.3734</b> 9611 SPANISH MOSS WAY #3734 BONITA SPRINGS FL 34135	MARBELLA AT SPANISH WELLS III DESC IN INST#2007-56700 PH 12 BLDG 37 UNIT 3734	36
JOBI HOLDINGS 2 LLC 27031 DRIFTWOOD DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-16300.0001</b> 28400 OLD 41 RD #1 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 1	37
JOBI HOLDINGS 2 LLC 27031 DRIFTWOOD DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-16300.0002</b> 28400 OLD 41 RD #2 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 2	37
JOBI HOLDINGS 2 LLC 27031 DRIFTWOOD DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-16300.0003</b> 28400 OLD 41 RD #3 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 3	37
JOBI HOLDINGS 2 LLC 27031 DRIFTWOOD DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-16300.0004</b> 28400 OLD 41 RD #4 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 4	37
LALOO REAL ESTATE HOLDINGS 1 L 27223 BAREFOOT LN BONITA SPRINGS FL 34135	<b>02-48-25-B1-16300.0005</b> 28400 OLD 41 RD #5 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 5	37
LALOO REAL ESTATE HOLDINGS 1 L 27031 DRIFTWOOD DR BONITA SPRINGS FL 34135	<b>02-48-25-B1-16300.0006</b> 28400 OLD 41 RD #6 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 6	37
TGC HOLDINGS LLC 4535 DOMESTIC AVE NAPLES FL 34104	<b>02-48-25-B1-16300.0007</b> 28400 OLD 41 RD #7 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 7	37
RAYN JAY LLC 12851 BAY TIMBER CT FORT MYERS FL 33913	<b>02-48-25-B1-16300.0008</b> 28400 OLD 41 RD #8 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 8	37
COUNTRY CLUB TECH LLC 24230 MELAINE LANE BONITA SPRINGS FL 34135	<b>02-48-25-B1-16300.0009</b> 28400 OLD 41 RD #9 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 9	37
LAGRASTA REAL ESTATE HOLDINGS 568 ROMA CT NAPLES FL 34110	<b>02-48-25-B1-16300.0010</b> 28400 OLD 41 RD #10 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 10	37
KEITHLEY DAVID C + DIANA 27566 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	<b>02-48-25-B1-16300.0011</b> 28400 OLD 41 RD #11 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 BLDG 300 UNIT 11	37

SPECIAL EXCEPTON-28280 OLD 41, UNIT M5

DOMINGUEZ RICARDO 28380 OLD 41 RD #1 BONITA SPRINGS FL 34135	<b>02-48-25-B1-16400.0001</b> 28380 OLD 41 RD #1 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 1	38
4PL MANAGEMENT LLC 28380 OLD 41 RD STE 2 BONITA SPRINGS FL 34135	<b>02-48-25-B1-16400.0002</b> 28380 OLD 41 RD #2 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 2	38
PILOTZ MICHAEL C TR 28040 CASTELLANO WAY NAPLES FL 34110	<b>02-48-25-B1-16400.0003</b> 28380 OLD 41 RD #3 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 3	38
V-XII LLC 17046 PORTA VECCHIO WAY # 101 NAPLES FL 34110	<b>02-48-25-B1-16400.0004</b> 28380 OLD 41 RD #4 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 4	38
V-III LLC 17046 PORTA VECCHIO WAY # 101 NAPLES FL 34110	<b>02-48-25-B1-16400.0005</b> 28380 OLD 41 RD #5 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 5	38
COX BONNIE LYNN TR 1794 ROSE CT WHEATON IL 60189	<b>02-48-25-B1-16400.0007</b> 28380 OLD 41 RD #7 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 7	38
OLD 41 VETERINARY EMERGENCY 28380 OLD 41 RD #8 BONITA SPRINGS FL 34135	<b>02-48-25-B1-16400.0008</b> 28380 OLD 41 RD #8 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 8	38
MERRIMAC HOLDINGS LLC 1528 BRIDIE DR NAPLES FL 34120	<b>02-48-25-B1-16400.0009</b> 28380 OLD 41 RD #9 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 9	38
GOLDMAN ROBERT & JACOBA R 14693 RESERVE LN NAPLES FL 34109	<b>02-48-25-B1-16400.0010</b> 28380 OLD 41 RD #10 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 10	38
V-XI LLC 17046 PORTA VECCHIO WAY # 101 NAPLES FL 34110	<b>02-48-25-B1-16400.0011</b> 28380 OLD 41 RD #11 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 BLDG 400 UNIT 11	38
BEYS A TR 13821 LAKE MAHOGANY BLVD #3821 FORT MYERS FL 33907	<b>02-48-25-B1-16400.006A</b> 28380 OLD 41 RD #6A BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 +2006-148052 BLDG 400 UNIT 6A	38
TUSCANY DEVELOPERS LLC N3108 HWY 67 LAKE GENEVA WI 53147	<b>02-48-25-B1-16400.006B</b> 28380 OLD 41 RD #6B BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-18988 + 2006-148052 BLDG 400 UNIT 6B	38
SNYDER REAL ESTATE HOLDINGS LL 3284 ATLANTIC CIRCLE NAPLES FL 34119	<b>02-48-25-B1-16500.0001</b> 28360 OLD 41 RD #1 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 1	39
MJ LLC 541 ROMA CT NAPLES FL 34110	<b>02-48-25-B1-16500.0002</b> 28360 OLD 41 RD #2 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 2	39
WEEGAR JON SCOTT & LISA A 28968 SETON CT BONITA SPRINGS FL 34134	<b>02-48-25-B1-16500.0003</b> 28360 OLD 41 RD #3 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 3	39
SCREENIT INC 2736 IMPERIAL OAKS CIRCLE BONITA SPRINGS FL 34135	<b>02-48-25-B1-16500.0004</b> 28360 OLD 41 RD #4 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 4	39
PTS 6 LLC 3368 WOODS EDGE CIR #101 BONITA SPRINGS FL 34134	<b>02-48-25-B1-16500.0005</b> 28360 OLD 41 RD #5 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 5	39
PILTS LLC TR SFL PILTSLLC P O BOX 2568 BONITA SPRINGS FL 34133	<b>02-48-25-B1-16500.0006</b> 28360 OLD 41 RD #6 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 6	39
ALEXANDER BUILDING CORPORATION SCOTT ALEXANDER 41 HIGH COUNTRY RD WEAVERVILLE NC 28787	<b>02-48-25-B1-16500.0007</b> 28360 OLD 41 RD #7 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 7	39
ALBENGA LOUIS P & LINDA M 16125 CAMDEN LAKES DR NAPLES FL 34110	<b>02-48-25-B1-16500.0008</b> 28360 OLD 41 RD #8 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 8	39
3601 HANSON ST LLC UNIT 101 17046 PORTA VECCHIO WAY NAPLES FL 34110	<b>02-48-25-B1-16500.0009</b> 28360 OLD 41 RD #9 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 9	39
SA CONDOREALTY LLC 4393 AURORA ST NAPLES FL 34119	<b>02-48-25-B1-16500.0010</b> 28360 OLD 41 RD #10 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 10	39
SA CONDOREALTY LLC 15513 SUMMIT PLACE CIR NAPLES FL 34119	<b>02-48-25-B1-16500.0011</b> 28360 OLD 41 RD #11 BONITA SPRINGS FL 34135	CONSTITUTION PLAZA OR 4556 PG 3341 + INST 2005-55014 BLDG 500 UNIT 11	39
CAUSEWAY COMMERCE PARK LLC 3375 PINE RIDGE RD STE 206 NAPLES FL 34109	<b>02-48-25-B1-28000.0001</b> 28292 INDUSTRIAL RD BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE PARK LAND CONDO AS DESC IN INST# 2018-122132 UNIT 1	40
ULTIMATE DEVELOPMENTS LLC 7326 ACORN WAY NAPLES FL 34119	<b>02-48-25-B1-28000.0002</b> 28282 INDUSTRIAL RD BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE PARK LAND CONDO AS DESC IN INST# 2018-122132 UNIT 2	41
CAUSEWAY COMMERCE PARK LLC 3375 PINE RIDGE RD STE 206 NAPLES FL 34109	<b>02-48-25-B1-28000.0003</b> 28290 OLD 41 RD BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE PARK LAND CONDO AS DESC IN INST# 2018-122132 UNIT 3	42
CAUSEWAY COMMERCE PARK LLC 3375 PINE RIDGE RD STE 206 NAPLES FL 34109	<b>02-48-25-B1-29000.00101</b> 28280 OLD 41 RD #M1 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-1	43
CAUSEWAY COMMERCE PARK LLC 3375 PINE RIDGE RD STE 206 NAPLES FL 34109	<b>02-48-25-B1-29000.00102</b> 28280 OLD 41 RD #M2 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-2	43

SPECIAL EXCEPTON-28280 OLD 41, UNIT M5

PHIL 413 LLC 27088 DEL LN BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M03</b> 28280 OLD 41 RD #M3 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-3	43
CKV PROPERTY M 4 LLC 28280 OLD 41 RD #M4 BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M04</b> 28280 OLD 41 RD #M4 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-4	43
HIGH ROAD HOLDINGS LLC 360 WARWICK WAY NAPLES FL 34110	<b>02-48-25-B1-29000.0M05</b> 28280 OLD 41 RD #M5 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-5	43
TRULY HANDY LLC 28280 OLD 41 RD UNIT 6 BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M06</b> 28280 OLD 41 RD #M6 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-6	43
TRULY HANDY LLC 28280 OLD 41 RD UNIT 7 BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M07</b> 28280 OLD 41 RD #M7 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-7	43
CAUSEWAY COMMERCE PARK LLC 3375 PINE RIDGE RD STE 206 NAPLES FL 34109	<b>02-48-25-B1-29000.0M08</b> 28280 OLD 41 RD #M8 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-8	43
CRU WINE CLUB LLC 9010 STRADA STELL CT STE 207 NAPLES FL 34109	<b>02-48-25-B1-29000.0M09</b> 28280 OLD 41 RD #M9 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-9	43
ARTURO CORREA STUDIO LLC 28280 OLD 41 RD #M10 BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M10</b> 28280 OLD 41 RD #M10 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-10	43
GOAT INDUSTRIES LLC 27275 PATRICK ST BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M11</b> 28280 OLD 41 RD #M11 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-11	43
CASSATA THOMAS A 8805 TAMIAMI TRL N BOX 134 NAPLES FL 34108	<b>02-48-25-B1-29000.0M12</b> 28280 OLD 41 RD #M12 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-12	43
BRUCE HOGUE LLC 27771 TENNESSEE ST BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M14</b> 28280 OLD 41 RD #M14 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-14	43
SNOVELROBERTSON REAL ESTATE LL 792 ASHBURTON DR NAPLES FL 34110	<b>02-48-25-B1-29000.0M15</b> 28280 OLD 41 RD #M15 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-15	43
SUNSTREAM HOTELS & RESORTS LLC 6630 ESTERO BLVD FORT MYERS BEACH FL 33931	<b>02-48-25-B1-29000.0M16</b> 28280 OLD 41 RD #M16 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-16	43
MY FLORIDA INSURANCE INC 14700 TAMIAMI TRAIL N STE 8 NAPLES FL 34110	<b>02-48-25-B1-29000.0M17</b> 28280 OLD 41 RD #M17 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-17	43
28280 OLD 41 M18-M19 LLC 28280 OLD 41 RD #M18 BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M18</b> 28280 OLD 41 RD #M18 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-18	43
28280 OLD 41 M18-M19 LLC 28280 OLD 41 RD #M18 BONITA SPRINGS FL 34135	<b>02-48-25-B1-29000.0M19</b> 28280 OLD 41 RD #M19 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-19	43
CAUSEWAY #20 HOLDINGS COMPANY 10116 NORTH GOLDEN ELM DR ESTERO FL 33928	<b>02-48-25-B1-29000.0M20</b> 28280 OLD 41 RD #M20 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-20	43
DELIZIOSI LLC 12801 COMMERCE LAKES DR #14 FORT MYERS FL 33913	<b>02-48-25-B1-29000.0M21</b> 28280 OLD 41 RD #M21 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-21	43
RODRIGUEZ CARMEN 134 BURNT PINE DR NAPLES FL 34119	<b>02-48-25-B1-29000.0M22</b> 28280 OLD 41 RD #M22 BONITA SPRINGS FL 34135	CAUSEWAY COMMERCE BUILDING, A COMMERCIAL CONDOMINIUM AS DESC IN INST# 2019-76625 UNIT M-22	43

# NEWS PRESS NOTICE

**The News-Press**  
**media group**  
news-press.com A GANNETT COMPANY

Attn:

**MCHARRIS PLANNING & DESIGN**  
**11338 BONITA BEACH RD #103**  
**BONITA SPRINGS, FL 34135**

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared Nichole Kenton, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

NOTICE OF NEIGHBORHOOD MEETING 28280 Old 41 Rd Unit M-5, Bonita Springs, Florida 34135 Proposed Special Exception NOTICE IS HEREBY GIVEN THAT HIGH ROAD H

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

05/17/2021

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 17th of May 2021, by legal clerk who is personally known to me.

\_\_\_\_\_  
Affiant

\_\_\_\_\_  
Notary State of Wisconsin, County of Brown

1-7-25  
My commission expires

# of Affidavits 1

This is not an invoice

**KATHLEEN ALLEN**  
Notary Public  
State of Wisconsin

**NOTICE OF NEIGHBORHOOD MEETING**

28280 Old 41 Road, Unit M-5,  
Bonita Springs, Florida 34135  
Proposed Special Exception

NOTICE IS HEREBY GIVEN THAT HIGH ROAD HOLDINGS, LLC (applicant/owner) and OWNER'S AGENT MCHARRIS PLANNING AND DESIGN is holding a neighborhood meeting regarding their proposed Special Exception application to operate an On-line Only high-end Vehicle Sales Center (no outdoor display or sales, appointment only, no maintenance/bodywork or mechanical work on premise) at the Causeway Commerce Building, which is within the Bonita Beach Road Corridor Overlay. The purpose of this neighborhood meeting is for the applicant to obtain public input regarding the proposed project's Special Exception and answer questions. While staff of the City of Bonita Springs may be present, no formal decision regarding the proposed project will be made at this meeting.

**PUBLIC MEETING DATE/TIME:**  
5:00PM Tuesday June 8, 2021

**MEETING LOCATION/ADDRESS:**  
28280 Old 41 Rd, Unit M-5 Bonita Springs, FL 34135

**TO DISCUSS THE FOLLOWING PROJECT:**  
28280 Old 41 Road, Unit M-5  
Bonita Springs, FL 34135  
Special Exception

**STRAP#: 02-48-25-81-29000.OMS**

**CASE NUMBERS:**  
Pre-Application Meeting  
**APPLICANT:**  
High Road Holdings, LLC

**SITE ADDRESS:**  
28280 Old 41 Road, Unit M-5, Bonita Springs, FL 34135

**PROJECT DESCRIPTION:**  
The proposed Special Exception is for a +/-3,400 sf unit within a project known as the Causeway Commerce Park. The Agent is working for owners of Unit M-5 Causeway Commerce Building, a Commercial Condominium according to the Declaration of Condominium thereof recorded in Official Records Instrument No. 20190000796251 of the Public Records of Lee County, Florida (Strap # 02-48-25-81-29000.OMS). The owner intends to use the Unit M-5 as an Online Only high-end Vehicle Sales Center (no outdoor display or sales, appointment only, no maintenance/bodywork or mechanical work on premise). The Causeway Commerce Park is being developed by Causeway Commerce Park, LLC on the former Causeway Lumber Company site. While the property is zoned for Wholesale Group III, the Bonita Beach Road Corridor Overlay requires a Special Exception for other proposed uses to operate within Unit M-5.

The Agent will present the proposed project at the meeting and would like to receive input from the surrounding owners and residents.

Please contact **Joseph Mcharris** at (239)821-4999 or **joe@mcharris.com** for any questions  
AD# 4734672 May 17, 2021

**NOTICE OF NEIGHBORHOOD MEETING**

**28280 Old 41 Road, Unit M-5,**

**Bonita Springs, Florida 34135**

**Proposed Special Exception**

NOTICE IS HEREBY GIVEN THAT McHarris Planning and Design (“authorized agent”) is holding a neighborhood meeting regarding their proposed Special Exception application to operate an Online Only high-end Vehicle Sales Center (no outdoor display or sales, appointment only, no maintenance/bodywork or mechanical work on premise) at the Causeway Commerce Building, which is within the Bonita Beach Road Corridor Overlay. The purpose of this neighborhood meeting is for the applicant to obtain public input regarding the proposed project’s Special Exception and answer questions. While staff of the City of Bonita Springs may be present, no formal decision regarding the proposed project will be made at this meeting.

**PUBLIC MEETING DATE/TIME:**

5:00PM Tuesday June 8, 2021

**MEETING LOCATION/ADDRESS:**

28280 Old 41 Rd, Unit M-5

Bonita Springs, FL 34135

**TO DISCUSS THE FOLLOWING PROJECT:**

28280 Old 41 Road, Unit M-5

Bonita Springs, FL 34135

Special Exception

**STRAP#: 02-48-25-B1-29000.OM5**

**CASE NUMBERS:** Pre-Application Meeting

**APPLICANT:**

High Road Holdings, LLC

**SITE ADDRESS:**

28280 Old 41 Road, Unit M-5, Bonita Springs, FL 34135



**PROJECT DESCRIPTION:**

The proposed Special Exception is for a +/-3,400 sf unit within a project known as the Causeway Commerce Park. The applicant is working for owners of Unit M-5 (High Road Holdings, LLC) Causeway Commerce Building, a Commercial Condominium according to the Declaration of Condominium thereof recorded in Official Records Instrument No. 20190000766251 of the Public Records of Lee County, Florida (Strap # 02-48-25-B1-29000.OM5). The owner intends to use the Unit M-5 as an Online Only high-end Vehicle Sales Center (no outdoor display or sales, appointment only, no maintenance/bodywork or mechanical work on premise). The Causeway Commerce Park is being developed by Causeway Commerce Park, LLC on the former Causeway Lumber Company site. While the property is zoned for Wholesale Group III, the Bonita Beach Road Corridor Overlay requires a Special Exception for other proposed uses to operate within Unit M-5.

The Applicant/Agent will present the proposed project at the meeting and would like to receive input from the surrounding owners and residents.

Please contact **Joseph McHarris at (239)821-4999** or [joe@mcharris.com](mailto:joe@mcharris.com) for any questions

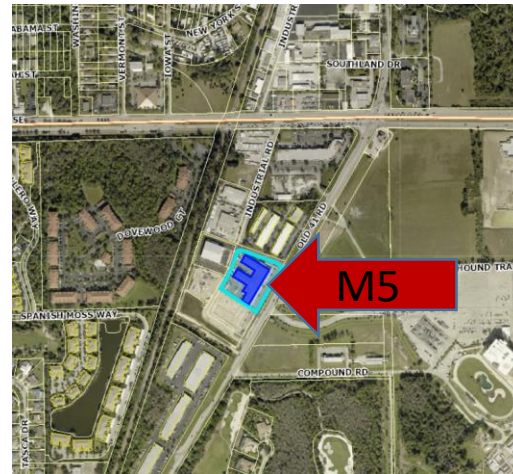


Figure A-Project location Map



# 3 1 2 MOTORS

## Neighborhood Meeting Special Exception

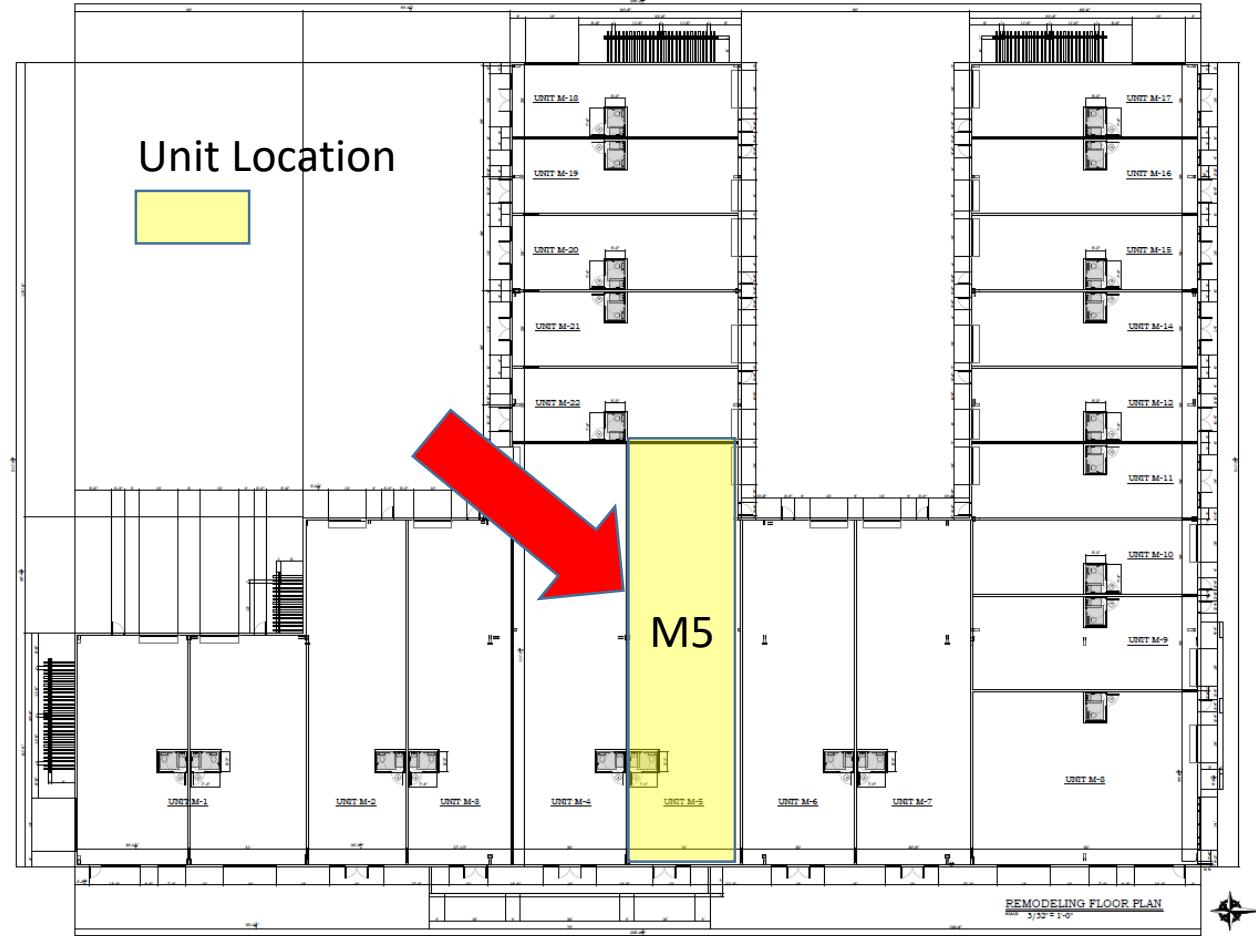


### **Proposed Property Location:**

28280 Old 41 Road, Unit M-5, Bonita Springs, Florida 34135

# 3 1 2 MOTORS

## M5-Unit location

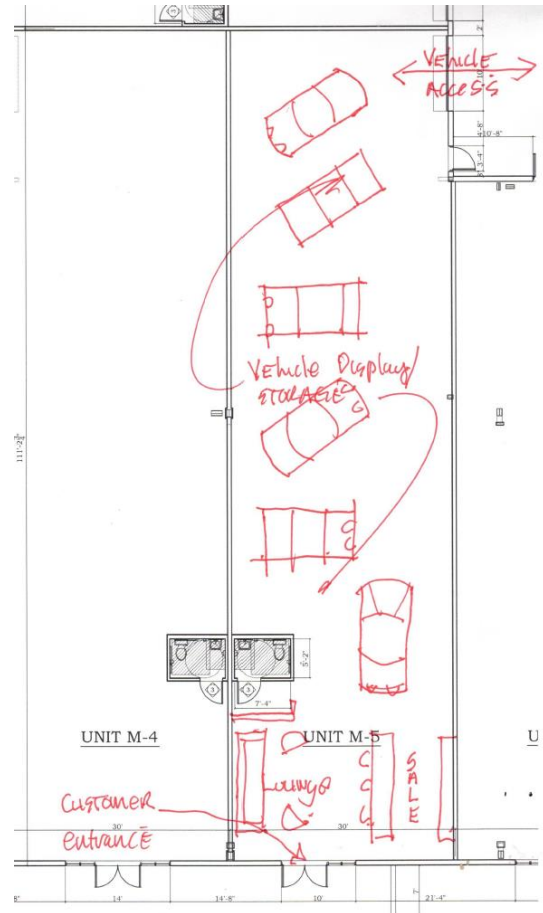


**Proposed Property Location:**

**28280 Old 41 Road, Unit M-5, Bonita Springs, Florida 34135**

# 3 1 2 MOTORS

## M5-Probable floor plan



### Proposed Property Location:

28280 Old 41 Road, Unit M-5, Bonita Springs, Florida 34135

# 3 1 2 MOTORS

## Special Exception

### **What is special exception?**

- A use of property that is allowed under a zoning ordinance under specified conditions

### **What is our proposed use?**

- We are requesting a “boutique, online only, low volume, high-end, vehicle sales center with no outdoor display

### **Proposed Property Location:**

28280 Old 41 Road, Unit M-5, Bonita Springs, Florida 34135

# 3 1 2 MOTORS

## What is an online vehicle sales showroom?

- High-end/expensive online vehicle driven sales with inside display/storage only
- No exterior display of vehicles, interior display only
- Appointment only. No walk-ins
- No work done on site to the vehicle
- Wash and prep of the cars will not be done at this location
- No on site advertisement of vehicle (excluding business signage)

## Services Provided:

- Online vehicular sales with inside display/storage
- Nothing else



# 3 1 2 MOTORS

## Why Might this need a Special Exception?

- Increased Traffic
- Additional Parking
- Aesthetics
- Noise
- Smells
- Environment
- Locational concerns

### **Proposed Property Location:**

28280 Old 41 Road, Unit M-5, Bonita Springs, Florida 34135



# 3 1 2 MOTORS

## Why we should get the Special Exception...

### **Increased Traffic**

- High end vehicles sales are a low volume business
- This is an extremely low traffic business due to the fact that sales are generated on-line, and then by appointment only.
- There are no drive by outside display of vehicles for sales to generate walk-in traffic

### **Additional Parking**

- We are appointment driven, and thus, do not need any additional parking spaces for our services
- Staffing at any one time would not exceed a couple of people
- Multiple Appointments at anyone time will be limited to ensure customer service is provided

### **Aesthetics**

- No change to the exterior of the building required as there is a roll up door at the rear of the building
- No work to be done on vehicles at this location, sales, display/storage only

# 3 1 2 MOTORS

## Why we should get the Special Exception (continued)

### **Noise**

- No impact. We do not generate loud noises, no special equipment required

### **Smells**

- None

### **Environment**

- No impact

### **Locational concerns**

- No changes to the exterior of the building
- Less intense than other approved uses

# 3 1 2 MOTORS

## What's Next?

- Application/submission
- Staff sufficiency report
- Second community meeting
- Land Planning Hearing
- City Council Hearing

# 3 1 2 MOTORS

Questions/Comments?

# 3 1 2 MOTORS

Last, but not least...

We hope you will support us

Thank you

# PRE-APPLICATION SIGN-IN SHEET

(EXHIBIT 18)

<del>UNIT M-5 312 MOTORS 6/21/21</del>			
	NAME	EMAIL	ADDRESS REPRESENTING
1	Jennifer Correa,	ajjcorreat@gmail.com	UNIT 10 Arturo Correa
2	KEN ROBERTSON	KEN@LIGHTSCAPESINC.COM	UNIT 15
3			
4			
5			



## WRITTEN SUMMARY OF PRE-APPLICATION NEIGHBORHOOD MEETING

Special Exception M5

June 8, 2021

### Summary:

- Meeting was held on site. Meeting started 15 minutes Past 5:00 to allow time for travel/traffic.
- two people not associated with the project were in attendance (see attached sign-in sheet)  
All in attendance where people with businesses in the park. None of which have common walls with the space requesting the Special Exception.
- A power point presentation was presented (See attached Power Point presentation labeled item 19)
- A walk around with general location of space layout was provided.
- Issue related to the development proposal after our presentation where as follows:
  1. none
- Meeting ended at 5:45

# NEWS PRESS NOTICE

0004990013 / 2399486688MCHA

**The News-Press  
media group**  
news-press.com A GANNETT COMPANY

Attn:  
**MCHARRIS PLANNING & DESIGN**  
11338 BONITA BEACH RD #103  
BONITA SPRINGS, FL 34135

**NOTICE OF 2nd NEIGHBORHOOD MEETING - REVISED MEETING DATE FROM 11/4/21 PUBLISH DATE 28280 Old 41 Road, Unit M-5, Bonita Springs, Florida 34135 Proposed Special Exception**

STATE OF FLORIDA COUNTY OF LEE:  
Before the undersigned authority personally appeared Nicole Jacobs, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

NOTICE IS HEREBY GIVEN THAT HIGH ROAD HOLDINGS, LLC (applicant/owner) and OWNER'S AGENT MCHARRIS PLANNING AND DESIGN is holding a neighborhood meeting regarding their proposed Special Exception application to operate an Online Only high-end Vehicle Sales Center (no outdoor display or sales, appointment only, no maintenance/bodywork or mechanical work on premises) at the Causeway Commerce Building, which is within the Bonita Beach Road Corridor Overlay. The purpose of this neighborhood meeting is for the applicant to obtain public input regarding the proposed project's Special Exception and answer questions. While staff of the City of Bonita Springs may be present, no formal decision regarding the proposed project will be made at this meeting.

**NOTICE OF 2nd NEIGHBORHOOD MEETING REVISED MEETING DATE FROM 11/4/21 PUBLISH DATE 28280 Old 41 Road, Unit M-5, Bonita Springs, Florida 34135 Proposed Special E**

**PUBLIC MEETING DATE/TIME:**  
5:00PM Tuesday November 30, 2021  
**MEETING LOCATION/ADDRESS:**  
28280 Old 41 Rd, Unit M-5  
Bonita Springs, FL 34135  
**TO DISCUSS THE FOLLOWING PROJECT:**  
28280 Old 41 Road, Unit M-5  
Bonita Springs, FL 34135  
Special Exception  
**STRAP#:** 02-48-25-01-29000-0MS  
**CASE NUMBERS:** SPE21-02503-805  
**APPLICANT:**  
McHarris Planning and Design  
**SITE ADDRESS:**  
28280 Old 41 Road, Unit M-5, Bonita Springs, FL 34135  
**PROJECT DESCRIPTION:**

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated in the issues of:

11/05/2021

The proposed Special Exception is for a +/-3,400 sq ft within a project known as the Causeway Commerce Park. The Agent is working for owners of Unit M-5 Causeway Commerce Building, a Commercial Condominium according to the Declaration of Condominium thereof recorded in Official Records Instrument No. 2019000766251 of the Public Records of Lee County, Florida (Strap # 02-48-25-01-29000-0MS). The owner intends to use the Unit M-5 as an Online Only high-end Vehicle Sales Center (no outdoor display or sales, appointment only, no maintenance/bodywork or mechanical work on premises). The Causeway Commerce Park is being developed by Causeway Commerce Park, LLC on the former Causeway Lumber Company site. While the property is zoned for Wholesale Group III, the Bonita Beach Road Corridor Overlay requires a Special Exception for other proposed uses to operate within Unit M-5. The Applicant will present the proposed project at the meeting and would like to receive input from the surrounding owners and residents. Please contact Joseph McHarris at (239)821-4999 or joe@mccharris.com for any questions  
AD # 4990013 Nov 5, 2021

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper editions dated:

Sworn to and Subscribed before me this 5th of November 2021, by legal clerk who is personally known to me.

Nicole Jacobs  
Affiant

Kathleen Allen  
Notary State of Wisconsin, County of Brown  
1-7-25  
My commission expires

# of Affidavits 1  
**This is not an invoice**

KATHLEEN ALLEN  
Notary Public  
State of Wisconsin

**AFFIDAVIT OF NOTICE MAILING**

PROPERTY ADDRESS: 28280 OLD 41 ROAD, UNIT M-5, BONITA SPRINGS, FLORIDA 34135

BEFORE ME THIS DAY PERSONALLY APPEARED JOSEPH M. MCHARRIS WHO, DULY SWORN DEPOSES AND SAYS:

- 1) HE IS THE APPLICANTS AUTHORIZED AGENT, OF THE REAL PROPERTY LEGALLY DESCRIBED IN EXHIBIT A CONTAINED WITHIN THE PRE-APPLICATION MEETING AND ZONING APPLICATION CASE FOR THE PROPERTY DESCRIBED ABOVE, AND;
- 2) THE ACCOMPANYING PROPERTY OWNERS LIST IS THE BEST OF HIS KNOWLEDGE A COMPLETE AND ACCURATE LIST OF ALL PROPERTY OWNERS' MAILING ADDRESSES DATED NO MORE THAN 90 DAYS PRIOR TO THE PRE-APPLICATION MEETING AT WHICH THE CIRCUMSTANCES BEHIND THE SPECIAL EXCEPTION SHALL BE HEARD. THE LIST OF PROPERTY OWNERS IS BASED ON THE LATEST TAX RECORDS FOR THE SUBJECT PROPERTY AND ALL OTHER PROPERTY WITHIN ON THOUSAND (1,000) FEET OF THE REAL PROPERTY WHOLLY OR IN PART AS DESCRIBED IN EXHIBIT A, AND;
- 3) EACH ENVELOPE INCLUDED THE NOTICE OF NEIGHBORHOOD MEETING AND JOSEPH M. MCHARRIS, 11338 BONITA BEACH ROAD, SUITE 103, BONITA SPRINGS, FLORIDA 34135 AS THE RETURN ADDRESS, AND;
- 4) EACH ENVELOPE BEARS A POSTMARK DATE NOV 03, 2021, IN COMPLIANCE WITH ALL APPLICABLE LEGAL NOTICE REQUIREMENTS, AND;
- 5) A COPY OF THE SAME WAS SENT ON NOVEMBER 03, 2021 TO THE MANAGER OF THE CITY OF BONITA SPRINGS, FLORIDA.

FURTHER AFFIANT SAYETH NOT.  
SIGNATURE OF AFFIANT: \_\_\_\_\_

*[Handwritten Signature]*

PRINTED NAME OF AFFIANT: \_\_\_\_\_

Joseph M MCHARRIS

SWORN TO AND SUBSCRIBED BEFORE ME THIS 2 DAY OF DECEMBER 2021

*[Handwritten Signature]*

SIGNATURE OF NOTARY PUBLIC  
STATE OF FLORIDA



PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC \_\_\_\_\_

AFFIANT IS PERSONALLY KNOWN TO NOTARY PUBLIC  OR AFFIANT PRODUCED IDENTIFICATION \_\_\_\_\_ AND IF SO, TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

**Notice of Neighborhood Meeting**  
**28280 Old 41 Road, unit M-5, Bonita Springs, Florida 34135**  
**Proposed Special Exception**

NOTICE IS HEREBY GIVEN THAT HIGH ROAD HOLDINGS, LLC (applicant/owner) is holding a neighborhood meeting regarding their proposed Special Exception and will answer questions. No formal decision regarding the project will be mad at this meeting.

PUBLIC MEETING DATE/TIME: 5:00 PM Tuesday November 30th, 2021  
MEETING LOCATION/ADRESS: 28280 Old 41 Road, unit M-5  
Bonita Springs, Florida 34135

TO DISCUSS THE FOLLOWING PROJECT:

PROJECT: 28280 Old 41 Road, unit M-5, Bonita Springs, Florida 34135, Special Exception  
CASE NUMBER: Pre-Application Meeting  
APPLICANT: High Roads Holdings, LLC/Ben Myers  
SITE ADDRESS: 28280 Old 41 Road, unit M-5, Bonita Springs, Florida 34135

**PROJECT DESCRIPTION:**

The proposed Special Exception is for a +/-3,400 sf unit within a project known as the Causeway Commerce Park. The applicant is working for owners of Unit M-5 Causeway Commerce Building, a Commercial Condominium according to the Declaration of Condominium thereof recorded in Official Records Instrument No. 20190000766251 of the Public Records of Lee County, Florida (Strap # 02-48-25-B1-29000.OM5). The owner intends to use the Unit M-5 as an Online Only high-end Vehicle Sales Center (no outdoor display or sales, appointment only, no maintenance/bodywork or mechanical work on premise). The Causeway Commerce Park is being developed by Causeway Commerce Park, LLC on the former Causeway Lumber Company site. While the property is zoned for Wholesale Group III, the Bonita Beach Road Corridor Overlay requires a Special Exception for other proposed uses to operate within Unit M-5.

The applicant will present the proposed project at the meeting and would like to receive input from the surrounding owners and residents. Please contact Joseph M. McHarris at (239) 948-6688 or [Joe@mcharris.com](mailto:Joe@mcharris.com) for any questions.

SPECIAL EXCEPTON-28280 OLD 41, UNIT M5

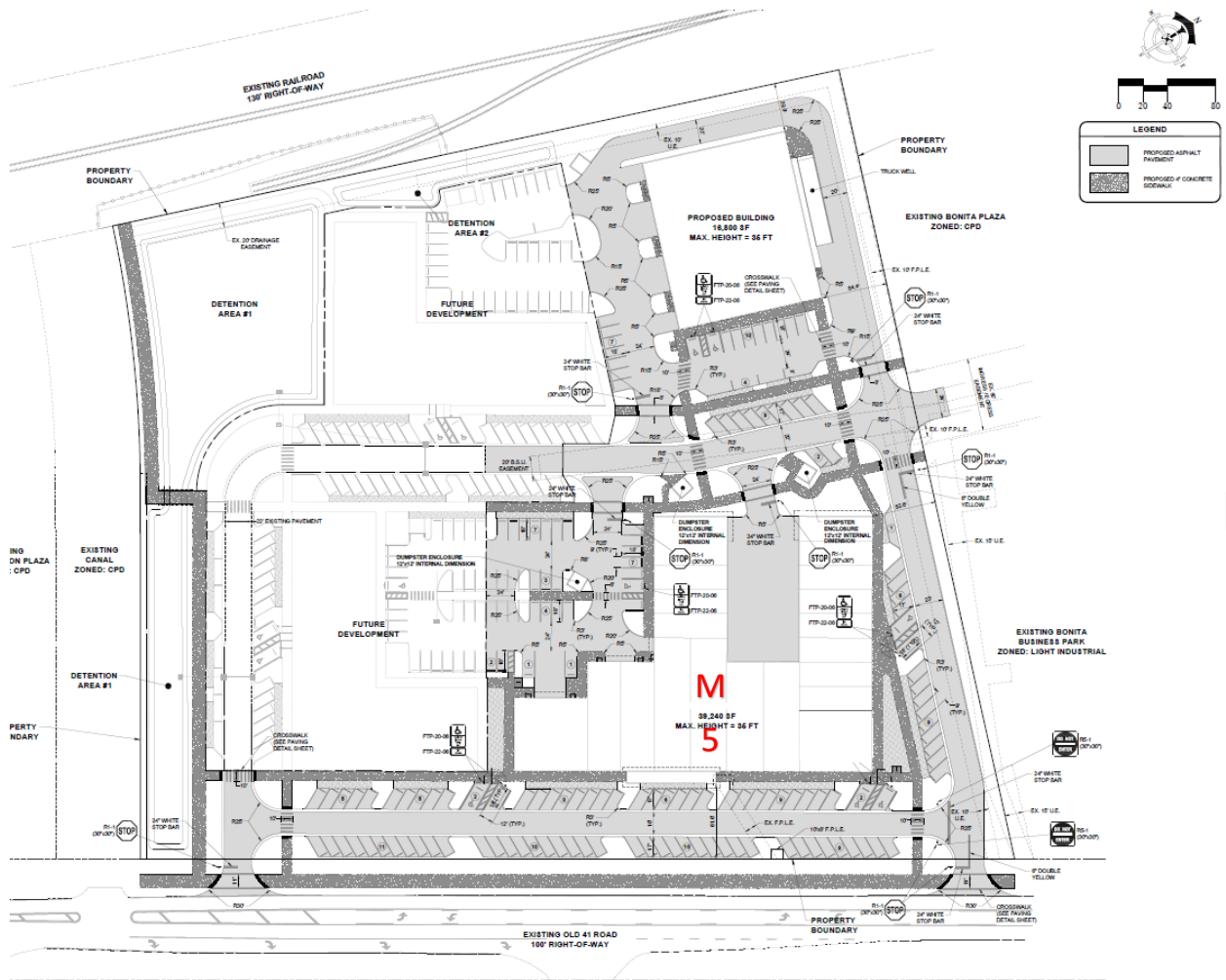


Figure A-Project location Map

**NOTICE OF NEIGHBORHOOD MEETING**

**28280 Old 41 Road, Unit M-5,**

**Bonita Springs, Florida 34135**

**Proposed Special Exception**

NOTICE IS HEREBY GIVEN THAT McHarris Planning and Design (“authorized agent”) is holding a neighborhood meeting regarding their proposed Special Exception application to operate an Online Only high-end Vehicle Sales Center (no outdoor display or sales, appointment only, no maintenance/bodywork or mechanical work on premise) at the Causeway Commerce Building, which is within the Bonita Beach Road Corridor Overlay. The purpose of this neighborhood meeting is for the applicant to obtain public input regarding the proposed project’s Special Exception and answer questions. While staff of the City of Bonita Springs may be present, no formal decision regarding the proposed project will be made at this meeting.

**PUBLIC MEETING DATE/TIME:**

5:00PM Tuesday June 8, 2021

**MEETING LOCATION/ADDRESS:**

28280 Old 41 Rd, Unit M-5

Bonita Springs, FL 34135

**TO DISCUSS THE FOLLOWING PROJECT:**

28280 Old 41 Road, Unit M-5

Bonita Springs, FL 34135

Special Exception

**STRAP#: 02-48-25-B1-29000.OM5**

**CASE NUMBERS:** Pre-Application Meeting

**APPLICANT:**

High Road Holdings, LLC

**SITE ADDRESS:**

28280 Old 41 Road, Unit M-5, Bonita Springs, FL 34135

MAY 21 PM 4:27

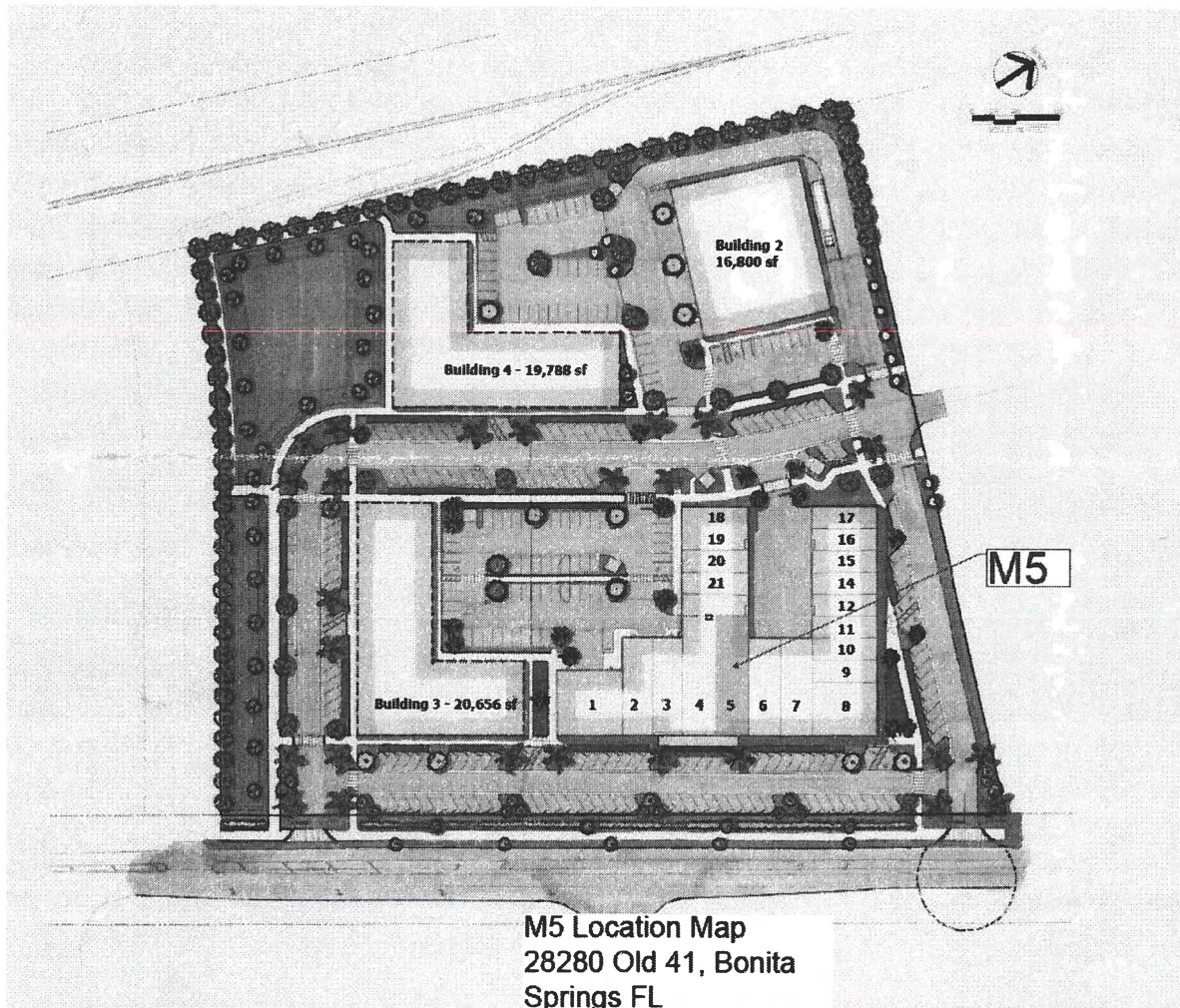


**PROJECT DESCRIPTION:**

The proposed Special Exception is for a +/-3,400 sf unit within a project known as the Causeway Commerce Park. The applicant is working for owners of Unit M-5 (High Road Holdings, LLC) Causeway Commerce Building, a Commercial Condominium according to the Declaration of Condominium thereof recorded in Official Records Instrument No. 20190000766251 of the Public Records of Lee County, Florida (Strap # 02-48-25-B1-29000.OM5). The owner intends to use the Unit M-5 as an Online Only high-end Vehicle Sales Center (no outdoor display or sales, appointment only, no maintenance/bodywork or mechanical work on premise). The Causeway Commerce Park is being developed by Causeway Commerce Park, LLC on the former Causeway Lumber Company site. While the property is zoned for Wholesale Group III, the Bonita Beach Road Corridor Overlay requires a Special Exception for other proposed uses to operate within Unit M-5.

The Applicant/Agent will present the proposed project at the meeting and would like to receive input from the surrounding owners and residents.

Please contact **Joseph McHarris at (239)821-4999** or [joe@mcharris.com](mailto:joe@mcharris.com) for any questions



**Neighborhood Meeting**  
**28280 Old 41 Road, unit M-5, Bonita Springs, Florida 34135**  
**Proposed Special Exception**

PUBLIC MEETING DATE/TIME: 5:00 PM Tuesday November 30, 2021  
MEETING LOCATION/ADRESS: 28280 Old 41 Road, unit M-5  
Bonita Springs, Florida 34135

**Sign in Sheet**

<b>Name</b>	<b>address</b>	<b>Email</b>
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

## WRITTEN SUMMARY OF 2ND NEIGHBORHOOD MEETING

Special Exception  
November 30, 2021

Summary:

- Meeting was held on site. Meeting started 5 minutes Past 5:00 to allow time for travel/traffic.
- Waited till 5:30, and no one showed up.