

**City of Bonita Springs
Board for Land Use Hearings & Adjustments
and Zoning Board of Appeals**

(Draft) Meeting Minutes
Tuesday, September 17, 2024
9:00 a.m.

1. CALL TO ORDER

Chairman Rascio called the meeting to order at 9:00 am.

2. PLEDGE OF ALLEGIANCE

Chairman Rascio asked Board Member Gambrell to lead the Pledge of Allegiance.

3. ROLL CALL

The City Clerk called the roll:

Present – Rascio, Waterhouse, Gambrell, Benson, Galloway, Winn and Hershenson (Via Zoom)

*Chairman Rascio made a motion allowing Ben Hershenson to participate via zoom, seconded by Board Member Winn. **The motion carried 6-0.***

4. PUBLIC HEARINGS

EACH CASE WILL INCLUDE A PUBLIC COMMENT PERIOD AT THE CONCLUSION OF THE APPLICANT AND STAFF PRESENTATION

A. CASE NAME: PENNSYLVANIA AVENUE/WISCONSIN STREET RESIDENTIAL PLANNED DEVELOPMENT (PD23-106206-BOS)

A REQUEST TO REZONE APPROXIMATELY 8 ACRES FROM THE AGRICULTURAL (AG-2) ZONING DESIGNATION TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD), TO DEVELOP UP TO 40 DWELLING UNITS, AND TO REQUEST TWO (2) DEVIATIONS.

City Attorney Derek Rooney swore in all those who intended to speak. Mike Fiigon, Senior Planner with Community Development, introduced the item.

Canon Sandora, Civil Engineer, presented on behalf of the applicant. His presentation included an overview of the proposed Residential Planned Development (RPD), schedule of uses, requested deviations and justifications, and traffic impact. He also answered questions from the Board. Next, the applicant's architect, Bill Glass, summarized design plans and construction material of the proposed project. (Applicant presentation on file in the City Clerk's office).

Next, Mr. Fiigon presented the staff report which including background information, current AG-2 zoning designation and zoning parameters, the project's consistency with the Comprehensive Plan,

requested deviations, and stormwater, traffic, and environmental impacts. He stated that staff recommends approval with conditions, which he reviewed. John Dulmer, Community Development Director and Laura Gibson, Environmental Specialist with Community Development, answered questions from the Board. (Staff report on file in the City Clerk's office).

Chairman Rascio called for public comments:

Brian Hayden - Expressed concern with traffic, stormwater drainage, and the proposed retention pond relating to water flow.

Mary Beth Anders - Expressed concerns about density, traffic, and drainage in the area.

Jim Fitzpatrick - Commented on the lack of an HOA and questioned who will manage the maintenance of the retention pond.

Colleen Brady Reardon - Expressed concerns over traffic, the proposed egress/ingress on Wisconsin Street, and existing flooding and drainage issues. She also stated that she saw a bald eagle on the subject site.

Genevieve Shanhide - Expressed concerns regarding stormwater drainage and egress/ingress on Wisconsin Street.

Seeing no additional public comments, the applicant and staff were provided time for rebuttal.

Chairman Rascio made a motion to approve the rezone request with the conditions proposed by staff; Board Member Hershenson seconded. The Clerk recorded the vote by roll call. **The motion carried 5-2, as follows:**

Gambrell	Waterhouse	Benson	Winn	Galloway	Hershenson	Rascio
Nay	Aye	Nay	Aye	Aye	Aye	Aye

5. APPROVAL OF MINUTES: Meeting of May 14, 2024

Board Member Waterhouse motioned to approve the minutes, Seconded by Board Member Winn.
The motion carried 7-0.

6. CASE UPDATE: Riverbend RPD

Mike Fiigon provided the update.

7. PUBLIC COMMENT

Chairman Rascio called for public comment. None

8. NEXT MEETING: *The next meeting is tentatively scheduled for October 15, 2024 at 9:00 am.*

9. ADJOURNMENT

As there was no further business, Chairman Rascio adjourned the meeting at 11:00 a.m.

Prepared by:

Teresa C. Grimes, Senior Records & Compliance Clerk

APPROVED:
BONITA SPRINGS ZONING BOARD:

Date: _____

AUTHENTICATED:

Anthony Rascio, Chairman

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 25 - __

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY EIGHT (8) ACRES FROM THE AGRICULTURAL (AG-2) ZONING DISTRICT TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD), TO ALLOW UP TO FORTY (40) DWELLING UNITS AND TWO DEVIATIONS; LOCATED AT THE NORTHWEST CORNER OF WISCONSIN STREET AND PENNSYLVANIA AVENUE STRAP NUMBER 34-47-25-B2-00259.0020, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Canon Sandor and Rudolph Bauer have filed an application to rezone 8 +/- acres from the existing AG-2 zoning district to the Residential Planned Development (RPD) zoning district.

WHEREAS, the subject property is located Bonita Springs, Florida, STRAP numbers 34-47-25-B2-00259.0020; and is described more particularly as:

See Exhibit "A"

WHEREAS, a Public Hearing was advertised and heard on September 17, 2024 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board"), who gave full consideration to the evidence available and recommended approval (5-2) of the applicant's request and gave full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all interested parties. The Staff Report prepared by Community Development, and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

WHEREAS, the case was presented for First Reading for the City Council at their February 5, 2025, meeting; and

WHEREAS, City Council at their April 2, 2025 meeting considered the record of the Zoning Board on Case PD23-106206-BOS, and gave full consideration of the Staff Recommendation, the evidence and testimony.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the request to rezone the property from the AG-2 zoning district to the Residential Planned Development ("RPD") zoning district with a maximum of 40 dwelling units. In so doing the City Council makes the following findings and conclusions, upon an analysis of the

application and the standards for approval subject to the following conditions and deviations:

Conditions:

1. The project shall be generally consistent with the Master Concept Plan provided and labeled as Exhibit “B.”

2. Schedule of Uses:

Accessory Uses, Buildings, and Structures

Communication Facilities, Wireless (subject to Chapter 4, Zoning, Division 11 of the Land Development Code (“LDC”) as may be amended)

Community Gardens

Dwelling Units

Single-Family Detached

Two-Family Attached

Excavation for Water Retention

Fences, Walls

Residential Accessory Uses

Signs

Temporary Uses (Subject to LDC Requirements)

3. Property Development Regulations: The Applicant proposes the following property development standards:

	Single-Family Detached	Two-Family Attached
Lot Width	60ft (interior) 67ft (corner)	32ft-32.5ft
Lot Depth	97ft (interior) 97ft (corner)	95ft
Lot Area	5,820sf (interior) 6,499sf (corner)	3,040sf – 3,087sf
Lot Coverage	47% (interior) 42% (corner)	60%
Height*	35 feet (4 stories)	35 feet (4 stories)
Front Setback	25ft, minimum	25ft, minimum
Side Setback	5ft, minimum	5ft, minimum except where attached to another unit
Rear Setback	20ft, minimum	20ft, minimum
Perimeter Setback	15ft, minimum	15ft, minimum

*Height will be measured from the base design flood elevation to the eaves and in no instance will the total structure height exceed 40 feet, including any infrastructure associated with any rooftop viewing area or rooftop deck. Unless further specified, the height of remaining appurtenances shall be measured in accordance with LDC Sections 4-1871 – 4-1873 of the City of Bonita Springs Land Development Code.

4. The Applicant is limited to a maximum of 40 units if the wetlands are properly mitigated. Evidence of mitigation shall be provided to Community Development during the local development order process. Failure to obtain proper mitigation will require the Applicant to obtain approval of a modified MCP through a public hearing amendment and the gross residential acreage will be decreased by the wetland total, resulting in a lower density.
5. The Applicant shall provide plantings (hedges) and bollards on the east side of Wisconsin Street, across from the proposed curb cuts for the project, in order to offset vehicular headlight glare towards the existing homes on Tonya Court and Montana Court. The hedge type and location shall be a coordinated effort between the Applicant, Community Development and Public Works and in no case shall the height of the hedge be less than three (3) feet.
 - a. No hedges or bollards shall be placed on the private property of the affected homeowners without their expressed permission, provided to Community Development in the form of a notarized affidavit.
6. Pursuant to Deviation 2, a wildland mitigation plan shall be provided at time of local development order submittal for review and approval by the Bonita Springs Fire Control & Rescue District. Failure to provide an acceptable plan that is approved by the Bonita Springs Fire Control & Rescue District will negate the deviation approval.
7. Per the Tree Advisory Board recommendation, the three heritage sized trees that need to be removed for the project shall be replaced with three bald cypress trees near the onsite lake at 20' in height with a 4" diameter at breast height (DBH). The remaining heritage trees shall be retained within the onsite preserve areas.
8. At time of local development order and building permit, the Applicant shall demonstrate compliance with all local, state, and federal regulations for construction within floodways and floodplains.
9. Approval of this zoning action does not guarantee approval of a local development order or building permit.

Deviations:

1. Approved deviation from LDC Section 3-417(b)(1)(a) which indicates that a minimum indigenous native vegetation preserve setback of 30 feet is required from any habitable structure. A deviation is requested to have a minimum indigenous native vegetation preserve setback of 20 feet, including a separation fence between houses and the preserve.
2. Approved deviation from LDC Section 3-417(b)(6)(a) a minimum 30-foot setback from all preserve (wildland) areas is required for buildings and

accessory structures for the purpose of fire protection. A deviation is requested to have a minimum indigenous native vegetation preserve setback of 20 feet, including a separation fence between houses and the preserve, subject to Condition 6.

Exhibits:

- A. Legal Description and Sketch of the Subject Property
- B. Pennsylvania Wisconsin RPD Master Concept Plan (MCP)

Attachments:

- A. Background and Informational Analysis
- B. Application Backup (Final Documents—Online only)

SECTION TWO: EFFECTIVE DATE

This Ordinance shall take effect immediately upon of adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 2nd day of April, 2025.

AUTHENTICATION:

_____ Mayor	_____ City Clerk
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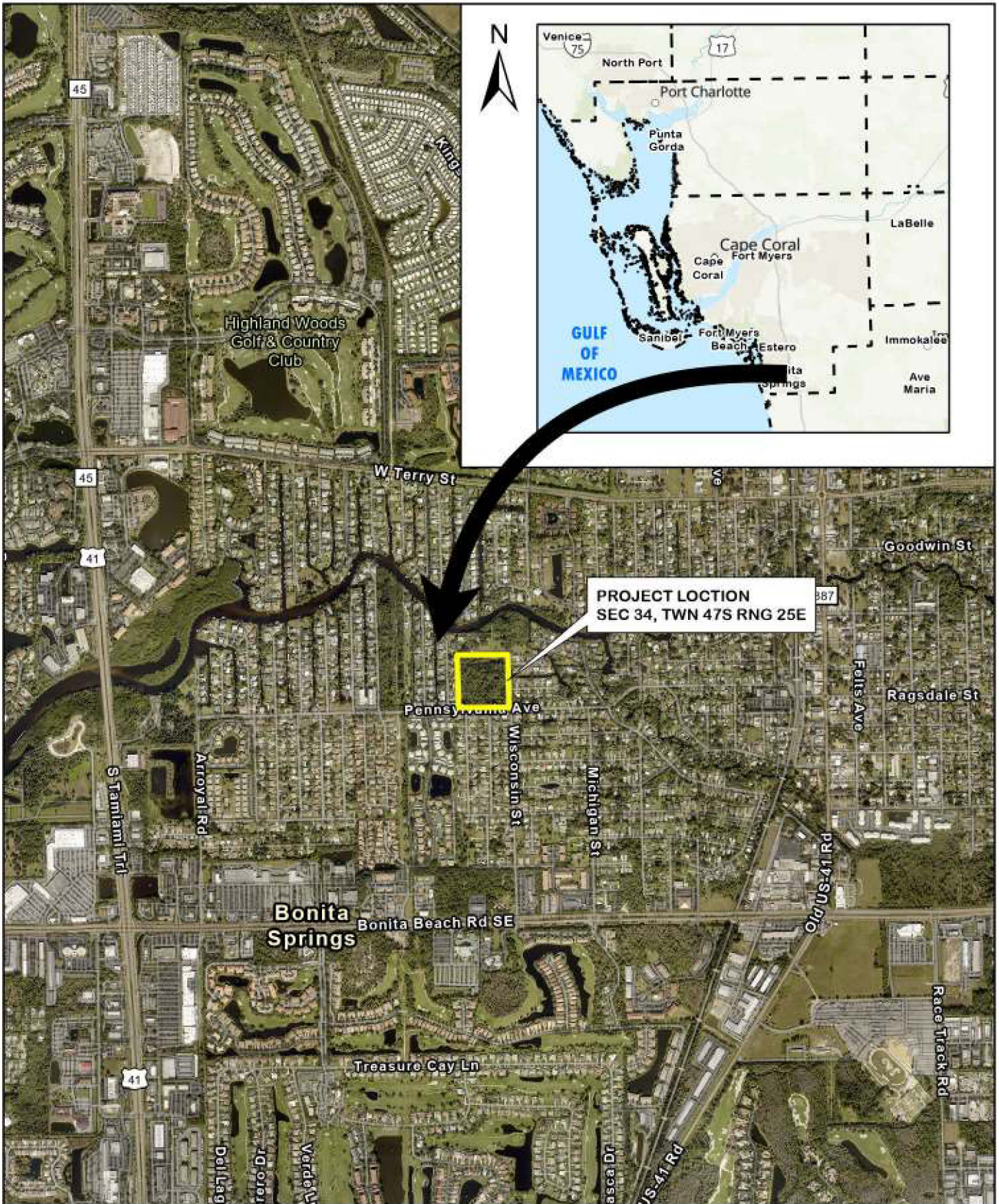
APPROVED AS TO FORM: _____
City Attorney

Vote: Carr	Corrie
Purdon	Fullick
Fitzpatrick	Bogacz
Gibson	

Date filed with City Clerk: _____

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PROJECT LOCATION
SEC 34, TWN 47S RNG 25E

Project Location Map

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: PLANNED DEVELOPMENT REZONING

CASE NUMBER: PD24-106206-BOS

HEARING DATE: September 17, 2024

PLANNER: Mike Fiigon II, Senior Planner

APPLICATION SUMMARY:

- A. Applicant: Canon Sandora, PE/Rudolph Bauer
- B. Agent: Canon Sandora, PE
- C. Request: To rezone approximately eight (8) acres from the Agricultural (AG-2) zoning designation to a Residential Planned Development (RPD), to develop up to 40 dwelling units, and to request two (2) deviations.
- D. Location: Northwest corner of Pennsylvania Avenue & Wisconsin St;
STRAP: 34-47-25-B2-00259.0020, Bonita Springs, Florida 34135
- E. Future Land Use Plan Designation: Moderate Density Residential
- F. Current Zoning: Agricultural (AG-2)
- G. Current Land Use: Vacant

By this reference, the Applicant's application in its entirety, including amendments and correspondence, is made part of this record and is available at the City Clerk's and Community Development's Offices.

THE PURPOSE OF PLANNED DEVELOPMENT ZONING

Pursuant to LDC 4-737, one of the purposes of a Residential Planned Development (RPD) is to provide a property owner or land developer with a development technique that can increase residential density and its ancillary development in areas designated by the Bonita Plan (i.e. Comprehensive Plan). A series of criteria are utilized to inform a Staff recommendation on the request. The criteria are found in “Attachment A” to this report.

BACKGROUND:

The property is a heavily vegetated eight-acre lot located in the northwest corner of Pennsylvania Avenue and Wisconsin Street. Historic aerials suggest the property has always been vacant and has been zoned Agricultural (AG-2) since the incorporation of the City of Bonita Springs. Over the past ten years, Community Development has had discussions with multiple developers and consultants regarding development of the site. The City had been made aware that at one time, there may have been Bonneted Bats (protected species) that inhabited the site and, as a result, prior to any development approvals, the City would require a detailed environmental assessment and a listed species survey (attached in the application backup) to verify if there is any remaining evidence of them, or any other protected or listed species. A more detailed analysis of the environmental findings is contained in Attachment A of this report.

The Applicant is proposing to rezone the property to accommodate the development of 14 conventional single-family homes and 13 two-unit villas (referred to as single-family attached/zero lot line on the schedule of uses) for a total of 40 units. The City does not have definition for single-family attached and zero lot line development is defined differently than what the Applicant is showing on the Master Concept Plan (MCP). As a result, Staff is recommending modifications to the schedule uses, discussed later in this report. As shown on the Master Concept Plan (MCP—Exhibit B) there will be two (2) access points to the development, both located off Wisconsin Street. The City’s Public Works Department has approved the conceptual layout of the roadway connections and the internal roadway system, since the Applicant is petitioning the City to accept maintenance of the roadways as City streets. Preliminary cross sections have also been provided which demonstrate that the roadways will be built to City standards.

The plan proposes conventional single-family homes to be located near the north, south, and east perimeters of the project, while a portion of the attached units will be internal to the site with the remainders located towards the west side of the project area, buffered by preserve areas and a proposed stormwater lake.

Staff had initially expressed concerns with the proposed density, primarily because the proposed number of units is only achievable if the Applicant successfully mitigates a portion of the wetland acreage (approximately 2.08 acres). The Moderate Density Residential future land use category does not permit the transfer of density from wetlands

to uplands. Failure to obtain mitigation would likely yield a density in the low to mid 30-unit range. As a result, Staff had requested an alternate MCP that would show conceptual site development at the lower density. The Applicant was not amenable to the request, and, as a result, Staff has established a condition that would require the Applicant to go back through the entire hearing process to amend the MCP should they be unsuccessful in their mitigation attempts.

The project was reviewed by multiple disciplines (Engineering, Surveying, Environmental, Bike-Ped, Traffic, Planning/Zoning, and Public Works) and the analysis and conditions established in this report are the result of their reviews and findings.

Uses: As part of the request, the Applicant proposes the following Schedule of Uses:

Communication Facilities, Wireless

Community Gardens

Dwelling Units

 Single-Family Detached

 Single-Family Attached (Zero Lot Line)

Excavation for Water Retention

Fences, Walls

Residential Accessory Uses

 Carports and Garages

 Decks, Gazebos, Patios and Screen Enclosures

 Fences

 Garages or Yard Sales, limited to not more than one week in duration, with sales limited to two garage or yard sales per year

 Garden Sheds

 Recreational Facilities, Personal (such as pools, spas, jacuzzis, hot tubs, swings, sand boxes and similar equipment)

Signs

While there is no objection to the proposed uses, Staff recommends the following changes and alternate language to be used for the purposes of consistency with the City's land development regulations and definitions.

Accessory Uses, Buildings, and Structures

Communication Facilities, Wireless (subject to Chapter 4, Zoning, Division 11 of the LDC as may be amended)

Community Gardens

Dwelling Units

 Single-Family Detached

Two-Family Attached

 Single-Family Attached (Zero Lot Line)

Excavation for Water Retention

Fences, Walls

Residential Accessory Uses

Signs

Temporary Uses (Subject to LDC Requirements)

~~Carpports and Garages~~

~~Decks, Gazebos, Patios and Screen Enclosures~~

~~Fences~~

~~Garages or Yard Sales, limited to not more than one week in duration, with sales limited to two garage or yard sales per year~~

~~Garden Sheds~~

~~Recreational Facilities, Personal (such as pools, spas, jacuzzis, hot tubs, swings, sand boxes and similar equipment)~~

Property Development Regulations: The Applicant is proposing the following development regulations for the project:

	Single-Family Detached	Single-Family Attached
Lot Width	60ft (interior) 67ft (corner)	32ft-32.5ft
Lot Depth	97ft (interior) 97ft (corner)	95ft
Lot Area	5,820sf (interior) 6,499sf (corner)	3,040sf – 3,087sf
Lot Coverage	47% (interior) 42% (corner)	60%
Height*	35 feet (4 stories)	35 feet (4 stories)
Front Setback	25ft, minimum	25ft, minimum
Side Setback	5ft, minimum	5ft, minimum except where attached to another unit
Rear Setback	20ft, minimum	20ft, minimum
Perimeter Setback	15ft, minimum	15ft, minimum

*Height will be measured from the base flood elevation to the eaves

In accordance with Florida Building Code, residential structures in flood zones are required to meet the base flood elevation, plus one additional foot (design flood elevation). Staff does not object to the proposed development regulations but suggests that the building height be measured from design flood elevation instead of base flood elevation. The height proposal of 35 feet is commensurate and compatible with the zoning allowances of the existing surrounding residential neighborhoods. However, since the Applicant is proposing the possibility of rooftop decks, Staff suggests the following modification to the table:

	Single-Family Detached	Single <u>Two</u> -Family Attached
Lot Width	60ft (interior) 67ft (corner)	32ft-32.5ft
Lot Depth	97ft (interior) 97ft (corner)	95ft
Lot Area	5,820sf (interior) 6,499sf (corner)	3,040sf – 3,087sf
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Rear Setback	20ft, minimum	20ft, minimum
Perimeter Setback	15ft, minimum	15ft, minimum

*Height will be measured from the ~~base~~ design flood elevation to the eaves and in no instance will the total structure height exceed 40 feet, including any infrastructure associated with any rooftop viewing area or rooftop deck. Unless further specified, the height of remaining appurtenances shall be measured in accordance with LDC Sections 4-1871 – 4-1873 of the City of Bonita Springs Land Development Code.

Deviations: Two deviations are being requested as part of the rezoning petition. The request language, Applicant justification, and Staff response are shown below.

Deviation Request #1: A deviation from LDC Section 3-417(b)(1)(a) which indicates that a minimum indigenous native vegetation preserve setback of 30 feet is required from any habitable structure. A deviation is requested to have a minimum indigenous native vegetation preserve setback of 20 feet, including a separation fence between houses and the preserve.

Applicant Justification: *There are no listed species within the indigenous native preserve area that would require ample buffer space to thrive. The proposed fence serves to provide protection for indigenous species as well as for homeowners and pets. The proposed fence includes 4' wide pedestrian gates for routine maintenance accessibility.*

Staff Analysis: Staff does not object to the deviation based on the Applicant's justification. There were no listed species identified on-site and Staff appreciates the

Applicant's willingness to provide a barrier between the homes and the preserve area. Staff recommends **APPROVAL** of the deviation request.

Deviation Request #2: A deviation from LDC Section 3-417(b)(6)(a) a minimum 30-foot setback from all preserve (wildland) areas is required for buildings and accessory structures for the purpose of fire protection. A deviation is requested to have a minimum indigenous native vegetation preserve setback of 20 feet, including a separation fence between houses and the preserve.

Applicant Justification: *The proposed housing building material is non-combustible concrete, which eliminates the risk of the buildings catching on fire.*

Staff Analysis: LDC Section 3-417(b)(6)(a) would allow for a reduced setback, subject to a fire mitigation plan that is reviewed and approved by the Bonita Springs Fire Control & Rescue District. A time of local development order, a plan shall be submitted for review by Bonita Fire. Failure to provide an acceptable plan would negate this deviation. Staff recommends **APPROVAL** of this deviation request, as conditioned.

CONCLUSIONS:

It is Staff's opinion that the proposed RPD could be appropriate subject to the conditions outlined below. Additional analysis performed by Staff in order to reach this conclusion can be found by reviewing "Attachment A."

RECOMMENDATION:

Staff recommends **APPROVAL** of a Residential Planned Development (RPD) for a maximum of 40 dwelling units with two (2) deviations, as conditioned below:

Conditions:

1. The project shall be generally consistent with the Master Concept Plan provided and labeled as Exhibit "B."
2. Schedule of Uses:
 - Accessory Uses, Buildings, and Structures
 - Communication Facilities, Wireless (subject to Chapter 4, Zoning, Division 11 of the LDC as may be amended)
 - Community Gardens
 - Dwelling Units
 - Single-Family Detached
 - Two-Family Attached
 - Excavation for Water Retention

Fences, Walls
 Residential Accessory Uses
 Signs
 Temporary Uses (Subject to LDC Requirements)

3. Property Development Regulations: The Applicant proposes the following property development standards:

	Single-Family Detached	Single-Family Attached
Lot Width	60ft (interior) 67ft (corner)	32ft-32.5ft
Lot Depth	97ft (interior) 97ft (corner)	95ft
Lot Area	5,820sf (interior) 6,499sf (corner)	3,040sf – 3,087sf
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Rear Setback	20ft, minimum	20ft, minimum
Perimeter Setback	15ft, minimum	15ft, minimum

*Height will be measured from the base design flood elevation to the eaves and in no instance will the total structure height exceed 40 feet, including any infrastructure associated with any rooftop viewing area or rooftop deck. Unless further specified, the height of remaining appurtenances shall be measured in accordance with LDC Sections 4-1871 – 4-1873 of the City of Bonita Springs Land Development Code.

4. The Applicant is limited to a maximum of 40 units if the wetlands are properly mitigated. Evidence of mitigation shall be provided to Community Development during the local development order process. Failure to obtain proper mitigation will require the Applicant to obtain approval of a modified MCP through a public hearing amendment and the gross residential acreage will be decreased by the wetland total, resulting in a lower density.
5. The Applicant shall provide plantings (hedges) on the east side of Wisconsin Street, across from the proposed curb cuts for the project, in order to offset vehicular headlight glare towards the existing homes on Tonya Court and Montana

Court. The hedge type and location shall be a coordinated effort between the Applicant, Community Development and Public Works and in no case shall the height of the hedge be less than three (3) feet.

- a. No hedges shall be placed on the private property of the affected homeowners without their expressed permission, provided to Community Development in the form of a notarized affidavit.
6. Pursuant to Deviation 2, a wildland mitigation plan shall be provided at time of local development order submittal for review and approval by the Bonita Springs Fire Control & Rescue District. Failure to provide an acceptable plan that is approved by the Bonita Springs Fire Control & Rescue District will negate the deviation approval.
7. Per the Tree Advisory Board recommendation, the three heritage sized trees that need to be removed for the project shall be replaced with three bald cypress trees near the onsite lake at 20' in height with a 4" diameter at breast height (DBH). The remaining heritage trees shall be retained within the onsite preserve areas.
8. At time of local development order and building permit, the Applicant shall demonstrate compliance with all local, state, and federal regulations for construction within floodways and floodplains.
9. Approval of this zoning action does not guarantee approval of a local development order or building permit.

Deviations

1. Relief from LDC Section 3-417(b)(1)(a) which indicates that a minimum indigenous native vegetation preserve setback of 30 feet is required from any habitable structure. A deviation is requested to have a minimum indigenous native vegetation preserve setback of 20 feet, including a separation fence between houses and the preserve., is **APPROVED**.
2. Relief from LDC Section 3-417(b)(6)(a) a minimum 30-foot setback from all preserve (wildland) areas is required for buildings and accessory structures for the purpose of fire protection. A deviation is requested to have a minimum indigenous native vegetation preserve setback of 20 feet, including a separation fence between houses and the preserve. is **APPROVED**, subject to Condition 6.

EXHIBITS:

- A. Legal Description and Sketch of the Subject Property
- B. Pennsylvania Wisconsin RPD Master Concept Plan (MCP)

ATTACHMENTS:

- A. Background and Informational Analysis
- B. Application Backup (Final Documents—Online only)

EX "A"

MAP OF BOUNDARY SURVEY

STRAP: 34-47-25-B2-00259.0020

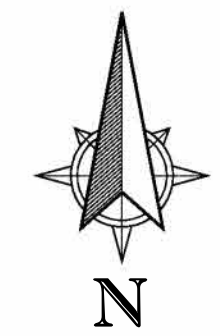
FOLIO ID: 10467210

LEGAL DESCRIPTION

THE SOUTH 548.67 FEET OF BLOCK 59, HEITMAN'S BONITA SPRINGS TOWNSITE AS RECORDED IN PLAT BOOK 6, PAGE 24 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA LESS AND EXCEPT THE EASTERLY 25 FEET FOR WISCONSIN STREET.

CONTAINING 8 ACRES, MORE OR LESS.

NEVADA COURT
60' WIDE RIGHT-OF-WAY



SCALE: 1" = 40'

GRAPHIC SCALE



NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 1988).

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S88°31'04"W ON THE CENTERLINE OF PENNSYLVANIA AVENUE AS PER PLAT OF HEITMAN'S BONITA SPRINGS, PLAT BOOK 6, PAGE 24, LEE COUNTY, FLORIDA.

FLOOD ZONE "AE", ELEVATION 9.0' (N.A.V.D. 1988) AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12071C 0658 G, DATED NOVEMBER 17, 2022.

I HEREBY CERTIFY TO:

RUDOLF AUGUST BAUER C/O CHRISTOPHER LANGEN ESQUIRE;

THAT A SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE MINIMUM TECHNICAL STANDARDS AS PER CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

5J-17.051(3)(b)6 - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

ELECTRONIC SIGNATURE USED IN ACCORDANCE WITH APPLICABLE STATE LAWS AND RULES INCLUDING BUT NOT LIMITED TO FLORIDA STATUTES 668.001, 668.50 AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

UNLESS SHOWN HEREON THERE ARE NO ENCROACHMENTS, NO BOUNDARY LINE DISPUTES, NO EASEMENTS OR CLAIMS OF EASEMENTS AND NO UNDERGROUND FOUNDATIONS LOCATED.

WHEN LOCATION OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED ABOVE, FOR NO OTHER CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCE.

EAST QUARTER CORNER
FOUND 5/8" IRON PIN AND CAP
STAMPED AIM ENG LB 3114

REVISIONS/UPDATES:
03/15/2016 ADDED WETLANDS LOCATION AND HERITAGE TREES
07/07/2016 ADDED MEAN ANNUAL HIGH WATER MARKS
02/20/2018 REVISED TITLE BLOCK TO DAVID C. HOLMAN, P.S.M., L.L.C.
11/10/2023 UPDATE BOUNDARY SURVEY
11/21/2023 ADD MANHOLE INVERTS
11/21/2023 ADD ADDITIONAL DRAINAGE DITCH LOCATIONS
11/25/2023 REMOVE 2016 WETLAND LINE
02/21/2024 UPDATE HERITAGE TREES
03/07/2024 RESIZE TEXT TO BE NO SMALLER THAN 0.10"

ACAD FILE: B59 HEITMAN'S BONITA SPRINGS

DATE: 12/28/2015

SCALE: 1" = 40'

DRAWN: DCH

CHECKED: DCH

BOOK: _____

FILE NO: _____

2023.000

FOR: RUDOLF AUGUST BAUER

THE SOUTH 548.67 FEET OF BLOCK 59, HEITMAN'S BONITA SPRINGS TOWNSITE AS RECORDED IN PLAT BOOK 6, PAGE 24 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA LESS AND EXCEPT THE EASTERLY 25 FEET FOR WISCONSIN STREET.

David C. Holman, P.S.M., L.L.C.
16446 BONITA LANDING CIRCLE
BONITA SPRINGS, FLORIDA 34135

PHONE: (239)289-6210 FAX: (239)352-0018 EMAIL: dchpsm6279@gmail.com

LAWHON FAMILY ROAD

SEWER MANHOLE
NORTH RIM ELEV.=3.83'
8" CLAY PIPE INV. N. = -4.55'
8" CLAY PIPE INV. W. = -4.55'
10" CLAY PIPE INV. S. = -4.82'
10" CLAY PIPE INV. E. = -4.65'

LOT 33
(PARK PLACE)

BENCHMARK
SET PARKER-KALON NAIL AND DISK
STAMPED TRAV-BM PSM 6279
ELEVATION = 4.07' (N.A.V.D. 1988)

SEWER MANHOLE
NORTH RIM ELEV.=4.17'
10" CLAY PIPE INV. N. = -4.10'
8" CLAY PIPE INV. E. = -1.53'
10" CLAY PIPE INV. S. = -4.18'

GATE VALVE
TELEPHONE PEDESTAL
WOOD UTILITY POLE

FIRE HYDRANT
FIRE GATE VALVE

LOT 32
(PARK PLACE)

CATCH BASIN
GRATE ELEV.=2.07'
(FULL OF WATER)

CANAL

LOT 21
(PARK PLACE)

BENCHMARK
SET PARKER-KALON NAIL AND DISK
STAMPED TRAV-BM PSM 6279
ELEVATION = 3.96' (N.A.V.D. 1988)

WOOD UTILITY POLE

TONYA COURT
60' WIDE RIGHT-OF-WAY

GATE VALVE

SEWER MANHOLE
NORTH RIM ELEV.=4.23'
10" CLAY PIPE INV. N. = -2.77'
8" CLAY PIPE INV. E. = -2.71'
10" CLAY PIPE INV. S. = -2.71'

LOT 20
(PARK PLACE)

TELEPHONE PEDESTAL
WOOD UTILITY POLE

FIRE HYDRANT
FIRE GATE VALVE

LOT 1
(PARK PLACE)

GATE VALVE

TELEPHONE PEDESTAL
WOOD UTILITY POLE

FOUND 1/2" IRON PIN AND
CAP STAMPED MOA 3553
0.23' WEST AND 0.12' SOUTH

GUY ANCHOR
WOOD UTILITY POLE

FOUND NAIL IN TREE AT MEAN
ANNUAL HIGH WATER MARK
TOP OF NAIL ELEVATION = 2.96'

CATCH BASIN
GRATE ELEV.=2.64'
(FULL OF WATER)

FOUND NAIL IN TREE AT MEAN
ANNUAL HIGH WATER MARK
TOP OF NAIL ELEVATION = 3.24'

THE SOUTH 548.67 FEET
OF BLOCK 59
STRAP: 34-47-25-B2-00259.0020
FOLIO ID: 10467210
(VACANT, HEAVILY WOODED)

TOTAL PARCEL AREA
349,896 SQ.FT. OR
±8.033 ACRES

FOUND NAIL IN TREE AT MEAN
ANNUAL HIGH WATER MARK
TOP OF NAIL ELEVATION = 3.21'

FOUND NAIL IN TREE AT MEAN
ANNUAL HIGH WATER MARK
TOP OF NAIL ELEVATION = 3.09'

S 88°31'20" W 635.00' (DEED)
S 88°31'20" W 635.18' (MEASURED)

SET 5/8" IRON PIN AND CAP
STAMPED DCH PSM 6279

BENCHMARK
SET PARKER-KALON NAIL AND DISK
STAMPED TRAV-BM PSM 6279
ELEVATION = 5.40' (N.A.V.D. 1988)

SEWER MANHOLE
NORTH RIM ELEV.=5.75'
10" CLAY PIPE INV. N. = -1.87'

OWNER: JOSEPH A. LAWHON
(INSTRUMENT No.: 2012000224825)
(VACANT)

FOUND NAIL IN TREE AT MEAN
ANNUAL HIGH WATER MARK
TOP OF NAIL ELEVATION = 3.06'

FOUND NAIL IN TREE AT MEAN
ANNUAL HIGH WATER MARK
TOP OF NAIL ELEVATION = 3.36'

OWNER: UNKNOWN
HEIRS OF MORALES
LOUIS ARMANDO
(INSTRUMENT No.: 2012000224825)
(RESIDENCE)

FOUND 5/8" IRON PIN AND
CAP STAMPED LB 6386
0.21' EAST AND 0.92' NORTH

FOUND 5/8" IRON PIN AND
CAP STAMPED LB 6782

OWNER: REBECCA NOVAK
AND KATHY VAN DINE
(INST. No.: 2012000272181)
(RESIDENCE)

105.00' (DEED)
104.32' (MEASURED)

FOUND 1/2" IRON
PIN NO CAP

OWNER: EMILY HENDERLONG
(INST. No.: 2010000110712)
(RESIDENCE)

OWNER: MATTHEW GRADOWSKI
(INST. No.: 2015000168923)
(RESIDENCE)

105.00' (DEED)
105.17' (MEASURED)

FOUND 5/8" IRON
PIN AND CAP
STAMPED LB 6897

OWNER: TOMMY LEE II
AND DAWN LEIDIG
(O.R. BOOK 4814, PAGE 2496)
(VACANT)

EAST LINE OF 40' EASEMENT
OWNERSHIP STATUS UNKNOWN

OWNER: ALLEN ROWE
(INST. No.: 2008000140986)
(RESIDENCE)

EXISTING DRAINAGE DITCH

OWNER: UNKNOWN
(NEW RESIDENCE)
0.9' WIDE CONCRETE
HEADWALL WITH TWIN 24"
RCP. INV. S. = 4.42'

CENTER OF SECTION
FOUND 80D NAIL
N 88°31'04" E 666.48' (MEASURED)

CATCH BASIN
GRATE= 8.22'

CATCH BASIN
GRATE= 7.52'

BENCHMARK
SET PARKER-KALON NAIL AND DISK
STAMPED TRAV-BM PSM 6279
ELEVATION = 7.44' (N.A.V.D. 1988)

SEWER
MANHOLE
GARRETT STREET

SEWER
MANHOLE
SUFFRIDGE DRIVE

CENTERLINE OF A 40' EASEMENT LYING BETWEEN BLOCKS
58 & 59 PER PLAT OF HEITMAN'S BONITA SPRINGS
TOWNSITE, PLAT BOOK 6, PAGE 24, LEE COUNTY, FLORIDA.

LEGAL DESCRIPTION

THE SOUTH 548.67 FEET OF BLOCK 59, HEITMAN'S BONITA SPRINGS TOWNSITE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 24, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS AND EXCEPT THE EASTERLY 25 FEET FOR WISCONSIN STREET. CONTAINING 8 ACRES, MORE OR LESS.

SITE DATA TABLE

PROPERTY ADDRESS: NORTHEAST CORNER OF PENNSYLVANIA AVE. & WISCONSIN ST. BONITA SPRINGS, FL 34135
STRAP NUMBER: 34-47-25-B2-00259.0020
PARCEL NUMBER: 10467210
SITE AREA: 8 ACRES
INCORPORATED AREA: CITY OF BONITA SPRINGS
CURRENT ZONING: AG-2
PROPOSED ZONING: RESIDENTIAL PLANNED DEVELOPMENT
FUTURE LAND USE: MODERATE DENSITY RESIDENTIAL
EXISTING LAND USE: VACANT
MAX BUILDING HEIGHT: 35' FROM THE BASE FLOOD ELEVATION TO THE EAVES
MAX NUMBER OF STORIES: 4

OPEN SPACE & PRESERVE

REQUIRED OPEN SPACE: 40% (3.20 AC)
PROVIDED OPEN SPACE: 62.5% (5.00 AC)
REQUIRED PRESERVE: 20% (1.60 AC)
PROVIDED PRESERVE: 20% (1.62 AC)

SITE DENSITY

PERMITTED ALLOWABLE DENSITY: 42 UNITS
PROPOSED SINGLE-FAMILY DETACHED UNITS: 14
PROPOSED SINGLE-FAMILY ATTACHED (ZERO LOT LINE) UNITS : 26
TOTAL PROPOSED DENSITY: 14 + 26 = 40 UNITS

LOT DIMENSIONS AND SETBACKS

SINGLE-FAMILY DETACHED INTERIOR UNITS: 60' WIDE X 97' DEEP
LOT COVERAGE: 2,752 / 5,820 SF = 47%

SINGLE-FAMILY DETACHED UNITS ON CORNERS: 67' OR 81.5' WIDE X 97' DEEP
LOT COVERAGE: 2,752 / 6,499 SF = 42% OR LESS

SINGLE-FAMILY ATTACHED UNITS: 32' OR 32.5' WIDE X 95' DEEP
LOT COVERAGE: 1,834 / 3,104 SF = 60%

PROVIDED BUILDING SETBACKS:
FRONT: 25' MIN.
REAR: 20' MIN.
SIDE: 5' MIN. (EXCEPT ATTACHED/ZERO LOT LINE SIDES)
PERIMETER BOUNDARY: 15' MIN.

PARKING

UN-ATTACHED UNITS: 3 CAR GARAGE + 2 DRIVEWAY SPACES
ATTACHED UNITS: 2-CAR GARAGE + 2 DRIVEWAY SPACES

ADJACENT ZONING / USE

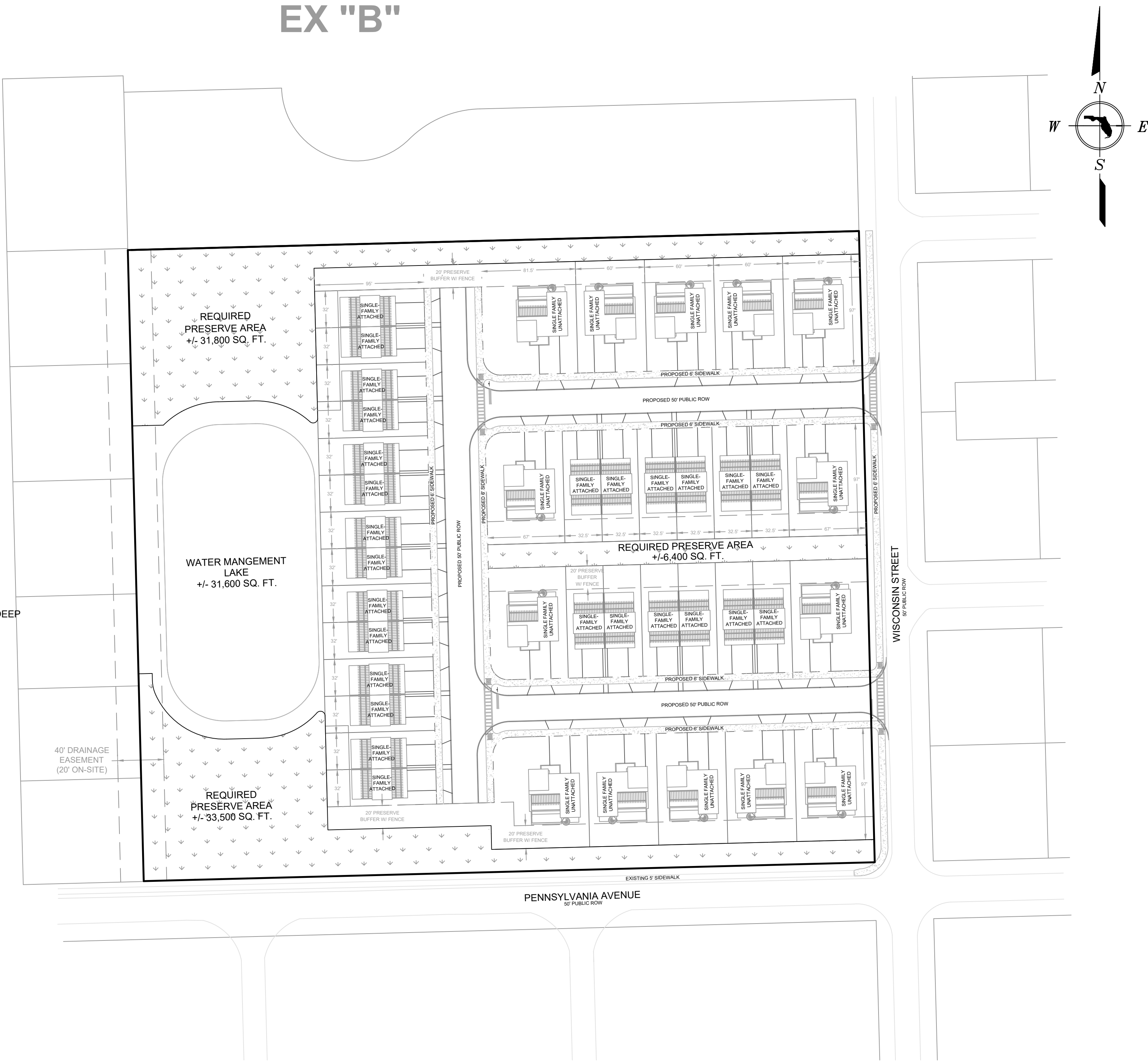
NORTH: RPD / VACANT
SOUTH: RS-1 / SINGLE-FAMILY HOMES
EAST: TCF-2 & RS-1 / SINGLE-FAMILY HOMES
WEST: RS-1 / SINGLE-FAMILY HOMES

DEVIATIONS

- 1. RELIEF FROM LDC SECTION 3-417(b)(1)(a) - PRESERVE SETBACK
- 2. RELIEF FROM LDC SECTION 3-417(b)(6)(a) - PRESERVE SETBACK

NOTE

THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, PLAT APPROVAL, OR DEVELOPMENT ORDER. HOWEVER, ANY SUCH MODIFICATIONS SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES.



ENGINEER: CANON SANDORA, PE STATE OF FLORIDA LICENSE # 95303 9201 TANGELO BLVD. FT. MYERS, FL 33967 CANON@CS-CE.COM WWW.CS-CE.COM (239)-692-6738		CANON SANDORA CIVIL ENGINEERING, INC.		PROPERTY OWNER: RUDOLF BAUER		PROJECT: 8 ACRES OF BONITA PENNSYLVANIA & WISCONSIN RPD		MASTER CONCEPT PLAN OPTION #1		PROJECT NO. 23-002 DATE 5/31/24 BY CGS		SHEET 1 OF 1 SCALE 1"=40'	
NO.	DESCRIPTION	DATE											

ATTACHMENT “A”

BACKGROUND AND INFORMATIONAL ANALYSIS:

Surrounding Land Use:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
Subject Parcel: Agricultural (AG-2), Vacant	*Moderate Density Residential 5.8 dwelling units/acre (du/ac)
North: Residential Planned Development (RPD), Vacant	*Mod. Den. Res. 5.8du/ac
East: Two-Family Attached (TFC-2), Single Family/Duplex (SF/DUP) Residential	Medium Density Residential 11.6du/ac
South: Residential Single Family (RS-1), SF Residential	*Mod. Den. Res. 5.8du/ac
West: AG-2 & RS-1, SF Residential	*Mod. Den. Res. 5.8du/ac

*Category allows up to 6du/ac for planned developments (PD's)

Planned Development Analysis

Review criteria	Yes – Mostly - Partly - No
Demonstrate compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation	Yes – The application is in compliance with the Comprehensive Plan and applicable Land Development Code Regulations
The request meets or exceeds performance and location standards set forth for the proposed uses	Yes – The MCP with associated conditions presented by Staff will meet the standards of the Land Development Code.
Including the use of TDR or affordable housing bonuses are the densities or intensities (general uses) consistent with the Comprehensive Plan	Mostly – The proposed density is only achievable if approximately 2+ acres of wetlands are mitigated. Staff had requested an alternate MCP that showed a proposed layout and configuration should mitigation efforts be unsuccessful. The request was denied by the Applicant. However the

	proposed density does not violate the provisions of the Comprehensive Plan.
The request is compatible with existing or planned uses in the surrounding area	Yes – The surrounding uses are residential in nature. The proposed development is also residential and is considered an infill project.

Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development	Yes-- The proposed residential development will account for less than 2% of the roadway capacity of the analyzed segments.
Will the request adversely affect environmentally critical areas and natural resources	Partly – In order to achieve the desired density and lot layout, a portion of an existing wetland will need to be mitigated. However, based on the Applicant's environmental study (as confirmed by Staff), the wetland is infested with exotic vegetation and is of lower quality—making mitigation approval likely achievable. Additionally, clustering the development will help to preserve additional indigenous land areas compared to the standard 75ft x 100ft lot subdivision.
Public facilities are, or will be, available and adequate to serve the proposed land use	Yes - Public facilities are available to the site.
Deviations needed to enhance or to achieve the objectives of the planned development	Partly – The proposed deviations are related to preserve setbacks and wildland mitigation. However, if approved, the deviations would allow for more useable space on the lots while still being mindful of the preserve areas.
Deviations needed to preserve, promote and or protect the public health, safety and welfare	Yes – the proposed deviations as conditioned will still provide for the preservation and separation of the homes and the preserve/open space areas. A physical barrier (i.e. a fence) will be installed to promote this separation, adding to the safety and welfare of the residents of the project.

Environmental

The Applicant provided an environmental assessment and a protected species assessment for review by City Staff. The City's environmental specialist reviewed the assessments carefully and inspected the site on multiple occasions to verify the findings of the assessments. The site was reviewed and inspected for a variety of species, including (but not limited to) gopher tortoises, black bears, panthers, herons, bonneted bats, egrets, scrub jays, eastern indigo snakes, and big cypress fox squirrels, among others. There was no evidence that the property was being used by any of the listed species in the report.

Additionally, the on-site vegetation was carefully logged and assessed and it was determined that the site had the following vegetative characteristics:

FLUCCS CODE	DESCRIPTION	ACREAGE
411E3	Pine Flatwood, Invaded by Exotics (51-75%)	3.83
450	Mixed Exotic Upland Forest	1.30
510	Ditch	0.13
619	Exotic Wetland Hardwoods	2.14
625E3	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	0.49
743	Berm	0.11
	Upland Subtotal	5.26
	Wetland Subtotal	2.63
	Other Surface Waters Subtotal	0.11
	Total	8.00

As discussed elsewhere in this attachment and the staff report, the subject property is in a future land use category that does not allow the wetland acreage to be used for density purposes. As a result, approximately 2.63 acres would be removed from the density calculations, which would yield a maximum density of approximately 31 units. The proposed master concept plan shows 40 units, which is within the limits of the future land

use category if the 2.63 acres of wetlands are mitigated. The environmental report indicates that the wetlands are between 51-75% infested with invasive exotic vegetation and does not completely function as a high quality wetland. This was confirmed by the City during an on-site inspection. Pursuant to Condition 4, the Applicant will need to provide evidence of mitigation to Community Development during the local development order process. Failure to provide this will void the proposed MCP and the Applicant would need to amend the planned development to obtain approval for a modified MCP.

Stormwater

The Applicant provided a surface water management plan for review by Staff. The natural flow of water and runoff is north towards the Imperial River. The proposed drainage concept acknowledges this historic flow and proposes an on-site flow in that direction. A stormwater detention pond is proposed towards the west side of the project area and will be over 38,000sf in area. Water will be collected from the yards, streets, and homes and will be directed to the pond where it will discharge through a control structure into a drainage easement that will move the water towards the river at a controlled rate. A more detailed stormwater management plan will be required to be submitted at time of local development order.

Traffic

The Applicant provided a Traffic Impact Statement (TIS), which was reviewed by the City's transportation engineer. Some of the key segments that were analyzed for the report were Pennsylvania Avenue (west of Old 41), Wisconsin Street (north of Bonita Beach Road), Bonita Beach Road (east of Arroyal Road), Bonita Beach Road (between Wisconsin and Michigan Street), and Old 41, (south of Bernwood Parkway). The projected impact of the project on the level of service (LOS) of the aforementioned segments and roadways is less than 2% (1.97% at its highest level). Anything less than 3% is considered a project of non-significant impact. At this time, due to the de minimus impacts, there are no proposed modifications that are necessary to the affected roadways.

Comprehensive Plan

The property is located in the Moderate Density Residential future land use category. This category is described as follows:

Policy 1.1.7: Moderate Density Residential - Intended to accommodate and preserve single-family residential development at a maximum density of up to 5.8 dwelling units per gross acre and approximately 1,977 acres of gross land area in the land use category; planned unit developments at a maximum density of six units per acre; group homes and foster care facilities; public schools and other public, semi-public and recreational uses on a limited basis.

- a. *Appropriate residential housing types include conventional and modular constructed single-family homes on permanent foundations.*
- b. *Maximum allowable height of structures shall be 35 feet from the base flood elevation to the eaves.*

The proposed project does not exceed the density allowances of the future land use category. However, as stated previously, the proposed density only becomes realistic if the Applicant is successful with the request to mitigate the on-site wetlands.

With regards to the types of dwelling units proposed, the category lists conventional and modular single-family construction as the appropriate type. The Applicant is proposing conventional single-family development, as well as two-family attached development. From a consistency and compatibility standpoint, two-family attached units are similar to conventional single-family in that each unit is located on a separate lot under separate ownership. Each unit would have its own associated STRAP number and address and would pull its own building permit. Additionally, similar housing types exist in the surrounding neighborhoods to the east and south, which makes the proposal consistent with the existing area. The Staff opinion is that Policy 1.1.4 (Allowable Uses) of the Future Land Use Element can be exercised to permit this development type. The policy states:

Policy 1.1.4: Allowable Uses - *The listing of appropriate land uses in each of the individual land use categories identifies those uses generally expected to be appropriate. However, other uses which are similar in character, intensity and impacts to those listed may also be deemed to be appropriate.*

With regards to the Traffic Element, a Traffic Impact Statement (TIS) was provided and was reviewed by the City's traffic engineer. As stated in the traffic analysis section, the plan is not one of significant impact to the roadway network. Provisions for multi-modal facilities will be provided. It is the Staff opinion that the project is consistent with the traffic element of the Bonita Plan.

With regards to the Housing Element, this residential project is proposed in a residential area, where projects of this nature are appropriate. It represents an infill project offering new construction opportunities in an area that does not have new construction readily available. The Staff opinion is that the project is consistent with the housing element of the Bonita Plan.

The project is located within the Coastal High Hazard Area and the Coastal Management Area, and as such, Staff requested that the Applicant supply a narrative demonstrating consistency with this element. The proposal is an infill project and the proposed density

is less than the maximum that could be permitted in the future land use category. The project will be required to be designed in accordance with the City's Flood Damage Protection Ordinance and the Florida Building Code. Any wetland impacts will need to be appropriately mitigated.

The remaining comprehensive plan elements would not apply to this project.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD23-106206-BOS: Pennsylvania Ave./Wisconsin St. RPD

Traffic on Pennsylvania Ave is ALREADY REALLY BUSY-
ALL The homes + condos will make Pennsylvania Ave a Night Mar!
40 dwelling units is to many.
Best Regard, Christine Youssef

DATE: Sept 9, 2024
NAME: NABIL & CHRISTINE YOUSSEF PHONE: 239-633-5550 & 239-560-7478
ADDRESS: 10306 Pennsylvania Ave CITY/STATE/ZIP: Bonita Springs, FL 34135

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:

NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from a court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Figon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfigon@cityofbonitaspringscd.org

Support _____ Oppose ☒

Application: PD23-106206-BOS: Pennsylvania Ave./Wisconsin St. RPD

DATE: 9/9/24
NAME: Jennifer Berger PHONE: (239) 603-2051
ADDRESS: 27631 BARRETT ST. CITY/STATE/ZIP: BONITA SPRINGS 34135
FLORIDA

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

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ADDRESS: _____ CITY/STATE/ZIP: _____

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RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose ☒

Application: PD23-106206-BOS: Pennsylvania Ave./Wisconsin St. RPD

DATE: 8/22/2024
NAME: Wendy Jenkins PHONE: (239) 777-9989
ADDRESS: 2755 Sullivan Dr CITY/STATE/ZIP: Bonita Springs FL 34135

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

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NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

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RETURN TO:

City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose ✓

Application: PD23-106206-BOS: Pennsylvania Ave./Wisconsin St. RPD

DATE: 9-3-2024

NAME: Charity Black

PHONE: 239-671-0655

ADDRESS: 2775 Sutherland Dr.

CITY/STATE/ZIP: Bonita Springs, FL 34135

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

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NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from a court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

Charity Black

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD23-106206-BOS: Pennsylvania Ave./Wisconsin St. RPD

DATE: 8-21-24
NAME: Robert Schleinfelder PHONE: 260-341-0431
ADDRESS: 4820 Middlethian Dr CITY/STATE/ZIP: Fort Wayne IN 46835

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

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I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:	
NAME: _____	PHONE: _____
ADDRESS: _____	CITY/STATE/ZIP: _____

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Fl. Address : 57271 Condo 329A
East Hacienda Blvd.
Bonita Springs FL 34135

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD23-106206-BOS: Pennsylvania Ave./Wisconsin St. RPD

The current infrastructure particularly Wisconsin and Pennsylvania cannot handle a significant increase in traffic that would result in up to 40 additional dwellings (possibly 80+). This would lead to safety concerns, traffic and the decline in the quality of life for current residents. When I purchased my lot on Tanya Ct, I took into account the agricultural zoning and the nature of the neighborhood high density housing contradicts the character of the neighborhood and undermines the expectations of those who have invested in the community.

DATE: 8/19/24 *If any change is made I propose like kind size SFH Residential like those in Sunbeam*
NAME: MARK ARVICH FAMILY TRUST PHONE: 239 860.7667
ADDRESS: 9765 Tanya Ct CITY/STATE/ZIP: Bonita Springs FL 34135 *or Bonita Springs FL*

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

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RETURN TO:

City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose ✓

Application: PD23-106206-BOS: Pennsylvania Ave./Wisconsin St. RPD

DATE: 9/9/2024
NAME: JEN HAYES, MARK ATHANACIO PHONE: 239-777-1758
ADDRESS: 9793 MONTANA CT CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

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Aug. 22, 2024

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support ☒ Oppose ☐

Application: PD23-106206-BOS: Pennsylvania Ave./Wisconsin St. RPD

We need new construction in the area.

DATE: *August 22, 2024*
NAME: *Wisconsin Street LLC* PHONE: *239.595.9100*
ADDRESS: *1495 Rail Head Boulevard Unit 5* CITY/STATE/ZIP: *Naples, Fl. 34110*

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

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RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fligon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfligon@cityofbonitaspringscd.org

*Thank you
for your
consideration.*

Support _____ Oppose X

Application: PD23-106206-BOS: Pennsylvania Ave./Wisconsin St. RPD

DATE: 10-3-2024

NAME: Grace Strycharz

PHONE: 239-434-2200

ADDRESS: 27305 Johnson St.

CITY/STATE/ZIP: 34135

Bonita Springs FL

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

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RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support ☒ Oppose ☐

Application: PD23-106206-BOS: Pennsylvania Ave./Wisconsin St. RPD

DATE: 11/2/24
NAME: Tamara Ludwig PHONE: 239-825-9393
ADDRESS: 27541 Garrett St CITY/STATE/ZIP: Bonita Spg, FL 34135

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

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From: [Michael Fiigon](#)
To: [Cynthia Vargas](#)
Subject: FW: Hello Mike, thank you for the informative conversation on the phone recently.
Date: Wednesday, August 7, 2024 2:15:31 PM

For the file please

From: Lonnie Firkus <lrifirkus@gmail.com>
Sent: Wednesday, August 7, 2024 2:14 PM
To: Michael Fiigon <mfiigon@cityofbonitaspringscd.org>

Subject: Hello Mike, thank you for the informative conversation on the phone recently.

Hello Mike, thank you for the informative conversation on the phone recently.

Denise and I own the property at 27451 Wisconsin St. Just across from the proposed development. Regarding the proposed development, we along with the neighborhood at large are concerned about traffic being substantially increased on Wisconsin Street. It seems the negative impact to safety and traffic volume in our neighborhood could be easily alleviated by routing traffic directly south onto Pennsylvania Avenue. The approximately 100 to 120 vehicle increase in traffic flowing through a four-way stop will undoubtedly cause back ups into our narrow residential streets incurring safety hazards. A second concern is the extreme height of structures as currently proposed. 35 feet of height will allow a sight line directly into neighbors yards/private spaces. This observation deck should not be allowed as the only thing that can be observed, is the surrounding neighbors.

A third concern is the fact that our canal is flooding its banks more often than in recent years. A 24 inch storm pipe has recently been installed to fast track storm water from south of Pennsylvania. With any more impervious development. we will undoubtedly flood more regularly at our properties.

Thank you for your consideration.

Lonnie and Denise Firkus and family.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mike Fiigon
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mfiigon@cityofbonitaspringscd.org

Support _____ Oppose X

Application: PD23-106206-BOS: Pennsylvania Ave./Wisconsin St. RPD

- 1) Oppose because of excess traffic to Wisconsin Street instead of direct to Pennsylvania
2) Oppose because of increased imperviousness as flooding is increasing steadily at and around this location

DATE: 9-25-2024

NAME: Lonnie

PHONE: 715-340-9317

ADDRESS: 27451 Wisconsin Street

CITY/STATE/ZIP: Bonita Springs FL 34135

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take other appropriate and lawful action including continuing said public hearings.

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From: [Michael Fiigon](#)
To: [Cynthia Vargas](#)
Subject: FW: 8 acre project on Wisconsin and Pennsylvania
Date: Tuesday, August 6, 2024 12:03:51 PM

For the file please.

From: John Schoenheit <john@spiritandtruthonline.org>
Sent: Tuesday, August 6, 2024 8:08 AM
To: Michael Fiigon <mfiigon@cityofbonitaspringscd.org>
Subject: 8 acre project on Wisconsin and Pennsylvania

Good morning Mike, I'm writing about the proposal to build on the 8 acre site adjoining Wisconsin Street and Pennsylvania Street. The project number is **PD23-106206-BOS**. I am concerned about over developing and too much housing density. As you know, we just had a tropical storm, and our street Tonya Court could not handle the needed drainage. At the east end of the street there was actually water coming up out of the drain instead of going into it. Also, the West End of the street was completely flooded and quite a few inches deep. Water was also coming up out of the drains on Montana the street north of Tonya Court.

As you know, houses contribute to a drainage problem, and I am concerned that if there are too many houses that this area will flood much more readily. I know developers want to cram as many houses as possible into the space available, but in this case that may cause serious problems. Can we limit the housing density in that 8 acres and provide good drainage for the site?

I am also concerned about where the roads out of that development would intersect Wisconsin Street. I have been told they cannot connect the road to Pennsylvania Avenue, which means they will almost certainly connect to Wisconsin. If that is the case, is there a way to make sure they don't connect exactly opposite of Tonya Court? It will not help our housing value or lifestyle to have headlights shining down our street every night.

Thanks for considering these requests.

Sincerely,

John Schoenheit

317-413-6111

Johnschoenheit77@gmail.com

From: [Michael Fiigon](#)
To: [Cynthia Vargas](#)
Subject: FW: PD23-106206-BOS Pennsylvania Avenue / Wisconsin Street Development
Date: Tuesday, September 17, 2024 1:13:32 PM
Attachments: [9.17.2024 Form for City of BS Zoning09172024.jpg](#)

From: kingarthuriv@icloud.com <kingarthuriv@icloud.com>

Sent: Tuesday, September 17, 2024 8:54 AM

To: Michael Fiigon <mfiigon@cityofbonitaspringscd.org>

Cc: 'Nigel Fullick' <nigel.fullick@cityofbonitasprings.org>

Subject: PD23-106206-BOS Pennsylvania Avenue / Wisconsin Street Development

Dear Mike Fiigon & Nigel: I am unable to attend the meeting in person at City Hall in 7 minutes
RE: the 40 + properties being proposed at: PD23-106206-BOS Pennsylvania Avenue /
Wisconsin Street Development. I am ill this morning. My wife and I are opposed. Please see
attached. I hope that you know, those of us who live near Pennsylvania & Wisconsin are
extremely worried & disappointed about a proposition like this in our neighborhood in some of
the only green space left. Do we really need that many residences? As stated in the attached,
irresponsible growth such as this shows zero concern for those of us living here and those who
might be in the future (such as families who will be overcrowded & on top of one another on
this 8 acres).

Please know we are following your plans carefully and DO NOT like to see this type of
outlandish building.

Please reach out to me or my wife, Erin, anytime with questions, concerns or any further
details needed.

Wishing you a good Tuesday and thank you for your time....

Ron Arthir

EMAIL ADDRESS: KingArthurIV@icloud.com

PHONE: 239-273-2019

MAILING ADDRESS:

27645 Baretta Drive

Bonita Springs, FL 34135

From: [Erin Zappia](#)
To: [Michael Fiigon](#)
Cc: [Cynthia Vargas](#)
Subject: Concerns regarding Pennsylvania-Wisconsin Development PD23-106206-BOS
Date: Wednesday, July 24, 2024 11:04:26 PM
Attachments: [proposed site plan for wisconsin and pennsylvania with home marked .pdf](#)

Hi Mike,

First, I'm sorry for the very long email that you're about to read. It may be lengthy, but it's extremely important.

I have several concerns regarding the proposed development on Pennsylvania-Wisconsin and would like those concerns noted on file and hopefully addressed. While the majority of the concerns that I will be stating are shared amongst my fellow neighbors, there is one particular concern which would only affect me, my family, and my property with regard to the proposed site plan.

I am talking, of course, about the design of the streets and the fact that one of the streets faces the side of my home. I live at 9750 Tonya Ct. When looking at the proposed site plan the South entrance/exit of the proposed development is directly aimed at the side of my home (see attached). The street is not aimed at my front yard or backyard but, specifically at the side of my home where my primary bedroom is. At last year's neighborhood meeting I voiced my concern about that design and I was met with "we'll see what we can do".

When I arrived at the recent neighborhood meeting I was surprised and disappointed that my concern was not taken as seriously as it should be. The developers offered to plant Clusia hedges along the side of my property, facing the proposed street...but there was no effort made to change the location of the street. My home has been there since 1971, long before this proposed development was even a thought. Are you aware that every day in the US there are at least 60 reported accidents of vehicles crashing into buildings? (source: [Miami Herald](#)). Additionally, according to the Florida Highway Safety and Motor Vehicles 2022 report, there were 196 incapacitating injuries and 40 fatalities reported specifically for collisions into buildings (source: [FLHSMV 2022 report](#)). According to the same report, 424 incapacitating injuries and 73 fatalities were reported for running a stop sign (source: [FLHSMV 2022 Report](#)). Again, that proposed street would be aimed at my bedroom...

Why is it that the safety of my family and my home is less important than the design of this new development? They have 8 acres of land to plan upon...and the best idea they could come up with is to place a street aimed at a house that has been there for 53 years? As a homeowner and Realtor, I take a great deal of pride in my property. Not only am I concerned from a safety aspect, but by placing a street aimed at my home it will also negatively affect my property value. I have worked extremely hard to keep my property well maintained and updated and it would be a disappointment if the City were to allow my property to be directly and negatively impacted by this new development. As I stated, no other home in the surrounding neighborhood will be affected in this same way. Between the developers and the City, there have to be some ideas that can change the street flow so that my family's safety is not in jeopardy.

My other concerns are shared amongst my fellow neighbors:

1) The proposed community will be an HOA with 14 single family homes and 13 coach homes (26 properties) for a total of 40 new homes. The current design of these buildings is 3 floors with the garage as the base/first floor with a max height of 35 feet. The current design includes a rooftop balcony/lanai space. [At the meeting, we \(homeowners\) stated that the height of this outdoor space would remove the privacy of the surrounding neighbors.](#)

2) The current plan has two ingress/egress roads for the new development, both on Wisconsin St. The current plan for the single family homes will have a 3 car garage while the coach homes will have a 2 car garage. I don't know if their HOA rules will stipulate anything about additional vehicles. With that being said, that is at least 80-100 new vehicles coming from that community....which does NOT include the vehicles from the 6 new single family homes that will be built on the 2 acres on the Northern part of Wisconsin St (which should be at least an additional 12-24). In total, we are talking about 92-124 ADDITIONAL vehicles trying to exit from Wisconsin Street...which also doesn't account for any delivery/vendor traffic. Also, what happens if the HOA plans to add gates to those streets? [The main consensus from the meeting was that everyone felt that a road NEEDED to be on Pennsylvania Ave to help ease the traffic flow from Wisconsin St since that is the only way out of our neighborhood.](#)

3) The retention pond on the West side of the proposed site plan is obviously meant to help with water runoff. However, I am not certain how that is going to majorly help the East side of the plan (closest to Wisconsin St). [Concerns were raised over how their construction will impact the surrounding neighborhoods with flooding as both Tonya Ct and Montana Ct flooded during Hurricane Ian. What will be done to prevent water runoff from the East side of the property?](#)

I am currently planning to attend one of the City Council meetings in August to voice these concerns. I hope by having them on file with you first that you can somehow shed some additional light to these issues and hopefully there can be a workaround so that it is favorable to us (neighborhood homeowners) and the developers.

Please confirm receipt of this email. I know that this is quite lengthy so I'm happy to discuss these issues with more detail, should the need arise.

I sincerely appreciate you taking the time to read through this. It means a lot.

Proud Bonita Springs Homeowner,

Erin Zappia
(239) 272-1037

ATTACHMENT "B"

**CANON SANDORA CIVIL ENGINEERING, INC.
8 ACRES OF BONITA
PENNSYLVANI & WISCONSIN
RESIDENTIAL PLANNED DEVELOPMENT**

Neighborhood Information Meeting Summary

The first Neighborhood Information Meeting for the 8 Acres of Bonita – Pennsylvania & Wisconsin RPD Project was held on August 8th, 2023 at 5:01pm at the Shangri-La Springs Hotel (27750 Old 41 Rd., Bonita Springs, FL 34135). The meeting was advertised in The News-Press on July 14th, and invitations were mailed and received for all property owners within 1,000 feet more than 21 days in advance of the meeting (please see attached news ad for text). There were 30 people in attendance (see attached list). Three individuals presented information at the meeting: Stefan Bolsen, JD, Canon Sandora, PE, and Willaim Glass, AIA, NCARB, LEED AP.

Stefan Bolsen started off the meeting by introducing the project as the owner's representative. His introduction included the information:

- The owner, Rudi Bauer, purchased the property in 2014.
- The owner decided to move forward on developing the residential property since real estate is in high demand at this time.
- The owner wants to build responsibly, keep a lot of nice landscaping and green space
- The first step the owner took was hiring an environmentalist to determine what was on the property. The environmentalist report came back showing no listed species were found, some low-grade wetlands.
- Development proposes 14 single-family and 13 villas (2-unit).
- Proposed site plan includes a lake which public can access, a play street with 15 mph speed limit (see attached picture), and ample green space/landscaping.

Canon Sandora then presented the project as the project's civil engineer, sharing the following information:

- The proposed use is a new, upscale, safe, hurricane resistant, residential development.
- The density is moderate density residential with a max density of 5.8 units acre X 8 acres for 46 units allowed. Proposing 40 units, 14 single-family plus 13 villas.
- Master Concept Plan features (see attached):
 - Single-family houses on the outside, villas in the middle of the site.
 - 50' public right-of-way proposed as a one-way loop, leaves room for a sidewalks, bike paths, and landscaping (play street concept).
 - More than 40% open space including a 20% save area.
 - Lake 10-12% of the site. Everything will drain to the lake, and discharge will go into the ditch to the river.
 - Development proposes to connect into existing gravity sewer and potable water on Wisconsin St.
- Planned Development Permitting:
 1. Submit application package for city community development staff review.
 2. Address city staff reviewer comments.
 3. Once staff deems it sufficient, a 2nd Neighborhood Information Meeting will be held.
 4. Public hearing with City Board of Commissioners where they will vote on the project.

CANON SANDORA CIVIL ENGINEERING, INC.
8 ACRES OF BONITA
PENNSYLVANIA & WISCONSIN
RESIDENTIAL PLANNED DEVELOPMENT

Project Architect William Glass shared the following information about the proposed units:

- The building materials will be hypoallergenic to prevent problems with mold.
- The first floor will be a garage, 2nd floor is the first livable floor. FEMA base flood elevation is at about the middle of the garage. This also prevents from having to bring a massive amount of fill to build up the site.
- Units have outdoor patios on the roofs, all units have an elevator.
- Floor plan information was shared (see attached drawings).
- Proposed lot sizes will be 60' or more of frontage, by at least 100' deep.

Attendees Questions and Comments:

- Neighbor had comments about the drainage ditch which would take our lake overflow to the river was not maintained. He used a reference about "hold outs" that are not wanting to keep the ditch cleaned out. He said BSU didn't want to be involved. Canon Sandora answered the neighbors concern ensuring that the ditch within the 8 acre subject property will be cleared to allow for proper drainage toward the river.
- Neighbor directly across from our proposed exit was concerned about cars driving into her yard from our exit and also headlights into her yard at night. We told her we could change the exit to be the access to the north. Also, we could perhaps install some landscaping along her property line and insert hidden steel pipe bollards.
- Traffic in the general area seemed to be a major concern as there are lots of children and someone on a motorcycle was killed on Pennsylvania recently. Pennsylvania and Wisconsin was said to sometimes be used as a "dragstrip" as was a section of Kentucky. There were several concerned folks about traffic and the added units increasing cars on the road. Speedbumps came up.
- The potential for noise with the rooftop patios was brought up.
- The lack of an HOA seemed to make a few folks bristle. Some sort of HOA agreement will be needed on the common zero property line villas vis a vis common roof maintenance, etc. Stefan shared that the client did not want this to be an HOA, but there are other options for lake maintenance, etc. There will be no clubhouse.
- Questions came up about timeframe of the development and unit price point. This is still to be determined. The units will be for sale, not rent.
- Neighbors wanted to know about buffering. Save area is proposed on three sides, and landscape buffering will be provided on Wisconsin side.

Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: RUDOLF BAUER
Address: 4500 3RD AVE SW
NAPLES FL 34119
USA

Ad No.: 0005769015
Order Amt : 83.18

Run Times: 1

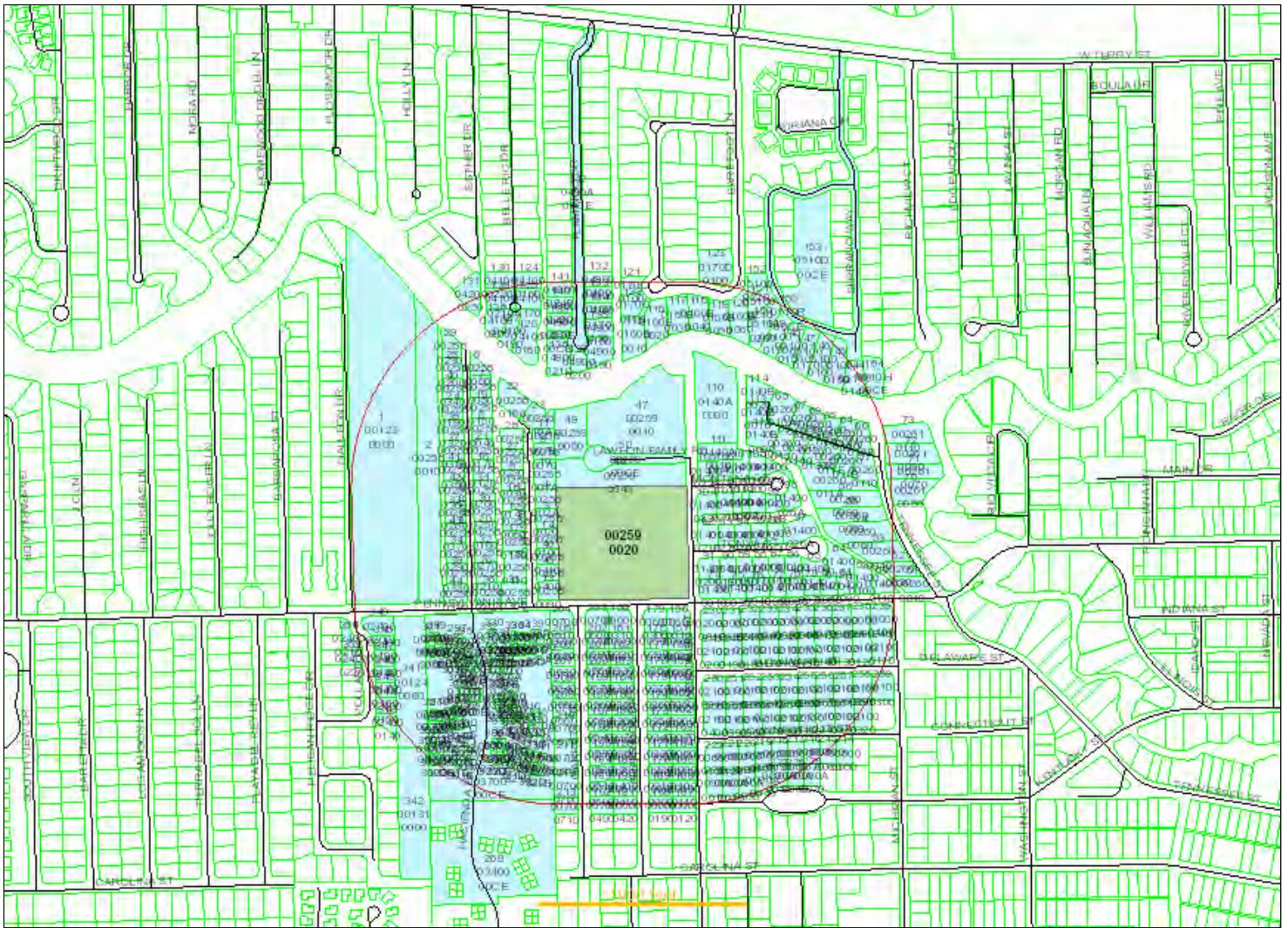
No. of Affidavits: 1

Run Dates: 07/14/23

Text of Ad:

The public is invited to attend a neighborhood information meeting held by G2 Architecture, Inc. and Canon Sandora Civil Engineering, Inc., regarding the proposed Planned Development of an 8 acre property located at the northwest corner of the intersection of Pennsylvania Avenue and Wisconsin Street. This Planned Development has been proposed to allow for a new, up-scale, safe, hurricane resistant, residential development on the property. Please call (239) 285-1332 if you have any questions about the meeting. RSVP is not required.

Meeting location: 27750 Old 41 Rd, Bonita Springs, FL 34135
Meeting date and Time: August 10, 2023 at 5:01PM
AD#5769015 July 14, 2023



Date of Report: June 27, 2023

Buffer Distance: feet

Parcels Affected: 351

Subject Parcel: **34-47-25-B2-00259.0020**

[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
EGGLHUBER LAURA PO BOX 816 BONITA SPRINGS FL 34133	34-47-25-B1-00123.0000 9491 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 LOT 23	1
QUINN MARILYN M PO BOX 15 BONITA SPRINGS FL 34133	34-47-25-B2-00258.0010 9495/9499 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS LOT 58 PB 6 PG 24 LESS PAR 58.002 THRU 58.039 AKA LOTS 58 THRU 72 UNREC RIVERSIDE PARK LESS PT DESC IN 20120000554265	2
HENDERLONG EMILY L 27290 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0020 27290 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC OR 1278/903 LESS N 100 FT	3
NOVAK REBECCA S + 6446 S WATER STREET EXT UHRICHSVILLE OH 44683	34-47-25-B2-00258.002A 27286 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC OR 2017 PG 4269	4
RENNEHAN AMANDA + 3-1016C SUTTON DR	34-47-25-B2-00258.0030 27281 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK.58 PB 6 PG 24 BEG 135 FT W + 550 N OF SE	5

BURLINGTON ON L7L 6B8 CANADA			
KISSINGER STEVEN E & 27264 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0040 27264 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC IN OR 743 PG 434	6
SERRAVALLE GABRIELLA 255 CARLTON RD MARKHAM ON L3R 2A3 CANADA	34-47-25-B2-00258.0050 27252 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 N100 FT S1115 FT OF E 380 FT	7
BRUMMITT THOMAS 27246 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0060 27246 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK.58 PB 6 PG 24 BEG 380 FT W + 1115 FT N	8
ALVAREZ MARION T 27270 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0070 27270 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK.58 PB 6 PG 24 S 75 FT OF N 1/2 OF	9
MORALES LOUIS ARMANDO 27276 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.007A 27276 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 LT 7A RIVERSIDE PARK UN	10
STEELE ANGELA THERESA 27266 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.007B 27266 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC IN OR 732 PG 199	11
CAREY TIMOTHY R & KATHY 16 BIRCH LN NORTHBRIDGE MA 01534	34-47-25-B2-00258.0080 27289 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 FR SE COR BLK 58 W 135 FT	12
WATSON FAMILY TRUST 27312 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0090 27312 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 LT PT 58 S 250FT LESS N 160 FT	13
GRADOWSKI MATTHEW 27296 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0100 27296 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 LOT PT 58 AKA LOTS 6 + 7 KNIPSHIELDS UNREC SUBD	14
STRYCHARZ STANISLAW J 735 BENTWATER CIR #103 NAPLES FL 34108	34-47-25-B2-00258.0110 27301-305 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK.58 PB 6 PG 24 BEG 100 FT N + 135 FT W OF AKA LTS 30 31 + 32 RIVERSIDE PARK	15
HORD CAMERON + 27276 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0120 27276 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 BEG SE COR BLK 58 TH RUN	16
3E ONTIME INVESTMENT CORP 4430 EVERGLADES BLVD N NAPLES FL 34120	34-47-25-B2-00258.0130 27295 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC IN OR 221 PG 541	17
ABREU PAUL D JR TR 27285 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0140 27285 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 FR SE COR RUN WLY 135 FT	18
STEPHENS CRAIG R 27258 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0150 27258 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 DESC IN OR 1916 PG 1863	19
KOLLAK DAWN TERESA TR 27294 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0160 27294 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 BEG SE COR LOT 58 TH RUN	20
MAIER ELDON D & MARGARET 754 EAST WASHINGTON ST OCONOMOWOC WI 53066	34-47-25-B2-00258.0170 27270 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PB 6 PG 24 PT.BLK.58	21
HAYES BRYAN K & BETH K 27258 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0180 27258 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PB 6 PG 24 PT LOT 58 DESC IN OR 1382 PG 2090	22
VAN ESSEN PATRICIA A TR 700 HIDDEN HARBOUR DR	34-47-25-B2-00258.018A 27262 JOHNSON ST	HEITMANS BONITA SPRINGS PB 6 PG 24 PT LOT 58	23

NAPLES FL 34109	BONITA SPRINGS FL 34135	DESC IN OR 1382 PG 2092	
FIORE ALBERT T JR TR 27257 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0190 27257 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PB 6 PG 24 PT LOT 58	24
ROSE KELLY 27245 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0200 27245 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC IN OR 717 PG 108	25
SLUPSKI PATRICIA 1612 GRANT ST WICHITA FALLS TX 76309	34-47-25-B2-00258.0210 27306 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 PT LOT 58 FR SE COR LOT 58 AKA LOT 36 RIVERSIDE PARK	26
DOOLEY DAVID C + 27277 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0220 27277 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 PT LOT 58 FR SE COR OF LOT	27
ALTMAN LLOYD HAMPTON III + 27273 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.022A 27273 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 PT LT 58	28
ZACZEK PATRICIA TR 27239 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0230 27239 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 PT OF LT 58 DESC OR 2068 PG 1125	29
FINER SONYA + 27261 JC LN BONITA SPRINGS FL 34135	34-47-25-B2-00258.0250 27288 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC IN OR 899 PG 506	30
CROWE WILLIAM L & PAMELA M L/E 27282 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0260 27282 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6/24 FR SE COR LT 58 TH W380 N500 POB	31
JABLONSKI DAVID + 27300 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0270 27300 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS LOT 58 PB 6 PG 24 PT LOT 58 DESC IN OR 1264 PG 0949	32
ZINSLEN TARA LYNN 27287 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0280 27287 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 FR SE COR LOT 58 RUN WLY	33
HARTFORD CLIFTON & TAMMY 27299 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0290 27299 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PT BLK 58 PB 6 PG 24 FROM SE COR LOT 58 TH RUN	34
WALLER THOMAS & SHERRI TR 27311 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0300 27311 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PT LOT 58 PB 6 PG 24 DESC OR2890/1225 E1/2	35
LIMMER RICHARD F 27310 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.030A 27310 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PT LOT 58 PB 6PG 24 DESC OR2890/1225 W1/2	36
JABLONSKI REBECCA & DAVID 27269 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0310 27269 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 FROM SE COR LOT 58 RUN W	37
DUBOIS RICHARD & LAURA 9871 ALABAMA ST APT 5 BONITA SPRINGS FL 34135	34-47-25-B2-00258.0320 27263 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PB 6 PG 24 PT BLK 58 DESC IN OR 1346 PG 0581	38
GOEBEL MATHIAS TR RUDOLF ALANDER STR 24 WEIDA 07570 GERMANY	34-47-25-B2-00258.0330 27305 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PB 6 PG 24 PT BLK 58 DESC IN OR 1346 PG 0586	39
PEREZ JOSEPH & 27251 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0340 27251 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PB 6 PG 24 PT LOT 58 AKA LT 48 RIVERSIDE PARK UNREC	40
ABERNATHY BRIAN P + LAURA R 27275 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0350 27275 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 DESC IN OR 1506 PG 755	41

OKELLEY LAND DEVELOPMENT 11800 S US HWY 41 TERRE HAUTE IN 47802	34-47-25-B2-00258.0360 27281 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PT LOT 58 PB 6 PG 24 DESC ON OR 1704 PG 4024	42
ROUNDS STEPHEN J & PAULA C 27293 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0370 27293 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS LOT 58 PB 6 PG 24 PT LOT 58 PER OR 1713 PG 2862	43
TROYER JEFFERY & REBECCA 27311 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0390 27311 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PB 6 PG 24 POR OF LOT 58 DESC IN OR 3273 PG 4281 + PORTION DESC IN 2012000054265	44
ROWE ALLEN 27306 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0400 27306 JOHNSON ST BONITA SPRINGS FL 34135	FR SE COR LT 58 OF HEITMANS BONITA SPRINGS PB 6 PG 24 RUN E 20 TH N 90 TO POB W 105 N 80 E 105 S 80 TO POB	45
LEIDIG TOMMY LEE II & DAWN PO BOX 7071 NAPLES FL 34101	34-47-25-B2-00258.0410 27300 JOHNSON ST BONITA SPRINGS FL 34135	FR SE COR LT 58 OF HEITMANS BONITA SPRINGS PB 6 PG 24 RUN E 20 TH N 170 TO POB W 105 N 80 E 105 S 80 TO POB	46
LAWHON JOSEPH + PO BOX 1374 SEYMOUR TN 37865	34-47-25-B2-00259.0010 27263 WISCONSIN ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 59 PB 6 PG 24 AS DESC IN OR 3565 PG 2913 LESS INST#2008000287936	47
LAWHON JOSEPH A + 6848 HARTLAND ST FORT MYERS FL 33966	34-47-25-B2-00259.0040 9650 LAWHON FAMILY RD BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 59 PB 6 PG 24 DESC IN OR 4434/1844	48
RIVER ART LLC 111 QUINCY PL NE WASHINGTON DC 20002	34-47-25-B2-00259.0050 9651 LAWHON FAMILY RD BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 59 PB 6 PG 24 AS DESC IN INST#2008000287936 + E 20 FT OF VACATED RD R/W IN CCMB 13 PG 103	49
LAWHON JOSEPH A + PO BOX 1374 SEYMOUR TN 37865	34-47-25-B2-00259.00CE RIGHT OF WAY BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 59 PB 6 PG 24 LESS OR 3565/2909 + 3565/2913	50
PABST LESLIE 27315 TENNESSEE ST BONITA SPRINGS FL 34135	34-47-25-B2-00260.0010 27315 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 LOT 1 + S 1/2 OF LOT 2	51
BARTHOLD PETER JOSEPH & 1000 261 ST AVE NE ISANTI MN 55040	34-47-25-B2-00260.0030 27307 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 LOT 3 + N 1/2 OF LOT 2	52
FISHER MICHAEL & LARA 27299 TENNESSEE ST BONITA SPRINGS FL 34135	34-47-25-B2-00260.0040 27299 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 LOTS 4 + 5	53
ZIMMERMANN DAVID & SARAH 27295 TENNESSEE ST BONITA SPRINGS FL 34135	34-47-25-B2-00260.0060 27295 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK.60 PB 6 PG 24 LOTS 6 + 7	54
IVOSKA RICARDAS + 10S230 S GRANT ST BURR RIDGE IL 60527	34-47-25-B2-00260.0080 27287 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 LOTS 8 + S 1/2 OF LOT 9	55
RAZGAITIS SAULIUS 531 36TH ST DOWNERS GROVE IL 60515	34-47-25-B2-00260.0090 27281 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 N 1/2 OF LOT 9 + LOT 10	56
LOQUERCIO LODOVICO 3113 FREEDOM LN PLANO TX 75025	34-47-25-B2-00260.0110 9975 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPGS BLK 60 PB6 PG 24 LTS IN OR 655 PG213 LESS 60.011A+60.011B	57
ROTHROCK HENRY PO BOX 3127 BONITA SPRINGS FL 34133	34-47-25-B2-00260.011A 27275 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRGS BLK 60 PB 6 PG 24 PART OF LOTS 11 12 13 + 14	58

SKIS MATTHEW & TERESA 9977 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.011B 9977 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 DESC IN OR 1257 PG 1225 LESS W 1/2	59
KELLUM DAVID 9971 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.011F 9971 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 DESC IN OR 1283 PG 499	60
SIMMS STEVEN R & 9959 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.0130 9963 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK60 PB6/24 FR SW COR LT 11 RUN NW 172.84 +AKA LT L	61
LOQUERCIO LODOVICO & 3113 FREEDOM LN PLANO TX 75025	34-47-25-B2-00260.0140 9961 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 FR SW COR LT 11 NW 172.84 TO POB	62
SIMS STEVEN R & 9959 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.0150 9959 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 FR SW COR LOT 11 RUN N 19	63
FRAZIER JONATHAN LEE & 9972 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.0160 9972 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 FR SW COR LOT 11 RUN N 19	64
CUNNINGHAM RICHARD L & 9956 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.016A 9956 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 FR SW COR LOT 11 RUN N 19	65
WELLES CLIFFORD & PATRICIA TR 9976 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.016B 9976 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 PART OF LOTS 14.15 + 16 FR	66
HARRIS DAVID & MAKAYLA 9960 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.016C 9960 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 PART OF LOT 16 FR SW COR	67
ALPHONSE DIANE 9968 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.016D 9968 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 FR SW COR LOT 11 RUN N 19	68
KOFLEER QUINN L 9964 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.016E 9964 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 FR SW COR LOT 11 RUN N 19	69
CARLIN GERARD TR 27278 TENNESSEE ST BONITA SPRINGS FL 34135	34-47-25-B2-00261.0050 27278 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRGS BLK 61 PB 6 PG 24 LT 4 N 21 FT + LTS 5+6+S 5FT LT7	70
JOHNSON JILL TR 27270 TENNESSEE ST BONITA SPRINGS FL 34135	34-47-25-B2-00261.0070 27270 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRGS BLK 61 PB 6 PG 24 LOT 7 N 45 FT + S 30 FT LOT 8	71
ZALUCKI JOSEPH H & 6 HEMBOLD DR SCHENECTADY NY 12303	34-47-25-B2-00261.0090 27262 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 61 PB 6 PG 24 LOT 8 N20 FT + LOT 9 + S 30 FT LOT 10	72
LEVIN MURRAY 1661 TORI LN VINELAND NJ 08361	34-47-25-B2-00261.0110 27254 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMAN BONITA SPRINGS BLK 61 PB 6 PG 24 LOT 10 N 20 FT + LOT 11	73
REARDON JOHN F & COLLEEN A 27491 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B2-01400.0010 27491 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 1 + W 1/2 OF LOT 2	74
ARREDONDO MARIA G & JUAN 9771 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B2-01400.0030 9771 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 E 1/2 OF LOT 2 + W 1/2 OF LOT 3	75
JENKINS PATRICIA 9793 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B2-01400.0040 9793 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 4 + E 1/2 OF LOT 3	76
CILIBERTO CONCETTA 9840 TREASURE CAY BONITA SPRINGS FL 34135	34-47-25-B2-01400.0050 9805 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 5	77

WINKLER LAWRENCE S & SHERON 9817 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B2-01400.0060 9817 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 6	78
FLORIDA REAL ESTATE INVESTMENT 219 DOLPHIN COVE CT BONITA SPRINGS FL 34134	34-47-25-B2-01400.0070 9829 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 7	79
VASQUEZ OLGA N 9843 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B2-01400.0080 9843 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 8	80
9851 PENNSYLVANIA AVE LAND TRU 660 TAMiami TR N #38 NAPLES FL 34102	34-47-25-B2-01400.0090 9851/9853 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 9	81
HARTLAND HOLDINGS LLC 27527 BIG BEND RD BONITA SPRINGS FL 34134	34-47-25-B2-01400.0100 9869/9871 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 10	82
WESOLOWSKI JOHN M & 71 LAKESHORE DR OAKLAND NJ 07436	34-47-25-B2-01400.0110 9899 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 11	83
HURLER PETER F 9856 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0120 9856 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 12 + ELY 1/2 OF LOT 13	84
KACILLAS CHRISTA L TR 9830 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0140 9830 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 14 + W 1/2 OF LOT 13	85
HADFIELD WILLIAM S TR 9818 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0150 9818 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 15	86
BARNES JASON + 9804 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0160 9804 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 16	87
WHELAN DIANNE TERRIO + 9792 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0170 9792 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 17	88
MARTIN JEFFREY S & DEANNA L 9780 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0180 9780 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 18	89
BYRNE PAUL J L/E PO BOX 1464 BONITA SPRINGS FL 34133	34-47-25-B2-01400.0190 9766 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 19	90
ZAPPIA ERIN P & 9750 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0200 9750 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 20	91
STERCHELE JOSEPH JOHN 9751 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0210 9751 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 21	92
MACKARVICH ALYSIA 26371 HICKORY BLVD UNIT 303 BONITA SPRINGS FL 34134	34-47-25-B2-01400.0220 9765 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 22	93
YOUSSEF NABIL & CHRISTINE L 10306 PENNSYLVANIA AV BONITA SPRINGS FL 34135	34-47-25-B2-01400.0230 9779 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 23	94
JOEL YOVANI GONZALEZ LLC 163 MADISON DR NAPLES FL 34110	34-47-25-B2-01400.0240 9793 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 24	95
CROCKETT BEVERLY A 1897 S MAIN CLYDE OH 43410	34-47-25-B2-01400.0250 9805 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 25	96

SCHOENHEIT JOHN & JENIVÉE 9817 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.026A 9817 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOTS 26 + 27	97
BUSCH BRIAN 9820 MONTANA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.028A 9818/9820 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 28A	98
BARTELS SHAWN C & CAROLYN L 9804 MONTANA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.028B 9804 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 28B	99
COLD OAKS LLC 10421 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B2-01400.0290 9792/9794 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 29	100
KEMPLEY TAMMY S W 5031 GEM AVE MONTELLO WI 53949	34-47-25-B2-01400.0300 9782 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 0025 PG 0122 W 1/2 LOT 30	101
KEMPLEY SCOTT W + W5031 GEM AVE MONTELLO WI 53949	34-47-25-B2-01400.030A 9780 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT PT 30 THE E1/2 LOT 30	102
LITTLETON DANE C & LORI A + 51111 TELEGRAPH RD AMHERST OH 44001	34-47-25-B2-01400.0310 9766 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 31	103
FIRKUS LONNIE R & DENISE A 317 COUNTY ROAD J N STEVENS POINT WI 54482	34-47-25-B2-01400.0320 27451 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 32	104
FRYE REBECCA A 9751 MONTANA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0330 9751/9753 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 33	105
GREAT LOOP OF SW FLORIDA LLC 5803 SW 1ST AVE CAPE CORAL FL 33914	34-47-25-B2-01400.0340 9765/9767 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 34	106
LUBOWICKI ANDREW + 150 JEFFERSON ST FORT MYERS BEACH FL 33931	34-47-25-B2-01400.0350 9779/9781 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 35 + PT LT A DESC OR 1891/2586	107
ATHANACIO MARK S + 9793 MONTANA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0360 9793 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 36	108
SELDEN MARY JO TR 3751 RIVIERA CIR BONITA SPRINGS FL 34134	34-47-25-B2-01400.0370 9805/9807 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 W80FT OF LT37 + VAC PT OR 1987 PG 4316	109
WISCONSIN STREET LLC 1495 RAILHEAD BLVD UNIT 5 NAPLES FL 34110	34-47-25-B2-0140A.0000 27301 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT A LESS SLY 80 FT	110
WISCONSIN STREET LLC 1495 RAIL HEAD BLVD #5 NAPLES FL 34110	34-47-25-B2-0140A.0010 27351 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 SLY 80 FT LT A LESS OR 1891 PG 2586	111
MAGNUS CHRISTOPHER P & 9955 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-0140B.0000 9955 PUOPOLO LN BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT B LESS PARCELS B.001 +	112
SIMS STEVEN R 9959 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-0140B.0010 9949 PUOPOLO LN BONITA SPRINGS FL 34135	PARK PLACE BLK B PB 25 PG 122 DESC IN OR 1285 PG 1158	113
SIMS STEVEN R 9959 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-0140B.0020 9943 PUOPOLO LN BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 PT LOT B FR SW COR LOT 11	114
WILLIAM E HALL QPRT + 27192 BAREFOOT LN BONITA SPRINGS FL 34135	34-47-25-B2-0160B.0010 27192 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK B PB 25 PG 157 LOT 1	115

HALL WILLIAM E TR 27192 BAREFOOT LN BONITA SPRINGS FL 34135	34-47-25-B2-0160B.0020 27190 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK B PB 25 PG 157 LOT 2	116
SMITH HAROLD S II & JULIA A PO BOX 1628 BONITA SPRINGS FL 34133	34-47-25-B2-0160B.0030 27186 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK B PB 25 PG 157 LOT 3	117
TAPLITZ J MITCHELL + 27182 BAREFOOT LN BONITA SPRINGS FL 34135	34-47-25-B2-0160B.0040 27182 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK B PB 25 PG 157 LOT 4	118
KARLSTEDT MARTHA 12821 FAIRWAY COVE CT FORT MYERS FL 33905	34-47-25-B2-0160B.0050 27178 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK B PB 25 PG 157 LOT 5	119
MONIZ AIDA L/E 27174 BAREFOOT LN BONITA SPRINGS FL 34135	34-47-25-B2-0160B.0060 27174 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK B PB 25 PG 157 LOT 6	120
LABARGE JAMES & ROSEMARY 27202 BAREFOOT LN BONITA SPRINGS FL 34135	34-47-25-B2-0170C.0100 27202 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 2 BLK C PB 28 PG 46 LOT 10	121
HOCTEL ERIC J + 9756 W TERRY ST BONITA SPRINGS FL 34135	34-47-25-B2-0170C.0110 27198 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 2 BLK C PB 28 PG 46 LOT 11	122
KLEIN JAMES G & MARY JANE 27169 BAREFOOT LN BONITA SPRINGS FL 34135	34-47-25-B2-0170D.0100 27169 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 2 BLK D PB 28 PG 46 LOTS 10 + 11	123
TRIAS LAURENCE & MICHELLE M 22940 WHITE OAK LN ESTERO FL 33928	34-47-25-B2-04100.0160 27241 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC.34 PB 3 PG 27 LOT PT.7	124
MILES RONALD & SHANNON 4745 N BURT PL EAGLE ID 83616	34-47-25-B2-04100.0170 27255 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 7 DESC IN OR 0772 PG 0441	125
DONAHUE MICHAEL E & 27271 BELLE RIO DR BONITA SPRINGS FL 34135	34-47-25-B2-04100.0180 27271 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB3 PG 27 DESC 1226 OR2013 CASE NO 76-1436	126
GARRIDO LUIS E & 27285 BELLE RIO DR BONITA SPRINGS FL 34135	34-47-25-B2-04100.0190 27285 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 LOT PT 7	127
FICK DIANNE H + 27270 BELLE RIO DR BONITA SPRINGS FL 34135	34-47-25-B2-04100.0200 27270 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT LT 7 DESC OR 1277/1415 LT 20 BELLE RIO PARK UNREC	128
MOSS TANYA LOUISE 27256 BELLE RIO DR BONITA SPRINGS FL 34135	34-47-25-B2-04100.0210 27256 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 7 DESC IN OR 1266 PG 722 AKA PARCEL 21 BELLE RIO PARK	129
REES RODERICK J & ELIZABETH 27240 BELLE RIO DR BONITA SPRINGS FL 34135	34-47-25-B2-04100.0220 27240 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 7 DESC IN OR 1314 PG 1273	130
FREDSTROM SCOTT L & BETH M 27181 ESTHER DR BONITA SPRINGS FL 34135	34-47-25-B2-04200.0250 27181 ESTHER DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT LOT 8 DESC OR 1319 PG 0879 AKA LT 25	131
COON MARK 27151 FLAMINGO DR BONITA SPRINGS FL 34135	34-47-25-B2-04900.0150 27151 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 15	132
GOODE DARREN 27161 FLAMINGO DR BONITA SPRINGS FL 34135	34-47-25-B2-04900.0160 27161 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 16	133
MATTSON PETER D & JANE A 27171 FLAMINGO DR BONITA SPRINGS FL 34135	34-47-25-B2-04900.0170 27171 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 17	134

ALBER IRENE J 1904 REMSEN RD MEDINA OH 44256	34-47-25-B2-04900.0180 27181 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 18	135
IMMOBILIENVERWALTUNG VULTURUS GBR REHWIESE 8 STADE 21682 GERMANY	34-47-25-B2-04900.0190 27191 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 19	136
BRUEMMER DENNIS 8665 TAMARACK TRL CHAGRIN FALLS OH 44023	34-47-25-B2-04900.0200 27200 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LOT 20	137
GALBO VINCENT & CLAUDINE 27190 FLAMINGO DR BONITA SPRINGS FL 34135	34-47-25-B2-04900.0210 27190 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 21	138
HKS WILLOW ISLAND PROPERTIES 201-1820 HENDERSON HWY WINNIPEG MB R2G 1P2 CANADA	34-47-25-B2-04900.0220 27180 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 22	139
MILBURN ELIZABETH F TR 27170 FLAMINGO DR BONITA SPRINGS FL 34135	34-47-25-B2-04900.0230 27170 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 23	140
DALESSANDRO MICHAEL TR 27160 FLAMINGO DR BONITA SPRINGS FL 34135	34-47-25-B2-04900.0240 27160 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 24	141
JOSEPH CONSTRUCTION CO OF 280 S COLLIER BLVD UNIT 2203 MARCO ISLAND FL 34145	34-47-25-B2-0490A.00CE RIGHT OF WAY BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 TRACT A	142
JOSEPH CONSTRUCTION CO OF 280 S COLLIER BLVD UNIT 2203 MARCO ISLAND FL 34145	34-47-25-B2-0490E.00CE RIGHT OF WAY BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 TRACT E	143
DENNIS JEFFREY J + 27097 SERRANO WAY BONITA SPRINGS FL 34135	34-47-25-B2-05100.0140 27097 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 14	144
DENNIS JEFFREY J + 27097 SERRANO WAY BONITA SPRINGS FL 34135	34-47-25-B2-05100.0150 27101 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 15	145
SUN LUX LLC 33020 TERRACAP WAY #4301 ESTERO FL 33928	34-47-25-B2-05100.0160 27105 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 16	146
ADAMS JEFFERY WILLIAM 7917 TRILLIUM CT ALEXANDRIA KY 41001	34-47-25-B2-05100.0170 27109 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 17	147
ADAMS JEFFREY + 5229 SW 10TH AVE CAPE CORAL FL 33914	34-47-25-B2-05100.0180 27113 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 18	148
INLAND PROPERTIES LLC 3657 SANTAREN CT NAPLES FL 34119	34-47-25-B2-05100.0190 27117 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 19	149
CORNWELL CONSULTING LLC 3985 8TH AVE NE NAPLES FL 34120	34-47-25-B2-05100.0200 27121 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 20	150
KACZKA MARTA 1335 REMINGTON WAY APT 3102 NAPLES FL 34110	34-47-25-B2-05100.0210 27125 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 21	151
HOWER MICHAEL A & LISA F 10591 WOODCHUCK LN BONITA SPRINGS FL 34135	34-47-25-B2-05100.0220 27129 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 22	152
SERRANO MASTER ASSN INC STE 134	34-47-25-B2-0510D.00CE SUBMERGED	SERRANO PB 77 PGS 17-19	153

27499 RIVERVIEW CENTER BLVD BONITA SPRINGS FL 34134	BONITA SPRINGS FL 34135	TRACT D	
SERRANO MASTER ASSN INC STE 134 27499 RIVERVIEW CENTER BLVD BONITA SPRINGS FL 34134	34-47-25-B2-0510H.00CE 27093 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 TRACT H	154
SERRANO MASTER ASSN INC STE 134 27499 RIVERVIEW CENTER BLVD BONITA SPRINGS FL 34134	34-47-25-B2-0510R.00CE RIGHT OF WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 TRACT R	155
CHERTON ROGER C 9725 ALABAMA ST BONITA SPGS FL 34135	34-47-25-B3-00600.0010 9670 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 1	156
SOPHER SCOTT D & KRISTIE E 27514 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0020 27514 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 2	157
LENTZ LENORE 27526 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0030 27526 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 3	158
GRUGEL ROGER C & 27540 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0040 27540 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 4	159
RUSS MARC & TAMMY L 27552 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0050 27552 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 5	160
LEPREE THOMAS J & JUDIANNE 27566 WINCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0060 27566 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 6	161
SFR 2012-1 FLORIDA LLC 1775 HANCOCK ST STE 200 SAN DIEGO CA 92110	34-47-25-B3-00600.0070 27580 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 7	162
SCHNEIDER MATTHEW C 27592 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0080 27592 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 8	163
WALKER JEREMY & ABIGAIL 27606 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0090 27606 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 9	164
STEWART RACHEL A 9807 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0100 27618 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 10	165
SCHEWE BRANDON + 27630 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0110 27630 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 11	166
BARROSO GUADALUPE & MARIA 27876 CARL CIR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0120 27646 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 12	167
BAKER DARREL 21515 BELLHAVEN WAY ESTERO FL 33928	34-47-25-B3-00600.0190 27645 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 19	168
RAUSCH MICHAEL ALLEN & 1895 GLAZIER LN N PLYMOUTH MN 55447	34-47-25-B3-00600.0200 27631 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 20	169
FRANK RYAN E 27617 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0210 27617 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 21	170
FRANK JOSEPH C & DEVON ANN 27605 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0220 27605 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 22	171

WELLS MARION D & KIYO S 27593 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0230 27593 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 23	172
MARGHERIO TINA M + 20371 ROOKERY DR ESTERO FL 33928	34-47-25-B3-00600.0240 27579 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 24	173
KARL MARIA M 27565 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0250 27565 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 25	174
ROSEMER JEAN BENIOR & 27553 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0260 27553 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 26	175
SCHWEISBERGER RODNEY L 21294 WILLOWVIEW BRISTOL IN 46507	34-47-25-B3-00600.0270 27541 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 27	176
MYERS STEPHENS L & GWYNNE D 27527 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0280 27527 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 28	177
JENKINS LORI J 27515 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0290 27515 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 29	178
BARTISHEN MARION & WHA JA TR 27501 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0300 27501 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 30	179
SANTOS OSCAR E + 7799 BUCKS RUN DR NAPLES FL 34120	34-47-25-B3-00600.0310 27500 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 31	180
LEGAULT RAYMOND L & 27514 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0320 27514 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 32	181
KORDASZEWSKI THOMAS J & 27526 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0330 27526 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 33	182
BRATU GHEORGHE & CARMEN 27540 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0340 27540 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 34	183
BONHAM CAROL 27552 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0350 27552 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 35	184
CLARK EVANS + TATE INC PO BOX 20425 WINSTON SALEM NC 27120	34-47-25-B3-00600.0360 27566 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 36	185
HERNANDEZ KEVIN E & 27580 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0370 27580 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 37	186
WINKLER WERNER & SANDRA RUPPERTSHAINER 25A KELHEIM 65779 GERMANY	34-47-25-B3-00600.0380 27592 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 38	187
HAYDEN BRIAN & BARBARA 27606 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0390 27606 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 39	188
POMES JUAN & 27618 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0400 27618 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 40	189
JARRETT JUSTIN D & 27630 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0410 27630 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 41	190

MCGRATH JOHN & EKATERINA 1016 EL RANCHO DR PITTSBURGH PA 15220	34-47-25-B3-00600.0420 27646 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 42	191
LEWELLING MARANDA L & 27645 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0490 27645 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 49	192
BERGER JENNIFER 27631 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0500 27631 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 50	193
MING HE YOU & QI ZOU XIU 9871 CAROLINA ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0510 27617 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 51	194
LANE KATIE NICOLE + 27605 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0520 27605 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 52	195
BRADLEY PAUL ROBERT & 27593 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0530 27593 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 53	196
HEATON KYLE A 27579 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0540 27579 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 54	197
TYUKOS GEORGE S 27565 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0550 27565 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 55	198
GROSS JOSEPH J & 27553 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0560 27553 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 56	199
LUDWIG JOHN B & TAMARA J 27541 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0570 27541 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 57	200
PWR PROPERTIES LLC 4090 NOCATEE LN FORT MYERS FL 33905	34-47-25-B3-00700.0580 27527 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 58	201
LANGKIL PENNY 27515 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0590 27515 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 59	202
SILKNITTER RICK 27501 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0600 27501 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 60	203
GONZALEZ PABLO 27500 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0610 27500 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 61	204
BROWN AARON THOMAS & 27514 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0620 27514 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 62	205
ALBERT RICHARD & DARA 27526 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0630 27526 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 63	206
SWANK BETHANY 27540 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0640 27540 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 64	207
WILEY RODNEY J & JULINE P 27552 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0650 27552 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 65	208
CAPUTO STEVE & LORI A 167 OAKWOOD CT NAPLES FL 34110	34-47-25-B3-00700.0660 27566 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 66	209

NADER GIANNINNE BEDOYA 3813 THOMAS JEFFERSON RD LAFAYETTE IN 47909	34-47-25-B3-00700.0670 27580 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 67 + POR VAC ST DESC IN OR 4402/3266	210
NIEZABITOWSKI MAREK S & 27606 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0680 27606 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 68 + N 40 FT OF LOT 69 + POR VAC ST DESC IN OR 4402/3266	211
TUTINO JOYANNA 27630 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0700 27630 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 70 + S 1/2 LOT 69	212
TASSINARI BRIAN + 27646 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0710 27646 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 71	213
ROMERO JUAN A & MARTA 9862 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-00800.0050 9862 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 5	214
FARRINGTON JANICE P + 9848 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-00800.0060 9848 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 6	215
REYES EVERARDO NAVA & 9834 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-00800.0070 9834 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 7	216
SCHINI CHRISTINE ANN L/E 9820 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-00800.0080 9820 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 8	217
KRPAN JURE & MILKA 8303 WINDSONG TRL PAINESVILLE OH 44077	34-47-25-B3-00800.0090 9806 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 9	218
STEWART J CLARK & ROBIN B 27364 TENNESSEE ST BONITA SPRINGS FL 34135	34-47-25-B3-00800.0100 9792 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 10	219
NOLAN JIMMY + 9778 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-00800.0110 9778 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 11	220
LINDGREN ZACHARY + 9764 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-00800.0120 9764 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 12	221
KENNY DONALD 9750 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-00800.0130 9750 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 13	222
GARCIA JAMES & MARCIE 27621 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-0090A.0010 27621 WISCONSIN ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 3 BLK A PB 33 PG 3 LOT 1	223
CROTTS MATTHEW & JENICA 9765 KENTUCKY ST BONITA SPRINGS FL 34135	34-47-25-B3-0090A.0020 9765 KENTUCKY ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 3 BLK A PB 33 PG 3 LOT 2	224
STEWART J CLARK & ROBIN B 27364 TENNESSEE ST BONITA SPRINGS FL 34135	34-47-25-B3-0090A.0030 9779 KENTUCKY ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 3 BLK A PB 33 PG 3 LOT 3	225
KISKIS RAYMOND E 9793 KENTUCKY ST BONITA SPRINGS FL 34135	34-47-25-B3-0090A.0040 9793 KENTUCKY ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 3 BLK A PB 33 PG 3 LOT 4	226
AUDE ALYCIA 39250 GARY ST CLINTON TOWNSHIP MI 48036	34-47-25-B3-0090A.0050 9807 KENTUCKY ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 3 BLK A PB 33 PG 3 LOT 5	227
SAMUEL GANESH G & CHANDRA 9821 KENTUCKY ST BONITA SPRINGS FL 34135	34-47-25-B3-0090A.0060 9821 KENTUCKY ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 3 BLK A PB 33 PG 3 LOT 6	228

HEDRICH NORMAN & CLEDA 10981 BONITA BEACH RD SE BONITA SPRINGS FL 34135	34-47-25-B3-0090A.0070 9835 KENTUCKY ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 3 BLK A PB 33 PG 3 LOT 7	229
ARIAS AMPARO D 10221 SANDYHOLLOW LN BONITA SPRINGS FL 34135	34-47-25-B3-02000.0010 9750 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 1	230
SAPIENCIA JUAN PABLO SANABRIA 9821 ALABAMA ST APT 3 BONITA SPRINGS FL 34135	34-47-25-B3-02000.0020 9764 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 2	231
COLEMAN JAMES D & KARLA M 9778 PENNSYLVANIA AV BONITA SPRINGS FL 34135	34-47-25-B3-02000.0030 9778 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 3	232
JUSTINIANO FRANCISCO & 9792 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B3-02000.0040 9792 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 4	233
DIEKELMANN ERIC D & 9806 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B3-02000.0050 9806 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 5	234
WELKER MICHAEL A 474 HALLMARK DR IDAHO FALLS ID 83404	34-47-25-B3-02000.0060 9820 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 6	235
THIGPEN JERRY W & RENEE M 9834 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B3-02000.0070 9834 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 7	236
ELVERD DEREK + 9848 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B3-02000.0080 9848 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 8	237
CHRISTIE FLORIDA HOUSE LLC 9801 JUNIPER LANE OVERLAND PARK KS 66207	34-47-25-B3-02000.0090 9862 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 9	238
FRICK TIMOTHY R & JULIE 7554 MSGR FALLON DR PENNSAUKEN NJ 08109	34-47-25-B3-02000.0100 27500 MICHIGAN ST BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 10	239
DACEY PATRICIA J 9877 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0110 9877 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 11	240
LINDNER SUSAN L TR 9863 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0120 9863 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 12	241
COLELLA WILLIAM F PO BOX 366852 BONITA SPRINGS FL 34136	34-47-25-B3-02100.0130 9849 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 13	242
WISE JASON J & AIMEE D 9835 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0140 9835 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 14	243
TROLIO LORETTA 21 W GILMAR CIR MARGATE CITY NJ 08402	34-47-25-B3-02100.0150 9821 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 15	244
DORN LORNE H TR 2460 FRONTIER CIR LABELLE FL 33935	34-47-25-B3-02100.0160 9807 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 16	245
HEATON DAVID W & JOAN 9793 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0170 9793 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 17	246
ARCELLA RAYMOND G TR GERTRUD SCHLIEKER 9779 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0180 9779 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 18	247

KIMBALL KIRK 9765 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0190 9765 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 19	248
VAN PELT KIMBERLY 9751 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0200 9751 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 20	249
HOOVER AMY JO & DAVID P 9750 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0210 9750 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 21	250
CHASE RUSSELL C & 110 PRINCE AVE MARSTONS MILLS MA 02648	34-47-25-B3-02100.0220 9764 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 22	251
CHASE RUSSELL C & 110 PRINCE AVE MARSTONS MILLS MA 02648	34-47-25-B3-02100.0230 9778 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 23	252
BUECHEL MICHAELA 9792 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0240 9792 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 24	253
CARROLL RANDY E 9806 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0250 9806 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 25	254
CAIN ANA CECILIA 9820 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0260 9820 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 26	255
CARRENO YAHILIN & 9834 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0270 9834 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 54 LOT 27	256
CROSIER REBECCA K PO BOX 2108 BONITA SPRINGS FL 34133	34-47-25-B3-02100.0280 9848 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 28	257
COLBURN DAGMAR 9862 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0290 9862 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 29	258
KIRBY HUGH C JR & JOAN F 9876 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0300 9876 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 30	259
REVELT MARY ELIZABETH 9863 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0320 9863 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 32	260
FIDANLI GIAN M & MARIE C 1285 BARRIGONA CT NAPLES FL 34119	34-47-25-B3-02100.0330 9849 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 33	261
BAKER DON ERIC & THERESE A 9835 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0340 9835 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 34	262
ALBINO FRANCINE M TR 9821 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0350 9821 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 35	263
STEWART ANGELO & RACHEL 9807 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0360 9807 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 36	264
VITELLO JOHN ANTHONY L/E 30 STERLING DR LAKE GROVE NY 11755	34-47-25-B3-02100.0370 9793 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 37	265
GUM NANCY L 9779 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0380 9779 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 38	266

BARBER RICHARD L JR & 9751 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0390 9765 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 39	267
BARBER RICHARD L JR & 9751 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0400 9751 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 40	268
HACIENDA VILLAGE EAST 27820 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03400.00CE HACIENDA VILLAGE EAST C/E BONITA SPRINGS FL 34135	A CONDOVISION LOCATED IN SEC 34 TWP 47 RGE 25 AS DESC IN OR 1722 PG 2637 COMMON ELEMENTS	269
VILLAS OF HACIENDA HOMEOWNERS 27690 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.00CE VILLAS OF HACIENDA C/E BONITA SPRINGS FL 34135	A CONDOMINIUM LOCATED IN SEC 34 TWP 47 RGE 25 AS DESC IN OR 1783 PG 2687 COMMON ELEMENTS	270
WARD MELINDA APT 301A 27690 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.301A 27690 HACIENDA EAST BLVD #301A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 301 UNIT A	271
MARTIN JEFFREY W & 5871 PINEHURST CT LAKE VIEW NY 14085	34-47-25-B3-03700.301B 27690 HACIENDA EAST BLVD #301B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 301 UNIT B	272
OKELLEY LAND DEVELOPMENT INC 11800 US 41 S TERRE HAUTE IN 47802	34-47-25-B3-03700.301C 27690 HACIENDA EAST BLVD #301C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 301 UNIT C/GAR C	273
STERRET NATALIE A & JERRY UNIT 4 27690 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.301D 27690 HACIENDA EAST BLVD #301D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 301 UNIT D	274
METZGER JOAN A 47 PLAYERS CIR TINTON FALLS NJ 07724	34-47-25-B3-03700.302A 27670 HACIENDA EAST BLVD #302A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 302 UNIT A	275
HOUSEAL DONALD E & JULIE 370 TRAVIS LN LANCASTER PA 17601	34-47-25-B3-03700.302B 27670 HACIENDA EAST BLVD #302B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 302 UNIT B	276
ZAITCEVA VERA ALEKSEYEVNA 27670 HACIENDA EAST BLVD #302C BONITA SPRINGS FL 34135	34-47-25-B3-03700.302C 27670 HACIENDA EAST BLVD #302C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 302 UNIT C	277
WOLLSTADT INGEBORG ANTON-FLETTNER-STRASSE 24 HATTERSHEIM AM MAIN 65795 GERMANY	34-47-25-B3-03700.302D 27670 HACIENDA EAST BLVD #302D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 302 UNIT D	278
HALLIWILL PAUL B & JEANNE R 3715 FARMHILL DR MINNETRISTA MN 55364	34-47-25-B3-03700.303A 27650 HACIENDA EAST BLVD #303A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 303 UNIT A	279
LIBUTTI GREGORY R 27650 HACIENDA EAST BLVD #2 BONITA SPRINGS FL 34135	34-47-25-B3-03700.303B 27650 HACIENDA EAST BLVD #303B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 303 UNIT B	280
DAUGHERTY JOHN W & MARY J 116 SHANNON LN GRANVILLE OH 43023	34-47-25-B3-03700.303C 27650 HACIENDA EAST BLVD #303C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 303 UNIT C/GAR-C	281

BOWERS RONALD A & 1815 ROBINSON MILL RD DARLINGTON MD 21034	34-47-25-B3-03700.303D 27650 HACIENDA EAST BLVD #303D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 303 UNIT D	282
YARTER JOEL J & GERALDINE M APT 304A 27640 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.304A 27640 HACIENDA EAST BLVD #304A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 304 UNIT A	283
HAEG JOHN PETER 27640 HACIENDA EAST BLVD #304B BONITA SPRINGS FL 34135	34-47-25-B3-03700.304B 27640 HACIENDA EAST BLVD #304B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 304 UNIT B	284
SHUSTEFF BORIS & ELENA 33 WOODMONT RD ROCHESTER NY 14620	34-47-25-B3-03700.304C 27640 HACIENDA EAST BLVD #304C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 304 UNIT C	285
BERGERON ROBERT A & 36 HARVARD CT CRANSTON RI 02920	34-47-25-B3-03700.304D 27640 HACIENDA EAST BLVD #304D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 304 UNIT D	286
CIVILETTO JOAN M APT 305A 27620 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.305A 27620 HACIENDA EAST BLVD #305A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 305 UNIT A	287
WIGHT ARTHUR WILLIAM TR APT 305B 27620 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.305B 27620 HACIENDA EAST BLVD #305B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 305 UNIT B	288
SNIDER GARRY APT 305C 27620 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.305C 27620 HACIENDA EAST BLVD #305C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 305 UNIT C	289
CARPE DIEM HACIENDA LLC 6030 STANDING OAKS LN NAPLES FL 34119	34-47-25-B3-03700.305D 27620 HACIENDA EAST BLVD #305D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 305 UNIT D	290
DEMPSEY JOHN P & KATHLEEN B 154 PEARCE PKWY PEARL RIVER NY 10965	34-47-25-B3-03700.306A 27600 HACIENDA EAST BLVD #306A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 306 UNIT A	291
GOLD MICHAEL S & SUSAN K APT 306B 27600 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.306B 27600 HACIENDA EAST BLVD #306B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 306 UNIT B	292
COHEN DAVID H 3439 WILDWOOD LAKE CIRCLE BONITA SPRINGS FL 34135	34-47-25-B3-03700.306C 27600 HACIENDA EAST BLVD #306C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 306 UNIT C	293
COHEN DAVID H & MARGARET A 3439 WILDWOOD LAKE CIR BONITA SPRINGS FL 34135	34-47-25-B3-03700.306D 27600 HACIENDA EAST BLVD #306D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 306 UNIT D	294
BULLER M SCOTT L/E APT 307A 27580 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.307A 27580 HACIENDA EAST BLVD #307A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 307 UNIT A	295
MELILLO SCOTT & DEBORAH L/E 27580 HACIENDA EAST BLVD #307B BONITA SPRINGS FL 34135	34-47-25-B3-03700.307B 27580 HACIENDA EAST BLVD #307B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 307 UNIT B	296

GONZALEZ CHICO 27580 HACIENDA EAST BLVD #307C BONITA SPRINGS FL 34135	34-47-25-B3-03700.307C 27580 HACIENDA EAST BLVD #307C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 307 UNIT C	297
EDMONDS ANGELA UNIT 307D 27580 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.307D 27580 HACIENDA EAST BLVD #307D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 307 UNIT D	298
MESSINA SALVATORE 27570 HACIENDA E BLVD #308A BONITA SPRINGS FL 34135	34-47-25-B3-03700.308A 27570 HACIENDA EAST BLVD #308A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 308 UNIT A	299
JOHNSON MARY STIGER APT 308B 27570 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.308B 27570 HACIENDA EAST BLVD #308B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 308 UNIT B	300
BARRETT ROSALYN L/E APT 308C 27570 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.308C 27570 HACIENDA EAST BLVD #308C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 308 UNIT C	301
CONRAD WOLFGANG & CARLA 27570 HACIENDA EAST BLVD #308D BONITA SPRINGS FL 34135	34-47-25-B3-03700.308D 27570 HACIENDA EAST BLVD #308D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 308 UNIT D	302
PERES RUI & JUDITH M 150 DOVER AVE EAST PROVIDENCE RI 02914	34-47-25-B3-03700.320A 27691 HACIENDA EAST BLVD #320A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 320 UNIT A	303
DOOGAN DENNIS J TR 10 BIRCH DR SHREWSBURY NJ 07702	34-47-25-B3-03700.320B 27691 HACIENDA EAST BLVD #320B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 320 UNIT B	304
EVANS PATRICIA APT 320C 27691 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.320C 27691 HACIENDA EAST BLVD #320C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 320 UNIT C	305
NELSON DANIEL E & 27691 HACIENDA EAST BLVD #4 BONITA SPRINGS FL 34135	34-47-25-B3-03700.320D 27691 HACIENDA EAST BLVD #320D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 320 UNIT D	306
JAMES P BROWN TRUST + APT 321A 27681 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.321A 27681 HACIENDA EAST BLVD #321A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 321 UNIT A	307
ZIMMERMAN MARINA A + 310 N CLINTON ST UNIT L CHICAGO IL 60661	34-47-25-B3-03700.321B 27681 HACIENDA EAST BLVD #321B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 321 UNIT B	308
JONTZ THOMAS J 103 NE MULLETT LAKE RD INDIAN RIVER MI 49749	34-47-25-B3-03700.321C 27681 HACIENDA EAST BLVD #321C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 321 UNIT C	309
FRA MICHAEL JORDAN 27681 HACIENDA EAST BLVD #321D BONITA SPRINGS FL 34135	34-47-25-B3-03700.321D 27681 HACIENDA EAST BLVD #321D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 321 UNIT D	310
SILVEIRA DAVID M 27671 HACIENDA EAST BLVD #322A BONITA SPRINGS FL 34135	34-47-25-B3-03700.322A 27671 HACIENDA EAST BLVD #322A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 322 UNIT A	311

KEATING FREDERICK R TR 27671 HACIENDA EAST BLVD #322B BONITA SPRINGS FL 34135	34-47-25-B3-03700.322B 27671 HACIENDA EAST BLVD #322B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 322 UNIT B	312
GUMPERT RICHARD 14750 DONATELLO CT BONITA SPRINGS FL 34135	34-47-25-B3-03700.322C 27671 HACIENDA EAST BLVD #322C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 322 UNIT C	313
COUCH CHARLES F APT 322D 27671 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.322D 27671 HACIENDA EAST BLVD #322D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 322 UNIT D	314
MAYA WILLIAM E & KIM M 422 AVE SALVADOR SAN CLEMENTE CA 92672	34-47-25-B3-03700.323A 27651 HACIENDA EAST BLVD #323A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 323 UNIT A	315
WOYTOWYCH RICHARD J & 10240 S SUNRIDGE DR NAPERVILLE IL 60564	34-47-25-B3-03700.323C 27651 HACIENDA EAST BLVD #323C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 323 UNIT C	316
ALLISON RICHARD A & 27651 HACIENDA EAST BLVD #4 BONITA SPRINGS FL 34135	34-47-25-B3-03700.323D 27651 HACIENDA EAST BLVD #323D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 323 UNIT D	317
CALKINS PATRICK & MARGARET + 262 LINDEN ST GLEN ELLYN IL 60137	34-47-25-B3-03700.324A 27641 HACIENDA EAST BLVD #324A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 324 UNIT A	318
KUEI-TUNG SONJA R 27641 HACIENDA EAST BLVD #324B BONITA SPRINGS FL 34135	34-47-25-B3-03700.324B 27641 HACIENDA EAST BLVD #324B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 324 UNIT B	319
RINALDINI-HEAD LINDA 27641 HACIENDA EAST BLVD #324C BONITA SPRINGS FL 34135	34-47-25-B3-03700.324C 27641 HACIENDA EAST BLVD #324C BONITA SPRINGS FL 34135	VILLAS OF HACIENDS OR 1783 PG 2687 BLDG 324 UNIT C	320
OSBORN LEROY K & JULIE A 2256 2350TH ST ATLANTA IL 61723	34-47-25-B3-03700.324D 27641 HACIENDA EAST BLVD #324D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 324 UNIT D	321
EMANUEL ROLAND & LISA 323 PILOT POINT LANE BOCA GRANDE FL 33921	34-47-25-B3-03700.325A 27621 HACIENDA EAST BLVD #325A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 325 UNIT A	322
OLSON PATRICIA A PO BOX 3278 BONITA SPRINGS FL 34133	34-47-25-B3-03700.325B 27621 HACIENDA EAST BLVD #325B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 325 UNIT B	323
ROMERO CHRISTIAN L & 27621 HACIENDA EAST BLVD #325C BONITA SPRINGS FL 34135	34-47-25-B3-03700.325C 27621 HACIENDA EAST BLVD #325C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 325 UNIT C	324
ZIMPFER DAVID E & DEBRA A 26 HEDGE LN LANCASTER NY 14086	34-47-25-B3-03700.325D 27621 HACIENDA EAST BLVD #325D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 325 UNIT D	325
DOBRZYNSKI DAVID T & 101 KETTLE RUN EAST AURORA NY 14052	34-47-25-B3-03700.326A 27601 HACIENDA EAST BLVD #326A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 326 UNIT A	326

LAPOINTE PETER & MELISSA 35 VINEYARD DR PORT DEPOSIT MD 21904	34-47-25-B3-03700.326B 27601 HACIENDA EAST BLVD #326B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 326 UNIT B	327
CIVILETTO GEORGE + WENDY L 29 LINK ST FREDONIA NY 14063	34-47-25-B3-03700.326C 27601 HACIENDA EAST BLVD #326C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 326 UNIT C	328
MERTENS MANUEL R & JANET S 511 WILLOW DR MOORESVILLE IN 46158	34-47-25-B3-03700.326D 27601 HACIENDA EAST BLVD #326D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 326 UNIT D	329
JOHNSON JERI UNIT 327-A 27591 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.327A 27591 HACIENDA EAST BLVD #327A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 327 UNIT A	330
SQUIBBS JOHN D + 27591 HACIENDA EAST BLVD APT 327B BONITA SPRINGS FL 34135	34-47-25-B3-03700.327B 27591 HACIENDA EAST BLVD #327B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 327 UNIT B	331
WOLFF KARL H & IRMGARD M 706 E THOMAS ST ARLINGTON HEIGHTS IL 60004	34-47-25-B3-03700.327C 27591 HACIENDA EAST BLVD #327C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 327 UNIT C	332
COOLING KELSEY M 27591 HACIENDA EAST BLVD #327D BONITA SPRINGS FL 34135	34-47-25-B3-03700.327D 27591 HACIENDA EAST BLVD #327D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 327 UNIT D	333
YARD JOSEPH L & CYNTHIA J L/E 27581 HACIENDA EAST BLVD #1 BONITA SPRINGS FL 34135	34-47-25-B3-03700.328A 27581 HACIENDA EAST BLVD #328A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 328 UNIT A	334
DE WITT SOPHIA 14 MAPLE RIDGE DR SAINT ANDREWS MB R1A 2Y5 CANADA	34-47-25-B3-03700.328B 27581 HACIENDA EAST BLVD #328B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 328 UNIT B	335
WALKER RHONDA FAYE 27581 HACIENDA EAST BLVD #328C BONITA SPRINGS FL 34135	34-47-25-B3-03700.328C 27581 HACIENDA EAST BLVD #328C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 328 UNIT C	336
LA PORTA FRANK C & 27581 HACIENDA EAST BLVD #328D BONITA SPRINGS FL 34135	34-47-25-B3-03700.328D 27581 HACIENDA EAST BLVD #328D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 328 UNIT D	337
SCHLEINKOFER ROBERT M & 4820 MILOTHIAN DR FORT WAYNE IN 46835	34-47-25-B3-03700.329A 27571 HACIENDA EAST BLVD #329A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 329 UNIT A	338
PANOC KAREN 11 LIBERTY LN WEST YARMOUTH MA 02673	34-47-25-B3-03700.329C 27571 HACIENDA EAST BLVD #329C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 329 UNIT C	339
LYONS MARGARET O APT 329D 27571 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.329D 27571 HACIENDA EAST BLVD #329D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 329 UNIT D	340
CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135	34-47-25-B4-00124.0000 9490 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	BONITA FARMS #1 PB 3 PG 27 PT LOT 24 ELY 140 FT	341

CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135	34-47-25-B4-00131.0000 ACCESS UNDETERMINED BONITA SPRINGS FL	BONITA FARMS SEC 34 PB 3 PG 27 LOT 31 LESS SUBD	342
HANSEN TRACY + 16983 CANAL CIR LAKE OSWEGO OR 97035	34-47-25-B4-02400.0140 27435 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 14	343
FENDT TODD A & TAMMY JO 9904 CIRCLEWOOD DR FORT WAYNE IN 46804	34-47-25-B4-02400.0150 27439 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 15	344
LE THY PHUONG THI 27443 POLLARD DR BONITA SPRINGS FL 34135	34-47-25-B4-02400.0160 27443 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 16	345
HOOVER WILLIAM T & DORESE M 27447 POLLARD DR BONITA SPRINGS FL 34135	34-47-25-B4-02400.0170 27447 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 17	346
AYALA MISAEL & RIVAS ROSA A 27451 POLLARD DR BONITA SPRINGS FL 34135	34-47-25-B4-02400.0180 27451 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 18	347
CHRISTNER LINDA L 27455 POLLARD DR BONITA SPRINGS FL 34135	34-47-25-B4-02400.0190 27455 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 19	348
WOOD JAMES & TIFFANY 27459 POLLARD DR BONITA SPRINGS FL 34135	34-47-25-B4-02400.0200 27459 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 20	349
SNOWBIRD PROPERTIES LLC 250 WOLFES NECK RD FREEPORT ME 04032	34-47-25-B4-02400.0210 27454 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 21	350
MAJESKIE SHARON SHARON A RODD 27450 POLLARD DR BONITA SPRINGS FL 34135	34-47-25-B4-02400.0220 27450 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 22	351

Neighborhood Information Meeting at Shangri-La Hotel Bonita Springs 08/10/2023

Attendance List

Name	Address
Susan Gold	27600 Hacienda E. Blvd 306 B
Linda Kincaid	27641 Hacienda E. Blvd 324 C
Rebecca D. Frye	9751 Montana Ct. 34135
Tom Brummitt	27246 Patrick St 34135
Rick & Brenda Silkitter	27501 Garrett St. 34135
Richard D. Bair	Patrick St 34135
Brian Abernathy	27275 Patrick St
Beth & Bryan Hayes	27258 Johnson St 34135 Sunshinedaisy66@me.com
Patty Vahle	27900 Village Dr 34135
Carla Conrad	27570 HACIENDA Blvd 308 D 34135
Salvador Castillo	27662 S Riverside Dr Bonita
Philip Young	27270 Tennessee St. 34135
Jill Johnson	27270 Tennessee St 34135 jilljohnson806@aol.com
Katie Grant	27330 Valencia Dr. 34135
Erin Zappia	9750 Tonya Ct, 34135
Maria Karl	27565 Suffridge Dr "maria.karl@comcast.net"
Rebecca Crosier	9848 Delaware St 34135 email becky.crosier@emburyman.com
Tamara Ludwig	27541 Garrett St.
Albert Fiore	27257 Patrick St.
Marcie Garcia	27621 Wisconsin St marcipegarcia@gmail.com
Robin Stewart	27364 Tennessee
Rachel Stewart	9807 Connecticut St Rachelstewart43@gmail.com
D. Maria A. F.	9848 Palapal Dr.
MARIE KING - NEUMAN	6 Wisconsin St ALK, marie@sellnaples.com
Terry & Ronda Lawton	

Robert Watson 27312 Johnson St



SITE PLAN

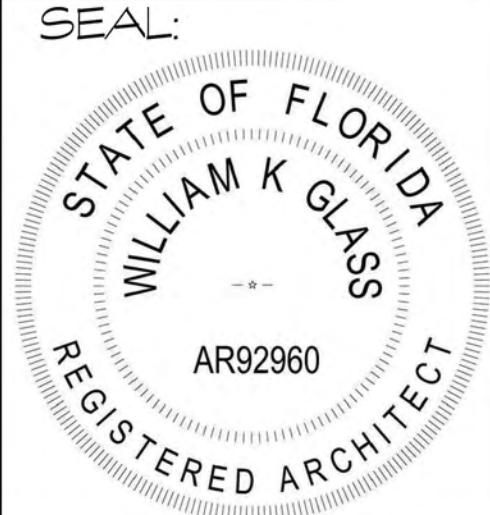


3525 Bonita Beach Rd SW # 110
Bonita Springs, FL 34134
Phone: 239-319-0105
bill@g2archinc.com
www.g2archinc.com

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NO.	DESCRIPTION	DATE

WILLIAM K. GLASS
#AR 929260



8 ACRES OF BONITA
PENNSYLVANIA & WISCONSIN
BONITA SPRINGS, FL 34134

PROJECT NO.	23004
DATE	8-10-23
DRAWN BY	JE
CHECKED BY	WG

A1
SCALE



① Front Elevation -
3/16" = 1'-0"

SINGLE FAMILY UNIT

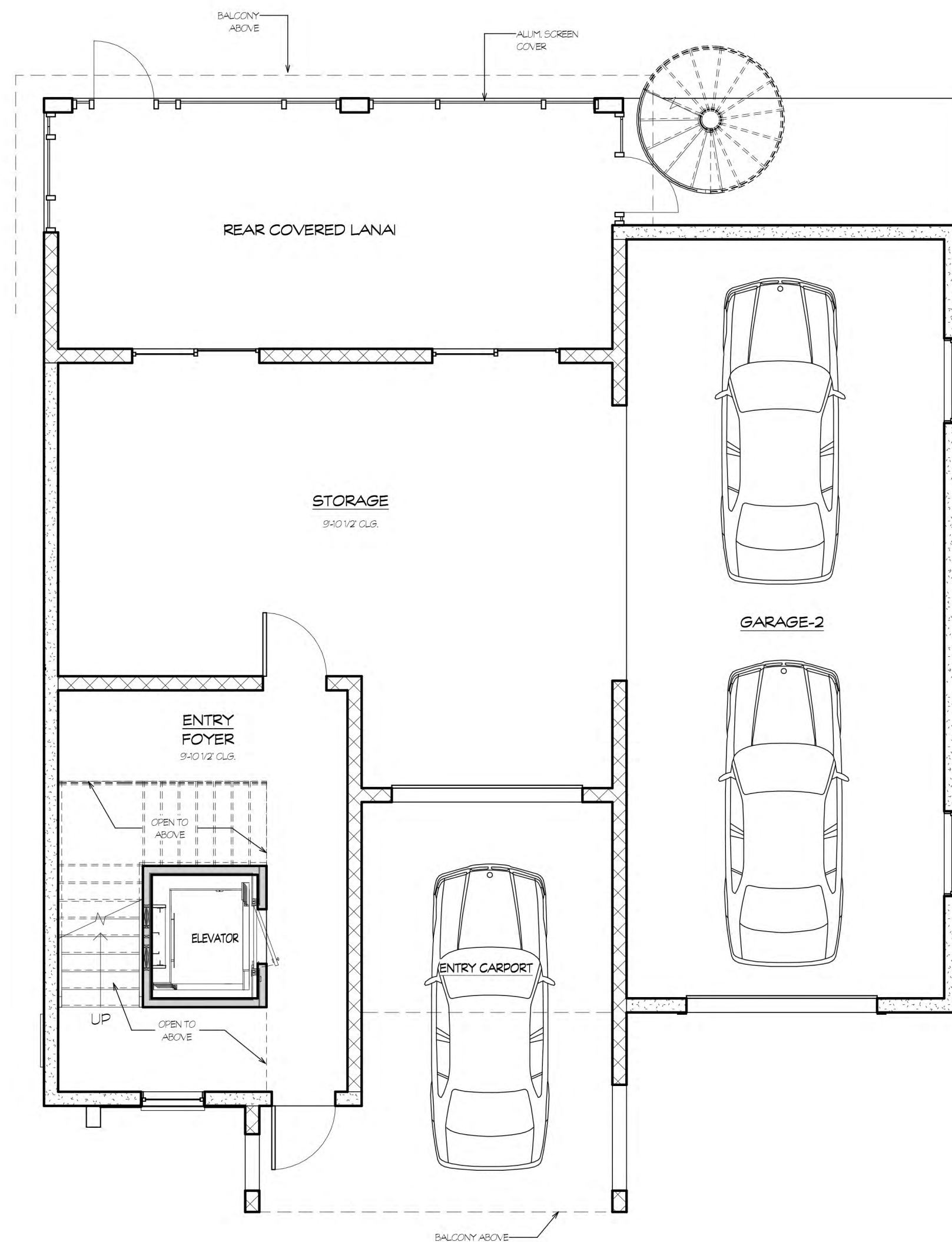
3 BEDROOM, 2 1/2 BATH

AREA SUMMARY

GARAGE 1,040 SF
ENTRY 357 SF
LANAI 321 SF

2ND LEVEL UNDER AIR1,355 SF
2ND LEVEL LANAI359 SF
2ND LEVEL BALCONY145 SF

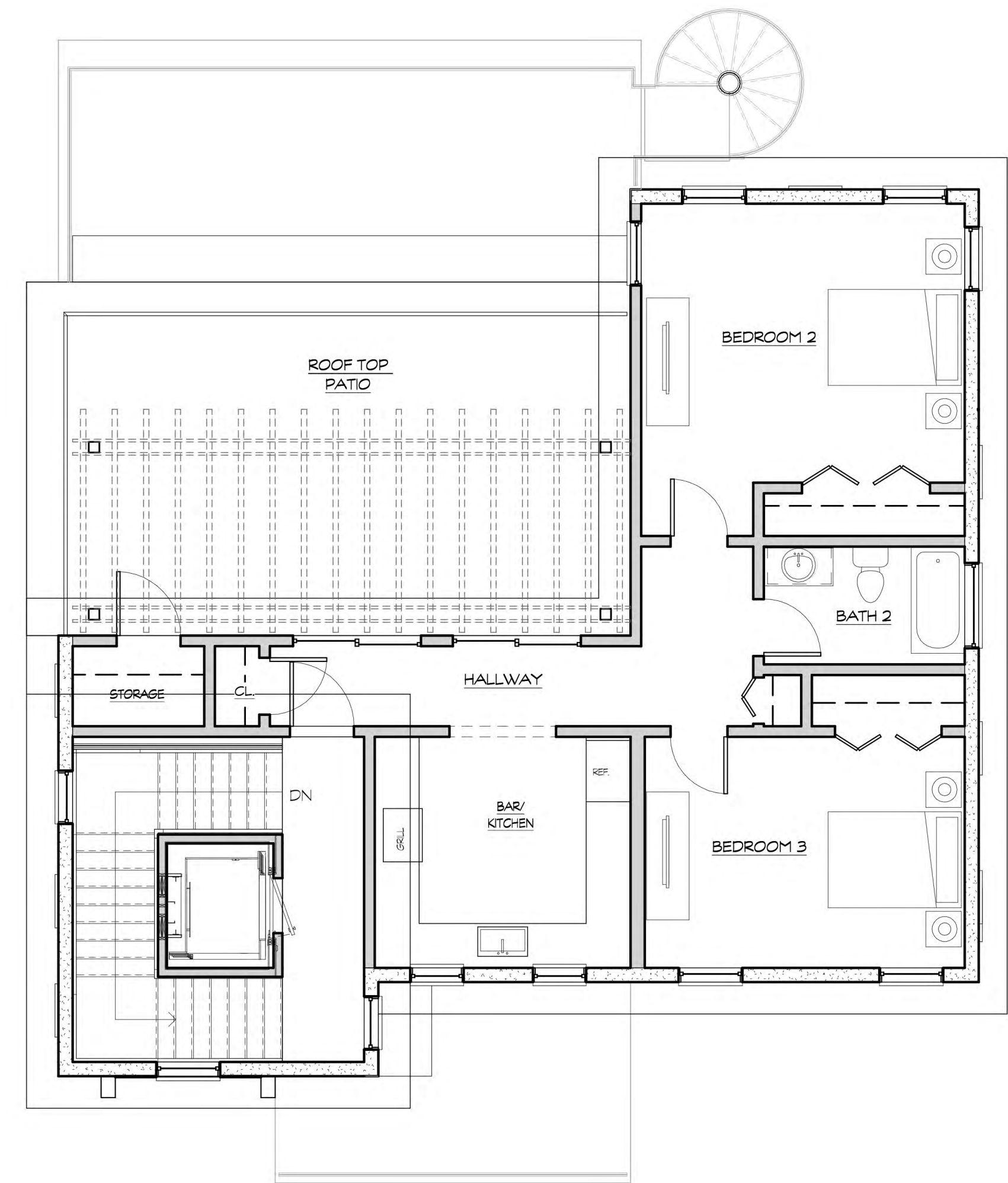
3RD LEVEL UNDER AIR939 SF
3RD LEVEL ROOF PATIO 470 SF



② Floor Plan - Ground Level
3/16" = 1'-0"



③ Floor Plan - Second Level
3/16" = 1'-0"



④ Floor Plan - 3rd Level Roof Deck
3/16" = 1'-0"



ARCHITECTURE

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Bonita Springs, FL 34134

Phone: 239-319-0105

bill@g2archinc.com

www.g2archinc.com

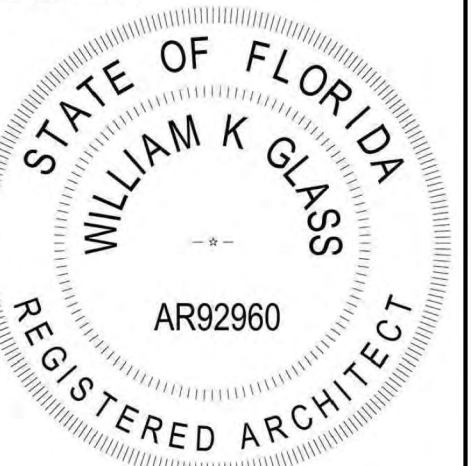
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NO.	DESCRIPTION	DATE

WILLIAM K. GLASS

#AR 929260

SEAL:



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PROJECT NO. 23004

DATE 8-10-23

DRAWN BY JE

CHECKED BY WG

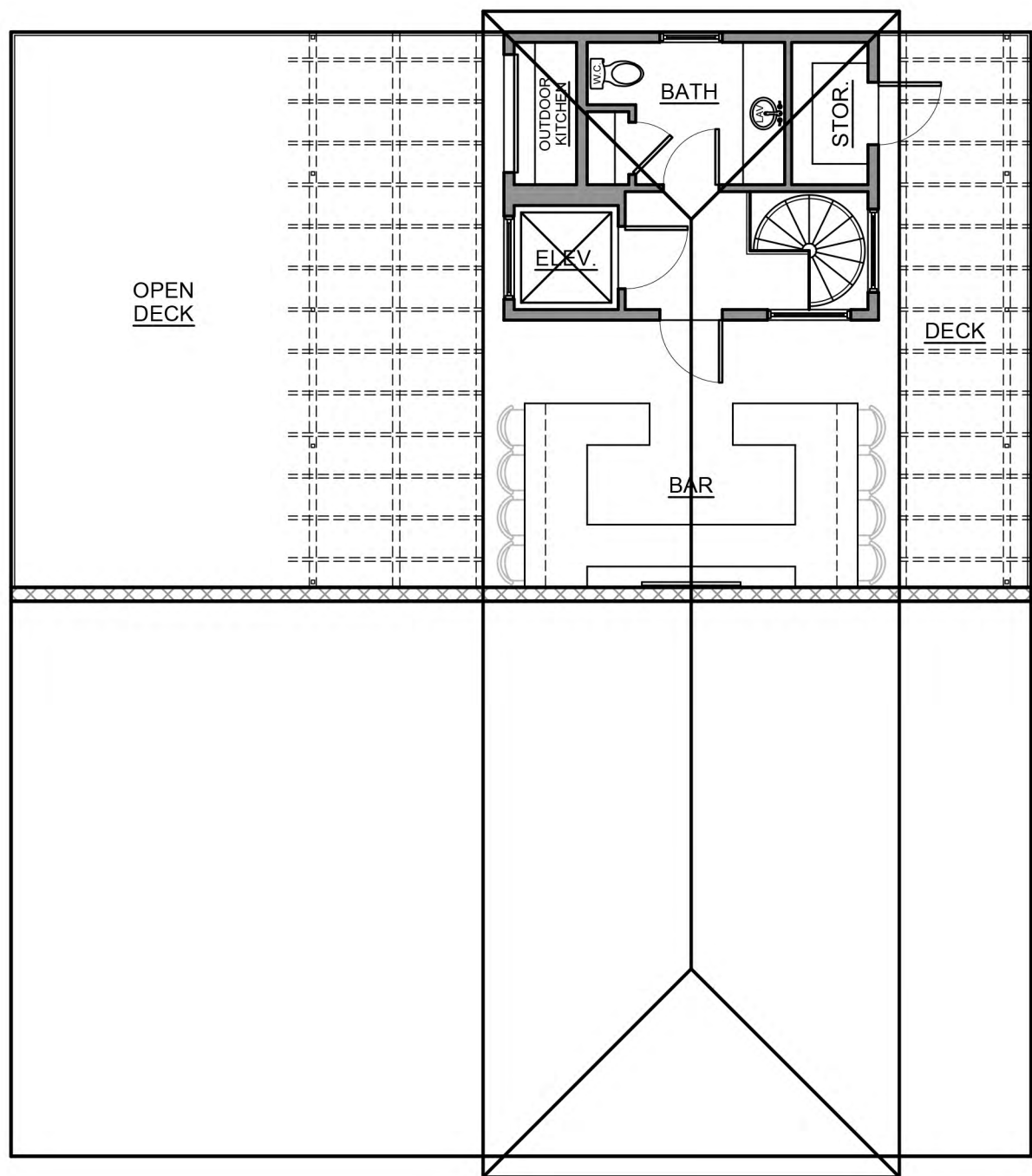
A2

SCALE



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



ENTERTAINMENT/ROOF LEVEL NOTE PLAN

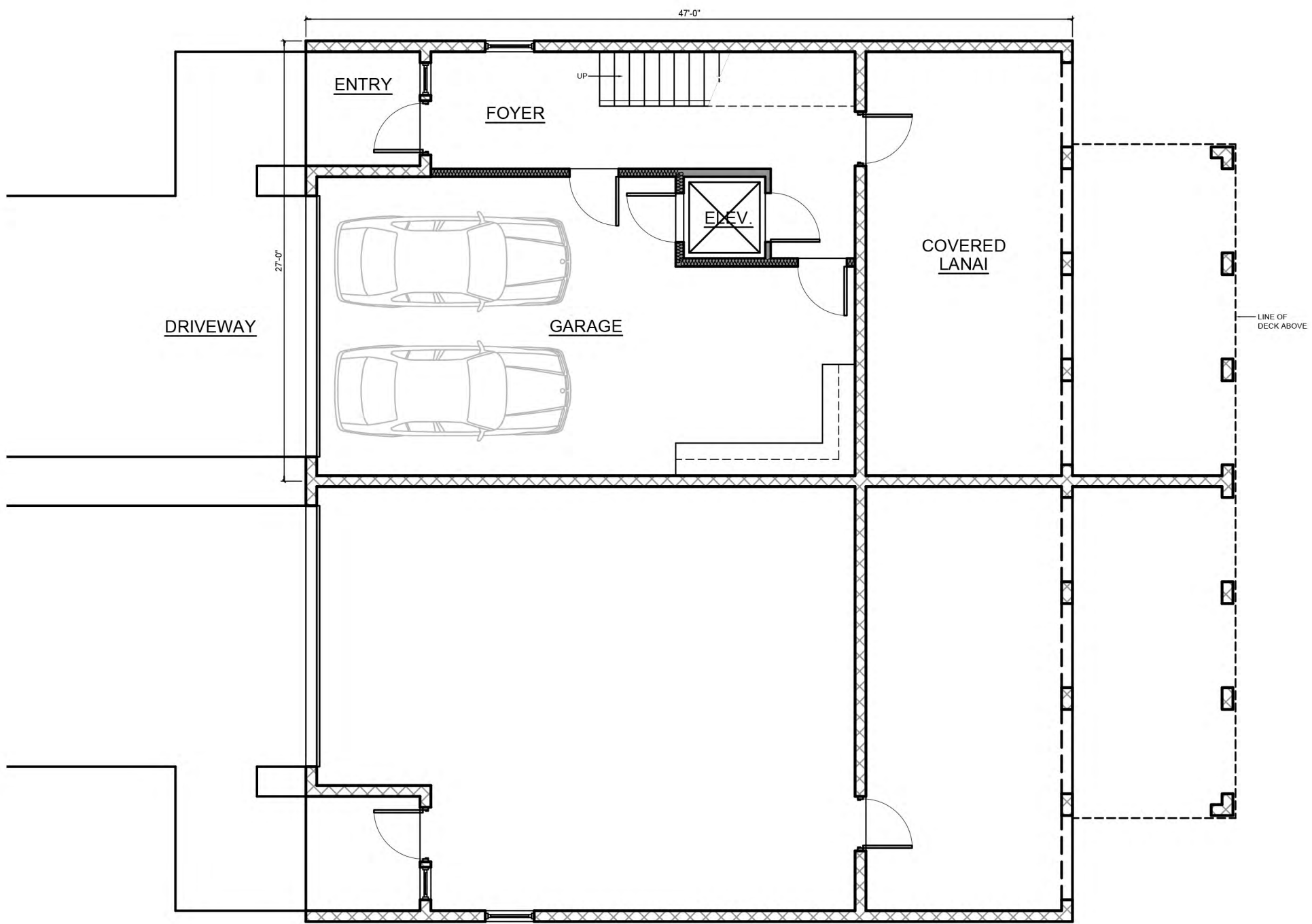
SCALE: 1/8" = 1'-0"

MULTIFAMILY FAMILY VILLAS

4 BEDROOM, 2 1/2 BATH

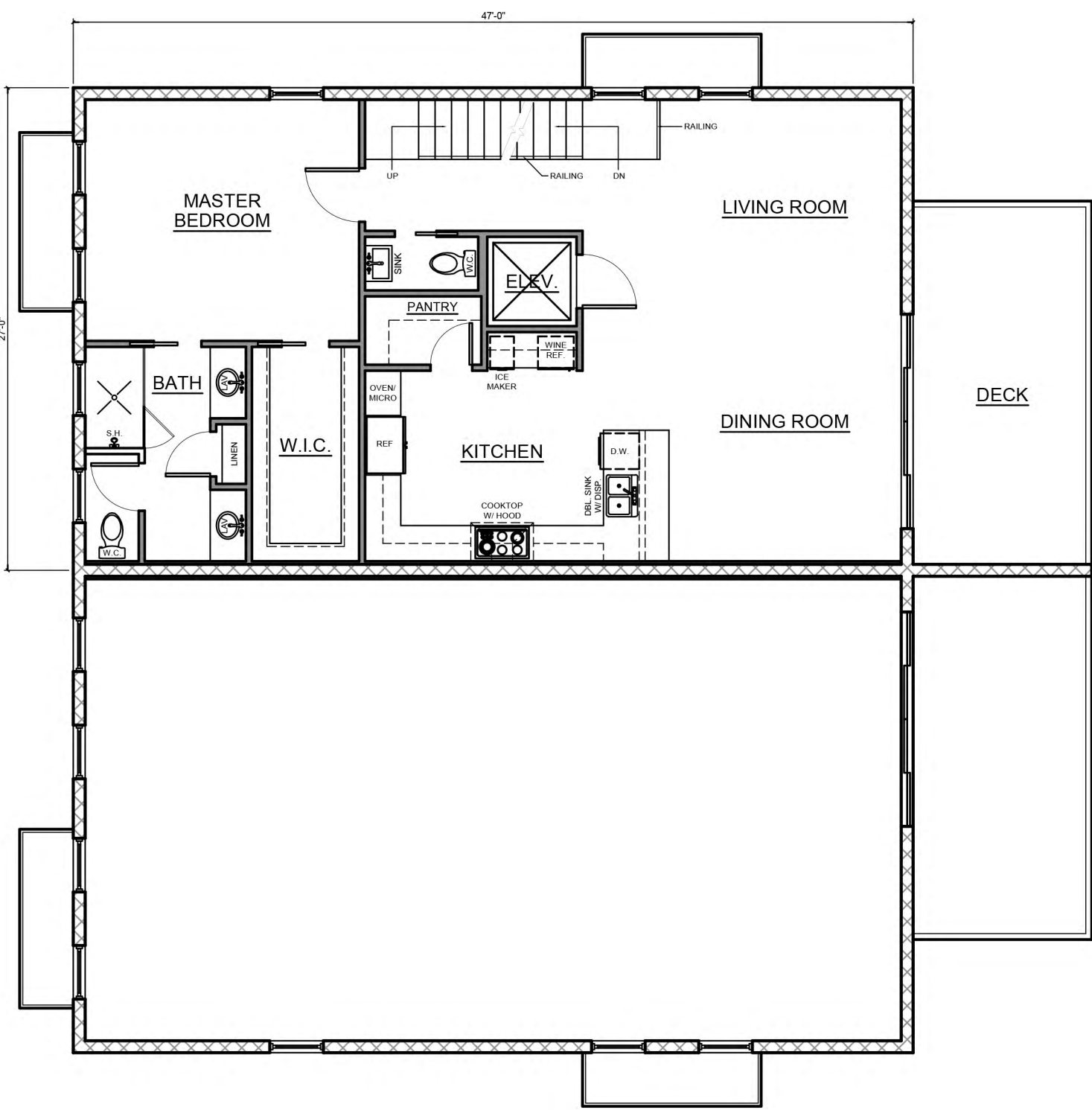
AREA SUMMARY

GROUND LEVEL	275 S.F.
FIRST LEVEL A/C	1244 S.F.
SECOND LEVEL A/C	1244 S.F.
ROOF LEVEL A/C	200 S.F.
ENTRY	54 S.F.
GARAGE	598 S.F.
COVERED LANAI	342 S.F.
FIRST LEVEL DECK	208 S.F.
ROOF LEVEL DECK	1058 S.F.
TOTAL A/C	2688 S.F.
TOTAL AREA	5223 S.F.



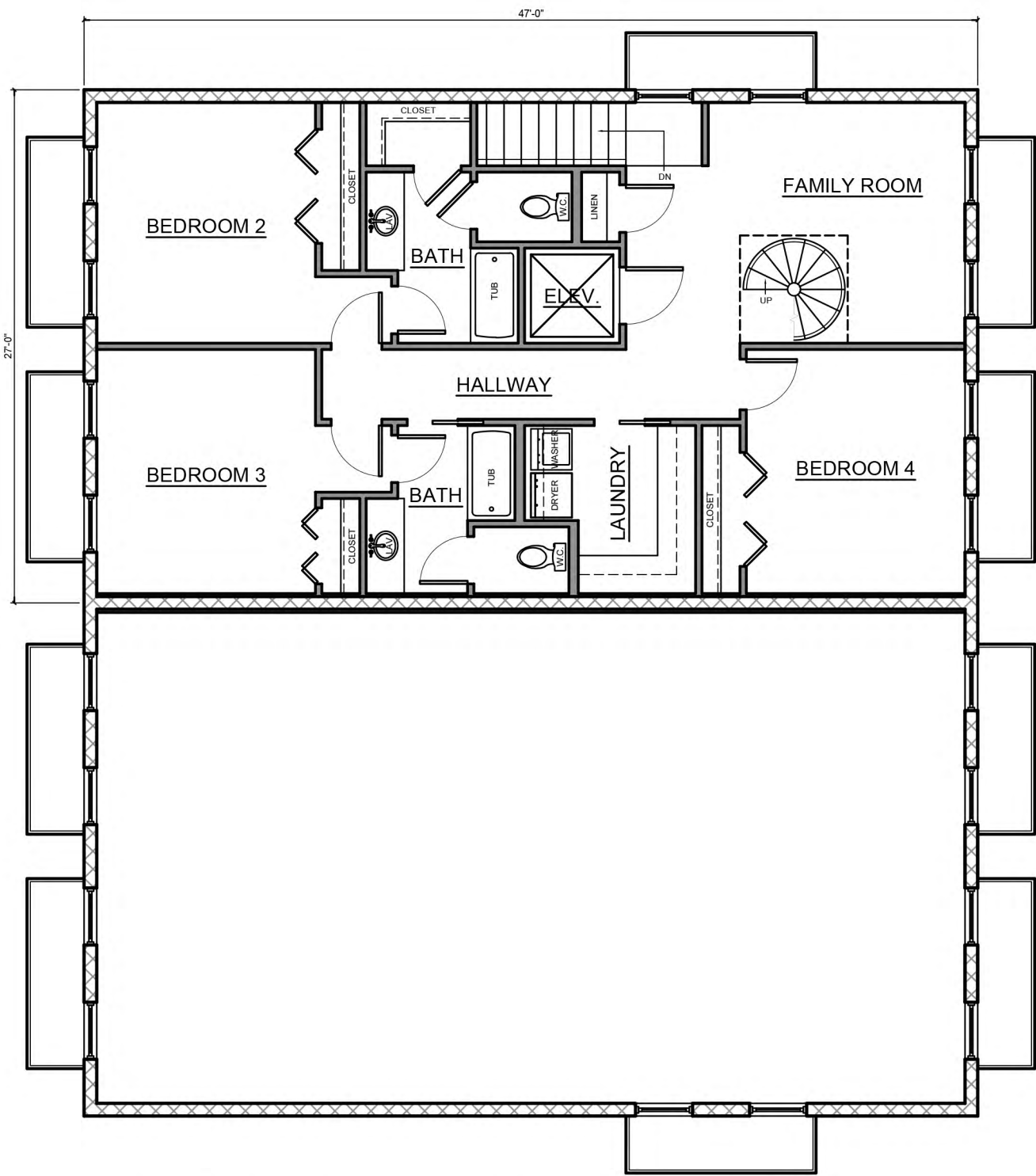
ENTRY/GARAGE GROUND LEVEL NOTE PLAN

SCALE: 1/8" = 1'-0"



FIRST LIVING LEVEL NOTE PLAN

SCALE: 1/8" = 1'-0"



SECOND LIVING LEVEL NOTE PLAN

SCALE: 1/8" = 1'-0"



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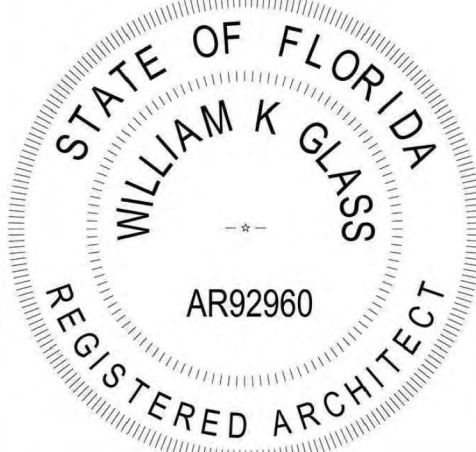
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NO.	DESCRIPTION	DATE

WILLIAM K. GLASS

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BONITA SPRINGS, FL 34134

PROJECT NO. 23004

DATE 8-10-23

DRAWN BY JE

CHECKED BY WG

A3

SCALE



G. Are there any existing deed restrictions or other covenants on this property which may affect this request?

 X NO YES. If yes, submit a copy of the deed restrictions or other covenants and a statement explaining how the restrictions may affect the requested action. Label as "Exhibit I-G".

H. Authorized Agent(s): List names of authorized agents (submit additional sheets if necessary).

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ Ext: _____ E-mail Address: _____

PART II GENERAL INFORMATION

A. Request:

1. Rezoning from AG-2 TO:(check all applicable)

☒ RPD - Residential ☐ MPD - Mixed Use ☐ MHPD - Mobile Home ☐ RVPD - Recreational Vehicle

☐ CPD – Commercial ☐ CFPD - Community Facilities ☐ IPD – Industrial ☐ AOPD - Airport Operations

2. Option Chosen: ☒ Option 1 ☐ Option 2

3. Other - Provide specific details. (14) Single-family and (13) Two-Unit Villas

B. Legal Description and Boundary Sketch: Is property within a platted subdivision recorded in the official Plat Books of Lee County?

 NO. Attach a legible copy of the legal description (label it Exhibit II-B-1.) and Certified sketch of description as set out in chapter 5J-17.053. (labeled Exhibit II-B-2.). **If the legal description is available on computer disc (Word or Word Perfect) please provide a copy at time of application.**

 X YES. Property is identified as:

Subdivision Name: The South 548.67 feet of Block 59, Heitman's Bonita Springs Townsite

Plat Book: 6 Page: 24 Unit: Block: 59 Lot: less 25' east

Section: Township: Range:

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

C. Project Street Address: Not assigned yet

D. General Location of Property (referenced to major streets): From the intersection on Bonita Beach Rd.
and Wisconsin St., head north on Wisconsin St. toward the intesection of Pennsylvania Ave. The property
is on the northwest quadrant of the intersection.

E. City of Bonita Springs Plan Information

1. City of Bonita Springs Land Use Classification: Moderate Density Residential
2. Are you proposing any City of Bonita Springs amendments which could affect the subject property?
 X NO YES If yes, submit a copy of the proposed amendment (labeled as "Exhibit II-E-1") along with a statement as to how the proposed amendment will affect your property (labeled as "Exhibit II-E-2").

F. Drainage, Water Control and Other Environmental Issues

1. Is the property within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s?
 NO X YES. If yes, specify the minimum elevation required for the first habitable floor).
 9 NAVD NGVD (MSL)
2. Are there any environmentally sensitive lands such as, but not limited to: wetlands, mangrove forests, creek & river shorelines, sand dunes, xeric scrub, mature pine forests, or other unique land forms as defined in the Bonita Plan Goal 15 and it's Objectives and Policies, Objective 4.1, Policies 7.1.1 d. 2, 7.2.3, Goal 14 and Policies 14.1.1 through 14.3.5 and applicable sections of the Land Development Code (LDC). Are there any listed species occupied habitat as defined in the Bonita Plan or LDC on the subject property, Bonita Plan Policy 7.1.1 d. 2, 7.4.1 through 7.10.3, Objective 7.12 and Policies 7. 12.1 through 7.12.3, and applicable sections of the LDC?
 NO X YES If yes, delineate these areas on a map or aerial photo and label it Exhibit II-F-1. Also, complete Exhibit II-F-2 attached hereto.

G. Present Use of Property: Is the property vacant? NO X YES

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 proposed use of the building or structure(s) will be in compliance with all applicable requirements of the Land Development Regulations. **[Sec. 4-194(b)(3)]**

Briefly describe current use of the property: _____

H. Property Dimensions

1. Width (average if irregular parcel): 549 Feet
2. Depth (average if irregular parcel): 636 Feet
3. Frontage on road or street: 549 Feet on Wisconsin St.
(Name of street)
4. Total land area: 8 Acres Acres or Square Feet

I. Land Area Calculations

1. Undevelopable Areas:

a. Freshwater wetland areas	<u>0</u>
b. Other wetland areas	<u>2.63</u>
c. Submerged land subject to tidal influence:	<u>0.11</u>
d. Total (a + b + c):	<u>2.74</u>
2. Remaining developable land (H.4 less I.1.d):	<u>5.24</u>

Note: Approximately 2 AC of the wetlands will be proposed to be mitigated.

PART III
PROPOSED DEVELOPMENT

A. Nature of Request

1. Will the development contain living units? NO X YES. If the answer is yes, please indicate the total number of living units proposed, by type:

<u>14</u> Single Family	<u> </u> Mobile Homes	<u> </u> Recreational Vehicles
<u> </u> Zero-Lot-Line	<u>13</u> Duplex/Two Family	<u> </u> Townhouses
<u> </u> Multiple Family	<u> </u> TOTAL ALL TYPES	

2. If the development will contain living units, please complete Exhibit III-A-2 (attached) and enter the following information:

a. PERMITTED total units (from Exhibit III-A-2):	<u>42</u>
b. PROPOSED total units (from A-1. above):	<u>40</u>
c. PROPOSED density (from Exhibit III-A-2):	<u>5.52</u>

3. Will the development contain non-residential areas? X NO YES. If the answer is yes, please indicate the size [gross square footage (gsf) unless indicated otherwise] of each general class of uses below:

Retail: Total gsf

Offices: Total gsf

Medical: gsf Non-medical: gsf

Hotel/Motel: Total units

Size of units: 0-425 sq. Ft. 426-725 sq. Ft. 726 or more sq. Ft.

Industrial: Total gsf

Under roof: gsf Not under roof: gsf

Mines, Quarries, or General Excavation: Acres to be excavated:

Other-specify:

Number of Beds (if applicable): OR: gsf

4. Building Height

35 Maximum height of buildings (in feet above grade)

3 Number of Habitable Floors

5. Aviation Hazard: Do you propose any structures, lighting, or other features that might affect safe flight conditions?

 X NO YES. If yes, please submit an explanation and label it Exhibit III-A-5.

B. Facilities

1. Fire District: Bonita Springs

2. Water Supply

a. Estimated daily consumption of potable water:

Residential units: 250x40 gpd = 10k gpd Mobile Home units: gpd

Rec. Vehicle units: gpd Commercial: gpd

Industrial: gpd

b. Source of potable water: BSU Water Main

c. Do you have a written agreement from the utility company to serve your project?

 NO X YES. If yes, please submit a copy of the agreement.

d. Source of Non-potable water:

3. Sanitary Sewer Service

a. Estimated daily production of wastewater:

Residential units: 250X40 gpd = 10k gpd Mobile Home units: gpd

Rec. Vehicles: gpd Commercial: gpd

Industrial: gpd

b. Is any special effluent anticipated? X NO YES. If yes, please complete Exhibit III-B-3 (attached).

c. Source of sanitary sewer service: BSU Gravity Sewer to existing Lift Station

d. Do you have a written agreement from the utility company to serve your project?

 NO X YES. If yes, please submit a copy of the agreement.

e. Will a private on-site disposal facility be used? X NO YES. If yes, please complete Exhibit III-B-3 (attached).

f. Are individual sewage disposal systems proposed? X NO YES.

C. Transportation

1. Has this project been exempted from filing a Traffic Impact Statement?

 X NO YES NOT REQUIRED (Exist. development). If it has been exempted, attach a copy of the exemption and label it Exhibit III-C.

PART IV - SUBMITTAL REQUIREMENTS

COPIES REQUIRED				Exhibit #	Item
DRI	PD	EXIST	MINOR		
15	15	15	15		Completed application [4-193(b)]
1	1	1	1		Application Fee [2-571]
1	1	1	1		Summary of Neighborhood Informational Meeting [4-28]
2	2	2	2	I-B-1	Notarized Authorization Form (if applicable) [4-194]
2	2	2	2	I-B-2	Green Sheet (If applicable)
2	2	2	2	I-B-3	List of Property Owners (If applicable) [4-194(a)(5)]
2	2	2	2	I-B-4	Notarized Covenant & Doc. of Unified Control [4-194(b)(1)(b)]
1	1	1	1	I-B-5	Surrounding Property Owners List [4-194(a)(6)]
2	2	2	2	I-B-6	Property Owners Map [4-194(a)(7)]
2	2	2	2	I-F	Notarized Disclosure Form (if applicable) [4-194(b)(1)]
2	2	2	2	I-G	Deed Restrictions & Narrative (if applicable) [4-194(b)(2)]
15	15	15	15	II-B-1	Legal Description [4-196(1)]
15	15	15	15	II-B-2	Certified sketch of description (if applicable) [4-196(1)]
2	2	2	2	II-B-3	Plat Book Page (if applicable) [4-196(1)]
15	15	15	15	II-D	Area Location Map [4-194(a)(4)]
15	15	15	15	II-E-1	Bonita Springs Plan Amendment (if applicable) [4-295(a)(5) & 4-370]
15	15	15	15	II-E-2	Narrative/how prop. complies with Bonita Comp Plan, etc. [4-295(a)(5)]
15	15	15	15	II-F-1	Environ. Sensitive Lands map (if app.) [4-325(c)]
4	4	4	4	II-F-2	Environmental Assessment [4-1339]
15	15	4	4	II-F-3	Exist. zoning & current land use map/photo [4-295(a)(4)a]
15	15	4	4	II-F-4	Soils, vegetation and ground cover maps [4-295(a)(4)c.]
15	15	4	4	II-F-5	Topography map (if available) [4-295(a)(4)c.]
15	15	-	-	III-A-2	Density Calcs (if applicable) [4-295(a)(6)c.]
15	15	-	-	III-A-5	Aviation Hazard (if applicable) [4-987 et seq.]
15	15	-	-	III-B-3	Sanitary Sewer Facilities (if applicable) [3-353]
6	6	-	6	III-C	Traffic Imp. Statement (if applicable) [4-295 (a)(7)]
6	6	-	6	III-C	TIS Exemption Form (if applicable) [4-295(a)(7)]
15	15	6	6	IV-A	Public transit routes map (if applicable) [4-295(a)(4)d.]
15	15	6	6	IV-C	Existing easements and r-o-w map. [4-295(a)(4)e.]
15	15	15	15	IV-D	Description of proposed development. [4-295(a)(6)]
15	15	15	15	IV-E	Master Concept Plan (Option 1) [4-295(a)(6)a]
15	15	15	15	IV-F	Master Concept Plan (Option 2) [4-295(a)(6)b]
1	1	1	1		11 inch by 17 inch copy of the Master Concept Plan
15	15	15	15	IV-G	Schedule of Uses [4-295(a)(8)]
15	15	15	15	IV-H	Schedule of Dev. & Justification [4-295(a)(9)]
4	4	-	-	IV-I	Surface Water Management Plan [4-295(b)(1)]
4	4	-	-	IV-J	Protected Species Management Plan [4-295(b)(2)]
15	15	15	15	IV-K	Program for phased development (if applicable) [4-295(b)(3)]
15	15	15	15	IV-L	Hazardous Material Emergency Plan (if applicable) [4-194]]
-	-	4	-	IV-M	Mobile Home Park Rezoning Information [4-195(d) et seq.]
3	3	3	3	IV-N	Aerial [4-295(a)(4)(b)]
3	3	3	3	IV-O	Map of Historical & Archaeological Sites [4-295(a)(4)(f)]
3	3	3	3	IV-P	Possible Impacts on Historical & Archaeological Sites[4-295(a)(4)(f)]
1	1	1	1	IV-Q	Application and Exhibits on CD-ROM

***At least one copy must be an original.**

PART V
APPLICANT'S SIGNATURE AND CERTIFICATION

I, Canon Sandora, PE, certify that I am the owner or owner's 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 the 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 through this application.

STATE OF: FL COUNTY OF: LEE

Signature: *Canon Sandora*

Signatory's Printed Name: Canon Sandora, PE

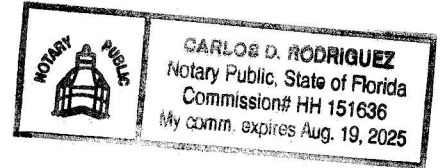
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this 17 (day) of AUGUST, (month) 2023 (year), by CANON SANDORA PE (name of person making statement).

Signature of Notary Public - State of Florida: *Carlos D. Rodriguez*

Name of Notary Typed, Printed, or Stamped: CARLOS D. RODRIGUEZ

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: FL DL



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

STRAP NO. 34-47-25-B2-00259.0020 **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.

<u>Name and Address</u>	<u>Percentage of Ownership</u>
Rudolf Bauer, 1500 3rd Ave SW, Naples, FL 34119	100%
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

<u>Name, Address, and Office</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

<u>Name and Address</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

<u>Name and Address</u>	<u>Percentage of Ownership</u>

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.

<u>Name, Address, & Office (if applicable)</u>	<u>Percentage of Stock</u>

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.

<u>Name and Address</u>

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.

STATE OF: FLORIDA COUNTY OF: COLLER

Signature: *Rudolf Bauer*

Signatory's Printed Name: Bauer Rudolf

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this

25 (day) of AUGUST, (month) 2023 (year), by RUDOLF BAUER (name of person making statement).

Signature of Notary Public - State of Florida: *Beate Bolsen*

Name of Notary Typed, Printed, or Stamped: BEATE BOLSEN

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____



BEATE BOLSEN
Commission # HH 053299
Expires February 14, 2025
Bonded Thru Budget Notary Services

**EXHIBIT II-F-2
ENVIRONMENTAL ISSUES**

A. Topography: Describe the range of surface elevations of the property:

3.16 - 5.30 NAVD

B. Sensitive Lands: Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Comprehensive Plan), flow ways, creek beds, sand dunes, other unique landforms [see the Comprehensive Plan for listed species occupied habitat (see Sec. 4-1337 et seq. of the Land Development Code)].

See Enviromental Report for Wetlands Delineation.

C. Preservation/Conservation of Natural Features: Describe how the lands listed in B. above will be protected by the completed project:

Approximately 2 acres of wetlands will be delineated. The remaining will be part of the on-site preserve.

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

**EXHIBIT III-A-2
PRELIMINARY DENSITY CALCULATIONS***

A. Gross Residential Acres

- | | |
|---|---|
| 1. Total land area: | 8 _____ acres |
| 2. Area to be used for non-residential uses: (Line A.2.a. plus A.2.b.): | 0 _____ acres |
| a. R-O-W providing access to non-residential uses: | 0 _____ acres |
| b. Non-residential use areas: | 0 _____ acres |
| 3. Gross residential acres (Line A.1 less A.2): | 8 _____ acres |
| a. Uplands areas | Note: Approximately 2 acres to be mitigated. 5.26 AC +2 AC = 7.26 _____ acres |
| b. Freshwater Wetlands areas | Note: Approximately 2 acres to be mitigated. 0.13 _____ acres |
| c. Other Wetland areas | Note: Approximately 2 acres to be mitigated. 2.63 AC -2 AC = 0.63 _____ acres |

B. Comprehensive Plan Land Use Classification: Mod. (If more than one classification, calculations for each classification must be submitted)

Density Standards (from the Comprehensive Plan)

- | | |
|---|---------------------------------|
| 1. Maximum density for Land Use Classification: | 5.8 _____ units/gross res. acre |
| 2. Maximum total density for Land Use Classification: | 5.8 _____ units/gross res. acre |

MAXIMUM PERMITTED DWELLING UNITS

C. High Density Residential, High Density Mixed Use/Village, "Old 41" Town Center Mixed Use Redevelopment Overlay Area.

- | | |
|---|------------------------------|
| 1. Standard density uplands units (A.3.a. times B.1) | _____ units |
| 2. Standard density wetlands units (A.3.b. & A.3.c. times B.1) | _____ units |
| 3. Total standard density units (sum of C.1 & C.2) | _____ units |
| 4. Max. Total density units [A.3.a. times ((B.1 plus 1/2 of (B.2 less B.1)))] | _____ units |
| 5. Sub-total permitted std. density units (line C.3 or C.4 - whichever is less): | _____ Units Sub-total |

6. BONUS UNITS (REQUESTED)

a. Low-moderate housing density: _____ units

b. TDR units: _____ units

c. **Sub-total (C.6.a plus C.6.b)** _____ units

7. **Total Permitted Units (C.5. plus C.6.c):** _____ **Units Total**

NOTE: may not exceed (A.3.a. times B.2) plus (A.3.b. and A.3.c. times .05).

* Subject to staff review and correction.

D. Moderate Density Mixed Use/Planned Development, Medium Density Multi-Family Residential, Medium Density Residential, Moderate Density Residential

1. Standard density uplands units (A.3.a. times B.1) 41.99 units

2. Standard density freshwater wetlands units (A.3.b. times B.1) 0.63 units

3. Total standard density units (sum of D.1 & D.2) 42.62 units

4. Maximum upland density (A.3.a. times 8) 57.92 units

5. **Total permitted units** (line D.3 or D.4 - whichever is less): 42 **Units**

E. Suburban Density Residential, Low Density Residential, Estate Residential

1. Standard density uplands units (A.3.a. times B.1) _____ units

2. Standard density freshwater wetlands units (A.3.b times B.1) _____ units

3. Total standard density (sum of E.1 & E.2) _____ units

4. Maximum upland density (A.3.a. times 4) _____ units

5. **Total permitted units** (line E.3 or E.4 - whichever is less): _____ **Units Total**

F. Conservation, Resource Protection, DRGR

1. Total acres of "Open Land" _____ acres

2. Maximum density (F.1 times 0.2*) _____ units

3. Total permitted units: _____ units

**EXHIBIT III-B-3
SANITARY SEWER FACILITIES**

A. **Special Effluent:** If special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

N/A

B. **Private On-site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

N/A

2. Quality of the effluent:

N/A

3. Expected life of the facility:

N/A

4. Who will operate and maintain the internal collection and treatment facilities:

N/A

5. Receiving bodies or other means of effluent disposal:

N/A

C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

TBD

2. Current water table conditions:

3. Proposed rate of application:

4. Back-up system capacity:

**EXHIBIT I-B-4
COVENANT OF UNIFIED CONTROL**

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as STRAP: 25-34-47-B2-00259-0020 and legally described in exhibit A attached hereto. (street address)

The property described herein is the subject of an application for planned development zoning. We hereby designate Canon Sandora, PE. as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to the City of Bonita Springs.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by the City of Bonita Springs.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, City of Bonita Springs can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The City of Bonita Springs will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the City may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.

STATE OF: FLORIDA COUNTY OF: COLLIER

Owner's Signature: _____

Owner's Printed Name: Bauer Rudolf

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence ☐ or online notarization, this 25 (day) of AUGUST, (month) 2023 (year), by RUDOLF BAUER (name of person making statement).

Signature of Notary Public - State of Florida: _____

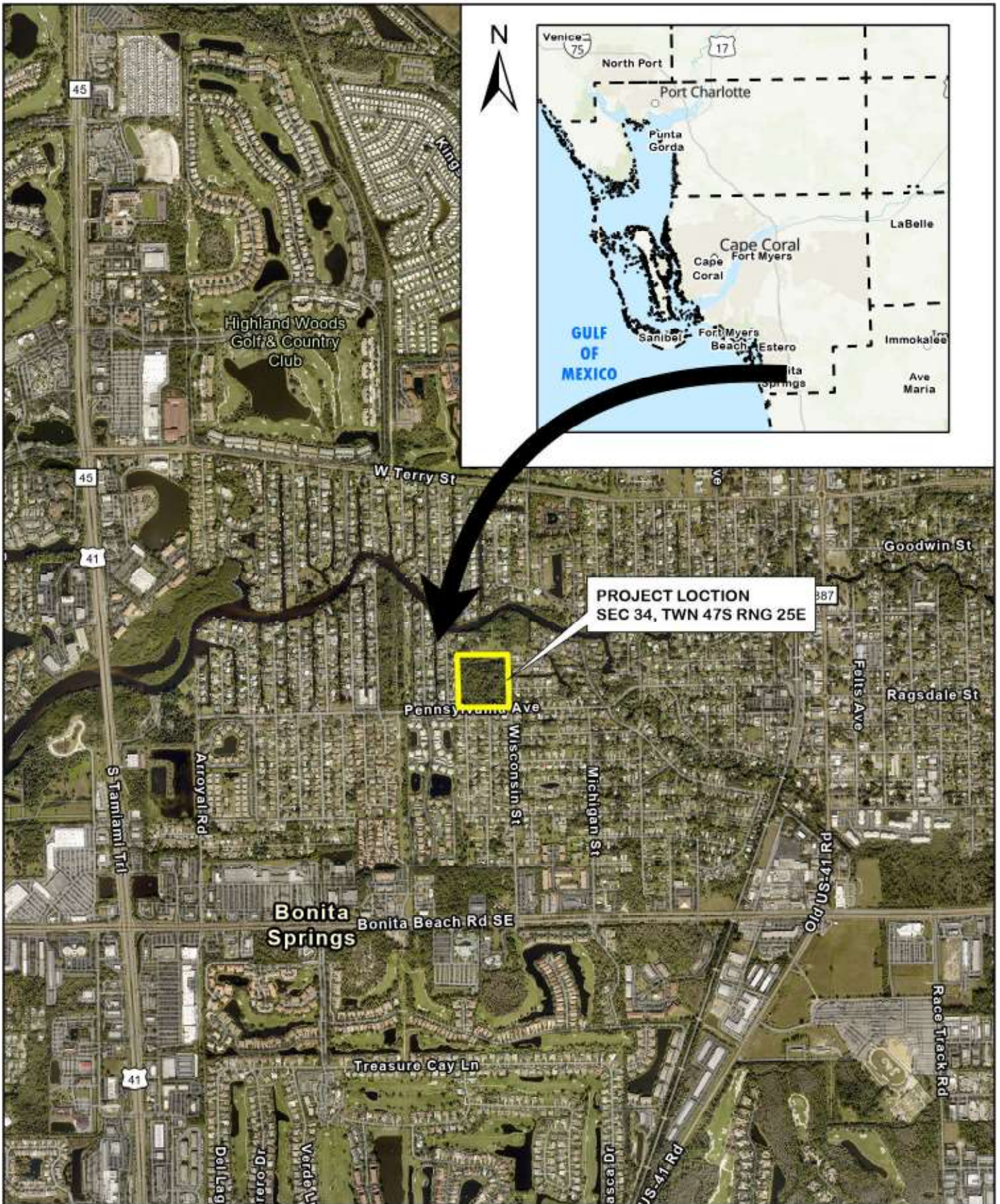
Name of Notary Typed, Printed, or Stamped: BEATE BOLSEN

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____



BEATE BOLSEN
Commission # HH 053299
Expires February 14, 2025
Bonded Thru Budget Notary Services



PROJECT LOCATION
SEC 34, TWN 47S RNG 25E

Project Location Map

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

MAP OF BOUNDARY SURVEY

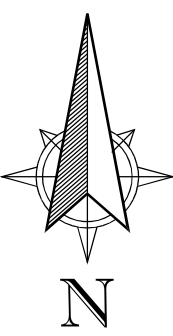
STRAP: 34-47-25-B2-00259.0020

FOLIO ID: 10467210

LEGAL DESCRIPTION

THE SOUTH 548.67 FEET OF BLOCK 59, HEITMAN'S BONITA SPRINGS TOWNSITE AS RECORDED IN PLAT BOOK 6, PAGE 24 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA LESS AND EXCEPT THE EASTERLY 25 FEET FOR WISCONSIN STREET.

CONTAINING 8 ACRES, MORE OR LESS.



SCALE: 1" = 40'



NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 1988).

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S88°31'04"W ON THE CENTERLINE OF PENNSYLVANIA AVENUE AS PER PLAT OF HEITMAN'S BONITA SPRINGS, PLAT BOOK 6, PAGE 24, LEE COUNTY, FLORIDA.

FLOOD ZONE "AE", ELEVATION 9.0' (N.A.V.D. 1988) AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12071C 0658 G, DATED NOVEMBER 17, 2022.

I HEREBY CERTIFY TO:

RUDOLF AUGUST BAUER C/O CHRISTOPHER LANGEN ESQUIRE;

THAT A SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE MINIMUM TECHNICAL STANDARDS AS PER CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

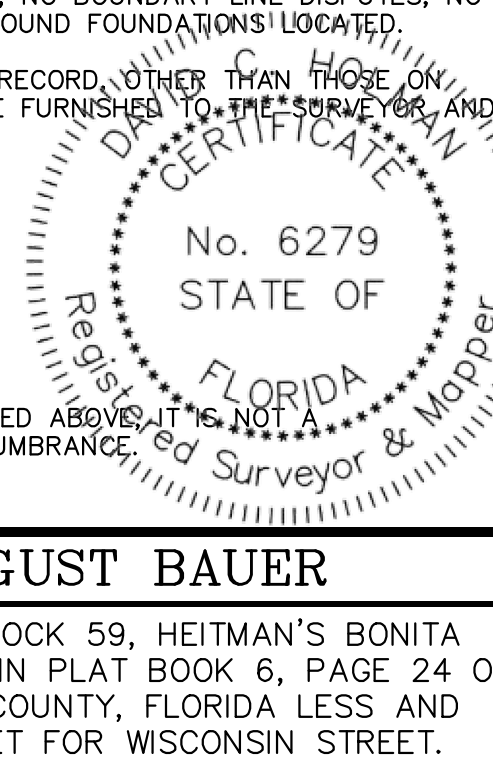
5J-17.051(3)(b)6 - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

ELECTRONIC SIGNATURE USED IN ACCORDANCE WITH APPLICABLE STATE LAWS AND RULES INCLUDING BUT NOT LIMITED TO FLORIDA STATUTES 668.001, 668.50 AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

UNLESS SHOWN HEREON THERE ARE NO ENCROACHMENTS, NO BOUNDARY LINE DISPUTES, NO EASEMENTS OR CLAIMS OF EASEMENTS AND NO UNDERGROUND FOUNDATIONS LOCATED.

WHEN LOCATION OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED ABOVE. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCE.



REVISIONS:
03/15/2016 ADDED WETLANDS LOCATION AND HERITAGE TREES
07/07/2016 ADDED MEAN ANNUAL HIGH WATER MARKS
02/20/2018 REVISED TITLE BLOCK TO DAVID C. HOLMAN, P.S.M., L.L.C.
11/10/2023 UPDATE BOUNDARY SURVEY
11/21/2023 ADD MANHOLE INVERTS
11/21/2023 ADD ADDITIONAL DRAINAGE DITCH LOCATIONS
11/25/2023 REMOVE 2016 WETLAND LINE

ACAD FILE: B59 HEITMAN'S BONITA SPRINGS

DATE: 12/28/2015

SCALE: 1" = 40'

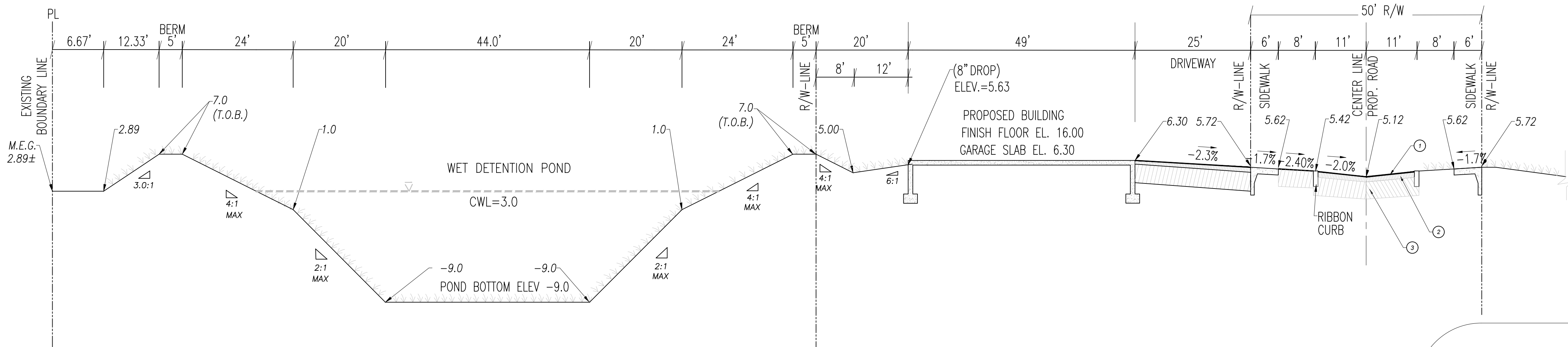
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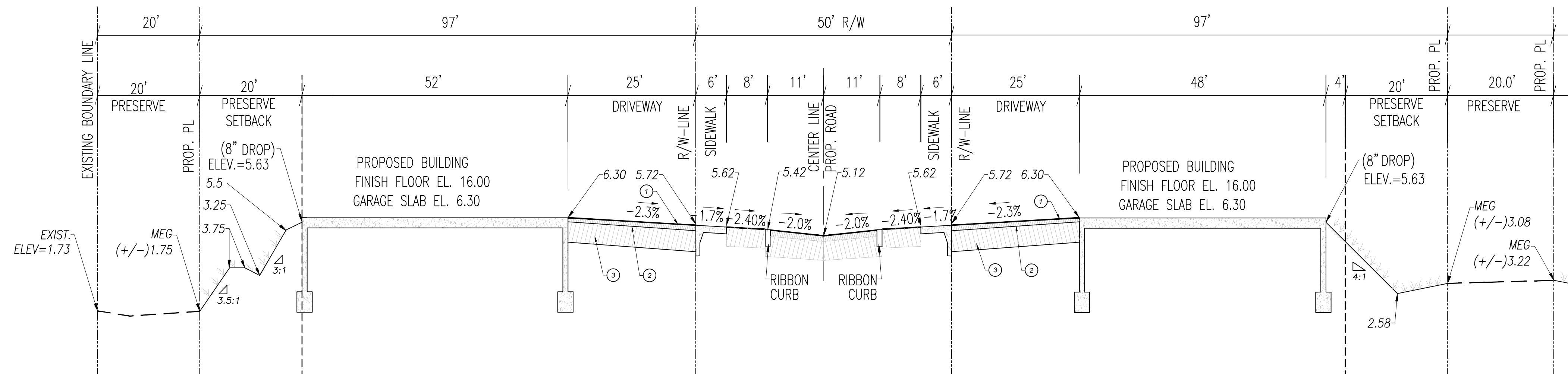
BOOK: _____

FILE NO: _____

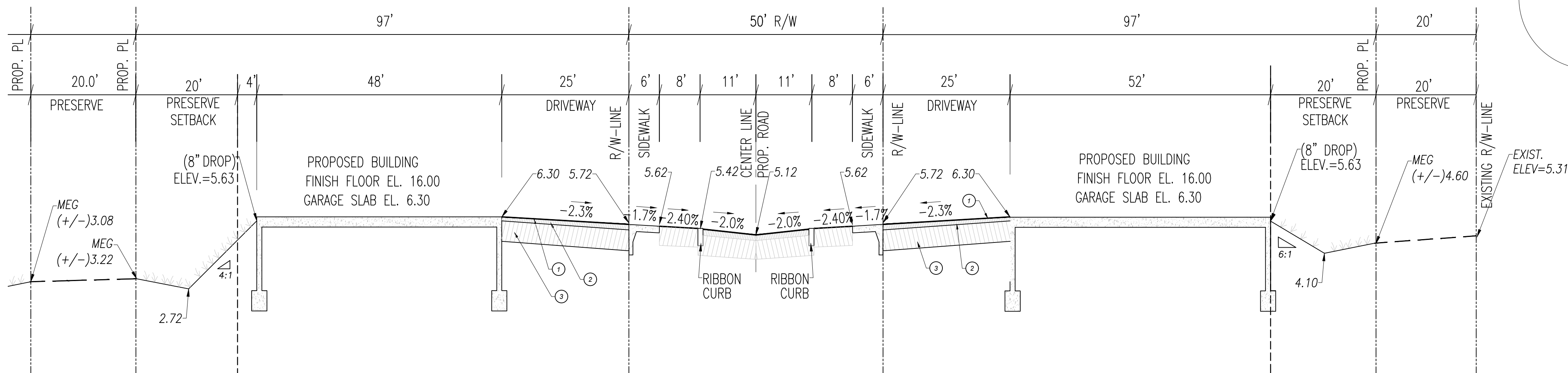
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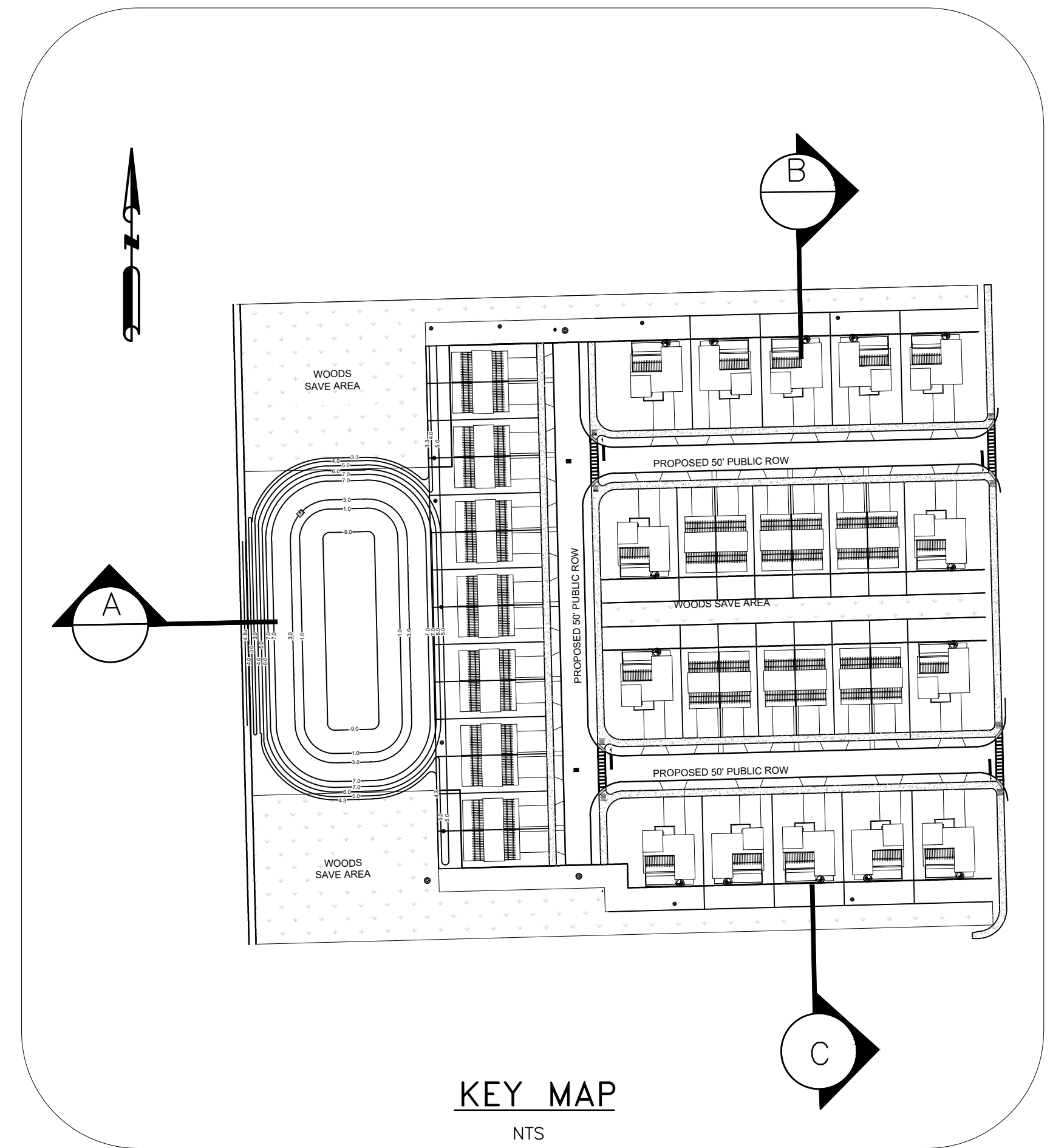
SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
NTS



KEY MAP
NTS

PAVEMENT SPECIFICATIONS:

- (MAY BE USED IN PEDESTRIAN TRAFFIC AND CAR PARKING AREAS ONLY.)
- 1.) MIN. 1 1/2" TYPE S-1 ASPHALT (SP-9.5) OVER RC-70 OR EQUAL PRIME COAT
 - 2.) 8" LIMEROCK (98% MAX. DENSITY)
 - 3.) MIN. 12" STABILIZED SUB-BASE COMPACTED TO MIN. 98% DENSITY OF MOD. PROCTOR AS DETERMINED BY AASHTO-T-180 OR LBR > 40

ENGINEER: CANON SANDORA, PE STATE OF FLORIDA LICENSE # 95303 9201 TANGULO BLVD. FT. MYERS, FL 33967 CANON@CS-CE.COM WWW.CS-CE.COM (239)-692-6738	
CANON SANDORA CIVIL ENGINEERING, INC.	
PROPERTY OWNER: RUDOLPH BAUER	
DATE	
REVISION DESCRIPTION	
NO.	
TYPICAL SECTIONS	
NORTHEAST CORNER OF PENNSYLVANIA AVE & WISCONSIN STREET BONITA SPRINGS, FLORIDA 34135	
PROJECT NO.	23-002
DATE	JAN. '2024
DWG BY:	CEP
CHECK BY:	CGS
SHEET NO.	17 OF 21

CANON SANDORA CIVIL ENGINEERING, INC.
8 ACRES OF BONITA
PENNSYLVANIA & WISCONSIN
RESIDENTIAL PLANNED DEVELOPMENT

Description of Proposed Development

The proposed project is an 8 acre residential planned development located at the northwest corner of Pennsylvania Ave. and Wisconsin St. The owner/developer, Rudolf Bauer, is looking to develop responsibly proposing an upscale, safe, hurricane resistant, residential development with play streets and abundant landscaping. The property is located within the moderate density residential future land use which allows for a maximum density of 5.8 units per acre, for a maximum allowable density of 46 units on an 8 acre property. The project proposes a total of 40 units, made of 14 single-family houses and 13 villa units. Wetland mitigation will be necessary in order to achieve this density. Key site features of the proposed Master Concept Plan and buildings include the following:

- Single-family houses on the outside, villas in the interior of the site.
- Lots vary in size from 3,104 to 6,499 square feet. Frontage for lots varies from 32 to 81.5 feet.
- The building materials will be hypoallergenic to prevent problems with mold in units.
- The first floor of units will be a garage, with the 2nd floor as the first habitable floor. FEMA base flood elevation 9 is approximately at about the middle of the garage given the existing site elevation. Having the first floor as a garage will prevent bringing in a massive amount of fill to build up the site. The maximum height will not exceed 35' above the FEMA base flood elevation.
- 50' public right-of-way proposed as a one-way loop, entering on the south access on Wisconsin and exiting on the north access. This leaves space for a sidewalk, bike paths, and landscaping (play street concept).
- Approximately 63% open space including a 20% preserve/tree save area.
- The proposed lake is approximately 11% of the developed site. Stormwater will drain to the lake, and discharge will go into the ditch to the river. Please see the surface water management plan for more information.
- Utility connections will be proposed to connect into existing Bonita Springs Utilities gravity sewer and potable water on Wisconsin St. Fire hydrants will also be added at a spacing no greater than 600 feet from each unit.

City of Bonita Springs Comprehensive Plan

Conservation/Coastal Management Element Analysis

As described in the submitted environmental assessment, historic aerials show significant impacts over time to the subject property. In 1953 the site was cleared of most trees and shrubs in the north and west, with trees and shrubs remaining in the south and east. The 1968 aerial shows the surrounding single-family homes started development and on the project site the once cleared areas transitioned to a disturbed forested habitat. The site had the understory removed between 2019 and 2020 and has become infested by exotic vegetation.

CANON SANDORA CIVIL ENGINEERING, INC.
8 ACRES OF BONITA
PENNSYLVANIA & WISCONSIN
RESIDENTIAL PLANNED DEVELOPMENT

The 0.38± acres of uplands and wetlands within the preservation areas represent the better quality indigenous habitats on the property. These areas, together with the 1.45± acres of indigenous habitat restoration areas result in 1.62 acres of upland and wetland preserves that will serve as habitat for the urbanized non-listed wildlife that currently inhabit this site and are common in this area of the City. There are no rare and unique uplands on the property. Therefore, the project is consistent with Objective 4.1, Policy 7.1.1.d.2, Policy 7.2.3, Goal 14, and applicable portions of Policies 14.1.1.through 14.3.5.

No nesting of state or federally listed species has been documented within the property. The listed wildlife species included in Table 2 of the submitted Environmental Assessment are not likely to utilize the site due to the surrounding single family development and road system. The listed plants listed in Table 2 are not likely to be onsite due to the significant site disturbances over the years. The use of the site as foraging habitat by urbanized non-listed wildlife will continue within the proposed preserve areas. Therefore, the project is consistent with Policies 7.4.1 through 7.10.3.

The property does not contain any streams, rivers, or estuaries. Therefore, Objective 7.12 and Policies 7.12.1 through 7.12.3 are not applicable.

CANON SANDORA CIVIL ENGINEERING, INC.
8 ACRES OF BONITA SPRINGS
PENNSYLVANIA & WISCONSIN
RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING & CURRENT LAND USE MAP



Wisconsin Street Parcel Environmental Assessment

Section 34, Township 47 South, Range 25 East
Lee County, Florida

**August 2023
Revised November 2023**

Prepared by:



ENVIRONMENTAL CONSULTING, LLC
15957 Tropical Breeze Drive, Fort Myers, FL 33908
(239) 994-9007

Introduction

The 8.00± acre Wisconsin Street property is located within a portion of Sections 34, Township 47 South, Range 25 East, Lee County, Florida. (Exhibit A).

The site consists of pine flatwoods invaded by various exotic tree species and exotic vegetation dominated communities. The site has been heavily disturbed in its past. This parcel also has a berm along the north property line that is approximately four feet higher in elevation compared to the rest of the property.

Site History

The historic aerials show significant impacts over time to the subject property. In 1953 the site was cleared in the north and west, with most of the trees and shrubs remaining in the south and east. The 1968 aerial shows the surrounding single family lots improved with some homes being developed and the cleared areas onsite have new vegetation established. The east and south portions of the site became infested with exotic vegetation after the understory was cleared between 2019 and 2020.

Existing Vegetative Communities

The predominant vegetation associations were mapped based on 2022 digital 1" = 60' scale aerial photography. Six vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). The attached map (see Exhibit B) depicts the approximate location and configuration of six vegetation associations and the acreages are summarized by FLUCCS code in Table 1.

Table 1. Acreage Summary by FLUCCS

FLUCCS CODE	DESCRIPTION	ACREAGE
411E3	Pine Flatwood, Invaded by Exotics (51-75%)	3.83
450	Mixed Exotic Upland Forest	1.30
510*	Ditch	0.13
619**	Exotic Wetland Hardwoods	2.14
625E3**	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	0.49
743	Berm	0.11
Upland Subtotal		5.26
Wetland Subtotal		2.63
Other Surface Waters Subtotal		0.11
Total		8.00

* Potential Other Surface Waters

** Potential Jurisdictional Wetlands

Surrounding Land

The parcel is bordered by Pennsylvania Ave and Wisconsin Street to the south and east and single family parcels to the west and north. All of the properties surrounding the subject parcel are privately held lands. See Exhibit C for the Surrounding Land Map.

Soils

Mapping prepared by the Natural Resources Conservation Service depicts three soil types as occurring on-site. All of the soil types are considered to be non-hydric (upland) soils including Smyrna fine sand (Map Unit 67), Myakka fine sand (Map Unit 123), Wabasso fine sand (Map Unit 137). Under native conditions the soil survey describes these soils as typically occurring in pine flatwoods. This soils information is provided for general informational purposes and the accuracy of the soils mapping obtained from the Florida Natural Resources Conservation has not been confirmed.

Please see Exhibit D for the Soils Map.

Wetlands

Based on the current site conditions, the property contains one area running north to south centrally on the site that meets the criteria for state jurisdictional wetlands (Exhibit E). This poor quality wetland area, labeled FLUCCS 619 and FLUCCS 625E3, is 2.63 acres. Additionally, there is one man-made ditch onsite that totals 0.13 acres that SFWMD will consider to be Other Surface Waters. A state Environmental Resource Permit (ERP) will be required for development activities (mechanical clearing, excavation, or fill) for areas determined to be within South Florida Water Management District's wetland jurisdiction.

Potential Listed Species

The property has been evaluated for the potential presence of listed species. Prior to inspecting the site, the Florida Fish and Wildlife Conservation Commission (FWC) listed species occurrence data base (updated April 2023) was reviewed to determine the known occurrence of species listed by the FWC and/or U.S. Fish and Wildlife Service (FWS) as threatened, endangered, or species of special concern in the project area. According to that database there are no known listed species sightings on the subject property.

This assessment focuses on identifying the federal and state listed species that potentially could be found within the various vegetative habitats on the project site (Table 2).

Table 2. Listed Species That Could Potentially Occur Onsite

FLUCCS CODE	Species Name	Present	Absent
411E3	Gopher Frog (<i>Rana areolata</i>)*		√
	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)		√
	Gopher Tortoise (<i>Gopherus polyphemus</i>)		√
	Florida Scrub Jay (<i>Aphelocoma coerulescens</i>)		√
	Red-cockaded Woodpecker (<i>Picoides borealis</i>)		√
	Southeastern American Kestrel (<i>Falco sparverius paulus</i>)		√
	Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)		√

FLUCCS CODE	Species Name	Present	Absent
	Florida Black Bear (<i>Ursus americanus floridanus</i>)* Florida Panther (<i>Felis concolor coryi</i>) Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>) Fakahatchee Burmannia (<i>Burmannia flava</i>) Florida Coontie (<i>Zamia floridana</i>) Satinleaf (<i>Chrysophyllum olivaeforme</i>)		√ √ √ √ √ √
450	None		
510	American Alligator (<i>Alligator mississippiensis</i>) Limpkin (<i>Aramus guarauna</i>)* Little Blue Heron (<i>Egretta caerulea</i>) Reddish Egret (<i>Egretta rufescens</i>) Roseate Spoonbill (<i>Ajaia ajaja</i>) Snowy Egret (<i>Egretta thula</i>)* Tricolored Heron (<i>Egretta tricolor</i>) Everglades Mink (<i>Mustela vison evergladensis</i>)		√ √ √ √ √ √ √ √
619	None		
625E3	Gopher Frog (<i>Rana areolata</i>)* Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Arctic Peregrine Falcon (<i>Falco peregrinus tundrius</i>)* Little Blue Heron (<i>Egretta caerulea</i>) Red-cockaded Woodpecker (<i>Picoides borealis</i>) Snowy Egret (<i>Egretta thula</i>)* Tricolored Heron (<i>Egretta tricolor</i>) Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>) Everglades Mink (<i>Mustela vison evergladensis</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>)* Florida Panther (<i>Felis concolor coryi</i>)		√ √ √ √ √ √ √ √ √ √ √
743	none		

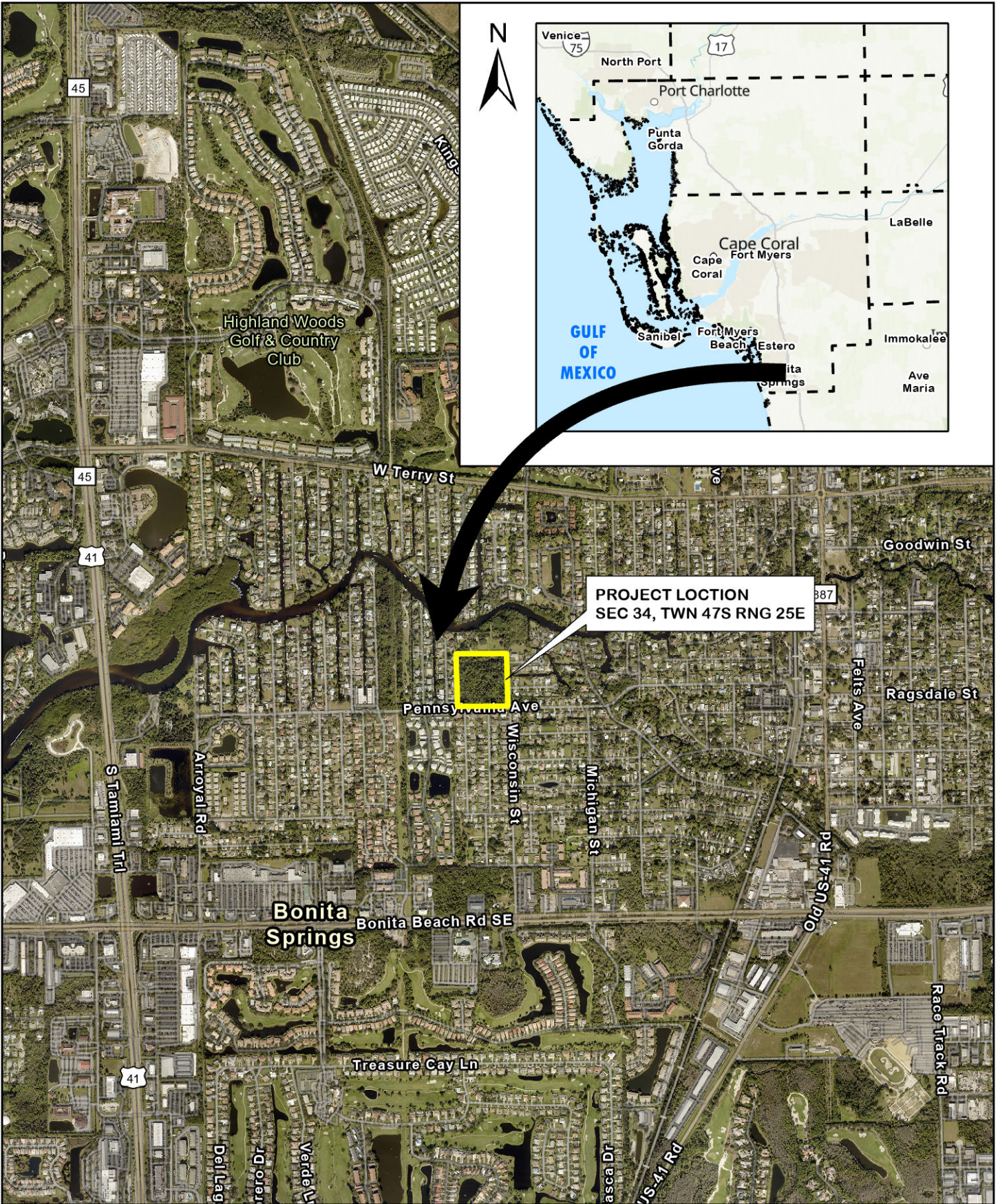
* Species delisted subsequent to adoption of Lee County Protected Species Ordinance No. 89-34

The Florida bonneted bat (*Eumops floridanus*) is listed as endangered by the FWS and the FWC. The FWS established a Consultation Area for this species in its October 22, 2019 letter to the COE. This letter also establishes survey protocols for determining both potential roosting and foraging activities on proposed development sites and potential Best Management Practices (BMP) to lessen the potential impacts of development on the species. The property is located within the Consultation Area. This bat typically roosts in cavities within large live or dead trees but may also roost in abandoned buildings and under bridges. Florida bonneted bats forage in a variety of upland, wetland, and open water habitats preferring open areas.

A total of fifteen (15) snags (dead trees) containing potential cavity entrances were observed on the property during a protected species survey conducted in May 2023 (Exhibit F). No evidence of bats or their guano was observed in or around the base of the potential roost cavity trees on-site.

No other species listed by either the FWS or the FWC were observed on the site during the protected species survey. If other listed species are determined in the future to occur on-site, then appropriate permits will be required by the agencies.

Exhibit A
Location Map



Project Location Map

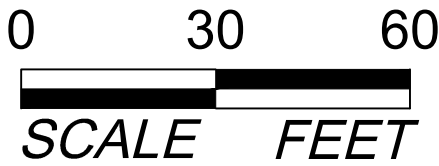
**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

Exhibit B
Vegetation Map

Wisconsin St Parcel



SECTION: 34
TOWNSHIP: 47S
RANGE: 25E

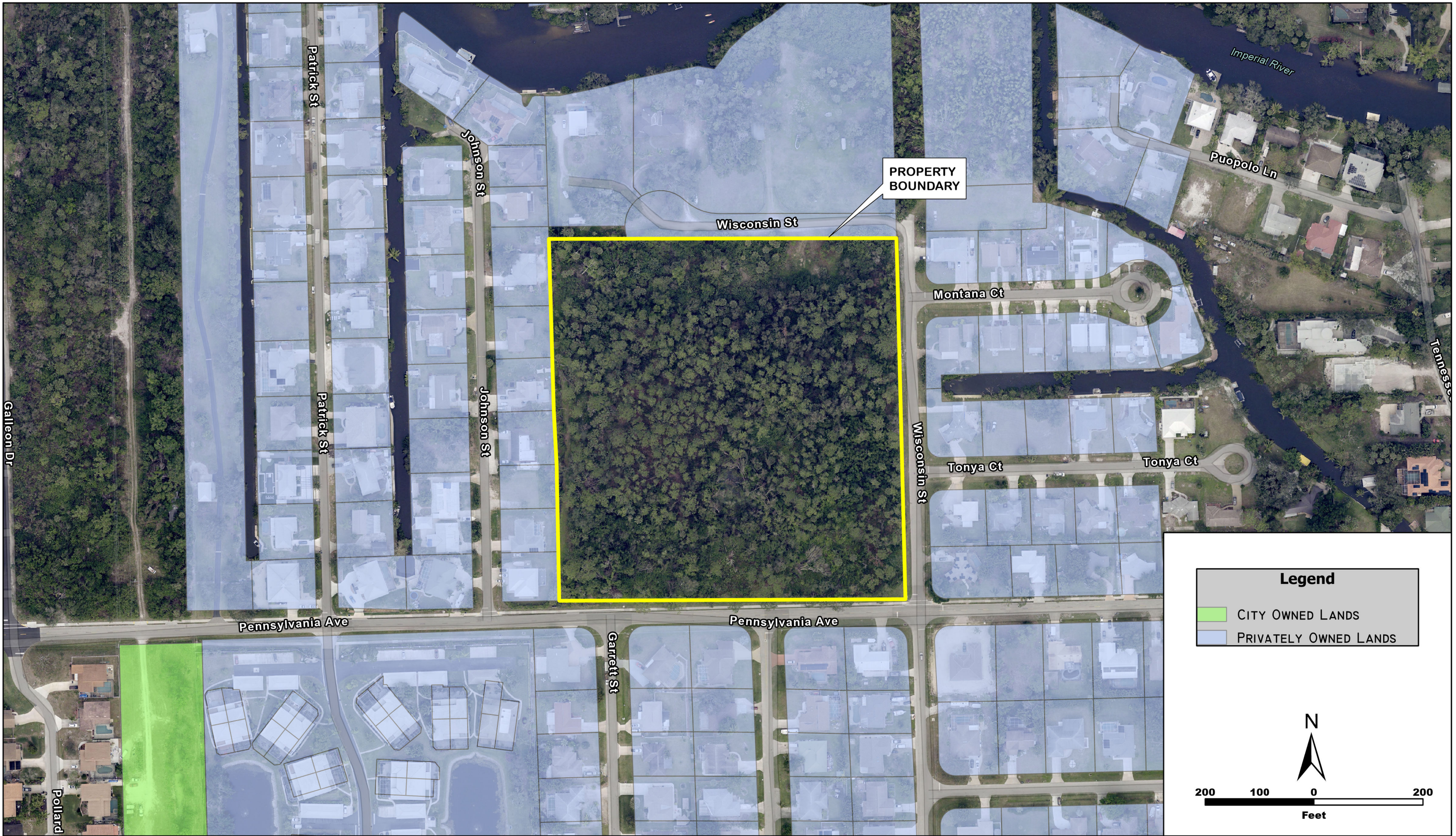


Notes:
1. Property boundary is approximate and was obtained from Lee County Property Appraiser's Website.
2. Mapping is based on photo interpretation of 2022 aerial photography and ground truthing in July 2023.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	3.83 Ac.±
450	Mixed Exotic Upland Forest	1.30 Ac.±
510**	Ditch	0.13 Ac.±
619*	Exotic Wetland Hardwoods	2.14 Ac.±
625E3*	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	0.49 Ac.±
743	Spoil Areas	0.11 Ac.±
Total		8.00 Ac.±
* Potential SFWMD Jurisdictional Wetlands		
** Potential SFWMD Jurisdictional Other Surface Waters		

Exhibit C

Surrounding Land Map

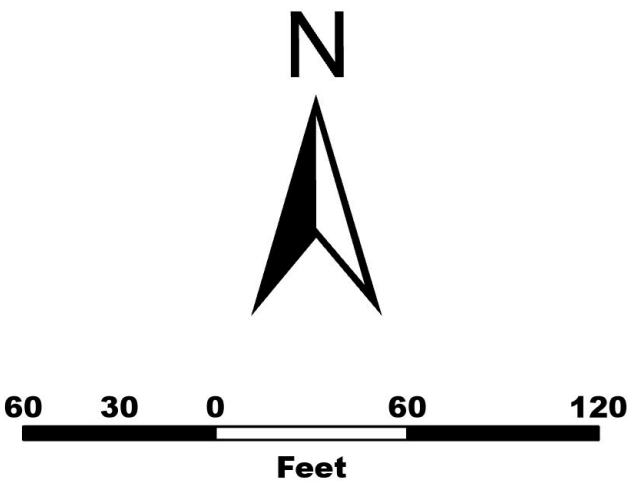
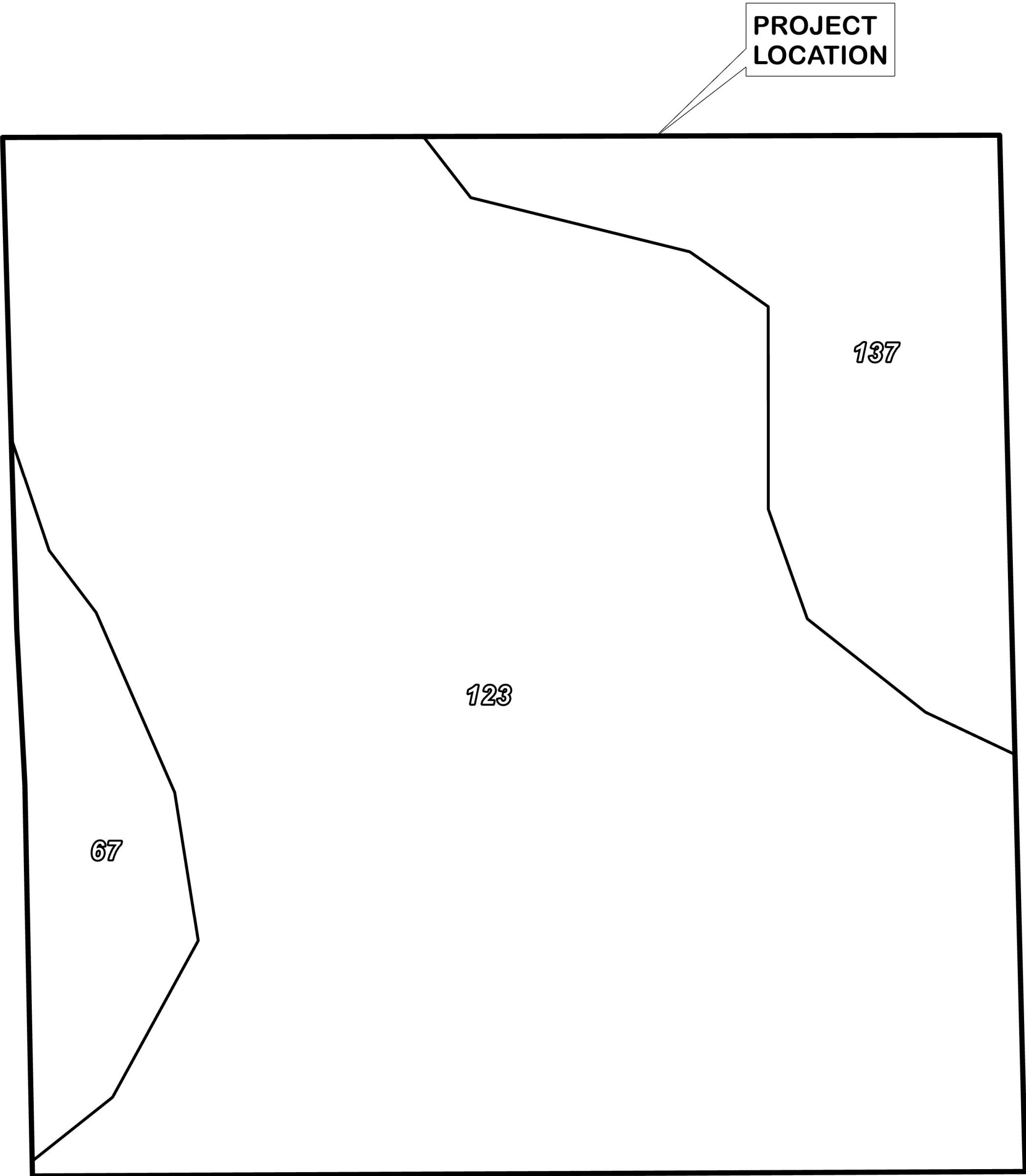


Surrounding Lands Map

Wisconsin St Parcel

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FORT MYERS 239-994-9007

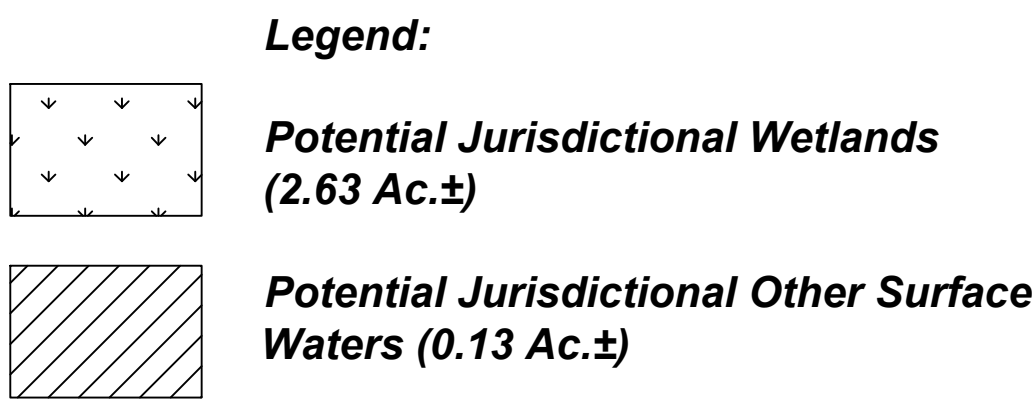
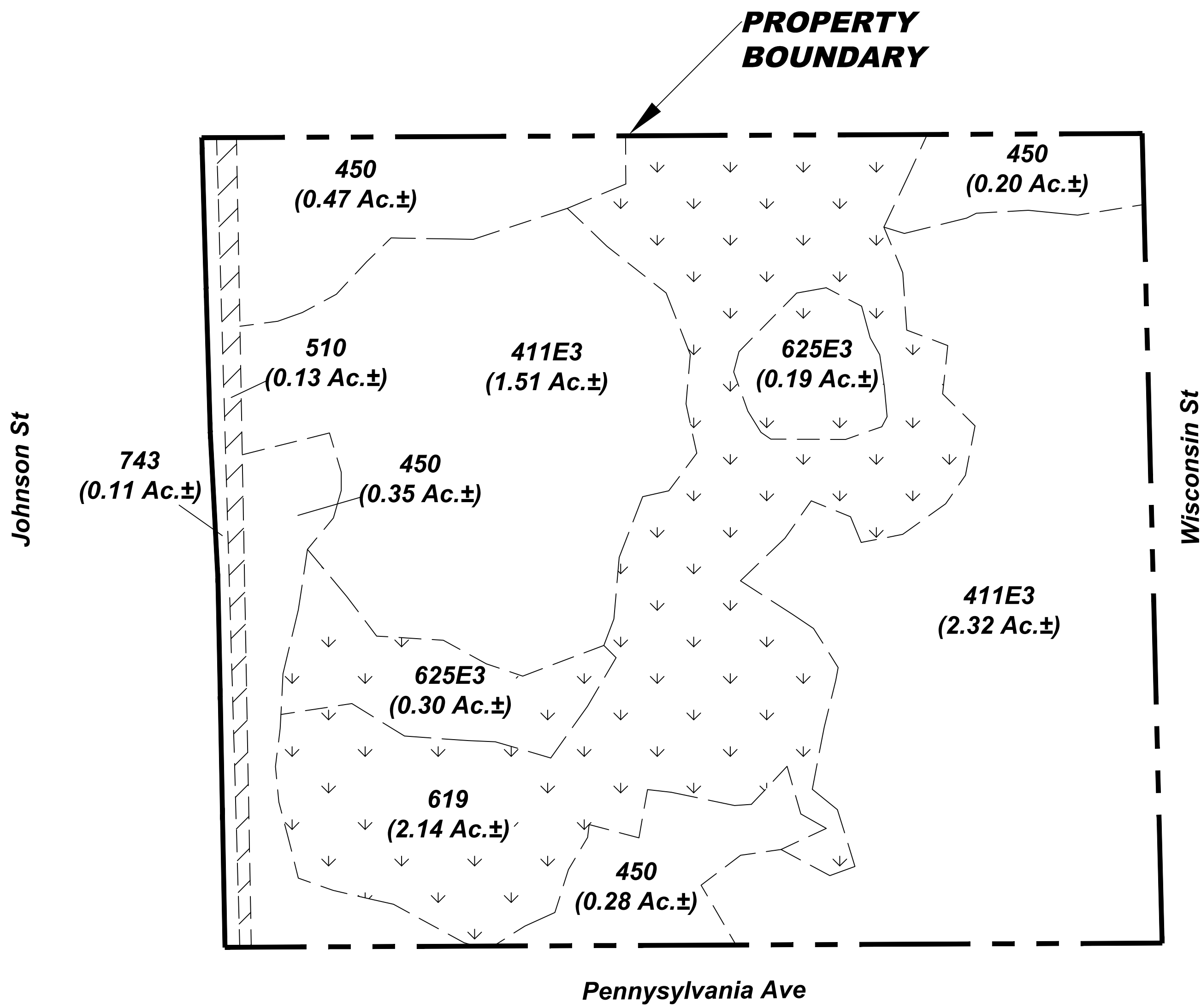
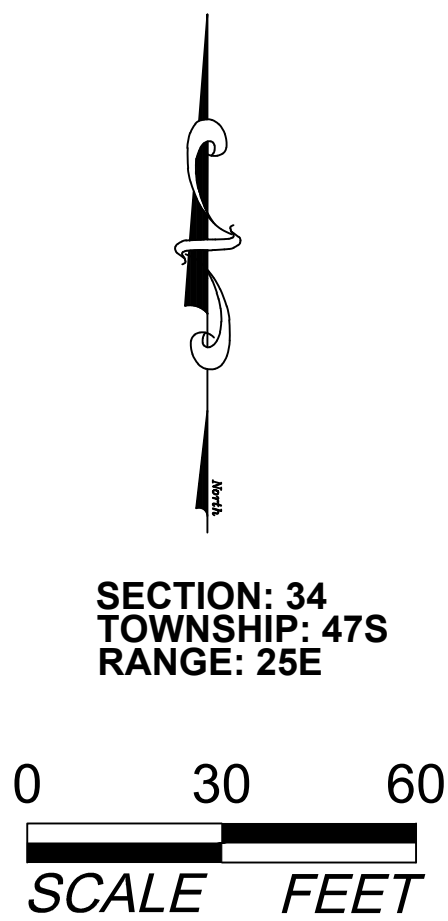
Exhibit D
Soils Map



Soil Legend	
67	Smyrna fine sand-Urban land complex, 0 to 2 percent slopes
123	Myakka fine sand-Urban land complex, 0 to 2 percent slopes
137	Wabasso sand-Urban land complex, 0 to 2 percent slopes

Exhibit E
Wetland Map

Wisconsin St Parcel



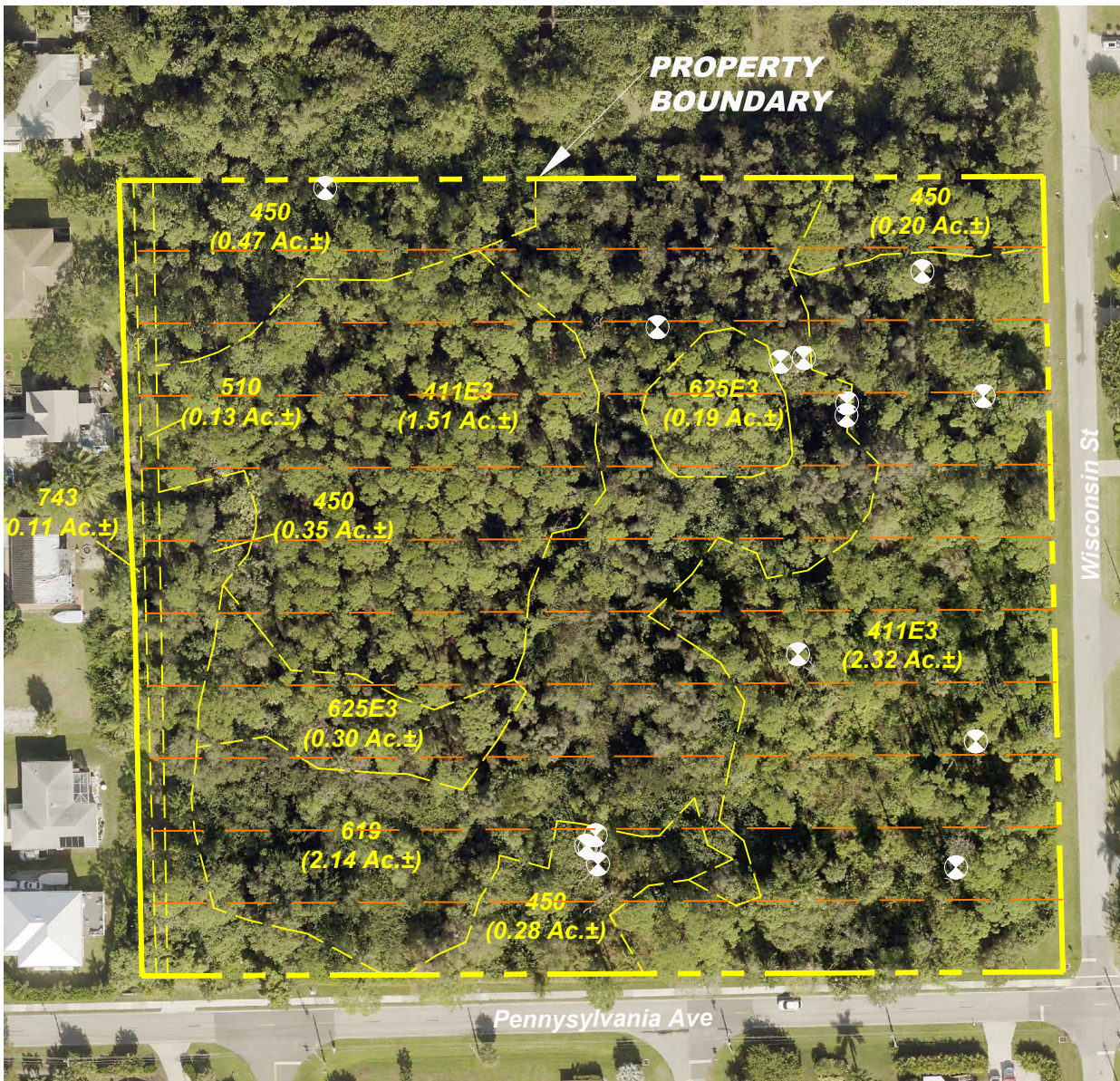
Notes:
1. Property boundary is approximate and was obtained from Lee County Property Appraiser's Website.
2. Mapping is based on photo interpretation of 2022 aerial photography and ground truthing in July 2023.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	3.83 Ac.±
450	Mixed Exotic Upland Forest	1.30 Ac.±
510**	Ditch	0.13 Ac.±
619*	Exotic Wetland Hardwoods	2.14 Ac.±
625E3*	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	0.49 Ac.±
743	Spoil Areas	0.11 Ac.±
Total		8.00 Ac.±
* Potential SFWMD Jurisdictional Wetlands		
** Potential SFWMD Jurisdictional Other Surface Waters		

Exhibit F

Protected Species
Survey Map

Wisconsin St Parcel



SECTION: 34
TOWNSHIP: 47S
RANGE: 25E

0 60 120
SCALE FEET

— — — Approximate Pedestrian Survey Transects



Potential FBB Cavity Snag (15)

Notes:

1. Property boundary is approximate and was obtained from Lee County Property Appraiser's Website.
2. Mapping is based on photo interpretation of 2022 aerial photography and ground truthing in July 2023.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	3.83 Ac.±
450	Mixed Exotic Upland Forest	1.30 Ac.±
510**	Ditch	0.13 Ac.±
619*	Exotic Wetland Hardwoods	2.14 Ac.±
625E3*	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	0.49 Ac.±
743	Spoil Areas	0.11 Ac.±
Total		8.00 Ac.±
* Potential SFWMD Jurisdictional Wetlands		
** Potential SFWMD Jurisdictional Other Surface Waters		

23-002

**Protected Species
Survey**

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

Wisconsin Street Parcel

Section 34, Township 47 South, Range 25 East
Lee County, Florida

Protected Species Survey Florida Bonneted Bat Roost Survey

**August 2023
Revised November 2023**

Prepared for:

**Rudolf Bauer
PO Box 398570
Miami Beach, FL 33239**

Prepared by:



ENVIRONMENTAL CONSULTING, LLC
15957 Tropical Breeze Drive, Fort Myers, FL 33908
(239) 994-9007

INTRODUCTION

The 8.00± acre project is located within a portion of Section 34, Township 47 South, Range 25 East, Lee County, Florida (Figure 1). The parcel is located south of the Imperial River and is surrounded on the north and west by single family housing, Wisconsin Street to the east, and Pennsylvania Avenue to the south.

SITE CONDITIONS

The site consists of wetland hardwoods and pine flatwood invaded by various exotic tree species (Figure 2). The site has been heavily disturbed in the past. This parcel also has a berm north of the property that is approximately five feet higher in elevation compared to the property.

VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field on 2022 digital 1" = 60' scale aerial photography. The approximate property boundary was obtained from the Lee County Property Appraiser's website. The property boundary was not staked in the field at the time of our site inspection and was overlaid on current aerial photography. Six vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 2 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is also provided below.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
411E3	Pine Flatwood Invaded by Exotics (51-75%)	3.83
450	Mixed Exotic Upland Forest	1.30
510*	Ditch	0.13
619**	Exotic Wetland Hardwoods	2.14
625E3**	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	0.49
743	Berm	0.11
Total		8.00

* Potential Jurisdictional Surface Waters

** Potential Jurisdictional Wetlands

FLUCCS Code 411E3, Pine Flatwood Invaded by Exotics (51%-75%)

The canopy of this vegetative association includes slash pine (*Pinus elliottii*), melaleuca (*Melaleuca quinquenervia*), laurel oak (*Quercus laurifolia*), java plum (*Syzygium cumini*), lead tree (*Leucaena leucocephala*), cabbage palm (*Sabal palmetto*), and earleaf acacia

(*Acacia auriculiformis*). Midstory and ground cover vegetation on the site includes swamp fern (*Blechnum serrulatum*), Brazilian pepper (*Schinus terebinthifolius*), flatsedges (*Cyperus* sp.), grape vine (*Vitis* sp.), Virginia creeper (*Parthenocissus quinquefolia*), wedelia (*Wedelia trilobata*), starrush whitetop (*Rhynchospora colorata*), Bahia grass (*Paspalum notatum*), pond apple (*Annona glabra*), saw palmetto (*Serenoa repens*), Boston fern (*Nephrolepis* sp.), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia artemisiifolia*), blueberry (*Vaccinium* sp.), downy rose myrtle (*Rhodomyrtus tomentosa*), snake plant (*Dracaena trifasciata*), myrsine (*Rapanea punctata*), spider lily (*Hymenocallis latifolia*), rosary pea (*Abrus precatorius*), and smutgrass (*Sporobolus indicus*).

FLUCCS Code 450, Mixed Exotic Upland Forest

This area is dominated by exotic vegetation. The canopy includes melaleuca, java plum, lead tree, and cabbage palm with scattered slash pine. Other vegetation on the site includes Brazilian pepper, and beauty berry (*Callicarpa americana*).

FLUCCS Code 510, Ditch

The banks of this ditch are lined with Brazilian pepper.

FLUCCS Code 619, Exotic Wetland Hardwoods

This wetland area is dominated by exotic vegetation. The canopy includes java plum, seaside mahoe (*Thespesia populnea*), and melaleuca with scattered slash pine, swamp bay (*Persea palustris*), and red maple (*Acer rubrum*). Other vegetation in this area includes Brazilian pepper, old world climbing fern (*Lygodium microphyllum*), pond apple, swamp fern, willow (*Salix caroliniana*), and myrsine.

FLUCCS Code 625E3, Hydric Pine Flatwoods Invaded by Exotics (51-75%)

This wetland area includes slash pine, melaleuca, java plum, and cabbage palm in the canopy with Brazilian pepper, downy rose myrtle, carrotwood (*Cupaniopsis anacardioides*), saw palmetto, grape vine, and beauty berry in the midstory and ground cover strata.

FLUCCS 743, Berm

This upland berm is located along the west property line and includes smut grass, Bahia grass, Brazilian pepper, grape vine, java plum, Boston fern, and dog fennel.

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34, which has been adopted by the City of Bonita Springs via LDC Section 3-455, lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found within the project limits. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-

34, the transects were spaced approximately 50 feet apart based on visibility. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 120' scale aerial Protected Species Assessment map (Figure 3) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the morning and midday hours of February 7 and 8, 2023 and updated on August 4, 2023. During the survey the weather was hot, sunny, and humid.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, contains species that were subsequently delisted by the state, does not necessarily reflect existing conditions within or adjacent to the 8.00± acre property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey.

Prior to conducting the protected species survey, a search of the FWC listed species database (updated in June 2023) was conducted to determine the known occurrence of listed species in the project area.

Florida Bonneted Bat (*Eumops floridanus*) Roost Survey Method

Per U.S. Fish and Wildlife Service (FWS) Draft Protocol for Florida Bonneted Bat Roost Surveys dated February 3, 2015, a series of meandering transects were completed across the portion of the site containing areas with potential natural roosting structures. Transects through roosting habitat were spaced approximately 50 feet apart and all trees and snags were visually inspected for evidence of cavities. Evidence of protected species was gathered through both direct observation and through observation of signs such as potential roost cavities, tracks, nests, and scat. If a sign was found or sighting occurred, their locations in the field were recorded using a Global Positioning System (GPS) unit. Figure 3 depicts the locations and results of the potential cavities survey. The site inspection was conducted on February 7 and 8, 2023 and updated on August 4, 2023.

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
411E3	80	Gopher Frog (<i>Rana areolata</i>) *		√ √

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
		Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Gopher Tortoise (<i>Gopherus polyphemus</i>) Red-cockaded Woodpecker (<i>Picoides borealis</i>) Southeastern American Kestrel (<i>Falco sparverius paulus</i>) Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>) * Florida Panther (<i>Felis concolor coryi</i>) Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>) Fakahatchee Burmannia (<i>Burmannia flava</i>) Florida Coontie (<i>Zamia floridana</i>) Satinleaf (<i>Chrysophyllum olivaeforme</i>)		✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
450	80	None		
510	80	American Alligator (<i>Alligator mississippiensis</i>) Limpkin (<i>Aramus guarauna</i>)* Little Blue Heron (<i>Egretta caerulea</i>) Reddish Egret (<i>Egretta rufescens</i>) Roseate Spoonbill (<i>Ajaia ajaja</i>) Snowy Egret (<i>Egretta thula</i>)* Tricolored Heron (<i>Egretta tricolor</i>) Everglades Mink (<i>Mustela vison evergladensis</i>)		✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
619	80	None		
625E3	80	Gopher Frog (<i>Rana areolata</i>)* Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Arctic Peregrine Falcon (<i>Falco peregrinus tundrius</i>)* Little Blue Heron (<i>Egretta caerulea</i>) Red-cockaded Woodpecker (<i>Picoides borealis</i>) Snowy Egret (<i>Egretta thula</i>)* Tricolored Heron (<i>Egretta tricolor</i>)		✓ ✓ ✓ ✓ ✓ ✓ ✓

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
		Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)		√
		Everglades Mink (<i>Mustela vison evergladensis</i>)		√
		Florida Black Bear (<i>Ursus americanus floridanus</i>)*		√
		Florida Panther (<i>Felis concolor coryi</i>)		√
743	80	none		

* Species delisted subsequent to adoption of Lee County Protected Species Ordinance No. 89-34.

SURVEY RESULTS

Florida Bonneted Bat

Fifteen (15) snags containing potential Florida bonneted bat cavity entrances were found onsite. These trees consist of pine tree snags in advanced stages of decay. Many of the potential cavities are very shallow and do not penetrate the heartwood of the snag. No evidence of bat utilization (bat vocalization/chatter from within the potential cavities or guano on or around the snags) was observed. No live trees with cavities or artificial structures were observed on-site.

Other Listed Species

No species listed by either the FWS or the FWC were observed on the site during the protected species survey. In addition to the site inspection, a search of the FWC species database (updated in June 2023) revealed no known protected species within or immediately adjacent to the project limits.



Figure 1. Project Location Map

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

Wisconsin St Parcel



SECTION: 34
TOWNSHIP: 47S
RANGE: 25E

0 60 120
SCALE FEET

Notes:

1. Property boundary is approximate and was obtained from Lee County Property Appraiser's Website.
2. Mapping is based on photo interpretation of 2022 aerial photography and ground truthing in July 2023.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

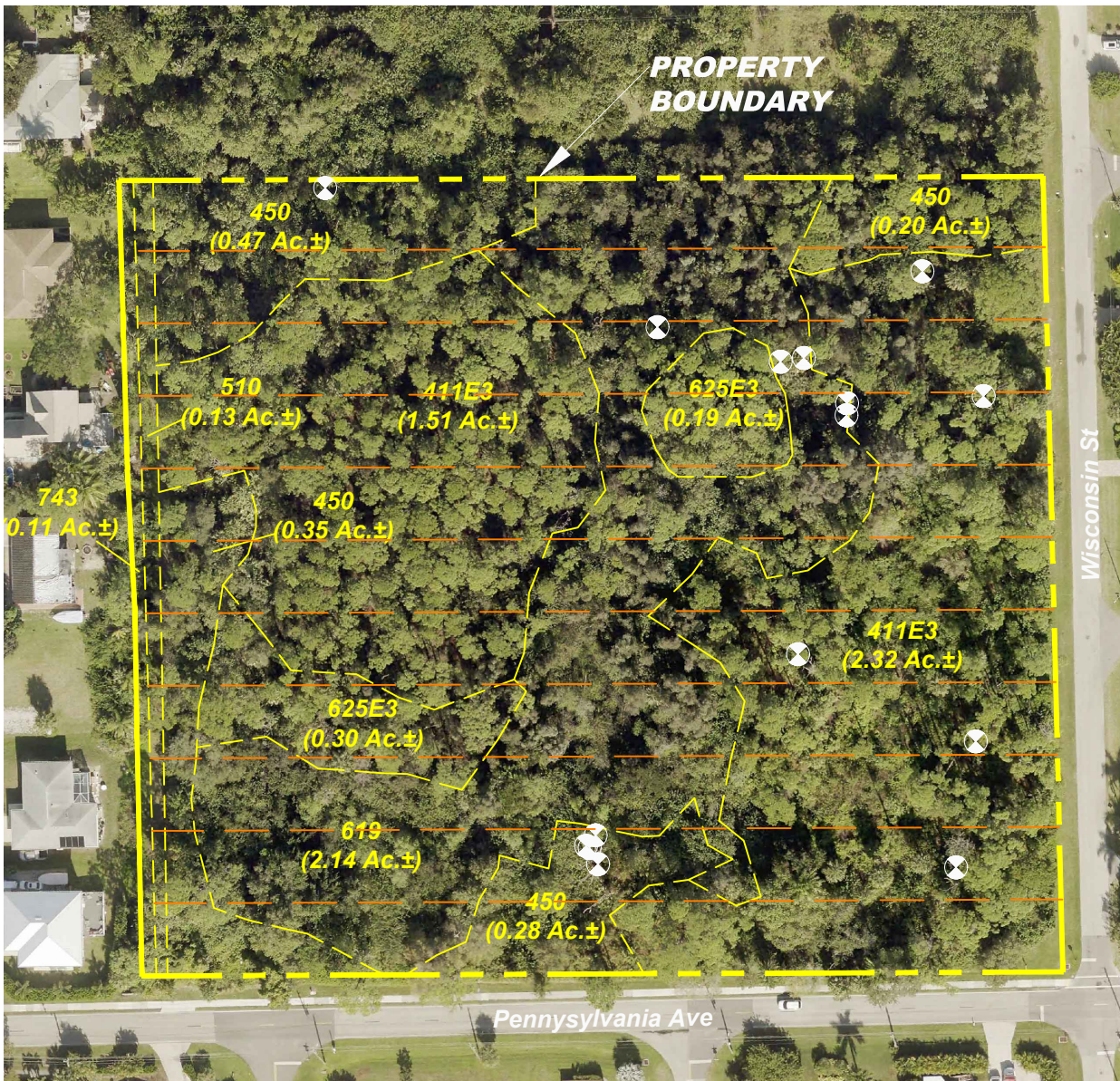
FLUCCS	Description	Acreage
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	3.83 Ac.±
450	Mixed Exotic Upland Forest	1.30 Ac.±
510**	Ditch	0.13 Ac.±
619*	Exotic Wetland Hardwoods	2.14 Ac.±
625E3*	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	0.49 Ac.±
743	Spoil Areas	0.11 Ac.±
Total		8.00 Ac.±
* Potential SFWMD Jurisdictional Wetlands		
** Potential SFWMD Jurisdictional Other Surface Waters		

23-002

Figure 2. Vegetation Map

OWEN ENVIRONMENTAL
CONSULTING, LLC.
FORT MYERS 239-994-9007

Wisconsin St Parcel



SECTION: 34
TOWNSHIP: 47S
RANGE: 25E

0 60 120
SCALE FEET

--- Approximate Pedestrian Survey Transects



Potential FBB Cavity Snag (15)

Notes:

1. Property boundary is approximate and was obtained from Lee County Property Appraiser's Website.
2. Mapping is based on photo interpretation of 2022 aerial photography and ground truthing in July 2023.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
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743	Spoil Areas	0.11 Ac.±
Total		8.00 Ac.±

* Potential SFWMD Jurisdictional Wetlands

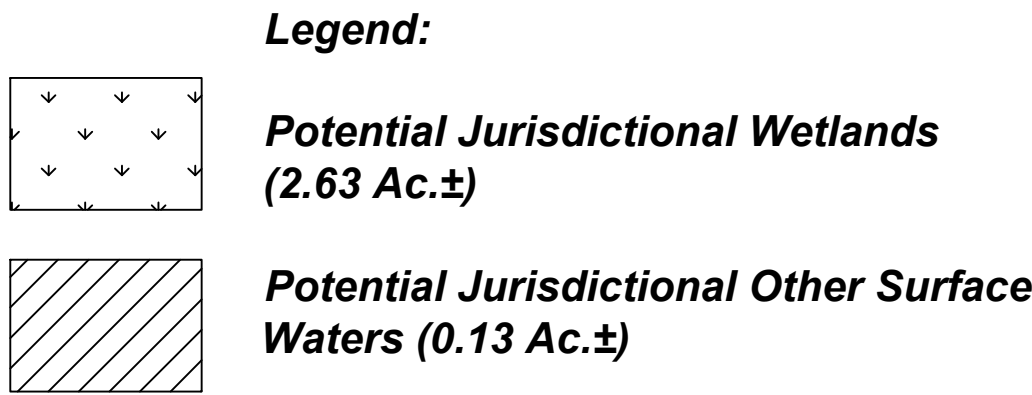
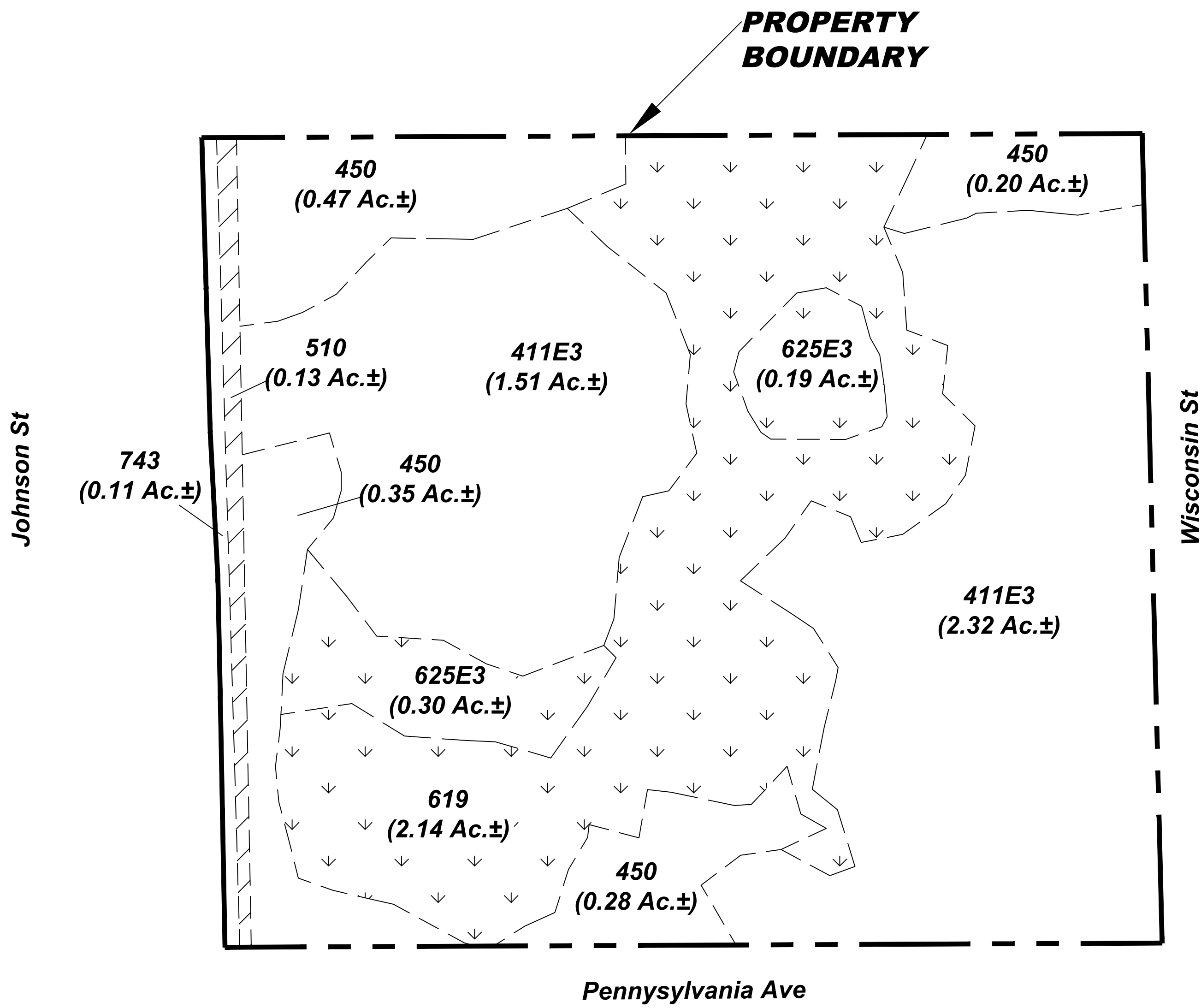
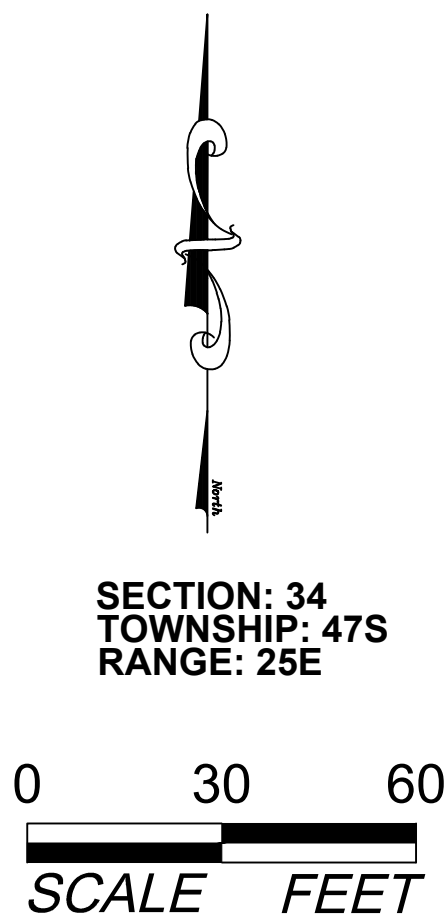
** Potential SFWMD Jurisdictional Other Surface Waters

23-002

Figure 3. Protected Species Survey

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

Wisconsin St Parcel



Notes:
1. Property boundary is approximate and was obtained from Lee County Property Appraiser's Website.
2. Mapping is based on photo interpretation of 2022 aerial photography and ground truthing in July 2023.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	3.83 Ac.±
450	Mixed Exotic Upland Forest	1.30 Ac.±
510**	Ditch	0.13 Ac.±
619*	Exotic Wetland Hardwoods	2.14 Ac.±
625E3*	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	0.49 Ac.±
743	Spoil Areas	0.11 Ac.±
Total		8.00 Ac.±
* Potential SFWMD Jurisdictional Wetlands		
** Potential SFWMD Jurisdictional Other Surface Waters		

CANON SANDORA CIVIL ENGINEERING, INC.
8 ACRES OF BONITA
PENNSYLVANIA & WISCONSIN
RESIDENTIAL PLANNED DEVELOPMENT

Schedule of Deviations & Justifications

1. A deviation from LDC Section 3-417(b)(1)(a) which indicates that a minimum indigenous native vegetation preserve setback of 30 feet is required from any habitable structure. A deviation is requested to have a minimum indigenous native vegetation preserve setback of 20 feet, including a separation fence between houses and the preserve.

Justification: There are no listed species within the indigenous native preserve area that would require ample buffer space to thrive. The proposed fence serves to provide protection for indigenous species as well as for homeowners and pets. The proposed fence includes 4' wide pedestrian gates for routine maintenance accessibility.

2. A deviation from LDC Section 3-417(b)(6)(a) a minimum 30-foot setback from all preserve (wildland) areas is required for buildings and accessory structures for the purposes of fire protection. A deviation is requested to have a minimum indigenous native vegetation preserve setback of 20 feet, including a separation fence between houses and the preserve.

Justification: The proposed housing building material is non-combustible concrete, which eliminates the risk of the buildings catching on fire.

**CANON SANDORA CIVIL ENGINEERING, INC.
8 ACRES OF BONITA
PENNSYLVANIA & WISCONSIN
RESIDENTIAL PLANNED DEVELOPMENT**

Schedule of Uses

1. Dwelling Units
 - Single-family detached
 - Single-family attached (zero lot line)
2. Excavation for Water Retention
3. Fences, walls
4. Communication facilities, wireless
5. Community gardens
6. Signs in accordance with chapter 6 of the City of Bonita Spring LDC
7. Residential Accessory Uses
 - Carports and garages
 - Decks, gazebos, patios and screen enclosures
 - Fences
 - Garages or yard sales, limited to not more than one week in duration, with sales limited to two garage or yard sales per year
 - Garden sheds
 - Recreational facilities, personal, such as pools, spas, Jacuzzis, hot tubs, swings, sand boxes and similar equipment.

CANON SANDORA CIVIL ENGINEERING, INC.
8 ACRES OF BONITA
PENNSYLVANIA & WISCONSIN
RESIDENTIAL PLANNED DEVELOPMENT

Surface Water Management Plan

For this 8 acre property, the natural direction of runoff is toward the Imperial River to the north of the property. Therefore, the proposed drainage concept is designed to keep excess stormwater runoff moving toward the Imperial River. The general surface water management plan proposes to drain all impervious area into the on-site wet detention pond. The Master Concept Plan shows this wet detention area is 38,900 square feet, which is 11% of the site area. This is within the typical range for a lake designed to store the 25-year, 3-day storm event. This wet detention pond also could be expanded another 2% if necessary. With 5.26 or the total 8 acre site proposed as open space (65%), more natural percolation can occur than on a heavily paved development. The wet detention pond will discharge through a control structure into the drainage easement on the west side of the property. The ditch within this drainage easement will be designed to move water toward the river.

The existing site elevation is between 3.16-5.30 feet NAVD, and the project is within a special flood area identified by FEMA's Flood Insurance Rate Map as Zone AE with a base FEMA flood elevation of 9' NAVD. Given the amount of imported fill it would take to bring the site up to a FEMA base flood elevation +1 foot, it has been decided to instead have the first story of the buildings to be garages. Therefore, the first habitable floor will be at elevations of at least 13 feet NAVD or higher, well above the Florida Building Code requirement. This not only saves the developer on the cost of bringing in large amounts of import fill, but also allows for the site to remain an area where water can import and flood during extreme flooding conditions. An ICPR stormwater report will be completed to determine the 100-year, 3-day flood elevation to ensure the proper finished floor elevations are established.

8 ACRES OF BONITA RPD
PENNSYLVANIA AVE. & WISCONSIN ST.
APPLICATION # 106206-BOS

PREPARER:
CANON SANDORA, PE
CANON SANDORA CIVIL ENGINEERING, INC.
9201 TANGELO BLVD., FORT MYERS, FL 33967
(239)-692-6738

APRIL 30th, 2024

CANON SANDORA CIVIL ENGINEERING, INC.
EIGHT ACRES OF BONITA
TRAFFIC IMPACT STUDY

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- I. DEVELOPMENT INTRODUCTION
- II. EXISTING CONDITIONS
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- IV. TRIP GENERATION & DISTRIBUTION
- V. PROJECTED SIGNIFICANT IMPACT & CONCURRENCY ANALYSIS
- VI. CONCLUSION

CANON SANDORA CIVIL ENGINEERING, INC.
EIGHT ACRES OF BONITA
TRAFFIC IMPACT STUDY

I. INTRODUCTION

The proposed development is for 40 single-family housing units on an 8 acre property located at the northwest corner of Pennsylvania Ave. and Wisconsin St. in Bonita Springs, Florida. In order to allow for the development to take place, the applicant is seeking a rezone from AG-2 to RPD. The development has two proposed access on Wisconsin St. The attached TIS Appendix I illustrates the proposed development along with a location map for the property.

Trip generation, distributions and projected concurrency computations have been completed to analyze the development's impact on surrounding roadways.

II. EXISTING CONDITIONS

The subject property is currently vacant. Bordering the subject property is Pennsylvania Ave. to the south, Wisconsin Ave. to the east, single-family housing units to the west, and vacant land to the north.

III. PROPOSED DEVELOPMENT

The proposed development is for 40 single-family housing units, which will all access the subject property from the two proposed connection points on Wisconsin St., which has a posted speed limit of 25 mph.

IV. TRIP GENERATION & DISTRIBUTION

Trip generations for the proposed development was completed from the Institute of Transportation Engineer's (ITE) report, titled Trip Generation Manual, 11th Edition. The single-family detached housing Land Use Code 210 was utilized (see Appendix II). The fitted curve was utilized to project the Trip Generation data shown in Table 1. Trip Distribution assignments are illustrated in Appendix I, which were established based on traffic observations at each applicable intersection. Directional counts were performed at the Wisconsin St. and Pennsylvania Ave. intersection on February 27th, 2024th (1-hour) and April 25th, 2024 (1-hour). For the other two applicable intersections, 40 vehicle directional counts were recorded on April 26th, 2024 (see Appendix IV). Based on the data collected, the percentage of vehicles in each direction were assigned as shown on the Trip Distribution exhibit.

TABLE 1
TRIP GENERATION

LAND USE	WEEKDAY AM PK HR			WEEKDAY PM PK HR		
	ENTER (26%)	EXIT (74%)	TOT	ENTER (63%)	EXIT (37%)	TOT
40 SINGLE FAM- DETACH 210	9	24	33	27	16	43

V. PROJECTED SIGNIFICANT IMPACT & CONCURRENCY ANALYSIS

Table 2 was completed to determine if the surrounding roadway segments would be significantly impacted due to the project. Appendix I was utilized to determine the proposed development's peak hour trips in the peak direction, and the Lee County Roadway Capacity Report and Bonita Plan Transportation Element Roadway Classification Figure, shown in Appendix III, was used to determine the peak hour allowable volume in the peak direction. Table 2 shows that projects peak hour trips in the

CANON SANDORA CIVIL ENGINEERING, INC.
EIGHT ACRES OF BONITA
TRAFFIC IMPACT STUDY

peak direction would not have a significant impact to segments since all segments will be impacted less than 2% based on the peak hour peak direction level of service capacity, except for the segment of Wisconsin St., north of Pennsylvania Ave.

TABLE 2
PROJECTED SIGNIFICANT IMPACT

ROADWAY SEGMENT	FTE STA #	ROADWAY CLASS	LOS STD PK HR PK DIR	PROJ TRIPS PK HR PK DIR	% LOS STD PK HR PK DIR	SGNFCNT IMPACT
PENN. AVE. W. OF OLD-41, E. OF WISC. ST.	1221	MAJOR COLLECTOR	740	7	0.95%	NO
PENN. AVE., W. OF OLD- 41, W. OF WISC. ST.	1221	MAJOR COLLECTOR	740	6	0.81%	NO
WISC. ST. N. OF BONITA BCH. RD., S. OF PENN. AVE.	N/A	LOCAL	660	13	1.97%	NO
WISC. ST. N. OF PENN. AVE.	N/A	LOCAL	660	26	3.94%	YES
BONITA BCH. RD. E. OF ARROYAL RD.	1229	ARTERIAL	1860	7	0.38%	NO
BONITA BCH. RD. BTWN WISC. & MICH.	007	ARTERIAL	1860	6	0.32%	NO
OLD-41 S. OF BRNWD PKWY., N. OF PENN. AVE.	1228	ARTERIAL	1660	3	0.18%	NO
OLD-41 S. OF BRNWD PKWY., S. OF PENN. AVE.	1228	ARTERIAL	1660	1	0.06%	NO

Table 3 was completed to determine the Annual Growth Rate for each surrounding road segment. Historical traffic volumes were obtained from the City of Bonita Springs Historical Traffic Count Summary, Shown in Appendix IV. The Annual Growth Rate Equation, $AGR = (2023 \text{ VOL} / 2017 \text{ VOL})^{(1 / \text{Years OF Growth})} - 1$, was utilized. Since there was no historical data for Wisconsin St., an average Annual Growth Rate of the other four segments was assumed.

TABLE 3
ANNUAL GROWTH RATE CALCULATIONS

SEGMENT	STA #	2017 TOT VOL	2023 TOT VOL	YRS OF GRWTH	ANNUAL GROWTH RATE
PENN. AVE. W. OF OLD-41	1221	3300	5000	6	7.0%
WISC. ST. N. OF BONITA BCH RD.	N/A	N/A	N/A	N/A	4.5%
BONITA BCH. RD. W. of ARROYAL RD.	006	31100	34100	6	1.5%
BONITA BCH. RD. BTWN WISC. & MICH.	005	28500	32400	6	2.2%
OLD-41 S. OF BRNWD PKWY.	1228	2500	3800	6	7.2%

Table 4 was completed to determine the proposed development's surrounding roadway segments available capacity and Table 5 was completed to determine if each segment would have sufficient available capacity during the peak hour in the peak direction once the project trips were added in. The 2023 total trips were converted into 2025 future background trips using the annual growth rate method.

CANON SANDORA CIVIL ENGINEERING, INC.
EIGHT ACRES OF BONITA
TRAFFIC IMPACT STUDY

It was determined that the segment would have sufficient capacity available for the proposed development. Since there was no historical data for Wisconsin St., the peak hour peak direction trips were recorded in the field, as shown in Appendix IV. A one-hour traffic count was recorded at the intersection of Wisconsin St. and Pennsylvania Ave. at on Tuesday, February 27th, 2024th at 8-9 AM for the AM peak hour traffic and Thursday, April 25th at 4-5 PM for the AM peak hour traffic on Wisconsin St. north and south of Pennsylvania Ave. A one-hour traffic count was also recorded on Wednesday, November 29th, 2023 at 5-6 PM on Wisconsin St. close to Bonita Beach Rd., for the 2023 peak hour peak direction volume shown in Table 4.

TABLE 4
PROJECTED BACKGROUND CONCURRENCY

SEGMENT	STA #	2023 PK HR PK DIR VOL	ANN GRTH RATE	2025 PK HR PK DIR VOL	CAP	AVAIL CAP	LOS
PENN. AVE. W. OF OLD-41	1221	316	7.0%	362	740	378	D
WISC. ST. N. OF BONITA BCH RD.	N/A	107	4.5%	117	660	543	C
BONITA BCH. RD. E. OF ARROYAL RD.	1229	1529	2.0%	1590	1860	270	C
BONITA BCH. RD. BTWN WISC. & MICH.	005	1528	2.2%	1596	1860	264	C
OLD-41 S. OF BRNWD PKWY.	1228	854	7.2%	982	1660	806	D

TABLE 5
PROJECTED BUILD-OUT CONDITION CONCURRENCY

SEGMENT	STA #	2025 PK HR PK DIR VOL	CAP	PROJ TRIPS PK HR PK DIR	TOTAL VOL	REMAIN CAP	LOS
PENN. AVE. W. OF OLD-41, E. OF WISC. ST.	1221	362	740	7	369	371	D
PENN. AVE., W. OF OLD-41, W. OF WISC. ST.	1221	362	740	6	368	372	D
WISC. ST. N. OF BONITA BCH. RD., S. OF PENN. AVE.	N/A	117	660	13	130	520	C
WISC. ST. N. OF PENN. AVE.	N/A	117	660	26	143	507	C
BONITA BCH. RD. E. OF ARROYAL RD.	1229	1590	1860	7	1597	263	C
BONITA BCH. RD. BTWN WISC. & MICH.	005	1596	1860	6	1602	258	C
OLD-41 S. OF BRNWD PKWY., N. OF PENN. AVE.	1228	982	1660	3	985	675	D
OLD-41 S. OF BRNWD PKWY., S. OF PENN. AVE.	1228	982	1660	1	983	677	D

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EIGHT ACRES OF BONITA
TRAFFIC IMPACT STUDY

VI. CONCLUSION

The proposed 24 single-family unit development was analyzed based on the 2023 historical volume and future 2025 build-out traffic estimates, along with additional data recorded by observation. It was determined per Collier County requirements that the proposed development will not significantly impact the surrounding roadway segments, except for the segment of Wisconsin St. north of Pennsylvania Ave, which is a dead-end road with minimal traffic. Also, the surrounding roadway segments have the available capacity to bank the additional trips for the proposed development. Furthermore, the level of service grades for the surrounding roadway segments will not be increased due to the proposed development.

**CANON SANDORA CIVIL ENGINEERING, INC.
EIGHT ACRES OF BONITA
TRAFFIC IMPACT STUDY**

**APPENDIX I
TRIP DISTRIBUTION EXHIBIT
WITH AERIAL MAP**

**CANON SANDORA CIVIL ENGINEERING, INC.
EIGHT ACRES OF BONITA
TRAFFIC IMPACT STUDY**

**APPENDIX II
ITE TRIP GENERATION MANUAL, 11TH EDITION
TRIP GENERATIONS EQUATIONS**

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

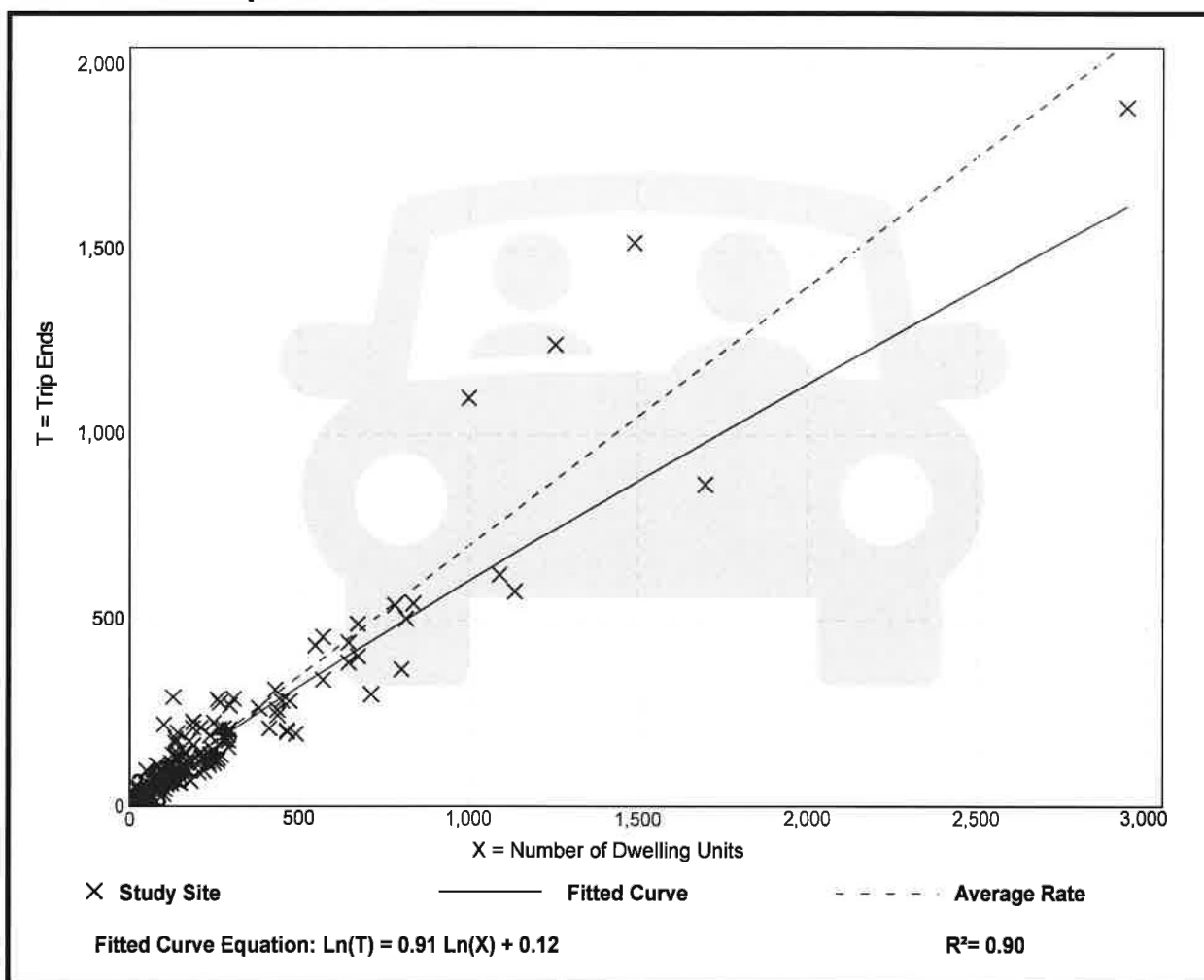
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

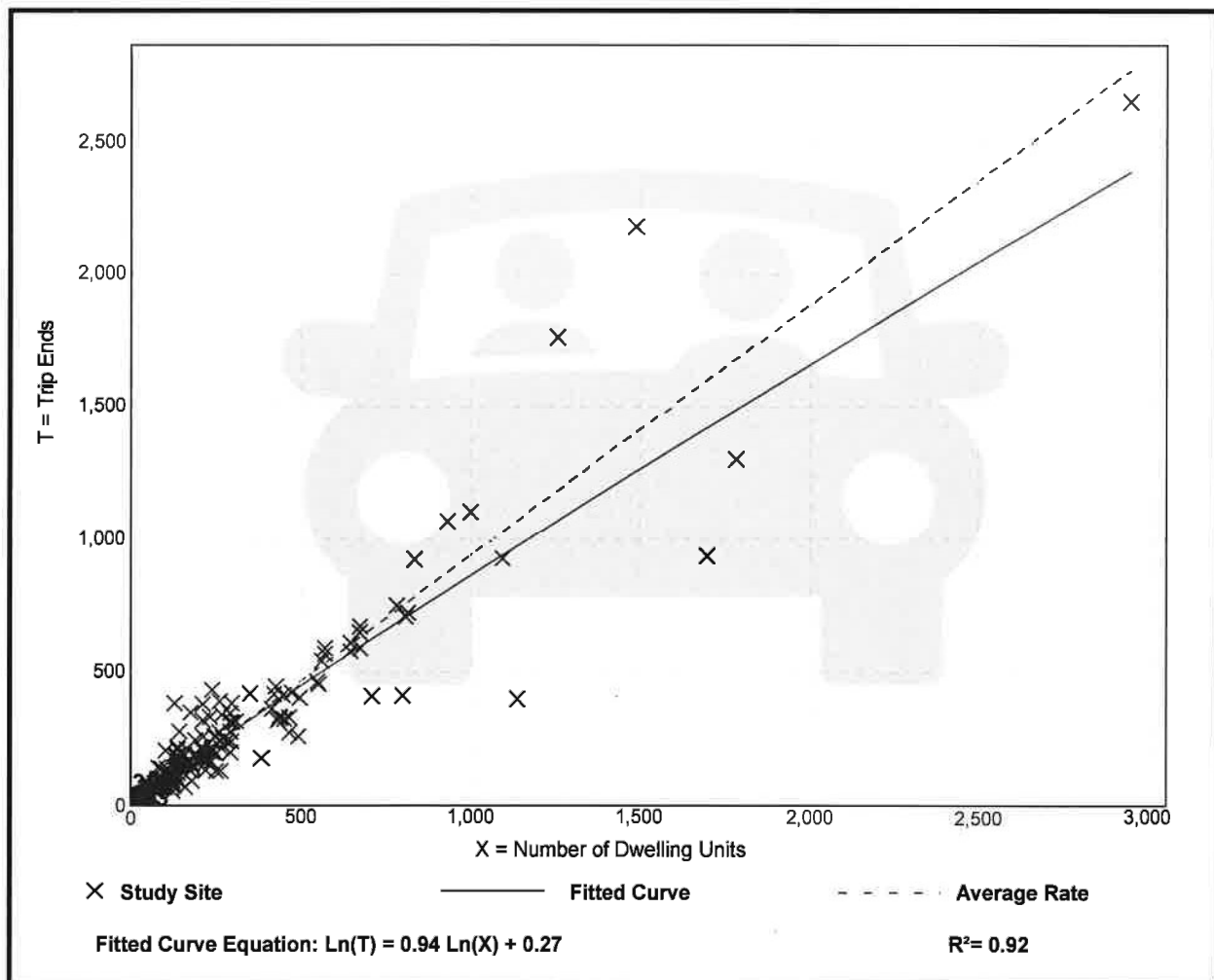
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



**CANON SANDORA CIVIL ENGINEERING, INC.
EIGHT ACRES OF BONITA
TRAFFIC IMPACT STUDY**

**APPENDIX III
LEE COUNTY CAPACITY REPORT
&
BONITA PLAN TRANSPORTATION
ELEMENT ROADWAY
CLASSIFICATION FIGURE**

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR--PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
ALABAMA RD	SR 82	MILWAUKEE BLVD	3	1.9	2LN	110	260	440	590	990	210	490	820	1,100	1,840
	MILWAUKEE BLVD	HOMESTEAD RD	3	1.7	2LN	110	260	440	590	990	210	490	820	1,100	1,840
ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	3	2.3	2LN	120	290	480	660	990	230	540	890	1,230	1,840
	MILWAUKEE BLVD	LEELAND HEIGHTS	3	3.4	2LN	120	290	480	660	990	230	540	890	1,230	1,840
ALICO RD	US 41	DUSTY RD	4	0.5	4LD	0	1,930	1,980	1,980	1,980	0	3,720	3,800	3,800	3,800
	DUSTY RD	LEE RD	4	1.6	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	LEE RD	THREE OAKS PKWY	4	0.8	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	THREE OAKS PKWY	I-75	4	0.5	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
BEN HILL GRIFFIN PKWY	BEN HILL GRIFFIN PKWY	CORKSCREW RD	3	6.9	2LN	70	280	540	760	1,100	140	540	1,040	1,470	2,120
	CORKSCREW RD	FGCU ENTRANCE	3	2.2	4LD	940	2,000	2,000	2,000	2,000	1,750	3,690	3,690	3,690	3,690
	FGCU ENTRANCE	COLLEGE CLUB DR	3	1.8	4LD	940	2,000	2,000	2,000	2,000	1,750	3,690	3,690	3,690	3,690
BONITA BEACH RD	COLLEGE CLUB DR	ALICO RD	3	0.5	6LD	1,450	3,000	3,000	3,000	3,000	2,690	5,560	5,560	5,560	5,560
	HICKORY BLVD	VANDERBILT DR	8	1.5	4LD	0	530	1,900	1,900	1,900	0	1,000	3,600	3,600	3,600
	VANDERBILT DR	US 41	8	0.7	4LD	0	530	1,900	1,900	1,900	0	1,000	3,600	3,600	3,600
	US 41	HACIENDA VILLAGE	8	0.7	4LD	0	340	1,860	1,860	1,860	0	630	3,450	3,450	3,450
	HACIENDA VILLAGE	OLD 41	8	1.0	4LD	0	340	1,860	1,860	1,860	0	630	3,450	3,450	3,450
	OLD 41	IMPERIAL ST	8	1.1	6LD	0	530	2,800	2,800	2,800	0	990	5,190	5,190	5,190
	IMPERIAL ST	I-75	8	0.7	6LD	0	530	2,800	2,800	2,800	0	990	5,190	5,190	5,190
	I-75	BONITA GRANDE DR	8	0.7	4LD	0	1,690	2,020	2,020	2,020	0	3,130	3,750	3,750	3,750
BOYSCOUT RD	BONITA GRANDE DR	END OF CO. MAINTAINED	8	1.0	4LD	0	1,690	2,020	2,020	2,020	0	3,130	3,750	3,750	3,750
	SUMMERLIN RD	CLAYTON CT	1	0.3	6LN	0	0	0	940	2,520	0	0	0	1,700	4,550
BUCKINGHAM RD	CLAYTON CT	US 41	1	0.2	6LN	0	0	0	940	2,520	0	0	0	1,700	4,550
	SR 82	ORANGE RIVER BLVD	3	7.8	2LN	60	190	430	620	990	120	360	820	1,170	1,870
BURNT STORE RD	ORANGE RIVER BLVD	SR 80	3	2.6	2LN	60	190	430	620	990	120	360	820	1,170	1,870
	SR 78	VAN BUREN PKWY	5	3.6	4LD	870	1,490	2,100	2,660	2,950	1,530	2,620	3,690	4,670	5,180
BUSINESS 41	VAN BUREN PKWY	COUNTY LINE	5	6.3	2LN	150	390	640	880	1,140	270	690	1,130	1,550	2,010
	SR 80	N. END OF BRIDGE	2	1.2	6LB	1,440	2,440	3,450	4,420	5,120	2,220	3,760	5,310	6,800	7,880
	N. END OF BRIDGE	PONDELLA RD	2	0.5	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270
	PONDELLA RD	SR 78	2	1.1	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270
	SR 78	LITTLETON RD	2	1.3	4LD	0	1,580	1,840	1,840	1,840	0	2,440	2,870	2,870	2,870
CAPE CORAL BRIDGE	LITTLETON RD	US 41	2	1.3	4LD	0	1,580	1,840	1,840	1,840	0	2,440	2,870	2,870	2,870
	DEL PRADO BLVD	WEST END OF BRDG	4 & 5	0.4	4LD	0	0	1,340	1,900	1,900	0	0	2,280	3,230	3,230
COLLEGE PKWY	WEST END OF BRDG	McGREGOR BLVD	4 & 5	1.3	4LB	1,120	1,900	2,680	3,440	4,000	1,910	3,230	4,540	5,820	6,790
	McGREGOR BLVD	WINKLER RD	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	WINKLER RD	WHISKEY CREEK DR	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	WHISKEY CREEK DR	SUMMERLIN RD	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
COLONIAL BLVD	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	McGREGOR BLVD	SUMMERLIN RD	1	0.4	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
	SUMMERLIN RD	US 41	1	0.7	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
	US 41	FOWLER ST	1	0.5	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
	FOWLER ST	METRO PKWY	1	0.8	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
	METRO PKWY	WINKLER AVE	1	2.1	6LD	0	2,630	3,100	3,100	3,100	0	4,390	5,180	5,180	5,180
	WINKLER AVE	SIX MILE PKWY	1	0.7	6LD	0	2,630	3,100	3,100	3,100	0	4,390	5,180	5,180	5,180

**CANON SANDORA CIVIL ENGINEERING, INC.
EIGHT ACRES OF BONITA
TRAFFIC IMPACT STUDY**

**APPENDIX IV
CITY OF BONITA SPRINGS
HISTORICAL TRAFFIC DATA
& OBSERVED TRAFFIC COUNT DATA**

**TABLE 2 HISTORIC TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL**



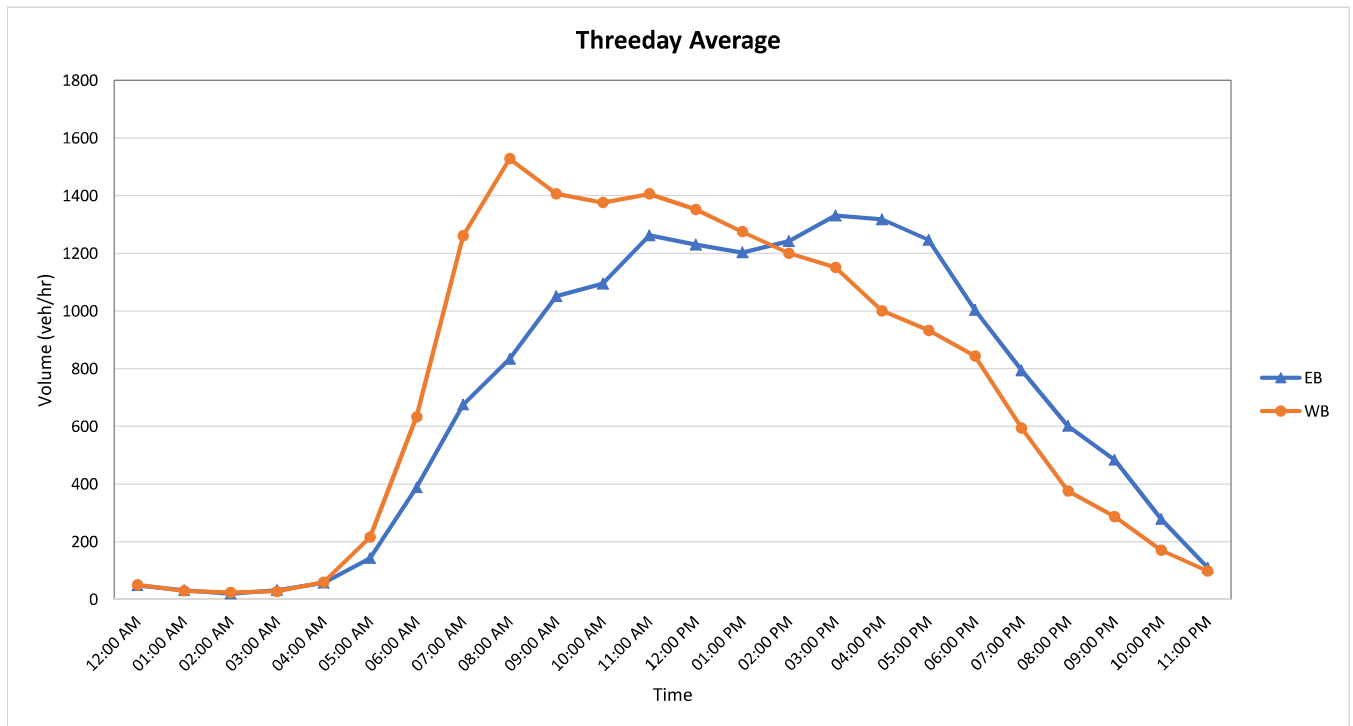
FTE Station Number	Reference Lee County Station Number	Location	Obtained from the Lee County Traffic Count Report 2012						Counts performed by FTE or obtained from Lee County												
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	June-14	Feb-15	Feb-16	March-17	March-18	April-19	March-20	March-21	March-22	Feb-23
1224	0496	Arroyal Rd N of Bonita Beach Rd	5000	6200	6500	6400	5300	4700	6000	5600	5000	5900	5500	6300	6100	6300	6700	6300	6200	6800	6000
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28500	26700	30500	31300	31000	32000	32400
0016	0007	Bonita Beach Rd E. of Vandebilt Dr	N/A	N/A	N/A	N/A	U/C	23400	24800	23000	23500	24600	25700	25900	30300	25300	28600	29400	26800	30200	23900
1229	0221	Bonita Beach Rd East of Arroyal Rd	N/A	27000	25200	25600	26300	26300	22900	23600	N/A	N/A	N/A	32300	31100	28800	32800	35500	32500	34000	34100
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30700	30500	34500	34900	33000	35600	35200
1230	N/A	Bonita Beach W of Race Track Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	37500	36100	34900	41000	41600	40200	47000	43200
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19400	19000	21300	22900	20400	23500	14300
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25300	24200	26800	28600	25400	29300	20100
1202	0519	Bonita Grande Dr N of Bonita Beach Rd	5400	7400	7100	8200	6800	5300	5300	5600	6100	5500	6200	6600	6300	7200	7900	9100	9100	10400	10200
1213	N/A	Cockleshell Dr N of Shangri-La Rd	N/A	N/A	N/A	N/A	N/A	N/A	1900	1900	2300	1700	1900	3900	3700	2100	1600	2200	2000	2100	1900
1207	N/A	Dean St E of Line St	N/A	N/A	N/A	N/A	N/A	N/A	3400	3100	3200	2800	2700	3000	2900	2600	3400	3500	3600	4100	4600
1208	N/A	Dean St W of Matheson Ave	N/A	N/A	N/A	N/A	N/A	N/A	2800	2300	2400	2000	2000	2500	2400	2100	2600	2600	2800	3300	3700
1205	N/A	E Terry St E of I-75	N/A	N/A	N/A	N/A	N/A	N/A	8100	7900	7900	7800	8100	9000	8600	8700	10100	11200	10200	12200	12900
1211	0271	E Terry St E of Old 41 Rd	9900	12000	13800	U/C	10000	13000	14400	14300	14800	13400	12700	14800	14200	13200	15700	16700	14300	16800	16800
1203	N/A	E Terry St W of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	4600	4500	4600	4400	4500	5600	5400	5700	6900	7900	7300	8900	9000
0013**	N/A	Estero Blvd N. of Hickory Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9100	9300	10000	10600	9500	11000	7600
0015**	N/A	Estero Blvd N. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8600	9000	9600	9700	9100	10100	7100
0014**	N/A	Estero Blvd S. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8800	9100	9700	10100	8900	10400	7100
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16300	17400	19600	20600	23300	21100	23300	27400	25000	23400	26500	26200
1226	N/A	Imperial Pkwy N/O Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13000	15900	15300	15700	19900	18500	16600	20500	21400
0004	N/A	Imperial Pkwy S. of Tropic Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20200	20500	25100	23100	21400	24500	25700
1227	N/A	Imperial Pkwy S/O Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13800	17200	16600	18000	21400	20000	18000	21600	22600
1209	N/A	Matheson Ave N of Dean St	N/A	N/A	N/A	N/A	N/A	N/A	1900	1700	1500	1800	1500	2100	2100	1600	2000	2000	2100	2100	2300
1204	N/A	Morton Ave N of East Terry St	N/A	N/A	N/A	N/A	N/A	N/A	5800	5400	5700	5300	5300	5900	5700	5600	6600	6600	6000	6800	7300
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	12600	13700	14000	14000	13000	11600	N/A	15200	14600	14100	14900	14700	14200	15200	17600	17500	17600	18900	19300
1222	N/A	Old 41 Rd N of Bonita Beach Rd	16500	18500	17600	17400	18300	13200	15400	15000	14700	13500	13100	9000	8700	10500	12200	12400	12900	13600	13900
1220	N/A	Old 41 Rd N of E/W Terry St	22000	24600	26300	26700	23500	19900	23800	23700	28300	25200	20700	18400	17700	19000	11900	22000	20100	23100	22100
1216	N/A	Old 41 Rd S of US 41	13000	14200	15000	16000	13200	N/A	12000	12500	12200	12100	12000	11900	11500	11800	13500	14200	13700	15000	15100
1228	N/A	Old 41 S/O Bermwood Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13600	13900	13300	13700	15700	16300	15500	16900	16900
0002	N/A	Paradise Rd N. of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2500	2900	3500	3600	3500	3600	3800
0001	N/A	Pennsylvania Ave E. of Los Amigos Lane	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3100	3500	4200	3600	3100	3600	3700
1221	0494	Pennsylvania Ave W of Old 41 Rd	4100	4000	4900	4500	4300	3000	6300	6400	6000	5600	4400	3400	3300	4300	4800	5900	4100	5100	5000

0005-Bonita Beach Rd btw Wisconsin & Michigan
Bonita Springs, FL



8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331

Time	Tuesday		Wednesday		Thursday		Threeday Average	
	2/28/2023		3/1/2023		3/2/2023			
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	35	53	45	41	63	60	48	51
01:00 AM	27	27	29	30	40	34	32	30
02:00 AM	20	18	24	22	15	33	20	24
03:00 AM	38	33	28	27	29	23	32	28
04:00 AM	62	61	58	57	52	62	57	60
05:00 AM	136	203	145	227	148	217	143	216
06:00 AM	382	610	408	654	375	636	388	633
07:00 AM	693	1231	680	1311	651	1242	675	1261
08:00 AM	818	1587	823	1538	861	1458	834	1528
09:00 AM	1135	1447	981	1422	1037	1351	1051	1407
10:00 AM	1080	1401	1096	1378	1110	1348	1095	1376
11:00 AM	1242	1382	1283	1428	1261	1407	1262	1406
12:00 PM	1226	1374	1248	1369	1217	1313	1230	1352
01:00 PM	1164	1206	1251	1368	1195	1252	1203	1275
02:00 PM	1245	1194	1244	1244	1238	1162	1242	1200
03:00 PM	1338	1136	1332	1174	1322	1142	1331	1151
04:00 PM	1316	982	1328	991	1310	1028	1318	1000
05:00 PM	1251	942	1255	950	1236	908	1247	933
06:00 PM	1048	791	982	888	981	854	1004	844
07:00 PM	739	541	842	610	802	631	794	594
08:00 PM	560	380	632	385	612	362	601	376
09:00 PM	480	288	479	286	489	288	483	287
10:00 PM	270	171	263	164	302	177	278	171
11:00 PM	94	98	118	117	117	79	110	98
Day Total	16399	17156	16574	17681	16463	17067	16478	17301
Combine Totals	33555		34255		33530		33779	

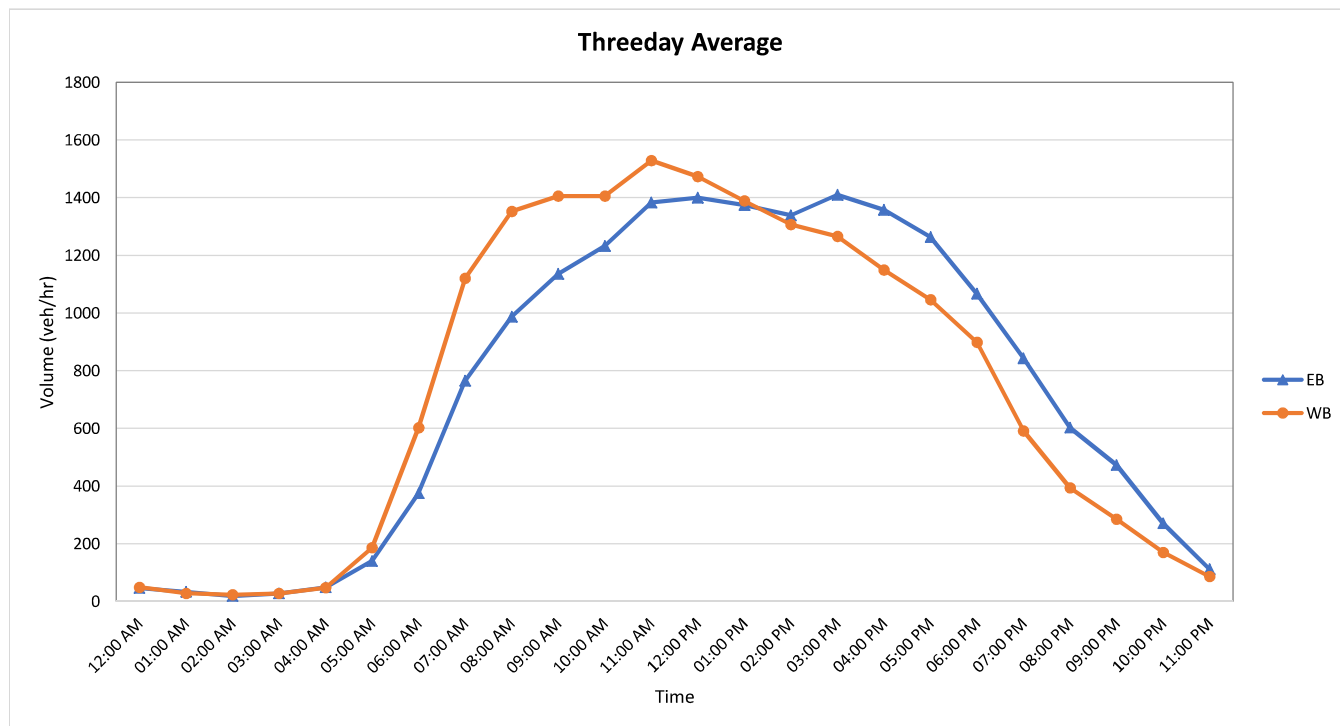


1229-Bonita Beach Rd East of Arroyal Rd
Bonita Springs, FL



8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331

Time	Tuesday		Wednesday		Thursday		Threeday Average	
	2/28/2023		3/1/2023		3/2/2023			
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	32	50	45	41	60	56	46	49
01:00 AM	32	25	30	27	37	31	33	28
02:00 AM	19	18	24	20	14	32	19	23
03:00 AM	33	31	25	25	23	24	27	27
04:00 AM	51	45	49	47	45	49	48	47
05:00 AM	129	177	142	189	150	191	140	186
06:00 AM	342	597	391	614	393	594	375	602
07:00 AM	794	1115	757	1172	745	1074	765	1120
08:00 AM	1024	1346	970	1366	966	1344	987	1352
09:00 AM	1141	1464	1162	1387	1105	1364	1136	1405
10:00 AM	1227	1414	1243	1425	1227	1376	1232	1405
11:00 AM	1383	1468	1368	1623	1397	1496	1383	1529
12:00 PM	1403	1497	1431	1468	1365	1453	1400	1473
01:00 PM	1350	1282	1403	1459	1370	1426	1374	1389
02:00 PM	1322	1323	1345	1339	1350	1260	1339	1307
03:00 PM	1418	1251	1397	1298	1414	1248	1410	1266
04:00 PM	1346	1149	1374	1167	1353	1131	1358	1149
05:00 PM	1227	1038	1304	1071	1258	1028	1263	1046
06:00 PM	1085	851	1073	948	1044	894	1067	898
07:00 PM	780	526	913	617	835	629	843	591
08:00 PM	565	366	642	421	599	394	602	394
09:00 PM	468	292	468	271	479	292	472	285
10:00 PM	252	156	259	163	300	192	270	170
11:00 PM	94	84	119	107	122	68	112	86
Day Total	17517	17565	17934	18265	17651	17646	17701	17827
Combine Totals	35082		36199		35297		35528	

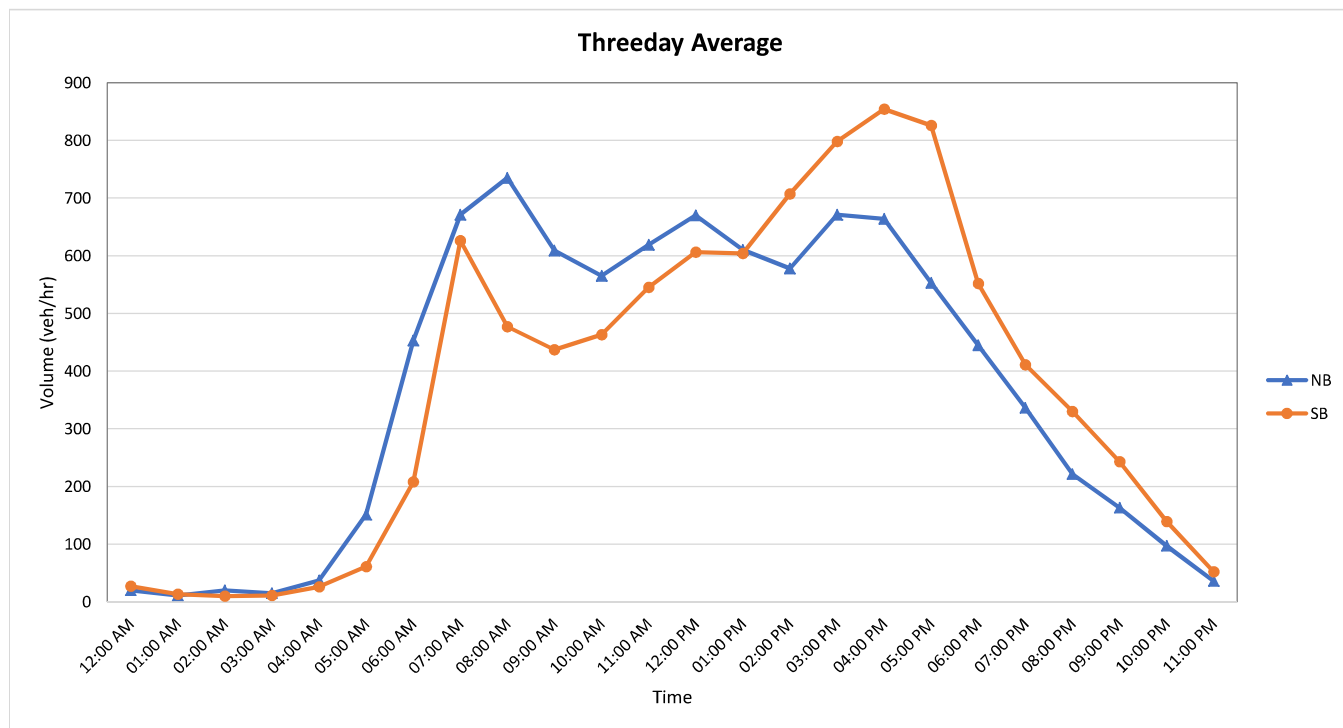


1228-Old 41 SO Bernwood Pkwy
Bonita Springs, FL



8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331

Time	Tuesday		Wednesday		Thursday		Threeday Average	
	3/28/2023		3/29/2023		3/30/2023			
	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	16	26	16	26	28	29	20	27
01:00 AM	8	14	9	12	17	12	11	13
02:00 AM	21	9	17	11	21	10	20	10
03:00 AM	13	8	20	13	12	12	15	11
04:00 AM	44	27	31	30	37	20	37	26
05:00 AM	153	58	161	55	139	69	151	61
06:00 AM	446	208	453	223	460	194	453	208
07:00 AM	679	619	653	616	682	643	671	626
08:00 AM	724	481	765	491	717	460	735	477
09:00 AM	626	410	607	438	593	463	609	437
10:00 AM	580	434	554	481	560	474	565	463
11:00 AM	617	555	626	547	615	532	619	545
12:00 PM	666	604	680	597	664	616	670	606
01:00 PM	607	630	637	609	587	573	610	604
02:00 PM	581	717	574	718	579	687	578	707
03:00 PM	651	788	705	843	657	763	671	798
04:00 PM	639	853	676	849	677	861	664	854
05:00 PM	551	830	567	853	542	795	553	826
06:00 PM	419	552	481	537	436	568	445	552
07:00 PM	307	352	350	433	351	449	336	411
08:00 PM	229	316	225	352	210	323	221	330
09:00 PM	161	206	148	244	179	279	163	243
10:00 PM	98	134	83	145	111	137	97	139
11:00 PM	30	45	45	55	34	57	36	52
Day Total	8866	8876	9083	9178	8908	9026	8950	9026
Combine Totals	17742		18261		17934		17976	

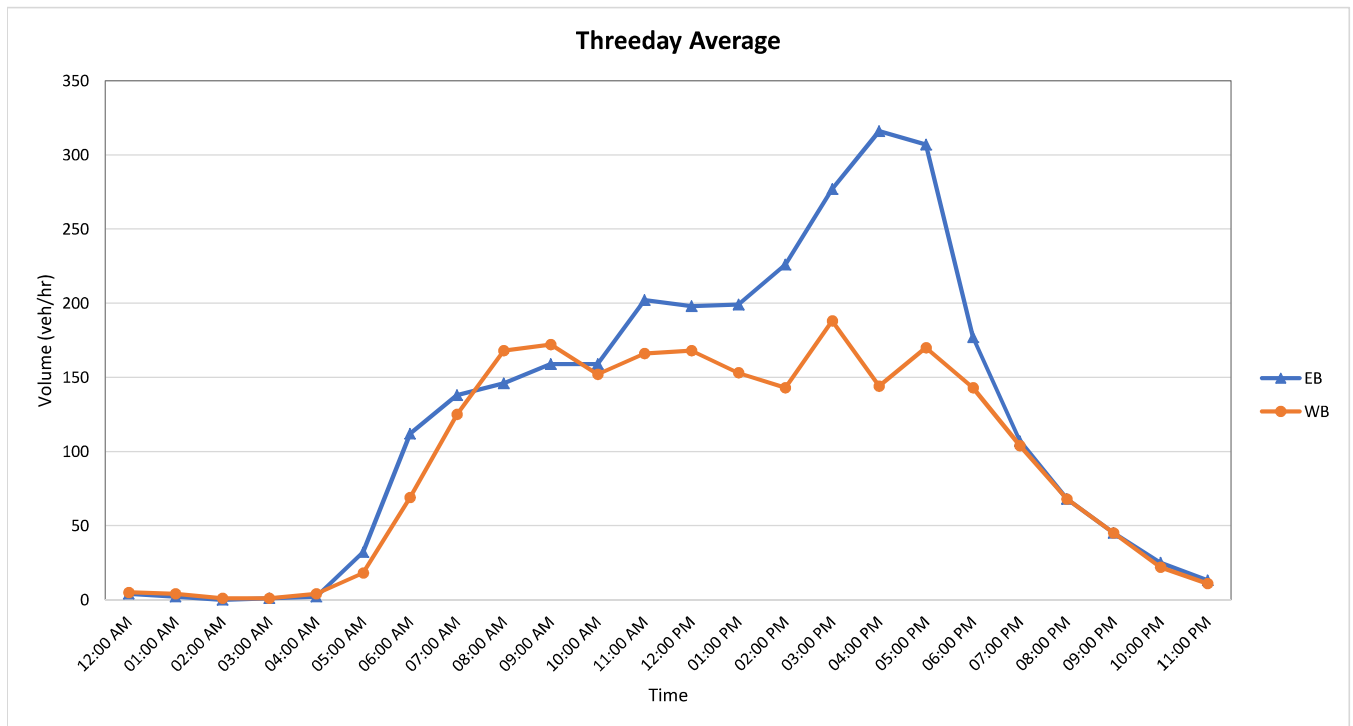


1221-Pennsylvania Ave W of Old 41 Rd
Bonita Springs, FL



8250 Pascal Dr
Punta Gorda, FL
Ph# (941) 639 2818
Fax# (941) 209 5331

Time	Tuesday		Wednesday		Thursday		Threeday Average	
	2/28/2023		3/1/2023		3/2/2023			
	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	2	1	6	6	5	7	4	5
01:00 AM	0	3	2	2	5	6	2	4
02:00 AM	0	1	0	2	1	1	0	1
03:00 AM	0	0	3	1	0	1	1	1
04:00 AM	2	4	1	6	4	3	2	4
05:00 AM	31	21	27	19	38	15	32	18
06:00 AM	111	67	118	68	106	73	112	69
07:00 AM	136	124	140	133	139	119	138	125
08:00 AM	148	156	161	187	128	161	146	168
09:00 AM	158	174	172	176	146	165	159	172
10:00 AM	166	153	159	135	153	167	159	152
11:00 AM	193	171	204	163	210	165	202	166
12:00 PM	226	163	179	158	188	184	198	168
01:00 PM	203	156	202	160	191	143	199	153
02:00 PM	196	139	258	160	223	131	226	143
03:00 PM	284	184	278	203	269	177	277	188
04:00 PM	359	141	287	153	302	139	316	144
05:00 PM	312	163	299	160	311	186	307	170
06:00 PM	178	150	153	132	199	148	177	143
07:00 PM	105	105	101	104	114	102	107	104
08:00 PM	59	73	79	67	67	65	68	68
09:00 PM	44	52	46	47	44	37	45	45
10:00 PM	29	19	17	29	30	19	25	22
11:00 PM	14	10	13	13	11	9	13	11
Day Total	2956	2230	2905	2284	2884	2223	2915	2244
Combine Totals	5186		5189		5107		5159	



CANON SANDORA CIVIL ENGINEERING, INC.
SAINVILUS SUBDIVISION
TRAFFIC IMPACT STUDY

Wisconsin Street Observed Traffic Counts

AM Peak Hour (recorded at intersection of Wisconsin St. and Pennsylvania Ave.):

North: 4

South: 21

PM Peak Hour (recorded at intersection of Wisconsin St. and Pennsylvania Ave.):

North: 56

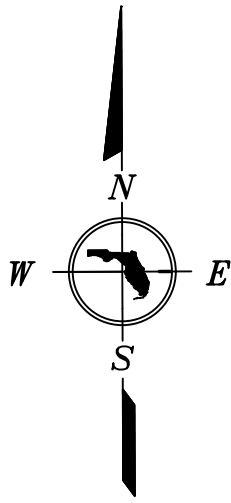
South: 17

PM Peak Hour (recorded on Wisconsin St. close to Bonita Beach Rd.):

North: 107 (governs for peak hour peak direction volume)

South: 44

Note: For Traffic Distribution directional counts at each applicable intersection, please see the exhibit on the next page.



TRAFFIC IMPACT STUDY
APPENDIX IV
TRIP DISTRIBUTION
OBSERVATION

PROJECT:
EIGHT ACRES OF
BONITA

NO.	DESCRIPTION	DATE

PROPERTY OWNER:
SAINVILUS

CANON SANDORA
CIVIL ENGINEERING, INC.

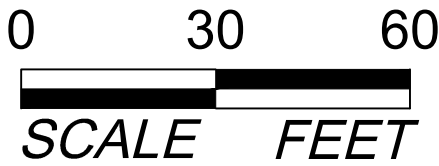
ENGINEER: CANON SANDORA, PE
STATE OF FLORIDA LICENSE # 95303
9201 TANGELO BLVD. FT. MYERS, FL 33967
CANON@CS-CE.COM WWW.CS-CE.COM
(239)-692-6738

PROJECT NO.
23-022
DATE 4/30/24
BY CGS
SHEET
1 OF 1
SCALE 1"=200'

Wisconsin St Parcel



SECTION: 34
TOWNSHIP: 47S
RANGE: 25E



Notes:
1. Property boundary is approximate and was obtained from Lee County Property Appraiser's Website.
2. Mapping is based on photo interpretation of 2022 aerial photography and ground truthing in July 2023.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	3.83 Ac.±
450	Mixed Exotic Upland Forest	1.30 Ac.±
510**	Ditch	0.13 Ac.±
619*	Exotic Wetland Hardwoods	2.14 Ac.±
625E3*	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	0.49 Ac.±
743	Spoil Areas	0.11 Ac.±
Total		8.00 Ac.±
* Potential SFWMD Jurisdictional Wetlands		
** Potential SFWMD Jurisdictional Other Surface Waters		

This Instrument Prepared by:

Christopher Langen, Esq.
Langen & Langen, P.A.
P.O. Box 398570
Miami Beach, Florida 33239-8570

Property Appraiser's Parcel
Identification (Folio) No.: 34-47-25-B2-00259.0020

WARRANTY DEED

THIS INDENTURE is made this 6 day of January, 2016, between NORMAN HEDRICH and CLEDA HEDRICH, his wife, Grantor, whose post office address is 10981 Bonita Beach Road SE, Bonita Springs, FL 34135, and AUGUST RUDOLF BAUER, whose post office address is c/o Christopher Langen, Esq., P.O. Box 398570, Miami Beach, FL 33239-8570, Grantee.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by said Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, and sold to said Grantee, and Grantee's heirs and assigns forever, the following land situate, lying and being in Lee County, Florida, to wit:

The South 548.67 feet of Block 59, Heitman's Bonita Springs Townsite, according to the map or plat thereof as recorded in Plat Book 6, Page 24, Public Records of Lee County, Florida, less and except the Easterly 25 feet for Wisconsin Street, containing 8 acres, more or less.

SUBJECT TO:

1. Taxes for the year 2016 and subsequent years;
2. Conditions, restrictions, limitations, easements of record, without any intent to reimpose same; and

TO HAVE AND TO HOLD, the same in fee simple title forever.

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

GRANTOR further warrants that this land is not Grantor's homestead.

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

Signed, sealed and delivered
in our presence:

Wendy E Collins
Wendy E Collins, Witness

Norman Hedrich
Norman Hedrich

Terianne Lawrence
Terianne Lawrence, Witness

Wendy E Collins
Wendy E Collins, Witness

Cleda Hedrich
Cleda Hedrich

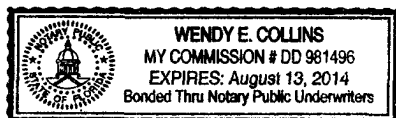
Terianne Lawrence
Terianne Lawrence, Witness

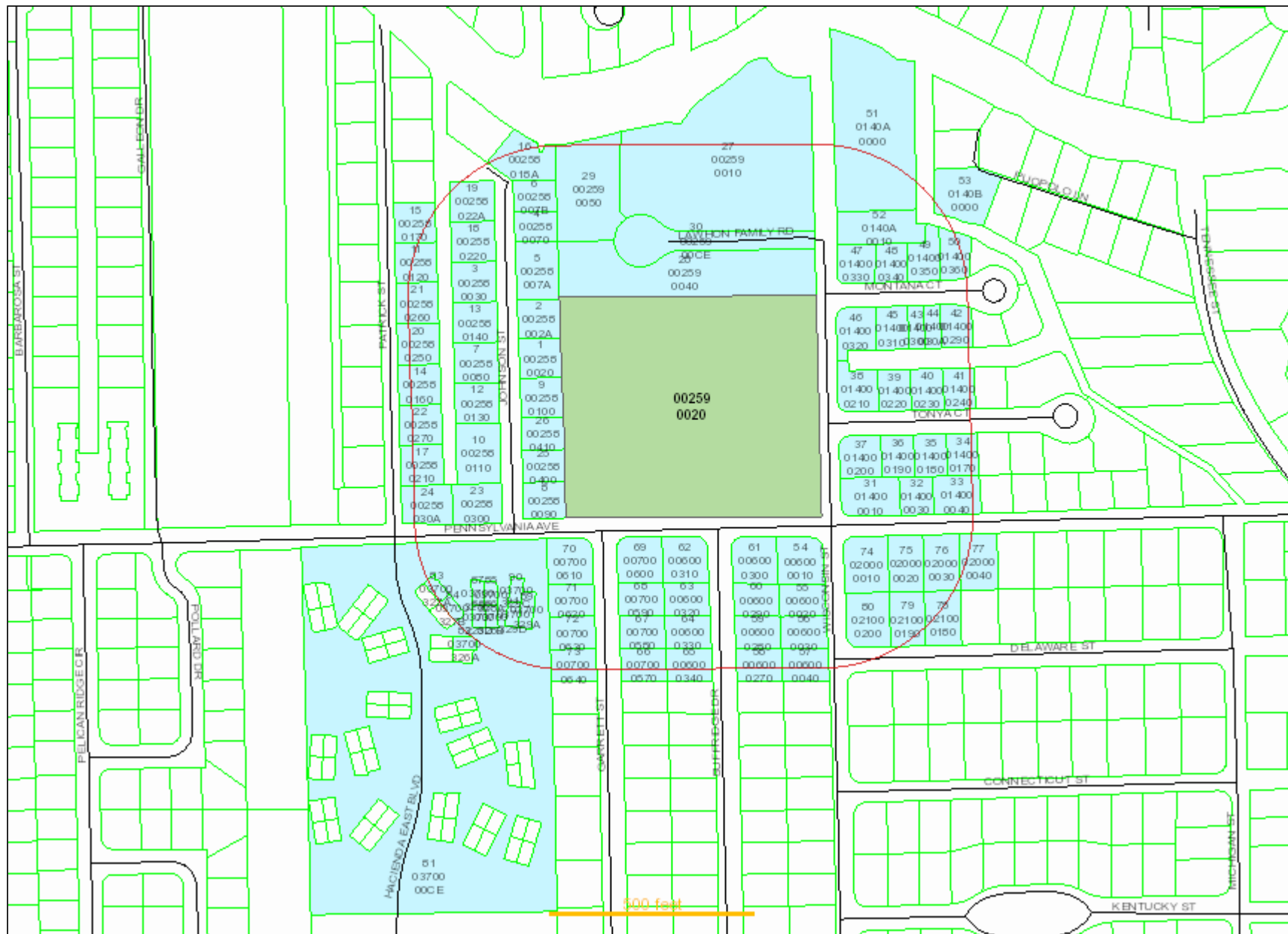
STATE OF FLORIDA)

COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 6 day of January, 2016, by Norman Hedrich and Cleda Hedrich who are personally known to me; or who produced their Personally Known as identification.

Wendy E Collins
Notary Public





Date of Report: August 12, 2023

Buffer Distance: feet

Parcels Affected: 91

Subject Parcel: **34-47-25-B2-00259.0020**

[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
HENDERLONG EMILY L 27290 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0020 27290 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC OR 1278/903 LESS N 100 FT	1
NOVAK REBECCA S + 6446 S WATER STREET EXT UHRICHSVILLE OH 44683	34-47-25-B2-00258.002A 27286 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC OR 2017 PG 4269	2
RENNEHAN AMANDA + 3-1016C SUTTON DR BURLINGTON ON L7L 6B8 CANADA	34-47-25-B2-00258.0030 27281 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK.58 PB 6 PG 24 BEG 135 FT W + 550 N OF SE	3
ALVAREZ MARION T 27270 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0070 27270 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK.58 PB 6 PG 24 S 75 FT OF N 1/2 OF	4
MORALES LOUIS ARMANDO 27276 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.007A 27276 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 LT 7A RIVERSIDE PARK UN	5
STEELE ANGELA THERESA 27266 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.007B 27266 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC IN OR 732 PG 199	6
CAREY TIMOTHY R & KATHY 16 BIRCH LN NORTHBRIDGE MA 01534	34-47-25-B2-00258.0080 27289 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 FR SE COR BLK 58 W 135 FT	7
WATSON FAMILY TRUST 27312 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0090 27312 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 LT PT 58 S 250FT LESS N 160 FT	8
GRADOWSKI MATTHEW 27296 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0100 27296 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 LOT PT 58 AKA LOTS 6 + 7 KNIPSHIELDS UNREC SUBD	9
STRYCHARZ STANISLAW J 735 BENTWATER CIR #103 NAPLES FL 34108	34-47-25-B2-00258.0110 27301-305 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK.58 PB 6 PG 24 BEG 100 FT N + 135 FT W OF AKA LTS 30 31 + 32 RIVERSIDE PARK	10

HORD CAMERON + 27276 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0120 27276 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 BEG SE COR BLK 58 TH RUN	11
3E ONTIME INVESTMENT CORP 4430 EVERGLADES BLVD N NAPLES FL 34120	34-47-25-B2-00258.0130 27295 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC IN OR 221 PG 541	12
ABREU PAUL D JR TR 27285 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0140 27285 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 FR SE COR RUN WLY 135 FT	13
KOLLAK DAWN TERESA TR 27294 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0160 27294 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 BEG SE COR LOT 58 TH RUN	14
MAIER ELDON D & MARGARET 754 EAST WASHINGTON ST OCONOMOWOC WI 53066	34-47-25-B2-00258.0170 27270 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PB 6 PG 24 PT.BLK.58	15
VAN ESSEN PATRICIA A TR 700 HIDDEN HARBOUR DR NAPLES FL 34109	34-47-25-B2-00258.018A 27262 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PB 6 PG 24 PT LOT 58 DESC IN OR 1382 PG 2092	16
SLUPSKI PATRICIA 1612 GRANT ST WICHITA FALLS TX 76309	34-47-25-B2-00258.0210 27306 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 PT LOT 58 FR SE COR LOT 58 AKA LOT 36 RIVERSIDE PARK	17
DOOLEY DAVID C + 27277 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0220 27277 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 PT LOT 58 FR SE COR OF LOT	18
ALTMAN LLOYD HAMPTON III + 27273 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.022A 27273 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 PT LT 58	19
FINER SONYA + 27261 JC LN BONITA SPRINGS FL 34135	34-47-25-B2-00258.0250 27288 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC IN OR 899 PG 506	20
CROWE WILLIAM L & PAMELA M L/E 27282 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0260 27282 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6/24 FR SE COR LT 58 TH W380 N500 POB	21
JABLONSKI DAVID + 27300 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0270 27300 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS LOT 58 PB 6 PG 24 PT LOT 58 DESC IN OR 1264 PG 0949	22

WALLER THOMAS & SHERRI TR 27311 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0300 27311 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PT LOT 58 PB 6 PG 24 DESC OR2890/1225 E1/2	23
LIMMER RICHARD F 27310 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.030A 27310 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PT LOT 58 PB 6PG 24 DESC OR2890/1225 W1/2	24
ROWE ALLEN 27306 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0400 27306 JOHNSON ST BONITA SPRINGS FL 34135	FR SE COR LT 58 OF HEITMANS BONITA SPRINGS PB 6 PG 24 RUN E 20 TH N 90 TO POB W 105 N 80 E 105 S 80 TO POB	25
LEIDIG TOMMY LEE II & DAWN PO BOX 7071 NAPLES FL 34101	34-47-25-B2-00258.0410 27300 JOHNSON ST BONITA SPRINGS FL 34135	FR SE COR LT 58 OF HEITMANS BONITA SPRINGS PB 6 PG 24 RUN E 20 TH N 170 TO POB W 105 N 80 E 105 S 80 TO POB	26
LAWHON JOSEPH + PO BOX 1374 SEYMOUR TN 37865	34-47-25-B2-00259.0010 27263 WISCONSIN ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 59 PB 6 PG 24 AS DESC IN OR 3565 PG 2913 LESS INST#2008000287936	27
LAWHON JOSEPH A + 6848 HARTLAND ST FORT MYERS FL 33966	34-47-25-B2-00259.0040 9650 LAWHON FAMILY RD BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 59 PB 6 PG 24 DESC IN OR 4434/1844	28
RIVER ART LLC 111 QUINCY PL NE WASHINGTON DC 20002	34-47-25-B2-00259.0050 9651 LAWHON FAMILY RD BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 59 PB 6 PG 24 AS DESC IN INST#2008000287936 + E 20 FT OF VACATED RD R/W IN CCMB 13 PG 103	29
LAWHON JOSEPH A + PO BOX 1374 SEYMOUR TN 37865	34-47-25-B2-00259.00CE RIGHT OF WAY BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 59 PB 6 PG 24 LESS OR 3565/2909 + 3565/2913	30
REARDON JOHN F & COLLEEN A 27491 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B2-01400.0010 27491 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 1 + W 1/2 OF LOT 2	31
ARREDONDO MARIA G & JUAN 9771 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B2-01400.0030 9771 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 E 1/2 OF LOT 2 + W 1/2 OF LOT 3	32
JENKINS PATRICIA 9793 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B2-01400.0040 9793 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 4 + E 1/2 OF LOT 3	33

WHELAN DIANNE TERRIO + 9792 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0170 9792 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 17	34
MARTIN JEFFREY S & DEANNA L 9780 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0180 9780 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 18	35
BYRNE PAUL J L/E PO BOX 1464 BONITA SPRINGS FL 34133	34-47-25-B2-01400.0190 9766 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 19	36
ZAPPIA ERIN P & 9750 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0200 9750 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 20	37
STERCHELE JOSEPH JOHN 9751 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0210 9751 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 21	38
MACKARVICH ALYSIA 26371 HICKORY BLVD UNIT 303 BONITA SPRINGS FL 34134	34-47-25-B2-01400.0220 9765 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 22	39
YOUSSEF NABIL & CHRISTINE L 10306 PENNSYLVANIA AV BONITA SPRINGS FL 34135	34-47-25-B2-01400.0230 9779 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 23	40
JOEL YOVANI GONZALEZ LLC 163 MADISON DR NAPLES FL 34110	34-47-25-B2-01400.0240 9793 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 24	41
COLD OAKS LLC 10421 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B2-01400.0290 9792/9794 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 29	42
KEMPLEY TAMMY S W 5031 GEM AVE MONTELLO WI 53949	34-47-25-B2-01400.0300 9782 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 0025 PG 0122 W 1/2 LOT 30	43
KEMPLEY SCOTT W + W5031 GEM AVE MONTELLO WI 53949	34-47-25-B2-01400.030A 9780 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT PT 30 THE E1/2 LOT 30	44
LITTLETON DANE C & LORI A + 51111 TELEGRAPH RD AMHERST OH 44001	34-47-25-B2-01400.0310 9766 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 31	45

FIRKUS LONNIE R & DENISE A 317 COUNTY ROAD J N STEVENS POINT WI 54482	34-47-25-B2-01400.0320 27451 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 32	46
FRYE REBECCA A 9751 MONTANA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0330 9751/9753 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 33	47
GREAT LOOP OF SW FLORIDA LLC 5803 SW 1ST AVE CAPE CORAL FL 33914	34-47-25-B2-01400.0340 9765/9767 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 34	48
LUBOWICKI ANDREW + 150 JEFFERSON ST FORT MYERS BEACH FL 33931	34-47-25-B2-01400.0350 9779/9781 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 35 + PT LT A DESC OR 1891/2586	49
ATHANACIO MARK S + 9793 MONTANA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0360 9793 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 36	50
WISCONSIN STREET LLC 1495 RAILHEAD BLVD UNIT 5 NAPLES FL 34110	34-47-25-B2-0140A.0000 27301 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT A LESS SLY 80 FT	51
WISCONSIN STREET LLC 1495 RAIL HEAD BLVD #5 NAPLES FL 34110	34-47-25-B2-0140A.0010 27351 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 SLY 80 FT LT A LESS OR 1891 PG 2586	52
MAGNUS CHRISTOPHER P & 27211 HARBOR DR BONITA SPRINGS FL 34135	34-47-25-B2-0140B.0000 9955 PUOPOLO LN BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT B LESS PARCELS B.001 +	53
CHERTON ROGER C 9725 ALABAMA ST BONITA SPGS FL 34135	34-47-25-B3-00600.0010 9670 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 1	54
SOPHER SCOTT D & KRISTIE E 27514 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0020 27514 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 2	55
LENTZ LENORE 27526 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0030 27526 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 3	56
GRUGEL ROGER C & 27540 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0040 27540 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 4	57

SCHWEISBERGER RODNEY L 21294 WILLOWVIEW BRISTOL IN 46507	34-47-25-B3-00600.0270 27541 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 27	58
MYERS STEPHENS L & GWYNNE D 27527 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0280 27527 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 28	59
JENKINS LORI J 27515 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0290 27515 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 29	60
BARTISHEN MARION & WHA JA TR 27501 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0300 27501 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 30	61
SANTOS OSCAR E + 7799 BUCKS RUN DR NAPLES FL 34120	34-47-25-B3-00600.0310 27500 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 31	62
LEGAULT RAYMOND L & 27514 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0320 27514 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 32	63
KORDASZEWSKI THOMAS J & 27526 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0330 27526 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 33	64
BRATU GHEORGHE & CARMEN 27540 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0340 27540 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 34	65
LUDWIG JOHN B & TAMARA J 27541 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0570 27541 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 57	66
PWR PROPERTIES LLC 4090 NOCATEE LN FORT MYERS FL 33905	34-47-25-B3-00700.0580 27527 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 58	67
LANGKIL PENNY 27515 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0590 27515 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 59	68
SILKNITTER RICK 27501 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0600 27501 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 60	69

GONZALEZ PABLO 27500 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0610 27500 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 61	70
BROWN AARON THOMAS & 27514 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0620 27514 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 62	71
ALBERT RICHARD & DARA 27526 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0630 27526 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 63	72
SWANK BETHANY 27540 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0640 27540 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 64	73
ARIAS AMPARO D 9750 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B3-02000.0010 9750 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 1	74
SAPIENCIA JUAN PABLO SANABRIA 9821 ALABAMA ST APT 3 BONITA SPRINGS FL 34135	34-47-25-B3-02000.0020 9764 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 2	75
COLEMAN JAMES D & KARLA M 9778 PENNSYLVANIA AV BONITA SPRINGS FL 34135	34-47-25-B3-02000.0030 9778 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 3	76
JUSTINIANO FRANCISCO & 9792 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B3-02000.0040 9792 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 4	77
ARCELLA RAYMOND G TR GERTRUD SCHLIEKER 9779 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0180 9779 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 18	78
KIMBALL KIRK 9765 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0190 9765 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 19	79
VAN PELT KIMBERLY 9751 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0200 9751 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 20	80
VILLAS OF HACIENDA HOMEOWNERS 27690 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.00CE VILLAS OF HACIENDA C/E BONITA SPRINGS FL 34135	A CONDOMINIUM LOCATED IN SEC 34 TWP 47 RGE 25 AS	81

		DESC IN OR 1783 PG 2687 COMMON ELEMENTS	
DOBRZYNSKI DAVID T & 101 KETTLE RUN EAST AURORA NY 14052	34-47-25-B3-03700.326A 27601 HACIENDA EAST BLVD #326A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 326 UNIT A	82
JOHNSON JERI UNIT 327-A 27591 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.327A 27591 HACIENDA EAST BLVD #327A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 327 UNIT A	83
SQUIBBS JOHN D + 27591 HACIENDA EAST BLVD APT 327B BONITA SPRINGS FL 34135	34-47-25-B3-03700.327B 27591 HACIENDA EAST BLVD #327B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 327 UNIT B	84
YARD JOSEPH L & CYNTHIA J L/E 27581 HACIENDA EAST BLVD #1 BONITA SPRINGS FL 34135	34-47-25-B3-03700.328A 27581 HACIENDA EAST BLVD #328A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 328 UNIT A	85
DE WITT SOPHIA 14 MAPLE RIDGE DR SAINT ANDREWS MB R1A 2Y5 CANADA	34-47-25-B3-03700.328B 27581 HACIENDA EAST BLVD #328B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 328 UNIT B	86
WALKER RHONDA FAYE 27581 HACIENDA EAST BLVD #328C BONITA SPRINGS FL 34135	34-47-25-B3-03700.328C 27581 HACIENDA EAST BLVD #328C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 328 UNIT C	87
LA PORTA FRANK C & 27581 HACIENDA EAST BLVD #328D BONITA SPRINGS FL 34135	34-47-25-B3-03700.328D 27581 HACIENDA EAST BLVD #328D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 328 UNIT D	88
SCHLEINKOFER ROBERT M & 4820 MILOTHIAN DR FORT WAYNE IN 46835	34-47-25-B3-03700.329A 27571 HACIENDA EAST BLVD #329A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 329 UNIT A	89
PANOC KAREN 11 LIBERTY LN WEST YARMOUTH MA 02673	34-47-25-B3-03700.329C 27571 HACIENDA EAST BLVD #329C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 329 UNIT C	90
LYONS MARGARET O APT 329D 27571 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.329D 27571 HACIENDA EAST BLVD #329D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 329 UNIT D	91



June 13, 2024

Canon Sandora
Canon Sandora Civil Engineering, Inc.
9201 Tangelo Blvd
Fort Myers, Florida 33967

Re: Pennsylvania Ave/Wisconsin St Residential Planned Development – PD23-106206-BOS, Sufficiency

Dear Applicant:

The Zoning Division has reviewed the information provided and supplemented for the above-referenced planned development. The Application has been found sufficient and the following language is being drafted for the request:

A request to rezone approximately 8 acres from the Agricultural (AG-2) zoning designation to a Residential Planned Development (RPD), to develop up to 40 dwelling units, and to request two (2) deviations).

Please review the proposed language carefully and notify me in writing no later than June 28, 2024, if the above stated language is sufficient or if changes are requested.

Staff has provided additional substantive comments for consideration. Please review them accordingly and contact Staff if you have any questions.

Pursuant to LDC Sec. 4-28, a post-sufficiency neighborhood meeting shall be held within 30 days of the date of sufficiency. A notice of the meeting shall be provided to the City.

Please note that City of Bonita Springs Ordinance 22-03 (attached) has updated the public noticing requirements, where it is now the responsibility of the Applicant to send notices to the surrounding property owners of the hearing dates. These notices are required and are no longer a courtesy. A copy of the notice to be mailed will be provided by Staff to the Applicant, but it remains the Applicant's responsibility to mail the notices in accordance with the adopted regulations. Please review Ordinance 22-03 for additional information.

Feel free to contact me if you have any questions.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning and Zoning Division

Mike Fiigon II

Mike Fiigon II
Senior Planner

Copy:
Derek Rooney, City Attorney
John Dulmer, AICP, Community Development Director
Jacqueline Genson, Planning & Zoning Manager
Jay Sweet, AICP, PSM, City Surveyor
Laura Gibson, Senior Environmental Specialist
Sean Gibbons, Bike-Ped Coordinator
Stuart Smith, Development Engineer
Ayita Lonergan, Floodplain Manager
Tom Ross, Transportation Engineer
Joel Langaney, Bonita Springs Public Works
Kim Hoskins, Bonita Springs Utilities
Jacqueline Heredia, Lee County Schools
Beckie Reide, Lee County Natural Resources

9220 Bonita Beach Road
Suite 111
Bonita Springs, FL 34135
Tel: (239) 444-6150
Fax: (239) 444-6140
www.cityofbonitaspringscd.org

Rick Steinmeyer
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

Arleen Hunter
City Manager
(239) 949-6267

Derek Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6248

Public Works
(239) 949-6246

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

Community Development
(239) 444-6150

BONITA SPRINGS Planning and Zoning

Substantive Comments:

1. After reviewing the schedule of uses, Staff has concerns regarding the proposed open storage use. Traditionally, this is a use that occurs in heavy commercial or industrial areas and is separate from the customary or usual activities associated with a residential development. The Applicant has the option to provide additional information on this use, or a revised schedule of uses for consideration. The revised schedule of uses may be submitted alongside the post-sufficiency neighborhood meeting documentation.
2. After reviewing the schedule of uses, Staff has concerns regarding the proposed use of entrance gates and gatehouses. If such a use is proposed, the approximate location should be shown on the Master Concept Plan. Additionally, Staff is aware that it is the intent of the developer to petition the City's Public Works Department for maintenance of the internal roadways. It is highly atypical for "public" roadways to be gated. The Applicant has the option to provide a revised schedule of uses upon submittal of the post-sufficiency neighborhood meeting documents.

Please contact: Mike Fiigon II, Senior Planner
Phone: 239.444.6151
E-mail: mfiigon@cityofbonitaspringscd.org

CANON SANDORA CIVIL ENGINEERING, INC.
8 ACRES OF BONITA
PENNSYLVANIA & WISCONSIN
RESIDENTIAL PLANNED DEVELOPMENT

2nd Neighborhood Information Meeting Summary

The 2nd Neighborhood Information Meeting for the 8 Acres of Bonita – Pennsylvania & Wisconsin RPD Project was held on July 9th, 2024 at 5:01pm at the Shangri-La Springs Hotel (27750 Old 41 Rd., Bonita Springs, FL 34135). The meeting was advertised in The News-Press on June 15th, and invitations were mailed and received for all property owners within 1,000 feet more than 21 days in advance of the meeting (please see attached news ad for text). There were 18 people in attendance (see attached list). Three individuals presented information at the meeting: Stefan Bolsen, JD, Willaim Glass, AIA, NCARB, LEED AP, and Canon Sandora, PE.

Stefan Bolsen started off the meeting by introducing the project as the owner's representative. His introduction included the information:

- This 8 acre property was originally 10 acres, split in 2002 into 8 acres and 1.65 acres.
- There was an approved Development Order for 6 individual lots, which has expired.
- The property is currently zoned AG-2.
- The maximum allowable density for the property is 5.8 dwelling units per acre, which equals 46.4 units for the 8 acre site.
- The proposed development is for 40 units, 14 unattached single-family homes and 26 attached zero-lot line single-family homes.
- An environmental consultant was hired and determined that the property was cleared in the 1950's. The area has built up around it so water tends to dump into the site, which has formed low quality wetlands.
- The only two access points are on Wisconsin and not on Pennsylvania, which was the direction given from the City of Bonita for traffic flow purposes.
- After listening to feedback from the last neighborhood meeting, the plan has been revised to have two-way streets, limiting traffic in the development (not having to drive around the loop).
- As much native vegetation as possible will be kept with a large wood save area on-site, and over 40% open space. There will be an estimated 94 trees remaining and 80 new trees.

Project Architect William Glass shared the following information about the proposed units:

- Preliminary conceptual floor plans for the homes (see attached drawings).
- The first floor will be a garage, 2nd floor is the first livable floor. FEMA base flood elevation is at 10. The garages are proposed at elevation around 6 which puts the first habitable floor well above FEMA.
- Landscaping will surround the perimeter of the site (the attached landscape plan displayed).

Canon Sandora then presented the project as the project's civil engineer, sharing the following information:

- The proposed use is a new, upscale, safe, hurricane resistant, residential development.
- The density is moderate density residential with a max density of 5.8 units acre X 8 acres for 46 units allowed. Proposing 40 units, 14 single-family detached and 26 single-family zero-lot line attached.

CANON SANDORA CIVIL ENGINEERING, INC.
8 ACRES OF BONITA
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RESIDENTIAL PLANNED DEVELOPMENT

- Master Concept Plan features (see attached):
 - Single-family detached houses on the outside, single-family attached in the middle of the site.
 - 50' public right-of-way proposed has been changed to a two-way street, with sidewalks on both sides.
 - More than 40% open space including a 20% preserve.
 - A lake is proposed on-site which will be about 3/4 acres. Everything will drain to the lake, and discharge will go into the ditch to the river.
 - Development proposes to connect into existing gravity sewer and potable water on Wisconsin St.
- Planned Development Permitting:
 1. Submit application package for city community development staff review.
 2. Address city staff reviewer comments.
 3. Once staff deems it sufficient, a 2nd Neighborhood Information Meeting will be held (which is the step we are on).
 4. Public hearing with City Board of Commissioners where they will vote on the project.

Attendees Questions and Comments:

- Although all attendees had no objection to the property getting developed, the primary concern was the from the neighbors on Wisconsin north of Pennsylvania, not wanting additional traffic on their street. Many of them stated that they would much rather see the access points on Pennsylvania, not Wisconsin.
- Some of the neighbors were concerned with the height of the homes (up to 35' feet above FEMA), causing a privacy issue allowing view into their backyards from the top floor. The presenters addressed this by stating that there would be landscaping surrounding the property. Also, 35' above FEMA is per code.
- A few neighbors asked about drainage, particularly about the ditch. Canon Sandora addressed this by stating that the site would drain to the proposed on-site lake, and there will be a very limited amount of discharge through a 3" orifice all storms up to the 25-year, 3-day storm, which will be contained on-site.
- A neighbor asked if there would be an HOA. It was shared that an HOA would be necessary for maintenance of common areas such as the lake and preserve.
- A neighbor asked about the price of the homes. A ballpark figure of \$800,000-1,000,000 was shared.
- A neighbor asked if there was any environmental issues. It was shared that that an environmental consultant was hired and no listed species were found.
- The owner of property 9750 Tonya Ct. would like clusia hedge landscaping to prevent any cars from accidentally driving onto her property when existing the development. It was shared that the developer was willing to provide this.

NIM Attendance List 07/08/2024		
Bill Hoover		lighthouseelectricswfl@gmail.com
CHRISTA L. KACILLAS		ckacillas@gmail.com
Peter Hurler		
Alicia Carroll		
Dawn and Frank Kollak		Dawntk@outlook.com
Jac Kollak		JJACFLASH@AOL.COM
Alicia Hurler		aliciahurler@gmail.com
Erin Zappia and wife	9750 Tonya Ct	zapintonaples@gmail.com
K Apel	27276 Johnson St	kitapel@yahoo.com
Rachael Guertin for Joseph Lawson		rachaelsellsswfl@gmail.com
Kim Delun	9750 Tonya Ct	kdleon13@gmail.com
Terry and Ronda Lawhon	27263 Wisconsin	
Richard Barber	9751 Connecticut St	RLBarber44@outlook.com
Paul Byrne	9766 Tonya Ct	
Marc Rugs	27552 Wisconsin St	marc@russconstruction.com



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Rudolf Bauer
4500 3Rd AVE SW
Naples FL 34119-2926

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative 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 Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

06/15/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/15/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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NICOLE JACOBS
Notary Public
State of Wisconsin

The public is invited to attend a neighborhood information meeting held by G2 Architecture, Inc. and Canon Sandora Civil Engineering, Inc., regarding the proposed Planned Development of an 8 acre property located at the northwest corner of the intersection of Pennsylvania Avenue and Wisconsin Street. This Planned Development has been proposed to allow for a new, up-scale, safe, hurricane resistant, residential development on the property. Please RSVP to info@bolsenteam.com. Meeting location: 27750 Old 41 Rd, Bonita Springs, FL 34135 Meeting Date and Time: July, 08, 2024 at 5:01PM No.10283916 June 15, 2024

INVOICE

Order Number: 1448717

My Order 2024-06-11

Order Date: 06/11/2024

Bill To:

Stefan Bolsen
4500 3rd Ave SW
Naples, FL 34119
239-285-1332

Ship To:

Stefan Bolsen
4500 3rd Ave SW
Naples FL, 34119

Payment Details:

Credit Card Number: XXXX-XXXX-XXXX-9341

Shipping Method:

Shipped by USPS

QTY	DESCRIPTION	PRICE
314	USPS First Class Regular Postcard (4.25" x 5.6") Recyclable Board Two sided, full color Print + Address	\$219.80
351	Postage	\$166.42
	Address File: Neighbors List.numbers	
	Front Image 	

Order Subtotal \$386.22

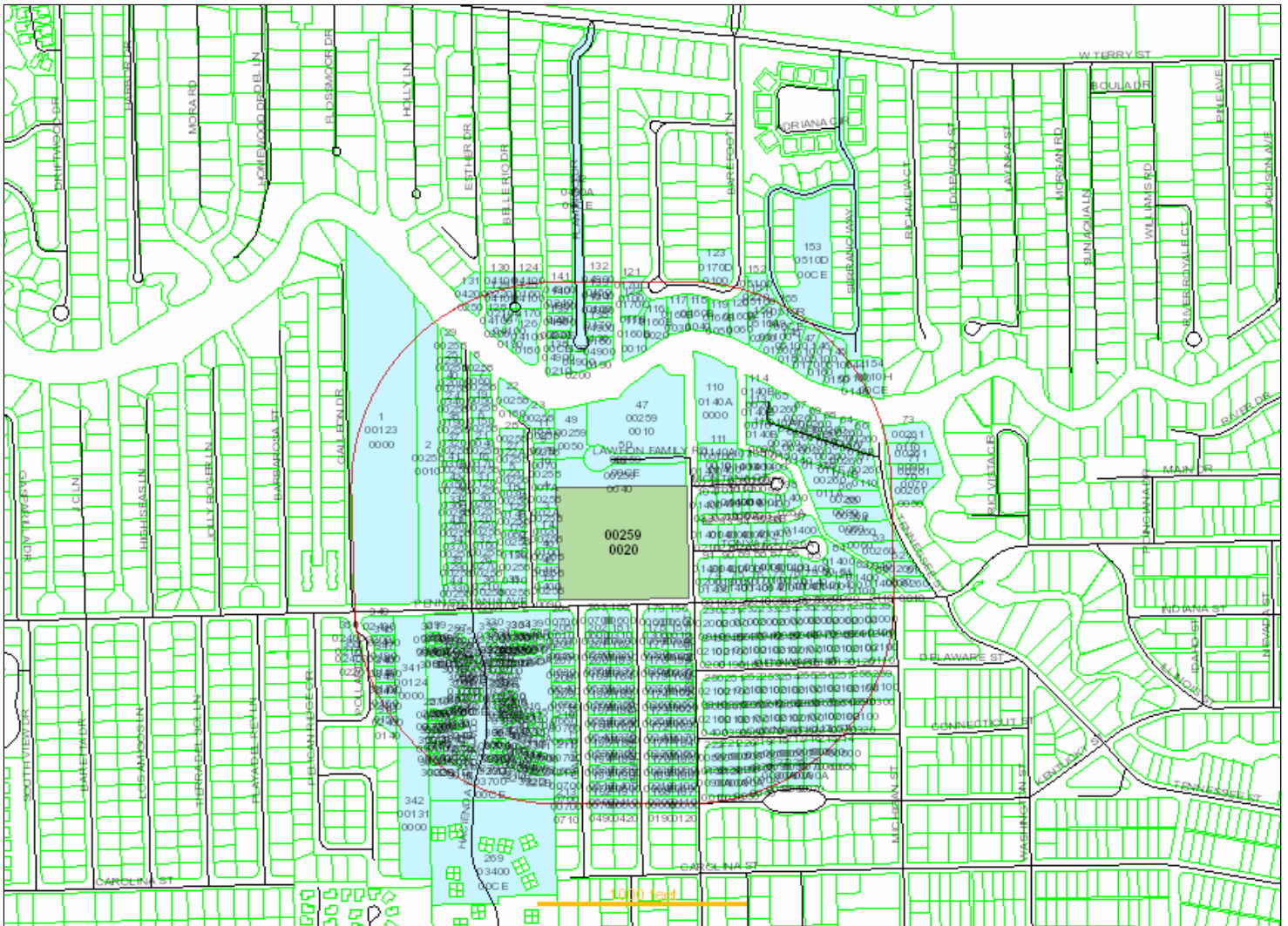
Promotion Discount \$109.90

Delivery Charge to USPS \$8.95

Order Total \$285.27

Paid by Credit Card \$285.27

Due \$0.00



Date of Report: June 27, 2023

Buffer Distance: feet

Parcels Affected: 351

Subject Parcel: **34-47-25-B2-00259.0020**

[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
EGGLHUBER LAURA PO BOX 816 BONITA SPRINGS FL 34133	34-47-25-B1-00123.0000 9491 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 LOT 23	1
QUINN MARILYN M PO BOX 15 BONITA SPRINGS FL 34133	34-47-25-B2-00258.0010 9495/9499 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS LOT 58 PB 6 PG 24 LESS PAR 58.002 THRU 58.039 AKA LOTS 58 THRU 72 UNREC RIVERSIDE PARK LESS PT DESC IN 20120000554265	2
HENDERLONG EMILY L 27290 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0020 27290 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC OR 1278/903 LESS N 100 FT	3
NOVAK REBECCA S + 6446 S WATER STREET EXT UHRICHVILLE OH 44683	34-47-25-B2-00258.002A 27286 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC OR 2017 PG 4269	4
RENNEHAN AMANDA + 3-1016C SUTTON DR	34-47-25-B2-00258.0030 27281 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK.58 PB 6 PG 24 BEG 135 FT W + 550 N OF SE	5

BURLINGTON ON L7L 6B8 CANADA			
KISSINGER STEVEN E & 27264 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0040 27264 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC IN OR 743 PG 434	6
SERRAVALLE GABRIELLA 255 CARLTON RD MARKHAM ON L3R 2A3 CANADA	34-47-25-B2-00258.0050 27252 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 N100 FT S1115 FT OF E 380 FT	7
BRUMMITT THOMAS 27246 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0060 27246 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK.58 PB 6 PG 24 BEG 380 FT W + 1115 FT N	8
ALVAREZ MARION T 27270 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0070 27270 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK.58 PB 6 PG 24 S 75 FT OF N 1/2 OF	9
MORALES LOUIS ARMANDO 27276 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.007A 27276 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 LT 7A RIVERSIDE PARK UN	10
STEELE ANGELA THERESA 27266 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.007B 27266 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC IN OR 732 PG 199	11
CAREY TIMOTHY R & KATHY 16 BIRCH LN NORTHBRIDGE MA 01534	34-47-25-B2-00258.0080 27289 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 FR SE COR BLK 58 W 135 FT	12
WATSON FAMILY TRUST 27312 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0090 27312 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 LT PT 58 S 250FT LESS N 160 FT	13
GRADOWSKI MATTHEW 27296 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0100 27296 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 LOT PT 58 AKA LOTS 6 + 7 KNIPSHIELDS UNREC SUBD	14
STRYCHARZ STANISLAW J 735 BENTWATER CIR #103 NAPLES FL 34108	34-47-25-B2-00258.0110 27301-305 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK.58 PB 6 PG 24 BEG 100 FT N + 135 FT W OF AKA LTS 30 31 + 32 RIVERSIDE PARK	15
HORD CAMERON + 27276 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0120 27276 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 BEG SE COR BLK 58 TH RUN	16
3E ONTIME INVESTMENT CORP 4430 EVERGLADES BLVD N NAPLES FL 34120	34-47-25-B2-00258.0130 27295 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC IN OR 221 PG 541	17
ABREU PAUL D JR TR 27285 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0140 27285 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 FR SE COR RUN WLY 135 FT	18
STEPHENS CRAIG R 27258 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0150 27258 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 DESC IN OR 1916 PG 1863	19
KOLLAK DAWN TERESA TR 27294 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0160 27294 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 BEG SE COR LOT 58 TH RUN	20
MAIER ELDON D & MARGARET 754 EAST WASHINGTON ST OCONOMOWOC WI 53066	34-47-25-B2-00258.0170 27270 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PB 6 PG 24 PT.BLK.58	21
HAYES BRYAN K & BETH K 27258 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0180 27258 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PB 6 PG 24 PT LOT 58 DESC IN OR 1382 PG 2090	22
VAN ESSEN PATRICIA A TR 700 HIDDEN HARBOUR DR	34-47-25-B2-00258.018A 27262 JOHNSON ST	HEITMANS BONITA SPRINGS PB 6 PG 24 PT LOT 58	23

NAPLES FL 34109	BONITA SPRINGS FL 34135	DESC IN OR 1382 PG 2092	
FIORE ALBERT T JR TR 27257 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0190 27257 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PB 6 PG 24 PT LOT 58	24
ROSE KELLY 27245 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0200 27245 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC IN OR 717 PG 108	25
SLUPSKI PATRICIA 1612 GRANT ST WICHITA FALLS TX 76309	34-47-25-B2-00258.0210 27306 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 PT LOT 58 FR SE COR LOT 58 AKA LOT 36 RIVERSIDE PARK	26
DOOLEY DAVID C + 27277 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0220 27277 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 PT LOT 58 FR SE COR OF LOT	27
ALTMAN LLOYD HAMPTON III + 27273 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.022A 27273 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 PT LT 58	28
ZACZEK PATRICIA TR 27239 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0230 27239 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 PT OF LT 58 DESC OR 2068 PG 1125	29
FINER SONYA + 27261 JC LN BONITA SPRINGS FL 34135	34-47-25-B2-00258.0250 27288 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 AS DESC IN OR 899 PG 506	30
CROWE WILLIAM L & PAMELA M L/E 27282 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0260 27282 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6/24 FR SE COR LT 58 TH W380 N500 POB	31
JABLONSKI DAVID + 27300 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0270 27300 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS LOT 58 PB 6 PG 24 PT LOT 58 DESC IN OR 1264 PG 0949	32
ZINSLEN TARA LYNN 27287 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0280 27287 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 FR SE COR LOT 58 RUN WLY	33
HARTFORD CLIFTON & TAMMY 27299 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0290 27299 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PT BLK 58 PB 6 PG 24 FROM SE COR LOT 58 TH RUN	34
WALLER THOMAS & SHERRI TR 27311 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0300 27311 JOHNSON ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PT LOT 58 PB 6 PG 24 DESC OR2890/1225 E1/2	35
LIMMER RICHARD F 27310 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.030A 27310 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PT LOT 58 PB 6PG 24 DESC OR2890/1225 W1/2	36
JABLONSKI REBECCA & DAVID 27269 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0310 27269 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 FROM SE COR LOT 58 RUN W	37
DUBOIS RICHARD & LAURA 9871 ALABAMA ST APT 5 BONITA SPRINGS FL 34135	34-47-25-B2-00258.0320 27263 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PB 6 PG 24 PT BLK 58 DESC IN OR 1346 PG 0581	38
GOEBEL MATHIAS TR RUDOLF ALANDER STR 24 WEIDA 07570 GERMANY	34-47-25-B2-00258.0330 27305 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PB 6 PG 24 PT BLK 58 DESC IN OR 1346 PG 0586	39
PEREZ JOSEPH & 27251 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0340 27251 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PB 6 PG 24 PT LOT 58 AKA LT 48 RIVERSIDE PARK UNREC	40
ABERNATHY BRIAN P + LAURA R 27275 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0350 27275 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 58 PB 6 PG 24 DESC IN OR 1506 PG 755	41

OKELLEY LAND DEVELOPMENT 11800 S US HWY 41 TERRE HAUTE IN 47802	34-47-25-B2-00258.0360 27281 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PT LOT 58 PB 6 PG 24 DESC ON OR 1704 PG 4024	42
ROUNDS STEPHEN J & PAULA C 27293 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0370 27293 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS LOT 58 PB 6 PG 24 PT LOT 58 PER OR 1713 PG 2862	43
TROYER JEFFERY & REBECCA 27311 PATRICK ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0390 27311 PATRICK ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS PB 6 PG 24 POR OF LOT 58 DESC IN OR 3273 PG 4281 + PORTION DESC IN 2012000054265	44
ROWE ALLEN 27306 JOHNSON ST BONITA SPRINGS FL 34135	34-47-25-B2-00258.0400 27306 JOHNSON ST BONITA SPRINGS FL 34135	FR SE COR LT 58 OF HEITMANS BONITA SPRINGS PB 6 PG 24 RUN E 20 TH N 90 TO POB W 105 N 80 E 105 S 80 TO POB	45
LEIDIG TOMMY LEE II & DAWN PO BOX 7071 NAPLES FL 34101	34-47-25-B2-00258.0410 27300 JOHNSON ST BONITA SPRINGS FL 34135	FR SE COR LT 58 OF HEITMANS BONITA SPRINGS PB 6 PG 24 RUN E 20 TH N 170 TO POB W 105 N 80 E 105 S 80 TO POB	46
LAWHON JOSEPH + PO BOX 1374 SEYMOUR TN 37865	34-47-25-B2-00259.0010 27263 WISCONSIN ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 59 PB 6 PG 24 AS DESC IN OR 3565 PG 2913 LESS INST#2008000287936	47
LAWHON JOSEPH A + 6848 HARTLAND ST FORT MYERS FL 33966	34-47-25-B2-00259.0040 9650 LAWHON FAMILY RD BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 59 PB 6 PG 24 DESC IN OR 4434/1844	48
RIVER ART LLC 111 QUINCY PL NE WASHINGTON DC 20002	34-47-25-B2-00259.0050 9651 LAWHON FAMILY RD BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 59 PB 6 PG 24 AS DESC IN INST#2008000287936 + E 20 FT OF VACATED RD R/W IN CCMB 13 PG 103	49
LAWHON JOSEPH A + PO BOX 1374 SEYMOUR TN 37865	34-47-25-B2-00259.00CE RIGHT OF WAY BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 59 PB 6 PG 24 LESS OR 3565/2909 + 3565/2913	50
PABST LESLIE 27315 TENNESSEE ST BONITA SPRINGS FL 34135	34-47-25-B2-00260.0010 27315 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 LOT 1 + S 1/2 OF LOT 2	51
BARTHOLD PETER JOSEPH & 1000 261 ST AVE NE ISANTI MN 55040	34-47-25-B2-00260.0030 27307 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 LOT 3 + N 1/2 OF LOT 2	52
FISHER MICHAEL & LARA 27299 TENNESSEE ST BONITA SPRINGS FL 34135	34-47-25-B2-00260.0040 27299 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 LOTS 4 + 5	53
ZIMMERMANN DAVID & SARAH 27295 TENNESSEE ST BONITA SPRINGS FL 34135	34-47-25-B2-00260.0060 27295 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK.60 PB 6 PG 24 LOTS 6 + 7	54
IVOSKA RICARDAS + 10S230 S GRANT ST BURR RIDGE IL 60527	34-47-25-B2-00260.0080 27287 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 LOTS 8 + S 1/2 OF LOT 9	55
RAZGAITIS SAULIUS 531 36TH ST DOWNERS GROVE IL 60515	34-47-25-B2-00260.0090 27281 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 N 1/2 OF LOT 9 + LOT 10	56
LOQUERCIO LODOVICO 3113 FREEDOM LN PLANO TX 75025	34-47-25-B2-00260.0110 9975 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPGS BLK 60 PB6 PG 24 LTS IN OR 655 PG213 LESS 60.011A+60.011B	57
ROTHROCK HENRY PO BOX 3127 BONITA SPRINGS FL 34133	34-47-25-B2-00260.011A 27275 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRGS BLK 60 PB 6 PG 24 PART OF LOTS 11 12 13 + 14	58

SKIS MATTHEW & TERESA 9977 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.011B 9977 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 DESC IN OR 1257 PG 1225 LESS W 1/2	59
KELLUM DAVID 9971 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.011F 9971 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 DESC IN OR 1283 PG 499	60
SIMMS STEVEN R & 9959 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.0130 9963 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK60 PB6/24 FR SW COR LT 11 RUN NW 172.84 +AKA LT L	61
LOQUERCIO LODOVICO & 3113 FREEDOM LN PLANO TX 75025	34-47-25-B2-00260.0140 9961 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 FR SW COR LT 11 NW 172.84 TO POB	62
SIMS STEVEN R & 9959 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.0150 9959 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 FR SW COR LOT 11 RUN N 19	63
FRAZIER JONATHAN LEE & 9972 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.0160 9972 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 FR SW COR LOT 11 RUN N 19	64
CUNNINGHAM RICHARD L & 9956 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.016A 9956 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 FR SW COR LOT 11 RUN N 19	65
WELLES CLIFFORD & PATRICIA TR 9976 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.016B 9976 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 PART OF LOTS 14.15 + 16 FR	66
HARRIS DAVID & MAKAYLA 9960 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.016C 9960 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 PART OF LOT 16 FR SW COR	67
ALPHONSE DIANE 9968 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.016D 9968 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 FR SW COR LOT 11 RUN N 19	68
KOFLEER QUINN L 9964 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-00260.016E 9964 PUOPOLO LN BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 60 PB 6 PG 24 FR SW COR LOT 11 RUN N 19	69
CARLIN GERARD TR 27278 TENNESSEE ST BONITA SPRINGS FL 34135	34-47-25-B2-00261.0050 27278 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRGS BLK 61 PB 6 PG 24 LT 4 N 21 FT + LTS 5+6+S 5FT LT7	70
JOHNSON JILL TR 27270 TENNESSEE ST BONITA SPRINGS FL 34135	34-47-25-B2-00261.0070 27270 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRGS BLK 61 PB 6 PG 24 LOT 7 N 45 FT + S 30 FT LOT 8	71
ZALUCKI JOSEPH H & 6 HEMBOLD DR SCHENECTADY NY 12303	34-47-25-B2-00261.0090 27262 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMANS BONITA SPRINGS BLK 61 PB 6 PG 24 LOT 8 N20 FT + LOT 9 + S 30 FT LOT 10	72
LEVIN MURRAY 1661 TORI LN VINELAND NJ 08361	34-47-25-B2-00261.0110 27254 TENNESSEE ST BONITA SPRINGS FL 34135	HEITMAN BONITA SPRINGS BLK 61 PB 6 PG 24 LOT 10 N 20 FT + LOT 11	73
REARDON JOHN F & COLLEEN A 27491 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B2-01400.0010 27491 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 1 + W 1/2 OF LOT 2	74
ARREDONDO MARIA G & JUAN 9771 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B2-01400.0030 9771 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 E 1/2 OF LOT 2 + W 1/2 OF LOT 3	75
JENKINS PATRICIA 9793 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B2-01400.0040 9793 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 4 + E 1/2 OF LOT 3	76
CILIBERTO CONCETTA 9840 TREASURE CAY BONITA SPRINGS FL 34135	34-47-25-B2-01400.0050 9805 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 5	77

WINKLER LAWRENCE S & SHERON 9817 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B2-01400.0060 9817 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 6	78
FLORIDA REAL ESTATE INVESTMENT 219 DOLPHIN COVE CT BONITA SPRINGS FL 34134	34-47-25-B2-01400.0070 9829 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 7	79
VASQUEZ OLGA N 9843 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B2-01400.0080 9843 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 8	80
9851 PENNSYLVANIA AVE LAND TRU 660 TAMiami TR N #38 NAPLES FL 34102	34-47-25-B2-01400.0090 9851/9853 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 9	81
HARTLAND HOLDINGS LLC 27527 BIG BEND RD BONITA SPRINGS FL 34134	34-47-25-B2-01400.0100 9869/9871 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 10	82
WESOLOWSKI JOHN M & 71 LAKESHORE DR OAKLAND NJ 07436	34-47-25-B2-01400.0110 9899 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 11	83
HURLER PETER F 9856 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0120 9856 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 12 + ELY 1/2 OF LOT 13	84
KACILLAS CHRISTA L TR 9830 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0140 9830 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 14 + W 1/2 OF LOT 13	85
HADFIELD WILLIAM S TR 9818 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0150 9818 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 15	86
BARNES JASON + 9804 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0160 9804 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 16	87
WHELAN DIANNE TERRIO + 9792 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0170 9792 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 17	88
MARTIN JEFFREY S & DEANNA L 9780 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0180 9780 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 18	89
BYRNE PAUL J L/E PO BOX 1464 BONITA SPRINGS FL 34133	34-47-25-B2-01400.0190 9766 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 19	90
ZAPPIA ERIN P & 9750 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0200 9750 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 20	91
STERCHELE JOSEPH JOHN 9751 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0210 9751 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 21	92
MACKARVICH ALYSIA 26371 HICKORY BLVD UNIT 303 BONITA SPRINGS FL 34134	34-47-25-B2-01400.0220 9765 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 22	93
YOUSSEF NABIL & CHRISTINE L 10306 PENNSYLVANIA AV BONITA SPRINGS FL 34135	34-47-25-B2-01400.0230 9779 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 23	94
JOEL YOVANI GONZALEZ LLC 163 MADISON DR NAPLES FL 34110	34-47-25-B2-01400.0240 9793 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 24	95
CROCKETT BEVERLY A 1897 S MAIN CLYDE OH 43410	34-47-25-B2-01400.0250 9805 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 25	96

SCHOENHEIT JOHN & JENIVÉE 9817 TONYA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.026A 9817 TONYA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOTS 26 + 27	97
BUSCH BRIAN 9820 MONTANA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.028A 9818/9820 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 28A	98
BARTELS SHAWN C & CAROLYN L 9804 MONTANA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.028B 9804 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 28B	99
COLD OAKS LLC 10421 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B2-01400.0290 9792/9794 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 29	100
KEMPLEY TAMMY S W 5031 GEM AVE MONTELLO WI 53949	34-47-25-B2-01400.0300 9782 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 0025 PG 0122 W 1/2 LOT 30	101
KEMPLEY SCOTT W + W5031 GEM AVE MONTELLO WI 53949	34-47-25-B2-01400.030A 9780 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT PT 30 THE E1/2 LOT 30	102
LITTLETON DANE C & LORI A + 51111 TELEGRAPH RD AMHERST OH 44001	34-47-25-B2-01400.0310 9766 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 31	103
FIRKUS LONNIE R & DENISE A 317 COUNTY ROAD J N STEVENS POINT WI 54482	34-47-25-B2-01400.0320 27451 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 32	104
FRYE REBECCA A 9751 MONTANA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0330 9751/9753 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 33	105
GREAT LOOP OF SW FLORIDA LLC 5803 SW 1ST AVE CAPE CORAL FL 33914	34-47-25-B2-01400.0340 9765/9767 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 34	106
LUBOWICKI ANDREW + 150 JEFFERSON ST FORT MYERS BEACH FL 33931	34-47-25-B2-01400.0350 9779/9781 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 35 + PT LT A DESC OR 1891/2586	107
ATHANACIO MARK S + 9793 MONTANA CT BONITA SPRINGS FL 34135	34-47-25-B2-01400.0360 9793 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT 36	108
SELDEN MARY JO TR 3751 RIVIERA CIR BONITA SPRINGS FL 34134	34-47-25-B2-01400.0370 9805/9807 MONTANA CT BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 W80FT OF LT37 + VAC PT OR 1987 PG 4316	109
WISCONSIN STREET LLC 1495 RAILHEAD BLVD UNIT 5 NAPLES FL 34110	34-47-25-B2-0140A.0000 27301 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT A LESS SLY 80 FT	110
WISCONSIN STREET LLC 1495 RAIL HEAD BLVD #5 NAPLES FL 34110	34-47-25-B2-0140A.0010 27351 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 SLY 80 FT LT A LESS OR 1891 PG 2586	111
MAGNUS CHRISTOPHER P & 9955 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-0140B.0000 9955 PUOPOLO LN BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 LOT B LESS PARCELS B.001 +	112
SIMS STEVEN R 9959 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-0140B.0010 9949 PUOPOLO LN BONITA SPRINGS FL 34135	PARK PLACE BLK B PB 25 PG 122 DESC IN OR 1285 PG 1158	113
SIMS STEVEN R 9959 PUOPOLO LN BONITA SPRINGS FL 34135	34-47-25-B2-0140B.0020 9943 PUOPOLO LN BONITA SPRINGS FL 34135	PARK PLACE PB 25 PG 122 PT LOT B FR SW COR LOT 11	114
WILLIAM E HALL QPRT + 27192 BAREFOOT LN BONITA SPRINGS FL 34135	34-47-25-B2-0160B.0010 27192 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK B PB 25 PG 157 LOT 1	115

HALL WILLIAM E TR 27192 BAREFOOT LN BONITA SPRINGS FL 34135	34-47-25-B2-0160B.0020 27190 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK B PB 25 PG 157 LOT 2	116
SMITH HAROLD S II & JULIA A PO BOX 1628 BONITA SPRINGS FL 34133	34-47-25-B2-0160B.0030 27186 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK B PB 25 PG 157 LOT 3	117
TAPLITZ J MITCHELL + 27182 BAREFOOT LN BONITA SPRINGS FL 34135	34-47-25-B2-0160B.0040 27182 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK B PB 25 PG 157 LOT 4	118
KARLSTEDT MARTHA 12821 FAIRWAY COVE CT FORT MYERS FL 33905	34-47-25-B2-0160B.0050 27178 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK B PB 25 PG 157 LOT 5	119
MONIZ AIDA L/E 27174 BAREFOOT LN BONITA SPRINGS FL 34135	34-47-25-B2-0160B.0060 27174 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 1 BLK B PB 25 PG 157 LOT 6	120
LABARGE JAMES & ROSEMARY 27202 BAREFOOT LN BONITA SPRINGS FL 34135	34-47-25-B2-0170C.0100 27202 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 2 BLK C PB 28 PG 46 LOT 10	121
HOCTEL ERIC J + 9756 W TERRY ST BONITA SPRINGS FL 34135	34-47-25-B2-0170C.0110 27198 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 2 BLK C PB 28 PG 46 LOT 11	122
KLEIN JAMES G & MARY JANE 27169 BAREFOOT LN BONITA SPRINGS FL 34135	34-47-25-B2-0170D.0100 27169 BAREFOOT LN BONITA SPRINGS FL 34135	QUAIL CREEK UNIT 2 BLK D PB 28 PG 46 LOTS 10 + 11	123
TRIAS LAURENCE & MICHELLE M 22940 WHITE OAK LN ESTERO FL 33928	34-47-25-B2-04100.0160 27241 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC.34 PB 3 PG 27 LOT PT.7	124
MILES RONALD & SHANNON 4745 N BURT PL EAGLE ID 83616	34-47-25-B2-04100.0170 27255 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 7 DESC IN OR 0772 PG 0441	125
DONAHUE MICHAEL E & 27271 BELLE RIO DR BONITA SPRINGS FL 34135	34-47-25-B2-04100.0180 27271 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB3 PG 27 DESC 1226 OR2013 CASE NO 76-1436	126
GARRIDO LUIS E & 27285 BELLE RIO DR BONITA SPRINGS FL 34135	34-47-25-B2-04100.0190 27285 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 LOT PT 7	127
FICK DIANNE H + 27270 BELLE RIO DR BONITA SPRINGS FL 34135	34-47-25-B2-04100.0200 27270 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT LT 7 DESC OR 1277/1415 LT 20 BELLE RIO PARK UNREC	128
MOSS TANYA LOUISE 27256 BELLE RIO DR BONITA SPRINGS FL 34135	34-47-25-B2-04100.0210 27256 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 7 DESC IN OR 1266 PG 722 AKA PARCEL 21 BELLE RIO PARK	129
REES RODERICK J & ELIZABETH 27240 BELLE RIO DR BONITA SPRINGS FL 34135	34-47-25-B2-04100.0220 27240 BELLE RIO DR BONITA SPRINGS FL 34135	BONITA FARMS SEC 34 PB 3 PG 27 PT LOT 7 DESC IN OR 1314 PG 1273	130
FREDSTROM SCOTT L & BETH M 27181 ESTHER DR BONITA SPRINGS FL 34135	34-47-25-B2-04200.0250 27181 ESTHER DR BONITA SPRINGS FL 34135	BONITA FARMS PB 3 PG 27 PT LOT 8 DESC OR 1319 PG 0879 AKA LT 25	131
COON MARK 27151 FLAMINGO DR BONITA SPRINGS FL 34135	34-47-25-B2-04900.0150 27151 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 15	132
GOODE DARREN 27161 FLAMINGO DR BONITA SPRINGS FL 34135	34-47-25-B2-04900.0160 27161 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 16	133
MATTSON PETER D & JANE A 27171 FLAMINGO DR BONITA SPRINGS FL 34135	34-47-25-B2-04900.0170 27171 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 17	134

ALBER IRENE J 1904 REMSEN RD MEDINA OH 44256	34-47-25-B2-04900.0180 27181 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 18	135
IMMOBILIENVERWALTUNG VULTURUS GBR REHWIESE 8 STADE 21682 GERMANY	34-47-25-B2-04900.0190 27191 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 19	136
BRUEMMER DENNIS 8665 TAMARACK TRL CHAGRIN FALLS OH 44023	34-47-25-B2-04900.0200 27200 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LOT 20	137
GALBO VINCENT & CLAUDINE 27190 FLAMINGO DR BONITA SPRINGS FL 34135	34-47-25-B2-04900.0210 27190 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 21	138
HKS WILLOW ISLAND PROPERTIES 201-1820 HENDERSON HWY WINNIPEG MB R2G 1P2 CANADA	34-47-25-B2-04900.0220 27180 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 22	139
MILBURN ELIZABETH F TR 27170 FLAMINGO DR BONITA SPRINGS FL 34135	34-47-25-B2-04900.0230 27170 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 23	140
DALESSANDRO MICHAEL TR 27160 FLAMINGO DR BONITA SPRINGS FL 34135	34-47-25-B2-04900.0240 27160 FLAMINGO DR BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 LT 24	141
JOSEPH CONSTRUCTION CO OF 280 S COLLIER BLVD UNIT 2203 MARCO ISLAND FL 34145	34-47-25-B2-0490A.00CE RIGHT OF WAY BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 TRACT A	142
JOSEPH CONSTRUCTION CO OF 280 S COLLIER BLVD UNIT 2203 MARCO ISLAND FL 34145	34-47-25-B2-0490E.00CE RIGHT OF WAY BONITA SPRINGS FL 34135	PARADISE VILLAGE PB 66 PG 80 TRACT E	143
DENNIS JEFFREY J + 27097 SERRANO WAY BONITA SPRINGS FL 34135	34-47-25-B2-05100.0140 27097 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 14	144
DENNIS JEFFREY J + 27097 SERRANO WAY BONITA SPRINGS FL 34135	34-47-25-B2-05100.0150 27101 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 15	145
SUN LUX LLC 33020 TERRACAP WAY #4301 ESTERO FL 33928	34-47-25-B2-05100.0160 27105 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 16	146
ADAMS JEFFERY WILLIAM 7917 TRILLIUM CT ALEXANDRIA KY 41001	34-47-25-B2-05100.0170 27109 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 17	147
ADAMS JEFFREY + 5229 SW 10TH AVE CAPE CORAL FL 33914	34-47-25-B2-05100.0180 27113 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 18	148
INLAND PROPERTIES LLC 3657 SANTAREN CT NAPLES FL 34119	34-47-25-B2-05100.0190 27117 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 19	149
CORNWELL CONSULTING LLC 3985 8TH AVE NE NAPLES FL 34120	34-47-25-B2-05100.0200 27121 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 20	150
KACZKA MARTA 1335 REMINGTON WAY APT 3102 NAPLES FL 34110	34-47-25-B2-05100.0210 27125 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 21	151
HOWER MICHAEL A & LISA F 10591 WOODCHUCK LN BONITA SPRINGS FL 34135	34-47-25-B2-05100.0220 27129 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 LOT 22	152
SERRANO MASTER ASSN INC STE 134	34-47-25-B2-0510D.00CE SUBMERGED	SERRANO PB 77 PGS 17-19	153

27499 RIVERVIEW CENTER BLVD BONITA SPRINGS FL 34134	BONITA SPRINGS FL 34135	TRACT D	
SERRANO MASTER ASSN INC STE 134 27499 RIVERVIEW CENTER BLVD BONITA SPRINGS FL 34134	34-47-25-B2-0510H.00CE 27093 SERRANO WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 TRACT H	154
SERRANO MASTER ASSN INC STE 134 27499 RIVERVIEW CENTER BLVD BONITA SPRINGS FL 34134	34-47-25-B2-0510R.00CE RIGHT OF WAY BONITA SPRINGS FL 34135	SERRANO PB 77 PGS 17-19 TRACT R	155
CHERTON ROGER C 9725 ALABAMA ST BONITA SPGS FL 34135	34-47-25-B3-00600.0010 9670 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 1	156
SOPHER SCOTT D & KRISTIE E 27514 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0020 27514 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 2	157
LENTZ LENORE 27526 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0030 27526 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 3	158
GRUGEL ROGER C & 27540 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0040 27540 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 4	159
RUSS MARC & TAMMY L 27552 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0050 27552 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 5	160
LEPREY THOMAS J & JUDIANNE 27566 WINCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0060 27566 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 6	161
SFR 2012-1 FLORIDA LLC 1775 HANCOCK ST STE 200 SAN DIEGO CA 92110	34-47-25-B3-00600.0070 27580 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 7	162
SCHNEIDER MATTHEW C 27592 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0080 27592 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 8	163
WALKER JEREMY & ABIGAIL 27606 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0090 27606 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 9	164
STEWART RACHEL A 9807 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0100 27618 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 10	165
SCHEWE BRANDON + 27630 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-00600.0110 27630 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 11	166
BARROSO GUADALUPE & MARIA 27876 CARL CIR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0120 27646 WISCONSIN ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 12	167
BAKER DARREL 21515 BELLHAVEN WAY ESTERO FL 33928	34-47-25-B3-00600.0190 27645 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 19	168
RAUSCH MICHAEL ALLEN & 1895 GLAZIER LN N PLYMOUTH MN 55447	34-47-25-B3-00600.0200 27631 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 20	169
FRANK RYAN E 27617 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0210 27617 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 21	170
FRANK JOSEPH C & DEVON ANN 27605 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0220 27605 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 22	171

WELLS MARION D & KIYO S 27593 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0230 27593 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 23	172
MARGHERIO TINA M + 20371 ROOKERY DR ESTERO FL 33928	34-47-25-B3-00600.0240 27579 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 24	173
KARL MARIA M 27565 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0250 27565 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 25	174
ROSEMER JEAN BENIOR & 27553 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0260 27553 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 26	175
SCHWEISBERGER RODNEY L 21294 WILLOWVIEW BRISTOL IN 46507	34-47-25-B3-00600.0270 27541 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 27	176
MYERS STEPHENS L & GWYNNE D 27527 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0280 27527 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 28	177
JENKINS LORI J 27515 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0290 27515 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 29	178
BARTISHEN MARION & WHA JA TR 27501 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0300 27501 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 30	179
SANTOS OSCAR E + 7799 BUCKS RUN DR NAPLES FL 34120	34-47-25-B3-00600.0310 27500 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 31	180
LEGAULT RAYMOND L & 27514 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0320 27514 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 32	181
KORDASZEWSKI THOMAS J & 27526 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0330 27526 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 33	182
BRATU GHEORGHE & CARMEN 27540 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0340 27540 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 34	183
BONHAM CAROL 27552 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0350 27552 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 35	184
CLARK EVANS + TATE INC PO BOX 20425 WINSTON SALEM NC 27120	34-47-25-B3-00600.0360 27566 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 36	185
HERNANDEZ KEVIN E & 27580 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0370 27580 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 37	186
WINKLER WERNER & SANDRA RUPPERTSHAINER 25A KELHEIM 65779 GERMANY	34-47-25-B3-00600.0380 27592 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 38	187
HAYDEN BRIAN & BARBARA 27606 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0390 27606 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 39	188
POMES JUAN & 27618 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0400 27618 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 40	189
JARRETT JUSTIN D & 27630 SUFFRIDGE DR BONITA SPRINGS FL 34135	34-47-25-B3-00600.0410 27630 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 41	190

MCGRATH JOHN & EKATERINA 1016 EL RANCHO DR PITTSBURGH PA 15220	34-47-25-B3-00600.0420 27646 SUFFRIDGE DR BONITA SPRINGS FL 34135	PARK PLACE UNIT 2 PB 30 PG 54 LOT 42	191
LEWELLING MARANDA L & 27645 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0490 27645 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 49	192
BERGER JENNIFER 27631 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0500 27631 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 50	193
MING HE YOU & QI ZOU XIU 9871 CAROLINA ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0510 27617 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 51	194
LANE KATIE NICOLE + 27605 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0520 27605 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 52	195
BRADLEY PAUL ROBERT & 27593 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0530 27593 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 53	196
HEATON KYLE A 27579 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0540 27579 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 54	197
TYUKOS GEORGE S 27565 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0550 27565 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 55	198
GROSS JOSEPH J & 27553 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0560 27553 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 56	199
LUDWIG JOHN B & TAMARA J 27541 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0570 27541 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 57	200
PWR PROPERTIES LLC 4090 NOCATEE LN FORT MYERS FL 33905	34-47-25-B3-00700.0580 27527 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 58	201
LANGKIL PENNY 27515 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0590 27515 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 59	202
SILKNITTER RICK 27501 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0600 27501 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 60	203
GONZALEZ PABLO 27500 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0610 27500 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 61	204
BROWN AARON THOMAS & 27514 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0620 27514 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 62	205
ALBERT RICHARD & DARA 27526 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0630 27526 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 63	206
SWANK BETHANY 27540 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0640 27540 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 64	207
WILEY RODNEY J & JULINE P 27552 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0650 27552 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 65	208
CAPUTO STEVE & LORI A 167 OAKWOOD CT NAPLES FL 34110	34-47-25-B3-00700.0660 27566 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 66	209

NADER GIANNINNE BEDOYA 3813 THOMAS JEFFERSON RD LAFAYETTE IN 47909	34-47-25-B3-00700.0670 27580 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 67 + POR VAC ST DESC IN OR 4402/3266	210
NIEZABITOWSKI MAREK S & 27606 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0680 27606 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 68 + N 40 FT OF LOT 69 + POR VAC ST DESC IN OR 4402/3266	211
TUTINO JOYANNA 27630 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0700 27630 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 70 + S 1/2 LOT 69	212
TASSINARI BRIAN + 27646 GARRETT ST BONITA SPRINGS FL 34135	34-47-25-B3-00700.0710 27646 GARRETT ST BONITA SPRINGS FL 34135	PARK PLACE UNIT 3 PB 30 PG 85 LOT 71	213
ROMERO JUAN A & MARTA 9862 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-00800.0050 9862 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 5	214
FARRINGTON JANICE P + 9848 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-00800.0060 9848 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 6	215
REYES EVERARDO NAVA & 9834 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-00800.0070 9834 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 7	216
SCHINI CHRISTINE ANN L/E 9820 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-00800.0080 9820 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 8	217
KRPAN JURE & MILKA 8303 WINDSONG TRL PAINESVILLE OH 44077	34-47-25-B3-00800.0090 9806 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 9	218
STEWART J CLARK & ROBIN B 27364 TENNESSEE ST BONITA SPRINGS FL 34135	34-47-25-B3-00800.0100 9792 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 10	219
NOLAN JIMMY + 9778 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-00800.0110 9778 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 11	220
LINDGREN ZACHARY + 9764 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-00800.0120 9764 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 12	221
KENNY DONALD 9750 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-00800.0130 9750 CONNECTICUT ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 2 PB 32 PG 38 LOT 13	222
GARCIA JAMES & MARCIE 27621 WISCONSIN ST BONITA SPRINGS FL 34135	34-47-25-B3-0090A.0010 27621 WISCONSIN ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 3 BLK A PB 33 PG 3 LOT 1	223
CROTTS MATTHEW & JENICA 9765 KENTUCKY ST BONITA SPRINGS FL 34135	34-47-25-B3-0090A.0020 9765 KENTUCKY ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 3 BLK A PB 33 PG 3 LOT 2	224
STEWART J CLARK & ROBIN B 27364 TENNESSEE ST BONITA SPRINGS FL 34135	34-47-25-B3-0090A.0030 9779 KENTUCKY ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 3 BLK A PB 33 PG 3 LOT 3	225
KISKIS RAYMOND E 9793 KENTUCKY ST BONITA SPRINGS FL 34135	34-47-25-B3-0090A.0040 9793 KENTUCKY ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 3 BLK A PB 33 PG 3 LOT 4	226
AUDE ALYCIA 39250 GARY ST CLINTON TOWNSHIP MI 48036	34-47-25-B3-0090A.0050 9807 KENTUCKY ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 3 BLK A PB 33 PG 3 LOT 5	227
SAMUEL GANESH G & CHANDRA 9821 KENTUCKY ST BONITA SPRINGS FL 34135	34-47-25-B3-0090A.0060 9821 KENTUCKY ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 3 BLK A PB 33 PG 3 LOT 6	228

HEDRICH NORMAN & CLEDA 10981 BONITA BEACH RD SE BONITA SPRINGS FL 34135	34-47-25-B3-0090A.0070 9835 KENTUCKY ST BONITA SPRINGS FL 34135	VILLA BONITA UNIT 3 BLK A PB 33 PG 3 LOT 7	229
ARIAS AMPARO D 10221 SANDYHOLLOW LN BONITA SPRINGS FL 34135	34-47-25-B3-02000.0010 9750 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 1	230
SAPIENCIA JUAN PABLO SANABRIA 9821 ALABAMA ST APT 3 BONITA SPRINGS FL 34135	34-47-25-B3-02000.0020 9764 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 2	231
COLEMAN JAMES D & KARLA M 9778 PENNSYLVANIA AV BONITA SPRINGS FL 34135	34-47-25-B3-02000.0030 9778 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 3	232
JUSTINIANO FRANCISCO & 9792 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B3-02000.0040 9792 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 4	233
DIEKELMANN ERIC D & 9806 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B3-02000.0050 9806 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 5	234
WELKER MICHAEL A 474 HALLMARK DR IDAHO FALLS ID 83404	34-47-25-B3-02000.0060 9820 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 6	235
THIGPEN JERRY W & RENEE M 9834 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B3-02000.0070 9834 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 7	236
ELVERD DEREK + 9848 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	34-47-25-B3-02000.0080 9848 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 8	237
CHRISTIE FLORIDA HOUSE LLC 9801 JUNIPER LANE OVERLAND PARK KS 66207	34-47-25-B3-02000.0090 9862 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 9	238
FRICK TIMOTHY R & JULIE 7554 MSGR FALLON DR PENNSAUKEN NJ 08109	34-47-25-B3-02000.0100 27500 MICHIGAN ST BONITA SPRINGS FL 34135	PENN DELL PK UNIT 1 PB 29 PG 149 LOT 10	239
DACEY PATRICIA J 9877 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0110 9877 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 11	240
LINDNER SUSAN L TR 9863 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0120 9863 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 12	241
COLELLA WILLIAM F PO BOX 366852 BONITA SPRINGS FL 34136	34-47-25-B3-02100.0130 9849 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 13	242
WISE JASON J & AIMEE D 9835 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0140 9835 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 14	243
TROLIO LORETTA 21 W GILMAR CIR MARGATE CITY NJ 08402	34-47-25-B3-02100.0150 9821 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 15	244
DORN LORNE H TR 2460 FRONTIER CIR LABELLE FL 33935	34-47-25-B3-02100.0160 9807 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 16	245
HEATON DAVID W & JOAN 9793 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0170 9793 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 17	246
ARCELLA RAYMOND G TR GERTRUD SCHLIEKER 9779 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0180 9779 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 18	247

KIMBALL KIRK 9765 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0190 9765 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 19	248
VAN PELT KIMBERLY 9751 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0200 9751 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 20	249
HOOVER AMY JO & DAVID P 9750 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0210 9750 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 21	250
CHASE RUSSELL C & 110 PRINCE AVE MARSTONS MILLS MA 02648	34-47-25-B3-02100.0220 9764 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 22	251
CHASE RUSSELL C & 110 PRINCE AVE MARSTONS MILLS MA 02648	34-47-25-B3-02100.0230 9778 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 23	252
BUECHEL MICHAELA 9792 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0240 9792 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 24	253
CARROLL RANDY E 9806 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0250 9806 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 25	254
CAIN ANA CECILIA 9820 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0260 9820 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 26	255
CARRENO YAHILIN & 9834 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0270 9834 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 54 LOT 27	256
CROSIER REBECCA K PO BOX 2108 BONITA SPRINGS FL 34133	34-47-25-B3-02100.0280 9848 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 28	257
COLBURN DAGMAR 9862 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0290 9862 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 29	258
KIRBY HUGH C JR & JOAN F 9876 DELAWARE ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0300 9876 DELAWARE ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 30	259
REVELT MARY ELIZABETH 9863 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0320 9863 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 32	260
FIDANLI GIAN M & MARIE C 1285 BARRIGONA CT NAPLES FL 34119	34-47-25-B3-02100.0330 9849 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 33	261
BAKER DON ERIC & THERESE A 9835 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0340 9835 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 34	262
ALBINO FRANCINE M TR 9821 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0350 9821 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 35	263
STEWART ANGELO & RACHEL 9807 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0360 9807 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 36	264
VITELLO JOHN ANTHONY L/E 30 STERLING DR LAKE GROVE NY 11755	34-47-25-B3-02100.0370 9793 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 37	265
GUM NANCY L 9779 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0380 9779 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 38	266

BARBER RICHARD L JR & 9751 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0390 9765 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 39	267
BARBER RICHARD L JR & 9751 CONNECTICUT ST BONITA SPRINGS FL 34135	34-47-25-B3-02100.0400 9751 CONNECTICUT ST BONITA SPRINGS FL 34135	PENN DELL PARK UNIT 2 PB 30 PG 53 LOT 40	268
HACIENDA VILLAGE EAST 27820 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03400.00CE HACIENDA VILLAGE EAST C/E BONITA SPRINGS FL 34135	A CONDOVISION LOCATED IN SEC 34 TWP 47 RGE 25 AS DESC IN OR 1722 PG 2637 COMMON ELEMENTS	269
VILLAS OF HACIENDA HOMEOWNERS 27690 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.00CE VILLAS OF HACIENDA C/E BONITA SPRINGS FL 34135	A CONDOMINIUM LOCATED IN SEC 34 TWP 47 RGE 25 AS DESC IN OR 1783 PG 2687 COMMON ELEMENTS	270
WARD MELINDA APT 301A 27690 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.301A 27690 HACIENDA EAST BLVD #301A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 301 UNIT A	271
MARTIN JEFFREY W & 5871 PINEHURST CT LAKE VIEW NY 14085	34-47-25-B3-03700.301B 27690 HACIENDA EAST BLVD #301B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 301 UNIT B	272
OKELLEY LAND DEVELOPMENT INC 11800 US 41 S TERRE HAUTE IN 47802	34-47-25-B3-03700.301C 27690 HACIENDA EAST BLVD #301C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 301 UNIT C/GAR C	273
STERRET NATALIE A & JERRY UNIT 4 27690 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.301D 27690 HACIENDA EAST BLVD #301D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 301 UNIT D	274
METZGER JOAN A 47 PLAYERS CIR TINTON FALLS NJ 07724	34-47-25-B3-03700.302A 27670 HACIENDA EAST BLVD #302A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 302 UNIT A	275
HOUSEAL DONALD E & JULIE 370 TRAVIS LN LANCASTER PA 17601	34-47-25-B3-03700.302B 27670 HACIENDA EAST BLVD #302B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 302 UNIT B	276
ZAITCEVA VERA ALEKSEYEVNA 27670 HACIENDA EAST BLVD #302C BONITA SPRINGS FL 34135	34-47-25-B3-03700.302C 27670 HACIENDA EAST BLVD #302C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 302 UNIT C	277
WOLLSTADT INGEBORG ANTON-FLETTNER-STRASSE 24 HATTERSHEIM AM MAIN 65795 GERMANY	34-47-25-B3-03700.302D 27670 HACIENDA EAST BLVD #302D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 302 UNIT D	278
HALLIWILL PAUL B & JEANNE R 3715 FARMHILL DR MINNETRISTA MN 55364	34-47-25-B3-03700.303A 27650 HACIENDA EAST BLVD #303A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 303 UNIT A	279
LIBUTTI GREGORY R 27650 HACIENDA EAST BLVD #2 BONITA SPRINGS FL 34135	34-47-25-B3-03700.303B 27650 HACIENDA EAST BLVD #303B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 303 UNIT B	280
DAUGHERTY JOHN W & MARY J 116 SHANNON LN GRANVILLE OH 43023	34-47-25-B3-03700.303C 27650 HACIENDA EAST BLVD #303C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 303 UNIT C/GAR-C	281

BOWERS RONALD A & 1815 ROBINSON MILL RD DARLINGTON MD 21034	34-47-25-B3-03700.303D 27650 HACIENDA EAST BLVD #303D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 303 UNIT D	282
YARTER JOEL J & GERALDINE M APT 304A 27640 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.304A 27640 HACIENDA EAST BLVD #304A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 304 UNIT A	283
HAEG JOHN PETER 27640 HACIENDA EAST BLVD #304B BONITA SPRINGS FL 34135	34-47-25-B3-03700.304B 27640 HACIENDA EAST BLVD #304B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 304 UNIT B	284
SHUSTEFF BORIS & ELENA 33 WOODMONT RD ROCHESTER NY 14620	34-47-25-B3-03700.304C 27640 HACIENDA EAST BLVD #304C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 304 UNIT C	285
BERGERON ROBERT A & 36 HARVARD CT CRANSTON RI 02920	34-47-25-B3-03700.304D 27640 HACIENDA EAST BLVD #304D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 304 UNIT D	286
CIVILETTO JOAN M APT 305A 27620 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.305A 27620 HACIENDA EAST BLVD #305A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 305 UNIT A	287
WIGHT ARTHUR WILLIAM TR APT 305B 27620 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.305B 27620 HACIENDA EAST BLVD #305B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 305 UNIT B	288
SNIDER GARRY APT 305C 27620 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.305C 27620 HACIENDA EAST BLVD #305C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 305 UNIT C	289
CARPE DIEM HACIENDA LLC 6030 STANDING OAKS LN NAPLES FL 34119	34-47-25-B3-03700.305D 27620 HACIENDA EAST BLVD #305D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 305 UNIT D	290
DEMPSEY JOHN P & KATHLEEN B 154 PEARCE PKWY PEARL RIVER NY 10965	34-47-25-B3-03700.306A 27600 HACIENDA EAST BLVD #306A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 306 UNIT A	291
GOLD MICHAEL S & SUSAN K APT 306B 27600 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.306B 27600 HACIENDA EAST BLVD #306B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 306 UNIT B	292
COHEN DAVID H 3439 WILDWOOD LAKE CIRCLE BONITA SPRINGS FL 34135	34-47-25-B3-03700.306C 27600 HACIENDA EAST BLVD #306C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 306 UNIT C	293
COHEN DAVID H & MARGARET A 3439 WILDWOOD LAKE CIR BONITA SPRINGS FL 34135	34-47-25-B3-03700.306D 27600 HACIENDA EAST BLVD #306D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 306 UNIT D	294
BULLER M SCOTT L/E APT 307A 27580 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.307A 27580 HACIENDA EAST BLVD #307A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 307 UNIT A	295
MELILLO SCOTT & DEBORAH L/E 27580 HACIENDA EAST BLVD #307B BONITA SPRINGS FL 34135	34-47-25-B3-03700.307B 27580 HACIENDA EAST BLVD #307B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 307 UNIT B	296

GONZALEZ CHICO 27580 HACIENDA EAST BLVD #307C BONITA SPRINGS FL 34135	34-47-25-B3-03700.307C 27580 HACIENDA EAST BLVD #307C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 307 UNIT C	297
EDMONDS ANGELA UNIT 307D 27580 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.307D 27580 HACIENDA EAST BLVD #307D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 307 UNIT D	298
MESSINA SALVATORE 27570 HACIENDA E BLVD #308A BONITA SPRINGS FL 34135	34-47-25-B3-03700.308A 27570 HACIENDA EAST BLVD #308A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 308 UNIT A	299
JOHNSON MARY STIGER APT 308B 27570 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.308B 27570 HACIENDA EAST BLVD #308B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 308 UNIT B	300
BARRETT ROSALYN L/E APT 308C 27570 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.308C 27570 HACIENDA EAST BLVD #308C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 308 UNIT C	301
CONRAD WOLFGANG & CARLA 27570 HACIENDA EAST BLVD #308D BONITA SPRINGS FL 34135	34-47-25-B3-03700.308D 27570 HACIENDA EAST BLVD #308D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 308 UNIT D	302
PERES RUI & JUDITH M 150 DOVER AVE EAST PROVIDENCE RI 02914	34-47-25-B3-03700.320A 27691 HACIENDA EAST BLVD #320A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 320 UNIT A	303
DOOGAN DENNIS J TR 10 BIRCH DR SHREWSBURY NJ 07702	34-47-25-B3-03700.320B 27691 HACIENDA EAST BLVD #320B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 320 UNIT B	304
EVANS PATRICIA APT 320C 27691 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.320C 27691 HACIENDA EAST BLVD #320C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 320 UNIT C	305
NELSON DANIEL E & 27691 HACIENDA EAST BLVD #4 BONITA SPRINGS FL 34135	34-47-25-B3-03700.320D 27691 HACIENDA EAST BLVD #320D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 320 UNIT D	306
JAMES P BROWN TRUST + APT 321A 27681 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.321A 27681 HACIENDA EAST BLVD #321A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 321 UNIT A	307
ZIMMERMAN MARINA A + 310 N CLINTON ST UNIT L CHICAGO IL 60661	34-47-25-B3-03700.321B 27681 HACIENDA EAST BLVD #321B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 321 UNIT B	308
JONTZ THOMAS J 103 NE MULLETT LAKE RD INDIAN RIVER MI 49749	34-47-25-B3-03700.321C 27681 HACIENDA EAST BLVD #321C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 321 UNIT C	309
FRA MICHAEL JORDAN 27681 HACIENDA EAST BLVD #321D BONITA SPRINGS FL 34135	34-47-25-B3-03700.321D 27681 HACIENDA EAST BLVD #321D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 321 UNIT D	310
SILVEIRA DAVID M 27671 HACIENDA EAST BLVD #322A BONITA SPRINGS FL 34135	34-47-25-B3-03700.322A 27671 HACIENDA EAST BLVD #322A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 322 UNIT A	311

KEATING FREDERICK R TR 27671 HACIENDA EAST BLVD #322B BONITA SPRINGS FL 34135	34-47-25-B3-03700.322B 27671 HACIENDA EAST BLVD #322B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 322 UNIT B	312
GUMPERT RICHARD 14750 DONATELLO CT BONITA SPRINGS FL 34135	34-47-25-B3-03700.322C 27671 HACIENDA EAST BLVD #322C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 322 UNIT C	313
COUCH CHARLES F APT 322D 27671 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.322D 27671 HACIENDA EAST BLVD #322D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 322 UNIT D	314
MAYA WILLIAM E & KIM M 422 AVE SALVADOR SAN CLEMENTE CA 92672	34-47-25-B3-03700.323A 27651 HACIENDA EAST BLVD #323A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 323 UNIT A	315
WOYTOWYCH RICHARD J & 10240 S SUNRIDGE DR NAPERVILLE IL 60564	34-47-25-B3-03700.323C 27651 HACIENDA EAST BLVD #323C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 323 UNIT C	316
ALLISON RICHARD A & 27651 HACIENDA EAST BLVD #4 BONITA SPRINGS FL 34135	34-47-25-B3-03700.323D 27651 HACIENDA EAST BLVD #323D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 323 UNIT D	317
CALKINS PATRICK & MARGARET + 262 LINDEN ST GLEN ELLYN IL 60137	34-47-25-B3-03700.324A 27641 HACIENDA EAST BLVD #324A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 324 UNIT A	318
KUEI-TUNG SONJA R 27641 HACIENDA EAST BLVD #324B BONITA SPRINGS FL 34135	34-47-25-B3-03700.324B 27641 HACIENDA EAST BLVD #324B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 324 UNIT B	319
RINALDINI-HEAD LINDA 27641 HACIENDA EAST BLVD #324C BONITA SPRINGS FL 34135	34-47-25-B3-03700.324C 27641 HACIENDA EAST BLVD #324C BONITA SPRINGS FL 34135	VILLAS OF HACIENDS OR 1783 PG 2687 BLDG 324 UNIT C	320
OSBORN LEROY K & JULIE A 2256 2350TH ST ATLANTA IL 61723	34-47-25-B3-03700.324D 27641 HACIENDA EAST BLVD #324D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 324 UNIT D	321
EMANUEL ROLAND & LISA 323 PILOT POINT LANE BOCA GRANDE FL 33921	34-47-25-B3-03700.325A 27621 HACIENDA EAST BLVD #325A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 325 UNIT A	322
OLSON PATRICIA A PO BOX 3278 BONITA SPRINGS FL 34133	34-47-25-B3-03700.325B 27621 HACIENDA EAST BLVD #325B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 325 UNIT B	323
ROMERO CHRISTIAN L & 27621 HACIENDA EAST BLVD #325C BONITA SPRINGS FL 34135	34-47-25-B3-03700.325C 27621 HACIENDA EAST BLVD #325C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 325 UNIT C	324
ZIMPFER DAVID E & DEBRA A 26 HEDGE LN LANCASTER NY 14086	34-47-25-B3-03700.325D 27621 HACIENDA EAST BLVD #325D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 325 UNIT D	325
DOBRZYNSKI DAVID T & 101 KETTLE RUN EAST AURORA NY 14052	34-47-25-B3-03700.326A 27601 HACIENDA EAST BLVD #326A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 326 UNIT A	326

LAPOINTE PETER & MELISSA 35 VINEYARD DR PORT DEPOSIT MD 21904	34-47-25-B3-03700.326B 27601 HACIENDA EAST BLVD #326B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 326 UNIT B	327
CIVILETTO GEORGE + WENDY L 29 LINK ST FREDONIA NY 14063	34-47-25-B3-03700.326C 27601 HACIENDA EAST BLVD #326C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 326 UNIT C	328
MERTENS MANUEL R & JANET S 511 WILLOW DR MOORESVILLE IN 46158	34-47-25-B3-03700.326D 27601 HACIENDA EAST BLVD #326D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 326 UNIT D	329
JOHNSON JERI UNIT 327-A 27591 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.327A 27591 HACIENDA EAST BLVD #327A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 327 UNIT A	330
SQUIBBS JOHN D + 27591 HACIENDA EAST BLVD APT 327B BONITA SPRINGS FL 34135	34-47-25-B3-03700.327B 27591 HACIENDA EAST BLVD #327B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 327 UNIT B	331
WOLFF KARL H & IRMGARD M 706 E THOMAS ST ARLINGTON HEIGHTS IL 60004	34-47-25-B3-03700.327C 27591 HACIENDA EAST BLVD #327C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 327 UNIT C	332
COOLING KELSEY M 27591 HACIENDA EAST BLVD #327D BONITA SPRINGS FL 34135	34-47-25-B3-03700.327D 27591 HACIENDA EAST BLVD #327D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 327 UNIT D	333
YARD JOSEPH L & CYNTHIA J L/E 27581 HACIENDA EAST BLVD #1 BONITA SPRINGS FL 34135	34-47-25-B3-03700.328A 27581 HACIENDA EAST BLVD #328A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 328 UNIT A	334
DE WITT SOPHIA 14 MAPLE RIDGE DR SAINT ANDREWS MB R1A 2Y5 CANADA	34-47-25-B3-03700.328B 27581 HACIENDA EAST BLVD #328B BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 328 UNIT B	335
WALKER RHONDA FAYE 27581 HACIENDA EAST BLVD #328C BONITA SPRINGS FL 34135	34-47-25-B3-03700.328C 27581 HACIENDA EAST BLVD #328C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 328 UNIT C	336
LA PORTA FRANK C & 27581 HACIENDA EAST BLVD #328D BONITA SPRINGS FL 34135	34-47-25-B3-03700.328D 27581 HACIENDA EAST BLVD #328D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 328 UNIT D	337
SCHLEINKOFER ROBERT M & 4820 MILOTHIAN DR FORT WAYNE IN 46835	34-47-25-B3-03700.329A 27571 HACIENDA EAST BLVD #329A BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 329 UNIT A	338
PANOC KAREN 11 LIBERTY LN WEST YARMOUTH MA 02673	34-47-25-B3-03700.329C 27571 HACIENDA EAST BLVD #329C BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 329 UNIT C	339
LYONS MARGARET O APT 329D 27571 HACIENDA EAST BLVD BONITA SPRINGS FL 34135	34-47-25-B3-03700.329D 27571 HACIENDA EAST BLVD #329D BONITA SPRINGS FL 34135	VILLAS OF HACIENDA OR 1783 PG 2687 BLDG 329 UNIT D	340
CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135	34-47-25-B4-00124.0000 9490 PENNSYLVANIA AVE BONITA SPRINGS FL 34135	BONITA FARMS #1 PB 3 PG 27 PT LOT 24 ELY 140 FT	341

CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135	34-47-25-B4-00131.0000 ACCESS UNDETERMINED BONITA SPRINGS FL	BONITA FARMS SEC 34 PB 3 PG 27 LOT 31 LESS SUBD	342
HANSEN TRACY + 16983 CANAL CIR LAKE OSWEGO OR 97035	34-47-25-B4-02400.0140 27435 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 14	343
FENDT TODD A & TAMMY JO 9904 CIRCLEWOOD DR FORT WAYNE IN 46804	34-47-25-B4-02400.0150 27439 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 15	344
LE THY PHUONG THI 27443 POLLARD DR BONITA SPRINGS FL 34135	34-47-25-B4-02400.0160 27443 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 16	345
HOOVER WILLIAM T & DORESE M 27447 POLLARD DR BONITA SPRINGS FL 34135	34-47-25-B4-02400.0170 27447 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 17	346
AYALA MISAEL & RIVAS ROSA A 27451 POLLARD DR BONITA SPRINGS FL 34135	34-47-25-B4-02400.0180 27451 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 18	347
CHRISTNER LINDA L 27455 POLLARD DR BONITA SPRINGS FL 34135	34-47-25-B4-02400.0190 27455 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 19	348
WOOD JAMES & TIFFANY 27459 POLLARD DR BONITA SPRINGS FL 34135	34-47-25-B4-02400.0200 27459 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 20	349
SNOWBIRD PROPERTIES LLC 250 WOLFES NECK RD FREEPORT ME 04032	34-47-25-B4-02400.0210 27454 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 21	350
MAJESKIE SHARON SHARON A RODD 27450 POLLARD DR BONITA SPRINGS FL 34135	34-47-25-B4-02400.0220 27450 POLLARD DR BONITA SPRINGS FL 34135	PELICAN RIDGE PB 34 PG 12 LOT 22	351



SITE PLAN



3525 Bonita Beach Rd SW # 110
Bonita Springs, FL 34134
Phone: 239-319-0105
bill@g2archinc.com
www.g2archinc.com

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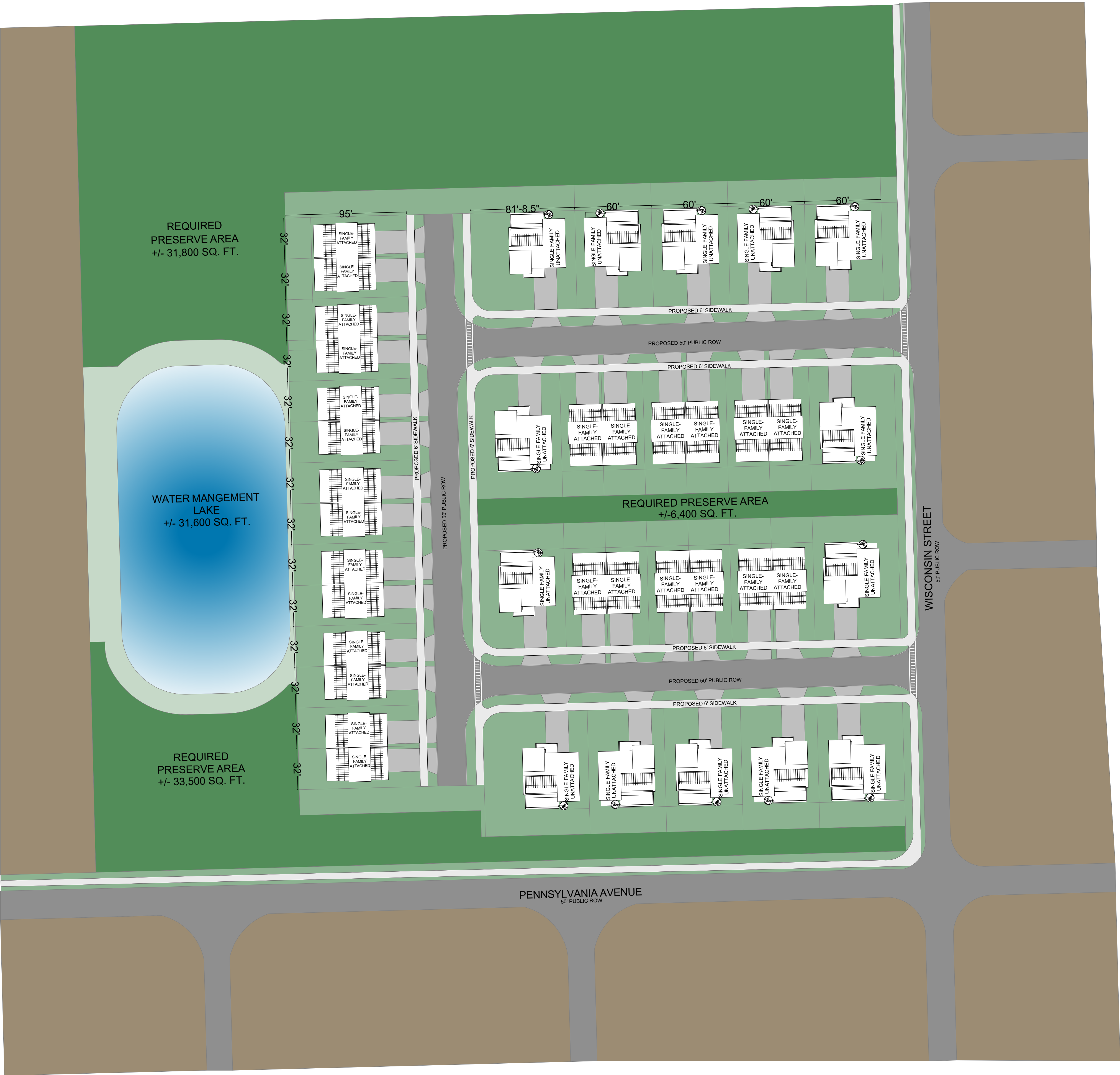
WILLIAM K. GLASS
#AR 929260



8 ACRES OF BONITA
PENNSYLVANIA & WISCONSIN
BONITA SPRINGS, FL 34134

PROJECT NO.	23004
DATE	8-10-23
DRAWN BY	JE
CHECKED BY	WG

A1
SCALE



SITE PLAN



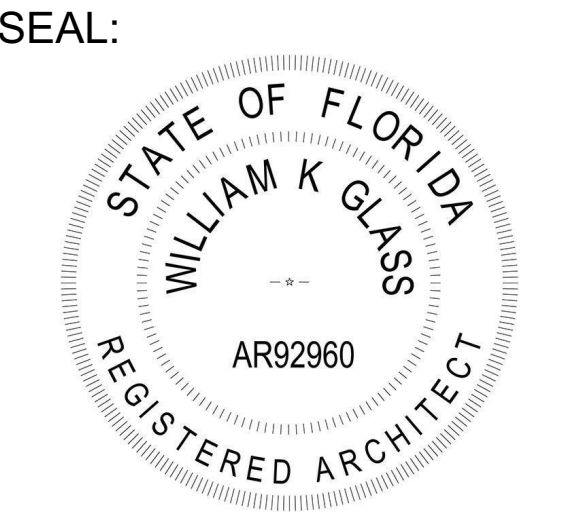
3525 BONITA BEACH RD. #110
BONITA SPRINGS, FL 34134
OFFICE : 239-319-0105
CELL : 239-877-2500
WKGLASS@GMAIL.COM

www.g2archinc.com

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No.	Description	Date

WILLIAM K . GLASS
#AR 929260



8 ACRES OF BONITA
PENNSYLVANIA & WISCONSIN
BONITA SPRINGS, FL 34134

Project number	23004
Date	08-07-2024
Drawn by	MBR
Checked by	WG

A1

Scale



① Front Elevation -
3/16" = 1'-0"

SINGLE FAMILY UNIT

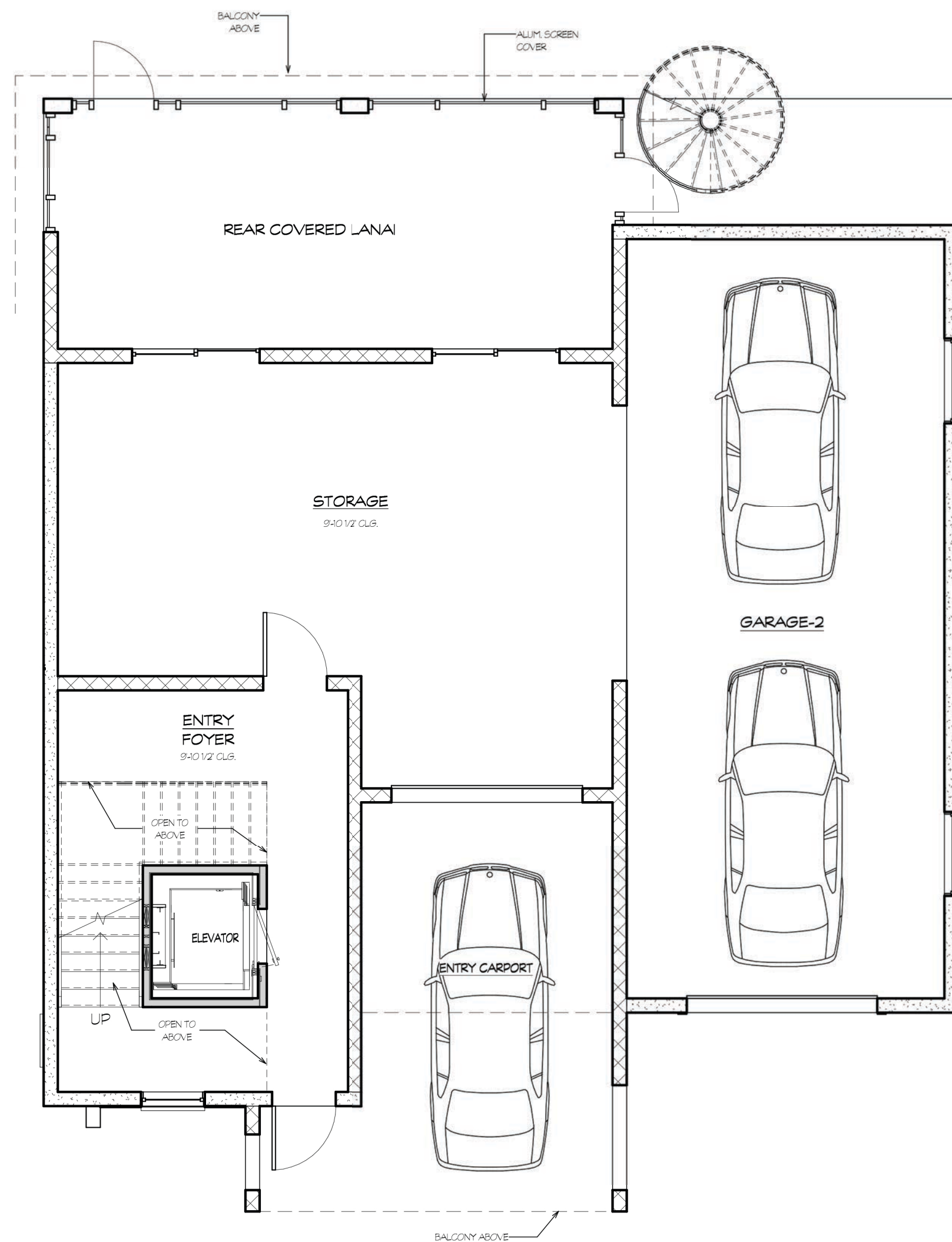
3 BEDROOM, 2 1/2 BATH

AREA SUMMARY

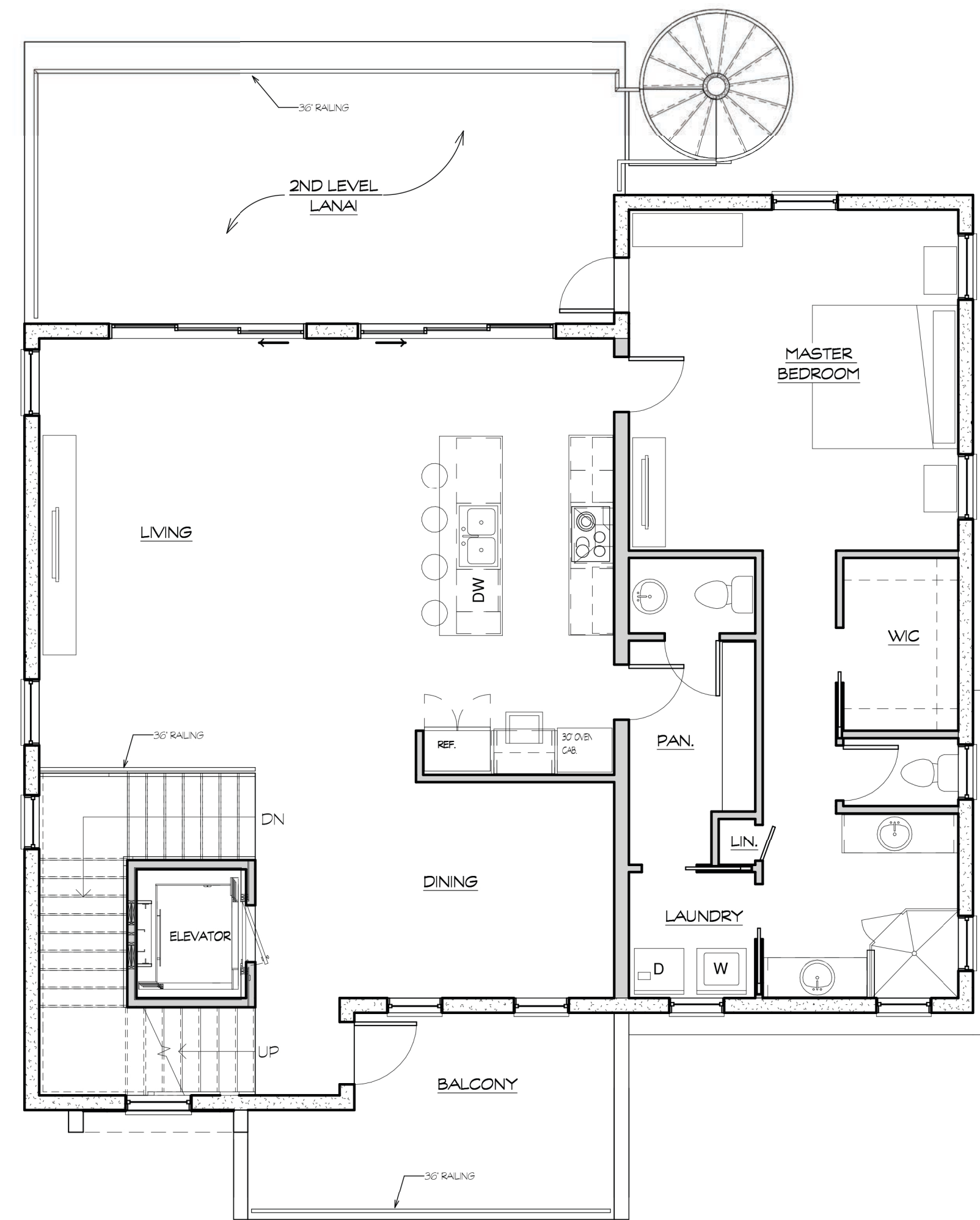
GARAGE 1,040 SF
ENTRY 357 SF
LANAI 321 SF

2ND LEVEL UNDER AIR1,355 SF
2ND LEVEL LANAI359 SF
2ND LEVEL BALCONY145 SF

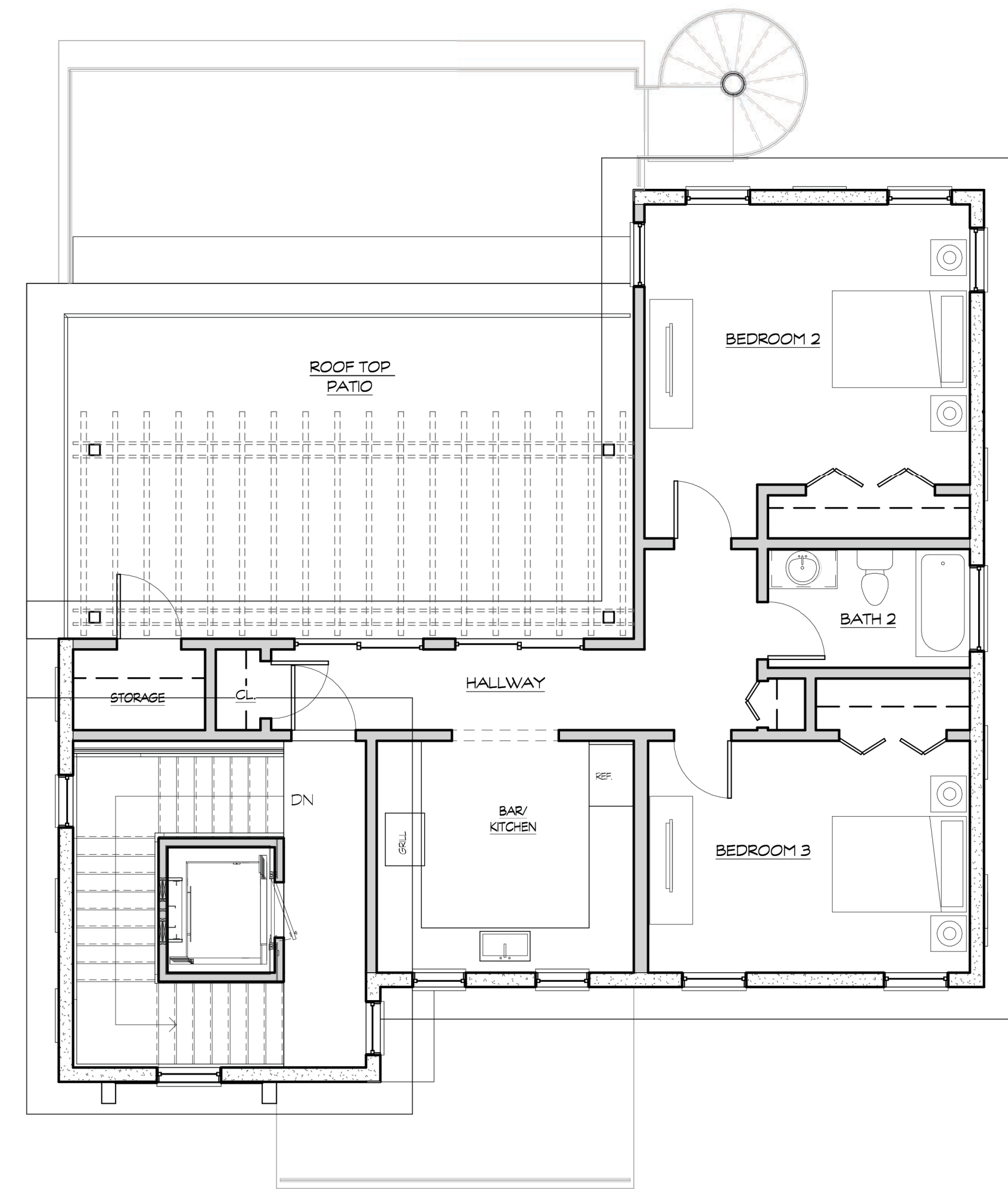
3RD LEVEL UNDER AIR939 SF
3RD LEVEL ROOF PATIO 470 SF



② Floor Plan - Ground Level
3/16" = 1'-0"



③ Floor Plan - Second Level
3/16" = 1'-0"



④ Floor Plan - 3rd Level Roof Deck
3/16" = 1'-0"



ARCHITECTURE

3525 Bonita Beach Rd SW # 110

Bonita Springs, FL 34134

Phone: 239-319-0105

bill@g2archinc.com

www.g2archinc.com

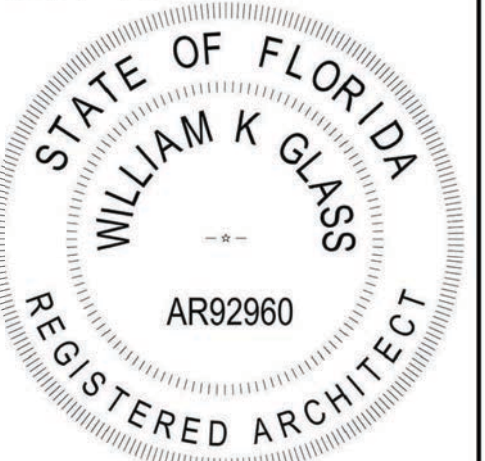
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NO.	DESCRIPTION	DATE

WILLIAM K. GLASS

#AR 929260

SEAL:



8 ACRES OF BONITA
PENNSYLVANIA & WISCONSIN
BONITA SPRINGS, FL 34134

PROJECT NO. 23004

DATE 8-10-23

DRAWN BY JE

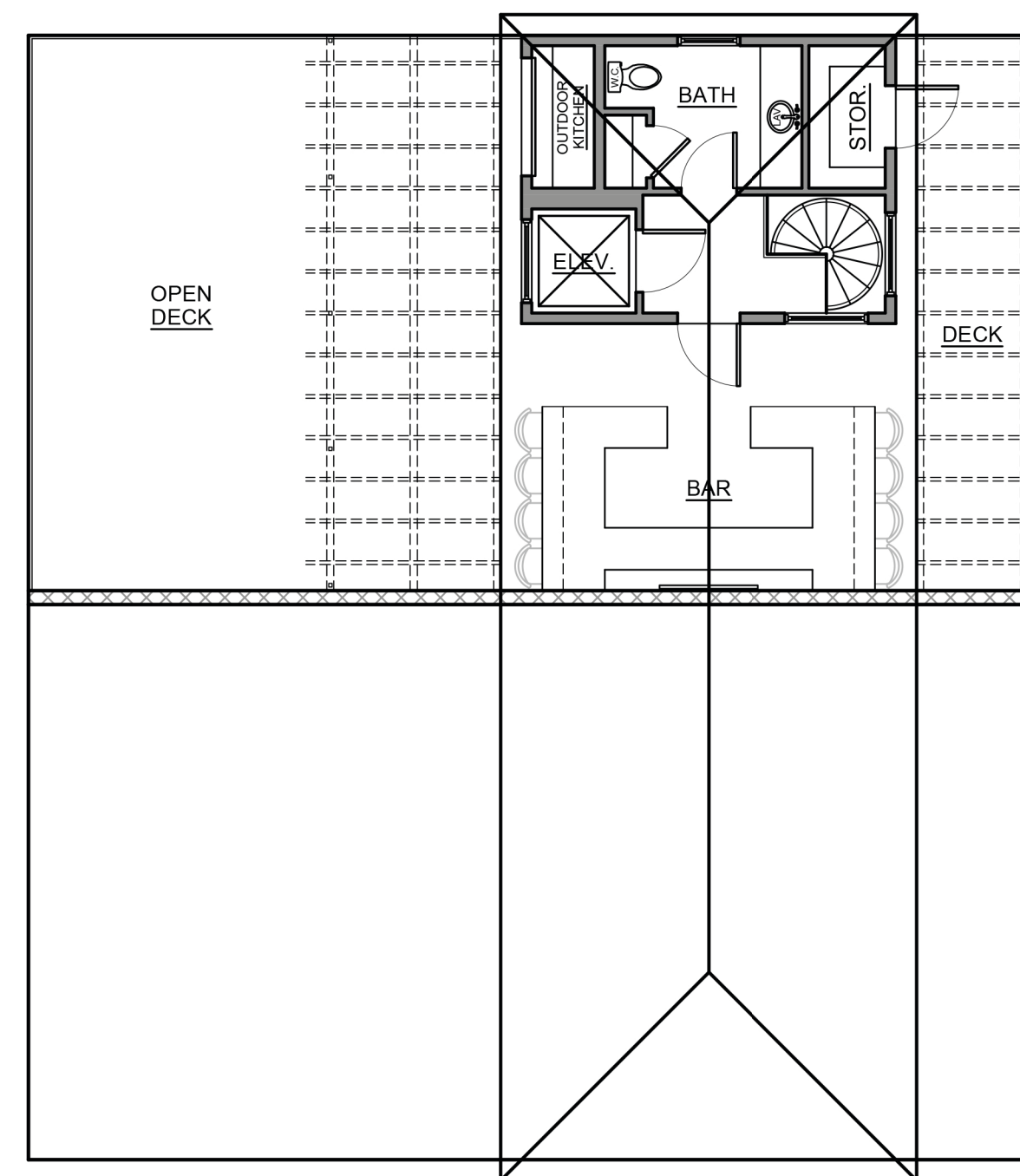
CHECKED BY WG

A2

SCALE



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



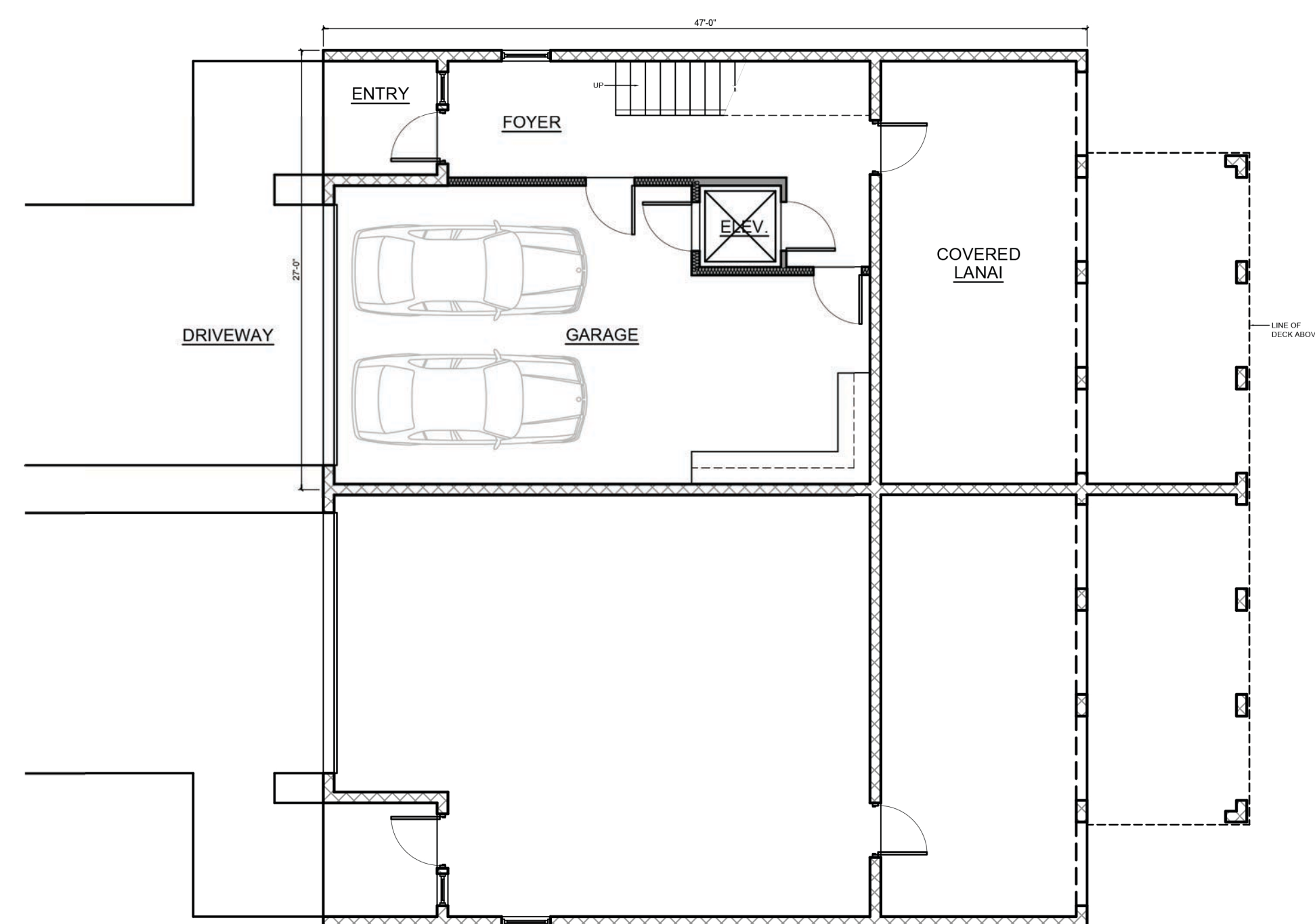
ENTERTAINMENT/ROOF LEVEL NOTE PLAN
SCALE: 1/8" = 1'-0"

MULTIFAMILY FAMILY VILLAS

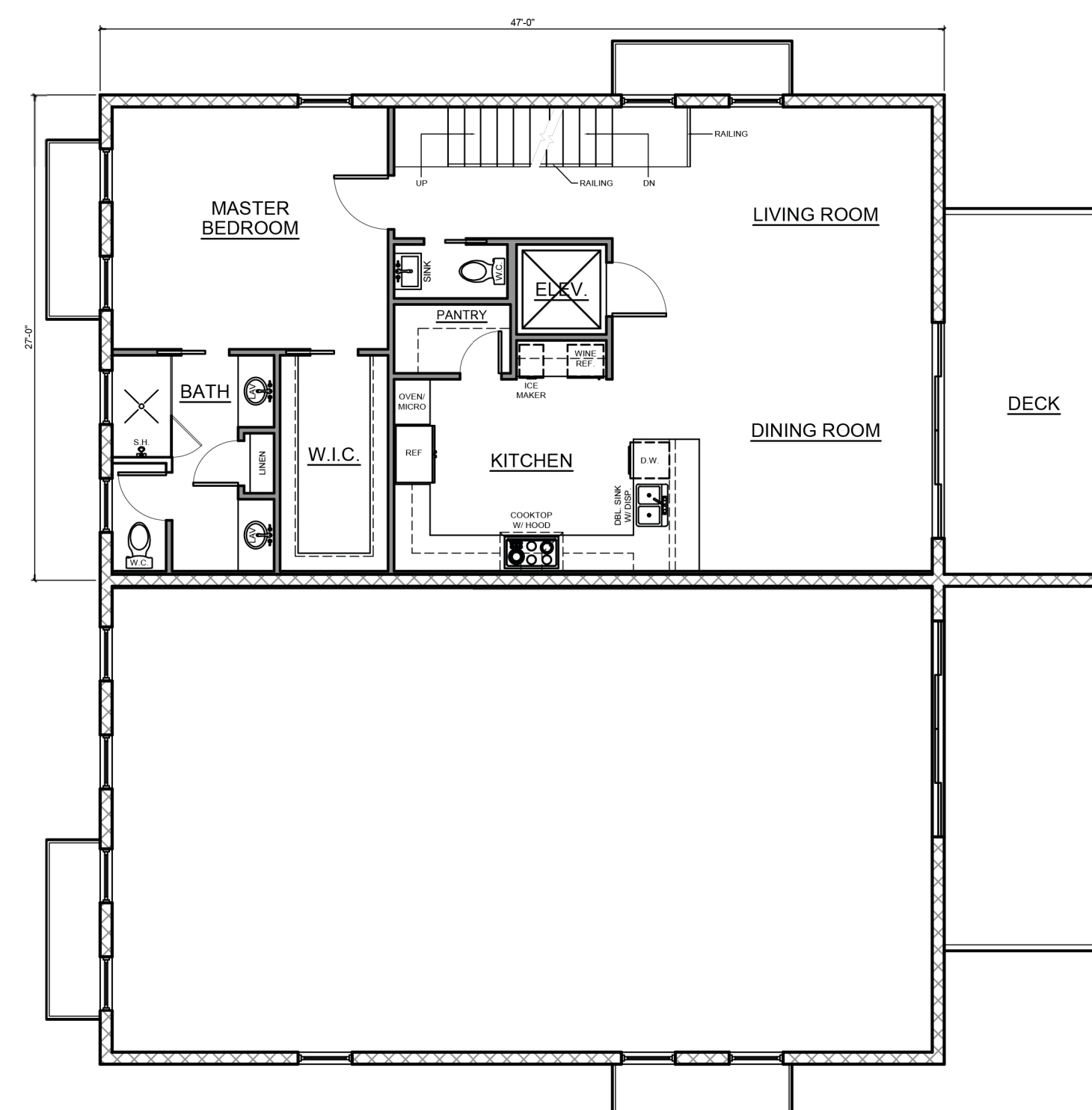
4 BEDROOM, 2 1/2 BATH

AREA SUMMARY

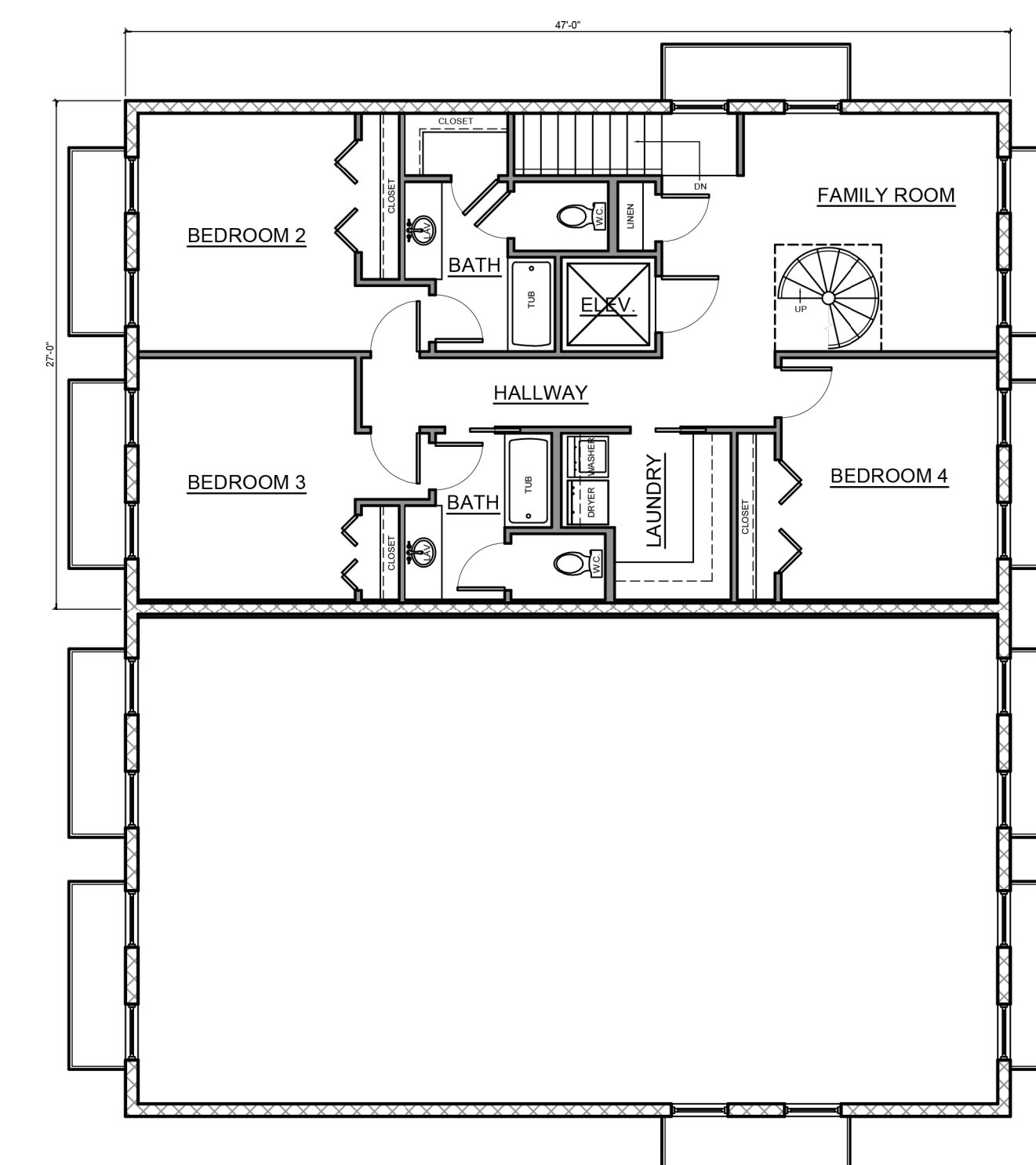
GROUND LEVEL	275 S.F.
FIRST LEVEL A/C	1244 S.F.
SECOND LEVEL A/C	1244 S.F.
ROOF LEVEL A/C	200 S.F.
ENTRY	54 S.F.
GARAGE	598 S.F.
COVERED LANAI	342 S.F.
FIRST LEVEL DECK	208 S.F.
ROOF LEVEL DECK	1058 S.F.
TOTAL A/C	2688 S.F.
TOTAL AREA	5223 S.F.



ENTRY/GARAGE GROUND LEVEL NOTE PLAN
SCALE: 1/8" = 1'-0"



FIRST LIVING LEVEL NOTE PLAN
SCALE: 1/8" = 1'-0"



SECOND LIVING LEVEL NOTE PLAN
SCALE: 1/8" = 1'-0"



ARCHITECTURE

3525 Bonita Beach Rd SW # 110

Bonita Springs, FL 34134

Phone: 239-319-0105

bill@g2archinc.com

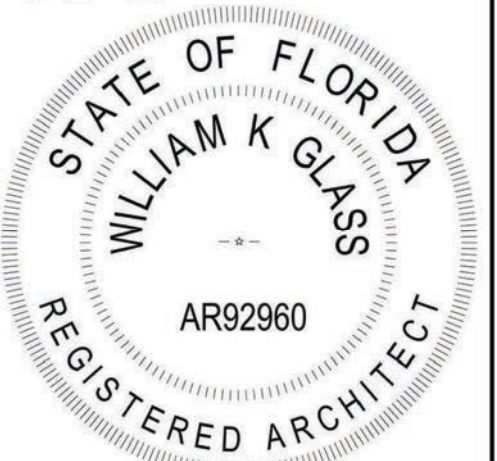
www.g2archinc.com

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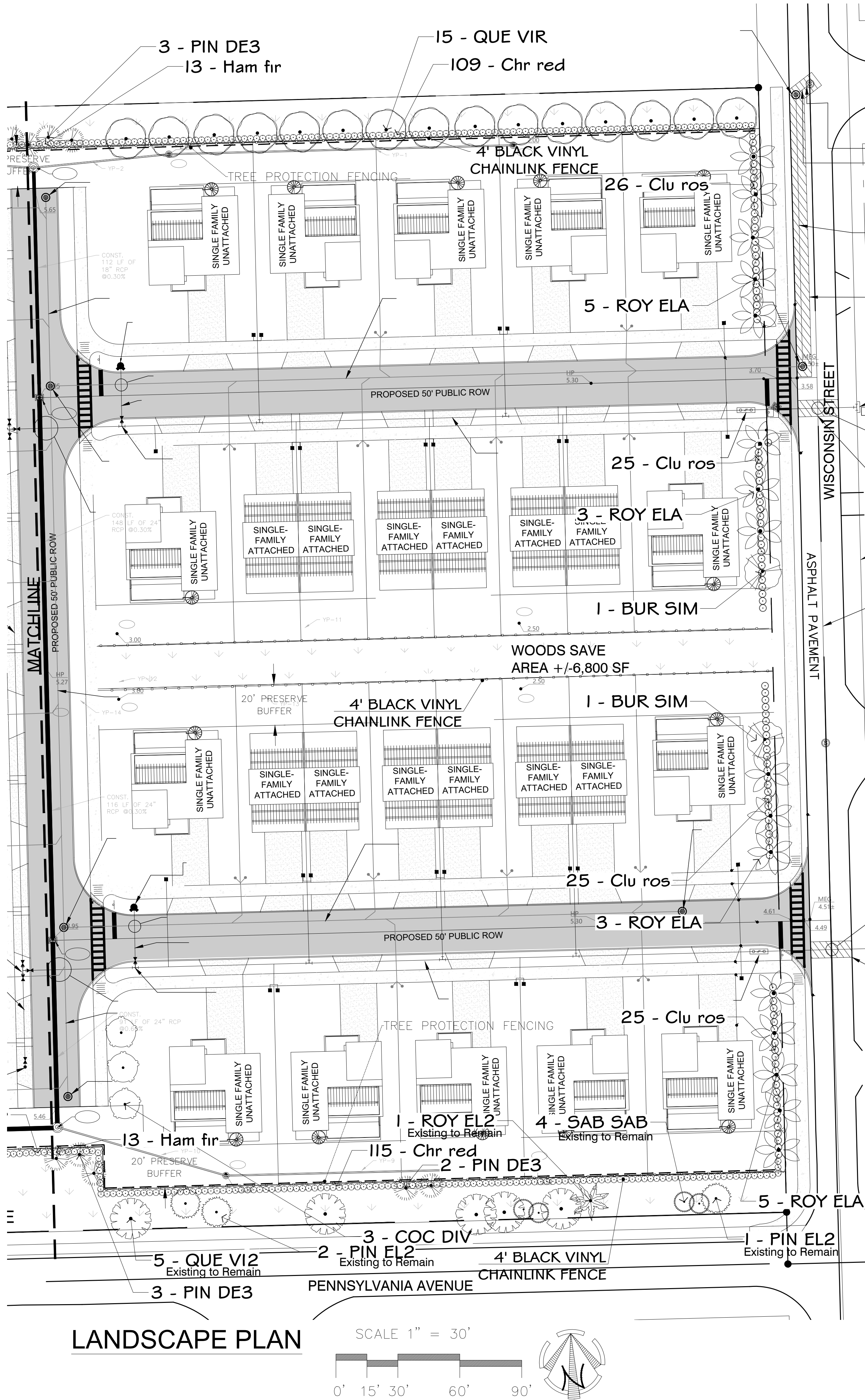
DATE 8-10-23

DRAWN BY JE

CHECKED BY WG

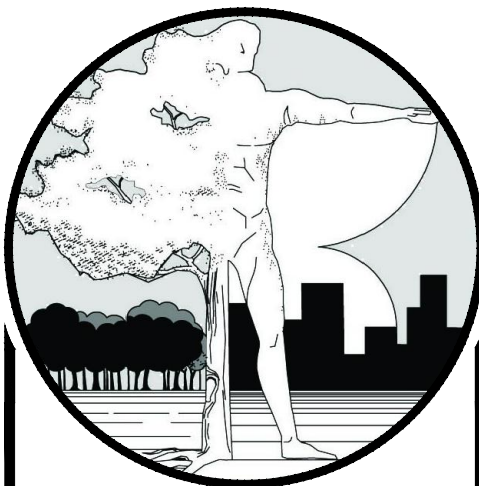
A3

SCALE



PLANT SCHEDULE					
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	
TREES					
	ROY ELA	16	Florida Royal Palm Roystonea elata Native	10'-12' CT	
	BUR SIM	2	Gumbo Limbo Bursera simaruba	Min. 2" Cal., 10' Ht., 4' Sprd.	
	COC DIV	3	Pigeon Plum Coccoloba diversifolia	Min. 2" Cal., 10' Ht., 4' Sprd.	
	TAX ASE	10	Pond Cypress Taxodium ascendens	Min. 12' Ht., 2" Caliper	
	PIN DE3	13	Slash Pine Pinus elliotti densa	10' ht., 2" cal., 4' spr.	
	PIN ELL	2	Slash Pine Pinus elliotti NATIVE: HERITAGE TREE REPLACEMENT	20' Ht.	
	QUE VIR	17	Southern Live Oak Quercus virginiana	Min. 12' Ht., 2" Caliper	
		2	HERITAGE TREE REMAIN TO REMAIN PER THIS DEVELOPMENT ORDER.		
		2	HERITAGE TREE TO BE REMOVED TREE TO BE REMOVED AND REPLACED PER LDC		
EXISTING TREES					
	SAB SAB	6	Cabbage Palmetto Sabal palmetto NATIVE	EXISTING 10'-16' CT	
	FIC UMB	1	Fig Ficus umbellata	EXISTING TO BE REMOVED	
	FIC XX	2	Fig Ficus spp.	EXISTING TO REMAIN	
	ROY EL2	1	Florida Royal Palm Roystonea elata NATIVE	EXISTING TO REMAIN	
	PIN EL2	11	Slash Pine Pinus elliotti NATIVE	EXISTING TO REMAIN	
	QUE VI2	6	Southern Live Oak Quercus virginiana NATIVE	EXISTING TO REMAIN	
SHRUBS					
	Ham fir	67	Firebush Hamelia patens Native	Min. 3 Gal., 24" Ht., Full, 30" O.C.	
	Clu ros	101	Pitch Apple Clusia Clusia rosea 'Pitch Apple' Native	Min. 24" Ht., 3 Gallon	
	Chr red	288	Red Tip Cocoplum Chrysobalanus icaco 'Red Tip' Native	Min. 48" Ht.	
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
GROUND COVERS					
		1,934 sf	LITTORAL PLANTINGS		
	Cri ame	100	Swamp Lily Crinum americanum	2" Liner	20% @ 24" o.c.
	Muh cap	22	Pink Muhly Grass Muhlenbergia capillaris Native	1 gal.	10% @ 36" o.c.
	Pon cor	50	Pickereel Weed Pontederia cordata Native	2" Liner	10% @ 24" o.c.
	Sag du2	179	Duck Potato Sagittaria lancifolia	2" Liner	20% @ 18" o.c.
	Spa bak	179	Sand Cordgrass Spartina bakeri	1 gal.	20% @ 18" o.c.
	Tha gen	179	Fire Flag Thalia geniculata	2" Liner	20% @ 18" o.c.

- GENERAL LANDSCAPE NOTES
- THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
 - ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
 - ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
 - ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
 - TREES SHALL BE A MINIMUM OF 10' IN HEIGHT WITH A 2" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL WITH A FOUR FOOT CANOPY SPREAD.
 - REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL LANDSCAPE REQUIREMENTS.
 - REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
 - FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LOCAL ORDINANCES.
 - IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND WORK SHALL BE IN COMPLIANCE WITH SPECIFICATIONS.
 - CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
 - THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY REQUIREMENTS.
 - THE HEIGHT OF ALL TREES SHALL BE MEASURED FROM FINISHED GRADE AT PLANTING LOCATION. SHRUBS INTENDED FOR BUFFERING SHALL BE MEASURED FROM THE HEIGHT OF THE ADJACENT PARKING GRADE IF PARKING IS ADJACENT TO THE BUFFER. SHRUBS SHALL BE A MINIMUM OF 20" IN HEIGHT
 - ALL CODE REQUIRED LANDSCAPING SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. SYSTEM TO INCLUDE A RAIN SWITCH SHUT OFF AND ALL BACKFLOW DEVICES AS REQUIRED BY LOCAL UTILITY PROVIDERS. CONTRACTOR TO ADJUST EXISTING IRRIGATION SYSTEM TO PROVIDE COVERAGE AS NEEDED.
 - THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



DAVID M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494

L.A. LICENSE: LC C000063

PROJECT INFORMATION:
**WISCONSIN
STREET
RESIDENTIAL**

BONITA SPRINGS, FL

PREPARED FOR:
Island Beach Club on Estero
Bay
8751 Estero Blvd.
Bonita Springs, FL 33931
Tel: **516-865-7269**
Email:
bickelhenry@gmail.com

CONSULTANT:

DESIGN PROFESSIONAL:

Gregory J. Diserio, R.L.A.
LA # 840
STATE OF FLORIDA

PROJECT NO. 224075
PROJECT MGR: GREGORY J. DISERIO, R.L.A.
FILE NAME: WISCONSIN ST_LS
DESIGNER: GJD
CAD TECH: GJD
CHECKED BY: GJD
ISSUED FOR: PERMITTING

ISSUED DATE: JUNE 20, 2024
REVISIONS:

SHEET TITLE:
**LANDSCAPE PLAN
& PLANT LIST**

SHEET NUMBER:
L-2

