



# 00APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

**Project Name:** South Seas Island Resort MPD

**Request:** Rezone from: RM-2, TFC-2, & CM To: MPD

Type: ☒ Major PD ☐ Minor PD ☐ DRI w/Rezoning ☐ PRFPD  
☐ Major PD Amendment ☐ Minor PD Amendment

**Bonus Density included?** ☒ NO ☐ YES<sup>1</sup> for: \_\_\_\_\_ Bonus Units

<sup>1</sup> If **YES**, submit additional fee required by LDC 2-147(A)(3)

## Summary of Project:

Rezone the 120.5+/-acre subject property from "RM-2, TFC-2, & CM with guiding PUD concept plan" to a Mixed Use Planned Development (MPD) to allow for a maximum of 272 multi-family dwelling units vested per ADD2002-00098 and 435 hotel/motel rooms with accessory uses and structures. The maximum building height is 45 feet measured per LDC Section 34-2171. The site connects to centralized water from Island Water Association and wastewater utilities provided by FGUA.

## PART 1 APPLICANT/AGENT INFORMATION

**A. Name of Applicant:** Gregory Spencer, WS SSIR OWNER LLC

Address: 660 STEAMBOAT RD 3RD FL.

City, State, Zip: GREENWICH, CT 06830

Phone Number: 407-775-2040

E-mail Address: gspencer@timbersresorts.com

**B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:**

☒ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]

☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]

☐ Application is County initiated. Attach BOCC authorization.

**C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]**

**1. Company Name:** RVi Planning + Landscape Architecture

Contact Person: Alexis Crespo, AICP

Address: 1514 Broadway Street, Suite 201

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239-850-8525

Email: Alexisc@rviplanning.com

**2. [Additional Agent\(s\)](#):** Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

LEE COUNTY COMMUNITY DEVELOPMENT  
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902  
PHONE (239) 533-8585

**PART 2  
PROPERTY OWNERSHIP**

**A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]**

**Name:** SAME AS APPLICANT

**Address:** \_\_\_\_\_

**City, State, Zip:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**B. Disclosure of Interest [34-202(a)(2)]:**

☒ Attach [Disclosure of Interest](#) Form.

**C. Multiple parcels:**

☒ Property owners list. [34-202(a)(8)]

☒ Property owners map. [34-202(a)(8)]

**D. Certification of Title and Encumbrances [34-202(a)(7)]**

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): 9/27/2021

**PART 3  
PROPERTY INFORMATION**

**A. STRAP Number(s):** [Attach extra sheets if additional space is needed.] [34-203(a)(5)]

See attached Exhibit A

**B. Street Address of Property:** See attached Exhibit A

**C. Legal Description (must submit) [34-202(a)(5)]:**

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

**OR**

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

**AND**

**Boundary Survey [34-202(a)(6)]:**

☒ A Boundary survey, tied to the state plane coordinate system.

**OR**

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

**D. Surrounding property owners** (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☒ One set of mailing labels. [34-202(a)(9)]

*Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.*

**E. Current Zoning of Property:** RM-2, TFC-2 & CM subject to South Seas Resort District PUD Concept Plan

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

**F. Use(s) of Property:**

1. Current uses of property are: Multi-Family, Hotel/Motel, Marina, Accessory Uses

2. Intended uses of property are: Multi-Family, Hotel/Motel, Marina, Accessory Uses



**G. Future Land Use Classification (Lee Plan):**

Outlying Suburban	<u>81.67+/-</u>	Acres	<u>          </u>	% of Total
Wetlands	<u>38.83+/-</u>	Acres	<u>          </u>	% of Total
	<u>120.5+/-</u>	Acres	<u>          </u>	% of Total

**H. Property Dimensions:**

1. Width (average if irregular parcel): Varies Feet
2. Depth (average if irregular parcel): Varies Feet
3. Total area: 120.5+/- Acres or square feet
4. Frontage on road or street: 1,165+/- Feet on Captiva Drive Street
- 2<sup>nd</sup> Frontage on road or street:                      Feet on                      Street

**I. Planning Communities/Community Plan Area Requirements:** If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☒ Not Applicable – **SOUTH SEAS RESORT IS EXEMPT FROM CAPTIVA PER LDC SEC. 33-1611(E)**
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☐ North (Upper) Captiva Community Plan area. [33-1711]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
- ☐ North Olga Community Plan area. [33-1663(a)&(b)]

**J. Waivers from Application Submission Requirements:** Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

**PART 4**  
**TYPES OF LAND AREA ON PROPERTY**

- A. Gross Acres (total area within described parcel)** 120.5 Acres
1. Submerged land subject to tidal influence                      Acres
  2. a. Preserved freshwater wetlands                      Acres
  - b. Impacted wetlands                      Acres
  - c. Preserved saltwater wetlands 38.83 Acres
  - d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.) 38.83 Acres
  3. R-O-W providing access to non-residential uses N/A Acres
  4. Non-residential use areas <sup>(1) (2)</sup> N/A Acres
- B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).** 38.83 Acres
- C. Gross residential acres. (A minus B) <sup>(3)</sup>** 81.67 Acres
- D. Gross residential acres (by Land Use Category)**
1. a. Intensive Development – upland                      Acres
  - b. Intensive Development – preserved freshwater wetlands                      Acres
  - c. Intensive Development – impacted wetlands                      Acres
  2. a. Central Urban – upland                      Acres
  - b. Central Urban – preserved freshwater wetlands                      Acres
  - c. Central Urban – impacted wetlands                      Acres
  3. a. Urban Community or Suburban – upland                      Acres
  - b. Urban Community or Suburban – preserved freshwater wetlands                      Acres
  - c. Urban Community or Suburban – impacted wetlands                      Acres

4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	<u>81.67</u>	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres

**TOTAL** (should equal "C" above)

**81.67** **Acres**

**Notes:**

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

**PART 5**

**RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS**

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

**A. Future Land Use Category:** Outlying Suburban

		<b>Lee Plan Table 1(a)</b>		
		<b>Max. standard density</b>		<b>Units</b>
1.	<b>Standard Units</b>			
	a.	Total upland acres (from Part 4, D.)	<u>81.67</u> x <u>3</u> equals	<u>245 DU**</u>
	b.	Total preserved freshwater wetlands acres (from Part 4, D.)	_____ x _____ equals	_____
	c.	Total impacted wetlands acres (from Part 4, D.)	_____ x _____ equals	_____
	d.	<b>Total Allowed Standard Units</b> <sup>(1)</sup>		<u><b>272 DU**</b></u>
2.	<b>Bonus Units [2-143]</b>			
	a.	Site-built Affordable Housing		<u>N/A</u>
	b.	Transferrable Dwelling Units		<u>N/A</u>
	c.	Sub-total		<u><b>N/A</b></u>
3.	<b>Total Permitted Units</b> <sup>(1)</sup>	<b>**As vested by ADD2002-00098</b>		<u><b>272 DU**</b></u>

Note:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

**PART 6  
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS  
PRELIMINARY INTENSITY CALCUATIONS**

		Height	Total Floor Area (Square Feet)
<b>A. Commercial</b>			
1.	Medical	45'	N/A**
2.	General Office	45'	N/A**
3.	Retail	45'	N/A**
4.	Other: <u>Recreation</u>	45'	N/A**
5.	<b>TOTAL FLOOR AREA</b>		<b>**Accessory Only</b>
<b>B. Industrial</b>			
1.	Under Roof	N/A	N/A
2.	Not Under Roof		
3.	<b>TOTAL FLOOR AREA</b>		<b>N/A</b>
<b>C. Mining</b>			
1.	Area to be excavated	Depth N/A	Total Acres
<b>D. Assisted Living Facilities</b>			
1.	Dependent Living Units	Height N/A	Total Beds/Units N/A
2.	Independent Living Units		
3.	<b>TOTAL BEDS/UNITS</b>		<b>N/A</b>
<b>E. Hotels/Motels (Room Size)</b>			
1.	< 425 sq. ft.	45'	Varies
2.	426-725 sq. ft.	45'	Varies
3.	725 < sq. ft.	45'	Varies
4.	<b>TOTAL UNITS</b>		<b>435 Units</b>

**PART 7  
ACTION REQUESTED**

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
- Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
  - Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]**

**D. Bonus Density: [34-202(a)(11)]**

- ☒ Not Applicable  
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

## PART 8 ENVIRONMENTAL REQUIREMENTS

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**  
 Elevations on the site range from X to X feet NAVD.  
 See Topographic Map – site ranges from 0' to 11' NAVD
- 
- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].  
 See Environmental Report/Protected Species Survey.
- 
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:  
 See Environmental Report/Protected Species Survey.
- 
- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:  
 See Surface Water Management Report
- 
- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**
- 
- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**
- 
- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**
- 
- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

## PART 9 SANITARY SEWER & POTABLE WATER FACILITIES

- A. Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:  
 This application does not affect the existing effluent governed by FGUA, FDEP, and SFWMD permits.
- 
- 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:
- 

2. Current water table conditions:
- 

3. Proposed rate of application:
- 

4. Back-up system capacity:
- 

**PART 10  
ADDITIONAL REQUIREMENTS**

**A. Major Planned Developments:**

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

**B. Amendments to Built Planned Developments:** The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

**C. Development of Regional Impact:** Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]**

**D. Private Recreational Facility Planned Developments (PRFPDs):**

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]**
- G. **Flood Hazard:**
- ☐ Not applicable
- ☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is \_\_\_\_\_ NAVD (MSL)
- H. **Excavations/Blasting:**
- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]**
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park: [34-174(h)]**
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☒ Not Applicable
- ☐ Property is located within \_\_\_\_\_ Airport Noise Zone: **[34-1104]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**



PART 5 SUBMITTAL REQUIREMENT CHECKLIST		
<i>Clearly label your attachments as noted in bold below</i>		
Copies Required		SUBMITTAL ITEMS
3	<input checked="" type="checkbox"/>	Completed application for Public Hearing [34-202(a)(1)]
1	<input checked="" type="checkbox"/>	Filing Fee - [34-201(d)]
1	<input type="checkbox"/>	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	<input checked="" type="checkbox"/>	<a href="#">Affidavit of Authorization</a> (notarized) Form [34-202(a)(3)]
3	<input checked="" type="checkbox"/>	<a href="#">Additional Agents</a> [34-202(a)(4)]
3	<input type="checkbox"/>	<b>Multiple Owners List</b> (if applicable) [34-202(a)(2)]
3	<input checked="" type="checkbox"/>	<a href="#">Disclosure of Interest</a> Form (multiple owners) [34-202(a)(2)]
3	<input checked="" type="checkbox"/>	<b>Legal description (must submit)</b> [34-202(a)(5)]
	<input checked="" type="checkbox"/>	Legal description (metes and bounds) and sealed sketch of legal description
		<b>OR</b>
	<input type="checkbox"/>	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ( <a href="#">Click here</a> to see an example of a legal description with no metes and bounds.)
3	<input checked="" type="checkbox"/>	<b>Boundary Survey</b> – not required if platted lot (2 originals required) [34-202(a)(6)]
3	<input checked="" type="checkbox"/>	<b>Property Owners list</b> (if applicable) [34-202(a)(8)]
3	<input checked="" type="checkbox"/>	<b>Property Owners map</b> (if applicable) [34-202(a)(8)]
3	<input checked="" type="checkbox"/>	Confirmation of <b>Ownership/Title Certification</b> [34-202(a)(7)]
3	<input checked="" type="checkbox"/>	<b>STRAP Numbers</b> (if additional sheet is required) [34-202(a)(5)]
1	<input checked="" type="checkbox"/>	<b>List of Surrounding Property Owners</b> [34-202(a)(9)]
1	<input checked="" type="checkbox"/>	<b>Map of Surrounding Property Owners</b> [34-202(a)(9)]
1	<input checked="" type="checkbox"/>	<b>Mailing labels</b> [34-202(a)(9)]
3	<input checked="" type="checkbox"/>	List of <b>Zoning Resolutions</b> and Approvals
3	<input type="checkbox"/>	Summary of <b>Public Informational Session</b> (if applicable)
3	<input checked="" type="checkbox"/>	<b>Waivers</b> from Application Submission Requirements (if applicable) [34-201(c)]
3	<input type="checkbox"/>	Preliminary <b>Density</b> Calculations (if applicable)
3	<input checked="" type="checkbox"/>	<b>Request Statement</b> [34-373(a)(5)]
3	<input checked="" type="checkbox"/>	Traffic Impact Statement ( <b>TIS</b> ) (not required for existing development) [34-373(a)(7)]
3	<input checked="" type="checkbox"/>	Master Concept Plan ( <b>MCP</b> ), <b>Non-PRFPD</b> [34-373(a)(6)]
3	<input checked="" type="checkbox"/>	<b>Schedule of Uses</b> [34-373(a)(8)]
3	<input checked="" type="checkbox"/>	Schedule of <b>Deviations</b> and Written <b>Justification</b> [34-373(a)(9)]
3	<input checked="" type="checkbox"/>	<b>Topography</b> (if available) [34-373(a)(4)b.iv.]
3	<input checked="" type="checkbox"/>	<b>Soils Map</b> [34-373(a)(4)b.9.]
3	<input checked="" type="checkbox"/>	<b>FLUCCS Map</b> [34-373(a)(4)c.]
3	<input type="checkbox"/>	Rare & Unique <b>Upland Habitat Map</b> [34-373(a)(4)b.iii.]
3	<input type="checkbox"/>	Existing and Historic <b>Flow-Ways Map</b> [34-373(a)(4)b.v.]
3	<input checked="" type="checkbox"/>	<b>Surface Water Management Plan</b> (if applicable) [34-373(b)(1)]
3	<input type="checkbox"/>	<b>Phasing Program</b> (if applicable) [34-373(b)(3)]
3	<input checked="" type="checkbox"/>	<b>Protected Species Survey</b> (if applicable) [34-373(b)(2)]
3	<input type="checkbox"/>	<b>Proof of Notice</b> (if applicable) [34-373(c)]



3	<input type="checkbox"/>	<b>Binding Letter</b> from DCA (if applicable) [34-373(d)(9)]
3	<input type="checkbox"/>	Master Concept Plan ( <b>MCP</b> ), <b>PRFPD</b> (if applicable) [34-941(g)(1)]
3	<input checked="" type="checkbox"/>	<b>Conceptual Surface Water Management Plan</b> (if applicable) [34-941(d)(3)b.i.1)]
3	<input type="checkbox"/>	<b>Well Drawdown</b> Information (if applicable) [34-941(d)(3)d.]
3	<input type="checkbox"/>	Preliminary Indigenous <b>Restoration Plan</b> (if applicable) [34-941(e)(5)f.iii.]
3	<input checked="" type="checkbox"/>	<b>Environmental Assessment</b> (if applicable) [34-941(g)(2)]
3	<input checked="" type="checkbox"/>	Demonstration of <b>Compatibility</b> (if applicable) [34-941(g)(4)]
3	<input checked="" type="checkbox"/>	<b>Potable Water &amp; Sanitary Sewer.</b> Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	<input type="checkbox"/>	Existing <b>Agricultural Use Affidavit</b> (if applicable) [34-202(a)(12)]
3	<input type="checkbox"/>	Information Regarding <b>Proposed Blasting</b> (if applicable).
3	<input type="checkbox"/>	Hazardous Materials <b>Emergency Plan</b> (if applicable)
3	<input type="checkbox"/>	Mobile Home Park <b>Dislocated Owners</b> Information (if applicable) [34-202(b)(4)]
3	<input type="checkbox"/>	<b>Tall Structures Permit</b> (if applicable) [34-1108]

**ADDITIONAL AGENTS**

Company Name:	Barraco & Associates, Inc.		
Contact Person:	Carl Barraco, P.E.		
Address:	2271 McGregor Blvd.		
City, State, Zip:	Fort Myers, FL		
Phone Number:	(239) 461-3170	Email:	carl@barraco.net

Company Name:	Pavese Law Firm		
Contact Person:	Neale Montgomery, Esq.		
Address:	1833 Hendry Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	(239) 336-6235	Email:	nealemontgomery@paveselaw.com

Company Name:	Lowndes, Inc.		
Contact Person:	Rebecca Wilson, Esq.		
Address:	215 N. Eola Drive		
City, State, Zip:	Orlando, FL 32801		
Phone Number:	(407) 418-6250	Email:	rebecca.wilson@lowndes-law.com

Company Name:	Blew & Associates, Inc.		
Contact Person:	Monica Mojica		
Address:	3825 North Shiloh Drive		
City, State, Zip:	Fayetteville, AR 72703		
Phone Number:	(479) 443-4506	Email:	Team-Emily@blewinc.com

Company Name:	TR Transportation Engineering, Inc.		
Contact Person:	Ted Treesh, PTP		
Address:	2726 Oak Ridge Court, Suite 503		
City, State, Zip:	Fort Myers, FL, 33901		
Phone Number:	(239) 278-3090	Email:	tbt@trtrans.net

Company Name:	Pennoni		
Contact Person:	Cathy Olson		
Address:	1212 Country Club Blvd, Suite 202		
City, State, Zip:	Cape Coral, FL 33990		
Phone Number:	(239) 202-2303	Email:	COlson@Pennoni.com

**DISCLOSURE OF INTEREST  
AFFIDAVIT**

BEFORE ME this day appeared Gregory Spencer, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at See attached list and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.


4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
N/A	0

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

  
\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Gregory Spencer, WS SSIR Owner, LLC  
Print Name

\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF ~~LEE~~ Orange

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on May 21, 2023 (date) by Greg Spencer (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

STAMP/SEAL

  
\_\_\_\_\_  
Signature of Notary Public



## AFFIDAVIT OF AUTHORIZATION

## APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Gregory Spencer (name), as Manager / President (owner/title) of WS SSIR Owner, LLC / WS SSIR Holdings, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

## \*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

[Signature]  
Signature

4/21/23  
Date

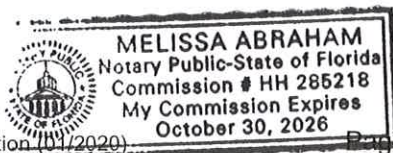
\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA

COUNTY OF ~~LEE~~ Orange

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 21 day of May, 2023, by Greg Spencer (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

STAMP/SEAL



Melissa Abraham  
Signature of Notary Public



**SOUTH SEAS MPD  
LIST OF STRAP NUMBERS**

15-45-21-00-00002.0000

22-45-21-00-00005.002B

22-45-21-00-00006.0000

26-45-21-00-00001.2020

26-45-21-00-00011.0000

26-45-21-01-00003.0020

26-45-21-00-00011.0050

27-45-21-00-00001.0000





## LIST OF ZONING APPROVALS

Resolution No. Z-73-202

Ordinance No. 78-4

ZB-84-199

Ordinance No. 86-14

Ordinance No. 86-38

Resolution No. 87-5

Resolution No Z-90-91

ADD2002-00098 (Administrative Interpretation)

ADD2003-00077

ADD2003-00077A

ADD2004-00077

Resolution Z-05-013

Resolution Z-05-013B

ADD2006-00041

ADD2008-00082

ADD2014-00203

ADD2015-00015 (Administrative Interpretation)





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company

WS SSIR OWNER, LLC

### Filing Information

**Document Number** M21000010385

**FEI/EIN Number** 87-2142642

**Date Filed** 08/11/2021

**State** DE

**Status** ACTIVE

### Principal Address

1031 W MORSE BLVD STE 350

WINTER PARK, FL 32789

### Mailing Address

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WINTER PARK, FL 32789

### Registered Agent Name & Address

COGENCY GLOBAL INC.

115 N CALHOUN ST STE 4

TALLAHASSEE, FL 32301

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

WS SSIR Holdings LLC

1031 W MORSE BLVD STE 350

WINTER PARK, FL 32789

Title Manager

SPENCER, GREGORY Lee

1031 W MORSE BLVD STE 350

WINTER PARK, FL 32789

### Annual Reports

**Report Year** **Filed Date**

2022 04/26/2022

2023

04/25/2023

**Document Images**

[04/25/2023 -- ANNUAL REPORT](#)

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[08/11/2021 -- Foreign Limited](#)

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Florida Department of State, Division of Corporations



# **SOUTH SEAS ISLAND RESORT MPD**

## **Request Statement**

### **I. REQUEST**

WS SSIR Owner, LLC ("Applicant") requests to rezone several properties totaling 120.5-acres within property commonly known as the South Seas Resort District ("SSRD") from Residential Multi-family (RM-2), Residential Two-Family Conservation (TFC-2), and Commercial Marine (CM) with "PUD concept plan" per Administrative Interpretation 2002-00098, to a unified Mixed Use Planned Development (MPD) zoning district.

The maximum proposed development will include 272 dwelling units (currently vested per ADD2002-00098) and 435 hotel rooms, along with private resort-oriented commercial and recreational uses. The maximum proposed building height is 45' per LDC Section 34-2171 and 34-2173. Private commercial space and amenities will only be available to residents and guests of the resort.

The proposed rezoning will provide a current and cohesive development plan for the present-day South Seas Resort, which was substantially damaged by Hurricane Ian in September 2022, and will establish development regulations that are consistent with the current Land Development Code with a duly adopted Master Concept Plan, deviations and conditions as described in further detail below.

### **II. EXISTING CONDITIONS**

The South Seas Resort Property owned by WS SSIR Owner, LLC ("Subject Property") is comprised of approximately 120.5 acres located on the northern terminus of Captiva Island. The Subject Property is partially developed with a wide range of resort uses including 107 hotel units, private resort amenities and recreational uses, a marina, and conference center. In addition to the 107 hotel units constructed to date (and substantially damaged by the hurricane), the Subject Property is allocated 140 units (previously employee housing units but now demolished) and 25 undeveloped units per ADD2002-00098, as explained in Section III below.

The Subject Property is accessed from Captiva Drive, a two-lane county-maintained collector roadway. The site is zoned RM-2, TFC-2, and CM with a Future Land Use (FLU) classification of Outlying Suburban and Wetlands. The Property is within the Coastal High Hazard Area per Lee Plan Map 5-A, the Water Dependent Overlay per Lee Plan Map 1-H, and the Captiva Planning Community per Lee Plan Map 1-B. While located within the Captiva Planning Community, the Subject Property is expressly exempt from the Captiva Planning Community Regulations per LDC Section 33-1611. The exemption was further clarified in Ordinance No. 23-22.

FEMA Flood Maps show a flood zone range for the property including zones VE, Coastal A Zone, AE, and X with the majority of the upland property being located in flood zone AE.

The majority of the Subject Property is impacted/disturbed by existing resort development. Vegetated areas largely consist of "Mangrove Fringe" per the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Map contained in the attached Environmental Report prepared by Pennoni.

The surrounding land use pattern generally consists of a mix of open water (Gulf of Mexico and Chadwick Bayou), single-family and multifamily residential uses within the SSRD, state-owned conservation lands, a wastewater treatment plant owned by FGUA, and residential and resort uses

located outside the SSRD along Captiva Drive. Table 1 below provides an inventory of the surrounding future land uses, zoning districts and existing land uses.

**Table 1: Inventory of Surrounding Lands**

	<b>FUTURE LAND USE</b>	<b>ZONING</b>	<b>EXISTING LAND USE</b>
<b>NORTH</b>	N/A	AG-2	Undeveloped/Gulf of Mexico
<b>SOUTH</b>	Outlying Suburban	C-1; TFC-2; RS-1	Single-Family Residential, Multifamily Residential
<b>EAST</b>	Outlying Suburban	RM-2; TFC-2; CM	Wetlands, Chadwick Bayou, Single-Family Residential
<b>WEST</b>	Outlying Suburban	TFC-2	Open Space, Gulf/Bay, Single-Family Residential, Multifamily Residential

### III. PROPERTY HISTORY

The 120.5+/-acre Subject Property was zoned and developed as part of the larger  $\pm$  304-acre South Seas Resort District (SSRD) by the South Seas Plantation Company with a mix of resort, residential, recreational, marina, and supportive commercial commonly known as the South Seas Island Resort.

Initial development of the SSRD as a hotel/resort began in the early 1960's with the development of a 60-room hotel and 9-hole golf course pursuant to RU-3 and RU-2 zoning regulations in place at the time. As demonstrated in historical zoning documents, the SSRD was permitted for 3,900 dwelling units based upon the underlying zoning districts and lack of a Comprehensive Plan with a future land use map and density restrictions.

In 1973, the SSRD was rezoned per Resolution Z-73-202, which changed the zoning from "RU-3 and RU-2 to RU-3 using a PUD Concept Plan as a guide with special limitation of 3 units per acre (912 total units) and special permit for up to 5 acres of commercial property". A memorandum attached to the signed resolution acknowledged, "the petition submitted will result in a downzoning from 3,900 units to 912 units but will provide flexibility of development by allowing cluster concepts under an overall RU-3 type zoning". The memorandum further noted the merits of the development concept, including substantial preserve areas, on-site commercial uses to provide for daily needs of visitors and residents, low traffic volumes, and a centralized wastewater treatment facility and potable water system.

The Master Development Plan (MDP) attached to the 1973 zoning resolution sited the permitted 120 hotel rooms, an 18-hole golf course and the 792 residential units across the following use areas:

- The "Resort" area was located in the northern portion of the property containing a hotel, golf course, marina, restaurant and a planned tennis complex.
- "Golf Villas" were located south of the Resort area in the eastern portions of the site, east of South Seas Plantation Road and west of the Chadwick Bayou.
- "Beach Homes" and "Beach Villas" were located south of the Resort area and on the west side of South Seas Plantation Road.
- "Tennis Villas" were sited in the southern end of the development, alongside the 5-acres of commercial and employee housing.

The MDP also provided for preservation areas and included mangrove shoreline and a 20-acre "Plantation Preserve".

In 1978, Zoning Ordinance Z-1 (1978 Ordinance) was approved by the Lee County Board of County Commissioners, effectively re-writing the zoning regulations for the entirety of Lee County, including establishment of the RM-2 and PUD zoning district county-wide. The 1978 Ordinance converted the RU-3 zoning district to the RM-2 zoning district. However, the 1978 Ordinance did not convert any standard zoning districts to a PUD zoning district: thereby creating ambiguity as to the legal zoning of the SSRD.

In 1985, an update to the Master Development Plan was submitted to the County which provided as-built for the developed portions of the Resort and proposed a plan for the final phases of the development – contemplated to take 3 to 5 years to complete. The plan was evaluated as an amendment to the ADD.

Over the years the SSRD has been treated as a PUD without having been legally zoned as a PUD. The rationale for treating the property this way was the condition on the zoning, and the fact that the approval occurred prior to the establishment of Lee County PUD regulations. Over the years, these modifications to the MDP exacerbated the convoluted nature of the SSRD zoning and called into question the legal procedure to modify the plan and entitlements.

In 2002, The Lee County Board of County Commissioners requested the Director of the Department of Community Development and the County Attorney to summarize and clarify the then current status of development for the SSRD. The staff relied on provisions that gave the staff the authority to interpret and apply LDC provisions (Section 1-2 and 34-172(b), LDC) to create the Administrative Interpretation 2002-00098 (ADD2002-00098) noted previously. The ADD sought to create the SSRMDP and the rules associated therewith. This document created or perpetuated an inappropriate blurring of hotel units and residential units when it allocated the allowed 912 units on a per-parcel basis.

The ±120.5-acre Subject Property (for the purposes of this MPD rezoning petition) was allocated 107 developed hotel units, 140 employee housing units, and 25 undeveloped units within the Harborview Villas parcel within the project per the ADD.

Subsequent to issuance of the ADD, a number of other zoning actions to further modify the SSRD were filed per Table 2 below.

**Table 2: SSRD Zoning Actions**

<b>Resolution No.</b>	<b>Summary of Request</b>	<b>Status</b>
ADD2017-00178	Approval for Consumption on Premises converting indoor seating to outdoor seating at Doc Ford's restaurant	Approved
ADD2015-00015	Administrative Interpretation challenging the ability to approve ADD2014-00203 administratively	Denied
ADD2014-00203	Redistribution and redevelopment of the 140 employee housing units and construction of a 5,000 SF spa	Approved

ADD2008-00082	Redistribution and redevelopment of the 140 employee housing units and construction of a 5,000 SF spa	Voided by ADD2014-00203
ADD2006-00041	Allow replacement of a building with setback encroachments relating to Captiva Cruises	Approved
Z-05-013B	Amend the MDP to allocate 6 unused units to Harbour Pointe and allow for bridge crossing and associated wetland impacts	Approved
ADD2003-00077A	Reallocation of one (1) unbuilt unit to the "Beach Homesite" area	Approved

The above table further reinforces the ambiguous nature of the zoning for the SSRD, as evidenced through Administrative Interpretations challenging the Administrative Amendments authorized by the Community Development Director.

The Subject Property was acquired by the current owner, WS SSIR Owner, LLC in September 2021. One year after the acquisition, on September 28, 2022 Hurricane Ian made landfall on the Gulf Coast of Florida causing severe devastation and destruction to Lee County, the entirety of the structures, golf course, marina and amenities on the Subject Property were damaged. The lack of power after the storm caused further damage due to mold and other factors. The resort has not fully re-opened to the public due to the extent of damage incurred. The golf course is currently being redeveloped per DOS2022-00196, and a development order is under review to allow for modifications to the golf course design and a beach house building per ADD2022-00196A02.

Based upon the necessity to redevelop the entirety of the resort, along with the legal and procedural impediments stemming from ADD2002-00098, the Applicant is filing a MPD rezoning petition to create a valid and unambiguous zoning district and to provide a clear path for redevelopment.

#### **IV. PROPOSED MIXED USE PLANNED DEVELOPMENT**

The proposed MPD requests redevelopment of a maximum of 272 multi-family dwelling units (vested per ADD2002-00098), 435 hotel rooms, a 13-hole golf course, two (2) marinas totaling 5,610 linear feet of dockage, conference center, and private, on-site recreational and resort amenities for residents and hotel guests only.

The attached MCP depicts the location of the proposed land uses, access, preserve and open space. The MPD will be accessed from Captiva Drive via a gated entry with gatehouse. The southern area, closest to the entrance, will be redeveloped with multi-family residential buildings, along with active and passive, private recreational amenities for residents and guests. Beach access for the resort will also be accommodated in the southern portion of the project.

The parcels will be redeveloped with a marina, two hotels totaling 435-rooms with ancillary resort uses and amenities, marina, golf course and the remainder of the multi-family dwelling units. This area will also include extensive beach access and ancillary buildings and resort amenities focused on the Subject Property's prime western waterfront facing the Gulf of Mexico.

Lands located between the southern and northern development areas will be maintained as preserve areas as well as a parcel for maintenance buildings and related uses. These areas will meet or exceed the LDC requirements for both open space and indigenous preservation, as tabulated on the MCP.

Internal and external buffering will remain consistent with existing development conditions for South Seas Resort. Where these standards do not meet the buffering requirements set forth in LDC Section 10-416, deviations have been requested to allow for a cohesive development footprint and enhanced connectivity between the various use areas.

Parking will be accommodated for the various uses, pursuant to deviations that support the “park once” concept as explained in the Schedule of Deviations and Justification narrative. The parking requirements acknowledge the “park once” concept, where residents and guests arriving by vehicle will park or valet upon arrival and utilize the resort’s expansive bicycle/pedestrian network to move between uses, as well as resort transportation such as guest trolleys and golf carts. The reduced parking will reduce unnecessary impervious areas and maximize the land for resort and recreational uses on this island site.

The maximum building height requested is 45 feet, per LDC Section 34-2171 and 34-2173, amended per Ordinance 23-22. This height will accommodate the redevelopment of existing structures to their current height/number of stories.

The proposed development will continue to be compatible with the existing lands within the SSRD that are developed with residential uses and under separate ownership based upon the proposed development standards and height limitations. The proposed redevelopment will also provide an enhancement to the previous resort amenities for the benefit of existing and future residents/guests, increased resiliency and floodproofing, significant economic impact, and a modern development program that will restore the vision of South Seas Island Resort as Lee County’s premier resort property,

## **V. PUBLIC INFRASTRUCTURE**

The Subject Property will continue to be served by the requisite public and private infrastructure to serve the proposed development program in compliance with the Lee Plan and LDC.

The Property is intersected by South Seas Plantation Road, a private road connecting to Captiva Drive. Access will not be modified with the proposed MPD. An updated traffic study has been provided which evaluated the vested 272 multi-family dwelling units and the proposed 435 hotel/motel units. The results of the traffic study demonstrate the impacted roadways will continue to operate at an acceptable Level of Service (LOS) upon buildout of the development, projected by 2028. In fact, upon buildout of the MPD, Captiva Drive will operate at a LOS “D”, whereas the recommended minimum LOS standard for the road is “E”. The study assumed a 2% growth rate, compounded annually, which is greater than the historical growth trends on the island. The traffic study also utilized traffic data collected prior to Hurricane Ian to represent more typical conditions.

The Property is located within the Island Water Association which is a member-owned potable water utility providing service to Sanibel and Captiva Islands. The Florida Governmental Utility Authority (FGUA) provides wastewater treatment for the South Seas Resort. Letters of availability have been provided demonstrating the capacity to serve the proposed densities and intensities. Electricity is provided by Lee County Electric Cooperative (LCEC).

The Subject Property will continue to be served by Lee County for police protection, EMS and schools. The Captiva Island Fire Control District will provide fire protection via their station located at 14981 Captiva Dr., less than one-half mile from the Subject Property. The hotel/motel units do not generate school students.



## VI. RESILIENCY

In September of 2022, the “Captiva Island Vulnerability Assessment and Adaption Plan” was completed by the coastal engineering firm BRIZAGA. The report analyzes hazards and risks on Captiva Island and helped to inform the proposed redevelopment. Detailed projections of potential sea level rise, storm-surge, and resulting flooding are just one of the ways in which the development has prepared to ensure it rebuilds in a resilient manner. Due to the vulnerability of building in a coastal area, the redevelopment effort has focused on using natural infrastructure to reduce storm impacts, elevating structures to ensure habitable areas are above all state and federal projections of flooding or wave action, and designing structures to be ready to use solar energy to allow for a quicker recovery after future storms.

As recommended by BRIZAGA, the property is using natural infrastructure as its first line of defense. Natural infrastructure is the concept of using improved natural areas and features to reduce flooding, erosion, and runoff. On the western portion of the property, the development is reducing the footprint of the golf course to create an expanded naturally vegetated beach and dune barrier. Additionally, the entire golf course has been redesigned to elevate the tee boxes and allow the water features and greens to serve as one large stormwater feature during flooding events. Together, these improvements will reduce erosion, flooding of structures, and better prevent runoff.

While improved natural infrastructure will assist with the protection of the property from storm events, the most important resilience principle in any coastal structure is proper elevation. The habitable structures within the development have been carefully designed to ensure the lowest structure of any habitable floor is elevated above any state or federal projection of flooding or wave action. Recent storms through Florida’s coastal areas have shown that compliance with Florida’s building code and elevating structures above potential storm surge is critical for coastal construction.

Lastly, the concept of resilience focuses not only on escaping damage from storms, but also on recovering quickly. Restored power is a critical element in timely recovery from a storm and is also key to avoiding additional damage due to mold within structures. The habitable structures are being designed within the property to safely use solar or be able to easily accept solar in the future. This includes insuring areas where solar can be installed are protected from wind and storm debris. Together, the property’s resilience efforts have it poised to become one of the most resilient coastal developments in southwest Florida.

## VII. LEE PLAN COMPLIANCE

The following is an analysis of the MPD’s consistency with goals, objectives and policies of the Lee County Comprehensive Plan (Lee Plan).

***POLICY 1.1.6: The Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling units per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed.***

The Property is located in the Outlying Suburban Future Land Use (FLU) classification, as shown in the attached Future Land Use Map. The request includes 272 vested multi-family

dwelling units and 435 hotel rooms, along with accessory resort-oriented commercial and recreational uses.

The range of uses is permissible within this future land use category, as demonstrated by the historical development of the site. The program represents low-density/intensity development in consideration of the substantial preserve areas on-site, as well as property previously conveyed to the federal government.

The density proposed is limited to the 272 dwelling units vested per ADD2002-00098 based upon the allocation of units by parcel per Condition 1 of the ADD. Moreover, when a conventional density calculation is performed aside from the vesting, the density results in 2.3 du/acre which is also consistent with the FLU classification.

Hotel units are permissible use in this category and are treated as intensity per LDC Section 34-1801(4)(d). The LDC does not count a hotel/motel use towards overall "residential" density calculations.

*For the purposes of this division, a hotel/motel is defined as a building, or group of buildings on the same premises and under single control, consisting of ten or more sleeping rooms kept, used, maintained or advertised as, or held out to the public to be, a place where sleeping accommodations are supplied for pay to transient guests or tenants. Hotels/motels must be registered with the Department of Revenue as a bona fide hotel/motel operation and are required to pay the levied tourist development tax promulgated by the County. Hotels/motels that are not registered with the Department of Revenue or do not pay the tourist tax will be subject to the density limitations and property development regulations for multiple-family buildings.*

Thus, the proposed MPD is consistent with the above policy.

***POLICY 1.5.1: Permitted land uses in Wetlands consist of very low-density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan.***

The proposed South Seas Resort MPD only proposes residential uses within upland areas of the site. Identified wetland areas are proposed to be utilized as preserve/open space and no new wetland impacts are proposed. The proposed MPD is consistent with Policy 1.5.1 of the Lee Plan.

***POLICY 1.6.5: The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:***

***1. For each Planning District the County will maintain a parcel-based database of existing land use.***

**2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b) regardless of other project approvals in that Planning District.**

**3. When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted.**

Table 1(b) currently allocates a maximum of 429 acres for residential development in the Outlying Suburban Future Land Use Category within the Captiva Planning Community. Only a portion of the ±120.5-acre subject property is allocated for multi-family residential uses. Thus, the proposed MPD is well below the established threshold for residential in this area of the County.

**OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. LEE PLAN MAP 1-B**

The proposed rezoning and MPD will allow for a compact infill redevelopment pattern in an area intended for resort-oriented development, as demonstrated by existing approvals and development on the site. Water, wastewater, transportation and other required services and infrastructure are available to serve the project, as demonstrated through this application. The proposed addition of hotel rooms on the site will help to finance additional resiliency and sound building practices, while efficiently using the investment in public and private infrastructure to serve development in the SSRD. Development within the project is clustered on existing uplands and provides for open space/preserve of environmentally sensitive coastal lands, representing a compact development footprint. The property is vested for development per Table 1(b) of the Lee Plan.

**OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.**

As noted above, the Subject Property is currently developed and is contiguous to developed properties on Captiva Island. Thus, the petition does not propose development of new undeveloped lands. Additionally, proposed development is low-density infill and represents logical and efficient growth within the Outlying Suburban FLUC on Captiva Island. The Property is serviced by the Island Water Association and the Florida Governmental Utility Authority with electricity provided by Lee County Electric Cooperative (LCEC). Therefore, the proposed MPD and rezone fully complies with the above policy's intent to direct new growth to appropriate Future Urban Areas of the County.

**POLICY 2.2.1: Rezoning and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other**

***public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.***

The road network will operate at an acceptable LOS following the buildout of the proposed MPD.

Centralized water and sewer services are available to serve the proposed densities and intensities. The development will continue to be served by Lee County School District, EMS, Captiva Fire Control District, and the Lee County Sheriff's Office.

The development will continue to be compatible with residential uses internal to the SSRD via the proposed location of uses and design standards that largely mirror the approved standards per the ADD.

***STANDARD 4.1.1: WATER. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R 62-550).***

While the development does not exceed 2.5 du/acre based on the vested units and acreage of the Subject Property, the proposed MPD is serviced by the Island Water Association. The enclosed letter of availability demonstrates adequate capacity to serve the proposed development.

***STANDARD 4.1.2: SEWER. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.***

While the development does not exceed 2.5 du/acre based on the vested units and acreage of the Subject Property, the proposed MPD is serviced by the Florida Governmental Utility Authority. The enclosed letter of availability demonstrates adequate capacity to serve the proposed development.

***POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned developments except if located within the Mixed-Use Overlay.***

The Application is to rezone several properties to a unified Major Planned Development in accordance with this policy.

***POLICY 5.1.2: Prohibit residential development where physical constraints or hazards exist or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.***

While portions of the Property are located in the Coastal High Hazard Area (CHHA), the proposed MPD limits residential development to the 272 residential units vested through the original 1973 rezoning and ADD 2002-00098. The proposed MPD clusters development within the upland areas of the Property and preserves wetland habitats. All onsite

development shall be in accordance with, meet, or exceed all applicable building codes and FEMA regulations.

***POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.***

The request is intended to update the existing SSRD by way of a rezone to a Planned Development for the South Seas property. The residential uses are largely existing and vested per ADD2002-00098. The proposed design standards and binding MCP will ensure compatibility with the internal and external residential uses on Captiva Island. The requisite infrastructure is available to support the proposed density and intensity. Open space and preserve areas will meet or exceed the LDC. The zoning conditions and LDC requirements have adequately addressed any potential impacts on adjacent uses.

***POLICY 5.1.6: Maintain development regulations that require high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate to their density and design.***

The proposed MPD provides clustered residential development and non-residential uses (hotel/resort) surrounded by passive and active recreational uses, open space and preserve areas. The MPD preserves existing wetland and mangrove areas and meets the LDC requirements for open space.

***GOAL 6: COMMERCIAL LAND USES. To permit orderly and well-planned commercial development at appropriate locations within the County.***

***POLICY 6.1.7: Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.***

The proposed MPD will allow for the redevelopment of existing hotel and commercial uses on an infill, impacted site. Redevelopment of the resort uses will continue to be compatible with surrounding and adjacent commercial uses. The MPD rezoning will not open a new area to premature or scattered commercial land uses and will support economic development and resiliency for Captiva and Lee County as a whole.

***POLICY 6.1.11: Encourage the upgrading or revitalization of deteriorating commercial areas, but prohibit the expansion or replacement of commercial uses which are inappropriately located or that have an adverse impact on surrounding residential and non-residential uses. Such revitalization includes, but is not limited to: store-front renewal, sign control, and the provision of common parking areas and consolidated access.***



The proposed will allow for predictable and logical redevelopment of aged resort uses that have been substantially damaged by Hurricane Ian. The redevelopment will allow for revitalization and upgrading of the Subject Property in full compliance with this policy. Additionally, the redevelopment will ensure compatibility with surrounding residential uses through sensitive site design, consolidated access, and a “park once” model in which guests circulate throughout the site by trolley, golf cart, or bike.

**GOAL 23: CAPITVA COMMUNITY PLAN.** *The goal of the Captiva Community Plan is to protect the coastal barrier island community’s natural resources such as beaches, waterways, wildlife, vegetation, water quality, dark skies, and history. This goal will be achieved through environmental protections and land use regulations that preserve shoreline and natural habitats, enhance water quality, encourage the use of native vegetation, maintain the mangrove fringe, limit noise, light, water, and air pollution, create mixed use development of traditionally commercial properties, and enforce development standards that maintain the historic low-density residential development pattern of Captiva.*

The MPD will follow applicable land use regulations adopted pursuant to this goal.

**OBJECTIVE 23.1: PROTECTION OF NATURAL RESOURCES.** *To continue the long-term protection and enhancement of wetland habitats, water quality, native upland habitats (including rare and unique habitats), and beaches on Captiva.*

The proposed MPD maintains the existing wetland areas and preserves the mangrove areas located around the property, in compliance with Objective 23.1. The water quality will continue to be evaluated as part of ERP modifications.

**POLICY 23.1.1: Mangrove Fringe.** *Consider development regulations that will provide additional protection to the shoreline, including mangrove fringe, to the greatest extent possible.*

The proposed South Seas Resort MPD preserves the mangrove areas identified in the 1973 PUD concept plan.

**POLICY 23.1.3: Estuarine and Wetland Resources.** *Continue to support the protection of estuarine and wetland resources and wildlife habitat on Captiva.*

The proposed South Seas MPD preserves the wetland areas near the Chadwick Bayou identified on the 1973 PUD concept plan and is in compliance with Policy 23.1.3.

**POLICY 23.2.1: Mixed Use Development.** *Mixed use developments as defined in the Glossary, and mixed-use developments containing both commercial and residential uses within the same structure, are appropriate on Captiva properties that were zoned C-1 or CT as of Jan. 1, 2006. Such properties may be allowed residential units in addition to commercial uses at a density consistent with the Lee Plan. Such developments will only be permitted if approved as a Commercial or Mixed Use Planned Development.*

The property currently contains a mix of residential, commercial, and recreational uses. The Applicant is seeking to officially rezone the Property to a Planned Development in compliance with Policy 23.2.1.

***POLICY 23.2.3: Building Heights. Maintain building height regulations that account for barrier island conditions, such as mandatory flood elevation and mean-high sea level, for measuring height of buildings and structures.***

The MPD proposes a maximum building height of 45', per LDC Section 34-2171 and 34-2173, to allow for resiliency and a common measurement of building height in all coastal areas. The height will allow for redevelopment of the existing structures that contain three (3) habitable stories.

***POLICY 23.2.5: Lot Size per Unit. Development orders or development permits that would result in a reduction of the minimum lot size per unit permitted on a parcel under the parcel's current zoning category or under any other zoning category that would result in a reduction of the minimum lot size per unit on that parcel (as of March 23, 2018) are prohibited.***

ADD 2002-0098 does not establish minimum lot sizes nor does it provide for a clear zoning district for the Property. The proposed MPD will establish such regulations in accordance with this policy.

***POLICY 23.2.6: Variances and Deviations. Variances and/or deviations from the current development standards will not be permitted unless they meet all of the specific requirements for variances and deviations set forth in the LDC.***

A limited number of deviations are being requested for the proposed MPD. All deviations requested meet the requirements set forth in the LDC.

***POLICY 23.2.7: Alternative Transportation. Support integration of pedestrian and bicycle facilities into the transportation network to make Captiva safer for pedestrians, golf carts and bicyclists and to reduce automobile dependence and the need for increased parking facilities.***

Pedestrian and bicycle paths exist and will continue to serve residents and guests of the South Seas Island. Additionally, the resort utilizes trolley services and golf carts to provide multiple modes of mobility within the development.

***POLICY 23.2.9: Dark Skies. Limit light pollution and light trespass on Captiva in order to protect wildlife from any detrimental effects and for the benefit of Captiva residents and visitors.***

In accordance with Policy 23.2.9, outdoor lighting will be properly assessed and limited to protect wildlife from any detrimental effects at the time of local Development Order review.

***OBJECTIVE 23.4: PUBLIC PARTICIPATION. Opportunities for public input will be provided during the comprehensive plan amendment and rezoning processes.***

***POLICY 23.4.1: Public Informational Meeting. The owner or agent applying for an amendment to Captiva community-specific provisions in the Lee Plan or LDC must conduct one public informational meeting. The applicant is fully responsible for providing the meeting space, providing advance notice of the meeting, and providing***



***security measures as needed. The meeting must be held within the community plan boundary. Advance notice of the meeting must be disseminated in a community-based media outlet, physically posted at the post office and provided in writing to citizen groups and civic associations within the community that are registered with Lee County for notification of pending Lee Plan or LDC amendments. The notice must be available and posted at least one week prior the scheduled meeting date. At the meeting, the agent will provide a general overview of the amendment for any interested citizens. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and the applicant's response to any issues that were raised. This information must be submitted to the County before an application for a project can be found sufficient. Zoning Public Informational Meetings: Zoning related public information meetings will be required as provided in the LDC.***

Pursuant to Ordinance 23-22, which amended the LDC, the application in question is not required to have a public information meeting. The Applicant will continue to host meetings with South Seas and Captiva residents to inform them of the project.

***POLICY 59.1.3: Maintain floodplain regulations in accordance with the most recently adopted Flood Insurance Rate Map (FIRM) and other available sources.***

The proposed project is located within flood zones VE and AE of the FEMA Flood Zone Map. All new construction will meet or exceed current building code and FEMA standards for the corresponding flood zones.

***POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater.***

A surface water management system is proposed which will provide water quality treatment before discharging into Chadwick Bayou and the Gulf of Mexico. All required state permits will be obtained prior to site development activities. Please also refer to the Surface Water Management Narrative included in this application.

***POLICY 60.1.2: Incorporate, utilize, and where practicable restore natural surface water flowways and associated habitats.***

There are no flow-ways present on the subject Property.

***POLICY 60.4.1: Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flowways.***

The proposed MPD includes a surface water management plan that complies with all LDC design standards.

***POLICY 101.1.1: Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding.***

The MCP preserves mangrove fringe areas and provides on-site stormwater management to protect and enhance the natural systems. Additional stormwater retention is proposed to provide additional resiliency to protect the built and natural environment, as an improvement over existing conditions.

***POLICY 101.1.2: Protect and conserve the following environmentally sensitive coastal areas: wetlands, estuaries, mangrove stands, undeveloped barrier islands, beach and dune systems, aquatic preserves, wildlife refuges, undeveloped tidal creeks and inlets, critical wildlife habitats, benthic communities, and marine grass beds.***

As required by Lee Plan Policy 101.1.2, the site plan protects environmentally sensitive areas through the preservation and enhancement of 39.83 acres of on-site wetland/mangrove habitat.

***POLICY 101.3.2: Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities.***

The Property is located within the Coastal High Hazard Area. Development is only proposed for upland areas of the Property.

***POLICY 101.3.4: Encourage new residential development, as required by the Land Development Code, to provide continuing information to residents concerning hurricane evacuation and shelters.***

South Seas Resort will communicate information concerning hurricane evacuation and shelters to guests and maintain a Hurricane Evacuation Plan. The 272 multi-family units requested through this MPD rezoning are vested per ADD2002-00098, thus the application will not increase the amount of residential development on the Subject Property. The resort preemptively evacuated all personnel and guests from the Property prior to Hurricane Ian in 2022. Additionally, South Seas management can control hotel reservations ahead of a predicted storm, thereby reducing the number of guests on the island.

***POLICY 101.3.4: Encourage new residential development, as required by the LDC, to provide continuing information to residents concerning hurricane evacuation and shelters.***

The Applicant will continue to educate residents, guests, and employees on hurricane evacuation policies and procedures and provide information as necessary on shelters in the event of a storm. The Resort has successfully evacuated guests from Hurricanes Charlie, Irma, Idalia, and Ian.

***POLICY 123.2.4: Encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.***

The proposed MPD preserves existing wetland and mangrove areas onsite.

***OBJECTIVE 123.5: LOGGERHEAD SEA TURTLES. Continue the sea turtle protection program to minimize the disorientation of sea turtles along the Gulf beaches.***

South Seas Resort will enforce reduced lighting during Sea Turtle nesting season to mitigate the detrimental effects to hatchlings. The Resort will incorporate proper signage and

information in order to educate guests on the importance of reduced lighting levels and hazard mitigation.

***POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality.***

The proposed MCP reduces the total amount of turf on the golf course and repairs the majority of the landscaping lost to Hurricane Ian with native species. New development will replace portions of the existing substandard water management system with modern water management systems, designed in accordance with current County and State standards. Redevelopment required due to Hurricane Ian destruction, will, when possible, improve the existing surface water management system, again which was designed decades ago for existing development.

***POLICY 125.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.***

The proposed MPD provides for onsite detention/retentions areas, located around the golf course area, to minimize nutrient loading and pollution of freshwater and estuarine systems.

**OBJECTIVE 158.2: Lee County will maintain and develop programs which are designed to expand and enhance the tourism industry.**

The proposed MPD will support redevelopment of the largest resort in Lee County with marketable and financially viable uses, densities, and intensities. The proposed MPD will allow for predictable and clear standards to govern this property long-term, which in turn serves tourists and supports this important industry.

**OBJECTIVE 158.4: Lee County, in coordination with the Horizon Council and other appropriate entities, will maintain programs which are designed to encourage the retention and expansion of the County's existing economic base.**

South Seas Island Resort is a major employer and industry for the local economy. Redevelopment of the Subject Property with a mix of uses and development program that modernizes the resort, enhances resiliency to sustain future weather events, and increase the amenities and value of the land are in direct compliance with this objective.

## **VIII. DECISION-MAKING COMPLIANCE**

In accordance with LDC Section 34-145(d)(4)(a)1, the data and analysis provided in the enclosed application demonstrate that the request meets or exceeds the following:

**a) Complies with the Lee Plan;**

The proposed Planned Development is consistent with the provisions of the Lee Plan, as described in this narrative. The proposed residential and resort uses are consistent with allowable uses in the Outlying Suburban future land use category. As vested for the parcels owned by the property owner/applicant, the 272 dwelling units will not exceed the 3 du/acre permitted in Outlying Suburban, nor is an increase in residential density proposed in the Coastal High Hazard Area as directed by various policies in the Lee Plan. The hotel uses are

permissible in Outlying Suburban, will be in direct compliance with Lee Plan policies relating to economic development, and are not treated as density pursuant to LDC Section 34-1802 and the Lee Plan.

**b) Meets this Code and other applicable County regulations or qualifies for deviations;**

A limited number of deviations are being requested to support existing built conditions on the Subject Property and the intended development program. The deviation will allow for continuation of vested design standards set forth in ADD2002-00098. The deviations are detailed in the attached Deviation Justification Narrative and demonstrate compliance with the criteria set forth in LDC Section 34-373(a)(9).

**c) Is compatible with existing and planned uses in the surrounding area;**

The proposed Master Concept Plan is part of the existing SSRD, which was approved in 1973. The MPD proposes a consistent mix of residential, commercial, and recreational uses that are complementary to the surrounding area and will provide enhanced amenities to those residents within the SSRD. Building height is limited to 45 feet measured per LDC Section 34-2171 and 34-2173, which is generally consistent with the heights/stories that currently exist on the site. The uses and form of development will mimic the historical development pattern but modernized to meet current market demand and built to current state and federal standards. Thus, the MPD will have a positive impact on the surrounding area.

**d) Will provide access sufficient to support the proposed development intensity;**

Access to the Property is provided via Captiva Drive, a two-lane collector roadway. The Traffic Impact Statement prepared by TR Transportation Consultants, Inc. further shows that the surrounding infrastructure is supportive of the proposed density and intensity and roads will continue to operate at an acceptable Level of Service upon build out of the proposed MPD.

**e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval.**

Please see the Traffic Impact Statement prepared by TR Transportation Consultants, Inc. Impacted roadways will continue to operate at an acceptable Level of Service upon build out of the proposed development.

**f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and**

The South Seas Resort MPD utilized existing uplands for redevelopment of residential and resort uses. Existing preserve areas will remain undeveloped to ensure protection of all environmentally sensitive areas.

**g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.**

The South Seas Resort MPD will be served by all required public and private infrastructure, as detailed in this application.

**Further, it is also consistent with the review criteria for planned developments;**

**a) The proposed use or mix of uses is appropriate at the proposed location;**

The Property has functioned as a Planned Development in concept since 1973. Although a new MPD is proposed, the overall uses for the property will not change. Hotel uses are proposed in addition to vested density per the LDC provisions for hotel uses in PD zoning districts. The proposed ancillary commercial resort and recreational spaces will only be open to guests and residents of the SSRD, and not the general public.

**b) The recommended conditions provide sufficient safeguards to the public interest and area reasonably related to the impacts on the public's interest expected from the proposed development.**

The Applicant will work with staff on conditions to provide sufficient safeguards for public interests.

**c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:**

- 1) Enhances the achievement of the objectives of the planned development; and**
- 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.**

A limited number of deviations are being requested to support the intended development program. These are detailed in the Deviation Justification Narrative. These deviations have mirror approved development standards per ADD2002-00098 and are supported by analysis to ensure no adverse effects to the surrounding areas are consistent with the objectives of a planned development district.

## **IX. CONCLUSION**

The proposed South Seas Island Resort MPD will allow for the Subject Property to be redeveloped in accordance with market demand with enhanced resiliency and modern amenities to serve future residents and guests. The Subject Property represents the largest resort property in Lee County and will serve as a driver of economic development to benefit Captiva, Lee County and the Southwest Florida region.

The development standards mirror those approved in current Administrative Interpretation and will maintain compatibility with residential uses internal to the SSRD as well as those outside the resort. Building height is carefully limited to the LDC regulations outlined in Section 34-2171 and 34-2172 to allow build back of the existing building heights and habitable stories. The development incorporates important resiliency measures to ensure longevity of the investment by the property owner, as well as broader benefit to Captiva Island and Lee County. The request is consistent with the Lee Plan and the LDC, including the review criteria for Rezones and Planned Developments. The applicant respectfully requests approval of this petition.



## **SOUTH SEAS ISLAND RESORT MPD SCHEDULE OF USES**

### **RESIDENTIAL TRACTS**

Accessory uses and structures

Administrative offices

Caretaker's residence

Clubs, country, private and fraternal

Accessory uses, including but not limited to:

ATM

Bait and tackle shop

Bar or cocktail lounge

Boat dock

Boat ramp

Consumption on premises, including outdoor seating

Convenience food and beverage store

Day care center, child

Food and beverage service

Locker rooms

Personal services (Groups I and II limited to ATM, barber or beauty shop, health club and massage establishment)

Rental or leasing establishments, Group I only

Restaurants Groups I, II and III with consumption on premises and outdoor seating

Specialty retail shop, Groups I and II

Swimming pools

Sports courts

Commercial use of beachfront seaward of the coastal construction control line

Communication facilities, wireless

Community gardens

Cultural facilities

Dwelling units, limited to 272 units for the entire MPD

Multi-family Building

Entrance gates and gatehouses

Essential services facilities, Group I

Excavation, water retention

Fences, walls

Home occupations in accordance with LDC

Models, display center, model unit

Multi-Slip Docking Facility

Parks, private

Parks, Groups I

Parking lot, accessory, commercial, garage, temporary

Real estate sales office

Recreational facilities, commercial Group III, outdoor cultural, passive and active recreational (private on-site) and educational activities only

Signs in accordance with Chapter 30  
Storage, indoor, accessory only  
Temporary uses in accordance with LDC  
Transportation services, Group I and II

### **RESORT/COMMERCIAL TRACTS**

Accessory uses and structures  
Administrative offices  
ATM  
Club, private  
Dwelling units, limited to 272 units for the entire MPD  
    Multi-family Building  
Excavation, water retention  
Entrance gates and gatehouse  
Essential service facilities, Groups I  
Fences, walls  
Hotel/motel, limited to 435 rooms  
    Accessory uses, including but not limited to:  
        Bait and tackle shop  
        Boat dock  
        Bar or cocktail lounge  
        Consumption on premises, including outdoor seating  
        Convenience food and beverage store  
        Food and beverage service  
        Gift and souvenir shop  
        Locker rooms  
        Meeting rooms  
        Personal services (Groups I and II limited to ATM, barber or beauty shop, health club and massage establishment)  
        Rental or leasing establishments, Group I only  
        Restaurants Groups I, II and III with consumption on premises and outdoor seating and accessory to private club only  
        Specialty retail shop, Groups I and II  
        Swimming pools  
        Sports courts  
Helipad  
Marina  
Marina, accessory uses, excluding fueling facilities  
Multi-slip docking facility  
Parking lot, accessory, commercial, garage, temporary  
Parks, Groups I and II  
Recreation Facilities, Commercial Group III, outdoor cultural, passive and active recreational and educational activities only  
Signs in accordance with Chapter 30  
Storage, open and accessory only  
Transportation services, Groups I and II

### **GOLF COURSE TRACT**

Accessory uses and structures



Administrative offices  
Caretaker's residence  
Clubs, country, private and fraternal  
    Accessory uses, including but not limited to:  
        ATM  
        Bar or cocktail lounge  
        Consumption on premises, including outdoor seating  
        Convenience food and beverage store  
        Food and beverage service  
        Gift and souvenir shop  
        Locker rooms  
        Personal services (Groups I and II limited to ATM, barber or beauty shop, health club and massage establishment)  
        Rental or leasing establishments, Group I only  
        Restaurants Groups I, II and III with consumption on premises and outdoor seating  
        Specialty retail shop, Groups I and II  
Excavation, water retention  
Essential service facilities, Groups I  
Fences, walls  
Golf course  
Golf course driving range  
Maintenance facility  
Parking lot, accessory  
Storage, open and accessory only

#### **UTILITY/ESSENTIAL SERVICE TRACTS**

Entrance gates and gatehouse  
Excavation, water retention  
Essential service facilities, Groups I and II  
Fences, walls  
Maintenance facility  
Parking lot, accessory  
Storage, open and accessory only  
Offices  
Vehicle Repair  
Laundry  
Security  
Load/Receiving Dock



## **SOUTH SEAS MPD SCHEDULE OF USES**

### **RESIDENTIAL TRACTS**

Accessory uses and structures

Administrative offices

Caretaker's residence

Clubs, country, private and fraternal

Accessory uses, including but not limited to:

ATM

Bait and tackle shop

Bar or cocktail lounge

Boat dock

Boat ramp

Consumption on premises, including outdoor seating

Convenience food and beverage store

Day care center, child

Food and beverage service

Locker rooms

Personal services (Groups I and II limited to ATM, barber or beauty shop, health club and massage establishment)

Rental or leasing establishments, Group I only

Restaurants Groups I, II and III with consumption on premises and outdoor seating

Specialty retail shop, Groups I and II

Swimming pools

Sports courts

Commercial use of beachfront seaward of the coastal construction control line

Communication facilities, wireless

Community gardens

Cultural facilities

Dwelling units, limited to 272 units

Multi-family Building

Entrance gates and gatehouses

Essential services facilities, Group I

Excavation, water retention

Fences, walls

Home occupations in accordance with LDC

Models, display center, model unit

Multi-Slip Docking Facility

Parks, private

Parks, Groups I

Parking lot, accessory, commercial, garage, temporary

Real estate sales office

Recreational facilities, commercial Group III, outdoor cultural, passive and active recreational (private on-site) and educational activities only

Signs in accordance with Chapter 30  
Storage, indoor, accessory only  
Temporary uses in accordance with LDC  
Transportation services, Group I and II

### **RESORT/COMMERCIAL TRACTS**

Accessory uses and structures  
Administrative offices  
ATM  
Club, private  
Excavation, water retention  
Entrance gates and gatehouse  
Essential service facilities, Groups I  
Fences, walls  
Hotel/motel, limited to 435 rooms  
    Accessory uses, including but not limited to:  
        Bait and tackle shop  
        Boat dock  
        Bar or cocktail lounge  
        Consumption on premises, including outdoor seating  
        Convenience food and beverage store  
        Food and beverage service  
        Gift and souvenir shop  
        Locker rooms  
        Meeting rooms  
        Personal services (Groups I and II limited to ATM, barber or beauty shop, health club and massage establishment)  
        Rental or leasing establishments, Group I only  
        Restaurants Groups I, II and III with consumption on premises and outdoor seating and accessory to private club only  
        Specialty retail shop, Groups I and II  
        Swimming pools  
        Sports courts  
Helipad  
Marina  
Marina, accessory uses, excluding fueling facilities  
Multi-slip docking facility  
Parking lot, accessory, commercial, garage, temporary  
Parks, Groups I and II  
Recreation Facilities, Commercial Group III, outdoor cultural, passive and active recreational and educational activities only  
Signs in accordance with Chapter 30  
Storage, open and accessory only  
Transportation services, Groups I and II

### **GOLF COURSE TRACT**

Accessory uses and structures  
Administrative offices  
Caretaker's residence

Clubs, country, private and fraternal

Accessory uses, including but not limited to:

ATM

Bar or cocktail lounge

Consumption on premises, including outdoor seating

Convenience food and beverage store

Food and beverage service

Gift and souvenir shop

Locker rooms

Personal services (Groups I and II limited to ATM, barber or beauty shop, health club and massage establishment)

Rental or leasing establishments, Group I only

Restaurants Groups I, II and III with consumption on premises and outdoor seating

Specialty retail shop, Groups I and II

Excavation, water retention

Essential service facilities, Groups I

Fences, walls

Golf course

Golf course driving range

Maintenance facility

Parking lot, accessory

Storage, open and accessory only

#### **UTILITY/ESSENTIAL SERVICE TRACTS**

Entrance gates and gatehouse

Excavation, water retention

Essential service facilities, Groups I and II

Fences, walls

Maintenance facility

Parking lot, accessory

Storage, open and accessory only



## **SOUTH SEAS ISLAND RESORT MPD SCHEDULE OF DEVIATIONS & JUSTIFICATIONS**

1. Deviation (1) from LDC §10-291(3) which requires residential developments of more than five (5) acres and commercial developments greater than 10 acres to provide more than one means of ingress and egress for the development, to allow one access point to the development area west of Trout Creek only.

**JUSTIFICATION:** The subject property is at the northern terminus of Captiva Island, which is accessible by Captiva Drive. Due to the geographical limitations and the island locale, this deviation cannot be avoided and is applicable to virtually all development on Captiva. The resort has been developed for decades under these same access conditions. The deviation is off-set via dedicated boat slips to Lee County EMS. Moreover, the property is subject to a Comprehensive Emergency Management Plan per Florida Statutes to protect public health safety and welfare.

2. Deviation (2) from LDC § 10-416(d), which requires a buffering area is required along the entire perimeter of the proposed development whenever the proposed development abuts a different use, to allow for no internal buffers between differing uses within the MPD.

**JUSTIFICATION:** The property has functioned as a cohesive master planned resort since its inception without internal buffering requirements that would preclude bicycle, pedestrian and vehicular connectivity and take away from the overall character and clustered form of development. Internal landscaping will be provided throughout the resort, in addition to surface parking landscape islands and building perimeter plantings, in full conformance with the LDC. The deviation will not harm public health, safety or welfare and will allow for better integrated uses and buildings throughout the project.

3. Deviation (3) from LDC § 10-416(d), which requires a buffering area is required along the entire perimeter of the proposed development whenever the proposed development abuts a different use, to allow for no buffers between the proposed LDC § 10-416(d), MPD boundary and external lands located in the South Seas Island Resort as defined in the LDC, and a modified Type D buffer along Captiva Drive.

**JUSTIFICATION:** The proposed MPD will only rezone those lands known as South Seas Island Resort per ADD2002-00098 that are owned by the Applicant, WS SSIR Owner, LLC resort property. The proposed deviation is intended to maintain that aesthetic and functionality of the project once the post-lan redevelopment program has been implemented. The deviation will not harm public health, safety or welfare and will allow for better integrated uses and buildings throughout the project.

4. Deviation (5) from to LDC § 34-2020, which requires two (2) parking spaces per multi-family dwelling unit or timeshare unit in addition to 10% guest parking; to allow for one (1) parking space per unit for multi-family dwelling and timeshare units within the MPD in addition to 10% guest parking.

**JUSTIFICATION:** This was approved per ADD2002-00098 per Condition 4.g. The development has functioned consistently with the intent of the Land Development Code under these existing standards. The Applicant respectfully submits continuation of this standard will not negatively impact public health, safety and welfare. This concept is part of the resort's "Park Once" program which provides a

variety of forms of transportation such as bike trails, trolley service, and walking paths to move about the resort grounds once guests have entered and checked in to the Property.

5. Deviation (6) from LDC § 34-2020 to allow for 1.2 parking spaces per hotel unit; to allow 0.5 parking spaces per hotel unit, plus an additional 10% for guest parking.

**JUSTIFICATION:** This was approved per ADD2002-00098 per Condition 4.g. The development has functioned consistently with the intent of the Land Development Code under these existing standards. The Applicant respectfully submits continuation of this standard will not negatively impact public health, safety and welfare.

6. Deviation (7) from LDC § 34-1801, which requires parking for hotel uses in accordance with Division 26; to allow no minimum parking spaces for activities/facilities internal to the resort and used exclusively by resort owners and guests (i.e. marina, golf course, tennis, retail, resort area restaurants, conference facilities, etc.).

**JUSTIFICATION:** This was approved per ADD2002-00098 per Condition 4.g. The development has functioned consistently with the intent of the Land Development Code under these existing standards. The Applicant respectfully submits continuation of this standard will not negatively impact public health, safety and welfare.

7. Deviation (8) from LDC Section 10-329(d)(4), which requires lake banks to be sloped at a 6:1 ratio from the top of bank to a water depth of two feet below the dry season water table; to allow for a minimum ratio of 4:1 slope.

**JUSTIFICATION:** The site is on an island and physically constrained. The proposed lake bank slopes will be designed with erosion mitigation measures, such as turf reinforcement mats. This deviation is typically approved for non-residential and mixed-use projects subject to enhanced design standards. As proposed, the deviation will not negatively impact public health, safety and welfare. Additionally, the electric carts used on the Property are equipped with a GPS geo-fencing device that automatically turns the carts off when within a certain distance of sensitive areas such as marinas and lakes.





## **SOUTH SEAS MPD DENSITY CALCULATION STATEMENT**

### **Residential Density Statement**

Pursuant to ADD2002-00098, the South Seas Resort District (SSRD) is comprised of 304 acres within the Outlying Suburban future land use category permitting up to 3 du/acre or 912 units. Per Condition 1 of the ADD, each parcel within the SSRD is allocated a specified number of units. As shown on Exhibit "A" attached, WS SSIR Owner, LLC (the Applicant) controls 272 units within the SSRD.

Thus, the MPD requests this vested density/unit allocated to lands proposed for rezoning per ADD2002-00098.

### **Hotel Intensity Statement**

Pursuant to LDC Section 34-1801, hotels/motels approved as planned developments are not subject to rental unit size or density requirements set forth above provided all other aspects of the development (height, traffic, intensity of use, etc.) are found to be compatible with the surrounding area and otherwise consistent with the Lee Plan.

Thus, the requested 435 hotel rooms are not treated as density per this MPD and are proposed as intensity subject to the above criteria.



## **South Seas Island Resort MPD Property Development Regulations**

### **Minimum Dimensions**

Min. Lot/Parcel Size: 2,000 SF

Min. Lot/Parcel Width: N/A

Min. Lot/Parcel Depth: N/A

### **Minimum Setbacks**

Captiva Drive Southwest – 25' (measured to edge of right-of-way)

South Seas Road – 10' (measured to edge of pavement, excluding security building, signs, walls and other entrance features, when consistent with LDC site visibility requirements)

Internal Driveways – No minimum setbacks required

Building to MPD External Property Line:

- Minimum 10' with minimum 6' high wall and vegetation buffer
- Minimum 15' with minimum 6' high wall or vegetation buffer
- Minimum 20' without wall or vegetation buffer

Building to MPD Internal Property Line/Tract Line – no minimum setback required

Building to Bay Waters – 25' setback from mean high tide line

Building to Waters of Gulf of Mexico – 50' from mean high tide line

Building to Natural or Manmade Lake, Pond, Bayou, Canal, or Marina – 0' subject to LDC Section 10-418.

Building Separation – 10' separation unless additional separation is required by Building/Fire Code

### **Accessory Structures including Fences and Walls**

- No minimum setback for walls or structures 8' or less in height above grade.
- For walls or structures over 8' in height above grade, the setback shall be the same as set forth above for Buildings, except as to water bodies where there will be no setbacks required.
- There shall be no minimum required separation between walls and accessory structures or one accessory structure to another.

Building Height: 45 feet measured from 4 feet above minimum base flood elevation to the midpoint of a pitched roof, or top of a flat/parapet roof.

Open Space: 30% or 36.15 acres (with no minimum open space required on a per parcel/tract basis)

Waterway Buffers:

Bay Waterway Buffer: Average of 35 feet (except to the extent that the existing South Seas Road or Bay Drive currently encroach into this buffer). Where it is within or proximate to approved development areas, the natural buffer may be subject to a number of existing small openings as necessary for helicopter, vehicular, boat, pedestrian and/or utility access, and trimming in accordance with state standards for mangrove trimming where permitted.

Per ADD2002-00098, there is no buffer required along the bay waters extending from the southeasterly tip of the Harbour Pointe site continuing access the marina entrance channel and along the bay water to Redfish Pass.

## LEE COUNTY ORDINANCE NO. 23-22

AN ORDINANCE AMENDING THE LEE COUNTY LAND DEVELOPMENT CODE, CHAPTERS 30 (SIGNS), 33 (PLANNING COMMUNITY REGULATIONS) AND 34 (ZONING); PERTAINING TO RELOCATION OF NONCONFORMING BILLBOARDS; UNIFORM CALCULATION OF BUILDING HEIGHT; EXCEPTIONS TO HEIGHT LIMITATIONS FOR THE PURPOSE OF RESILIENCY; PERMITTED SETBACK ENCROACHMENTS FOR EXTERIOR STAIRWAYS; PARKING REQUIREMENTS FOR RECONSTRUCTED BUILDINGS; ZONING APPLICATION REQUIREMENTS RELATED TO HOMEOWNERS' ASSOCIATIONS; ISSUES RELATED TO REBUILDING ON CAPTIVA ISLAND AND WITHIN SOUTH SEAS ISLAND RESORT; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, INCLUSION IN CODE AND SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

THE SPECIFIC LDC PROVISIONS THAT WILL BE AMENDED ARE: SEC. 30-55 (NONCONFORMING SIGNS); 33-1087 (MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES – GREATER PINE ISLAND); 33-1458 (BUILDING HEIGHT AND VERTICAL PLANE – MATLACHA RESIDENTIAL OVERLAY); 33-1611 (APPLICABILITY); 33-1614 (DEFINITIONS); 33-1627 (HEIGHT RESTRICTIONS ON CAPTIVA ISLAND); 34-2 (DEFINITIONS); 34-201 (APPLICATION REQUIREMENTS FOR PUBLIC HEARING AND ADMINISTRATIVE ACTIONS); 34-1805 (DENSITY LIMITATION FOR CAPTIVA ISLAND); 34-2011 (APPLICABILITY OF DIVISION); 34-2171 (MEASUREMENT); 34-2172 (EXCEPTIONS TO HEIGHT LIMITATIONS FOR RESILIENCY); 34-2174 (ADDITIONAL PERMITTED HEIGHT WHEN INCREASED SETBACKS PROVIDED); 34-2175 (HEIGHT LIMITATIONS FOR SPECIAL AREAS AND LEE PLAN LAND USE CATEGORIES); 34-2191 (MEASUREMENT; PERMITTED ENCROACHMENTS); APPENDIX I (PLANNING COMMUNITY AND REDEVELOPMENT OVERLAY DISTRICT BOUNDARIES AND LEGAL DESCRIPTIONS) MAP 18 (SOUTH SEAS ISLAND RESORT).

WHEREAS, Florida Statutes Section 125.01(1)(h) authorizes counties to establish, coordinate, and enforce zoning regulations necessary for the protection of the public; and,

WHEREAS, the Board of County Commissioners adopted the Lee County Comprehensive Plan (Lee Plan), as well as the Lee County Land Development Code (LDC) which contains regulations applicable to the development of land in Lee County; and,

WHEREAS, Goal 72 of the Lee Plan is to "Establish objectives and policies to help prevent and mitigate threats from natural disasters by reducing their potential impact on future development and responding efficiently to disasters and hazards after the fact;" and

WHEREAS, Objective 72.2 of the Lee Plan is to "Maintain land development regulations that reduce the vulnerability of development from the threats of natural and man-made hazards;" and

WHEREAS, the Land Development Code Advisory Committee (LDCAC) was created by the Board of County Commissioners to explore amendments to the LDC; and,

WHEREAS, the LDCAC has reviewed the proposed amendments to the LDC on April 14, 2023, and May 12, 2023, and recommended approval of the proposed amendments as modified; and,

WHEREAS, the Executive Regulatory Oversight Committee reviewed the proposed amendments to the Code on May 10, 2023, and recommended their adoption; and,

WHEREAS, the Local Planning Agency reviewed the proposed amendments on May 22, 2023, and found them consistent with the Lee Plan, as indicated.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA:

### **SECTION ONE: AMENDMENT TO LDC CHAPTER 30**

Sec. 30-55. - Nonconforming signs.

- (a) *Status.* Every sign, erected before August 21, 1985, which was a permitted ~~legally-existing~~ sign is deemed a legal nonconforming sign. A permitted sign means a sign that was constructed or is in place with a valid permit from the county. All nonconforming signs are subject to the provisions of this section. All existing signs that are not legal nonconforming signs must comply with the terms of this chapter.
- (1) A nonconforming sign may not be enlarged or altered in a way which increases its nonconformity.
  - (2) Nothing in this section shall relieve the owner or user of a legal nonconforming sign or owner of the property on which the legal nonconforming sign is located from the provisions of this chapter regarding safety, maintenance and repair of signs. Any repair or refurbishing of a sign that exceeds 25 percent of the value of the sign in its preexisting state shall be considered as an act of placing a new sign and not an act of customary maintenance. It shall be the responsibility of the ~~permittee~~ applicant to provide the ~~division of community development~~ Department of Community Development with adequate proof of the cost of such work in the form of an itemized statement of the direct repair cost, whenever such information is requested by the ~~division~~ Department.
  - (3) If any nonconforming sign is destroyed to an extent of 50 percent or more of its assessed value at the time of destruction, the sign shall not be replaced or repaired, in part or in full, except upon full compliance with this chapter.
  - (4) A ~~replacement~~ nonconforming billboard structure may be ~~rebuilt~~ replaced in its ~~present existing~~ location provided that the structure is in compliance with the following conditions:
    - a. Pursuant to the application for replacement, two legal nonconforming billboard structures shall be removed in exchange for the right to reconstruct one replacement billboard structure.
    - b. One of the structures which is to be removed must be located on the same site as the replacement billboard structure. If only one structure is located on the site of the replacement sign billboard structure, another nonconforming billboard structure must be removed from another location within the unincorporated area of the county.
    - c. The replacement billboard structure must meet all current county height, size and setback requirements.

- d. The land use category in which the replacement sign billboard structure is to be erected must be the less restrictive of the two land use categories where the two removed nonconforming billboard structures were located. If the land use category is the same for both nonconforming billboard structures, the replacement structure may be located at either site. For purposes of this section, the following hierarchy of land use categories should be used to determine the least restrictive land use categories, with the most appropriate categories listed in descending order:
    1. Intensive ~~d~~Development, ~~i~~Industrial ~~D~~evelopment, ~~t~~Tradeport and ~~i~~Interchange areas;
    2. Central ~~u~~Urban and ~~u~~Urban ~~e~~Community;
    3. Suburban and ~~e~~Outlying ~~s~~Suburban;
    4. Rural, ~~e~~Outer ~~i~~Islands and ~~d~~Density ~~r~~Reduction/~~g~~Groundwater ~~r~~Resources; and
    5. Environmentally critical areas (resource protection area and transitional zones) Wetlands, Conservation Lands Wetlands and Conservation Lands Upland.
  - e. Upon approval of the application for replacement and completion of the conditions specified in this subsection, the replacement billboard structure shall be ~~deemed in conformance with this chapter~~ afforded the same privileges as a conforming billboard structure and may be replaced in its present location.
  - f. No replacement billboard structure may be located in the locations designated in section 30-183(1)b.
  - g. Relocation. A replacement billboard structure permitted by this subsection may be relocated once provided the proposed location is:
    1. On non-residentially-zoned property and outside of the barrier islands and Pine Island unless the replacement billboard structure originates from the respective island;
    2. In the same or a less restrictive land use category according to the hierarchy established in section 30-55(a)(4)d;
    3. Located along an arterial street where billboards are permitted in accordance with section 30-183(1)b;
    4. Meeting the billboard structure separation requirements established in section 30-183(2). Where no distance separation is specified, the minimum required separation will be 1,000 feet from any other billboard on the same side of the street. The minimum required separation will be 2,640 feet from another billboard relocated in accordance with this subsection.
    5. Legally described; and
    6. Supported by a narrative statement declaring that the current billboard location has become unsuitable and verification that the proposed location meets the requirements of this subsection and will not encroach upon the conforming status of other billboards in proximity.
- (b) *Loss of legal nonconformity.*
- (1) through (4) unchanged.



## SECTION TWO: AMENDMENT TO LDC CHAPTER 33

Lee County Land Development Code Chapter 33 is amended as follows with strike through identifying deleted text and underline identifying new text.

### CHAPTER 33 – PLANNING COMMUNITY REGULATIONS

#### ARTICLE III. – GREATER PINE ISLAND

##### DIVISION 6. – DESIGN STANDARDS

#### **Sec. 33-1087. Maximum height of buildings and structures. (Greater Pine Island)**

The height of buildings and structures are subject to the requirements of section 34-2175.

~~No building or structure may be erected or altered so that the peak of the roof exceeds 38 feet above the average grade of the lot in question or 45 feet above mean sea level, whichever is lower.~~

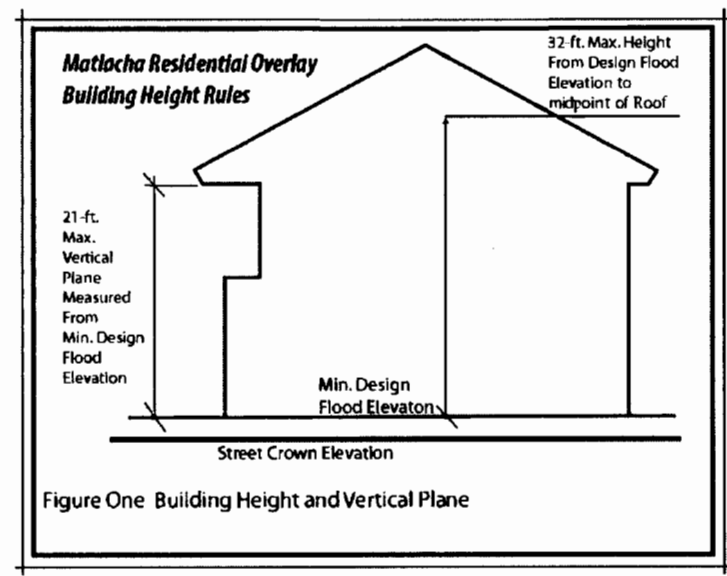
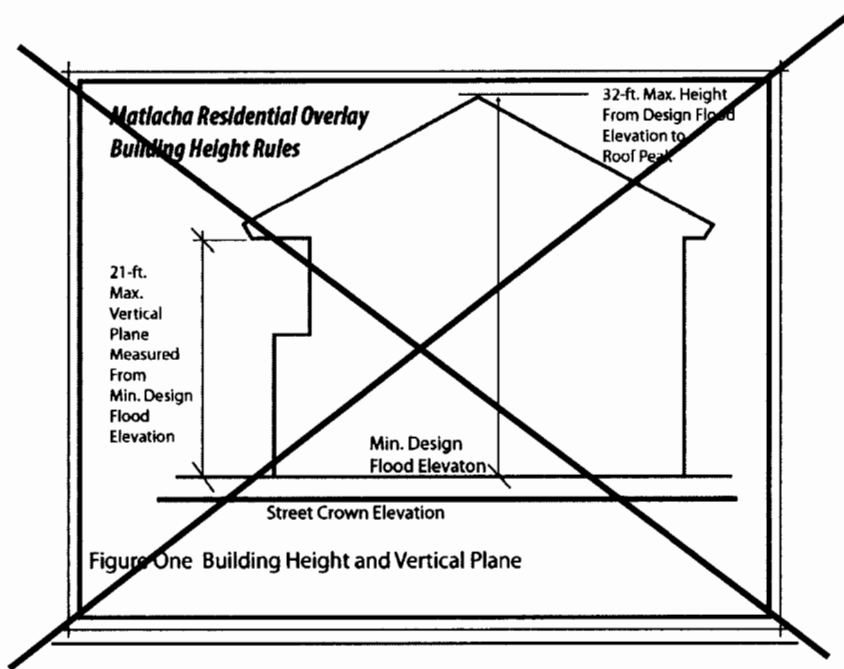
- ~~(a) The provisions of section 34-2171(a)(1) that allow the substitution of "minimum required flood elevation" for "average grade of the lot in question" do not apply to Greater Pine Island.~~
- ~~(b) The provisions of section 34-2174(a) that allow taller buildings in exchange for increased setbacks do not apply to Greater Pine Island.~~
- ~~(c) Structures without roofs will be measured to the highest point on the structure.~~
- ~~(d) No deviations from these height restrictions may be granted through the planned development process.~~
- ~~(e) Any variances from these height restrictions require all of the findings in section 34-145(b)(3), with the sole exception being where the relief is required to maintain or improve the health, safety, or welfare of the general public (not just the health, safety, or welfare of the owners, customers, occupants, or residents of the property in question).~~

#### ARTICLE VI. – MATLACHA RESIDENTIAL OVERLAY

##### DIVISION 2. – DEVELOPMENT STANDARDS AND SPECIFICATIONS

#### **Sec. 33-1458. Building height and vertical plane.**

The maximum vertical plane of a building may not exceed 21 feet, measured from the minimum design flood elevation (see Figure 1). The maximum building height of a building may not exceed 32 feet, as measured in accordance with section 34-2171 ~~from the design flood elevation to the roof peak. See Figure 1.~~



**Figure 1 (Building Height and Vertical Plane)**

## ARTICLE IX. – CAPTIVA

### DIVISION 3. – PROPERTY DEVELOPMENT REGULATIONS

#### **Sec. 33-1611. Applicability.**

- (a) *Scope.* The provisions of article IX apply to development located on Captiva Island not specifically exempted under section 33-1613, "Existing development" below, as defined in Goal 23 of the Lee County Comprehensive Plan, but excluding Upper Captiva, Cayo Costa, Useppa, Buck Key, and Cabbage Key. This Article applies to development and redevelopment located on Captiva Island unless specifically stated otherwise.

- (b) *Zoning*. This article applies to requests to rezone property on Captiva Island.
- (c) *Development orders*. This article applies to development orders and limited review development orders described in sections 10-174(1), 10-174(2) and 10-174(4)a. that are requested on Captiva Island.
- (d) *Demonstrating compliance*. Compliance with the standards set forth in this article must be demonstrated on the drawings or site development plans submitted in conjunction with an application for development order approval or with a building permit application if a development order is not required.
- (e) Unless specifically provided herein, development within the area defined as South Seas Island Resort, as defined herein, is exempt from this article, ~~so long as the development complies with the Administrative Interpretation, ADD2002-00098, adopted by the Board of County Commissioners in 2002.~~

#### **Sec. 33-1614. – Definitions.**

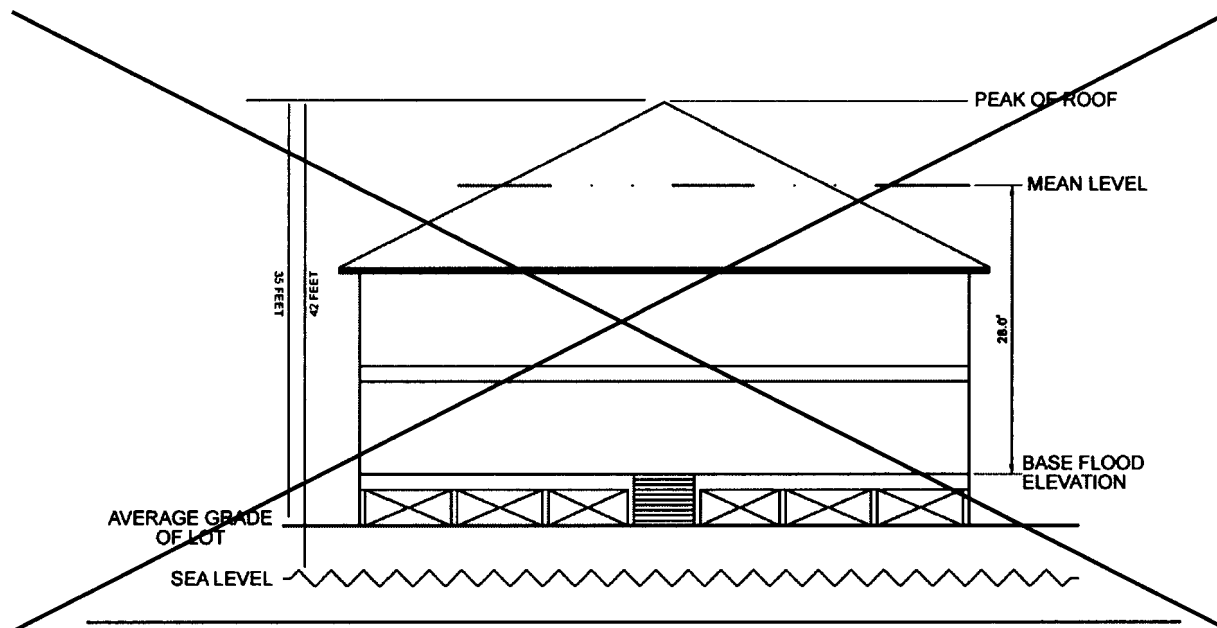
The following definitions are in addition to those set forth in other chapters of this LDC and are applicable to the provisions set forth in this article only. If, when construing the specific provisions contained in this article, these definitions conflict with definitions found elsewhere in this LDC, then the definitions set forth below will take precedence.

*Beach furniture or equipment through Roofline articulation* remain unchanged.

South Seas Island Resort means certain land generally lying north of Captiva Drive and bounded by the Gulf of Mexico, Red Fish Pass, and Pine Island Sound, commonly known as South Seas Island Resort, along with certain parcels lying south of and fronting Captiva Drive as depicted in Appendix I, Map 18.

#### **Sec. 33-1627. Height restrictions on Captiva Island.**

- (a) The height of buildings and structures is subject to the requirements of section 34-2175.  
~~may not exceed the least restrictive of the two following options:~~
  - ~~(1) Thirty-five feet above the average grade of the lot in question or 42 feet above mean sea level measured to the peak of the roof, whichever is lower; or~~
  - ~~(2) Twenty-eight feet above grade the lowest horizontal member at or below the lawful base flood elevation measured to the mean level between eaves and ridge in the case of gable, hip, and gambrel roofs.~~



If the lowest horizontal member is set above the base flood elevation, the 28-foot measurement will be measured starting from the base flood elevation. Notwithstanding the above height limitations, purely ornamental structural appurtenances and appurtenances necessary for mechanical or structural functions may extend an additional four feet above the roof peak or eight feet above the mean height level in the case of gable, hip, and gambrel roofs, whichever is lower, so long as these elements equal 20 percent or less of the total roof area.

- (b) The existing telecommunications tower facility located in the maintenance and engineering area of South Seas Island Resort may be replaced to a height not to exceed 170 feet, provided the new facility makes space available to the county for emergency communications service coverage for Captiva, as well as co-location capability for wireless carriers desirous of serving Captiva. Destruction of mangroves to build or operate a tower or related tower facilities is prohibited. The telecommunication tower will be a monopole, unless public safety is compromised.

### SECTION THREE: AMENDMENT TO LDC CHAPTER 34

#### CHAPTER 34. – ZONING

##### ARTICLE I. – IN GENERAL

#### Sec. 34-2. Definitions.

The following words, terms and phrases, when used in this chapter, have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Abutting property through building, conventional remain unchanged.*

*Building, height of* means the vertical distance of a building or structure measured in accordance with section 34-2171, from grade to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of gable, hip and gambrel roofs. Where minimum floor elevations in floodprone areas have been established by law, the building height will be measured from required minimum floor elevations (see article VII, division 30, subdivision II, of this chapter).

*Building official through intensity remain unchanged.*

Island means any piece of land that is surrounded completely by a natural body or natural bodies of water. Islands created through excavation or dredging activity or lands otherwise surrounded by water as a result of human activity will not be considered islands.

## ARTICLE II. – ADMINISTRATION

### DIVISION 6. - APPLICATIONS

#### **Sec. 34-201. Application requirements for public hearing and administrative actions.**

(a) Initiation of application. An application for a rezoning, mine excavation planned development under chapter 12, special exception, or variance may be initiated by:

(1) A landowner, or his authorized agent, for his own property; Where there is more than one owner, either legal or equitable, then all owners must jointly initiate the application or petition. Provided, however, that:

~~a. Except as provided in subsections (a)(1)b. and c. of this section, where there is more than one owner, either legal or equitable, then all owners must jointly initiate the application or petition.~~

~~1a. This does not mean that both a husband and wife must initiate the application on private real property which is owned by them.~~

~~2b. Where the property is subject to a land trust agreement, the trustee may initiate the application.~~

~~3c. Where the fee owner is a corporation, any duly authorized corporate official may initiate the application.~~

~~4d. Where the fee owner is a partnership, a general partner may initiate the application.~~

~~5e. Where the property is a condominium, timeshare condominium, or homeowners' association as defined and regulated in F.S. chs. 718, 720, and 721, respectively, an application or petition applicable to association property including but not limited to common elements, common area, or future development, may be initiated by the association's president, manager or equivalent when authorized by a resolution of the association's governing body or by previously recorded association documents. Where the fee owner is an association, the association or its governing body may appoint an agent to initiate the application on behalf of the association.~~

~~f. In addition to the authorization required under subsection e, applications that include property that is individually owned by homeowners, condominium unit owners, or timeshare unit owners must be accompanied by a letter of opinion from a licensed Florida attorney, who must attest that he has examined the declaration of condominium, the bylaws of the condominium or homeowners' association documents, and all other relevant legal documents or timeshare documents, as applicable, and concluded that the act of applying or petitioning to the County violates none of the provisions therein, or any federal or state law regulating condominiums, timeshare plans, or homeowners associations, or the rights of any of the unit/homeowners owners, as derived from such documents~~

and laws, and that approval of the requested act by the County would violate no such rights.

~~b. Where the property is a condominium, or a timeshare condominium, or homeowners' association as defined and regulated in F.S. chs. 718, 720, and 721, respectively, an application or petition applicable to property owned by the Association, including but not limited to common elements, future buildings, or future development phases, may be initiated by the Association's President, Manager or equivalent when authorized by a Resolution of the Association's governing body or by previously recorded Condominium documents.~~

~~In addition, applications that include property that is individually owned by homeowners, condominium unit owners, or timeshare unit owners must be approved by no less than 75 percent of the total number of individual unit owners condominium unit owners, or by both the owners' association and no less than 75 percent of timeshare condominium unit owners.~~

~~1. For purposes of this subsection, each individually owned condominium unit within the condominium complex and each individually owned timeshare unit as defined by F.S. ch. 721 counts as one unit, regardless of the number of individuals who jointly own the unit.~~

~~2. In order to verify ownership, the applicants must furnish the County, as part of their application, a complete list of all unit owners, identified by unit number and timeshare period, as applicable, along with proof that all unit owners who did not join in the application were given actual written notice thereof by the applicants, who must verify the list and fact of notice by sworn affidavit.~~

~~3. So as to protect the legal rights of nonparticipating unit owners, the application must be accompanied by a letter of opinion from a licensed Florida attorney, who must attest that he has examined the declaration of condominium, the bylaws of the condominium association, and all other relevant legal documents or timeshare documents, as applicable, and concluded that the act of applying or petitioning to the County violates none of the provisions therein, or any federal or state law regulating condominiums or timeshare plans, or the rights of any of the nonparticipating unit owners, as derived from such documents and laws, and that approval of the requested act by the County would violate no such rights.~~

~~c. Where the property is a Subdivision, an application or petition may be initiated by no less than 75 percent of the total number of lot or parcel owners and the homeowners' association, if applicable.~~

~~1. For purposes of this subsection, a subdivision is an area of property defined by a specific boundary in which lot divisions have been established on a plat that has been recorded in either a plat book or official records book whereby legal descriptions are referred to by lot or parcel number. This term may include any unit or phase of the subdivision and not the entire subdivision.~~

~~2. In order to verify ownership, the applicants must furnish the County, as part of their application, a complete list of all lot owners, identified by lot~~



~~number, along with proof that all lot owners who did not join in the application were given actual written notice thereof by the applicants, who must verify the list and fact of notice by sworn affidavit.~~

g. Where the application is applicable to property that is a subsequent phase or development tract located within a development, including but not limited to, a condominium, timeshare condominium, or homeowners' association as defined and regulated in F.S. chs. 718, 720, and 721, respectively, an application or petition may be initiated by the property owner(s) of the subsequent phase or development tract.

(2) The County, which for purposes of this section means the Board of County Commissioners.

(b) Abutting properties. All properties within a single application must be abutting unless the Director determines, in his or her sole discretion, that there is a rational relationship between the properties in question.

(c) Waivers. Upon written request, on a form prepared by the County, the Director may modify the submittal requirements where it can be demonstrated by the applicant that the submission will have no bearing on the review and processing of the application. The decision of the Director is discretionary and may not be appealed.

(d) Filing fee. All fees, in accordance with the County's External Fees and Charges Manual, must be paid in full at the time the application is submitted. No review of the application will commence until payment is received.

## ARTICLE VII. – SUPPLEMENTARY DISTRICT REGULATIONS

### DIVISION 19. – HOTELS AND MOTELS

#### **Sec. 34-1805. - Density limitation for Captiva Island.**

The permitted density for hotels and motels as set forth in this division will not apply to any hotel or motel units on Captiva Island. With the exception of the South Seas Island Resort, ~~the~~ maximum permitted density for hotels or motels on Captiva Island may not exceed three units per gross acre. The redevelopment of nonconforming hotels and motels on Captiva Island will be governed by the provisions of section 33-1628(b). That section will be interpreted to prohibit an increase in the number of rental units and to establish a maximum average unit size of 550 square feet.

### DIVISION 26. – PARKING

#### **Sec. 34-2011. Applicability of division.**

- (a) *New developments.* Residential and nonresidential uses must provide off-street parking spaces in accordance with the regulations in this division.
- (b) *Existing developments.*

- (1) Existing buildings and uses with existing off-street parking spaces may be modernized, altered or repaired without providing additional parking spaces, provided there is no increase in total floor area or capacity. Buildings damaged in excess of 50 percent must comply with all applicable regulations. Buildings which have been damaged by fire or other natural forces in excess of 50 percent and are reconstructed at (but not to exceed) the legally documented actual use, density, and intensity existing at the time of destruction must provide, no less than, the number of parking spaces existing prior to the date of destruction (if existing parking spaces are less than the amount of parking required under this Code). Any subsequent changes to the actual use or increases in density and intensity on the property will be required to provide additional parking spaces associated with the change of use or development increases. In calculating the required additional parking, the required additional spaces will be proportionate to the increase in density or intensity above the preexisting development intensities or densities.
- (2) Existing buildings or uses enlarged in terms of floor area must provide additional parking spaces for the total floor area in accordance with this division.
- (3) When the use of a building is changed to a use that is required to have more parking than exists, the additional parking must be provided.
- (c) *Developments on islands without vehicular access to mainland.* Developments on islands where direct vehicular access to the mainland by bridge, causeway or street system is not available are exempt from this division.

## DIVISION 30. – PROPERTY DEVELOPMENT REGULATIONS

### SUBDIVISION II. - HEIGHT

#### **Sec. 34-2171. Measurement.**

- (a) Except as provided in this subdivision, the height of a building or structure is measured as the vertical distance from grade\* to the highest point of the roof surface of a flat ~~or Bermuda~~ roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of gable, hip, ~~shed~~, and gambrel roofs, and to the highest point of any other structure (excluding fences and walls).
- \* For purposes of this subdivision, grade is 12 inches above the average elevation of the street or streets abutting the property measured along the centerline of the streets, at the points of intersection of the streets with the side lot lines (as extended) and the midpoint of the lot frontage.
- (b) ~~(1)~~—In areas within the Coastal Building Zone and other flood prone areas (as defined in Chapter 6 Articles III and IV of the LDC), height of a building is the vertical distance measured from the minimum required flood elevation the lowest minimum habitable floor elevation for which a building permit may be issued to the highest point of the roof surface of a flat ~~or Bermuda~~ roof, to the deck line of a mansard roof, or to the mean height level between the eaves and ridge of gable, hip, ~~shed~~ and gambrel roofs.
- (c) ~~(2)~~—Fences, walls, and buffers are measured in accordance with section 34-1744 and section 10-416.

**Sec. 34-2172. - Exceptions to height limitations for resiliency~~Reserved.~~**

- (a) Notwithstanding any other provision in this Code, buildings within a coastal high hazard area, as defined in section 6-479 ("V Zones"), or within a "Coastal A Zone," as defined by the Florida Building Code, may increase the height of the lowest minimum habitable floor for which a building permit may be issued by a maximum of four (4) feet and exceed the applicable height limitations established in this Code proportionally without deviation or variance approval from to provide for increased resiliency and protection from natural disasters.
- (b) An increase in building height permitted herein is not subject to the requirements of section 34-2174.
- (c) The provisions of this section do not apply to the Gasparilla Island Conservation District.

**Sec. 34-2174. Additional permitted height when increased setbacks provided.**

- (a) Subject to conditions set forth in section 34-2175, any building or structure may be permitted to exceed the height limitations specified by the zoning district regulations in which the property is located provided every required street, side, waterbody, and rear setback is increased by one-half foot for every one foot by which the building or structure exceeds the specified height limitation.
- (b) In zoning districts that do not specify a maximum height limitation, the increase to setbacks stated in this section will apply to all buildings or structures exceeding 35 feet in height.
- (c) ~~The height increases described in section 34-2174(a) and (b) may not be used in Greater Pine Island.~~

**Sec. 34-2175. Height limitations for special areas and Lee Plan land use categories.**

The following areas have special maximum height limitations applicable to all conventional and planned development districts:

- (a) *Special areas.*

- (1) *Upper Captiva Island.* The height of a building or structure may not exceed 35 feet ~~above-grade (base flood elevation)~~. The provisions of section 34-2174(a) do not apply to Upper Captiva Island. No variance or deviation from this height restriction ~~35-foot height restriction~~ may be granted.

~~In addition to compliance with all applicable building codes (including Fire and Life Safety Codes), any building with two or more stories or levels must provide an exterior stairway from the uppermost levels (including "widow's walks" or observation decks) to the ground OR a one-hour fire-rated interior means of egress from the uppermost levels (including "widow's walks" or observation decks) to the ground.~~

- (2) *Captiva Island, except South Seas Island Resort.* ~~No~~ The height of a building or structure may not be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower. The provisions of section 34-2174(a) do not apply to Captiva Island. No variance or deviation from this height restriction may be granted; provided

however, one communication tower, not to exceed 170 feet in height, may be constructed in accord with section 33-1627 Lee Plan Policy 23.2.3.

Notwithstanding the above height limitations, purely ornamental structural appurtenances and appurtenances necessary for mechanical or structural functions may extend ~~an additional four feet above the roof peak or eight feet above the mean height level in the case of gable, hip, and gambrel roofs, whichever is lower, so long as provided that the total area dedicated to the exceedance of these elements, as measured by drawing a rectangle around the perimeter of the area(s) of the exceedances, equals 20 percent or less of the total roof area.~~

- (3) *San Carlos Island.* The height of a building or structure may not exceed 35 feet, unless located within the Destination Resort Mixed Use Water Dependent (DRMUWD) future and use category. ~~above grade, except as provided for in section 34-2174. If seaward of the coastal construction control line, elevations may exceed the 35-foot limitation by three feet for nonconforming lots of record.~~
- (4) *Gasparilla Island Conservation District.* No building or other structure may be erected or altered so that the peak of the roof is more than 38 feet above the average grade of the lot or parcel on which the building or structure is located, or is more than 42 feet above mean sea level, whichever is lower.
- (5) *Greater Pine Island.* ~~See section 33-1087.~~ The height of a building or structure may not be erected or altered so that the peak of the roof exceeds 38 33 feet above grade.
  - a. The provisions of section 34-2174(a) do not apply to Greater Pine Island.
  - b. Structures without roofs will be measured to the highest point on the structure.
  - c. No deviations from these height restrictions may be granted through the planned development process.
  - d. Any variances from these height restrictions require all of the findings in section 34-145(b)(3), with the sole exception being where the relief is required to maintain or improve the health, safety, or welfare of the general public (not just the health, safety, or welfare of the owners, customers, occupants, or residents of the property in question).
- (6) *Matlacha Residential Overlay.* See chapter 33, article VI.
- ~~(6)(7)~~ *All other islands.* The height of a building or structure may not exceed 35 feet ~~above grade (base flood elevation).~~ Except as provided in subsections 34-2175(3), and (4), and (5), the provisions of section 34-2174(a) do not apply to islands. No variance or deviation from the 35-foot height restriction may be granted.
- ~~(7)(8)~~ *Airport hazard areas zone.* Height limitations for the airport hazard ~~areaszone~~ are set forth in Article VI, Division 12~~article vi, division 10, subdivision III,~~ of this chapter.
- (b) *Lee Plan land use categories.* Except as otherwise provided herein, maximum building height is established by future land use category as follows:



TABLE 34-2175(b) MAXIMUM BUILDING HEIGHT BY FUTURE LAND USE CATEGORY		
<u>Future Land Use Category</u>	<u>Notes</u>	<u>Maximum Building Height</u>
<u>Destination Resort Mixed Use Water Dependent</u>		<u>Per Lee Plan</u>
<u>Intensive Development</u>		<u>135 feet</u>
<u>Central Urban</u>		
<u>Urban Community</u>		<u>95 feet</u>
<u>Airport Lands</u>	<u>Note (1)</u>	<u>45 feet</u>
<u>Tradeport</u>	<u>Note (1)</u>	
<u>University Community</u>		
<u>University Village Interchange</u>		
<u>Commercial</u>		<u>75 feet</u>
<u>General Commercial Interchange</u>		
<u>General Interchange</u>		
<u>Industrial Commercial Interchange</u>		
<u>Industrial Development</u>		
<u>Industrial Interchange</u>		
<u>Density Reduction/Groundwater Resource</u>		<u>45 feet</u>
<u>Open Lands</u>		
<u>Outer Islands</u>		
<u>Outlying Suburban</u>	<u>Note (2)</u>	
<u>Public Facilities</u>		
<u>Rural</u>	<u>Note (2)</u>	
<u>Rural Community Preserve</u>		
<u>Sub-outlying Suburban</u>	<u>Note (2)</u>	
<u>Suburban</u>	<u>Note (2)</u>	
<u>Notes:</u>		
<u>(1) With the consent of the Lee County Port Authority, the Board of County Commissioners may approve building heights up to 95 feet.</u>		
<u>(2) Buildings may be as tall as 75 feet when the applicant demonstrates through a zoning action that the additional height is required to preserve increase common open space for the purposes of preserving environmentally sensitive land, securing secure areas of native vegetation and wildlife habitat, or preserving preserve historical, archaeological or scenic resources.</u>		

- (1) ~~Intensive development and central urban land use categories.~~ Buildings may be as tall as 135 feet above minimum flood elevation with no more than 12 habitable stories.
- (2) ~~Urban community land use category.~~ Buildings may be as tall as 95 feet above minimum flood elevation with no more than eight habitable stories.

- ~~(3) Airport lands and tradeport land use categories. Buildings may be as tall as 45 feet above minimum flood elevation with no more than three habitable stories. With the consent of the port authority, the Board of County Commissioners may approve building heights up to 95 feet above minimum flood elevation with no more than eight habitable stories.~~
- ~~(4) Industrial interchange, industrial commercial interchange, general interchange and general commercial interchange land use categories. Buildings may be as tall as 75 feet above minimum flood elevation with not more than six habitable stories.~~
- ~~(5) Suburban, outlying suburban and rural land use categories. Buildings may be as tall as 45 feet above minimum flood elevation with no more than three habitable stories, except that such buildings may be as tall as 75 feet above minimum flood elevation with no more than six habitable stories when the applicant demonstrates that the additional height is required to increase common open space for the purposes of preserving environmentally sensitive land, securing areas of native vegetation and wildlife habitat, or preserving historical, archaeological or scenic resources.~~

### SUBDIVISION III. - Setbacks

#### **Sec. 34-2191. Measurement; permitted encroachments.**

Setbacks are measured from the property line to the nearest point of a building or structure. Encroachments into a required setback are permitted as provided below. Encroachments into easements are prohibited.

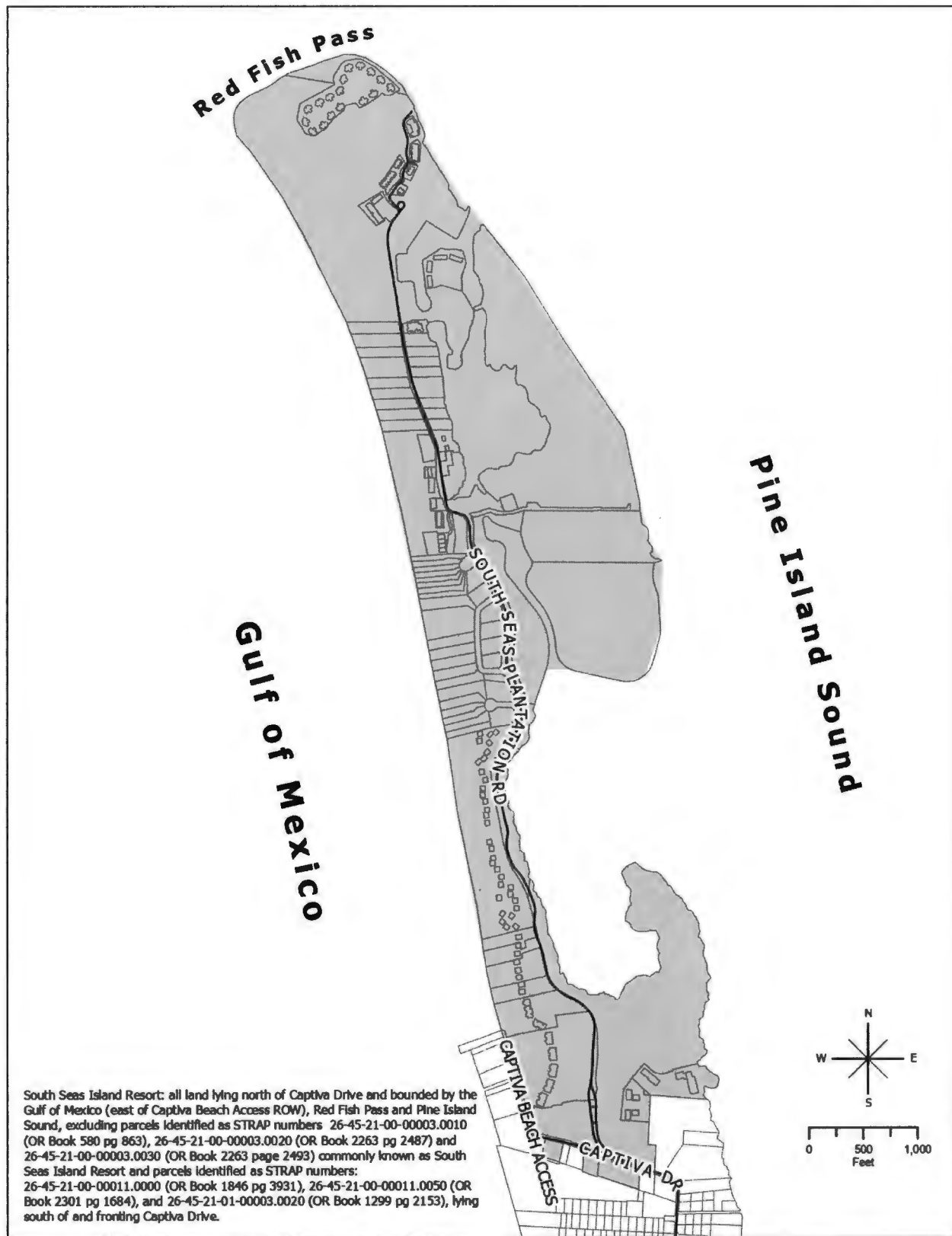
- (1) *Wing walls.*
  - a. A wing wall which is part of a building may be permitted to encroach into a side or rear setback, provided that such encroachment is no higher than would be permitted for a fence or wall.
  - b. When measuring the setback for a wing wall, the setback shall be measured from the property line to the nearest point of the wing wall which meets the maximum height permitted for a fence or wall within the side or rear setback.
- (2) *Overhangs.* An overhang which is part of a building may be permitted to encroach into any setback as long as the overhang does not extend more than three feet into the setback and does not permit any balcony, porch or living space to extend into the setback.
- (3) *Shutters.* A shutter which is attached to a building may be permitted to encroach one foot into the setbacks.
- (4) *Awnings and canopies.*
  - a. Awnings and canopies which are attached to a building may be permitted to encroach three feet into the setbacks, as long as their location does not interfere with traffic, ingress and egress, or life safety equipment.



- b. For purposes of this section, awnings and canopies may be attached to a nonconforming building and shall not be considered an extension or enlargement of a nonconformity, as long as the building is properly zoned for its use and the conditions as set forth in this section are met.
- (5) *Equipment Pads/platforms.*
- a. Equipment ~~pads~~/platforms, such as those for air conditioning and swimming pool equipment, may encroach up to three feet into side, rear or waterbody setbacks. The equipment ~~pad~~/platform may not interfere with ingress and egress, or through-access for life safety equipment.
  - b. Equipment ~~pads~~/platforms may be attached to a nonconforming building and will not be considered an extension or enlargement of a nonconformity as long as the building is properly zoned for its use and the requirements of section 34-2191(5)a. are met.
- (6) *Exterior stairways.* Exterior stairways providing access to the main entrance of a dwelling unit or living unit may be permitted to encroach a maximum of three feet into a side setback, or a maximum of eight feet into a street setback, as long as its location does not interfere with traffic, ingress and egress, or life safety equipment.

#### **APPENDIX I - PLANNING COMMUNITY AND REDEVELOPMENT OVERLAY DISTRICT BOUNDARIES AND LEGAL DESCRIPTIONS**

**Maps 3 through 17 remain unchanged**



**Map 18 – South Seas Island Resort**

**SECTION FOUR: CONFLICTS OF LAW**

Whenever the requirements or provisions of this Ordinance are in conflict with the requirements or provisions of any other lawfully adopted ordinance or statute, the most restrictive requirements will apply.

**SECTION FIVE: SEVERABILITY**

It is the Board of County Commissioner's intent that if any section, subsection, clause or provision of this ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this ordinance. The Board of County Commissioners further declares its intent that this ordinance would have been adopted if such unconstitutional provision was not included.

**SECTION SIX: CODIFICATION AND SCRIVENER'S ERRORS**

The Board of County Commissioners intend that this ordinance will be made part of the Lee County Code. Sections of this ordinance can be renumbered or relettered and the word "ordinance" can be changed to "section", "article," or other appropriate word or phrase to accomplish codification, and regardless of whether this ordinance is ever codified, the ordinance can be renumbered or relettered and typographical errors that do not affect the intent can be corrected with the authorization of the County Administrator, County Manager or his designee, without the need for a public hearing.

**SECTION SEVEN: MODIFICATION**

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

**SECTION EIGHT: EFFECTIVE DATE**

Any provision of this ordinance that is subject to adoption of CPA2023-00004 amending Lee Plan Goal 23 and Policy 23.2.3 will take effect only after final adoption of CPA2023-00004, as applicable. The remainder of this ordinance will take effect upon its filing with the Office of the Secretary of the Florida Department of State. The provisions of this ordinance will apply to all projects or applications subject to the LDC unless the development order application for such project is complete or the zoning request is found sufficient before the effective date.

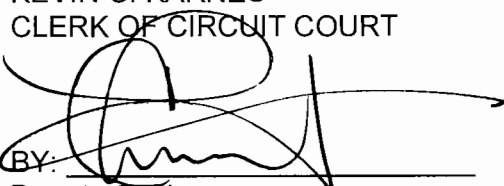
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Commissioner Pendergrass made a motion to adopt the foregoing ordinance, seconded by Commissioner Sandelli. The vote was as follows:

Kevin Ruane	Nay
Cecil L Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Mike Greenwell	Aye

DULY PASSED AND ADOPTED this 5th day of September, 2023.

ATTEST:  
KEVIN C. KARNES  
CLERK OF CIRCUIT COURT

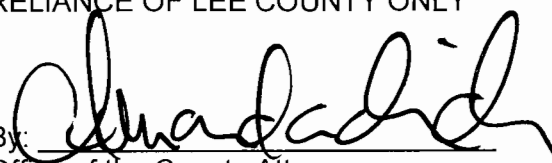
BY:   
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY:   
Brian Hamman, Chair

CHRIS JAGODZINSKI  
DEPUTY CLERK

APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY

BY:   
Office of the County Attorney



**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

September 11, 2023

Honorable Kevin Karnes  
Clerk of the Circuit Courts  
Lee County  
Post Office Box 2469  
Fort Myers, Florida 33902-2469

Attn: Chris Jagodzinski

Dear Kevin Karnes:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lee County Ordinance No. 23-22, which was filed in this office on September 8, 2023.

Sincerely,

Anya Owens  
Administrative Code and Register Director

ACO/wlh

**RECEIVED**

*By Chris Jagodzinski at 10:14 am, Sep 11, 2023*

# SKETCH AND DESCRIPTION

14830 CAPTIVA DRIVE  
CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924

PARCEL A:

PARCEL I:

A TRACT OR PARCEL OF UPLANDS LYING IN GOVERNMENT LOT 3, SECTION 15, GOVERNMENT LOTS 1, 3, 4 AND 5, SECTION 22, GOVERNMENT LOT 1, SECTION 26 AND GOVERNMENT LOT 2, SECTION 27, AND SUBMERGED LANDS CONTIGUOUS TO PARTS OF GOVERNMENT LOTS 1, 4 AND 5, SECTION 22, GOVERNMENT LOT 1, SECTION 26 AND GOVERNMENT LOT 2, SECTION 27, TOWNSHIP 45 SOUTH, RANGE 21 EAST, CAPTIVA ISLAND, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE 3/4 INCH PIPE MARKING THE INTERSECTION OF THE SOUTH LINE OF LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 209 AT PAGE 71, LEE COUNTY RECORDS WITH THE CURVED WESTERLY LINE OF A ROADWAY EASEMENT (50 FEET WIDE) AS DESCRIBED IN AN AMENDED GRANT OF EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1806, AT PAGE 3868, LEE COUNTY RECORDS BEING ALSO THE NORTHEASTERLY CORNER OF SOUTH SEAS PLANTATION BEACH HOMESITES RECORDED IN PLAT BOOK 29, PAGES 105 AND 106, LEE COUNTY RECORDS; RUN NORTHERLY ALONG SAID WESTERLY LINE OF SAID EASEMENT AND THE EASTERLY LINE OF PLANTATION BEACH CLUB III AS SHOWN ON SURVEYOR'S PLAT, EXHIBIT "I" TO CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORD BOOK 1422, BEGINNING AT PAGE 2218, LEE COUNTY RECORDS ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 265 FEET (CHORD BEARING NORTH 11°38'03" WEST) (DELTA 25°16'05") (CHORD 115.92 FEET) FOR 116.87 FEET TO A POINT OF TANGENCY; NORTH 01°00' EAST FOR 122.0 FEET TO A POINT OF CURVATURE, NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 113 FEET (CHORD BEARING NORTH 42°30'00" WEST) (DELTA 87°) (CHORD 155.57 FEET) FOR 171.58 FEET TO A POINT OF REVERSE CURVATURE, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 131 FEET (CHORD BEARING NORTH 62°36'18" WEST) (DELTA 46°47'24") (CHORD 104.03 FEET) FOR 106.98 FEET TO THE EASTERLY MOST CORNER OF PLANTATION BEACH CLUB I, A CONDOMINIUM AS SHOWN ON SURVEYOR'S PLAT, EXHIBIT "B" TO CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORD BOOK 1188, BEGINNING AT PAGE 480, LEE COUNTY RECORDS; THENCE CONTINUE NORTHERLY ALONG SAID WESTERLY LINE OF SAID ROAD EASEMENT AND THE EASTERLY LINE OF SAID PLANTATION BEACH CLUB I ALONG SAID ARC OF A CURVE TO THE RIGHT OF RADIUS 131 FEET (CHORD BEARING NORTH 24°54'11" WEST) (DELTA 28°36'51") (CHORD 64.75 FEET) FOR 65.42 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 10°35'45" WEST ALONG SAID COMMON LINE FOR 40.24 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 10°35'45" EAST FOR 40.24 FEET TO A POINT OF CURVATURE, SOUTHEASTERLY ALONG SAID ARC OF A CURVE TO THE LEFT OF RADIUS 131 FEET (CHORD BEARING SOUTH 48°17'53" EAST) (DELTA 75°24'15") (CHORD 160.23) FOR 172.4 FEET TO A POINT OF REVERSE CURVATURE, EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG SAID ARC OF A CURVE TO THE RIGHT OF RADIUS 113 FEET (CHORD BEARING SOUTH 42°30'00" EAST) (DELTA 87°) (CHORD 155.57 FEET) FOR 171.58 FEET TO A POINT OF TANGENCY, SOUTH 01° 00' WEST FOR 122 FEET TO A POINT OF CURVATURE, AND SOUTHEASTERLY ALONG SAID ARC OF A CURVE TO THE LEFT OF RADIUS 265 FEET (CHORD BEARING SOUTH 11°38'03" EAST) (DELTA 25°16'05") (CHORD 115.92 FEET) FOR 116.87 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVED WESTERLY LINE OF SAID EASEMENT AND THE EASTERLY LINE OF SAID BEACH HOMESITES ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 410 FEET (CHORD BEARING SOUTH 33°41'03" EAST) (DELTA 18°49'55") (CHORD 134.15 FEET) FOR 134.76 FEET TO A POINT OF REVERSE CURVATURE, ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 310 FEET (CHORD BEARING SOUTH 31°21'00" EAST) (DELTA 23°30'00") (CHORD 126.26 FEET) FOR 127.15 FEET TO A POINT OF REVERSE CURVATURE, SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 865 FEET (CHORD BEARING SOUTH 26° 31' 45" EAST) (DELTA 13°51'30") (CHORD 208.71 FEET) FOR 209.22 FEET TO A POINT OF REVERSE CURVATURE, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 610 FEET (CHORD BEARING SOUTH 09°45'00" EAST) (DELTA 47°25'00") (CHORD 490.54 FEET) FOR 504.82 FEET TO A POINT OF REVERSE CURVATURE, SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 290 FEET (CHORD BEARING SOUTH 04°02'30" EAST) (DELTA 36°) (CHORD 179.23 FEET) FOR 182.21 FEET TO A POINT OF TANGENCY, SOUTH 22°02'30" EAST FOR 202.98 FEET TO A POINT OF CURVATURE, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 500 FEET (CHORD BEARING SOUTH 02°48'01" EAST) (DELTA 38°28'58") (CHORD 329.55 FEET) FOR 335.83 FEET TO THE SOUTHEAST CORNER OF SAID BEACH HOMESITES; THENCE RUN NORTH 84°02'33" EAST ALONG AN EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID BEACH HOMESITES AND ALONG THE NORTH LINE OF SOUTH SEAS PLANTATION BEACH HOME CONDOMINIUM PHASE I AS SHOWN ON SURVEYOR'S PLAT, EXHIBIT "B" TO CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORD BOOK 1041, BEGINNING AT PAGE 654, LEE COUNTY RECORDS FOR 35.96 FEET TO THE NORTHEAST CORNER OF SAID CONDOMINIUM AS SHOWN ON SAID PLAT; THENCE RUN SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID CONDOMINIUM ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 570 FEET (CHORD BEARING SOUTH 24°35'28" WEST) (DELTA 17°49'06") (CHORD 176.55 FEET) FOR 177.26 FEET TO A POINT OF TANGENCY; THENCE RUN ALONG SAID SOUTHEASTERLY LINE AS SHOWN ON SAID PLAT AND THE SOUTHEASTERLY LINE OF A ROADWAY EASEMENT 60 FEET WIDE AS DESCRIBED IN SAID AMENDED GRANT OF EASEMENT, SOUTH 33°30'00" WEST FOR 130 FEET TO A POINT OF CURVATURE, SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 270 FEET (CHORD BEARING SOUTH 12°57'45" WEST) (DELTA 41°04'28") (CHORD 189.44 FEET) FOR 193.56 FEET TO A POINT OF TANGENCY, SOUTH 07°34'30" EAST FOR 470.78 FEET TO A POINT OF CURVATURE, SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 1170 FEET (CHORD BEARING SOUTH 18°12'45" EAST) (DELTA 21°16'30") (CHORD 431.95 FEET) FOR 434.44 FEET TO A POINT OF TANGENCY, SOUTH 28°51' EAST FOR 10.27 FEET TO A POINT OF CURVATURE, SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 1230 FEET (CHORD BEARING SOUTH 20°21' EAST) (DELTA 17°00'00") (CHORD 363.61 FEET) FOR 364.95 FEET TO A POINT OF TANGENCY AND SOUTH 11°51'00" EAST FOR 215.15 FEET TO THE SOUTHEAST CORNER OF SAID BEACH HOME CONDOMINIUM AND THE NORTHEAST CORNER OF PHASE I, SOUTH SEAS PLANTATION BEACH COTTAGES CONDOMINIUM AS SHOWN ON SURVEYOR'S PLAT, EXHIBIT "B" TO CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORD BOOK 1115, BEGINNING AT PAGE 1076, LEE COUNTY RECORDS; THENCE CONTINUE ALONG THE EASTERLY LINES OF SAID BEACH COTTAGES CONDOMINIUM AND SAID ROADWAY EASEMENT 60 FEET WIDE SOUTH 11°51'00" EAST FOR 396.23 FEET TO A POINT OF CURVATURE, SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 270 FEET (CHORD BEARING SOUTH 36°27'46" EAST) (DELTA 49°13'32") (CHORD 224.90 FEET) FOR 231.97 FEET TO A POINT OF TANGENCY AND SOUTH 61°04'32" EAST 21.12 FEET TO THE EASTERLY MOST CORNER OF SOUTH SEAS PLANTATION BEACH COTTAGES CONDOMINIUM, PHASE II-B AS SHOWN ON SURVEYOR'S PLAT, EXHIBIT "B" TO CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORD BOOK 1148, BEGINNING AT PAGE 1671, LEE COUNTY RECORDS; AND THE NORTHEASTERLY CORNER OF BEACH VILLAS CONDOMINIUM, PHASE 1-B AS SHOWN ON SURVEYOR'S PLAT, EXHIBIT "B" TO CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORD BOOK 1174, BEGINNING AT PAGE 1004, LEE COUNTY RECORDS;

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23-4582.01

DRAWN BY:  
CW - 09/18/2023

REVIEWED BY:  
KAF

SHEET:  
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FLORIDA C.O.A. LB 8173

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# SKETCH AND DESCRIPTION

14830 CAPTIVA DRIVE  
CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924

THENCE CONTINUE ALONG THE NORTHEASTERLY LINE OF SAID ROADWAY EASEMENT 60 FEET WIDE AND THE NORTHEASTERLY LINE OF SAID PHASE I-B, SOUTH 61°04'32" EAST FOR 144.45 FEET TO A POINT OF CURVATURE AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 330 FEET (CHORD BEARING SOUTH 42°03'20" EAST) (DELTA 38°02'24") (CHORD 215.09 FEET) FOR 219.10 FEET TO THE EASTERLY MOST COMER OF SAID PHASE I-B AND THE NORTHEASTERLY COMER OF BEACH VILLAS II CONDOMINIUM AS SHOWN ON SURVEYOR'S PLAT, EXHIBIT "B" TO CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORD BOOK 1230, BEGINNING AT PAGE 987, LEE COUNTY RECORDS; THENCE CONTINUE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVED EASTERLY LINE OF SAID ROADWAY EASEMENT 60 FEET WIDE AND THE EASTERLY LINE OF SAID BEACH VILLAS II CONDOMINIUM ALONG SAID ARC OF A CURVE TO THE RIGHT OF RADIUS 330 FEET (CHORD BEARING SOUTH 08°33'20" EAST) (DELTA 28°57'36") (CHORD 165.03 FEET) FOR 166.80 FEET TO A POINT OF TANGENCY AND SOUTH 05°55'28" WEST FOR 233.86 FEET TO THE SOUTHEASTERLY CORNER OF SAID BEACH VILLAS II CONDOMINIUM AND THE NORTHEASTERLY CORNER OF BEACH VILLAS III CONDOMINIUM AS SHOWN ON SURVEYOR'S PLAT EXHIBIT "B" TO CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORD BOOK 1302, BEGINNING AT PAGE 1400, LEE COUNTY RECORDS; THENCE CONTINUE ALONG SAID EASTERLY LINE OF SAID ROADWAY EASEMENT AND THE EASTERLY LINE OF SAID BEACH VILLAS III CONDOMINIUM, SOUTH 05°55'28" WEST FOR 236.81 FEET TO A POINT OF CURVATURE, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 120 FEET (CHORD BEARING SOUTH 16°38'39" EAST) (DELTA 45°08'13") (CHORD 92.11 FEET) FOR 94.53 FEET TO A POINT OF REVERSE CURVATURE AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 120 FEET (CHORD BEARING SOUTH 22°53'59" EAST) (DELTA 32°37'33") (CHORD 67.41 FEET) FOR 68.33 FEET TO THE SOUTHEASTERLY CORNER OF SAID BEACH VILLAS III CONDOMINIUM; THENCE RUN SOUTH 83°24'48" WEST ALONG THE SOUTH LINE OF SAID BEACH VILLAS III CONDOMINIUM FOR 90 FEET TO THE WESTERLY LINE OF SAID ROADWAY EASEMENT; THENCE CONTINUE ALONG SAID SOUTHERLY LINE OF BEACH VILLAS III CONDOMINIUM AND THE SOUTHERLY LINE OF A WALKWAY EASEMENT 6 FEET WIDE; NORTH 86°40'35" WEST FOR 39 FEET; NORTH 88°06'00" WEST FOR 108.16 FEET; SOUTH 80°25'36" WEST FOR 115.16 FEET; SOUTH 06°35'12" EAST FOR 16.67 FEET; SOUTH 83°24'48" WEST FOR 94 FEET; SOUTH 06°35'12" EAST FOR 16 FEET; SOUTH 83°24'48" WEST FOR 102.61 FEET; NORTH 06°35'12" WEST FOR 16.00 FEET; AND SOUTH 83°24'48" WEST FOR 138.35 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF AN UNNAMED PUBLIC ROAD (30 FEET AS SHOWN ON PLAT OF GULF VIEW, RECORDED IN PLAT BOOK 3, PAGE 8, LEE COUNTY RECORDS; THENCE RUN SOUTH 16°50' EAST ALONG SAID EASTERLY LINE OF SAID ROAD FOR 16.01 FEET TO THE NORTHWEST CORNER OF A PUBLIC PARKING AREA AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 981, PAGE 727, LEE COUNTY RECORDS; THENCE RUN NORTH 73°10' EAST ALONG THE NORTHWESTERLY LINE OF SAID AREA FOR 65 FEET; THENCE RUN SOUTH 16°50' EAST ALONG THE NORTHEASTERLY LINE OF SAID AREA FOR 56 FEET; THENCE RUN SOUTH 73°10' WEST ALONG THE SOUTHEASTERLY LINE OF SAID AREA FOR 65 FEET TO AN INTERSECTION WITH SAID EASTERLY LINE OF SAID ROAD; THENCE RUN SOUTH 16°50' EAST ALONG SAID EASTERLY LINE FOR 145.77 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF CAPTIVA DRIVE SW (FORMERLY BINDER (35 FEET WIDE) AS SHOWN ON PLAT OF G.W. BRYANT'S ADDITION TO GULFVIEW, RECORDED IN PLAT BOOK 3, PAGE 21, LEE COUNTY RECORDS; THENCE RUN SOUTH 77°10'20" EAST ALONG SAID NORTHEASTERLY LINE FOR 357.91 FEET; THENCE RUN SOUTH 12°49'40" WEST FOR 8.65 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF CAPTIVA DRIVE SW (FORMER BINDER AVENUE) (30 FEET WIDE), AS DESCRIBED IN DEED RECORDED IN DEED BOOK 54, PAGE 540, LEE COUNTY RECORDS; THENCE RUN SOUTH 71°18'20" EAST ALONG SAID NORTHEASTERLY LINE FOR 840.23 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 48, PAGE 532, LEE COUNTY RECORDS; THENCE RUN NORTH 02°55'20" EAST ALONG THE WESTERLY LINE OF SAID LANDS AS DESCRIBED IN SAID DEED AND THE EASTERLY LINE OF A ROADWAY EASEMENT (30 FEET WIDE) FOR 235.67 FEET TO A CONCRETE MONUMENT ON THE SOUTH LINE OF LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 130, PAGE 21, LEE COUNTY RECORDS; THENCE RUN NORTH 85°47'00" WEST ALONG SAID SOUTH LINE FOR 71.60 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID LANDS AS DESCRIBED IN SAID DEED; THENCE RUN NORTH 02°47'50" EAST ALONG THE WEST LINE OF SAID LANDS AS DESCRIBED IN SAID DEED FOR 204.16 FEET TO THE SOUTHEAST CORNER OF TENNIS VILLAS CONDOMINIUM, PHASE I, AS SHOWN ON SURVEYOR'S PLAT, EXHIBIT "B" TO CONDOMINIUM DECLARATION, RECORDED IN OFFICIAL RECORD BOOK 1237, BEGINNING AT PAGE 1217, LEE COUNTY RECORDS; THENCE RUN NORTH 88°28'34" WEST ALONG THE SOUTH LINE OF SAID TENNIS VILLAS FOR 264.39 FEET TO THE SOUTHWEST CORNER OF SAID TENNIS VILLAS; THENCE RUN NORTH 02°38'04" EAST ALONG THE WEST LINE OF SAID TENNIS VILLAS FOR 285 FEET; THENCE RUN NORTH 37°38' EAST ALONG A NORTHWESTERLY LINE OF SAID TENNIS VILLAS FOR 148.12 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF BAYSIDE VILLAS CONDOMINIUM, PHASE II, AS SHOWN ON SURVEYOR'S PLAT, EXHIBIT "B" TO CONDOMINIUM DECLARATION, RECORDED IN OFFICIAL RECORD BOOK 1382, BEGINNING AT PAGE 1118, LEE COUNTY RECORDS; THENCE RUN SOUTH 46°38'16" EAST ALONG SAID SOUTHWESTERLY LINE FOR 40.90 FEET TO THE WESTERLY MOST CORNER OF SAID BAYSIDE VILLAS PHASE II; THENCE RUN NORTH 35°54'10" EAST ALONG THE NORTHWESTERLY LINE OF SAID BAYSIDE VILLAS PHASE II FOR 161.02 FEET; THENCE RUN SOUTH 54°05'47" EAST ALONG THE NORTHEASTERLY LINE OF SAID BAYSIDE VILLAS II FOR 121.83 FEET; THENCE RUN SOUTH 67°01'16" EAST FOR 16.02 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 12 FEET (CHORD BEARING SOUTH 81°18'46" EAST) (DELTA 28°35'01") (CHORD 5.92 FEET) FOR 5.99 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 84°23'43" EAST FOR 53.52 FEET; THENCE RUN NORTH 75°06'36" EAST FOR 57.43 FEET; THENCE RUN SOUTH 14°58'00" EAST ALONG A NORTHEASTERLY LINE OF THE RECREATION AREA AS SHOWN ON SAID PLAT OF BAYSIDE VILLAS PHASE II FOR 23.19 FEET; THENCE RUN NORTH 75°02' EAST ALONG A NORTHWESTERLY LINE OF SAID RECREATION AREA FOR 40 FEET TO AN INTERSECTION WITH A SOUTHWESTERLY LINE OF BAYSIDE VILLAS CONDOMINIUM, PHASE I, AS SHOWN ON SURVEYOR'S PLAT, EXHIBIT "B" TO CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORD BOOK 1361, BEGINNING AT PAGE 1782, LEE COUNTY RECORDS; THENCE RUN NORTH 14°58' WEST ALONG SAID SOUTHWESTERLY LINE FOR 27 FEET TO A NORTHWESTERLY CORNER OF SAID BAYSIDE VILLAS PHASE I; THENCE RUN NORTH 75°02' EAST ALONG A NORTHWESTERLY LINE OF SAID BAYSIDE VILLAS PHASE I, AND A NORTHEASTERLY PROLONGATION THEREOF FOR 306.09 FEET TO AN INTERSECTION WITH THE CURVED EASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 246, PAGE 139, LEE COUNTY RECORDS; THENCE RUN NORTHWESTERLY AND NORTHERLY ALONG THE EASTERLY LINE OF SAID LANDS AS DESCRIBED IN SAID DEED ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 135 FEET (CHORD BEARING NORTH 02°31'21" EAST) (DELTA 00°46'58") (CHORD 1.84 FEET) FOR 1.84 FEET TO A POINT OF TANGENCY; NORTH 02°54'50" EAST FOR 695 FEET TO A POINT OF CURVATURE, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 1485 FEET (CHORD BEARING NORTH 21°34'00" WEST) (DELTA 48°57'44") (CHORD 1230.75 FEET) FOR 1269.01 FEET TO A POINT OF COMPOUND CURVATURE; NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 227.37 FEET (CHORD BEARING SOUTH 57°27'20" WEST) (DELTA 152°59'39") (CHORD 442.17 FEET) FOR 607.13 FEET TO A POINT OF REVERSE CURVATURE; SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 225 FEET (CHORD BEARING SOUTH 01°56'10" EAST) (DELTA 34°12'31") (CHORD 132.35 FEET) FOR 134.34 FEET TO A POINT OF REVERSE CURVATURE; SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 185 FEET

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SHEET:  
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# SKETCH AND DESCRIPTION

14830 CAPTIVA DRIVE  
CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924

(CHORD BEARING SOUTH 28°07'10" EAST) (DELTA 86°34'39") (CHORD 253.70 FEET) FOR 279.55 FEET TO A POINT OF REVERSE CURVATURE; SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 325 FEET (CHORD BEARING SOUTH 51°29'50" EAST) (DELTA 39°49'16") (CHORD 221.36 FEET) FOR 225.88 FEET TO A POINT OF COMPOUND CURVATURE; SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 185 FEET (CHORD BEARING SOUTH 13°24'50" WEST) (DELTA 90°00'00") (CHORD 261.63 FEET) FOR 290.60 FEET TO A POINT OF TANGENCY, SOUTH 58°24'50" WEST FOR 205.81 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF A RADIUS 430 FEET (CHORD BEARING NORTH 66°09'00" WEST) (DELTA 110°52'33") (CHORD 708.22 FEET) FOR 832.11 FEET TO A POINT OF TANGENCY, NORTH 10°42'40" WEST FOR 1881.11 FEET, NORTH 18°15'20" EAST FOR 784.59 FEET TO A POINT OF CURVATURE; NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 620 FEET (CHORD BEARING NORTH 10°14'40" WEST) (DELTA 57°00'00") (CHORD 591.68 FEET) FOR 616.80 FEET TO A POINT OF TANGENCY, NORTH 38°44'40" WEST FOR 390 FEET TO A POINT OF CURVATURE; NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 135 FEET (CHORD BEARING NORTH 16°44'40" WEST) (DELTA 44°00'00") (CHORD 101.14) FOR 103.67 FEET TO A POINT OF TANGENCY, NORTH 05°15'20" EAST FOR 110.81 FEET TO AN INTERSECTION WITH AN EASTERLY PROLONGATION OF SAID SOUTH LINE OF LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 209, PAGE 71, LEE COUNTY RECORDS, AND A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY AND WESTERLY ALONG AN EASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 572, PAGE 14, LEE COUNTY RECORDS, ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 100.94 FEET (CHORD BEARING NORTH 45°34'40" WEST) (DELTA 101°40'00") (CHORD 156.52 FEET) FOR 179.11 FEET TO A POINT OF REVERSE CURVATURE; WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 73 FEET (CHORD BEARING NORTH 53°28'50" WEST) (DELTA 85°51'31") (CHORD 99.44 FEET) FOR 109.39 FEET TO A POINT OF TANGENCY, NORTH 10°33' WEST FOR 126.80 FEET TO A POINT OF CURVATURE; NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 35 FEET (CHORD BEARING NORTH 66°57'00" EAST) (DELTA 154°59'40") (CHORD 68.34 FEET) FOR 94.68 FEET TO A POINT OF REVERSE CURVATURE, AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 191.45 FEET (CHORD BEARING SOUTH 54°18'00" EAST) (DELTA 37°30'00") (CHORD 123.08 FEET) FOR 125.30 FEET TO A POINT OF TANGENCY ON SAID LINE; THENCE DEPARTING FROM SAID LINE, RUN NORTH 04°39'34" WEST FOR 221.51 FEET, PASSING THROUGH A POINT DESIGNATED "A" AT 113.76 FEET ALONG SAID LINE; THENCE RUN NORTH 48°39'34" WEST FOR 180 FEET MORE OR LESS TO AN INTERSECTION WITH THE MEAN HIGH WATER LINE OF BRYANT BAYOU, PASSING THROUGH A 3/4 INCH PIPE AT 175.48 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID LINE FOR 295 FEET MORE OR LESS TO AN INTERSECTION WITH A LINE BEARING NORTH 59°49'11" EAST AND PASSING THROUGH THE POINT OF BEGINNING; THENCE RUN SOUTH 59°49' 11" WEST ALONG SAID LINE FOR 16 FEET MORE OR LESS TO A 3/4 INCH PIPE ON THE EASTERLY LINE OF SAID ROADWAY EASEMENT (50 FEET WIDE) DESCRIBED IN SAID AMENDED GRANT OF EASEMENT, PASSING THROUGH A 3/4 INCH PIPE AT 11.38 FEET FROM SAID EASTERLY LINE; THENCE RUN NORTH 10°35'45" WEST ALONG SAID EASTERLY LINE FOR 177.02 FEET TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID PLANTATION BEACH CLUB I; THENCE RUN SOUTH 89°26'57" WEST ALONG SAID PROLONGATION AND THE NORTH LINE OF A ROADWAY AND UTILITY EASEMENT (50 FEET WIDE) FOR 10.22 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF A ROADWAY AND UTILITY EASEMENT (30 FEET WIDE); THENCE RUN NORTH 09°02'37" WEST ALONG SAID EASTERLY LINE FOR 276.52 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF A ROADWAY AND UTILITY EASEMENT (30 FEET WIDE) THROUGH THE UNRECORDED AMERICAN HOTELS COMPANY SUBDIVISION AS DESCRIBED IN GRANT OF EASEMENT, RECORDED IN OFFICIAL RECORD BOOK 981, PAGE 730, LEE COUNTY RECORDS; THENCE RUN ALONG SAID EASTERLY LINE NORTH 22°10'43" WEST FOR 592.16 FEET, NORTH 12°24'49" WEST FOR 386.16 FEET AND NORTH 08°55'49" WEST FOR 218.78 FEET TO THE SOUTHEASTERLY LINE OF A ROADWAY EASEMENT (30 FEET WIDE) AS SHOWN ON SURVEYOR'S PLAT EXHIBIT "B" TO CONDOMINIUM DECLARATION OF MARINA VILLAS CONDOMINIUM, RECORDED IN OFFICIAL RECORD BOOK 1106, BEGINNING AT PAGE 1881, LEE COUNTY RECORDS; THENCE RUN ALONG SAID SOUTHEASTERLY LINE NORTH 69°14' 12" EAST FOR 109.64 FEET TO A POINT OF CURVATURE, NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 80.87 FEET (CHORD BEARING NORTH 86°27'42" EAST) (DELTA 34°27'00") (CHORD 47.90) FOR 48.62 FEET TO A POINT OF REVERSE CURVATURE; AND SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 153 FEET (CHORD BEARING NORTH 89°29'56" EAST) (DELTA 28°22'31") (CHORD 75.00) FOR 75.77 FEET; THENCE RUN SOUTH 14°41'19" EAST FOR 45 FEET MORE OR LESS TO THE WATERS OF A BOAT BASIN CONNECTED TO BRYANT BAYOU, PASSING THROUGH A 3/4 INCH PIPE AT 43.5 FEET; THENCE RUN NORTHEASTERLY AND EASTERLY, SOUTHEASTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY, NORTHEASTERLY, NORTHERLY, NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG SAID WATERS AND THE MEAN HIGH WATER LINE OF BRYANT BAYOU FOR 1500 FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF SAID MARINA VILLAS CONDOMINIUM; THENCE RUN NORTH 72°55'07" WEST ALONG THE SOUTHWESTERLY LINE OF SAID CONDOMINIUM AS SHOWN ON SAID SURVEYOR'S PLAT FOR 148 FEET, MORE OR LESS, TO A CONCRETE MONUMENT PASSING THROUGH A STEEL PIN 140.03 FEET FROM SAID MONUMENT; THENCE RUN ALONG A SOUTHEASTERLY LINE OF SAID MARINA VILLAS CONDOMINIUM AS SHOWN ON SAID PLAT SOUTH 49°27'45" WEST FOR 44.03 FEET AND SOUTH 77°44'35" WEST FOR 129.73 FEET TO THE OUTSIDE FACE OF THE CAP ON AN EXISTING SEAWALL ALONG THE EASTERLY SHORE OF AN EXISTING BOAT CANAL; THENCE RUN ALONG SAID SEAWALL CAP AND SAID CANAL NORTH 09°15'52" WEST FOR 119.38 FEET, NORTH 06°15'44" WEST FOR 145.32 FEET; AND NORTH 54°13'14" EAST FOR 207.47 FEET, NORTH 77°48'24" EAST FOR 5.49 FEET; SOUTH 77°35'33" EAST FOR 56.50 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 154.76 FEET (CHORD BEARING SOUTH 84°44'14" EAST) (DELTA 14°17'23") (CHORD 38.50 FEET) FOR 38.60 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 88°07'04" EAST ALONG SAID SEAWALL CAP FOR 32.10 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 135 FEET (CHORD BEARING NORTH 79°13'07" EAST) (DELTA 17°47'53") (CHORD 41.77 FEET) FOR 41.94 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY AND SOUTHEASTERLY ALONG SAID SEAWALL CAP AND THE ARC OF A CURVE TO THE RIGHT OF RADIUS 30 FEET (CHORD BEARING SOUTH 59°25'32" EAST) (DELTA 100°30'35") (CHORD 46.13 FEET) FOR 52.63 FEET; THENCE RUN NORTH 32°48'09" EAST ACROSS THE BOAT CANAL CONNECTING BRYANT BAYOU WITH PINE ISLAND SOUND FOR 277.42 FEET TO THE NORTHWESTERLY TERMINUS OF THE ESTABLISHED BULKHEAD LINE CITED IN DEED RECORDED IN OFFICIAL RECORD BOOK 572, PAGE 14, LEE COUNTY RECORDS; THENCE RUN NORTH 49°14'36" WEST FOR 148.70 FEET ACROSS THE MOUTH OF SAID BOAT CANAL TO THE OUTSIDE FACE OF AN EXISTING SEAWALL ALONG THE NORTHWESTERLY SHORE OF SAID CANAL CONNECTING BRYANT BAYOU WITH PINE ISLAND SOUND; THENCE RUN NORTH 56°27'20" WEST ALONG SAID SEAWALL FACE FOR 15 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF SAID PINE ISLAND SOUND; THENCE RUN NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG SAID LINE AND THE MEAN HIGH WATER LINE OF THE SOUTHERLY SHORE OF RED FISH PASS AND THE GULF OF MEXICO FOR 3410 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTER LINE OF AN EXISTING JETTY AND A LINE BEARING SOUTH 41°22'09" WEST, PASSING THROUGH THE NORTHERLY TERMINUS OF THE EROSION CONTROL LINE FOR SOUTH SEAS PLANTATION BEACH IMPROVEMENT PROJECT AS SHOWN ON PLAT RECORDED IN PLAT BOOK 31, PAGE 17, LEE COUNTY

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Surveying  
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# SKETCH AND DESCRIPTION

14830 CAPTIVA DRIVE  
CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924

RECORDS; THENCE RUN NORTH 41°22'09" EAST ALONG SAID LINE FOR 60 FEET, MORE OR LESS, TO SAID NORTHERLY TERMINUS AS SHOWN ON SAID PLAT, PASSING THROUGH A 3/4 INCH PIPE AT 172.62 FEET FROM SAID TERMINUS; THENCE RUN ALONG SAID EROSION CONTROL LINE SOUTH 23°34'06" EAST FOR 171.52 FEET; SOUTH 24°06'57" EAST FOR 192.66 FEET; SOUTH 27°06'39" EAST FOR 520.74 FEET; SOUTH 27°34'57" EAST FOR 539.47 FEET; SOUTH 25°37'24" EAST FOR 366.51 FEET; AND SOUTH 25°47'51" EAST FOR 334.38 FEET, TO AN INTERSECTION WITH THE SOUTH LINE OF A GULF ACCESS EASEMENT (30 FEET WIDE) AS DESCRIBED IN INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 22, PAGE 486, LEE COUNTY RECORDS; THENCE RUN NORTH 89°21'11" EAST ALONG SAID SOUTH LINE FOR 318.55 FEET TO A CONCRETE MONUMENT MARKING AN INTERSECTION WITH THE WESTERLY LINE OF SAID ROADWAY EASEMENT (30 FEET WIDE) AS DESCRIBED IN SAID GRANT OF EASEMENT; THENCE RUN ALONG SAID WESTERLY LINE SOUTH 08°55'49" EAST FOR 251.73 FEET, SOUTH 12°24'49" EAST FOR 389.62 FEET AND SOUTH 22°10'43" EAST FOR 444.48 FEET TO THE NORTHEASTERLY CORNER OF PLANTATION BEACH CLUB II CONDOMINIUMS AS DESCRIBED IN EXHIBIT NO 1-D TO CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORD BOOK 1344, BEGINNING AT PAGE 2348, LEE COUNTY RECORDS; THENCE CONTINUE SOUTH 22°10'43" EAST ALONG SAID WESTERLY LINE OF SAID ROADWAY EASEMENT (30 FEET WIDE) AND THE EASTERLY LINE OF SAID PLANTATION BEACH CLUB II FOR 146.79 FEET; THENCE RUN SOUTH 09°02'37" EAST ALONG SAID WESTERLY LINE OF SAID EASEMENT FOR 268.59 FEET TO AN INTERSECTION WITH SAID EASTERLY PROLONGATION OF SAID NORTH LINE OF PLANTATION BEACH CLUB I; THENCE RUN SOUTH 89°26'57" WEST ALONG SAID PROLONGATION FOR 10.22 FEET TO THE NORTHEASTERLY CORNER OF SAID PLANTATION BEACH CLUB I ON THE WESTERLY LINE OF SAID ROADWAY EASEMENT (50 FEET WIDE) AS DESCRIBED IN SAID AMENDED GRANT OF EASEMENT; THENCE RUN SOUTH 10°35'45" EAST ALONG THE EASTERLY LINE OF SAID PLANTATION BEACH CLUB I AND SAID WESTERLY LINE OF SAID ROADWAY EASEMENT FOR 203.66 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS 1 THROUGH 6:

- 1) LANDS' END VILLAGE, A CONDOMINIUM AS SHOWN ON SURVEYOR'S PLAT, EXHIBIT "3" TO CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORD BOOK 1869 BEGINNING AT PAGE 4404, LEE COUNTY RECORDS.
- 2) THE COTTAGES AT SOUTH SEAS PLANTATION, A CONDOMINIUM, AS SHOWN ON SURVEYOR'S PLAT, EXHIBIT "1" TO CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORD BOOK 1657, BEGINNING AT PAGE 2197, LEE COUNTY RECORDS.
- 3) THE SOUTH SEAS CLUB, A CONDOMINIUM AS SHOWN ON SURVEYOR'S PLAT, EXHIBIT "1" TO CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORD BOOK 1480, BEGINNING AT PAGE 970, LEE COUNTY RECORDS.
- 4) PLANTATION HOUSE, A CONDOMINIUM AS SHOWN ON SURVEYOR'S PLAT, EXHIBIT "1" TO CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORD BOOK 1970, BEGINNING AT PAGE 43, LEE COUNTY RECORDS.
- 5) SEABREEZE, A CONDOMINIUM AT SOUTH SEAS PLANTATION AS SHOWN ON SURVEYOR'S PLAT EXHIBIT "B" TO CONDOMINIUM DECLARATION AS RECORDED IN OFFICIAL RECORD BOOK 2446, PAGE 3790, LEE COUNTY RECORDS.
- 6) PARCEL OF LAND CONVEYED TO PLANTATION DEVELOPMENT, LTD., BY SPECIAL WARRANTY DEED DATED MARCH 3, 2004, RECORDED MARCH 16, 2004, IN OFFICIAL RECORD BOOK 4228, PAGE 2759, LEE COUNTY RECORDS.

PARCEL II:

TOGETHER WITH A WALKWAY EASEMENT SIX FEET WIDE ALONG THE SOUTH LINE OF SAID BEACH VILLAS III CONDOMINIUM, AS DEFINED IN OFFICIAL RECORD BOOK 2914, PAGE 2491, LEE COUNTY RECORDS.

PARCEL III:

TOGETHER WITH THE HEREINABOVE DESCRIBED EASEMENT FOR SOUTH SEAS PLANTATION ROAD, AS DESCRIBED IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1846, PAGE 807, LEE COUNTY RECORDS, AND IN CITED RECORD PLAT AND CONDOMINIUM DECLARATIONS.

PARCEL IV:

TOGETHER WITH A CERTAIN ROADWAY AND UTILITY EASEMENT AS RESERVED IN THE FEE SIMPLE DEED RECORDED IN OFFICIAL RECORDS BOOK 1846, PAGE 3934, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, DESCRIBED AS (PLANTATION EAST DRIVE) (20 FEET WIDE) LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINABOVE DESCRIBED POINT DESIGNATED "A", RUN ALONG SAID CENTERLINE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 155 FEET (CHORD BEARING NORTH 75°07'33" WEST) (DELTA 24°01'47") (CHORD 64.53 FEET) FOR 65.01 FEET TO A POINT OF TANGENCY, NORTH 63°06'40" WEST FOR 19.99 FEET TO A POINT OF CURVATURE, NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 70 FEET (CHORD BEARING NORTH 82°26'25" WEST) (DELTA 38°39'30") (CHORD 46.34 FEET) FOR 47.23 FEET TO A POINT OF TANGENCY, SOUTH 78°13'50" WEST FOR 52.53 FEET TO A POINT OF CURVATURE, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 140 FEET (CHORD BEARING SOUTH 86°20'21" WEST) (DELTA 16°13'00") (CHORD 39.49 FEET) FOR 39.63 FEET TO A POINT OF TANGENCY, NORTH 85°33'09" WEST FOR 14.32 FEET TO A POINT OF CURVATURE AND WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 73.24 FEET (CHORD BEARING SOUTH 67°57'07" WEST) (DELTA 52°59'27") (CHORD 65.35 FEET) FOR 67.74 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID ROADWAY EASEMENT (50 FEET WIDE) DESCRIBED IN SAID GRANT OF EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1846, PAGE 807, LEE COUNTY RECORDS.

BEARING HEREINABOVE MENTIONED ARE PLANE COORDINATE FOR THE FLORIDA WEST ZONE BASED ON TIES TO THE LEE COUNTY COASTAL CONSTRUCTION SET-BACK LINE FOR CAPTIVA ISLAND, LEE COUNTY, FLORIDA.

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# SKETCH AND DESCRIPTION

14830 CAPTIVA DRIVE  
CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924

## PARCEL VI:

A TRACT OF LAND LYING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 21 EAST, CAPTIVA ISLAND, LEE COUNTY, FLORIDA, WHICH TRACT IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2083 AT PAGE 3825, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S 19° 52' 39" E FOR 17.62 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF A CONSERVATION EASEMENT AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 1983 AT PAGE 4023, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE S 19°52'39" E ALONG SAID LINE FOR 113.56 FEET TO AN INTERSECTION WITH THE NORTH LINE OF A 20 FOOT ROADWAY EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 1848 AT PAGE 1835, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S 84°11'36" W ALONG SAID NORTH LINE OF SAID ROADWAY EASEMENT (20 FEET WIDE) FOR 25.97 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID NORTH LINE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT OF RADIUS 145.00 FEET (CHORD BEARINGS 88° 47' 14" W) (CHORD 23.23 FEET) (DELTA 9°11'16") FOR 23.25 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE LANDS AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 3020 AT PAGE 2139, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID ROADWAY EASEMENT RUN N 04°39'34" W ALONG SAID LINE FOR 97.65 FEET; THENCE RUN N 48°39'34" W FOR 5.48 FEET TO AN INTERSECTION WITH SAID CONSERVATION EASEMENT LINE; THENCE RUN N 63°10'01" E ALONG SAID EASEMENT FOR 6.12 FEET; THENCE RUN N 69°59'53" E CONTINUING ALONG SAID EASEMENT FOR 18.13 FEET TO THE POINT OF BEGINNING.

BEARINGS HEREINABOVE MENTIONED ARE BASED ON THE WEST LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 2083 AT PAGE 3825, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE BEARS S 19° 52'39" E.

## PARCEL VII:

INTENTIONALLY DELETED.

## PARCEL VIII:

TOGETHER WITH THE EASEMENTS FOR ROADWAY AND UTILITY FOR THE BENEFIT OF THE SUBJECT PROPERTY, IN ANY, PURSUANT TO THE GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1848, PAGE 1837, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

## PARCEL IX:

TOGETHER WITH THE EASEMENTS FOR THE BENEFIT OF THE SUBJECT PROPERTY, IN ANY MAINTENANCE EASEMENT AGREEMENT RECORDED SEPTEMBER 12, 2007, AS INSTRUMENT NO. 2007000282397, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

## PARCEL C:

## PARCEL II:

A PORTION OF SUNSET DRIVE AS SHOWN ON UNRECORDED PLAT OF C.D. CHADWICK'S ADDITION TO GULFVIEW AND DEED BOOK 238 AT PAGE 154, LEE COUNTY RECORDS, VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORD BOOK 1301 AT PAGE 724, SAID PUBLIC RECORDS, LYING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 21 EAST, CAPTIVA ISLAND, LEE COUNTY, FLORIDA WHICH PORTION IS DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF LOT 70, F.A. LANE'S SECOND SUBDIVISION OF BAY VIEW AS SHOWN ON PLAT RECORDED IN PLAT BOOK 3 AT PAGE 75 OF SAID PUBLIC RECORDS RUN WESTERLY FOR 30.00 FEET TO THE WESTERLY LINE OF CAPTIVA DRIVE SOUTHWEST, (FORMERLY MUNSON STREET); THENCE RUN NORTH 02°55'20" EAST ALONG SAID WESTERLY LINE FOR 98 FEET MORE OR LESS TO AN INTERSECTION WITH THE NORTHERLY LINE OF SUNSET DRIVE (30 FEET WIDE), DEED BOOK 238 AT PAGE 154, SAID PUBLIC RECORDS; THENCE RUN NORTH 71°18'20" WEST ALONG SAID NORTHERLY LINE OF SUNSET DRIVE TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 1299 AT PAGE 2153, SAID PUBLIC RECORDS AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. FROM SAID POINT OF BEGINNING CONTINUE NORTH 71°18'20" WEST ALONG SAID NORTHERLY LINE FOR 165.05 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LOT 4, BLOCK 3, G.W. BRYANT'S ADDITION TO GULFVIEW; THENCE RUN NORTH 77°10'20" WEST ALONG SAID SOUTH LINE FOR 10.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE RUN SOUTH 18°41'40" WEST FOR 3.89 FEET; THENCE RUN SOUTH 71°18'20" EAST ALONG THE NORTHERLY LINE OF SUNSET DRIVE AS SHOWN ON PLAT OF CAPTIVA BEACH, PLAT BOOK 7 AT PAGE 73, SAID PUBLIC RECORDS, FOR 175.81 FEET; THENCE RUN NORTH 18°41'40" EAST FOR 5.00 FEET TO THE POINT OF BEGINNING.

## PARCEL D:

## PARCEL I:

A TRACT OR PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 21 EAST, CAPTIVA ISLAND, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE SOUTH LINE OF LOT 14, UNRECORDED AMERICAN HOTELS COMPANY SUBDIVISION AS DESCRIBED IN OFFICIAL RECORD BOOK 266 AT PAGE 632, LEE COUNTY RECORDS AND THE NORTHEASTERLY LINE OF SOUTH SEAS PLANTATION ROAD (30 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORD BOOK 981 AT PAGE 730 OF SAID PUBLIC RECORDS RUN SOUTH 22°10' 43" EAST ALONG SAID NORTHEASTERLY LINE OF SOUTH SEAS PLANTATION ROAD FOR 138.41 FEET TO A JOG IN SAID ROAD; THENCE RUN SOUTH 09° 02' 37" EAST CONTINUING ALONG SAID NORTHEASTERLY LINE FOR 60.67 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 09° 02' 37" EAST ALONG SAID NORTHEASTERLY LINE FOR 80.82 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK

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# SKETCH AND DESCRIPTION

14830 CAPTIVA DRIVE  
CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924

1531 AT PAGE 1424 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 81°35'41" EAST ALONG THE NORTHERLY LINE OF SAID LANDS FOR 57.64 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1531 AT PAGE 1421 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 08° 24' 19" WEST ALONG SAID WESTERLY LINE AND PROLONGATION THEREOF FOR 80.81 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF PLANTATION BAY VILLAS AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 2168, PAGE 1706, SAID PUBLIC RECORDS; THENCE RUN SOUTH 81° 35' 41" WEST ALONG SAID SOUTHERLY LINE FOR 58.64 FEET TO THE POINT OF BEGINNING.

**PARCEL II:**

TOGETHER WITH AN EASEMENT FOR WALKWAY AND RECREATION PURPOSES AS RECORDED IN OFFICIAL RECORD BOOK 2168, PAGE 1701, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

**PARCEL III:**

TOGETHER WITH A PARKING EASEMENT WITH INGRESS AND EGRESS TO ACCOMMODATE TWO (2) PARKING SPACES AS RECORDED IN OFFICIAL RECORDS BOOK 2168, PAGE 1701, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

**PARCEL IV:**

TOGETHER WITH PRIVATE GRANT OF EASEMENT FOR ROAD RIGHT-OF-WAY PURPOSES FROM ROBERT F. ANDERSON AND NORMAN T. PATTON, TRUSTEES, DATED JUNE 29, 1973 AND RECORDED IN OFFICIAL RECORD BOOK 981, PAGE 730, AFFECTED BY AMENDED GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1806, PAGE 3868, AND AFFECTED BY GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1846, PAGE 807, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

BEARINGS HEREINABOVE MENTIONED ARE BASED ON THE NORTHERLY LINE OF THE DEED AS RECORDED IN OFFICIAL RECORD BOOK 1531, PAGE 1424, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BEAR NORTH 81°35'41" EAST.

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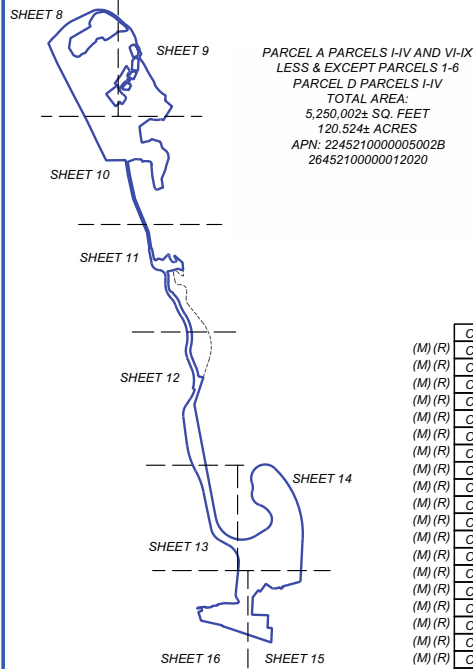
**SHEET:**  
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# SKETCH AND DESCRIPTION

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CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924

## SHEET LAYOUT



## CURVE TABLE

	CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
(M) (R)	C1	172.40'	131.00'	S 48°17'53" E	160.23'	75°24'15"
(M) (R)	C1A	106.98'	131.00'	N 62°36'18" W	104.03'	46°47'24"
(M) (R)	C1B	65.42'	131.00'	N 24°54'11" W	64.75'	28°36'51"
(M) (R)	C2	171.58'	113.00'	S 42°30'00" E	155.57'	87°00'00"
(M) (R)	C2	171.58'	113.00'	N 42°30'00" W	155.57'	87°00'00"
(M) (R)	C3	116.87'	265.00'	N 11°38'03" W	115.92'	25°16'05"
(M) (R)	C3	116.87'	265.00'	S 11°38'03" E	115.92'	25°16'05"
(M) (R)	C4	134.76'	410.00'	S 33°41'03" E	134.15'	18°49'55"
(M) (R)	C5	127.15'	310.00'	S 31°21'00" E	126.26'	23°30'00"
(M) (R)	C6	209.22'	865.00'	S 26°31'45" E	208.71'	13°51'30"
(M) (R)	C7	504.82'	610.00'	S 09°45'00" E	490.54'	47°25'00"
(M) (R)	C8	182.21'	290.00'	S 04°02'30" E	179.23'	36°00'00"
(M) (R)	C9	335.83'	500.00'	S 02°48'01" E	329.55'	38°28'58"
(M) (R)	C10	177.26'	570.00'	S 24°35'28" W	176.55'	17°49'06"
(M) (R)	C11	193.56'	270.00'	S 12°57'45" W	189.44'	41°04'28"
(M) (R)	C12	434.44'	1170.00'	S 18°12'45" E	431.95'	21°16'30"
(M) (R)	C13	364.95'	1230.00'	S 20°21'00" E	363.61'	17°00'00"
(M) (R)	C14	231.97'	270.00'	S 36°27'46" E	224.90'	49°13'31"
(M) (R)	C15	219.10'	330.00'	S 42°03'20" E	215.09'	38°02'24"
(M) (R)	C16	166.80'	330.00'	S 08°33'20" E	165.03'	28°57'36"
(M) (R)	C17	94.53'	120.00'	S 16°38'39" E	92.11'	45°08'13"
(M) (R)	C18	68.33'	120.00'	S 22°53'59" E	67.41'	32°37'33"
(M) (R)	C19	5.99'	12.00'	S 81°18'46" E	5.92'	28°35'01"
(M) (R)	C20	1.84'	135.00'	N 02°31'21" E	1.84'	0°46'58"
(M) (R)	C21	1269.01'	1485.00'	N 21°34'00" W	1230.75'	48°57'44"
(M) (R)	C22	607.13'	227.37'	S 67°27'20" W	442.17'	152°59'39"
(M) (R)	C23	134.34'	225.00'	S 01°56'10" E	132.35'	34°12'31"
(M) (R)	C24	279.55'	185.00'	S 28°07'10" E	253.70'	86°34'39"
(M) (R)	C25	225.88'	325.00'	S 51°29'50" E	221.36'	39°49'16"
(M) (R)	C26	290.60'	185.00'	S 13°24'50" W	261.63'	90°00'00"
(M) (R)	C27	832.11'	430.00'	N 66°09'00" W	708.22'	110°52'33"
(M) (R)	C28	616.80'	620.00'	N 10°14'40" W	591.68'	57°00'00"
(M) (R)	C29	103.67'	135.00'	N 16°44'40" W	101.14'	44°00'00"
(M) (R)	C30	179.11'	100.94'	N 45°34'40" W	156.52'	101°40'00"
(M) (R)	C31	109.39'	73.00'	N 53°28'50" W	99.44'	85°51'31"
(M) (R)	C32	94.68'	35.00'	N 66°57'00" E	68.34'	154°59'40"
(M) (R)	C33	125.30'	191.45'	S 54°18'00" E	123.08'	37°30'00"
(M) (R)	C34	157.11'	575.00'	N 14°12'52" W	156.62'	15°39'17"
(M) (R)	C35	135.09'	215.00'	N 04°02'29" W	132.88'	36°00'01"
(M) (R)	C36	566.89'	685.00'	N 09°44'59" W	550.85'	47°25'00"
(M) (R)	C37	191.08'	790.00'	N 26°31'43" W	190.61'	13°51'30"
(M) (R)	C38	157.91'	385.00'	N 31°20'59" W	156.81'	23°30'01"
(M) (R)	C39	76.39'	335.00'	N 36°34'02" W	76.22'	13°03'55"
(M) (R)	C40	22.27'	360.00'	N 26°02'25" W	22.27'	3°32'40"
(M) (R)	C41	94.62'	215.00'	N 11°38'02" W	94.05'	25°16'08"
(M) (R)	C42	95.68'	163.00'	N 15°48'58" W	94.31'	33°37'56"
(M) (R)	C43	73.28'	170.00'	S 75°27'36" E	72.71'	24°41'52"
(M) (R)	C44	23.25'	145.00'	S 88°47'14" W	23.23'	9°11'16"
(M) (R)	C45	48.62'	80.87'	N 86°27'42" E	47.90'	34°27'00"
(M) (R)	C46	75.77'	153.00'	N 89°29'56" E	75.00'	28°22'31"
(M) (R)	C47	38.60'	154.76'	S 84°44'14" E	38.50'	14°17'23"
(M) (R)	C48	52.63'	30.00'	S 59°25'32" E	46.13'	100°30'35"
(M) (R)	C49	65.01'	155.00'	N 75°07'33" W	64.53'	24°01'51"
(M) (R)	C50	47.23'	70.00'	N 82°26'25" W	46.34'	38°39'30"
(M) (R)	C51	39.63'	140.00'	S 86°20'21" W	39.49'	16°13'00"
(M) (R)	C52	67.74'	73.24'	S 67°57'07" W	65.35'	52°59'27"
(M) (R)	C53	41.94'	135.00'	N 79°13'07" W	41.77'	17°47'53"

## LINE TABLE

	LINE	BEARING	DISTANCE
(M) (R)	L1	N 84°02'33" E	35.96'
(M) (R)	L2	S 28°51'00" E	10.27'
(M) (R)	L3	S 61°04'32" E	21.12'
(M) (R)	L4	S 83°24'48" W	90.00'
(M) (R)	L5	N 86°40'35" W	39.00'
(M) (R)	L6	S 06°35'12" E	16.67'
(M) (R)	L7	S 06°35'12" E	16.00'
(M) (R)	L8	N 06°35'12" W	16.00'
(M) (R)	L9	S 16°50'00" E	16.01'
(M) (R)	L10	S 16°50'00" E	56.00'
(M) (R)	L11	S 12°49'40" W	8.65'
(M) (R)	L31	S 46°38'16" E	40.90'
(M) (R)	L32	S 67°01'16" E	16.02'
(M) (R)	L33	N 84°23'43" E	53.52'
(M) (R)	L34	N 75°06'36" E	57.43'
(M) (R)	L35	S 14°58'00" E	23.19'
(M) (R)	L36	N 75°02'00" E	40.00'
(M) (R)	L37	N 14°58'00" W	27.00'
(M) (R)	L39	S 19°52'39" E	17.62'
(M) (R)	L40	N 77°58'54" E	60.69'
(M) (R)	L41	N 74°06'57" E	128.31'
(M) (R)	L42	S 63°06'40" E	11.81'
(M) (R)	L43	S 84°11'36" W	25.97'
(M) (R)	L44	N 04°39'34" W	97.65'
(M) (R)	L45	N 48°39'34" W	5.48'
(M) (R)	L46	N 63°10'01" E	6.12'
(M) (R)	L47	N 69°59'53" E	18.13'
(M) (R)	L48	S 59°49'11" W	16.00'
(M) (R)	L49	S 89°26'57" W	10.22'
(M) (R)	L50	S 14°41'19" E	45.00'
(M) (R)	L51	S 09°02'37" E	80.82'
(M) (R)	L52	N 81°35'41" E	57.64'
(M) (R)	L53	N 08°24'19" W	80.81'
(M) (R)	L54	S 81°35'41" W	58.64'
(M) (R)	L55	N 63°06'40" W	19.99'
(M) (R)	L56	S 78°13'50" W	52.53'
(M) (R)	L57	N 85°33'09" W	14.32'
(M) (R)	L58	N 56°27'20" W	15.00'

## THIS IS NOT A SURVEY

JOB NUMBER:  
23-4582.01

DRAWN BY:  
CW - 09/18/2023

REVIEWED BY:  
KAF

SHEET:  
7 OF 16

### LEGEND & SYMBOLS

◆ RECORD CORNER  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING

— BOUNDARY LINE  
- - - EASEMENT PARCEL LINE

**BLEW & ASSOCIATES, P.A.**

Surveying  
Engineering  
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM



# SKETCH AND DESCRIPTION

14830 CAPTIVA DRIVE  
CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924

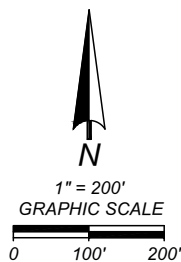
NORTHWESTERLY, WESTERLY, SOUTHWESTERLY  
AND SOUTHERLY ALONG SAID LINE AND THE  
MEAN HIGH WATER LINE OF THE SOUTHERLY SHORE  
OF RED FISH PASS AND THE GULF OF MEXICO FOR 3410 FEET ± (R)

PARCEL A PARCEL I  
LESS & EXCEPT  
PARCEL 1  
LANDS' END VILLAGE  
(O.R. BOOK 1869, PG 4404)

PARCEL A, PARCEL I  
5,247,999 SQ. FEET±  
120.523 ACRES±  
APN: 26452100000012020

PARCEL A PARCELS I-IV AND VI-IX  
LESS & EXCEPT PARCELS 1-6  
PARCEL D PARCELS I-IV  
TOTAL AREA:  
5,250,002± SQ. FEET  
120.524± ACRES  
APN: 2245210000005002B  
26452100000012020

PARCEL A PARCEL I  
LESS & EXCEPT  
PARCEL 3  
THE SOUTH SEAS CLUB  
(O.R. BOOK 1480, PG. 970)



MATCH LINE SHEET 8  
MATCH LINE SHEET 9

MATCH LINE SHEET 8 MATCH LINE SHEET 9  
MATCH LINE SHEET 10

PARCEL A, PARCEL I  
5,247,999 SQ. FEET±  
120.523 ACRES±  
APN: 26452100000012020

PARCEL A PARCELS I-IV AND VI-IX  
LESS & EXCEPT PARCELS 1-6  
PARCEL D PARCELS I-IV  
TOTAL AREA:  
5,250,002± SQ. FEET

## THIS IS NOT A SURVEY

JOB NUMBER:  
23-4582.01

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CW - 09/18/2023

REVIEWED BY:  
KAF

SHEET:  
8 OF 16

### LEGEND & SYMBOLS

◆ RECORD CORNER  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING

— BOUNDARY LINE  
- - - EASEMENT PARCEL LINE

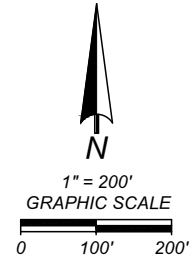
**BLEW**  
& ASSOCIATES, P.A.

Surveying  
Engineering  
Mapping

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14830 CAPTIVA DRIVE  
CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924



1" = 200'  
GRAPHIC SCALE  
0 100' 200'

N  
N

MATCH LINE SHEET 8  
MATCH LINE SHEET 9

PARCEL A PARCEL 1  
LESS & EXCEPT  
PARCEL 5  
SEABREEZE, A CONDOMINIUM  
AT SOUTH SEAS PLANTATION  
(O.R. BOOK 2446, PG 3790)

NORTHWESTERLY, WESTERLY, SOUTHWESTERLY  
AND SOUTHERLY ALONG SAID LINE AND THE  
MEAN HIGH WATER LINE OF THE SOUTHERLY SHORE  
OF RED FISH PASS AND THE GULF OF MEXICO FOR 3410 FEET ± (R)

PARCEL A PARCEL 1  
LESS & EXCEPT  
PARCEL 4  
PLANTATION HOUSE  
(O.R. BOOK 1480, PG. 970)

PARCEL A, PARCEL I  
5,247,999 SQ. FEET±  
120.523 ACRES±  
APN: 26452100000012020

PARCEL A PARCEL I  
LESS & EXCEPT  
PARCEL 2  
THE COTTAGES AT  
SOUTH SEAS PLANTATION  
(O.R. BOOK 1657, PG. 2197)

PARCEL A, PARCEL IX  
MAINTENANCE EASEMENT  
AGREEMENT  
(O.R. INSTRUMENT  
2007000282397)

PARCEL A PARCELS I-IV AND VI-X  
LESS & EXCEPT PARCELS 1-6  
PARCEL D PARCELS I-IV  
TOTAL AREA:  
5,250,002± SQ. FEET  
120.524± ACRES  
APN: 2245210000005002B  
26452100000012020

L58

N 49°14'36" W  
148.70' (R)  
N 40°59'24" W  
143.11' (M)

N 88°03'06" E 32.10' (M)  
N 88°07'04" E 32.10' (R)

N 54°09'16" E 207.47' (M)  
N 54°13'14" E 207.47' (R)

S 77°39'31" E 56.50' (M)  
S 77°35'33" E 56.50' (R)

N 32°44'11" E 217.42' (M)  
N 32°48'09" E 217.42' (R)

SHEET 8  
MATCH LINE SHEET 9  
MATCH LINE SHEET 10

**THIS IS NOT A SURVEY**

**JOB NUMBER:**  
23-4582.01

**REVIEWED BY:**  
KAF

<b>DRAWN BY:</b> CW - 09/18/2023
<b>SHEET:</b> 9 OF 16

### LEGEND & SYMBOLS

◆	RECORD CORNER	—————	BOUNDARY LINE
P.O.C.	POINT OF COMMENCEMENT	- - - - -	EASEMENT PARCEL
P.O.B.	POINT OF BEGINNING		LINE



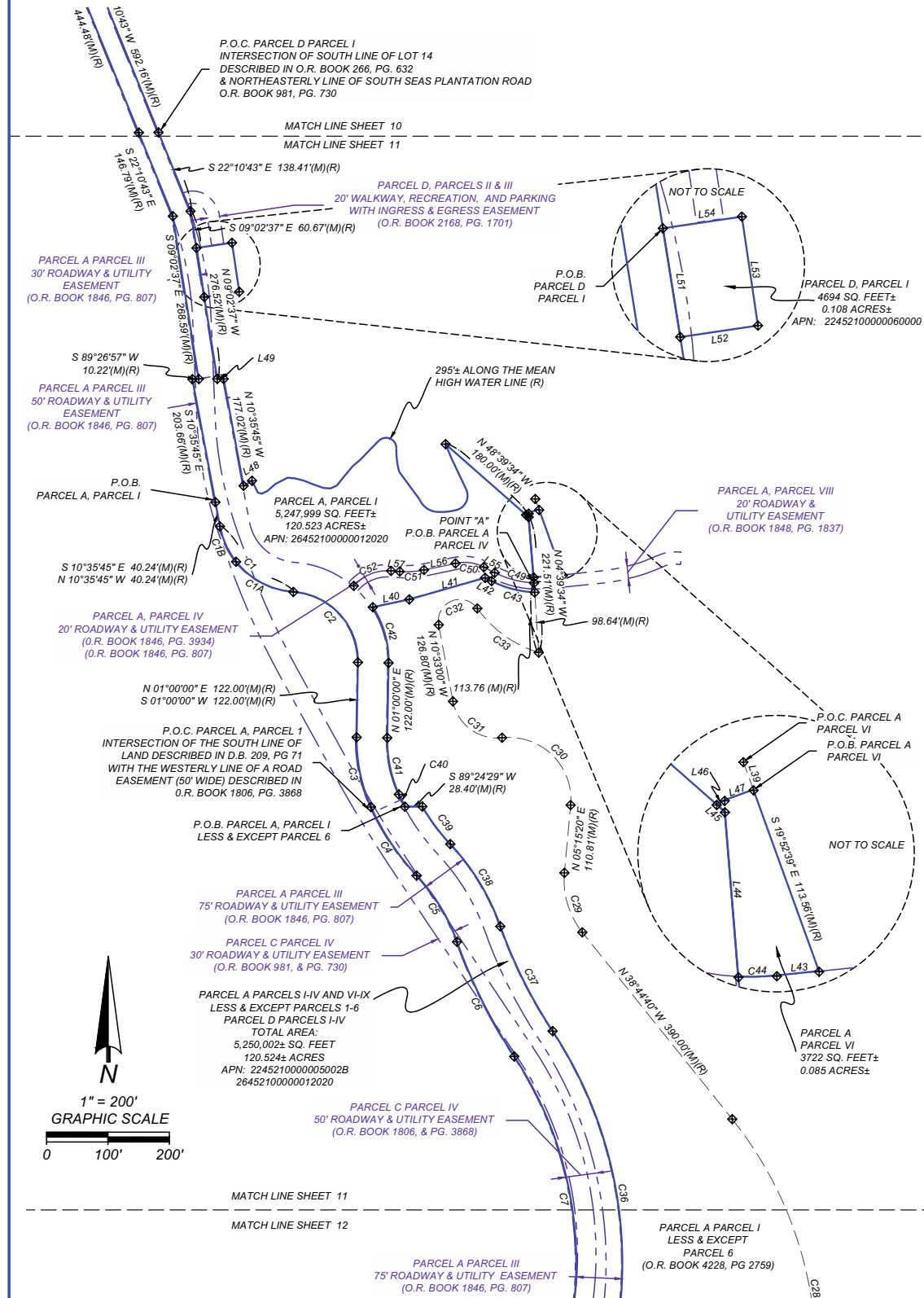
**BLEW**  
& ASSOCIATES, P.A.

Surveying  
Engineering  
Mapping

1825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
EMAIL: [SURVEY@BLEWINC.COM](mailto:SURVEY@BLEWINC.COM)  
OFFICE: 479.443.4506 FAX: 479.582.1883  
[WWW.BLEWINC.COM](http://WWW.BLEWINC.COM)

[illegible]

14830 CAPTIVA DRIVE  
CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924



**THIS IS NOT A SURVEY**


**JOB NUMBER:**  
23-4582.01

**DRAWN BY:**  
CW - 09/18/2023

**REVIEWED BY:**  
KAF

**SHEET:**  
11 OF 16

## LEGEND & SYMBOLS

 RECORD CORNER  
 P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING

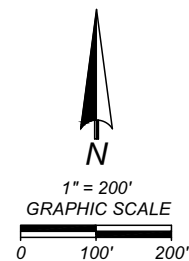
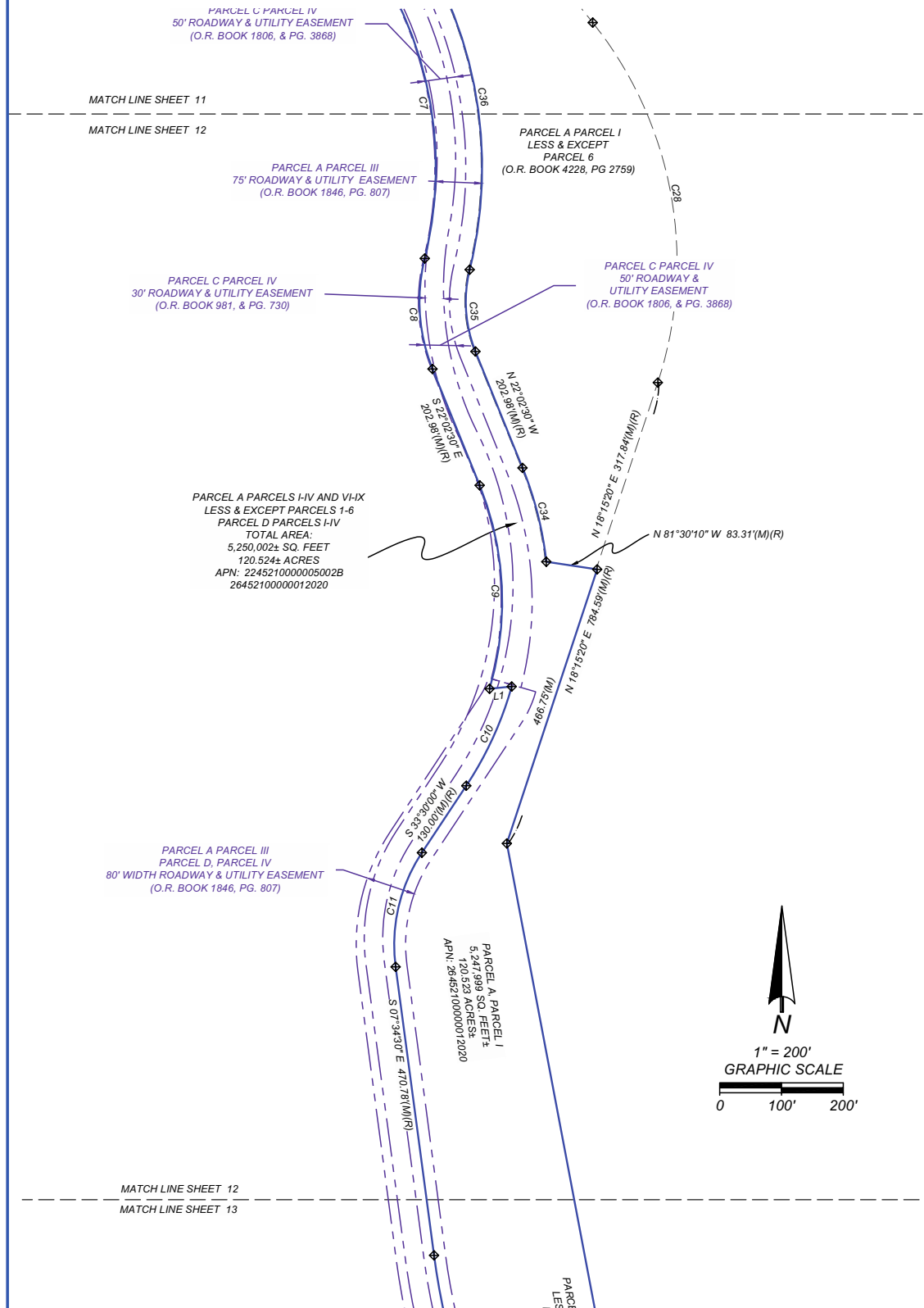
BOUNDARY LINE  
EASEMENT PARCEL  
LINE



3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
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# SKETCH AND DESCRIPTION

14830 CAPTIVA DRIVE  
CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924



## THIS IS NOT A SURVEY

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23-4582.01

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CW - 09/18/2023

REVIEWED BY:  
KAF

SHEET:  
12 OF 16

### LEGEND & SYMBOLS

◆ RECORD CORNER  
 P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING

— BOUNDARY LINE  
 - - - EASEMENT PARCEL LINE

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# SKETCH AND DESCRIPTION

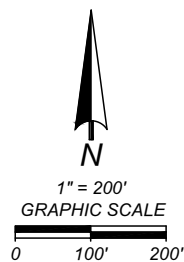
14830 CAPTIVA DRIVE  
CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924

MATCH LINE SHEET 12  
MATCH LINE SHEET 13

PARCEL A PARCEL III  
PARCEL D, PARCEL IV  
80' WIDTH ROADWAY & UTILITY EASEMENT  
(O.R. BOOK 1846, PG. 807)

PARCEL C PARCEL IV  
30' ROADWAY & UTILITY EASEMENT  
(O.R. BOOK 981, & PG. 730)

PARCEL A, PARCEL I  
5,241.999 SQ. FEET  
120.523 ACRES  
APN: 2045210000012020



MATCH LINE SHEET 13  
MATCH LINE SHEET 16

PARCEL C PARCEL IV  
30' ROADWAY & UTILITY EASEMENT  
(O.R. BOOK 981, & PG. 730)

PARCEL A PARCEL III  
PARCEL D, PARCEL IV  
80' WIDTH ROADWAY & UTILITY EASEMENT  
(O.R. BOOK 1846, PG. 807)

MATCH LINE SHEET 13  
MATCH LINE SHEET 14

## THIS IS NOT A SURVEY

JOB NUMBER:  
23-4582.01

REVIEWED BY:  
KAF

DRAWN BY:  
CW - 09/18/2023

SHEET:  
13 OF 16

### LEGEND & SYMBOLS

◆ RECORD CORNER  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING

— BOUNDARY LINE  
- - - EASEMENT PARCEL LINE

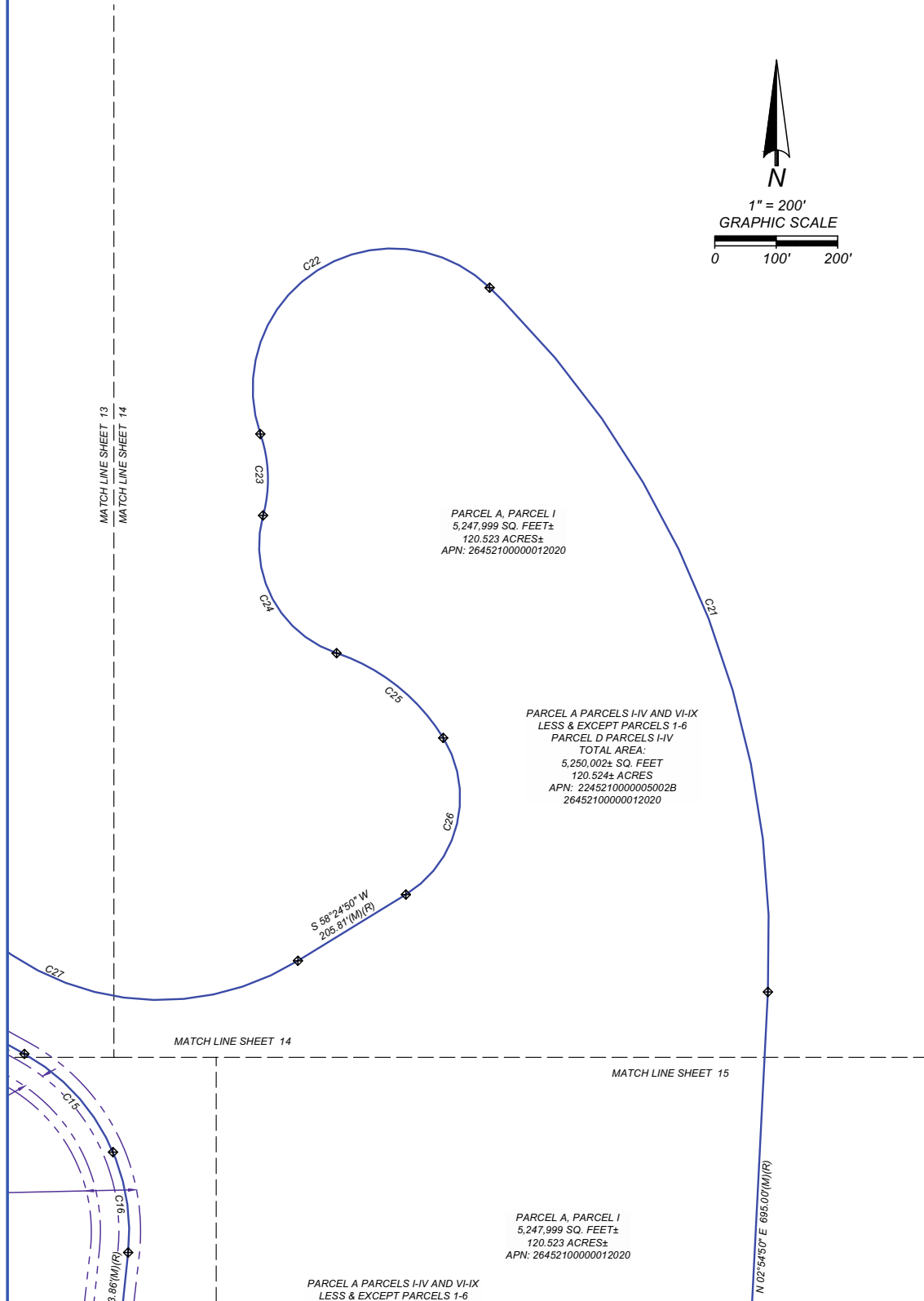
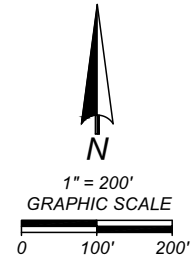
**BLEW & ASSOCIATES, P.A.**

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3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
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# SKETCH AND DESCRIPTION

14830 CAPTIVA DRIVE  
CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924



## THIS IS NOT A SURVEY

JOB NUMBER:  
23-4582.01

DRAWN BY:  
CW - 09/18/2023

REVIEWED BY:  
KAF

SHEET:  
14 OF 16

### LEGEND & SYMBOLS

◆ RECORD CORNER  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING

— BOUNDARY LINE  
- - - EASEMENT PARCEL LINE

**BLEW & ASSOCIATES, P.A.**

Surveying  
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# SKETCH AND DESCRIPTION

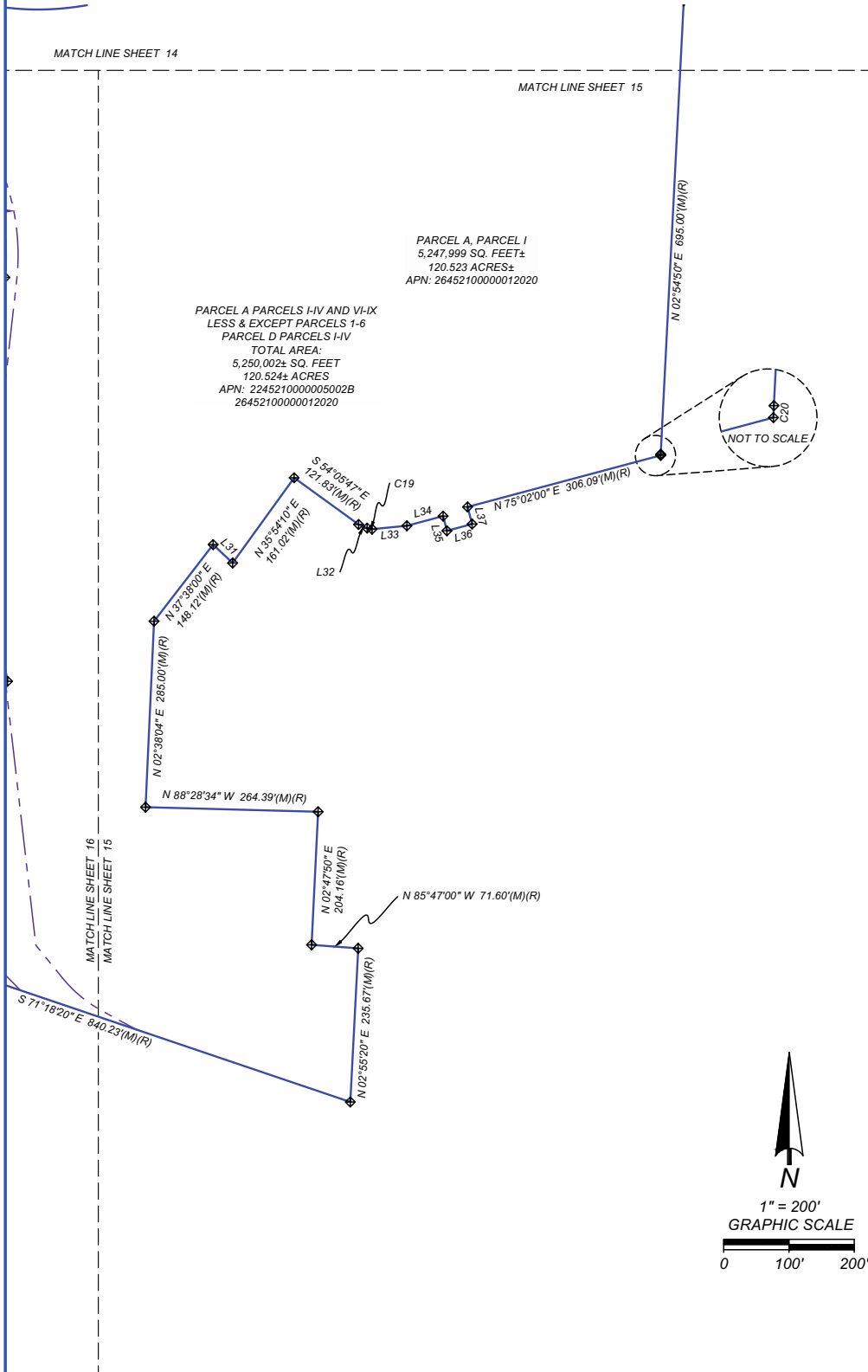
14830 CAPTIVA DRIVE  
CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924

MATCH LINE SHEET 14

MATCH LINE SHEET 15

PARCEL A, PARCEL I  
5,247,999 SQ. FEET±  
120.523 ACRES±  
APN: 26452100000012020

PARCEL A PARCELS I-IV AND VI-IX  
LESS & EXCEPT PARCELS 1-6  
PARCEL D PARCELS I-IV  
TOTAL AREA:  
5,250,002± SQ. FEET  
120.524± ACRES  
APN: 2245210000005002B  
26452100000012020



## THIS IS NOT A SURVEY

JOB NUMBER:  
23-4582.01

DRAWN BY:  
CW - 09/18/2023

REVIEWED BY:  
KAF

SHEET:  
15 OF 16

### LEGEND & SYMBOLS

◆ RECORD CORNER  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING

— BOUNDARY LINE  
- - - EASEMENT PARCEL LINE

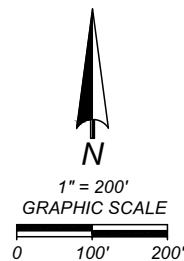
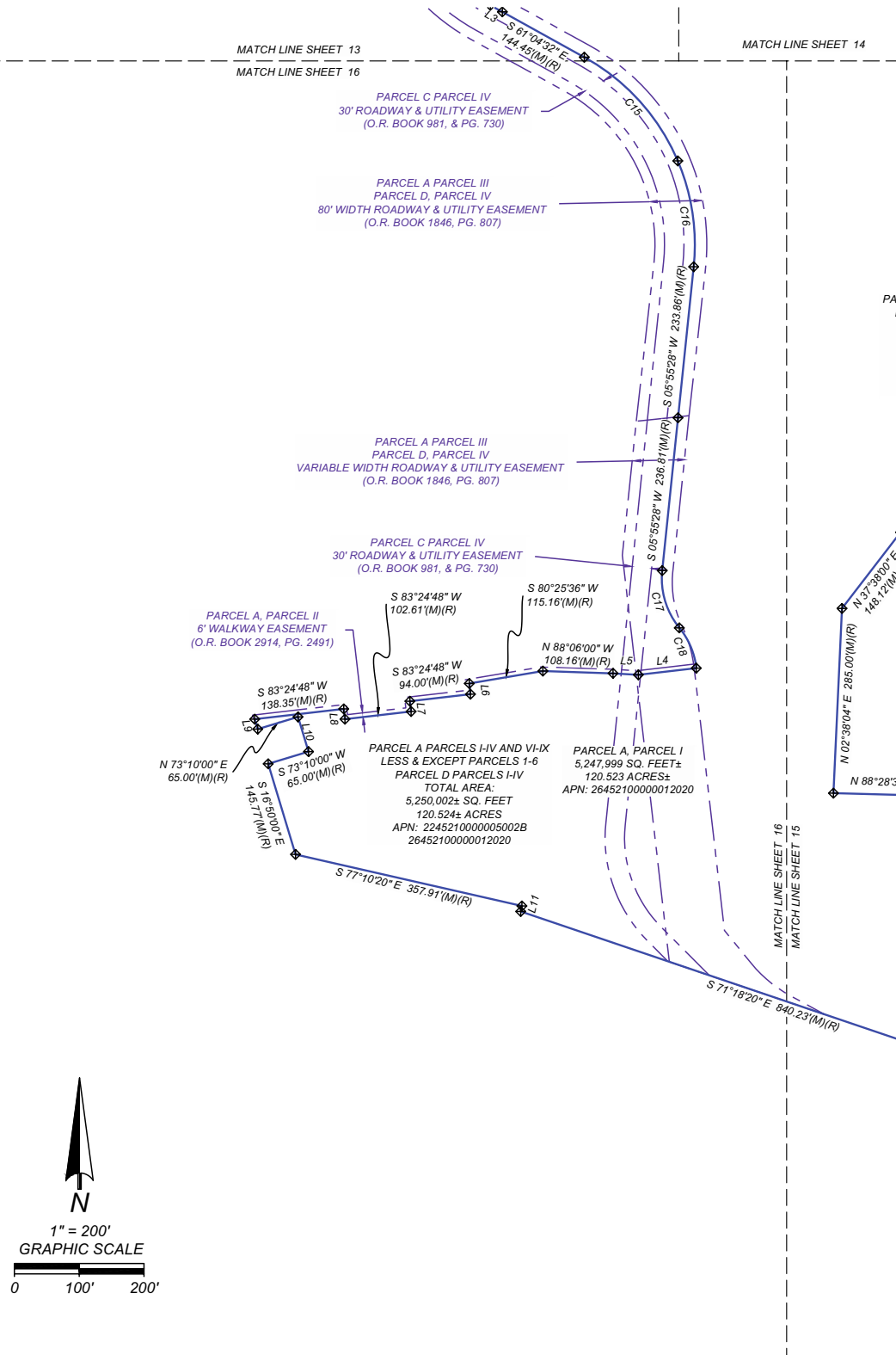
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& ASSOCIATES, P.A.

Surveying  
Engineering  
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
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WWW.BLEWINC.COM

# SKETCH AND DESCRIPTION

14830 CAPTIVA DRIVE  
CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924



## THIS IS NOT A SURVEY

JOB NUMBER:  
23-4582.01

DRAWN BY:  
CW - 09/18/2023

REVIEWED BY:  
KAF

SHEET:  
16 OF 16

### LEGEND & SYMBOLS

◆ RECORD CORNER  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING

— BOUNDARY LINE  
- - - EASEMENT PARCEL LINE

**BLEW**  
& ASSOCIATES, P.A.

Surveying  
Engineering  
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EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM



## SITE INFORMATION

N/F: WS SSIR OWNER LLC  
14830 CAPTIVA DRIVE, CAPTIVA ISLAND, FLORIDA 3392  
APN: MULTIPLE APN'S  
5,250,002 ± SQUARE FEET, OR 120.524 ± ACRES

### ***TITLE COMMITMENT INFORMATION***

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER 23048073, DATED AUGUST 14, 2023.

# ALTA/NSPS LAND TITLE SURVEY

14830 CAPTIVA DRIVE

CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924

## FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X-SHADED", "AE", AND "VE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12071C0364G, WHICH BEARS AN EFFECTIVE DATE OF 11/17/2022 AND IS ENTIRELY IN A SPECIAL FLOOD HAZARD AREA

ZONE "X-SHADED" - AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100- YEAR AND 500-YEAR FLOODS.

ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-A30 ZONES.

ZONE "VE" - COASTAL AREAS WITH A 1% OR GREATER CHANCE OF FLOODING AND AN ADDITIONAL HAZARD ASSOCIATED WITH STORM WAVES. THESE AREAS HAVE A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30+ YEAR MORTGAGE. BASE FLOOD ELEVATIONS DERIVED FROM DETAILED ANALYSES ARE SHOWN AT SELECTED INTERVALS WITHIN THESE ZONES.

## BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S 71°18'20"E PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE, WEST ZONE NAD83.  
LATITUDE = 26°31'29.559"  
LONGITUDE = -82°11'24.884"  
CONVERGENCE ANGLE = N 00°05'05.8608" E

## GENERAL NOTES

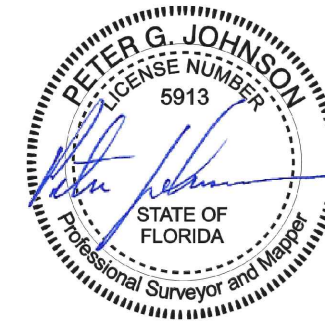
1. SOME FEATURES SHOWN ON THIS PLAT MAY BE OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. COMPLETED FIELD WORK WAS JULY 20, 2023.
4. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
5. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF CAPTIVA DRIVE AND DICKEY LANE, WHICH IS APPROXIMATELY 450' FROM THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CAPTIVA DRIVE, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
7. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
8. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-I EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
9. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE FROM LEE COUNTY PROPERTY APPRAISER.
10. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
11. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY OLD PUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER 23048073, DATED AUGUST 14, 2023.

## SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A) 7B1, 7C, 8, 9, 11A, 13, 14, 15, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07/20/2023.

DATE OF PLAT OR MAP: 07/31/2023



PETER G. JOHNSON  
PROFESSIONAL SURVEYOR AND MAPPER LS5913  
STATE OF FLORIDA  
FLORIDA C.O.A. LB 8173

BLEW  
& ASSOCIATES, P.A.

Surveying  
Engineering  
Mapping

<b>SURVEYOR JOB NUMBER:</b> 23-4582	<b>SURVEY DRAWN BY</b> CT - 07/31/2023
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<b>SURVEY REVIEWED BY:</b> AJ	<b>SHEET</b> 1 OF 13
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### CURVE TABLE

	CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
(M/R)	C1	172.40"	131.00"	S 08°17'53"E	160.23"	75°24'21"
(M/R)	C1A	106.98"	131.00"	N 02°36'18"W	104.03"	46°47'24"
(M/R)	C1B	65.42	131.00"	N 24°54'11"W	64.75"	26°36'51"
(M/R)	C2	171.58"	113.00"	S 42°30'00"E	155.57"	87°00'00"
(M/R)	C2A	121.58"	113.00"	N 07°00'00"E	155.57"	87°00'00"
(M/R)	C3	116.87"	265.00"	N 11°36'03"W	115.92"	25°16'05"
(M/R)	C3A	116.87"	265.00"	N 11°36'03"E	115.92"	25°16'05"
(M/R)	C4	134.76"	410.00"	S 33°41'03"E	134.15"	18°49'55"
(M/R)	C5	127.15"	310.00"	S 31°23'00"E	126.75"	23°30'00"
(M/R)	C6	269.22"	685.00"	S 28°17'00"E	266.76"	12°06'00"
(M/R)	C7	104.52"	110.00"	S 09°45'00"E	49.50"	47°25'00"
(M/R)	C8	162.21"	290.00"	S 04°02'30"E	176.23"	36°00'00"
(M/R)	C9	335.83"	500.00"	S 02°48'01"E	329.55"	38°28'58"
(M/R)	C10	177.26"	570.00"	S 24°35'28"W	176.55"	17°49'00"
(M/R)	C11	193.56"	270.00"	S 12°57'45"W	189.44"	10°44'28"
(M/R)	C12	134.44"	170.00"	S 18°16'00"E	21.16"	151°06'00"
(M/R)	C13	364.95"	1230.00"	S 20°21'00"E	363.61"	17°00'00"
(M/R)	C14	231.97"	270.00"	S 36°27'46"E	224.90"	49°13'31"
(M/R)	C15	219.10"	330.00"	S 42°03'20"E	215.09"	38°02'24"
(M/R)	C16	166.80"	330.00"	S 08°33'20"E	165.03"	26°39'36"
(M/R)	C17	94.53"	120.00"	S 16°38'39"E	92.11"	15°05'13"
(M/R)	C18	16.33"	32.00"	S 22°22'00"E	16.41"	32°33'20"
(M/R)	C19	5.99"	12.00"	S 81°19'46"E	5.92"	28°48'01"
(M/R)	C20	1.84"	135.00"	N 02°31'21"E	1.84"	0°46'58"
(M/R)	C21	1269.01"	1485.00"	N 21°34'00"W	1230.75"	46°57'44"
(M/R)	C22	607.13"	227.37"	S 57°27'20"W	442.17"	152°59'38"
(M/R)	C23	234.34"	330.00"	S 01°01'20"E	232.36"	15°00'00"
(M/R)	C24	179.55"	165.00"	S 26°07'10"E	253.70"	86°34'39"
(M/R)	C25	225.88"	325.00"	S 51°29'50"E	221.36"	39°49'16"
(M/R)	C26	290.60"	185.00"	S 13°24'00"W	261.63"	90°00'00"
(M/R)	C27	832.11"	430.00"	N 66°09'00"W	708.22"	11°50'23"
(M/R)	C28	616.89"	620.00"	N 10°14'40"W	591.68"	57°00'00"
(M/R)	C29	103.67"	165.00"	N 16°12'35"E	101.14"	44°00'00"
(M/R)	C30	179.11"	100.94"	N 45°34'40"W	156.52"	10°40'00"
(M/R)	C31	109.39"	73.00"	S 53°28'50"W	99.44"	85°51'31"
(M/R)	C32	94.68"	35.00"	N 66°57'00"E	62.34"	154°59'40"
(M/R)	C33	125.30"	191.45"	S 54°18'00"E	128.08"	37°30'00"
(M/R)	C34	157.11"	575.00"	N 14°52'32"W	158.62"	15°00'00"
(M/R)	C35	35.09"	215.00"	N 04°02'20"E	35.62"	36°00'01"
(M/R)	C36	566.89"	685.00"	N 09°44'59"W	550.85"	47°25'00"
(M/R)	C37	191.08"	790.00"	N 26°31'43"W	190.61"	13°51'30"
(M/R)	C38	157.91"	385.00"	N 31°20'59"W	156.81"	23°30'01"
(M/R)	C39	76.39"	335.00"	N 36°34'02"W	76.22"	23°13'58"
(M/R)	C40	12.27"	165.00"	N 36°34'02"W	12.27"	33°34'27"
(M/R)	C41	94.82"	215.00"	N 11°38'02"W	94.05"	25°16'05"
(M/R)	C42	95.68"	163.00"	N 15°48'58"W	94.31"	33°37'56"
(M/R)	C43	73.28"	170.00"	S 75°27'36"E	72.71"	24°41'52"
(M/R)	C44	23.25"	145.00"	S 88°47'14"W	23.23"	9°11'16"
(M/R)	C45	48.62"	80.87"	N 86°27'42"E	47.90"	34°27'00"
(M/R)	C46	54.77"	103.00"	N 86°27'42"E	75.00"	28°23'31"
(M/R)	C47	38.60"	154.76"	S 84°44'14"E	38.50"	14°17'

## LINE TABLE

(M) (R)	LINE	BEARING	DISTANCE
(M) (R)	L1	N 84°02'33" E	35.96'
(M) (R)	L2	S 28°51'00" E	10.27'
(M) (R)	L3	S 61°04'32" E	21.12'
(M) (R)	L4	S 83°24'48" W	90.00'
(M) (R)	L5	N 48°40'35" W	39.00'
(M) (R)	L6	N 16°05'12" E	16.60'
(M) (R)	L7	S 06°35'12" E	16.00'
(M) (R)	L8	N 06°35'12" W	16.00'
(M) (R)	L9	S 16°50'00" E	16.01'
(M) (R)	L10	S 16°50'00" E	56.00'
(M) (R)	L11	N 11°10'20" W	10.82'
(M) (R)	L12(M)	N 77°10'27" W	10.81'
(M) (R)	L12(R)	N 77°10'20" W	10.82'
(M) (R)	L13(M)	S 13°12'44" W	17.08'
(M) (R)	L13(R)	S 12°49'40" W	16.87'
(M) (R)	L14(M)	S 12°44'52" W	4.03'
(M) (R)	L14(R)	N 18°41'30" W	5.86'
(M) (R)	L15(M)	N 20°33'46" E	3.90'
(M) (R)	L15(R)	N 18°41'40" E	5.00'
(M) (R)	L16	S 18°41'40" W	5.00'
(M) (R)	L16A	S 18°41'40" W	10.00'
(M) (R)	L17	S 18°41'40" E	86.27'
(M) (R)	L18	N 18°41'40" W	10.58'
(M) (R)	L19	N 71°18'20" W	74.00'
(M) (R)	L20	N 02°55'20" E	13.00'
(M) (R)	L21	S 86°52'31" E	42.56'
(M) (R)	L22	S 03°07'23" W	6.57'
(M) (R)	L23	S 12°41'37" E	135.44'
(M) (R)	L24	N 02°55'20" E	135.44'
(M) (R)	L25	S 02°55'20" W	47.86'
(M) (R)	L26	S 18°41'40" W	5.00'
(M) (R)	L26	S 18°41'40" W	5.00'
(M) (R)	L27	N 18°41'40" W	10.58'
(M) (R)	L28	N 71°18'20" W	63.88'
(M) (R)	L29	S 02°55'20" W	183.30'
(M) (R)	L30(M)	N 18°30'05" E	5.08'
(M) (R)	L30(R)	N 13°41'20" E	5.00'
(M) (R)	L31	S 46°39'16" E	40.90'
(M) (R)	L32	N 12°41'32" E	1.12'
(M) (R)	L33	N 84°24'33" E	53.52'
(M) (R)	L34	S 75°06'36" E	57.43'
(M) (R)	L35	S 14°58'00" E	23.19'
(M) (R)	L36	N 75°02'00" E	40.00'
(M) (R)	L37	S 37°02'30" E	25.00'
(M) (R)	L38	N 04°39'34" W	122.87'
(M) (R)	L39	S 19°52'39" E	17.62'
(M) (R)	L40	N 77°58'54" E	60.69'
(M) (R)	L41	N 74°06'57" E	128.31'
(M) (R)	L42	S 63°06'40" E	11.81'
(M) (R)	L43	N 43°43'30" E	23.77'
(M) (R)	L44	N 04°39'34" W	97.65'
(M) (R)	L45	N 48°39'34" W	5.48'
(M) (R)	L46	N 63°10'01" E	6.12'
(M) (R)	L47	N 69°59'53" E	18.13'
(M) (R)	L48	N 71°18'20" W	16.00'
(M) (R)	L49	N 82°26'57" W	15.42'
(M) (R)	L50	S 14°41'19" E	45.00'
(M) (R)	L51	S 09°02'37" E	80.82'
(M) (R)	L52	N 81°35'41" E	57.64'
(M) (R)	L53	N 08°24'19" W	80.81'
(M) (R)	L54	S 14°41'19" E	45.00'
(M) (R)	L55	N 63°06'40" W	19.99'
(M) (R)	L56	S 78°13'50" W	52.53'
(M) (R)	L57	N 85°33'09" W	14.32'
(M) (R)	L58	N 56°27'20" W	15.00'
(M) (R)	L59	N 71°18'20" W	400.00'
(M) (R)	L60	S 12°44'52" W	4.03'
(M) (R)	L61	S 62°59'33" E	273.74'
(M) (R)	L62	N 51°56'53" E	118.57'
(M) (R)	L63	N 05°26'21" E	0.59'
(M) (R)	L64	N 51°56'53" E	60.71'
(M) (R)	L65	N 05°26'21" E	0.59'
(M) (R)	L66	S 52°08'25" W	65.90'
(M) (R)	L67	S 52°08'21" W	9.53'

### **SIGNIFICANT OBSERVATIONS**

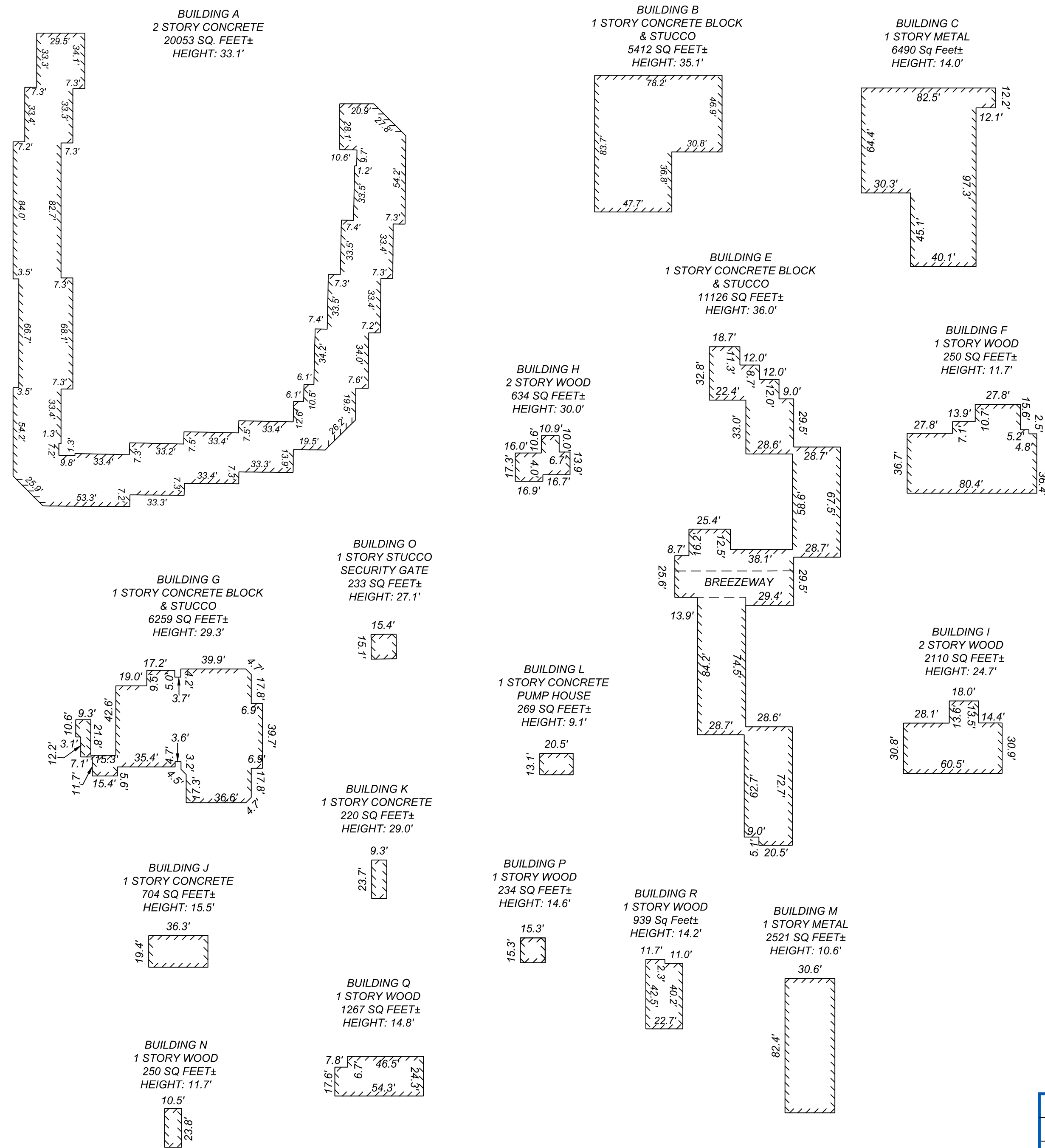
NONE OBSERVED AT THE TIME OF ALTA SURVEY

## UTILITY INFORMATION

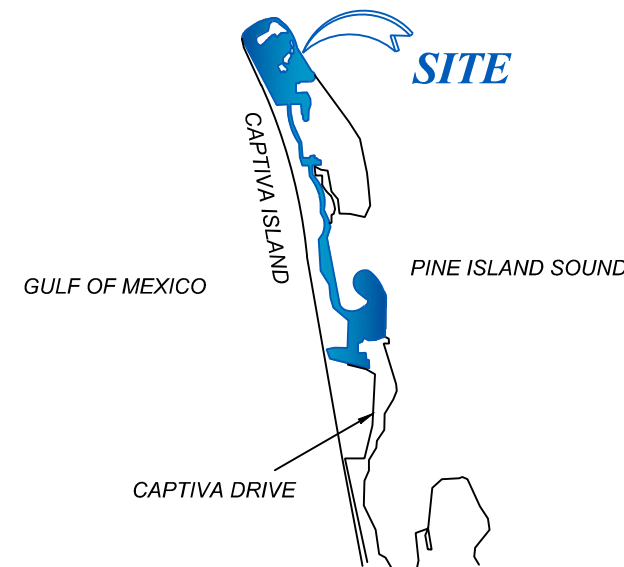
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

## BUILDING DETAIL

NOT TO SCALE

**VICINITY MAP**

NOT TO SCALE





**SURVEY DRAWN BY:**  
CT - 07/31/2023

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**SHEET:**  
2 OF 13



ALTA/NSPS LAND TITLE SURVEY

14830 CAPTIVA DRIVE  
CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924

NOTES CORRESPONDING TO SCHEDULE B

- 7 — RESTRICTIONS, IF ANY, ON THE INSURED'S ABILITY TO CONSTRUCT NEW IMPROVEMENTS ON THE LAND OR TO RECONSTRUCT EXISTING IMPROVEMENTS AFTER DESTRUCTION OR DEMOLITION AS A RESULT OF THE COASTAL CONSTRUCTION CONTROL LINE ALONG THE GULF OF MEXICO, REVISED PLAT, RECORDED IN PLAT BOOK 48, PAGES 15 THROUGH 34, AS AMENDED BY THE ADMINISTRATIVE RULE AMENDMENT RECORDED IN OFFICIAL RECORD BOOK 2224, PAGE 1010, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. COVERAGE FOR THIS ITEM IS EXCLUDED FROM ANY OF THE FOLLOWING ALTA ENDORSEMENTS: 9-06, 9.2-06, 9.3-06 AND 9.5-06. (AS TO PARCELS A AND C) (AFFECTS, APPROXIMATE LOCATION SHOWN HEREON)
- 8 — TERMS, CONDITIONS AND EASEMENT SET FORTH IN EASEMENT RECORDED IN O.R. BOOK 22, PAGE 486, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, AS SHOWN)
- 9 — RESERVATIONS OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, AND THEIR SUCCESSORS, AS TO AN UNDIVIDED THREE-FOURTHS INTEREST IN ALL THE PHOSPHATE, MINERALS AND METALS THAT ARE OR MAY BE IN, ON OR UNDER THE SAID ABOVE DESCRIBED LANDS, AND AN UNDIVIDED ONE-HALF INTEREST IN, AND TITLE IN AND TO AN UNDIVIDED ONE-HALF INTEREST IN ALL, THE PETROLEUM THAT IS OR MAY BE IN OR UNDER THE SAID ABOVE DESCRIBED LAND AS SET FORTH IN DEED NO. 23680 (1430-36) RECORDED IN O.R. BOOK 246, PAGE 139, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOTE: THE RIGHT OF ENTRY AND EXPLORATION RUNNING WITH THE ABOVE RESERVATION OF AN INTEREST IN PHOSPHATE, MINERALS, METALS, AND/OR PETROLEUM HAS BEEN RELEASED BY FLORIDA STATUTE 270.11(2). (AS TO PARCEL A) (AFFECTS, PLOTTED AS SHOWN IN APPROXIMATE LOCATION)
- 10 — RESERVATIONS OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, AND THEIR SUCCESSORS, AS TO AN UNDIVIDED THREE-FOURTHS INTEREST IN ALL THE PHOSPHATE, MINERALS AND METALS THAT ARE OR MAY BE IN, ON OR UNDER THE SAID ABOVE DESCRIBED LANDS, AND AN UNDIVIDED ONE-HALF INTEREST IN, AND TITLE IN AND TO AN UNDIVIDED ONE-HALF INTEREST IN ALL, THE PETROLEUM THAT IS OR MAY BE IN OR UNDER THE SAID ABOVE DESCRIBED LAND AS SET FORTH IN DEED NO. 25038 (2194-36) RECORDED IN O.R. BOOK 572, PAGE 14, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOTE: THE RIGHT OF ENTRY AND EXPLORATION RUNNING WITH THE ABOVE RESERVATION OF AN INTEREST IN PHOSPHATE, MINERALS, METALS, AND/OR PETROLEUM HAS BEEN RELEASED BY FLORIDA STATUTE 270.11(2). (AS TO PARCEL A) (AFFECTS, PLOTTED AS SHOWN IN APPROXIMATE LOCATION)
- 11 — RESERVATIONS BY THE UNITED STATES OF AMERICA, AS CONTAINED IN PATENT RECORDED IN O.R. BOOK 827, PAGE 83, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A LANDS IN GOVERNMENT LOT 3, SECTION 15.) (UNABLE TO ACCURATELY PLACE PARCEL, AREA WITHIN LOT 3 SHOWN HEREON)
- 12 — RIGHT OF WAY EASEMENT GRANTED TO LEE COUNTY ELECTRIC CO-OPERATIVE, INC., RECORDED IN O.R. BOOK 832, PAGE 374, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 13 — TERMS, CONDITIONS AND EASEMENTS SET FORTH IN GRANT OF EASEMENT RECORDED IN O.R. BOOK 981, PAGE 730, AS AFFECTED BY AMENDED GRANT OF EASEMENT RECORDED IN IN O.R. BOOK 1806, PAGE 3868, AND BY GRANT OF EASEMENT RECORDED IN O.R. BOOK 1846, PAGE 807, AS ASSIGNED BY ASSIGNMENTS OF EASEMENTS RECORDED IN O.R. INSTRUMENT #2013000079782 AND O.R. INSTRUMENT #2013000079784, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A AND D) (O.R. BOOK 981, PG 730 AFFECTS, AS SHOWN ALSO PARCEL D PARCEL IV) (O.R. BOOK 1806, PG 3868 AFFECTS, AS SHOWN ALSO PARCEL D PARCEL IV) (O.R. BOOK 1806, PG 3868 AFFECTS, AS SHOWN ALSO PARCEL A PARCEL III ALSO PARCEL D PARCEL IV)
- 14 — RIGHT OF WAY EASEMENT GRANTED TO LEE COUNTY ELECTRIC CO-OPERATIVE, INC., RECORDED IN O.R. BOOK 1102, PAGE 726, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 15 — 30-FOOT ROAD EASEMENT CONTAINED IN DECLARATION OF CONDOMINIUM FOR MARINA VILLAS CONDOMINIUM RECORDED IN O.R. BOOK 1106, PAGE 1881, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, APPROXIMATE LOCATION SHOWN DOCUMENT IS ILLEGIBLE)
- 16 — RIGHT OF WAY EASEMENT GRANTED TO LEE COUNTY ELECTRIC CO-OPERATIVE, INC., RECORDED IN O.R. BOOK 1150, PAGE 897, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (DOES NOT AFFECT)
- 17 — RIGHT OF WAY EASEMENT GRANTED TO LEE COUNTY ELECTRIC CO-OPERATIVE, INC., RECORDED IN O.R. BOOK 1271, PAGE 2163, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, A PORTION OF PARCEL A, PARCEL I, CONTAINS NO PLOTTABLE ITEMS)
- 18 — RIGHT OF WAY EASEMENT GRANTED TO LEE COUNTY ELECTRIC CO-OPERATIVE, INC., RECORDED IN O.R. BOOK 1271, PAGE 2166, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (DOES NOT AFFECT)
- 19 — EASEMENTS TO THE LEE COUNTY ELECTRIC COOPERATIVE, INC., AS CONTAINED IN THE RESOLUTION VACATING ROADWAY EASEMENTS NO. 78-8-25, DATED AUGUST 23, 1978, RECORDED SEPTEMBER 22, 1978, IN O.R. BOOK 1301, PAGE 725, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (PARCELS A AND C) (AFFECTS, AS SHOWN)
- 20 — TERMS, COVENANTS AND CONDITIONS SET FORTH IN LEE COUNTY ORDINANCE NO. 78-7 RECORDED IN O.R. BOOK 1409, PAGE 1306, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCELS C AND B) (AFFECTS, BLANKET IN NATURE)
- 21 — RIGHT OF WAY EASEMENT GRANTED TO LEE COUNTY ELECTRIC CO-OPERATIVE, INC., RECORDED IN O.R. BOOK 1507, PAGE 1106, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, AS SHOWN)
- 22 — EASEMENT GRANTED TO THE ISLAND WATER ASSOCIATION, INC., RECORDED IN O.R. BOOK 1656, PAGE 3960, AS AFFECTED BY EASEMENT RECORDED IN O.R. BOOK 1760, PAGE 414, AND EASEMENT RECORDED IN O.R. BOOK 1767, PAGE 2907, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, AS SHOWN)
- 23 — RIGHT OF WAY EASEMENT GRANTED TO UNITED TELEPHONE COMPANY OF FLORIDA RECORDED IN O.R. BOOK 1770, PAGE 1147, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, APPROXIMATE LOCATION SHOWN HEREON)
- 24 — TERMS, COVENANTS AND CONDITIONS SET FORTH IN RESOLUTION NO. ZB-84-199 OF THE ZONING BOARD OF LEE COUNTY, FLORIDA, RECORDED IN O.R. BOOK 1776, PAGE 3425, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL B) (AFFECTS, A PORTION OF PARCEL B, PARCEL I)
- 25 — GRANT OF EASEMENT TO BAYSIDE VILLAS CONDOMINIUM ASSOCIATION, INC. AND TENNIS VILLAS CONDOMINIUM ASSOCIATION, INC., RECORDED IN O.R. BOOK 1846, PAGE 813, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, AS SHOWN)
- 26 — ROADWAY AND UTILITY EASEMENTS RESERVED DEED RECORDED IN O.R. BOOK 1846, PAGE 3934, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, BLANKET IN NATURE OVER PARCEL A)
- 27 — CORRECTORY PRIVATE EASEMENT GRANTED TO SOUTH SEAS PLANTATION DEVELOPMENT COMPANY, INC., RECORDED IN O.R. BOOK 1846, PAGE 1816, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, AS SHOWN)
- 28 — GRANT OF EASEMENT TO SOUTH SEAS PLANTATION COMPANY RECORDED IN O.R. BOOK 1848, PAGE 1835, AS ASSIGNED BY ASSIGNMENTS OF EASEMENTS RECORDED IN O.R. INSTRUMENT #2013000079782 AND O.R. INSTRUMENT #2013000079784, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, AS SHOWN, AS PARCEL A, PARCEL IV)
- 29 — GRANT OF EASEMENT TO SOUTH SEAS PLANTATION COMPANY RECORDED IN O.R. BOOK 1848, PAGE 1837, AS ASSIGNED BY ASSIGNMENTS OF EASEMENTS RECORDED IN O.R. INSTRUMENT #2013000079782, AND O.R. INSTRUMENT #2013000079784, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (O.R. BOOK 1848, PG. 1837 AFFECTS, AS SHOWN ALSO PARCEL A PARCEL VIII)
- 30 — TERMS, COVENANTS AND CONDITIONS SET FORTH IN RESOLUTION NO. 87-5 SETTING FORTH THE BOUNDARIES OF THE CAPTIVA EROSION PREVENTION DISTRICT RECORDED IN O.R. BOOK 1939, PAGE 268, AS AFFECTED BY INTERLOCAL AGREEMENT RECORDED IN O.R. BOOK 2839, PAGE 1317, AND RELEASE OF LIEN RECORDED IN O.R. BOOK 2872, PAGE 146, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCELS B AND D) (AFFECTS, BLANKET IN NATURE)
- 31 — CONSERVATION EASEMENT GRANTED TO FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION RECORDED IN O.R. BOOK 1983, PAGE 4023, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, AS SHOWN)
- 32 — TERMS, CONDITIONS AND EASEMENTS SET FORTH IN EASEMENT AGREEMENT RECORDED IN O.R. BOOK 2002, PAGE 4156, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 33 — TERMS, CONDITIONS AND EASEMENTS SET FORTH IN EASEMENT AGREEMENT RECORDED IN O.R. BOOK 2002, PAGE 4160, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 34 — TERMS, CONDITIONS AND EASEMENTS SET FORTH IN EASEMENT AGREEMENT RECORDED IN O.R. BOOK 2011, PAGE 3245, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 35 — TERMS, CONDITIONS AND EASEMENTS SET FORTH IN EASEMENT AGREEMENT RECORDED IN O.R. BOOK 2011, PAGE 3281, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 36 — TERMS, CONDITIONS AND EASEMENTS SET FORTH IN EASEMENT SET FORTH IN EASEMENT AGREEMENT RECORDED IN O.R. BOOK 2083, PAGE 3819, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, AS SHOWN)
- 37 — TERMS, CONDITIONS AND EASEMENTS SET FORTH IN EASEMENT AGREEMENT RECORDED IN O.R. BOOK 2123, PAGE 3702, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, AS SHOWN)
- 38 — TERMS AND PROVISIONS OF THAT CERTAIN RESERVATION OF EASEMENT RECORDED IN O.R. BOOK 2168, PAGE 1701, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL D) (AFFECTS, AS SHOWN ALSO PARCEL D PARCELS II & III)
- 39 — LEE COUNTY MANDATORY GARBAGE COLLECTION ASSESSMENT ORDINANCE NO. 86-14 RECORDED IN O.R. BOOK 2189, PAGE 3281, AND AMENDED BY ORDINANCE NO. 86-38 RECORDED IN O.R. BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCELS B AND C) (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 40 — TERMS AND CONDITIONS AND PERPETUAL NON-EXCLUSIVE EASEMENT CONTAINED IN GRANT OF EASEMENT RECORDED IN O.R. BOOK 2260, PAGE 2510, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (APPEARS TO AFFECTS, LOCATION OF SAID EASEMENT IS VAGUE OVER A PROPOSED FORCED MAIN)
- 41 — CONSERVATION EASEMENT GRANTED TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION RECORDED IN O.R. BOOK 2364, PAGE 1197, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, PLOTTED AND SHOWN IN APPROXIMATE LOCATION)
- 42 — ZONE OF PROTECTION EASEMENT GRANTED TO LAND'S END VILLAGE CONDOMINIUM ASSOCIATION, INC., RECORDED IN O.R. BOOK 2393, PAGE 2589, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, APPROXIMATE LOCATION SHOWN HEREON)
- 43 — REPLACEMENT ROADWAY AND UTILITY EASEMENT GRANTED TO LAND'S END VILLAGE CONDOMINIUM ASSOCIATION, INC., RECORDED IN O.R. BOOK 2393, PAGE 2594, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, AS SHOWN)
- 44 — ROADWAY AND UTILITY EASEMENT GRANTED TO ALL UNIT OWNERS OF SEABREEZE AT SOUTH SEAS PLANTATION, A CONDOMINIUM, RECORDED IN O.R. BOOK 2446, PAGE 3851, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, AS SHOWN)
- 45 — TERMS AND CONDITIONS OF A NON-EXCLUSIVE 6 FOOT WALKWAY EASEMENT CONTAINED IN EASEMENT AGREEMENT RECORDED IN O.R. BOOK 2914, PAGE 2491, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS AS SHOWN, ALSO PARCEL A, PARCEL II)
- 46 — EASEMENT RECORDED IN O.R. BOOK 3038, PAGE 3673, AS ASSIGNED BY ASSIGNMENTS OF EASEMENTS RECORDED IN O.R. INSTRUMENT #2013000079782 AND O.R. INSTRUMENT #2013000079784, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, APPROXIMATE LOCATION SHOWN HEREON)
- 47 — TERMS AND CONDITIONS OF THE AMENITIES ACCESS AGREEMENT BETWEEN MERISTAR SS PLANTATION COMPANY, L.L.C. AND PLANTATION DEVELOPMENT, LTD., A FLORIDA LIMITED PARTNERSHIP RECORDED IN O.R. BOOK 3993, PAGE 1440, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, CONTAINS NO PLOTTABLE ITEMS, AGREEMENT ALLOWS PARTY A DESCRIBED IN EXHIBIT A IN SAID DOCUMENT TO USE THE AMENITIES OF PARCEL A, SEE DOCUMENT FOR PARTICULARS)
- 48 — TERMS AND CONDITIONS OF THE MEMORANDUM OF AGREEMENT BETWEEN PLANTATION DEVELOPMENT, LTD. AND MERISTAR S.S. PLANTATION COMPANY, L.L.C. RECORDED IN O.R. BOOK 4228, PAGE 2748, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (DOES NOT AFFECT, ALSO PARCEL A, LESS & EXCEPT PARCEL 6 AS SHOWN))
- 49 — ROADWAY AND UTILITY EASEMENT (PLANTATION EAST DRIVE) (20 FEET WIDE) AS DESCRIBED IN SCHEDULE A, PARCEL A PARCEL IV. (AFFECTS, AS SHOWN ALSO PARCEL A PARCEL IV)
- 50 — EASEMENT GRANTED TO THE ISLAND WATER ASSOCIATION, INC., RECORDED IN O.R. INSTRUMENT #2006000069744, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, APPROXIMATE LOCATION SHOWN, VAGUE POINTS OF BEGINNING)
- 51 — TERMS, COVENANTS AND CONDITIONS SET FORTH IN DEVELOPMENT AGREEMENT DISCLOSED BY MEMORANDUM OF AGREEMENT BETWEEN PLANTATION DEVELOPMENT, LTD. AND MERISTAR SUB 53, L.L.C., RECORDED IN O.R. INSTRUMENT #2006000084295, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 52 — TERMS, COVENANTS, CONDITIONS AND EASEMENTS SET FORTH IN UNRECORDED POOL AGREEMENT EVIDENCED BY MEMORANDUM OF AGREEMENT RECORDED IN O.R. INSTRUMENT#2007000282396, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 53 — TERMS, COVENANTS, CONDITIONS AND EASEMENT SET FORTH IN MAINTENANCE EASEMENT AGREEMENT RECORDED IN O.R. INSTRUMENT #2007000282397, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, APPROXIMATE LOCATION SHOWN HEREON ALSO PARCEL A PARCEL IX)
- 54 — TERMS, COVENANTS AND CONDITIONS SET FORTH IN UNRECORDED CONSTRUCTION AND LICENSE AGREEMENT EVIDENCED BY MEMORANDUM OF CONSTRUCTION AND LICENSE AGREEMENT RECORDED IN O.R. INSTRUMENT#2009000290872, AS ASSIGNED TO SBA TOWERS IX, LLC BY ASSIGNMENT AND ASSUMPTION OF LICENSE AGREEMENT RECORDED IN O.R. INSTRUMENT #2016000121139, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, AS SHOWN)
- 55 — TERMS, COVENANTS AND CONDITIONS SET FORTH IN UNRECORDED COMMUNICATIONS SITE SUBLICICENSE AGREEMENT EVIDENCED BY MEMORANDUM OF COMMUNICATIONS SITE SUBLICICENSE AGREEMENT DATED JANUARY 13, 2010 AND RECORDED JANUARY 20, 2010 IN O.R. INSTRUMENT #2010000014704; AS AMENDED BY THE AMENDED MEMORANDUM OF COMMUNICATIONS SITE SUBLICICENSE AGREEMENT DATED APRIL 3, 2010 AND RECORDED APRIL 20, 2010 IN O.R. INSTRUMENT #2010000098858, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, AS SHOWN)
- 56 — TERMS, COVENANTS AND CONDITIONS OF THE SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL AND MODIFICATION TO INCREASE SQUARE FOOTAGE, NO. 360532335, BY AND BETWEEN BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA AND BRE/SOUTH SEAS RESORT OWNER L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED OCTOBER 25, 2011, IN O.R. INSTRUMENT #2011000232765, AS EXTENDED BY UNRECORDED SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL DATED JANUARY 29, 2016, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A, PARCEL VII) (AFFECTS, AS SHOWN)
- 57 — SOUTH FLORIDA WATER MANAGEMENT DISTRICT NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT RECORDED IN O.R. INSTRUMENT #2012000083666, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, PARCEL A PARCEL 1, CONTAINS NO PLOTTABLE ITEMS)
- 58 — THE NATURE, EXTENT, OR EXISTENCE OF RIPARIAN RIGHTS, IF ANY, APPURTENANT TO THE INSURED LAND ARE NEITHER GUARANTEED NOR INSURED, AND THE RIPARIAN RIGHTS OF OTHERS AS THE SAME MAY AFFECT SAID LAND ARE HEREBY EXCEPTED. (AS TO PORTIONS OF PROPERTY ABUTTING MARINA AND BRYANT BAYOU) (AS TO PARCEL A) (NOT SURVEY RELATED)
- 59 — RIGHTS OF THE UNITED STATES GOVERNMENT TO THAT PART OF THE LAND, IF ANY, BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE. (NOT SURVEY RELATED)
- 60 — THIS POLICY EXCLUDES FROM COVERAGE ADVERSE OWNERSHIP CLAIMS BY THE STATE OF FLORIDA TO THOSE PORTIONS OF THE PROPERTY DESCRIBED IN SCHEDULE "A" HEREIN THAT COMPRISE SOVEREIGNTY LANDS (INCLUDING WITHOUT LIMITATION SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS) THAT (I) HAVE NOT BEEN PREVIOUSLY CONVEYED OR TRANSFERRED BY THE STATE, OR (II) ARE LEGALLY EXCLUDED FROM PRIOR STATE CONVEYANCES OF OTHER TYPES OF LANDS. (NOT SURVEY RELATED)
- 61 — THE RIGHTS, IF ANY, OF THE PUBLIC TO USE AS A PUBLIC BEACH OR RECREATION AREA ANY PART OF THE LAND LYING BETWEEN THE BODY OF WATER ABUTTING THE SUBJECT PROPERTY AND THE NATURAL LINE OF VEGETATION, BLUFF, EXTREME HIGH WATER LINE, OR OTHER APPARENT BOUNDARY LINES SEPARATING THE PUBLICLY USED AREA FROM THE UPLAND PRIVATE AREA. (NOT SURVEY RELATED)
- 62 — ANY LOSS OR DAMAGE OCCASIONED BY CLAIMS, DEMANDS OR MEMBERSHIP RIGHTS ASSERTED BY PARTIES IN INTEREST IN THE LAND DESCRIBED ON SCHEDULE A THAT WOULD PREVENT THE INSURED HEREIN FROM OPERATING THE LAND IN ANY MANNER OTHER THAN AS A GOLF COURSE. (AS TO PARCEL A) (NOT SURVEY RELATED)
- 63 — TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN ANY UNRECORDED LEASE(S) AND ALL RIGHTS THEREUNDER OF THE LESSEE(S) AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER THE LESSEE(S). (NOT SURVEY RELATED)
- 64 — INTENTIONALLY DELETED.
- 65 — INGRESS EGRESS EASEMENT CONTAINED IN DECLARATION OF CONDOMINIUM OF PLANTATION HOUSE, A CONDOMINIUM, RECORDED IN O.R. BOOK 1970, PAGE 43, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, AS SHOWN)
- 66 — RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT WITH SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN O.R. INSTRUMENT #2020000231150, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A) (AFFECTS, AS SHOWN)
- 67 — NOTICE OF DEVELOPMENT ORDER APPROVAL RECORDED IN O.R. INSTRUMENT #2021000057489, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AS TO PARCEL A)

BLEW & ASSOCIATES, P.A.

Surveying

Engineering

Mapping

SURVEYOR JOB NUMBER:  
23-4582

SURVEY DRAWN BY:  
CT - 07/31/2023

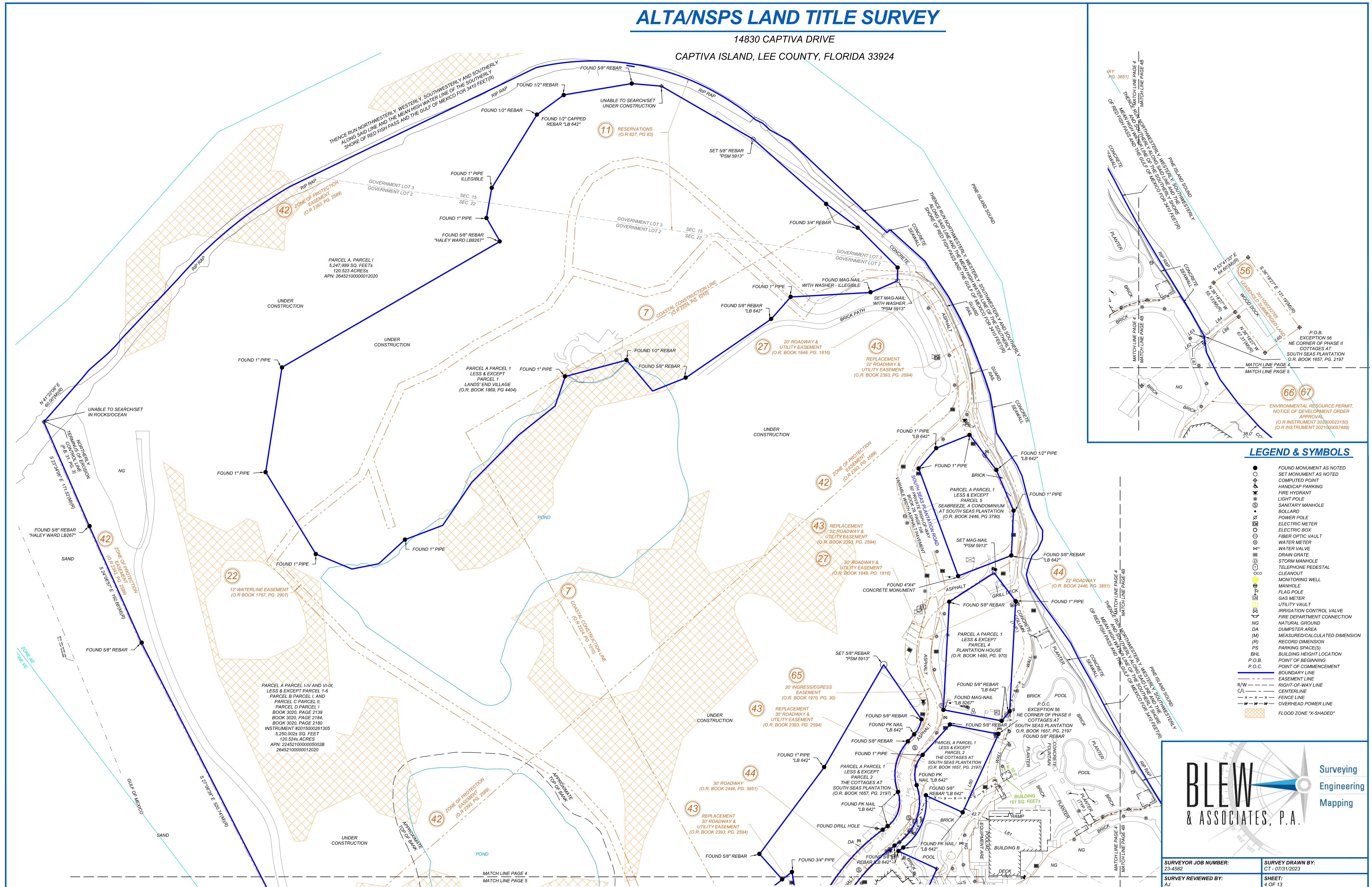
SURVEY REVIEWED BY:  
AJ

SHEET:  
3 OF 13



14830 CAPTIVA DRIVE

CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924



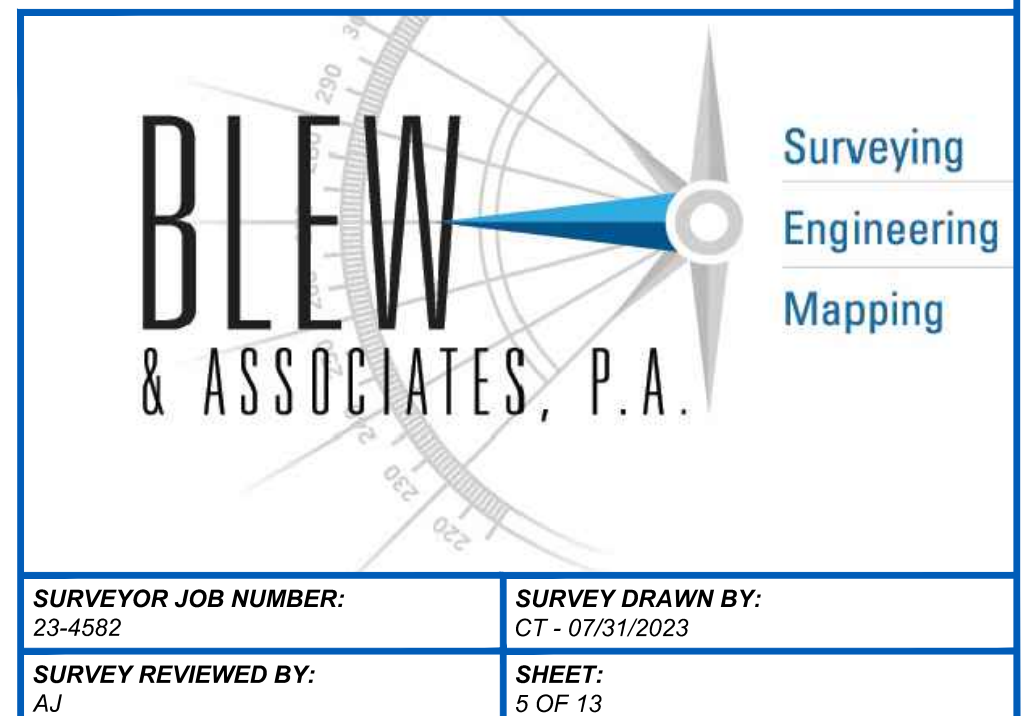
**BLEW**  
& ASSOCIATES, P.A.

- Surveying
- Engineering
- Mapping

<b>SURVEYOR JOB NUMBER:</b> 23-4582	<b>SURVEY DRAWN BY:</b> CT - 07/31/2023
<b>SURVEY REVIEWED BY:</b> AJ	<b>SHEET:</b> 4 OF 13



CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924

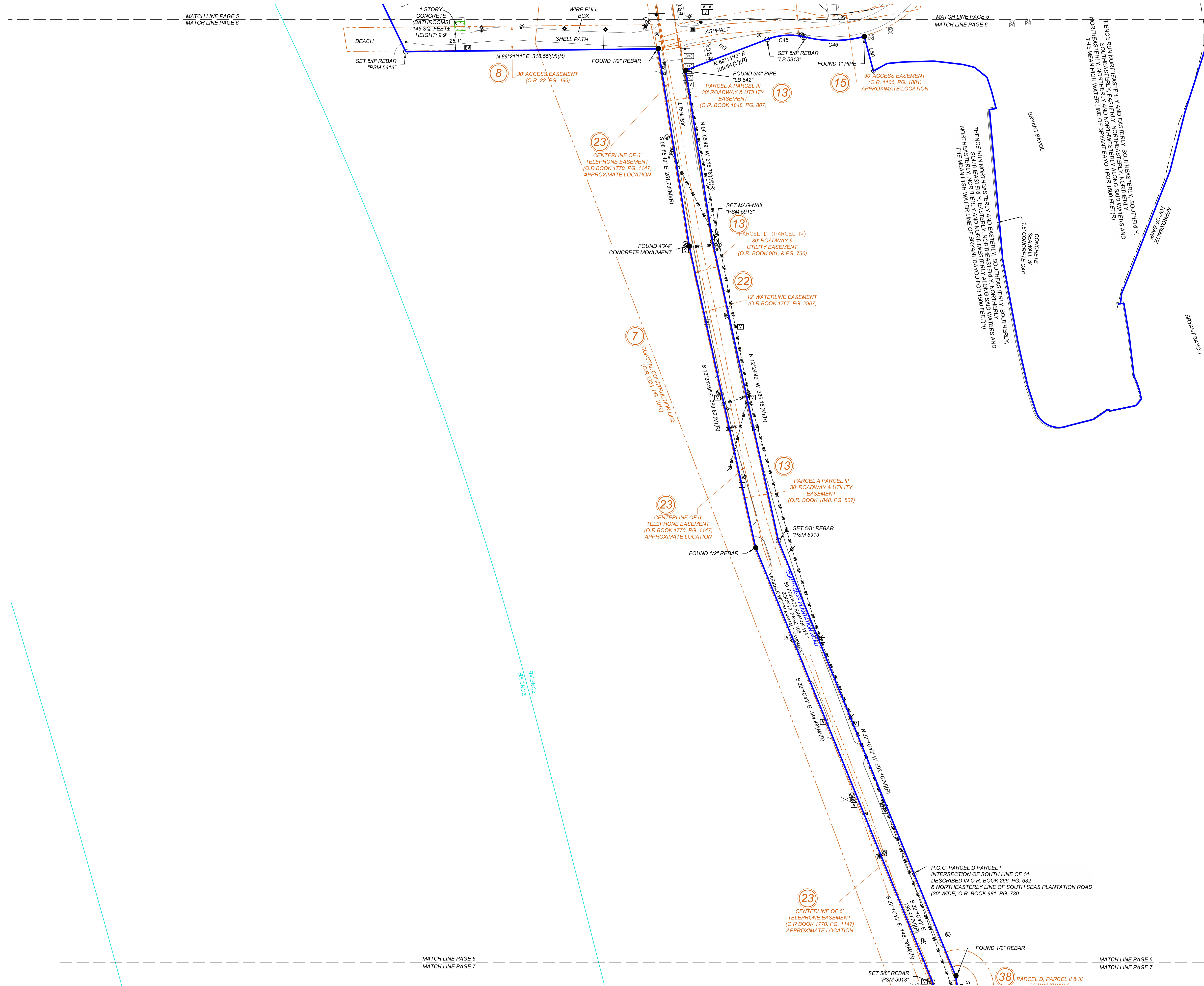




# ALTA/NSPS LAND TITLE SURVEY

14830 CAPTIVA DRIVE

CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924



## LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- ⊕ HANDICAP PARKING
- ⊕ FIRE HYDRANT
- ⊕ LIGHT POLE
- ⊕ SANITARY MANHOLE
- ⊕ BOLLARD
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC BOX
- ⊕ FIBER OPTIC VAULT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ DRAIN GRATE
- ⊕ STORM MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ CLEANOUT
- ⊕ MONITORING WELL
- ⊕ MANHOLE
- ⊕ FLAG POLE
- ⊕ GAS METER
- ⊕ UTILITY VAULT
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ FIRE DEPARTMENT CONNECTION
- NG NATURAL GROUND
- DA DUMPSTER AREA
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- PS PARKING SPACE(S)
- BHL BUILDING HEIGHT LOCATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- BOUNDARY LINE
- EASEMENT LINE
- R/W --- RIGHT-OF-WAY LINE
- CENTERLINE
- x - x - x - FENCE LINE
- - - - - OVERHEAD POWER LINE
- ⊕ FLOOD ZONE "X-SHADED"

**BLEW**  
& ASSOCIATES, P.A.

Surveying  
Engineering  
Mapping

SURVEYOR JOB NUMBER: 23-4582  
SURVEY DRAWN BY: CT - 07/31/2023  
SURVEY REVIEWED BY: AJ  
SHEET: 6 OF 13



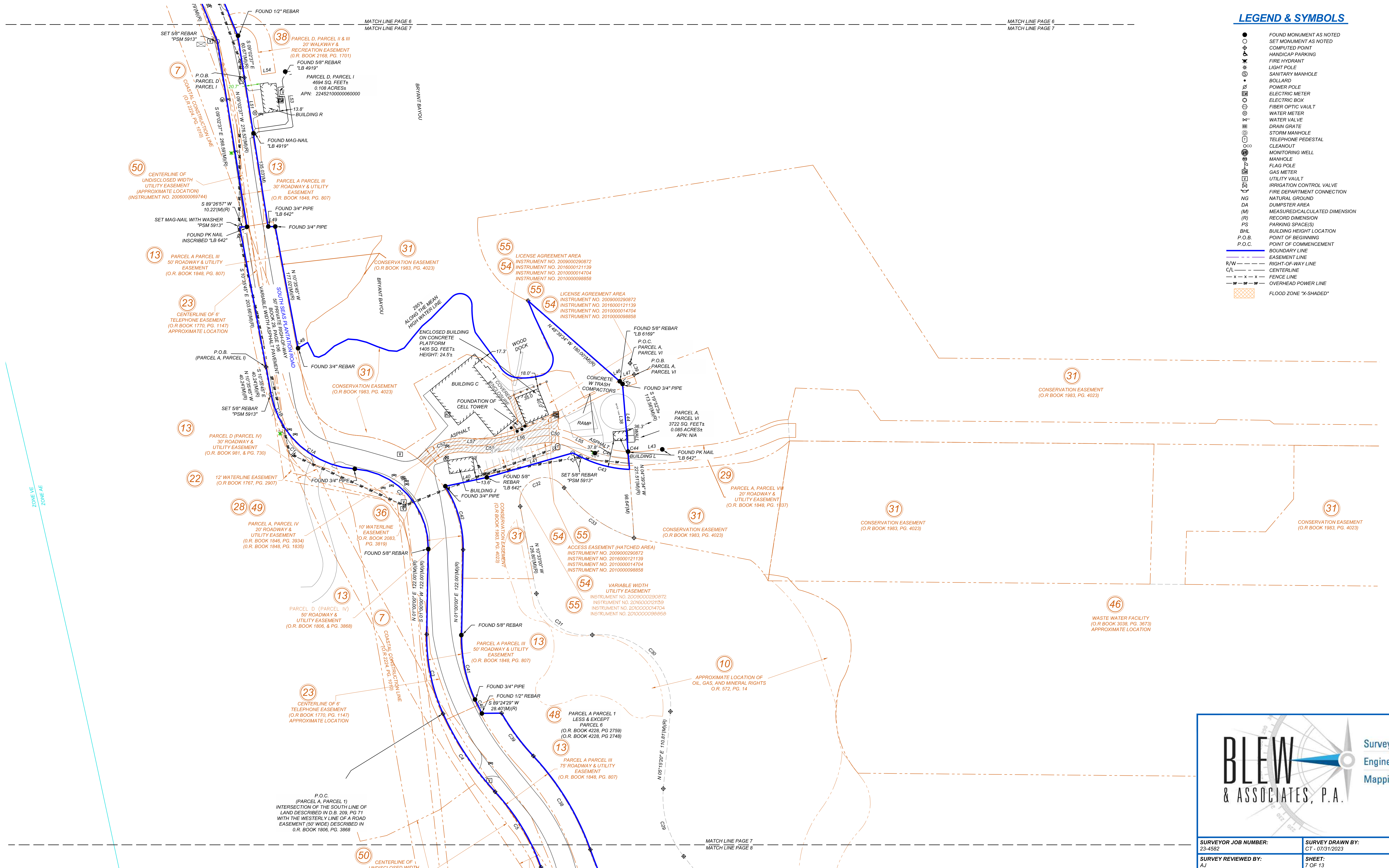
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CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924

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**BLEW**  
& ASSOCIATES, P.A.

Surveying  
Engineering  
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CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924

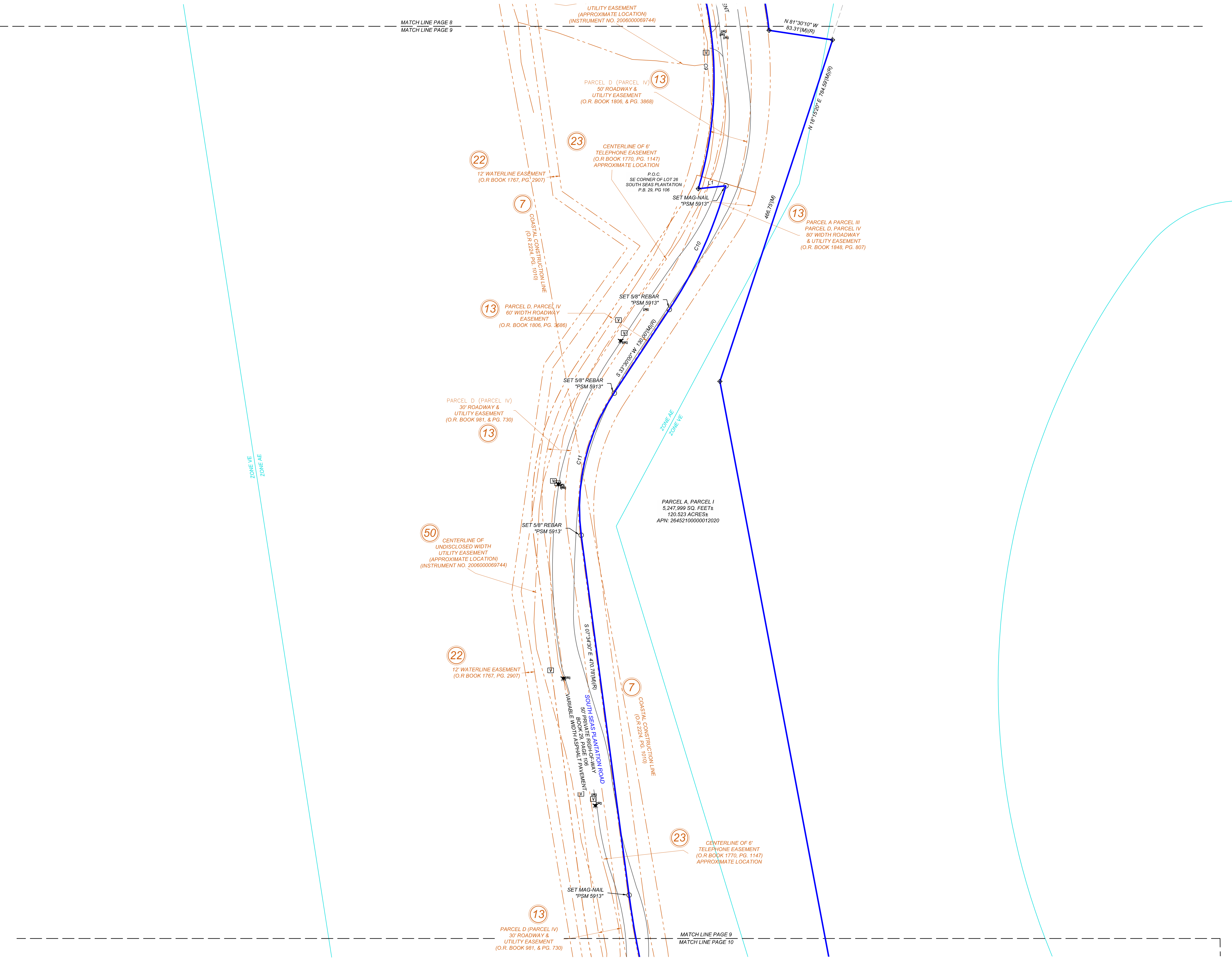




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CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924



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& ASSOCIATES, P.A.

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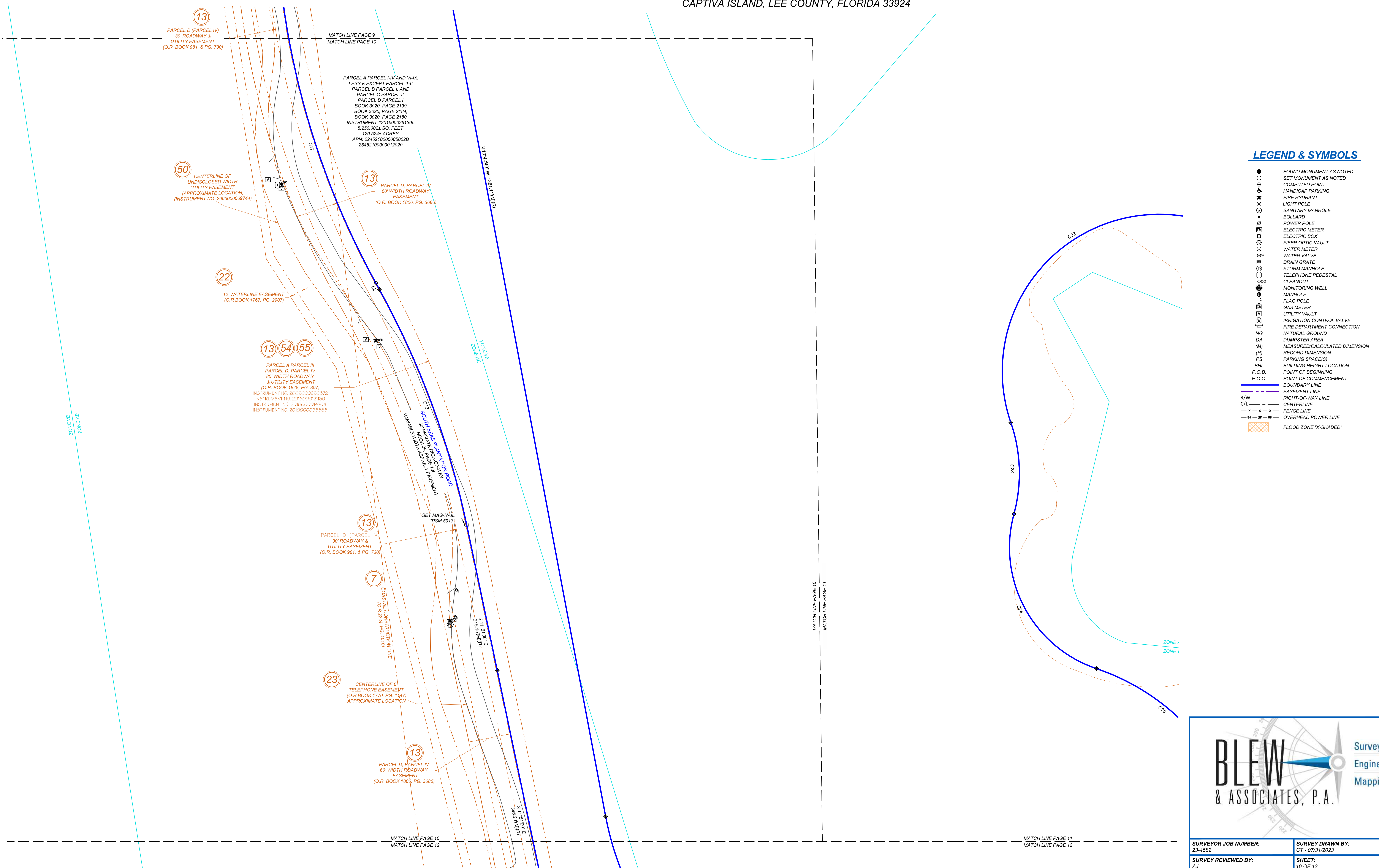
SURVEYOR JOB NUMBER:  
23-4582

SURVEY DRAWN BY:  
CT - 07/31/2023

SURVEY REVIEWED BY:  
AJ

SHEET:  
9 OF 13

CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924





ALTA/NSPS LAND TITLE SURVEY

14830 CAPTIVA DRIVE

CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924

LEGEND & SYMBOLS

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- ⬤ BOLLARD
- ⊗ POWER POLE
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC BOX
- ⊞ FIBER OPTIC VAULT
- ⊞ WATER METER
- ⊞ 14" WATER VALVE
- ⊞ DRAIN GRATE
- ⊞ STORM MANHOLE
- ⊞ TELEPHONE PEDESTAL
- ⊞ CLEANOUT
- ⊞ MONITORING WELL
- ⊞ MANHOLE
- ⊞ FLAG POLE
- ⊞ GAS METER
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- C/L --- CENTERLINE
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- OVERHEAD POWER LINE
- ⊞ FLOOD ZONE "X-SHADED"

PARCEL A, PARCEL I  
5,247,999 SQ. FEET±  
120.523 ACRES±  
APN: 26452100000012020

PARCEL A PARCEL I-IV AND VI-IX,  
LESS & EXCEPT PARCEL I-6  
PARCEL B PARCEL I, AND  
PARCEL C PARCEL II,  
PARCEL D PARCEL I,  
BOOK 3020, PAGE 2139  
BOOK 3020, PAGE 2184,  
BOOK 3020, PAGE 2180  
INSTRUMENT #2015000261305  
5,250,002± SQ. FEET  
120.524± ACRES  
APN: 2245210000005002B  
26452100000012020

ZONE AE  
ZONE VE

BLEW  
& ASSOCIATES, P.A.

Surveying  
Engineering  
Mapping

SURVEYOR JOB NUMBER:  
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SURVEY DRAWN BY:  
CT - 07/31/2023

SURVEY REVIEWED BY:  
AJ

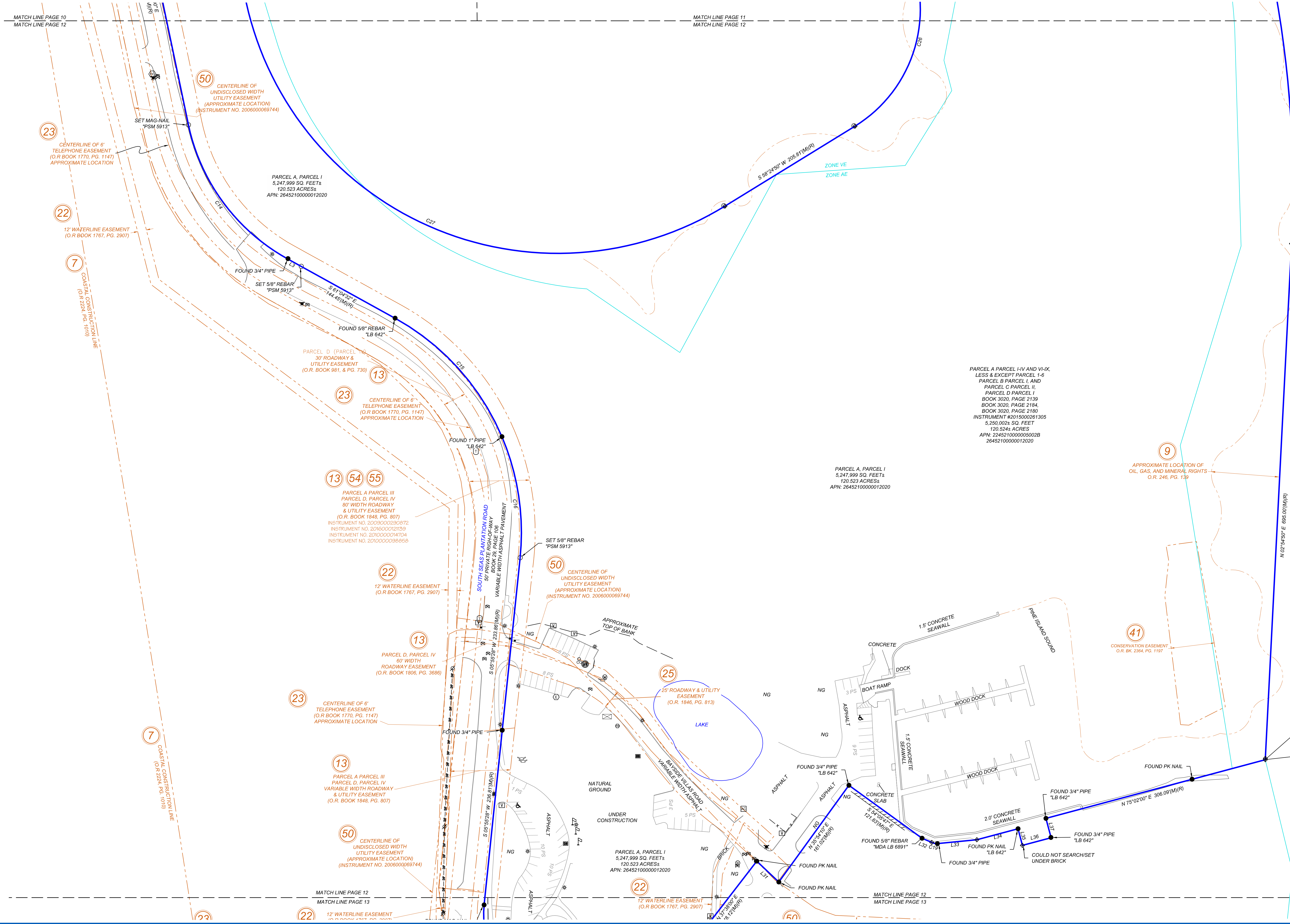
SHEET:  
11 OF 13



# ALTA/NSPS LAND TITLE SURVEY

14830 CAPTIVA DRIVE


CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924



## LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- ⊕ HAND/CAP PARKING
- ⊕ FIRE HYDRANT
- ⊕ LIGHT POLE
- ⊕ SANITARY MANHOLE
- ⊕ BOLLARD
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC BOX
- ⊕ FIBER OPTIC VAULT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ DRAIN GRATE
- ⊕ STORM MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ CLEANOUT
- ⊕ MONITORING WELL
- ⊕ MANHOLE
- ⊕ FLAG POLE
- ⊕ GAS METER
- ⊕ UTILITY VAULT
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ FIRE DEPARTMENT CONNECTION
- NG NATURAL GROUND
- DA DUMPSTER AREA
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- PS PARKING SPACE(S)
- BHL BUILDING HEIGHT LOCATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- BOUNDARY LINE
- - - EASEMENT LINE
- R/W — RIGHT-OF-WAY LINE
- C/L — CENTERLINE
- x - x - FENCE LINE
- - - OVERHEAD POWER LINE
- ⊕ FLOOD ZONE "X-SHADED"

NOT TO SCALE



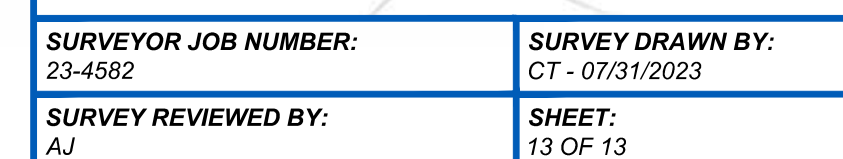
**BLEW & ASSOCIATES, P.A.**

Surveying  
Engineering  
Mapping

SURVEYOR JOB NUMBER: 23-4582	SURVEY DRAWN BY: CT - 07/31/2023
SURVEY REVIEWED BY: AJ	SHEET: 12 OF 13



CAPTIVA ISLAND, LEE COUNTY, FLORIDA 33924





THIS INSTRUMENT PREPARED BY  
AND RETURNED TO:

Goodwin Procter LLP  
601 S. Figueroa Street, Suite 4100  
Los Angeles, CA 90017  
Attention: Chauncey M. Swalwell

**NOTE TO CLERK: THIS DEED IS BEING RECORDED TO CORRECT AN ERROR IN WHICH THREE (3) OF THE FIVE (5) TAX PARCEL I.D. NUMBERS WERE MISTAKENLY OMITTED FROM THE HEADER OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED ON OCTOBER 1, 2021, AS INSTRUMENT NO. 2021000322855, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ON WHICH THE PROPER AMOUNT OF DEED DOCUMENTARY STAMP TAXES WERE PAID.**

Tax Parcel I.D. (Folio) Nos: 26-45-21-00-00001.2020 (10004112), 26-45-21-00-00011.0000 (10004126), 22-45-21-00-00005.002B (10003922), 15-45-21-00-00002.0000 (10003851), 27-45-21-00-00001.0000 (10004642)

**CORRECTIVE SPECIAL WARRANTY DEED**

BRE/South Seas Resort Owner L.L.C., a Delaware limited liability company (“Grantor”), whose post office address is 345 Park Avenue, New York, New York 10154, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these present does hereby grant, sell and convey unto WS SSIR Owner, LLC, a Delaware limited liability company (“Grantee”), whose post office address is 660 Steamboat Road, 3<sup>rd</sup> Floor, Greenwich, Connecticut 06830, all that certain land located in Lee County, Florida, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the “Property”).

This conveyance is made and accepted subject to all matters set forth in Exhibit B, attached hereto and incorporated herein by reference (the “Permitted Exceptions”) but reference to same shall not operate to reimpose same.

TO HAVE AND HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor’s right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee’s successors and assigns in fee simple forever.

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

EXECUTED on the date set forth in the acknowledgment attached hereto, to be effective upon delivery.

WITNESSES:

[Signature]  
Printed Name: Angiro Rizopoulos

Tamar Badgett  
Printed Name:

**BRE/SOUTH SEAS RESORT OWNER**  
**L.L.C., a Delaware limited liability company**

By: [Signature]  
Name: Brian Kaufman  
Title: Managing Director and Vice President

STATE OF New York

COUNTY OF New York

This instrument was acknowledged before me on the 8<sup>th</sup> day of November, 2021 by Brian Kaufman, the Managing Director and Vice President of Grantor. He is personally known to me or produced a \_\_\_\_\_ driver's license as identification.

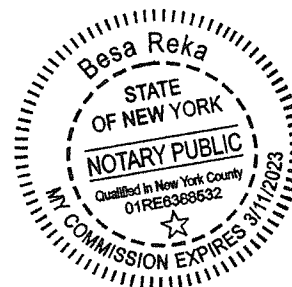
[Signature]  
Notary Public, State and County Aforesaid

Print Name: Besa Reka

My commission expires: March 11, 2023

My commission number: 01RE6388532

(NOTARIAL SEAL)



## EXHIBIT A

### LEGAL DESCRIPTION

**Parcel I:**

A tract or parcel of uplands lying in Government Lot 3, Section 15, Government Lots 1, 3, 4 and 5, Section 22, Government Lot 1, Section 26 and Government Lot 2, Section 27, and submerged lands contiguous to parts of Government Lots 1, 4 and 5, Section 22, Government Lot 1, Section 26 and Government Lot 2, Section 27, Township 45 South, Range 21 East, Captiva Island, Lee County, Florida which tract or parcel is described as follows:

From the 3/4 inch pipe marking the intersection of the South line of lands described in deed recorded in Deed Book 209 at Page 71, Lee County Records with the curved Westerly line of a roadway easement (50 feet wide) as described in an amended Grant of Easement recorded in Official Record Book 1806, at Page 3868, Lee County Records being also the Northeasterly corner of South Seas Plantation Beach Homesites recorded in Plat Book 29, Pages 105 and 106, Lee County Records; run Northerly along said Westerly line of said easement and the Easterly line of Plantation Beach Club III as shown on Surveyor's Plat, Exhibit "1" to Condominium Declaration recorded in Official Record Book 1422, beginning at Page 2218, Lee County Records along the arc of a curve to the right of radius 265 feet (chord bearing North 11°38'03" West) (delta 25°16'05") (chord 115.92 feet) for 116.87 feet to a point of tangency; North 01°00' East for 122.0 feet to a point of curvature, Northerly, Northwesterly and Westerly along the arc of a curve to the left of radius 113 feet (Chord bearing North 42°30'00" West) (Delta 87°) (chord 155.57 feet) for 171.58 feet to a point of reverse curvature, Westerly and Northwesterly along the arc of a curve to the right of radius 131 feet (chord bearing North 62°36'18" West) (delta 46°47'24") (chord 104.03 feet) for 106.98 feet to the Easterly most corner of Plantation Beach Club I, a Condominium as shown on surveyor's Plat, Exhibit "B" to Condominium Declaration recorded in Official Record Book 1188, beginning at Page 480, Lee County Records; thence continue Northerly along said Westerly line of said road easement and the Easterly line of said Plantation Beach Club I along said arc of a curve to the right of radius 131 feet (chord bearing North 24°54'11" West) (delta 28°36'51") (chord 64.75 feet) for 65.42 feet to a point of tangency; thence run North 10°35'45" West along said common line for 40.24 feet to the Point of Beginning. From said Point of Beginning run South 10°35'45" East for 40.24 feet to a point of curvature, Southeasterly along said arc of a curve to the left of radius 131 feet (chord bearing South 48°17'53" East) (delta 75°24'15") (chord 160.23) for 172.4 feet to a point of reverse curvature, Easterly, Southeasterly and Southerly along said arc of a curve to the right of radius 113 feet (chord bearing South 42°30'00" East) (delta 87°) (chord 155.57 feet) for 171.58 feet to a point of tangency, South 01° 00' West for 122 feet to a point of curvature, and Southeasterly along said arc of a curve to the left of radius 265 feet (chord bearing South 11°38'03" East) (delta 25°16'05") (chord 115.92 feet) for 116.87 feet to a point of compound curvature; thence continue Southeasterly along said curved Westerly line of said easement and the Easterly line of said Beach Homesites along the arc of a curve to the left of radius 410 feet (chord bearing South 33°41'03" East) (delta 18°49'55") (chord 134.15 feet) for 134.76 feet to a point of reverse curvature, along the arc of a curve to the right of radius 310 feet (chord bearing South 31°21'00" East) (delta 23°30'00") (chord 126.26 feet) for 127.15 feet to a point of reverse curvature, Southeasterly along the arc of a curve to the left of radius 865 feet (chord bearing South 26° 31 '45" East) (delta 13°51'30") (chord 208.71 feet) for 209.22 feet to a point of reverse curvature, Southeasterly, Southerly and Southwesterly along the arc of a curve to the right of radius 610 feet (chord bearing South 09°45'00" East) (delta 47°25'00") (chord 490.54 feet) for 504.82 feet to a point of reverse curvature, Southwesterly and Southerly along the arc of a curve to the left of radius 290 feet (chord bearing South 04°02'30" East) (delta 36°) (chord 179.23 feet) for 182.21 feet to a point of tangency, South 22°02'30" East for 202.98 feet to a point of curvature, Southeasterly, Southerly and Southwesterly along the arc of a curve to the right of radius 500 feet (chord bearing South 02°48'01" East) (delta 38°28'58") (chord 329.55 feet) for 335.83 feet to the Southeast corner of said Beach Homesites; thence run North 84°02'33" East along an Easterly prolongation of the Southerly line of said Beach Homesites and along the North line of South Seas Plantation Beach Home Condominium Phase I as shown on Surveyor's Plat, Exhibit "B" to Condominium Declaration recorded in Official Record Book 1041, beginning at Page 654, Lee County Records for 35.96 feet to the Northeast corner of said Condominium as shown on said plat; thence run Southwesterly along the Southeasterly line of said Condominium along the arc of a curve to the right of radius 570 feet (chord bearing



South 24°35'28" West (delta 17°49'06") (chord 176.55 feet) for 177.26 feet to a point of tangency; thence run along said Southeasterly line as shown on said plat and the Southeasterly line of a roadway easement 60 feet wide as described in said Amended Grant of Easement, South 33°30'00" West for 130 feet to a point of curvature, Southwesterly, Southerly and Southeasterly along the arc of a curve to the left of radius 270 feet (chord bearing South 12°57'45" West) (delta 41°04'28") (chord 189.44 feet) for 193.56 feet to a point of tangency, South 07°34'30" East for 470.78 feet to a point of curvature, Southeasterly along the arc of a curve to the left of radius 1170 feet (chord South 18°12'45" East) (delta 21°16'30") (chord 431.95 feet) for 434.44 feet to a point of tangency, South 28°51' East for 10.27 feet to a point of curvature, Southeasterly along the arc of a curve to the right of radius 1230 feet (chord bearing South 20°21' East) (delta 17°00'00") (chord 363.61 feet) for 364.95 feet to a point of tangency and South 11°51'00" East for 215.15 feet to the Southeast corner of said Beach Home Condominium and the Northeast corner of Phase I, South Seas Plantation Beach Cottages Condominium as shown on Surveyor's Plat, Exhibit "B" to Condominium Declaration recorded in Official Record Book 1115, beginning at Page 1076, Lee County Records; thence continue along the Easterly lines of said Beach Cottages Condominium and said roadway easement 60 feet wide South 11°51'00" East for 396.23 feet to a point of curvature, Southeasterly along the arc of a curve to the left of radius 270 feet (chord bearing South 36°27'46" East) (delta 49°13'32") (chord 224.90 feet) for 231.97 feet to a point of tangency and South 61°04'32" East 21.12 feet to the Easterly most corner of South Seas Plantation Beach Cottages Condominium, Phase II-B as shown on Surveyor's Plat, Exhibit "B" to Condominium Declaration recorded in Official Record Book 1148, beginning at Page 1671, Lee County Records; and the Northeasterly corner of Beach Villas Condominium, Phase I-B as shown on Surveyor's Plat, Exhibit "B" to Condominium Declaration recorded in Official Record Book 1174, beginning at Page 1004, Lee County Records; thence continue along the Northeasterly line of said roadway easement 60 feet wide and the Northeasterly line of said Phase I-B, South 61°04'32" East for 144.45 feet to a point of curvature and Southeasterly along the arc of a curve to the right of radius 330 feet (chord bearing South 42°03'20" East) (delta 38°02'24") (chord 215.09 feet) for 219.10 feet to the Easterly most corner of said Phase I-B and the Northeasterly corner of Beach Villas II Condominium as shown on Surveyor's Plat, Exhibit "B" to Condominium Declaration recorded in Official Record Book 1230, beginning at Page 987, Lee County Records; thence continue Southeasterly and Southerly along said curved Easterly line of said roadway easement 60 feet wide and the Easterly line of said Beach Villas II Condominium along said arc of a curve to the right of radius 330 feet (chord bearing South 08°33'20" East) (delta 28°57'36") (chord 165.03 feet) for 166.80 feet to a point of tangency and south 05°55'28" West for 233.86 feet to the Southeasterly corner of said Beach Villas II Condominium and the Northeasterly corner of Beach Villas III Condominium as shown on Surveyor's Plat Exhibit "B" to Condominium Declaration recorded in Official Record Book 1302, beginning at Page 1400, Lee County Records; thence continue along said Easterly line of said roadway easement and the Easterly line of said Beach Villas III Condominium, South 05°55'28" West for 236.81 feet to a point of curvature, Southerly and Southeasterly along the arc of a curve to the left of radius 120 feet (chord bearing South 16°38'39" East) (delta 45°08'13") (chord 92.11 feet) for 94.53 feet to a point of reverse curvature and southeasterly along the arc of a curve to the right of radius 120 feet (chord bearing South 22°53'59" East) (delta 32°37'33") (chord 67.41 feet) for 68.33 feet to the Southeasterly corner of said Beach Villas III Condominium; thence run South 83°24'48" West along the South line of said Beach Villas III Condominium for 90 feet to the Westerly line of said roadway easement; thence continue along said Southerly line of Beach Villas III Condominium and the Southerly line of a walkway easement 6 feet wide; North 86°40'35" West for 39 feet; North 88°06'00" West for 108.16 feet; South 80°25'36" West for 115.16 feet; South 06°35'12" East for 16.67 feet; South 83°24'48" West for 94 feet; South 06°35'12" East for 16 feet; South 83°24'48" West for 102.61 feet; North 06°35'12" West for 16.00 feet; and South 83°24'48" West for 138.35 feet to an intersection with the Easterly line of an unnamed public road (30 feet wide) as shown on Plat of Gulf View, recorded in Plat Book 3, Page 8, Lee County Records; thence run South 16°50' East along said Easterly line of said road for 16.01 feet to the Northwest corner of a public parking area as described in Deed recorded in Official Record Book 981, Page 727, Lee County Records; thence run North 73°10' East along the Northwesterly line of said area for 65 feet; thence run South 16°50' East along the Northeasterly line of said area for 56 feet; thence run South 73°10' West along the Southeasterly line of said area for 65 feet to an intersection with said Easterly line of said road; thence run South 16°50' East along said Easterly line for 145.77 feet to an intersection with the Northeasterly line of Captiva Drive SW (formerly Binder Avenue) (35 feet wide) as shown on Plat of G.W. Bryant's Addition to Gulfview, recorded in Plat Book 3, Page 21, Lee County Records; thence run South 77°10'20" East along said Northeasterly line for 357.91 feet; thence run South 12°49'40" West for 8.65 feet to an intersection with the Northeasterly line of Captiva Drive SW (former Binder Avenue) (30 feet wide), as described in Deed recorded in Deed Book 54, Page 540, Lee County records; thence run South

71°18'20" East along said Northeasterly line for 840.23 feet to the Southwesterly corner of lands described in Deed recorded in Official Record Book 48, Page 532, Lee County Records; thence run North 02°55'20" East along the Westerly line of said lands as described in said Deed and the Easterly line of a roadway easement (30 feet wide) for 235.67 feet to a concrete monument on the South line of lands described in Deed recorded in Deed Book 130, Page 21, Lee County Records; thence run North 85°47'00" West along said South line for 71.60 feet to a concrete monument marking the Southwest corner of said lands as described in said Deed; thence run North 02°47' 50" East along the West line of said lands as described in said Deed for 204.16 feet to the Southeast corner of Tennis Villas Condominium, Phase I, as shown on surveyor's Plat, Exhibit "B" to Condominium Declaration, recorded in Official Record Book 1237, beginning at Page 1217, Lee County Records; thence run North 88°28'34" West along the South line of said Tennis Villas for 264.39 feet to the Southwest corner of said Tennis Villas; thence run North 02°38'04" East along the West line of said Tennis Villas for 285 feet; thence run North 37°38' East along a Northwesterly line of said Tennis Villas for 148.12 feet to an intersection with the Southwesterly line of Bayside Villas Condominium, Phase II, as shown on Surveyor's Plat, Exhibit "B" to Condominium Declaration, recorded in Official Record Book 1382, beginning at Page 1118, Lee County Records; thence run South 46°38'16" East along said Southwesterly line for 40.90 feet to the Westerly most corner of said Bayside Villas Phase II; thence run North 35°54'10" East along the Northwesterly line of said Bayside Villas Phase II for 161.02 feet; thence run South 54°05'47" East along the Northeasterly line of said Bayside Villas II for 121.83 feet; thence run South 67°01'16" East for 16.02 feet to a point of curvature; thence run Easterly along the arc of a curve to the left of radius 12 feet (chord bearing South 81°18'46" East)(delta 28°35'01")(chord 5.92 feet) for 5.99 feet to a point of tangency; thence run North 84°23'43" East for 53.52 feet; thence run North 75°06'36" East for 57.43 feet; thence run South 14°58'00" East along a Northeasterly line of the recreation area as shown on said Plat of Bayside Villas Phase II for 23.19 feet; thence run North 75°02' East along a Northwesterly line of said recreation area for 40 feet to an intersection with a Southwesterly line of Bayside Villas Condominium, Phase I, as shown on Surveyor's Plat, Exhibit "B" to Condominium Declaration recorded in Official Record Book 1361, beginning at Page 1782, Lee County Records; thence run North 14°58' West along said Southwesterly line for 27 feet to a Northwesterly corner of said Bayside Villas Phase I; thence run North 75°02' East along a Northwesterly line of said Bayside Villas Phase I, and a Northeasterly prolongation thereof for 306.09 feet to an intersection with the curved Easterly line of lands described in Deed recorded in Official Record Book 246, Page 139, Lee County Records; thence run Northwesterly and Northerly along the Easterly line of said lands as described in said Deed along the arc of a curve to the right of radius 135 feet (chord bearing North 02°31'21" East) (delta 00°46'58") (chord 1.84 feet) for 1.84 feet to a point of tangency; North 02°54' 50" East for 695 feet to a point of curvature, Northerly and Northwesterly along the arc of a curve to the left of radius 1485 feet (chord bearing North 21°34'00" West) (delta 48°57'44") (chord 1230.75 feet) for 1269.01 feet to a point of compound curvature; Northwesterly, Westerly, Southwesterly and Southerly along the arc of a curve to the left of radius 227.37 feet (chord bearing South 57°27'20" West) (delta 152°59'39") (chord 442.17 feet) for 607.13 feet to a point of reverse curvature; Southerly along the arc of a curve to the right of radius 225 feet (chord bearing South 01°56' 10" East) (delta 34°12'31")(chord 132.35 feet) for 134.34 feet to a point of reverse curvature; Southerly and Southeasterly along the arc of a curve to the left of radius 185 feet (chord bearing South 28°07'10" East) (delta 86°34'39") (chord 253.70 feet) for 279.55 feet to a point of reverse curvature; Southeasterly along the arc of a curve to the right of radius 325 feet (chord bearing South 51°29'50" East) (delta 39°49'16") (chord 221.36 feet) for 225.88 feet to a point of compound curvature; Southeasterly, Southerly and Southwesterly along the arc of a curve to the right of radius 185 feet (chord bearing South 13°24' 50" West) (delta 90°00'00") (chord 261.63 feet) for 290.60 feet to a point of tangency, South 58°24'50" West for 205.81 feet to a point of curvature; Southwesterly, Westerly and Northwesterly along the arc of a curve to the right of a radius 430 feet (chord bearing North 66°09'00" West) (delta 110°52'33") (chord 708.22 feet) for 832.11 feet to a point of tangency, North 10°42'40" West for 1881.11 feet, North 18°15'20" East for 784.59 feet to a point of curvature; Northeasterly, Northerly and Northwesterly along the arc of a curve to the left of radius 620 feet (chord bearing North 10°14'40" West) (delta 57°00'00") (chord 591.68 feet) for 616.80 feet to a point of tangency, North 38°44'40" West for 390 feet to a point of curvature; Northwesterly and Northerly along the arc of a curve to the right of radius 135 feet (chord bearing North 16°44'40" West) (delta 44°00'00") (chord 101.14) for 103.67 feet to a point of tangency, North 05°15'20" East for 110.81 feet to an intersection with an Easterly prolongation of said South line of lands described in Deed recorded in Deed Book 209, Page 71, Lee County Records, and a point of curvature; thence run Northwesterly and Westerly along an Easterly line of lands described in Deed recorded in Official Record Book 572, Page 14, Lee County Records, along the arc of a curve to the left of radius 100.94 feet (chord bearing North 45°34'40" West) (delta 101°40'00") (chord 156.52 feet) for 179.11 feet to a point of reverse curvature; Westerly, Northwesterly and Northerly along the arc of a

curve to the right of radius 73 feet (chord bearing North 53°28'50" West) (delta 85°51'31") (chord 99.44 feet) for 109.39 feet to a point of tangency, North 10°33' West for 126.80 feet to a point of curvature; Northerly, Northeasterly and Easterly along the arc of a curve to the right of radius 35 feet (chord bearing North 66°57'00" East) (delta 154°59'40") (chord 68.34 feet) for 94.68 feet to a point of reverse curvature, and Southeasterly along the arc of a curve to the left of radius 191.45 feet (chord bearing South 54°18'00" East) (delta 37°30'00") (chord 123.08 feet) for 125.30 feet to a point of tangency on said line; thence departing from said line, run North 04°39'34" West for 221.51 feet, passing through a point designated "A" at 113.76 feet along said line; thence run North 48°39'34" West for 180 feet more or less to an intersection with the Mean High Water Line of Bryant Bayou, passing through a 3/4 inch pipe at 175.48 feet; thence run Southwesterly along said line for 295 feet more or less to an intersection with a line bearing North 59°49'11" East and passing through the Point of Beginning; thence run South 59°49' 11" West along said line for 16 feet more or less to a 3/4 inch pipe on the Easterly line of said roadway easement (50 feet wide) described in said Amended Grant of Easement, passing through a 3/4 inch pipe at 11.38 feet from said Easterly line; thence run North 10°35'45" West along said Easterly line for 177.02 feet to an intersection with the Easterly prolongation of the North line of said Plantation Beach Club I; thence run South 89°26'57" West along said prolongation and the North line of a roadway and utility easement (50 feet wide) for 10.22 feet to an intersection with the Easterly line of a roadway and utility easement (30 feet wide); thence run North 09°02'37" West along said Easterly line for 276.52 feet to an intersection with the Easterly line of a roadway and utility easement (30 feet wide) through the unrecorded American Hotels Company Subdivision as described in Grant of Easement, recorded in Official Record Book 981, Page 730, Lee County Records; thence run along said Easterly line North 22°10'43" West for 592.16 feet, North 12°24'49" West for 386.16 feet and North 08°55'49" West for 218.78 feet to the Southeasterly line of a roadway easement (30 feet wide) as shown on Surveyor's Plat Exhibit "B" to Condominium Declaration of Marina Villas Condominium, recorded in Official Record Book 1106, beginning at Page 1881, Lee County Records; Thence run along said Southeasterly line North 69°14' 12" East for 109.64 feet to a point of curvature, Northeasterly along the arc of a curve to the right of radius 80.87 feet (chord bearing North 86°27'42" East) (delta 34°27'00") (chord 47.90) for 48.62 feet to a point of reverse curvature; and Southeasterly and Easterly along the arc of a curve to the left of radius 153 feet (chord bearing North 89°29'56" East) (delta 28°22'31")(chord 75.00) for 75.77 feet; thence run South 14°41'19" East for 45 feet more or less to the waters of a boat basin connected to Bryant Bayou, passing through a 3/4 inch pipe at 43.5 feet; thence run Northeasterly and Easterly, Southeasterly, Southerly, Southeasterly, Easterly, Northeasterly, Northerly, Northeasterly, Northerly and Northwesterly along said waters and the Mean High Water Line of Bryant Bayou for 1500 feet, more or less, to the Southeasterly corner of said Marina Villas Condominium; thence run North 72°55'07" West along the Southwesterly line of said condominium as shown on said Surveyor's Plat for 148 feet, more or less, to a concrete monument passing through a steel pin 140.03 feet from said monument; thence run along a Southeasterly line of said Marina Villas Condominium as shown on said plat South 49°27'45" West for 44.03 feet and South 77°44'35" West for 129.73 feet to the outside face of the cap on an existing seawall along the Easterly shore of an existing boat canal; thence run along said seawall cap and said canal North 09°15'52" West for 119.38 feet, North 06°15'44" West for 145.32 feet; and North 54°13'14" East for 207.47 feet, North 77°48'24" East for 5.49 feet; South 77°35'33" East for 56.50 feet to a point of curvature; thence run Easterly along the arc of a curve to the left of radius 154.76 feet (chord bearing South 84°44'14" East (delta 14°17'23") (chord 38.50 feet) for 38.60 feet to a point of tangency; thence North 88°07'04" East along said seawall cap for 32.10 feet to a point of curvature; thence run Easterly along the arc of a curve to the left of radius 135 feet (chord bearing North 79°13'07" East) (delta 17°47'53") (chord 41.77 feet) for 41.94 feet to a point of reverse curvature; thence run Easterly and Southeasterly along said seawall cap and the arc of a curve to the right of radius 30 feet (chord bearing South 59°25'32" East)-(delta 100°30'35") (chord 46.13 feet) for 52.63 feet; thence run North 32°48'09" East across the boat canal connecting Bryant Bayou with Pine Island Sound for 277.42 feet to the Northwesterly terminus of the established bulkhead line cited in Deed recorded in Official Record Book 572, Page 14, Lee County Records; thence run North 49°14'36" West for 148.70 feet across the mouth of said boat canal to the outside face of an existing seawall along the Northwesterly shore of said canal connecting Bryant Bayou with Pine Island Sound; thence run North 56°27'20" West along said seawall face for 15 feet, more or less, to the Mean High Water Line of said Pine Island Sound; thence run Northwesterly, Westerly, Southwesterly and Southerly along said line and the Mean High Water Line of the Southerly shore of Red Fish Pass and the Gulf of Mexico for 3410 feet, more or less, to an intersection with the center line of an existing jetty and a line bearing South 41°22'09" West, passing through the Northerly terminus of the Erosion Control Line for South Seas Plantation Beach Improvement Project as shown on Plat recorded in Plat Book 31, Page 17, Lee County Records; thence run North 41°22'09" East along said line for 60 feet,

more or less, to said Northerly terminus as shown on said Plat, passing through a 3/4 inch pipe at 172.62 feet from said terminus; thence run along said Erosion Control Line South 23°34'06" East for 171.52 feet; South 24°06' 57" East for 192.66 feet; South 27°06'39" East for 520.74 feet; South 27°34'57" East for 539.47 feet; South 25°37'24" East for 366.51 feet; and South 25°47' 51" East for 334.38 feet, to an intersection with the South line of a gulf access easement (30 feet wide) as described in instrument recorded in Official Record Book 22, Page 486, Lee County Records; thence run North 89°21'11" East along said South line for 318.55 feet to a concrete monument marking an intersection with the Westerly line of said roadway easement (30 feet wide) as described in said Grant of Easement; thence run along said Westerly line South 08°55'49" East for 251.73 feet, South 12°24'49" East for 389.62 feet and South 22°10'43" East for 444.48 feet to the Northeasterly corner of Plantation Beach Club II Condominiums as described in Exhibit No 1-D to Condominium Declaration recorded in Official Record Book 1344, beginning at Page 2348, Lee County Records; thence continue South 22°10'43" East along said Westerly line of said roadway easement (30 feet wide) and the Easterly line of said Plantation Beach Club II for 146.79 feet; thence run South 09°02'37" East along said Westerly line of said easement for 268.59 feet to an intersection with said Easterly prolongation of said North line of Plantation Beach Club I; thence run South 89°26' 57" West along said prolongation for 10.22 feet to the Northeasterly corner of said Plantation Beach Club I on the Westerly line of said roadway easement (50 feet wide) as described in said Amended Grant of Easement; thence run South 10°35'45" East along the Easterly line of said Plantation Beach Club I and said Westerly line of said roadway easement for 203.66 feet to the Point of Beginning.

LESS AND EXCEPT the following described Parcels 1 through 6:

- 1) Lands' End Village, a condominium as shown on Surveyor's Plat, Exhibit "3" to Condominium Declaration recorded in Official Record Book 1869 beginning at Page 4404, Lee County Records.
- 2) The Cottages at South Seas Plantation, a Condominium, as shown on Surveyor's Plat, Exhibit "1" to Condominium Declaration recorded in Official Record Book 1657, beginning at Page 2197, Lee County Records.
- 3) The South Seas Club, a Condominium as shown on Surveyor's Plat, Exhibit "1" to Condominium Declaration recorded in Official Record Book 1480, beginning at Page 970, Lee County Records.
- 4) Plantation House, a Condominium as shown on Surveyor's Plat, Exhibit "1" to Condominium Declaration recorded in Official Record Book 1970, beginning at Page 43, Lee County Records.
- 5) Seabreeze, a Condominium at South Seas Plantation as shown on Surveyor's Plat Exhibit "B" to Condominium Declaration as recorded in Official Record Book 2446, Page 3790, Lee County Records.
- 6) Parcel of land conveyed to Plantation Development, Ltd., by Special Warranty Deed dated March 3, 2004, recorded March 16, 2004, in Official Record Book 4228, Page 2759, Lee County Records.

Parcel II:

TOGETHER WITH a walkway easement six feet wide along the South line of said Beach Villas III Condominium, as defined in Official Record Book 2914, Page 2491, Lee County Records.

Parcel III:

TOGETHER WITH the hereinabove described easement for South Seas Plantation Road, as described in Grant of Easement recorded in Official Record Book 1846, Page 807, Lee County Records, and in cited record plat and condominium declarations.

Parcel IV:

TOGETHER WITH a certain roadway and utility easement as reserved in the Fee Simple Deed recorded in Official Records Book 1846, Page 3934, of the Public Records of Lee County, Florida, described as (Plantation East Drive) (20 feet wide) lying 10 feet on each side of the following described centerline:



Beginning at the hereinabove described point designated "A", run along said centerline Northwesterly along the arc of a curve to the right of radius 155 feet (chord bearing North 75°07'33" West) (delta 24°01'47") (chord 64.53 feet) for 65.01 feet to a point of tangency, North 63°06'40" West for 19.99 feet to a point of curvature, Northwesterly, Westerly and Southwesterly along the arc of a curve to the left of radius 70 feet (chord bearing North 82°26'25" West) (delta 38°39'30") (chord 46.34 feet) for 47.23 feet to a point of tangency, South 78°13'50" West for 52.53 feet to a point of curvature, Southwesterly and Westerly along the arc of a curve to the right of radius 140 feet (chord bearing South 86°20'21" West) (delta 16°13'00") (chord 39.49 feet) for 39.63 feet to a point of tangency, North 85°33'09" West for 14.32 feet to a point of curvature and Westerly and Southwesterly along the arc of a curve to the left of radius 73.24 feet (chord bearing South 67°57'07" West) (delta 52°59'27") (chord 65.35 feet) for 67.74 feet to an intersection with the Northeasterly line of said roadway easement (50 feet wide) described in said Grant of Easement recorded in Official Record Book 1846, Page 807, Lee County Records.

Bearing hereinabove mentioned are Plane Coordinate for the Florida West Zone based on ties to the Lee County Coastal Construction Set-back Line for Captiva Island, Lee County, Florida.

**Parcel V: (Chadwick's Square)**

A lot or parcel of land lying in Section 26, Township 45 South, Range 21 East, Lee County, Florida, which lot or parcel is described as follows:

From the Northwest corner of Lot 70 of F.A. Lane's Second Subdivision of Bayview according to a map or plat thereof recorded in Plat Book 3, Page 75, of the Public Records of Lee County, run West for 30 feet to the West line of Captiva Drive Southwest, formerly Munson Street; thence run North 02°55'20" East along the West line of said Street for 283 feet to an intersection with the Southwesterly line of said Captiva Drive Southwest, formerly Binder Avenue; thence run North 71°18'20" West along said Southwesterly line being the same line as described in previous conveyances bearing North 73°45' West for 360.25 feet to the Northeasterly corner of lands conveyed by Deed recorded in Official Record Book 679, Page 318, of said Public Records, and the Point of Beginning of the herein described parcel.

From said Point of Beginning, continue North 71°18'20" West along said Southwesterly line for 400.00 feet to the Northeasterly corner of lands conveyed by Deed recorded in Official Record Book 355, Page 546, of said Public Records; thence run South 02°55'20" West along the Easterly boundary of said lands for 183.30 feet to an intersection with the Northeasterly line of Sunset Drive as vacated by instrument recorded in Official Records Book 1301, Page 724; thence run South 18°41'20" West perpendicular to said Northeasterly line for 5.00 feet to an intersection with the Northeasterly line of vacated Sunset Drive as shown on the Plat of Captiva Beach recorded in Plat Book 7, Page 73, of said Public Records; thence run South 71°18'20" East Along the Southwesterly boundary of lands conveyed by Deed recorded in Deed Book 141, Page 299 of said Public Records, and along the Northeasterly line of said vacated Sunset Drive as recorded in Official Record Book 1301 at Page 724 of the Public Records of Lee County, Florida, for 400.00 feet; thence run North 13°41'20" East for 5.00 feet to an intersection with the former Northeasterly line of said Street; thence run North 02°55'20" East along the Easterly boundary of said lands conveyed by Deed recorded in Official Record Book 679, Page 318 of said Public Records for 183.30 feet to the Point of Beginning; bearings mentioned are Plane Coordinate for the Florida West Zone.

**Parcel VI:**

A tract of land lying in Section 22, Township 45 South, Range 21 East, Captiva Island, Lee County, Florida, which tract is described as follows:

Commencing at the northwest corner of lands described in Official Record Book 2083 at Page 3825, Public Records of Lee County, Florida; thence run S 19° 52' 39" E for 17.62 feet to an intersection with the Southerly line of a conservation easement as described in deed recorded in Official Record Book 1983 at Page 4023, of said Public Records and the Point of Beginning. From said Point of Beginning continue S 19°52'39" E along said line for 113.56 feet to an intersection with the north line of a 20 foot roadway easement as described in Official Record Book 1848 at Page 1835, Public Records of Lee County, Florida; thence run S 84°11'36" W

along said north line of said roadway easement (20 feet wide) for 25.97 feet to a point of curvature; thence continue along said north line northwesterly along the arc of said curve to the right of radius 145.00 feet (chord bearings  $88^{\circ} 47' 14''$  W) (chord 23.23 feet)(delta  $9^{\circ} 11' 16''$ ) for 23.25 feet to an intersection with the westerly line of the lands as described in deed recorded in Official Record Book 3020 at Page 2139, of said Public Records; thence departing said roadway easement run N  $04^{\circ} 39' 34''$  W along said line for 97.65 feet; thence run N  $48^{\circ} 39' 34''$  W for 5.48 feet to an intersection with said conservation easement line; thence run N  $63^{\circ} 10' 01''$  E along said easement for 6.12 feet; thence run N  $69^{\circ} 59' 53''$  E continuing along said easement for 18.13 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the west line of the lands as described in Official Record Book 2083 at Page 3825, Public Records of Lee County, Florida, wherein the west line bears S  $19^{\circ} 52' 39''$  E.

**Parcel VII:**

Intentionally Deleted.

**Parcel VIII:**

**TOGETHER WITH** the Easements for roadway and utility for the benefit of the subject property, in any, pursuant to the Grant of Easement recorded in Official Records Book 1848, Page 1837, of the Public Records of Lee County, Florida.

**Parcel IX:**

**TOGETHER WITH** the Easements for the benefit of the subject property, in any Maintenance Easement Agreement recorded September 12, 2007, as Instrument No. 2007000282397, of the Public Records of Lee County, Florida.



## **EXHIBIT B**

### **PERMITTED EXCEPTIONS**

1. Liens for real estate taxes and assessments which are not yet delinquent.
2. Zoning, entitlement and other land use and environmental regulations promulgated by any governmental authority.
3. Rights of tenants as tenants only, without any option to purchase, under space leases.
4. Restrictions, if any, relating to the Coastal Construction Control Line along the Gulf of Mexico, Revised Plat, recorded in Plat Book 48, Pages 15 through 34, as amended by the Administrative Rule Amendment recorded in Official Record Book 2224, Page 1010, Public Records of Lee County, Florida.
5. Terms, conditions and easement set forth in Easement recorded in O.R. Book 22, Page 486, Public Records of Lee County, Florida.
6. Reservations of the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, as to an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on or under the said above described lands, and an undivided one-half interest in, and title in and to an undivided one-half interest in all the petroleum that is or may be in or under the said above described land as set forth in Deed No. 23680 (1430-36) recorded in O.R. Book 246, Page 139, Public Records of Lee County, Florida. NOTE: The right of entry and exploration running with the above reservation of an interest in phosphate, minerals, metals, and/or petroleum has been released by Florida Statute 270.11(2).
7. Reservations of the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, as to an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on or under the said above described lands, and an undivided one-half interest in, and title in and to an undivided one-half interest in all the petroleum that is or may be in or under the said above described land as set forth in Deed No. 25038 (2194-36) recorded in O.R. Book 572, Page 14, Public Records of Lee County, Florida. NOTE: The right of entry and exploration running with the above reservation of an interest in phosphate, minerals, metals, and/or petroleum has been released by Florida Statute 270.11(2).
8. Reservations by the United States of America, as contained in Patent recorded in O.R. Book 827, Page 83, Public Records of Lee County, Florida.
9. Right of way easement granted to Lee County Electric Co-Operative, Inc., recorded in O.R. Book 832, Page 374, Public Records of Lee County, Florida.

10. Terms, conditions and easements set forth in Grant of Easement recorded in O.R. Book 981, Page 730, as affected by Amended Grant of Easement recorded in in O.R. Book 1806, Page 3868, and by Grant of Easement recorded in O.R. Book 1846, Page 807, as assigned by Assignments of Easements recorded in O.R. Instrument #2013000079782 and O.R. Instrument #2013000079784, Public Records of Lee County, Florida.
11. Right of way easement granted to Lee County Electric Co-Operative, Inc., recorded in O.R. Book 1102, Page 726, Public Records of Lee County, Florida.
12. 30-foot road easement contained in Declaration of Condominium for Marina Villas Condominium recorded in O.R. Book 1106, Page 1881, Public Records of Lee County, Florida.
13. Right of way easement granted to Lee County Electric Co-Operative, Inc., recorded in O.R. Book 1271, Page 2163, Public Records of Lee County, Florida.
14. Right of way easement granted to Lee County Electric Co-Operative, Inc., recorded in O.R. Book 1271, Page 2166, Public Records of Lee County, Florida.
15. Easements to the Lee County Electric Cooperative, Inc., as contained in the Resolution Vacating Roadway Easements No. 78-825, dated August 23, 1978, recorded September 22, 1978, in O.R. Book 1301, Page 725, Public Records of Lee County, Florida.
16. Right of way easement granted to Lee County Electric Co-Operative, Inc., recorded in O.R. Book 1507, Page 1106, Public Records of Lee County, Florida.
17. Easement granted to The Island Water Association, Inc., recorded in O.R. Book 1656, Page 3960, as affected by Easement recorded in O.R. Book 1760, Page 414, and Easement recorded in O.R. Book 1767, Page 2907, Public Records of Lee County, Florida.
18. Right of way easement granted to United Telephone Company of Florida recorded in O.R. Book 1770, Page 1147, Public Records of Lee County, Florida.
19. Grant of Easement to Bayside Villas Condominium Association, Inc. and Tennis Villas Condominium Association, Inc., recorded in O.R. Book 1846, Page 813, Public Records of Lee County, Florida.
20. Roadway and utility easements reserved Deed recorded in O.R. Book 1846, Page 3934, Public Records of Lee County, Florida.
21. Correctory Private Easement granted to South Seas Plantation Development Company, Inc., recorded in O.R. Book 1848, Page 1816, Public Records of Lee County, Florida.
22. Grant of Easement to South Seas Plantation Company recorded in O.R. Book 1848, Page 1835, as assigned by Assignments of Easements recorded in O.R. Instrument

#2013000079782 and O.R. Instrument #2013000079784, Public Records of Lee County, Florida.

23. Grant of Easement to South Seas Plantation Company recorded in O.R. Book 1848, Page 1837, as assigned by Assignments of Easements recorded in O.R. Instrument #2013000079782, and O.R. Instrument #2013000079784, Public Records of Lee County, Florida.
24. Conservation Easement granted to Florida Department of Environmental Regulation recorded in O.R. Book 1983, Page 4023, Public Records of Lee County, Florida.
25. Terms, conditions and easements set forth in Easement Agreement recorded in O.R. Book 2002, Page 4156, Public Records of Lee County, Florida.
26. Terms, conditions and easements set forth in Easement Agreement recorded in O.R. Book 2002, Page 4160, Public Records of Lee County, Florida.
27. Terms, conditions and easements set forth in Easement Agreement recorded in O.R. Book 2011, Page 3245, Public Records of Lee County, Florida.
28. Terms, conditions and easements set forth in Easement Agreement recorded in O.R. Book 2011, Page 3281, Public Records of Lee County, Florida.
29. Terms, conditions and easements set forth in Easement set forth in Easement Agreement recorded in O.R. Book 2083, Page 3819, Public Records of Lee County, Florida.
30. Terms, conditions and easements set forth in Easement Agreement recorded in O.R. Book 2123, Page 3702, Public Records of Lee County, Florida.
31. Terms and conditions and perpetual non-exclusive easement contained in Grant of Easement recorded in O.R. Book 2260, Page 2510, Public Records of Lee County, Florida.
32. Conservation easement granted to the Florida Department of Environmental Regulation recorded in O.R. Book 2364, Page 1197, Public Records of Lee County, Florida.
33. Zone of Protection Easement granted to Land's End Village Condominium Association, Inc., recorded in O.R. Book 2393, Page 2589, Public Records of Lee County, Florida.
34. Replacement Roadway and Utility Easement granted to Land's End Village Condominium Association, Inc., recorded in O.R. Book 2393, Page 2594, Public Records of Lee County, Florida.
35. Roadway and Utility Easement granted to All Unit Owners of Seabreeze at South Seas Plantation, a Condominium, recorded in O.R. Book 2446, Page 3851, Public Records of Lee County, Florida.



36. Terms and conditions of a non-exclusive 6 foot walkway easement contained in Easement Agreement recorded in O.R. Book 2914, Page 2491, Public Records of Lee County, Florida.
37. Easement recorded in O.R. Book 3038, Page 3673, as assigned by Assignments of Easements recorded in O.R. Instrument #2013000079782 and O.R. Instrument #2013000079784, Public Records of Lee County, Florida.
38. Terms and conditions of the Amenities Access Agreement between Meristar SS Plantation Company, L.L.C. and Plantation Development, Ltd., a Florida limited partnership recorded in O.R. Book 3993, Page 1440, Public Records of Lee County, Florida.
39. Terms and conditions of the Memorandum of Agreement between Plantation Development, Ltd. and Meristar S.S. Plantation Company, L.L.C. recorded in O.R. Book 4228, Page 2748, Public Records of Lee County, Florida.
40. Roadway and Utility Easement (Plantation East Drive) (20 feet wide).
41. Easement granted to The Island Water Association, Inc., recorded in O.R. Instrument #2006000069744, Public Records of Lee County, Florida.
42. Terms, covenants and conditions set forth in Development Agreement disclosed by Memorandum of Agreement between Plantation Development, LTD., and MeriStar Sub 53, L.L.C., recorded in O.R. Instrument #2006000084295, Public Records of Lee County, Florida.
43. Terms, covenants, conditions and easements set forth in unrecorded Pool Agreement evidenced by Memorandum of Agreement recorded in O.R. Instrument #2007000282396, Public Records of Lee County, Florida.
44. Terms, covenants, conditions and easement set forth in Maintenance Easement Agreement recorded in O.R. Instrument #2007000282397, Public Records of Lee County, Florida.
45. Terms, covenants and conditions set forth in unrecorded Construction and License Agreement evidenced by Memorandum of Construction and License Agreement recorded in O.R. Instrument #2009000290872, as assigned to SBA Towers IX, LLC by Assignment and Assumption of License Agreement recorded in O.R. Instrument #2016000121139, Public Records of Lee County, Florida.
46. Terms, covenants and conditions set forth in unrecorded Communications Site Sublicense Agreement evidenced by Memorandum of Communications Site Sublicense Agreement dated January 13, 2010 and recorded January 20, 2010 in O.R. Instrument #2010000014704; as amended by the Amended Memorandum of Communications Site

Sublicense Agreement dated April 3, 2010 and recorded April 20, 2010 in O.R. Instrument #2010000098858, Public Records of Lee County, Florida.

47. South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit recorded in O.R. Instrument #2012000083666, Public Records of Lee County, Florida.
48. Ingress Egress Easement contained in Declaration of Condominium of Plantation House, a Condominium, recorded in O.R. Book 1970, Page 43, Public Records of Lee County, Florida.
49. Recorded Notice of Environmental Resource Permit with South Florida Water Management District recorded in O.R. Instrument #2020000231150, Public Records of Lee County, Florida.
50. Notice of Development Order Approval recorded in O.R. Instrument #2021000057489, Public Records of Lee County, Florida.

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

151 Southhall Lane Suite #250

Maitland, FL 32751

Phone: 407-647-1915

**OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT**

Agent File No.: 0045390-202094

File No: 23048073

Lowndes Drosdick Doster Kantor & Reed  
215 North Eola Drive  
Orlando, FL 32801  
Phone: 407-843-4600

ATTN: Cheryl Holguin

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

**Legal Description:**

See Attached Legal Description

**Last Record Title Holder:**

WS SSIR Owner, LLC, a Delaware limited liability company

**Documents of Record (copies attached):**

1. Special Warranty Deed from BRE/South Seas Resort Owner L.L.C., a Delaware limited liability company, to WS SSIR Owner, LLC, a Delaware limited liability company, recorded in O.R. Instrument No. 2021000322855, as corrected by Corrective Special Warranty Deed recorded in O.R. Instrument No. 2021000370420, Public Records of Lee County, Florida.
2. Special Warranty Deed from South Seas Additional Parcels Owner, LLC, a Delaware limited liability company, to WS SSIR Owner, LLC, a Delaware limited liability company, recorded in O.R. Instrument No. 2021000322858, Public Records of Lee County, Florida.
3. Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated December 10, 2021 from WS SSIR Owner, LLC, a Delaware limited liability company to Wells Fargo Bank, National Association, its successors and assigns, as their interest may appear, securing a promissory note in the amount of \$ 69,660,000.00, and recorded December 13, 2021, in O.R. Instrument No. 2021000406634, as amended by First Amendment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded in O.R. Instrument No. 2023000268758, Public Records of Lee County, Florida.

4. UCC Financing Statement made by WS SSIR Owner, LLC, Debtor, to Wells Fargo Bank, Secured party, recorded December 13, 2021 in O.R. Instrument No. 2021000406635, Public Records of Lee County, Florida.
5. Notice of Commencement recorded in O.R. Instrument No. 2022000173065, Public Records of Lee County, Florida.
6. Notice of Commencement recorded in O.R. Instrument No. 2022000173066, Public Records of Lee County, Florida.
7. Notice of Commencement recorded in O.R. Instrument No. 2022000190641, Public Records of Lee County, Florida.
8. Notice of Commencement recorded in O.R. Instrument No. 2022000190642, Public Records of Lee County, Florida.
9. Notice of Commencement recorded in O.R. Instrument No. 2022000191502, Public Records of Lee County, Florida.
10. Notice of Commencement recorded in O.R. Instrument No. 2022000191503, Public Records of Lee County, Florida.
11. Notice of Commencement recorded in O.R. Instrument No. 2022000262051, Public Records of Lee County, Florida.
12. Notice of Commencement recorded in O.R. Instrument No. 2022000280769, as affected by Notice of Termination recorded in O.R. Instrument No. 2023000260378, Public Records of Lee County, Florida.
13. Notice of Commencement recorded in O.R. Instrument No. 2022000342848, Public Records of Lee County, Florida.
14. Notice of Commencement recorded in O.R. Instrument No. 2022000387907, Public Records of Lee County, Florida.
15. Notice of Commencement recorded in O.R. Instrument No. 2023000034465, Public Records of Lee County, Florida.
16. Notice of Commencement recorded in O.R. Instrument No. 2023000034540, Public Records of Lee County, Florida.
17. Notice of Commencement recorded in O.R. Instrument No. 2023000034885, Public Records of Lee County, Florida.
18. Notice of Commencement recorded in O.R. Instrument No. 2023000075296, as affected by Notice of Termination recorded in O.R. Instrument No. 2023000259833, Public Records of Lee County, Florida.
19. Notice of Commencement recorded in O.R. Instrument No. 2023000080987, Public Records of Lee County, Florida.
20. Notice of Commencement recorded in O.R. Instrument No. 2023000143327, Public Records of Lee County, Florida.
21. Notice of Commencement recorded in O.R. Instrument No. 2023000176623, Public Records of Lee County, Florida.



22. Notice of Commencement recorded in O.R. Instrument No. 2023000222603, Public Records of Lee County, Florida.
23. Notice of Commencement recorded in O.R. Instrument No. 2023000243267, Public Records of Lee County, Florida.

Other Matters of Record:

24. Restrictions, if any, on the Insured's ability to construct new improvements on the Land or to reconstruct existing improvements after destruction or demolition as a result of the Coastal Construction Control Line along the Gulf of Mexico, Revised Plat, recorded in Plat Book 48, Pages 15 through 34, as amended by the Administrative Rule Amendment recorded in Official Record Book 2224, Page 1010, Public Records of Lee County, Florida. Coverage for this item is excluded from any of the following ALTA endorsements: 9-06, 9.2-06, 9.3-06 and 9.5-06. (as to Parcel A)
25. Terms, conditions and easement set forth in Easement recorded in O.R. Book 22, Page 486, Public Records of Lee County, Florida. (as to Parcel A)
26. Reservations of the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, as to an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on or under the said above described lands, and an undivided one-half interest in, and title in and to an undivided one-half interest in all the petroleum that is or may be in or under the said above described land as set forth in Deed No. 23680 (1430-36) recorded in O.R. Book 246, Page 139, Public Records of Lee County, Florida. NOTE: The right of entry and exploration running with the above reservation of an interest in phosphate, minerals, metals, and/or petroleum has been released by Florida Statute 270.11(2). (as to Parcel A)
27. Reservations of the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, as to an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on or under the said above described lands, and an undivided one-half interest in, and title in and to an undivided one-half interest in all the petroleum that is or may be in or under the said above described land as set forth in Deed No. 25038 (2194-36) recorded in O.R. Book 572, Page 14, Public Records of Lee County, Florida. NOTE: The right of entry and exploration running with the above reservation of an interest in phosphate, minerals, metals, and/or petroleum has been released by Florida Statute 270.11(2). (as to Parcel A)
28. Reservations by the United States of America, as contained in Patent recorded in O.R. Book 827, Page 83, Public Records of Lee County, Florida. (as to Parcel A lands in Government Lot 3, Section 15.)
29. Right of way easement granted to Lee County Electric Co-Operative, Inc., recorded in O.R. Book 832, Page 374, Public Records of Lee County, Florida. (as to Parcel A)
30. Terms, conditions and easements set forth in Grant of Easement recorded in O.R. Book 981, Page 730, as affected by Amended Grant of Easement recorded in in O.R. Book 1806, Page 3868, and by Grant of Easement recorded in O.R. Book 1846, Page 807, as assigned by Assignments of Easements recorded in O.R. Instrument #2013000079782 and O.R. Instrument #2013000079784, Public Records of Lee County, Florida. (as to Parcels A and D)
31. Right of way easement granted to Lee County Electric Co-Operative, Inc., recorded in O.R. Book 1102, Page 726, Public Records of Lee County, Florida. (as to Parcel A)
32. 30-foot road easement contained in Declaration of Condominium for Marina Villas Condominium recorded in O.R. Book 1106, Page 1881, Public Records of Lee County, Florida. (as to Parcel A)
33. Right of way easement granted to Lee County Electric Co-Operative, Inc., recorded in O.R. Book 1271, Page 2163, Public Records of Lee County, Florida. (as to Parcel A)

34. Easements to the Lee County Electric Cooperative, Inc., as contained in the Resolution Vacating Roadway Easements No. 78-8-25, dated August 23, 1978, recorded September 22, 1978, in O.R. Book 1301, Page 725, Public Records of Lee County, Florida. (as to Parcel A)
35. Right of way easement granted to Lee County Electric Co-Operative, Inc., recorded in O.R. Book 1507, Page 1106, Public Records of Lee County, Florida. (as to Parcel A)
36. Easement granted to The Island Water Association, Inc., recorded in O.R. Book 1656, Page 3960, as affected by Easement recorded in O.R. Book 1760, Page 414, and Easement recorded in O.R. Book 1767, Page 2907, Public Records of Lee County, Florida. (as to Parcel A)
37. Right of way easement granted to United Telephone Company of Florida recorded in O.R. Book 1770, Page 1147, Public Records of Lee County, Florida. (as to Parcel A)
38. Grant of Easement to Bayside Villas Condominium Association, Inc. and Tennis Villas Condominium Association, Inc., recorded in O.R. Book 1846, Page 813, Public Records of Lee County, Florida. (as to Parcel A)
39. Roadway and utility easements reserved Deed recorded in O.R. Book 1846, Page 3934, Public Records of Lee County, Florida. (as to Parcel A)
40. Correctory Private Easement granted to South Seas Plantation Development Company, Inc., recorded in O.R. Book 1848, Page 1816, Public Records of Lee County, Florida. (as to Parcel A)
41. Grant of Easement to South Seas Plantation Company recorded in O.R. Book 1848, Page 1835, as assigned by Assignments of Easements recorded in O.R. Instrument #2013000079782 and O.R. Instrument #2013000079784, Public Records of Lee County, Florida. (as to Parcel A)
42. Grant of Easement to South Seas Plantation Company recorded in O.R. Book 1848, Page 1837, as assigned by Assignments of Easements recorded in O.R. Instrument #2013000079782, and O.R. Instrument #2013000079784, Public Records of Lee County, Florida. (as to Parcel A)
43. Terms, covenants and conditions set forth in Resolution No. 87-5 setting forth the boundaries of the Captiva Erosion Prevention District recorded in O.R. Book 1939, Page 268, as affected by Interlocal Agreement recorded in O.R. Book 2839, Page 1317, and Release of Lien recorded in O.R. Book 2872, Page 146, Public Records of Lee County, Florida. (as to Parcel D)
44. Conservation Easement granted to Florida Department of Environmental Regulation recorded in O.R. Book 1983, Page 4023, Public Records of Lee County, Florida. (as to Parcel A)
45. Terms, conditions and easements set forth in Easement Agreement recorded in O.R. Book 2002, Page 4156, Public Records of Lee County, Florida. (as to Parcel A)
46. Terms, conditions and easements set forth in Easement Agreement recorded in O.R. Book 2002, Page 4160, Public Records of Lee County, Florida. (as to Parcel A)
47. Terms, conditions and easements set forth in Easement Agreement recorded in O.R. Book 2011, Page 3245, Public Records of Lee County, Florida. (as to Parcel A)
48. Terms, conditions and easements set forth in Easement Agreement recorded in O.R. Book 2011, Page 3281, Public Records of Lee County, Florida. (as to Parcel A)
49. Terms, conditions and easements set forth in Easement set forth in Easement Agreement recorded in O.R. Book 2083, Page 3819, Public Records of Lee County, Florida. (as to Parcel A)

50. Terms, conditions and easements set forth in Easement Agreement recorded in O.R. Book 2123, Page 3702, Public Records of Lee County, Florida. (as to Parcel A)
51. Terms and provisions of that certain Reservation of Easement recorded in O.R. Book 2168, Page 1701, Public Records of Lee County, Florida. (as to Parcel D)
52. Lee County Mandatory Garbage Collection Assessment Ordinance No. 86-14 recorded in O.R. Book 2189, Page 3281, and amended by Ordinance No. 86-38 recorded in O.R. Book 2189, Page 3334, Public Records of Lee County, Florida. (as to Parcel B)
53. Terms and conditions and perpetual non-exclusive easement contained in Grant of Easement recorded in O.R. Book 2260, Page 2510, Public Records of Lee County, Florida. (as to Parcel A)
54. Conservation easement granted to the Florida Department of Environmental Regulation recorded in O.R. Book 2364, Page 1197, Public Records of Lee County, Florida. (as to Parcel A)
55. Zone of Protection Easement granted to Land's End Village Condominium Association, Inc., recorded in O.R. Book 2393, Page 2589, Public Records of Lee County, Florida. (as to Parcel A)
56. Replacement Roadway and Utility Easement granted to Land's End Village Condominium Association, Inc., recorded in O.R. Book 2393, Page 2594, Public Records of Lee County, Florida. (as to Parcel A)
57. Roadway and Utility Easement granted to All Unit Owners of Seabreeze at South Seas Plantation, a Condominium, recorded in O.R. Book 2446, Page 3851, Public Records of Lee County, Florida. (as to Parcel A)
58. Terms and conditions of a non-exclusive 6 foot walkway easement contained in Easement Agreement recorded in O.R. Book 2914, Page 2491, Public Records of Lee County, Florida. (as to Parcel A)
59. Easement recorded in O.R. Book 3038, Page 3673, as assigned by Assignments of Easements recorded in O.R. Instrument #2013000079782 and O.R. Instrument #2013000079784, Public Records of Lee County, Florida. (as to Parcel A)
60. Terms and conditions of the Amenities Access Agreement between Meristar SS Plantation Company, L.L.C. and Plantation Development, Ltd., a Florida limited partnership recorded in O.R. Book 3993, Page 1440, Public Records of Lee County, Florida. (as to Parcel A)
61. Roadway and Utility Easement (Plantation East Drive) (20 feet wide) as described in Schedule A, Parcel A/Parcel IV.
62. Easement granted to The Island Water Association, Inc., recorded in O.R. Instrument #2006000069744, Public Records of Lee County, Florida. (as to Parcel A)
63. Terms, covenants and conditions set forth in Development Agreement disclosed by Memorandum of Agreement between Plantation Development, LTD., and MeriStar Sub 53, L.L.C., recorded in O.R. Instrument #2006000084295, Public Records of Lee County, Florida. (as to Parcel A)
64. Terms, covenants, conditions and easements set forth in unrecorded Pool Agreement evidenced by Memorandum of Agreement recorded in O.R. Instrument#2007000282396, Public Records of Lee County, Florida. (as to Parcel A)
65. Terms, covenants, conditions and easement set forth in Maintenance Easement Agreement recorded in O.R. Instrument #2007000282397, Public Records of Lee County, Florida. (as to Parcel A)
66. Terms, covenants and conditions set forth in unrecorded Construction and License Agreement evidenced by Memorandum of Construction and License Agreement recorded in O.R. Instrument#2009000290872, as

assigned to SBA Towers IX, LLC by Assignment and Assumption of License Agreement recorded in O.R. Instrument #2016000121139, Public Records of Lee County, Florida. (as to Parcel A)

67. Terms, covenants and conditions set forth in unrecorded Communications Site Sublicense Agreement evidenced by Memorandum of Communications Site Sublicense Agreement dated January 13, 2010 and recorded January 20, 2010 in O.R. Instrument #2010000014704; as amended by the Amended Memorandum of Communications Site Sublicense Agreement dated April 3, 2010 and recorded April 20, 2010 in O.R. Instrument #2010000098858, Public Records of Lee County, Florida. (as to Parcel A)
68. South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit recorded in O.R. Instrument #2012000083666, Public Records of Lee County, Florida. (as to Parcel A)
69. Ingress Egress Easement contained in Declaration of Condominium of Plantation House, a Condominium, recorded in O.R. Book 1970, Page 43, Public Records of Lee County, Florida. (as to Parcel A)
70. Recorded Notice of Environmental Resource Permit with South Florida Water Management District recorded in O.R. Instrument #2020000231150, Public Records of Lee County, Florida. (as to Parcel A)
71. Notice of Development Order Approval recorded in O.R. Instrument #2021000057489, Public Records of Lee County, Florida. (as to Parcel A)
72. Covenants, conditions, easements, and other matters contained in Facilities Easement Agreement by and between BRE/South Seas Resort Owner L.L.C. and Comcast Cable Communications Management, LLC recorded in O.R. Instrument #2021000306416, Public Records of Lee County, Florida.
73. Recorded Notice of Environmental Resource Permit recorded in O.R. Instrument #2023000059080, Public Records of Lee County, Florida. (as to Parcel A)
74. Notice of Development Order Approval recorded in O.R. Instrument #2023000066627, Public Records of Lee County, Florida. (as to Parcel A)
75. Terms, covenants, conditions and other matters contained in the Sovereignty Submerged Lands Lease by and between the Board of Trustees of the Internal Improvement Fund of the State of Florida, as Landlord and WS SSIR Owner, LLC, as Tenant, as evidenced by Certification of Submerged Lands Lease recorded in O.R. Instrument No. 2023000268689, of the Public Records of Lee County, Florida. (as to Parcel A)
76. The nature, extent, or existence of riparian rights, if any, appurtenant to the insured land are neither guaranteed nor insured, and the riparian rights of others as the same may affect said land are hereby excepted. (as to portions of property abutting Marina and Bryant Bayou) (as to Parcel A)
77. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
78. This policy excludes from coverage adverse ownership claims by the State of Florida to those portions of the property described in Schedule "A" herein that comprise sovereignty lands (including without limitation submerged, filled and artificially exposed lands) that (i) have not been previously conveyed or transferred by the state, or (ii) are legally excluded from prior state conveyances of other types of lands.
79. The rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area.
80. Any loss or damage occasioned by claims, demands or membership rights asserted by parties in interest in the Land described on Schedule A that would prevent the Insured herein from operating the Land in any



manner other than as a golf course. (as to Parcel A)

81. Rights and interests of transient resort guests with no rights of first refusal or options to purchase any part of the land.

**Period Searched:**

From July 5, 1960 to August 10, 2023 @ 05:00 PM.

**Tax Information:**

Tax ID 15-45-21-00-00002.0000 and 22-45-21-00-00005-002B and 26-45-21-00-00001.2020 and  
Number: 27-45-21-00-00001.0000 and 22-45-21-00-00006.0000

2022 Taxes are Paid  
Back Taxes: NONE

Taxes for 2022 are PAID - Gross amount \$150.27 - Tax ID# 15-45-21-00-00002.0000  
Taxes for 2022 are PAID - Gross amount \$387,451.52 - Tax ID# 22-45-21-00-00005.002B  
Taxes for 2022 are PAID - Gross amount \$165,567.74 - Tax ID# 26-45-21-00-00001.2020  
Taxes for 2022 are PAID - Gross amount \$13.60 - Tax ID# 27-45-21-00-00001.0000  
Taxes for 2022 are PAID - Gross amount \$2,339.56 - Tax ID# 22-45-21-00-00006.0000

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

*This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.*

**Date: August 14, 2023**

  
Authorized Signatory

## EXHIBIT A

## PARCEL A:

## Parcel I:

A tract or parcel of uplands lying in Government Lot 3, Section 15, Government Lots 1, 3, 4 and 5, Section 22, Government Lot 1, Section 26 and Government Lot 2, Section 27, and submerged lands contiguous to parts of Government Lots 1, 4 and 5, Section 22, Government Lot 1, Section 26 and Government Lot 2, Section 27, Township 45 South, Range 21 East, Captiva Island, Lee County, Florida which tract or parcel is described as follows:

From the 3/4 inch pipe marking the intersection of the South line of lands described in deed recorded in Deed [Book 209 at Page 71](#), Lee County Records with the curved Westerly line of a roadway easement (50 feet wide) as described in an amended Grant of Easement recorded in Official Record [Book 1806, at Page 3868](#), Lee County Records being also the Northeasterly corner of South Seas Plantation Beach Homesites recorded in Plat [Book 29, Pages 105](#) and 106, Lee County Records; run Northerly along said Westerly line of said easement and the Easterly line of Plantation Beach Club III as shown on Surveyor's Plat, Exhibit "1" to Condominium Declaration recorded in Official Record [Book 1422, beginning at Page 2218](#), Lee County Records along the arc of a curve to the right of radius 265 feet (chord bearing North 11°38'03" West) (delta 25°16'05") (chord 115.92 feet) for 116.87 feet to a point of tangency; North 01°00' East for 122.0 feet to a point of curvature, Northerly, Northwesterly and Westerly along the arc of a curve to the left of radius 113 feet (Chord bearing North 42°30'00" West) (Delta 87°) (chord 155.57 feet) for 171.58 feet to a point of reverse curvature, Westerly and Northwesterly along the arc of a curve to the right of radius 131 feet (chord bearing North 62°36'18" West) (delta 46°47'24") (chord 104.03 feet) for 106.98 feet to the Easterly most corner of Plantation Beach Club I, a Condominium as shown on surveyor's Plat, Exhibit "B" to Condominium Declaration recorded in Official Record [Book 1188, beginning at Page 480](#), Lee County Records; thence continue Northerly along said Westerly line of said road easement and the Easterly line of said Plantation Beach Club I along said arc of a curve to the right of radius 131 feet (chord bearing North 24°54'11" West) (delta 28°36'51") (chord 64.75 feet) for 65.42 feet to a point of tangency; thence run North 10°35'45" West along said common line for 40.24 feet to the Point of Beginning. From said Point of Beginning run South 10°35'45" East for 40.24 feet to a point of curvature, Southeasterly along said arc of a curve to the left of radius 131 feet (chord bearing South 48°17'53" East) (delta 75°24'15") (chord 160.23) for 172.4 feet to a point of reverse curvature, Easterly, Southeasterly and Southerly along said arc of a curve to the right of radius 113 feet (chord bearing South 42°30'00" East) (delta 87°) (chord 155.57 feet) for 171.58 feet to a point of tangency, South 01° 00' West for 122 feet to a point of curvature, and Southeasterly along said arc of a curve to the left of radius 265 feet (chord bearing South 11°38'03" East) (delta 25°16'05") (chord 115.92 feet) for 116.87 feet to a point of compound curvature; thence continue Southeasterly along said curved Westerly line of said easement and the Easterly line of said Beach Homesites along the arc of a curve to the left of radius 410 feet (chord bearing South 33°41'03" East) (delta 18°49'55") (chord 134.15 feet) for 134.76 feet to a point of reverse curvature, along the arc of a curve to the right of radius 310 feet (chord bearing South 31°21'00" East) (delta 23°30'00") (chord 126.26 feet) for 127.15 feet to a point of reverse curvature, Southeasterly along the arc of a curve to the left of radius 865 feet (chord bearing South 26° 31' 45" East) (delta 13°51'30") (chord 208.71 feet) for 209.22 feet to a point of reverse curvature, Southeasterly, Southerly and Southwesterly along the arc of a curve to the right of radius 610 feet (chord bearing South 09°45'00" East) (delta 47°25'00") (chord 490.54 feet) for 504.82 feet to a point of reverse curvature, Southwesterly and Southerly along the arc of a curve to the left of radius 290 feet (chord bearing South 04°02'30" East) (delta 36°) (chord 179.23 feet) for 182.21 feet to a point of tangency, South 22°02'30" East for 202.98 feet to a point of curvature, Southeasterly, Southerly and Southwesterly along the arc of a curve to the right of radius 500 feet (chord bearing South 02°48'01" East) (delta 38°28'58") (chord 329.55 feet) for 335.83 feet to the Southeast corner of said Beach Homesites; thence run North 84°02'33" East along an Easterly prolongation of the Southerly line of said Beach Homesites and along the North line of South Seas Plantation Beach Home Condominium Phase I as shown on Surveyor's Plat, Exhibit "B" to Condominium Declaration recorded in Official Record [Book 1041, beginning at Page 654](#), Lee County Records for 35.96 feet to the Northeast corner of said Condominium as shown on said plat; thence run Southwesterly along the Southeasterly line of said Condominium along the arc of a curve to the right of radius 570 feet (chord bearing South 24°35'28" West) (delta 17°49'06") (chord 176.55 feet) for 177.26 feet to a point of tangency; thence run along said

Southeasterly line as shown on said plat and the Southeasterly line of a roadway easement 60 feet wide as described in said Amended Grant of Easement, South 33°30'00" West for 130 feet to a point of curvature, Southwesterly, Southerly and Southeasterly along the arc of a curve to the left of radius 270 feet (chord bearing South 12°57'45" West) (delta 41°04'28") (chord 189.44 feet) for 193.56 feet to a point of tangency, South 07°34'30" East for 470.78 feet to a point of curvature, Southeasterly along the arc of a curve to the left of radius 1170 feet (chord South 18°12'45" East) (delta 21°16'30") (chord 431.95 feet) for 434.44 feet to a point of tangency, South 28°51' East for 10.27 feet to a point of curvature, Southeasterly along the arc of a curve to the right of radius 1230 feet (chord bearing South 20°21' East) (delta 17°00'00") (chord 363.61 feet) for 364.95 feet to a point of tangency and South 11°51'00" East for 215.15 feet to the Southeast corner of said Beach Home Condominium and the Northeast corner of Phase I, South Seas Plantation Beach Cottages Condominium as shown on Surveyor's Plat, Exhibit "B" to Condominium Declaration recorded in Official Record [Book 1115, beginning at Page 1076](#), Lee County Records; thence continue along the Easterly lines of said Beach Cottages Condominium and said roadway easement 60 feet wide South 11°51'00" East for 396.23 feet to a point of curvature, Southeasterly along the arc of a curve to the left of radius 270 feet (chord bearing South 36°27'46" East) (delta 49°13'32") (chord 224.90 feet) for 231.97 feet to a point of tangency and South 61°04'32" East 21.12 feet to the Easterly most corner of South Seas Plantation Beach Cottages Condominium, Phase II-B as shown on Surveyor's Plat, Exhibit "B" to Condominium Declaration recorded in Official Record [Book 1148, beginning at Page 1671](#), Lee County Records; and the Northeasterly corner of Beach Villas Condominium, Phase 1-B as shown on Surveyor's Plat, Exhibit "B" to Condominium Declaration recorded in Official Record [Book 1174, beginning at Page 1004](#), Lee County Records; thence continue along the Northeasterly line of said roadway easement 60 feet wide and the Northeasterly line of said Phase I-B, South 61°04'32" East for 144.45 feet to a point of curvature and Southeasterly along the arc of a curve to the right of radius 330 feet (chord bearing South 42°03'20" East) (delta 38°02'24") (chord 215.09 feet) for 219.10 feet to the Easterly most corner of said Phase I-B and the Northeasterly corner of Beach Villas II Condominium as shown on Surveyor's Plat, Exhibit "B" to Condominium Declaration recorded in Official Record [Book 1230, beginning at Page 987](#), Lee County Records; thence continue Southeasterly and Southerly along said curved Easterly line of said roadway easement 60 feet wide and the Easterly line of said Beach Villas II Condominium along said arc of a curve to the right of radius 330 feet (chord bearing South 08°33'20" East) (delta 28°57'36") (chord 165.03 feet) for 166.80 feet to a point of tangency and south 05°55'28" West for 233.86 feet to the Southeasterly corner of said Beach Villas II Condominium and the Northeasterly corner of Beach Villas III Condominium as shown on Surveyor's Plat Exhibit "B" to Condominium Declaration recorded in Official Record [Book 1302, beginning at Page 1400](#), Lee County Records; thence continue along said Easterly line of said roadway easement and the Easterly line of said Beach Villas III Condominium, South 05°55'28" West for 236.81 feet to a point of curvature, Southerly and Southeasterly along the arc of a curve to the left of radius 120 feet (chord bearing South 16°38'39" East) (delta 45°08'13") (chord 92.11 feet) for 94.53 feet to a point of reverse curvature and southeasterly along the arc of a curve to the right of radius 120 feet (chord bearing South 22°53'59" East) (delta 32°37'33") (chord 67.41 feet) for 68.33 feet to the Southeasterly corner of said Beach Villas III Condominium; thence run South 83°24'48" West along the South line of said Beach Villas III Condominium for 90 feet to the Westerly line of said roadway easement; thence continue along said Southerly line of Beach Villas III Condominium and the Southerly line of a walkway easement 6 feet wide; North 86°40'35" West for 39 feet; North 88°06'00" West for 108.16 feet; South 80°25'36" West for 115.16 feet; South 06°35'12" East for 16.67 feet; South 83°24'48" West for 94 feet; South 06°35'12" East for 16 feet; South 83°24'48" West for 102.61 feet; North 06°35'12" West for 16.00 feet; and South 83°24'48" West for 138.35 feet to an intersection with the Easterly line of an unnamed public road (30 feet wide) as shown on Plat of Gulf View, recorded in Plat [Book 3, Page 8](#), Lee County Records; thence run South 16°50' East along said Easterly line of said road for 16.01 feet to the Northwest corner of a public parking area as described in Deed recorded in Official Record [Book 981, Page 727](#), Lee County Records; thence run North 73°10' East along the Northwesterly line of said area for 65 feet; thence run South 16°50' East along the Northeasterly line of said area for 56 feet; thence run South 73°10' West along the Southeasterly line of said area for 65 feet to an intersection with said Easterly line of said road; thence run South 16°50' East along said Easterly line for 145.77 feet to an intersection with the Northeasterly line of Captiva Drive SW (formerly Binder Avenue) (35 feet wide) as shown on Plat of G.W. Bryant's Addition to Gulfview, recorded in Plat [Book 3, Page 21](#), Lee County Records; thence run South 77°10'20" East along said Northeasterly line for 357.91 feet; thence run South 12°49'40" West for 8.65 feet to an intersection with the Northeasterly line of Captiva Drive SW (former Binder Avenue) (30 feet wide), as described in Deed recorded in Deed [Book 54, Page 540](#), Lee County records; thence run South 71°18'20" East along said Northeasterly line for 840.23 feet to the Southwesterly corner of lands described in Deed recorded in Official Record [Book 48, Page 532](#), Lee County Records; thence

run North 02°55'20" East along the Westerly line of said lands as described in said Deed and the Easterly line of a roadway easement (30 feet wide) for 235.67 feet to a concrete monument on the South line of lands described in Deed recorded in Deed [Book 130, Page 21](#), Lee County Records; thence run North 85°47'00" West along said South line for 71.60 feet to a concrete monument marking the Southwest corner of said lands as described in said Deed; thence run North 02°47' 50" East along the West line of said lands as described in said Deed for 204.16 feet to the Southeast corner of Tennis Villas Condominium, Phase I, as shown on surveyor's Plat, Exhibit "B" to Condominium Declaration, recorded in Official Record [Book 1237, beginning at Page 1217](#), Lee County Records; thence run North 88°28'34" West along the South line of said Tennis Villas for 264.39 feet to the Southwest corner of said Tennis Villas; thence run North 02°38'04" East along the West line of said Tennis Villas for 285 feet; thence run North 37°38' East along a Northwesterly line of said Tennis Villas for 148.12 feet to an intersection with the Southwesterly line of Bayside Villas Condominium, Phase II, as shown on Surveyor's Plat, Exhibit "B" to Condominium Declaration, recorded in Official Record [Book 1382, beginning at Page 1118](#), Lee County Records; thence run South 46°38'16" East along said Southwesterly line for 40.90 feet to the Westerly most corner of said Bayside Villas Phase II; thence run North 35°54'10" East along the Northwesterly line of said Bayside Villas Phase II for 161.02 feet; thence run South 54°05'47" East along the Northeasterly line of said Bayside Villas II for 121.83 feet; thence run South 67°01'16" East for 16.02 feet to a point of curvature; thence run Easterly along the arc of a curve to the left of radius 12 feet (chord bearing South 81°18'46" East)(delta 28°35'01")(chord 5.92 feet) for 5.99 feet to a point of tangency; thence run North 84°23'43" East for 53.52 feet; thence run North 75°06'36" East for 57.43 feet; thence run South 14°58'00" East along a Northeasterly line of the recreation area as shown on said Plat of Bayside Villas Phase II for 23.19 feet; thence run North 75°02' East along a Northwesterly line of said recreation area for 40 feet to an intersection with a Southwesterly line of Bayside Villas Condominium, Phase I, as shown on Surveyor's Plat, Exhibit "B" to Condominium Declaration recorded in Official Record [Book 1361, beginning at Page 1782](#), Lee County Records; thence run North 14°58' West along said Southwesterly line for 27 feet to a Northwesterly corner of said Bayside Villas Phase I; thence run North 75°02' East along a Northwesterly line of said Bayside Villas Phase I, and a Northeasterly prolongation thereof for 306.09 feet to an intersection with the curved Easterly line of lands described in Deed recorded in Official Record [Book 246, Page 139](#), Lee County Records; thence run Northwesterly and Northerly along the Easterly line of said lands as described in said Deed along the arc of a curve to the right of radius 135 feet (chord bearing North 02°31'21" East) (delta 00°46'58") (chord 1.84 feet) for 1.84 feet to a point of tangency; North 02°54' 50" East for 695 feet to a point of curvature, Northerly and Northwesterly along the arc of a curve to the left of radius 1485 feet (chord bearing North 21°34'00" West) (delta 48°57'44") (chord 1230.75 feet) for 1269.01 feet to a point of compound curvature; Northwesterly, Westerly, Southwesterly and Southerly along the arc of a curve to the left of radius 227.37 feet (chord bearing South 57°27'20" West) (delta 152°59'39") (chord 442.17 feet) for 607.13 feet to a point of reverse curvature; Southerly along the arc of a curve to the right of radius 225 feet (chord bearing South 01°56' 10" East) (delta 34°12'31")(chord 132.35 feet) for 134.34 feet to a point of reverse curvature; Southerly and Southeasterly along the arc of a curve to the left of radius 185 feet (chord bearing South 28°07'10" East) (delta 86°34'39") (chord 253.70 feet) for 279.55 feet to a point of reverse curvature; Southeasterly along the arc of a curve to the right of radius 325 feet (chord bearing South 51°29'50" East) (delta 39°49'16") (chord 221.36 feet) for 225.88 feet to a point of compound curvature; Southeasterly, Southerly and Southwesterly along the arc of a curve to the right of radius 185 feet (chord bearing South 13°24' 50" West) (delta 90°00'00") (chord 261.63 feet) for 290.60 feet to a point of tangency, South 58°24'50" West for 205.81 feet to a point of curvature; Southwesterly, Westerly and Northwesterly along the arc of a curve to the right of a radius 430 feet (chord bearing North 66°09'00" West) (delta 110°52'33") (chord 708.22 feet) for 832.11 feet to a point of tangency, North 10°42'40" West for 1881.11 feet, North 18°15'20" East for 784.59 feet to a point of curvature; Northeasterly, Northerly and Northwesterly along the arc of a curve to the left of radius 620 feet (chord bearing North 10°14'40" West) (delta 57°00'00") (chord 591.68 feet) for 616.80 feet to a point of tangency, North 38°44'40" West for 390 feet to a point of curvature; Northwesterly and Northerly along the arc of a curve to the right of radius 135 feet (chord bearing North 16°44'40" West) (delta 44°00'00") (chord 101.14) for 103.67 feet to a point of tangency, North 05°15'20" East for 110.81 feet to an intersection with an Easterly prolongation of said South line of lands described in Deed recorded in Deed [Book 209, Page 71](#), Lee County Records, and a point of curvature; thence run Northwesterly and Westerly along an Easterly line of lands described in Deed recorded in Official Record Book 572, Page 14, Lee County Records, along the arc of a curve to the left of radius 100.94 feet (chord bearing North 45°34'40" West) (delta 101°40'00") (chord 156.52 feet) for 179.11 feet to a point of reverse curvature; Westerly, Northwesterly and Northerly along the arc of a curve to the right of radius 73 feet (chord bearing North 53°28'50" West) (delta 85°51'31") (chord 99.44 feet) for 109.39 feet to a point of tangency, North 10°33' West



for 126.80 feet to a point of curvature; Northerly, Northeasterly and Easterly along the arc of a curve to the right of radius 35 feet (chord bearing North 66°57'00" East) (delta 154°59'40") (chord 68.34 feet) for 94.68 feet to a point of reverse curvature, and Southeasterly along the arc of a curve to the left of radius 191.45 feet (chord bearing South 54°18'00" East) (delta 37°30'00") (chord 123.08 feet) for 125.30 feet to a point of tangency on said line; thence departing from said line, run North 04°39'34" West for 221.51 feet, passing through a point designated "A" at 113.76 feet along said line; thence run North 48°39'34" West for 180 feet more or less to an intersection with the Mean High Water Line of Bryant Bayou, passing through a 3/4 inch pipe at 175.48 feet; thence run Southwesterly along said line for 295 feet more or less to an intersection with a line bearing North 59°49'11" East and passing through the Point of Beginning; thence run South 59°49' 11" West along said line for 16 feet more or less to a 3/4 inch pipe on the Easterly line of said roadway easement (50 feet wide) described in said Amended Grant of Easement, passing through a 3/4 inch pipe at 11.38 feet from said Easterly line; thence run North 10°35'45" West along said Easterly line for 177.02 feet to an intersection with the Easterly prolongation of the North line of said Plantation Beach Club I; thence run South 89°26'57" West along said prolongation and the North line of a roadway and utility easement (50 feet wide) for 10.22 feet to an intersection with the Easterly line of a roadway and utility easement (30 feet wide); thence run North 09°02'37" West along said Easterly line for 276.52 feet to an intersection with the Easterly line of a roadway and utility easement (30 feet wide) through the unrecorded American Hotels Company Subdivision as described in Grant of Easement, recorded in Official Record [Book 981, Page 730](#), Lee County Records; thence run along said Easterly line North 22°10'43" West for 592.16 feet, North 12°24'49" West for 386.16 feet and North 08°55'49" West for 218.78 feet to the Southeasterly line of a roadway easement (30 feet wide) as shown on Surveyor's Plat Exhibit "B" to Condominium Declaration of Marina Villas Condominium, recorded in Official Record [Book 1106, beginning at Page 1881](#), Lee County Records; Thence run along said Southeasterly line North 69°14' 12" East for 109.64 feet to a point of curvature, Northeasterly along the arc of a curve to the right of radius 80.87 feet (chord bearing North 86°27'42" East) (delta 34°27'00") (chord 47.90) for 48.62 feet to a point of reverse curvature; and Southeasterly and Easterly along the arc of a curve to the left of radius 153 feet (chord bearing North 89°29'56" East) (delta 28°22'31") (chord 75.00) for 75.77 feet; thence run South 14°41'19" East for 45 feet more or less to the waters of a boat basin connected to Bryant Bayou, passing through a 3/4 inch pipe at 43.5 feet; thence run Northeasterly and Easterly, Southeasterly, Southerly, Southeasterly, Easterly, Northeasterly, Northerly, Northeasterly, Northerly and Northwesterly along said waters and the Mean High Water Line of Bryant Bayou for 1500 feet, more or less, to the Southeasterly corner of said Marina Villas Condominium; thence run North 72°55'07" West along the Southwesterly line of said condominium as shown on said Surveyor's Plat for 148 feet, more or less, to a concrete monument passing through a steel pin 140.03 feet from said monument; thence run along a Southeasterly line of said Marina Villas Condominium as shown on said plat South 49°27'45" West for 44.03 feet and South 77°44'35" West for 129.73 feet to the outside face of the cap on an existing seawall along the Easterly shore of an existing boat canal; thence run along said seawall cap and said canal North 09°15'52" West for 119.38 feet, North 06°15'44" West for 145.32 feet; and North 54°13'14" East for 207.47 feet, North 77°48'24" East for 5.49 feet; South 77°35'33" East for 56.50 feet to a point of curvature; thence run Easterly along the arc of a curve to the left of radius 154.76 feet (chord bearing South 84°44'14" East (delta 14°17'23") (chord 38.50 feet) for 38.60 feet to a point of tangency; thence North 88°07'04" East along said seawall cap for 32.10 feet to a point of curvature; thence run Easterly along the arc of a curve to the left of radius 135 feet (chord bearing North 79°13'07" East) (delta 17°47'53") (chord 41.77 feet) for 41.94 feet to a point of reverse curvature; thence run Easterly and Southeasterly along said seawall cap and the arc of a curve to the right of radius 30 feet (chord bearing South 59°25'32" East)-(delta 100°30'35") (chord 46.13 feet) for 52.63 feet; thence run North 32°48'09" East across the boat canal connecting Bryant Bayou with Pine Island Sound for 277.42 feet to the Northwesterly terminus of the established bulkhead line cited in Deed recorded in Official Record [Book 572, Page 14](#), Lee County Records; thence run North 49°14'36" West for 148.70 feet across the mouth of said boat canal to the outside face of an existing seawall along the Northwesterly shore of said canal connecting Bryant Bayou with Pine Island Sound; thence run North 56°27'20" West along said seawall face for 15 feet, more or less, to the Mean High Water Line of said Pine Island Sound; thence run Northwesterly, Westerly, Southwesterly and Southerly along said line and the Mean High Water Line of the Southerly shore of Red Fish Pass and the Gulf of Mexico for 3410 feet, more or less, to an intersection with the center line of an existing jetty and a line bearing South 41°22'09" West, passing through the Northerly terminus of the Erosion Control Line for South Seas Plantation Beach Improvement Project as shown on Plat recorded in Plat [Book 31, Page 17](#), Lee County Records; thence run North 41°22'09" East along said line for 60 feet, more or less, to said Northerly terminus as shown on said Plat, passing through a 3/4 inch pipe at 172.62 feet from said terminus; thence run along said Erosion Control Line South 23°34'06" East for 171.52 feet; South 24°06' 57" East for 192.66 feet;

South 27°06'39"East for 520.74 feet; South 27°34'57"East for 539.47 feet; South 25°37'24"East for 366.51 feet; and South 25°47' 51"East for 334.38 feet, to an intersection with the South line of a gulf access easement (30 feet wide) as described in instrument recorded in Official Record [Book 22, Page 486](#), Lee County Records; thence run North 89°21'11" East along said South line for 318.55 feet to a concrete monument marking an intersection with the Westerly line of said roadway easement (30 feet wide) as described in said Grant of Easement; thence run along said Westerly line South 08°55'49" East for 251.73 feet, South 12°24'49" East for 389.62 feet and South 22°10'43" East for 444.48 feet to the Northeasterly corner of Plantation Beach Club II Condominiums as described in Exhibit No 1-D to Condominium Declaration recorded in Official Record [Book 1344, beginning at Page 2348](#), Lee County Records; thence continue South 22°10'43" East along said Westerly line of said roadway easement (30 feet wide) and the Easterly line of said Plantation Beach Club II for 146.79 feet; thence run South 09°02'37" East along said Westerly line of said easement for 268.59 feet to an intersection with said Easterly prolongation of said North line of Plantation Beach Club I; thence run South 89°26' 57" West along said prolongation for 10.22 feet to the Northeasterly corner of said Plantation Beach Club I on the Westerly line of said roadway easement (50 feet wide) as described in said Amended Grant of Easement; thence run South 10°35'45" East along the Easterly line of said Plantation Beach Club I and said Westerly line of said roadway easement for 203.66 feet to the Point of Beginning.

LESS AND EXCEPT the following described Parcels 1 through 6:

- 1) Lands' End Village, a condominium as shown on Surveyor's Plat, Exhibit "3" to Condominium Declaration recorded in Official Record [Book 1869 beginning at Page 4404](#), Lee County Records.
- 2) The Cottages at South Seas Plantation, a Condominium, as shown on Surveyor's Plat, Exhibit "1" to Condominium Declaration recorded in Official Record [Book 1657, beginning at Page 2197](#), Lee County Records.
- 3) The South Seas Club, a Condominium as shown on Surveyor's Plat, Exhibit "1" to Condominium Declaration recorded in Official Record [Book 1480, beginning at Page 970](#), Lee County Records.
- 4) Plantation House, a Condominium as shown on Surveyor's Plat, Exhibit "1" to Condominium Declaration recorded in Official Record [Book 1970, beginning at Page 43](#), Lee County Records.
- 5) Seabreeze, a Condominium at South Seas Plantation as shown on Surveyor's Plat Exhibit "B" to Condominium Declaration as recorded in Official Record [Book 2446, Page 3790](#), Lee County Records.
- 6) Parcel of land conveyed to Plantation Development, Ltd., by Special Warranty Deed dated March 3, 2004, recorded March 16, 2004, in Official Record [Book 4228, Page 2759](#), Lee County Records.

Parcel II:

TOGETHER WITH a walkway easement six feet wide along the South line of said Beach Villas III Condominium, as defined in Official Record [Book 2914, Page 2491](#), Lee County Records.

Parcel III:

TOGETHER WITH the hereinabove described easement for South Seas Plantation Road, as described in Grant of Easement recorded in Official Record [Book 1846, Page 807](#), Lee County Records, and in cited record plat and condominium declarations.

Parcel IV:

TOGETHER WITH a certain roadway and utility easement as reserved in the Fee Simple Deed recorded in Official Records [Book 1846, Page 3934](#), of the Public Records of Lee County, Florida, described as (Plantation East Drive) (20 feet wide) lying 10 feet on each side of the following described centerline:

Beginning at the hereinabove described point designated "A", run along said centerline Northwesterly along the

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arc of a curve to the right of radius 155 feet (chord bearing North 75°07'33" West) (delta 24°01'47") (chord 64.53 feet) for 65.01 feet to a point of tangency, North 63°06'40" West for 19.99 feet to a point of curvature, Northwesterly, Westerly and Southwesterly along the arc of a curve to the left of radius 70 feet (chord bearing North 82°26'25" West) (delta 38°39'30") (chord 46.34 feet) for 47.23 feet to a point of tangency, South 78°13'50" West for 52.53 feet to a point of curvature, Southwesterly and Westerly along the arc of a curve to the right of radius 140 feet (chord bearing South 86°20'21" West) (delta 16°13'00") (chord 39.49 feet) for 39.63 feet to a point of tangency, North 85°33'09" West for 14.32 feet to a point of curvature and Westerly and Southwesterly along the arc of a curve to the left of radius 73.24 feet (chord bearing South 67°57'07" West) (delta 52°59'27") (chord 65.35 feet) for 67.74 feet to an intersection with the Northeasterly line of said roadway easement (50 feet wide) described in said Grant of Easement recorded in Official Record [Book 1846, Page 807](#), Lee County Records.

Bearing hereinabove mentioned are Plane Coordinate for the Florida West Zone based on ties to the Lee County Coastal Construction Set-back Line for Captiva Island, Lee County, Florida.

**Parcel VI:**

A tract of land lying in Section 22, Township 45 South, Range 21 East, Captiva Island, Lee County, Florida, which tract is described as follows:

Commencing at the northwest corner of lands described in Official Record [Book 2083 at Page 3825](#), Public Records of Lee County, Florida; thence run S 19° 52' 39" E for 17.62 feet to an intersection with the Southerly line of a conservation easement as described in deed recorded in Official Record [Book 1983 at Page 4023](#), of said Public Records and the Point of Beginning. From said Point of Beginning continue S 19°52'39" E along said line for 113.56 feet to an intersection with the north line of a 20 foot roadway easement as described in Official Record [Book 1848 at Page 1835](#), Public Records of Lee County, Florida; thence run S 84°11'36" W along said north line of said roadway easement (20 feet wide) for 25.97 feet to a point of curvature; thence continue along said north line northwesterly along the arc of said curve to the right of radius 145.00 feet (chord bearings 88° 47' 14" W) (chord 23.23 feet)(delta 9°11'16") for 23.25 feet to an intersection with the westerly line of the lands as described in deed recorded in Official Record [Book 3020 at Page 2139](#), of said Public Records; thence departing said roadway easement run N 04°39'34" W along said line for 97.65 feet; thence run N 48°39'34" W for 5.48 feet to an intersection with said conservation easement line; thence run N 63°10'01" E along said easement for 6.12 feet; thence run N 69°59'53" E continuing along said easement for 18.13 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the west line of the lands as described in Official Record [Book 2083 at Page 3825](#), Public Records of Lee County, Florida, wherein the west line bears S 19° 52'39" E.

**Parcel VII:**

Intentionally deleted.

**Parcel VIII:**

TOGETHER WITH the Easements for roadway and utility for the benefit of the subject property, in any, pursuant to the Grant of Easement recorded in Official Records [Book 1848, Page 1837](#), of the Public Records of Lee County, Florida.

**Parcel IX:**

TOGETHER WITH the Easements for the benefit of the subject property, in any Maintenance Easement Agreement recorded September 12, 2007, as Instrument No. [2007000282397](#), of the Public Records of Lee County, Florida.

**PARCEL D:**

**Parcel I:**

A tract or parcel of land lying in Section 22, Township 45 South, Range 21 East, Captiva Island, Lee County, Florida which tract or parcel is described as follows:

From the intersection of the South line of Lot 14, unrecorded American Hotels Company Subdivision as described in Official Record [Book 266 at Page 632](#), Lee County Records and the northeasterly line of South Seas Plantation Road (30 feet wide) as described in Official Record [Book 981 at Page 730](#) of said public records run South 22°10' 43" East along said northeasterly line of South Seas Plantation Road for 138.41 feet to a jog in said road; thence run South 09° 02' 37" East continuing along said northeasterly line for 60.67 feet to the Point of Beginning. From said Point of Beginning continue South 09° 02' 37" East along said northeasterly line for 80.82 feet to the northwesterly corner of lands described in Official Record Book 1531 at Page 1424 of said public records; thence run North 81°35'41" East along the northerly line of said lands for 57.64 feet to an intersection with the westerly line of lands described in Official Record Book 1531 at Page 1421 of said public records; thence run North 08° 24' 19" West along said westerly line and prolongation thereof for 80.81 feet to an intersection with the Southerly line of Plantation Bay Villas as described in the Declaration of Covenants, Conditions and Restrictions recorded in Official Records [Book 2168, Page 1706](#), said public records; thence run South 81° 35' 41" West along said Southerly line for 58.64 feet to the Point of Beginning.

**Parcel II:**

Together with an easement for walkway and recreation purposes as recorded in Official Record [Book 2168, Page 1701](#), Public Records of Lee County, Florida.

**Parcel III:**

Together with a parking easement with ingress and egress to accommodate two (2) parking spaces as recorded in Official Records [Book 2168, Page 1701](#), Public Records of Lee County, Florida.

**Parcel IV:**

Together with Private Grant of Easement for Road Right-of-Way Purposes from Robert F. Anderson and Norman T. Patton, Trustees, dated June 29, 1973 and recorded in Official Record [Book 981, Page 730](#), affected by Amended Grant of Easement recorded in Official Records [Book 1806, Page 3868](#), and affected by Grant of Easement recorded in Official Records [Book 1846, Page 807](#), Public Records of Lee County, Florida.

Bearings hereinabove mentioned are based on the northerly line of the deed as recorded in Official Record [Book 1531, Page 1424](#), Public Records of Lee County, Florida to bear North 81°35'41" East.



**SUPPLEMENT D EXHIBITS****Part 10.A.1. Surface Water Management Narrative**

The following is a written description of the proposed South Seas Island Resort Surface Water Management Concept:

A. Run-off characteristics of the property in its existing state:

**The South Seas Island Resort (SSIR) is an existing resort community which has been developed over the past several decades, beginning prior to the implementation of modern stormwater water management systems and continued to be modified subject to requirements of the South Florida Water Management District (SFWMD) primarily in the 1970's and 1980's. The majority of the subject property is served by a surface water management system completed decades ago and includes wet and dry retention and detention areas which may be improved using current surface water management concepts and standards.**

B. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies, including how drainage flow from adjacent properties will be maintained.

**The existing stormwater management system will be maintained and when possible improved in accordance with Lee County and SFWMD standards. All new developments will be designed implementing modern stormwater management systems.**

C. The retention features (including existing natural features) that will be incorporated into the drainage system and legal mechanisms, which will guarantee their maintenance.

**The landowner will remain the responsible entity for maintenance and operation of the existing stormwater management system and proposed revisions/additions.**

D. How will existing natural features be preserved? Include an estimate of the ranges of existing and post development water table elevations where appropriate.

**All existing natural features are to remain. Some previously developed lands will be rebuilt following devastating damage due to Hurricane Ian. Any new development will occur within the current development footprint. The ground water table is directly related to tidal elevations within this barrier island.**

- E. The requirements for fill material proposed post development for other than building pads.

**Due to FEMA requirements, all buildings will be structurally elevated requiring no additional fill. Any fill which may be required for infrastructure will be borrowed from onsite sources.**

- F. If the property is subject to seasonal inundation or is subject to inundation by extreme swollen, by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expected flooding.

**The property is a barrier island and is subject to inundation due to storm surge. Due to the soil types and physical characteristics of the barrier island, rainfall storm events will not produce flooding of buildings or infrastructure.**



# **South Seas Island Resort Mixed-Use Plan Development (MPD)**

## **South Seas Plantation Road Captiva, FL 33924**

### **Protected Species Survey**

**September 2022  
Revised March 2023  
Revised October 2023**

#### ***Prepared for:***

**Gregory L. Spencer  
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#### ***Prepared by:***

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Attachment 3: Soils Map
Attachment 4: USGS Quad Map
Attachment 5: Wood Stork Foraging Areas
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Attachment 7: Wading Bird Rookeries and Redish Egret Critical Foraging Areas
Attachment 8: Bald Eagle Nests
Attachment 9: Protected Species Map



## **Project Purpose / Location**

The South Seas Resort District (SSRD) encompasses 304+/-acres and is permitted for the development of 912 units/hotel rooms per Administrative Interpretation ADD2002-00098, along 5 acres of commercial uses, a golf course and other private amenities for hotel guests and residents, including recreational facilities, a marina, restaurants, bars and a conference center.

The project is located within Sections 15 and 22, Township 45 South, and Range 21 East on the northern portion of Captiva Island, Lee County, Florida. A location map is attached to this report.

Of the 304+/-acres historically within the SSRD, WS SSIR Owners, LLC ("Applicant"), owns 120.5+/-acres which is the subject of a proposed rezoning to the Mixed Use Planned Development (MPD) zoning district. The MPD will allow for redevelopment of resort uses following Hurricane Ian. Of the 912 units permitted within the SSRD, the subject property is allocated 272 units/hotel rooms per Condition 1 of ADD2002-00098, the majority of which were constructed and substantially damaged in the hurricane.

## **Site Conditions**

The project area consists of areas already developed as residential, commercial or golf course and an area that was part of the golf course but is currently being used for storage and parking. An aerial map is attached.

## **Vegetation Communities / FLUCFCS Codes**

The cover and vegetation associations for the project area were verified and delineated using 2022 aerial photography (1" = 200") and on-site field investigations. The cover and vegetation assemblages were classified according to levels III and IV of the Florida Land Use, Cover and Forms Classification System, also known as FLUCFCS (FDOT 1999). An aerial and exhibit with FLUCFCS overlay is attached to this report along with a map that labels the different parcels within the project area (A-M). The following table outlines the FLUCFCS codes identified within the project area, followed by detailed descriptions below.

**Table. FLUCFCS Codes within the Project Area**

<b>FLUCFCS Code</b>	<b>Description</b>	<b>Acreage</b>	<b>Federal Status</b>	<b>State Status</b>
100	Urban and Build-Up (Existing Residential and Commercial)	28.47	N	N
182	Golf Course (Including Snack Bar and Maintenance Area)	30.70	N	N
524	Golf Course Lakes Less than 10 Acres	5.65	NJD	NJD
540	Existing Marina	7.49	WUS	OSW
612 E2	Mangrove (Exotics 26-50)	41.19	W	W
740	Disturbed Land	5.93	N	N
740-H	Disturbed Land, Hydric	0.04	NJD	W
830	Utilities	1.07	N	N

**TOTAL: 120.54 acres****LEGEND**

N = Non-Wetland  
 NJD = Non-Jurisdictional Wetlands and Waters of the U.S.  
 W = Wetland  
 OSW = Other Surface Waters  
 WUS = Waters of the U.S.

**Existing Residential and Commercial Areas (28.47 acres)****FLUCFCS Code: 100 Urban and Build-Up (28.47 acres)**

A large portion of the project site consists of existing residential and commercial development, including associated infrastructure, and recreational areas. Vegetation in these areas include landscaping and sod.

**Existing Golf Course Parcel (36.35 acres)****FLUCFCS Code: 182 Golf Course (Including Snack Bar and Maintenance Area) (30.70 acres)**

The northern portion of the project area was previously developed as a golf course. Dominant vegetation includes zoysia grass (*Zoysia japonica*). Landscaping including thryallis (*Galphimia gracilis*), pitch apple (*Clusia guttifera*), cocoplum (*Chrysobalanus icaco*) and fountain grass (*Pennisetum setaceum*) occurs along the golf cart paths.

The bunker area contains fountain grass, wild balsam apple, dune daisy (*Helianthus debilis*), camphorweed (*Pluchea* sp.), crowfootgrass (*Dactyloctenium aegyptium*), dogfennel (*Eupatorium capillifolium*), silver buttonwood (*Conocarpus erectus*), cabbage palms (*Sabal palmetto*), and pitch apple.

The golf course also contains a snack bar, restrooms, and golf cart maintenance area. Vegetation in this area includes sod and landscaping.

#### **FLUCFCS Code: 524 Golf Course Lakes Less than 10 Acres (5.65 acres)**

Four shallow golf course lakes are located within the golf course and are vegetated with papyrus (*Cyperus papyrus*), sand cord grass (*Spartina bakeri*), arrowheads (*Sagittaria latifolia*), giant leather fern (*Acrostichum aureum*), canna lilies (*Canna flaccida*), etc.

#### **Existing Maintenance Parcel (4.60 acres)**

##### **FLUCFCS Code: 612-E2 Mangrove Fringe (0.99 acres)**

The mangrove fringe along the southern maintenance area consists primarily of red mangroves (*Rhizophora mangle*), Brazilian pepper (*Schinus terebinthifolius*), and seaside mahoe (*Thespesia populnea*). Lesser amounts of buttonwood, white mangrove (*Laguncularia racemosa*), lead tree (*Leucaena leucocephala*), gumbo limbo (*Bursea simaruba*), coin vine (*Dalbergia ecastaphyllum*), and moon vine (*Ipomea alba*) occur in the mangrove fringe and just landward of it. Understory plants include sea purslane (*Sesuvium* sp.) and big head sedge (*Cyperus ligularis*). A portion of the maintenance area has a seawall from the central western side south along the tip of the peninsula and ending in the southeastern portion of the property. Vegetation along the seawall is sparse but includes coin vine.

##### **FLUCFCS Code: 740 Disturbed Land (5.93 acres)**

The majority of this area contains a mowed field and is dominated by grasses and ruderal species. Vegetation includes bahiagrass, torpedo grass (*Panicum repens*), Bermuda grass, St. Augustine grass (*Stenotaphrum secundatum*), smutgrass (*Sporobolus indicus*), crowfootgrass, coastal sandspur (*Cenchrus incertus*), sedges (*Cyperus* spp.), Florida snow (*Richardia grandiflora*), ragweed (*Ambrosia psilostachya*), Spanish needles (*Bidens alba*), rattlebox (*Crotalaria* spp.), hairy indigo (*Indigofera hirsuta*), southern sida (*Sida acuta*), match sticks (*Phyla nodiflora*), wedelia (*Wedelia trilobata*),

spurges (*Chamaesyce* spp.), pink purslane (*Portulaca amilis*), common purslane (*Portulaca oleracea*), morning glory (*Ipomea* sp.), balsam apple, and other ruderal vegetation. Scattered shrubs, trees, palms and shrubs occur around the wet area and along the northern portion of the parcel including cabbage palms, royal palms (*Roystonea regia*), Washingtonian palms (*Washingtonia robusta*), areca palms (*Dypsis lutescens*), gumbo limbos, ficus (*Ficus* sp.), salt bush (*Baccharis halmifolia*), and cocoplum.

**FLUCFCS Code: 740H Disturbed Land, Hydric (0.04 acres)**

This low area is dominated by torpedograss and Bermudagrass ((*Cynodon dactylon*) but lesser amounts of dog fennel and match sticks occur.

**FLUCFCS Code: 540 Existing Marina (7.49 acres)**

The existing marina contains two T-shaped piers with approximately 49 slips.

**FLUCFCS Code: 612-E2 Mangrove (40.20 acres)**

The composition of the mangroves are similar to the mangrove fringe but black mangroves (*Avicennia germinans*) also occur within this community.

## Existing Utilities

**FLUCFCS Code: 830 Utilities (1.07 acres)**

The existing water treatment plant occurs approximately in the center of the project area and was previously permitted.

## Listed Species

A protected species survey was conducted on the subject property by Pennoni Associates Inc. environmental scientists on September 9, 2022 and March 14, 2023. Pedestrian transects were utilized to cover a minimum 80% coverage of the project area in accordance with methodologies outlined by the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FWC). The purpose of the survey was to identify and document the presence of listed species inhabiting the sites that are regulated by the FWS and the FWC. Four listed species were seen on site during the survey. Several manatees (*Trichechus manatus latirostris*) were seen in the boat basin in March 2023. A single little blue heron (*Egretta caerulea*) was roosting in the mangrove fringe on the southern parcel. Loafing black skimmers (*Rynchops niger*) and red knots (*Calidris canutus*) were seen



on the beach which is adjacent to the golf course but outside of the project area. The little blue heron and black skimmer are listed as threatened and Species of Special Concern respectively by the FWC. The red knot is listed as a federally threatened species by the FWS.

The property is outside the FWS designated Florida panther (*Puma concolor coryi*) focus area and no panthers, nor their sign were observed.

Trees and palms on the parcel are limited and were surveyed for cavities that could be utilized by the federally endangered Florida bonneted bat (*Eumops floridanus*). The Florida bonneted bat roost site survey consisted of onsite observations of trees that may have hollows, crevices, loose bark, and/or cavities to the extent possible, as no red-cockaded woodpecker (*Picoides borealis*) cavity trees, bridges, overpasses, or other man-made structures exist onsite that may provide suitable roosting habitat. Several cavities were observed on coconut palms within the proposed nursery area, however no evidence of Florida bonneted bat roosting was observed during the site inspection. If any of the cavity trees need to be removed within the nursery area, the cavities will be peeped with a camera to determine potential activity. Should bonneted bat use be observed, the trees will be preserved in place and FWS will be contacted for further guidance.

Potential impacts to manatees, a federally threatened species, are not anticipated by following the Lee County Manatee Protection Plan and FWS Standard Manatee Conditions during any in-water work.

Although it is possible for the federally threatened black rail (*Laterallus jamaicensis*) to use the golf course lakes during the winter, it is unlikely since the lakes are small and isolated from other wetlands and surrounded by development. No black rails were heard or seen during the site review.

No federally threatened wood storks (*Mycteria americana*) were seen on site during the site visit. There are no known wood stork rookeries within 5 miles of the project and the site is not within core foraging area (See attached Figure).

Piping plover (*Charadrius melodus*) and red knots, listed as threatened by the FWS, likely utilize the beach and dune systems for feeding and loafing during migration and wintering. The state threatened black skimmers, snowy plovers (*Charadrius nivosus*), American oystercatchers (*Haematopus palliatus*) and least terns (*Sternula antillarum*) may use the beach for loafing and nesting. The project

area does not include the beach or associated dunes so none will likely be impacted by this project. The proposed project is not within 300 feet of any identified recent breeding sites, critical brood rearing sites or critical roosting areas so no impacts are anticipated according to the FWC's data (See attached Figure).

Little blue heron, reddish egret (*Egretta rufescens*), tricolored heron (*Egretta tricolor*) and roseate spoonbill (*Platalea ajaja*) are all listed as threatened species by the FWC. Little blue herons, tricolored herons and spoonbills may forage within the golf course lakes and all four species may forage along the beach and within the coastal waters. The project area is within 15 miles of reddish egret core foraging areas and one core foraging area occurs on the project site, but outside of the project area. The project is not impacting foraging sites for reddish egrets, so impacts are unlikely to occur. The project area is approximately 4.5 miles west of the closest wading bird colony (colony 615018) so no impacts to wading birds are anticipated according to FWC's data. (See attached Figure).

One immature bald eagle (*Haliaeetus leucocephalus*) was seen during the survey. The Audubon eagle nest locator and Lee County data were used to assess the project location and distance to known nests. The closest three nests are LE-048, approximately 0.6 miles to the north of the golf course LE-120 approximately 1.2 miles to the south of the golf course, and LE-910 approximately 2 miles to the south of the golf course. The proposed project area is outside of the standard 660-foot buffer zone for nests LE-048 and LE-910 and a small sliver of mangrove and open waters of Chadwick Bayou is within the 660-foot buffer zone of LE-120. No impacts to nesting bald eagles are expected (See attached Figure).

A gopher tortoise (*Gopherus polyphemus*) survey was conducted for this state threatened species. No tortoise, burrows, nor scat were seen. An updated 100% coverage gopher tortoise survey may be required prior to construction. If tortoise burrows are observed, a Relocation Permit from the FWC will be secured prior to any impacts proposed within 25' of a potentially occupied (active and inactive) gopher tortoise burrow. Burrows will be excavated per FWC Guidelines, and any recovered tortoises relocated to an approved recipient site. (See attached Figure).

While none was observed, suitable habitat for the federally threatened Eastern indigo snake (*Drymarchon corais couperi*) is present onsite. Potential impacts to this species will be minimized through the implementation of the FWS Standard Protection Measures for the Eastern indigo snake.

The federally threatened loggerhead (*Caretta caretta*) and green (*Chelonia mydas*) sea turtles and the federally endangered leatherback (*Dermochelys coriacea*) and kemp's ridley (*Lepidochelys kempii*) sea turtles may use the beaches adjacent to the project area for nesting. Evidence of sea turtle nesting was observed on site to the west of the golf course and verified with FWC databases. No direct impacts to the beach are proposed as part of this project. Lighting required as part of the project will be designed to protect nesting females from false crawls and hatchlings from disorientations within established sea turtle lighting zones and/or in areas adjacent to the shoreline.

No additional nests, dens, burrows, tracks, scat, or signs indicative of protected species use of the project area were identified during the site inspection aside from the single little blue heron. No federally or state listed plant species were observed on site. Observations of non-listed species during the surveys included mottled duck (*Anas fulvigula*), Eurasian collared dove (*Streptopelia decaocto*), common ground dove (*Columbina passerina*), mourning dove (*Zenaida macroura*), common gallinule (*Gallinula galeata*), black-bellied plover (*Pluvialis squatarola*), killdeer (*Charadrius vociferus*), ruddy turnstone (*Arenaria interpres*), sanderling (*Calidris alba*), short-billed dowitcher (*Limnodromus griseus*), willet (*Tringa semipalmata*), laughing gull (*Leucophaeus atricilla*), royal tern (*Thalasseus maximus*), sandwich tern (*Thalasseus sandvicensis*), anhinga (*Anhinga anhinga*), double-crested cormorant (*Nannopterum auritum*), brown pelican (*Pelecanus occidentalis*), great egret (*Ardea alba*), snowy egret (*Egretta thula*), cattle egret (*Bubulcus ibis*), green heron (*Butorides virescens*), white ibis (*Eudocimus albus*), turkey vulture (*Cathartes aura*), osprey (*Pandion haliaetus*), bald eagle, belted kingfisher (*Megaceryle alcyon*), red-bellied woodpecker (*Melanerpes carolinus*), pileated woodpecker (*Dryocopus pileatus*), white-eyed vireo (*Vireo griseus*), fish crow (*Corvus ossifragus*), barn swallow (*Hirundo rustica*), bank swallow (*Riparia riparia*), blue-gray gnatcatcher (*Poliophtila caerulea*), Carolina wren (*Thyothorus ludivicianus*), European starling (*Sturnus vulgaris*), common grackle (*Quiscalus quiscula*), yellow-throated warbler (*Setophaga dominica*), palm warbler (*Setophaga palmarum*), northern cardinal (*Cardinalis cardinalis*), banded watersnake (*Nerodia fasciata*), green iguana (*Iguana iguana*), brown anole (*Anolis sagrei*), squirrel tree frog (*Hyla squirella*) and white peacock (*Anartia jatrophae*).

## Lee County Protected Species List

The following table depicts the potential protected species that may inhabit the site based on the existing habitat types (FLUCFCS Codes). This table is based on Appendix H, the Protected Species List, contained within Division 8 – Protection of Habitat within the Lee County, Florida Land Development Code (Section 10-471). The project site was surveyed by environmental scientists from Pennoni Associates Inc. in accordance with the guidelines outlined by Lee County in the Land Development Code. Meandering pedestrian transects were conducted to ensure that the species listed were included in the survey. Most of the project area consists of existing residential or commercial habitat types and therefore, the site has become inhospitable to most protected species.

**Table 2: Lee County Protected Species Potentially Located On-site Per FLUCFCS Code**

Scientific Name	Common Name	FLUCFCS Code	Observed On Site
<i>Alligator mississippiensis</i>	American Alligator	500 series	No
<i>Ajaia ajaja</i>	Roseate Spoonbill	500 series	No
<i>Aramus guarauna</i>	Limpkin	500 series	No
<i>Egretta caerulea</i>	Little Blue Heron	500 series 600 series	No
<i>Egretta rufescens</i>	Reddish Egret	500 series	No
<i>Egretta thula</i>	Snowy Egret	500 series 600 series	No
<i>Egretta tricolor</i>	Tricolored Heron	500 series 600 series	No
<i>Pelecanus occidentalis</i>	Brown Pelican	612	Yes
<i>Mustela vison evergladensis</i>	Everglades Mink	500 series	No
<i>Ursus americanus floridanus</i>	Florida Black Bear	612	No



## References

Florida Department of Transportation, 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a.

Florida Fish and Wildlife Conservation Commission, 2019. Little Blue Heron, Reddish Egret, Tricolored Heron Species Conservation Measures and Permitting Guidelines.

Florida Fish and Wildlife Conservation Commission, 2017. Gopher Tortoise Permitting Guidelines.

Florida Fish and Wildlife Conservation Commission, 2011. Florida's Endangered Species, Threatened Species, and Species of Special Concern.

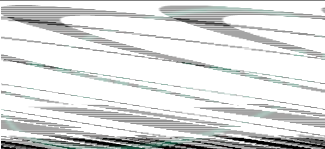

U.S. Fish and Wildlife Service, 2019. Florida Bonneted Bat Consultation Guidelines.

U.S. Fish and Wildlife Service, 2013. Standard Protection Measures for the Eastern Indigo Snake.

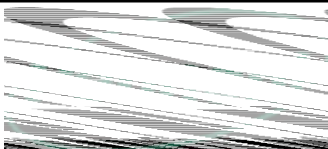
U.S. Fish and Wildlife Service, 1995. Endangered and Threatened Wildlife and Plants.

U.S. Fish and Wildlife Service, 1990. Wood Stork Habitat Management Guidelines.



 <b>PENNONI ASSOCIATES INC.</b> 1212 Country Club Blvd, #202 Cape Coral, FL 33990 T: 239.360.3075 www.Pennoni.com	South Seas Island Resort, Captiva		 Project Site Outline
	Project: WSSSI21001		
			Aerial Map





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## South Seas Island Resort, Captiva FLUCFCS Map

Project: WSSSI21001

Survey Dates: 09/09/2022, 03/14/2023

Project Site Outline

FLUCFCS Code	Description	Acreage	Federal Status	State Status
100	Urban and Build-Up (Existing Residential and Commercial)	28.47	N	N
182	Golf Course (Including Snack Bar and Maintenance Area)	30.70	N	N
524	Golf Course Lakes Less Than 10 Acres	5.65	NJD	NJD
540	Existing Marina	7.49	WUS	OSW
612 E2	Mangrove (26-50% Exotics)	41.19	W	W
740	Disturbed Lands	5.93	N	N
740H	Disturbed Lands - Hydric	0.04	NJD	W
830	Utilities	1.07	N	N

N = Non-Wetland W = Wetland

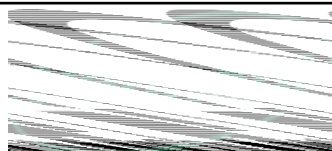
OSW = Other Surface Water

WUS = Waters of the U.S.

NJD = Non-Jurisdictional Wetland or Surface Water

Notes:  
1. FLUCFCS Lines estimated from 1" = 100' aerial photographs and locations are approximate.  
2. FLUCFCS per Florida land use, cover and forms classification system (FDOT 1999).





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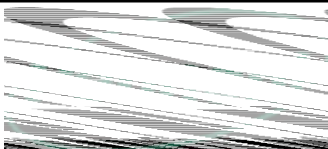
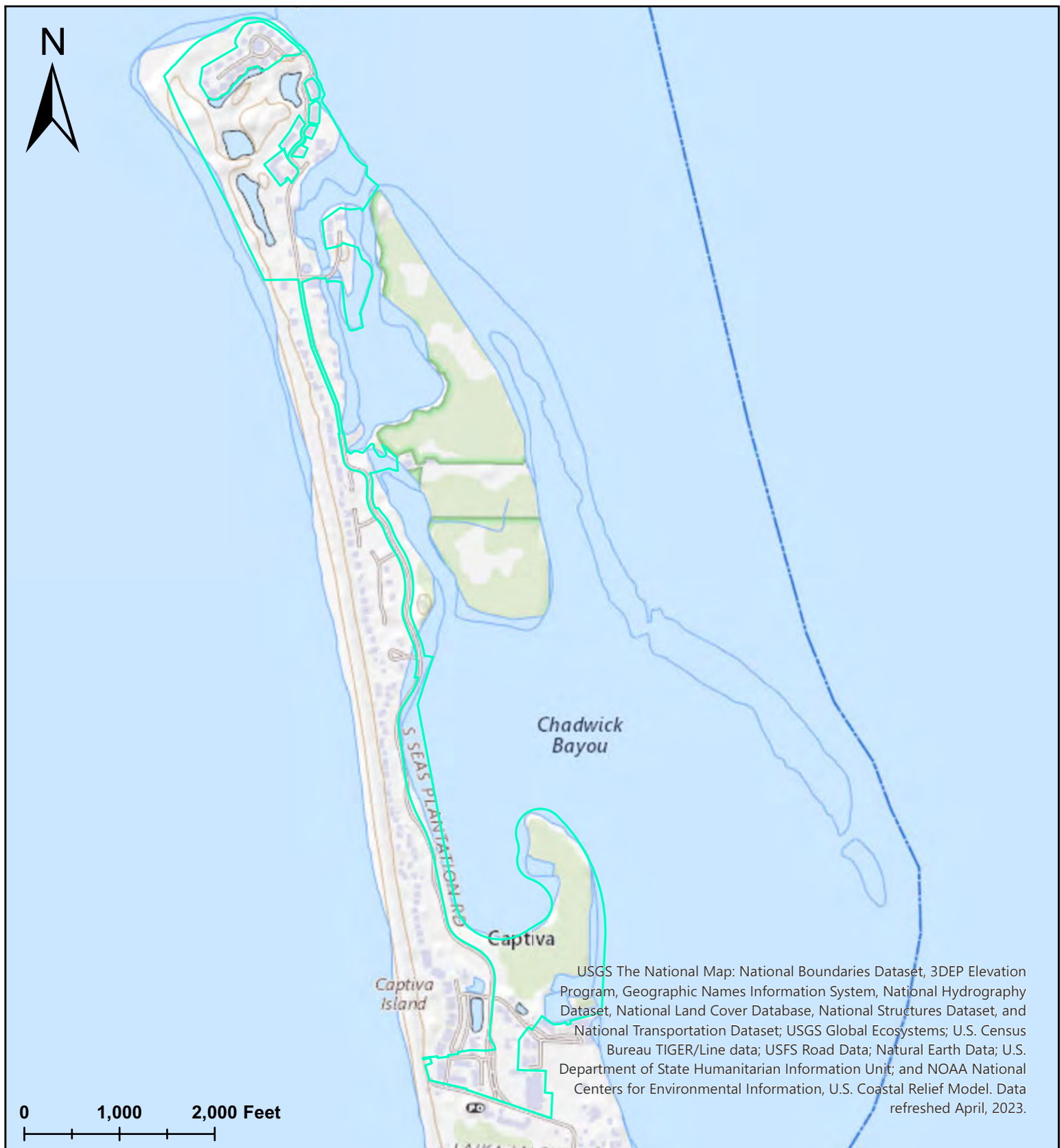
## South Seas Island Resort, Captiva

Project: WSSSI21001

- #25 St. Augustine, organic substratum - non-hydric
- #2 Canaveral fine sand - non-hydric
- #4 Canaveral-urban land complex - non-hydric
- #22 Beaches
- #23 Wulfert muck, tidal - hydric
- Project Site Outline

**Soils Map**






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## South Seas Island Resort, Captiva

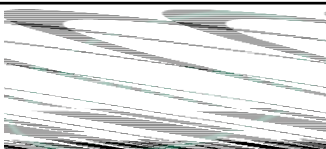


Project: WSSSI21001

 Project Site Outline

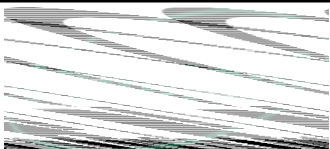
USGS Quad Map





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	<p>Project: WSSSI21001</p>	
		<p>Wood Stork Foraging Area Map</p>



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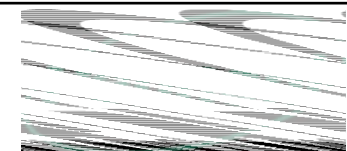
## South Seas Island Resort, Captiva

Project: WSSSI21001

- Least Tern Breeding Area
- Killdeer Breeding Area
- Wilson's Plover Breeding Area
- Project Site Outline

**Shorebird Breeding Area Map**





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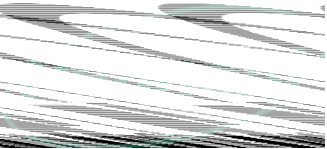
## Project: WSSSI21001

#### ☐ Project Site Outline

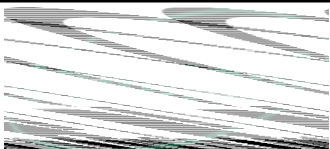
## Wading Bird Rookery Area Map





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	<p>Project: WSSSI21001</p>	<p>Eagle Nest Buffer Zone Map</p>





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## South Seas Island Resort, Captiva

Project: WSSSI21001

Authorized Agent: GTA-20-00041, RAG-20-0009

Survey Date: 09/09/2022, 03/14/2023

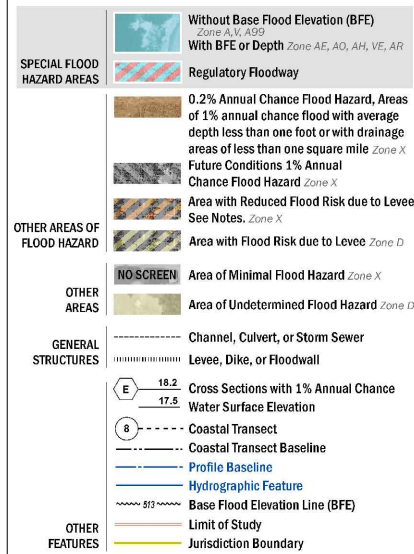
- Pedestrian Transects
- Project Site Outline
- Osprey Nest
- Cavity Tree
- Sea Turtle Nesting Area

**Protected Species Survey/  
Transect Map**



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING  
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT  
[HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)



NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

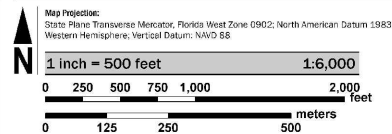
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6622.

Base map information shown on this FIRM was provided by Lee County, dated 2008 and 2018; the Florida Department of Transportation, dated 2017 and 2018; the U.S. Department of Agriculture, dated 2018; and the U.S. Department of Transportation, dated 2017.

LIMIT OF MODERATE WAVE ACTION: Zone AE has been divided by a Limit of Moderate Wave Action (LMWA). The LMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between Zone VE and the LMWA (or between the shoreline and the LMWA for areas where Zone VE is not identified) will be similar to, but less severe than, those in the Zone VE.

Limit of Moderate Wave Action (LMWA)

SCALE



PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAP  
LEE COUNTY, FLORIDA  
and Incorporated Areas  
PANEL 364 OF 685

Panel Contains:  
COMMUNITY  
LEE COUNTY

NUMBER PANEL SUFFIX  
125124 0364 G

VERSION NUMBER  
2.4.3.5

MAP NUMBER  
12071C0364G

MAP REVISED  
NOVEMBER 17, 2022



NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAP  
LEE COUNTY, FLORIDA  
and Incorporated Areas  
PANEL 362 OF 685

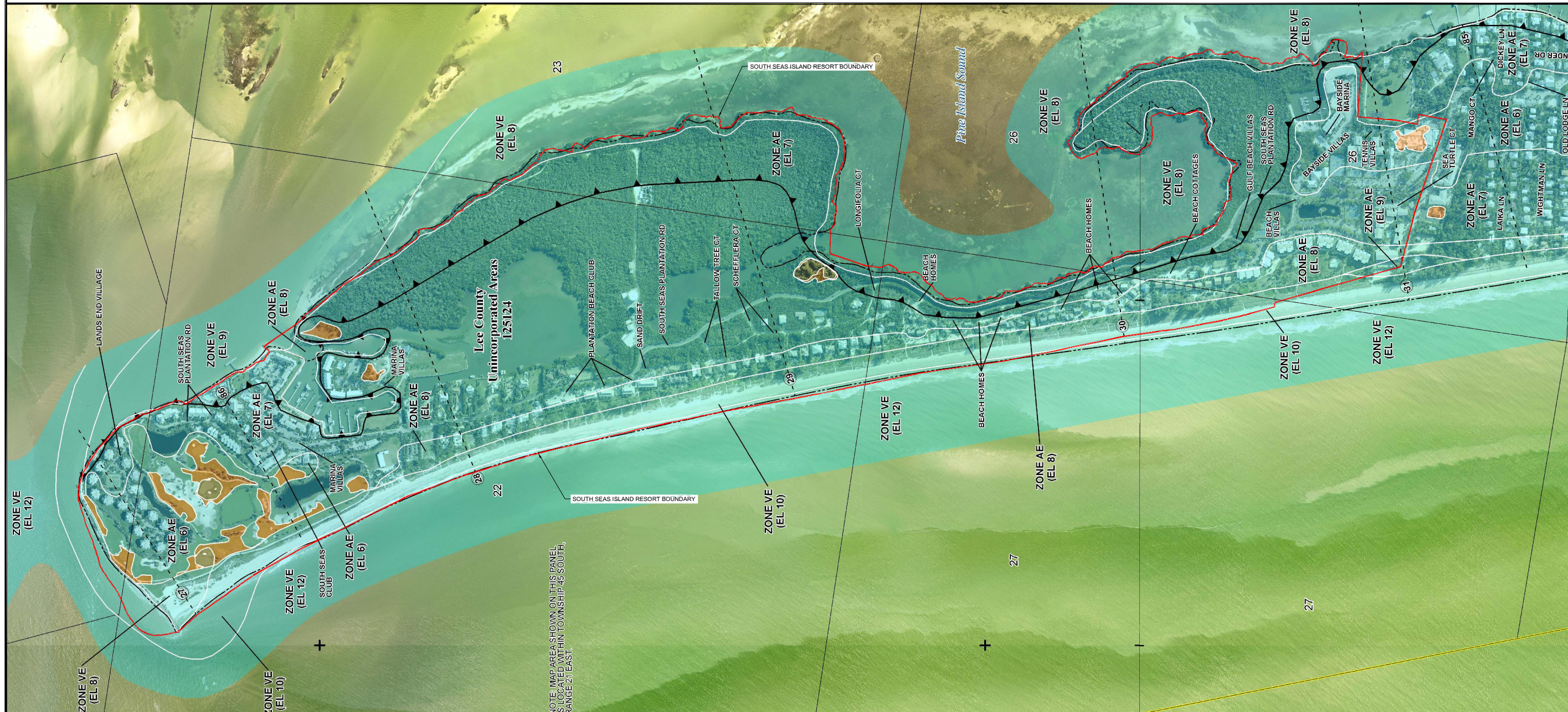
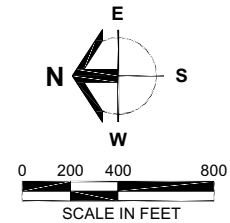
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COMMUNITY  
LEE COUNTY

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VERSION NUMBER  
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12071C0362G

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PROJECT DESCRIPTION  
**SOUTH SEAS RESORT**  
PART OF SECTION 22,  
TOWNSHIP 45 SOUTH, RANGE 21 EAST  
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND  
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LOCATION: J:\24000\DWG\EXHIBITS\1  
PLOT DATE: MON. 6-19-2023 - 1:24 PM  
PLOT BY: SCOTT WHEELER JR

CROSS REFERENCED DRAWINGS	
PLAN REVISIONS	
PLAN STATUS	
EXHIBIT	
<b>SOUTH SEAS ISLAND RESORT FEMA MAPS</b>	
PROJECT / FILE NO.	SHEET NUMBER
<b>24000</b>	<b>FEMA</b>





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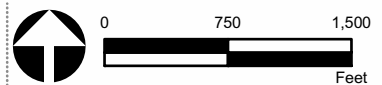
# **SOUTH SEAS RESORT MPD • MPD – ADMINISTRATIVE INTERPRETATION BOUNDARY COMPARISON MAP**

📍 Lee County, FL

📅 7/12/2023

# 23003428

👤 WS SSIR OWNER, LLC



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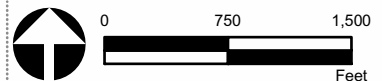
## SOUTH SEAS RESORT MPD • LOCATION MAP

📍 Lee County, FL

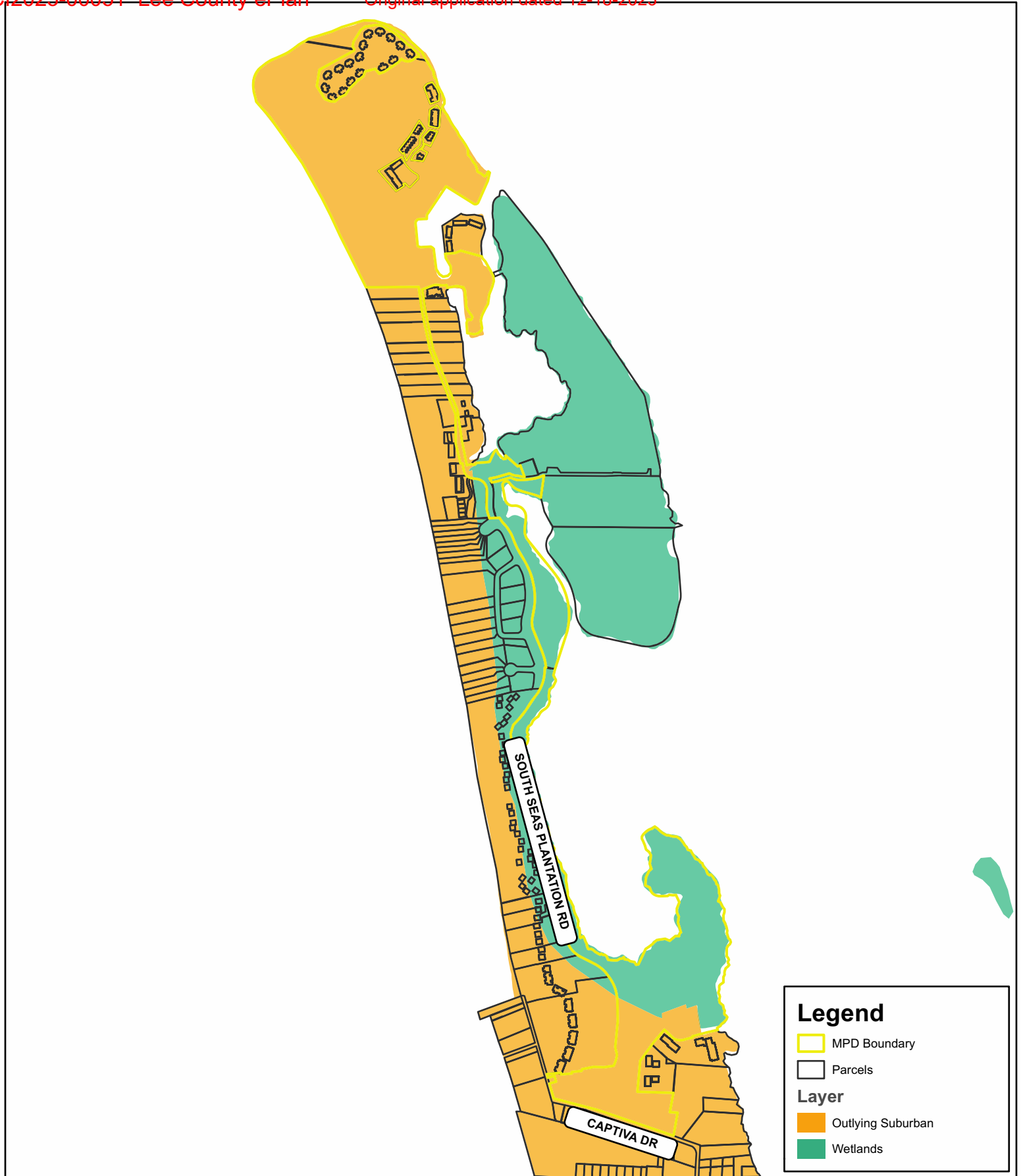
📅 7/12/2023

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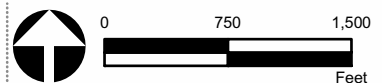
## SOUTH SEAS RESORT MPD • FUTURE LAND USE MAP

Lee County, FL

7/12/2023

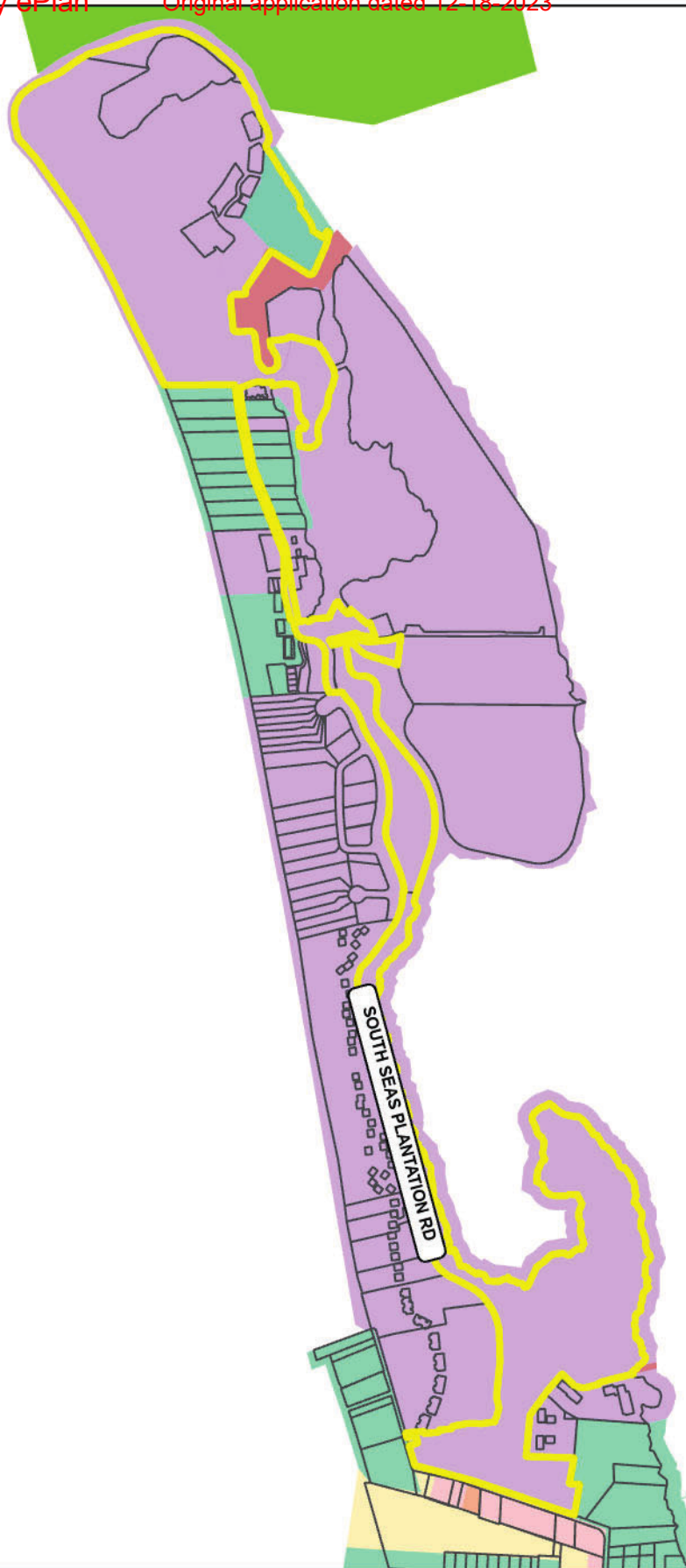
# 23003428

WS SSIR OWNER, LLC



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.





**Legend**

MPD Boundary

Parcels

**Zoning**

AG-2

C-1

CM

CS-1

RM-2

RS-1

TFC-2

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28100 Bonita Grande Drive  
Suite 305  
Bonita Springs, FL 34135  
Tel: 239.405.7777  
www.rviplanning.com

**SOUTH SEAS RESORT MPD • CURRENT ZONING MAP**

Lee County, FL

7/12/2023

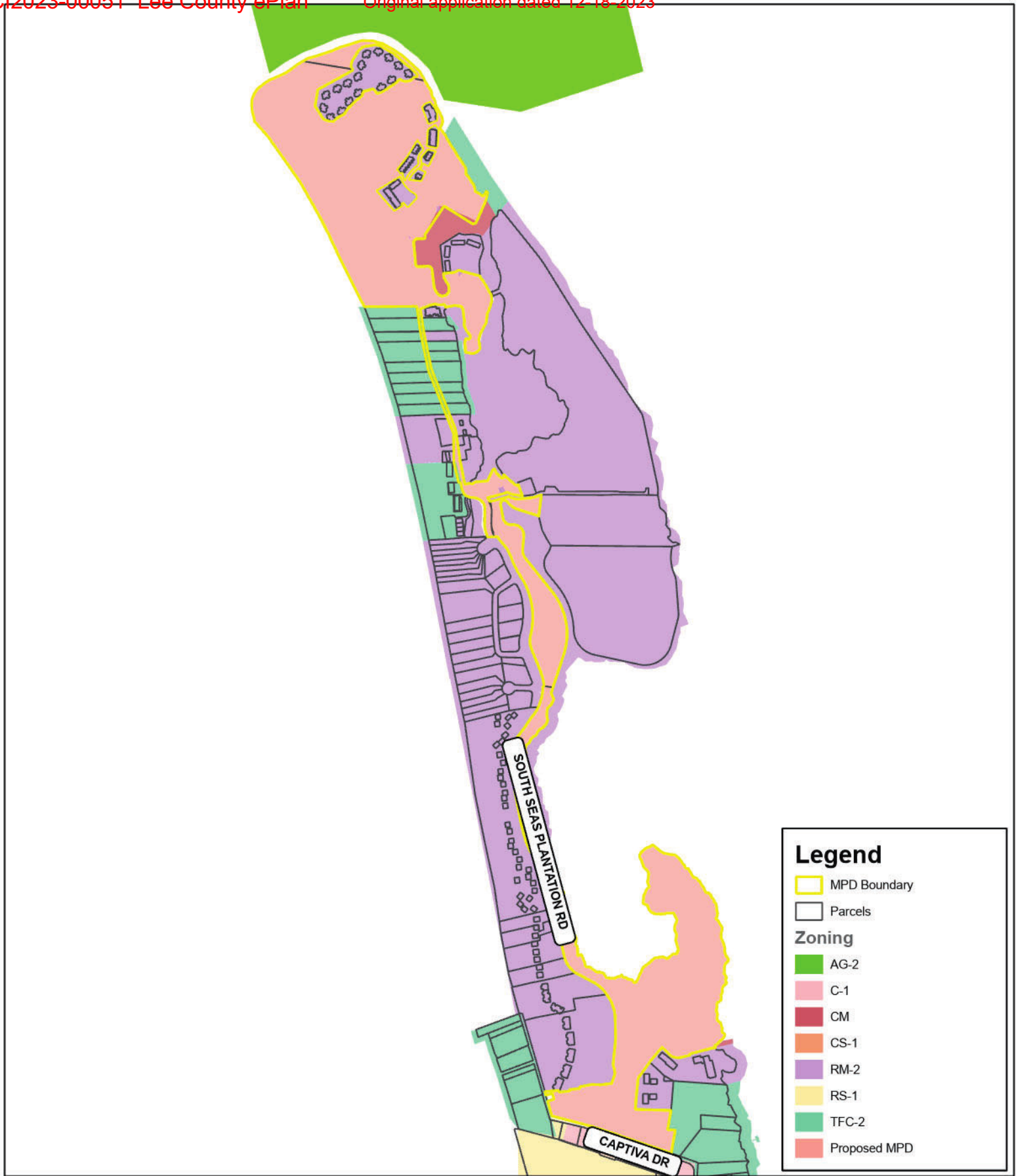
23003428

WS SSIR OWNER, LLC

0 750 1,500  
Feet

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## SOUTH SEAS RESORT MPD • PROPOSED ZONING MAP

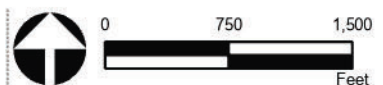
Lee County, FL

7/12/2023

# 23003428

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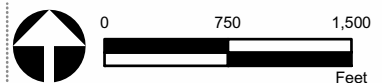
## SOUTH SEAS RESORT MPD • SURROUNDING USES MAP

📍 Lee County, FL

📅 7/12/2023

# 23003428

👤 WS SSIR OWNER, LLC



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## SOUTH SEAS RESORT MPD • COMMUNITY MAP

Lee County, FL

7/12/2023

# 23003428

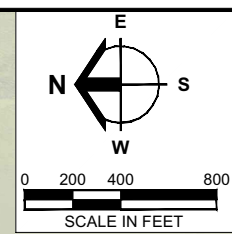
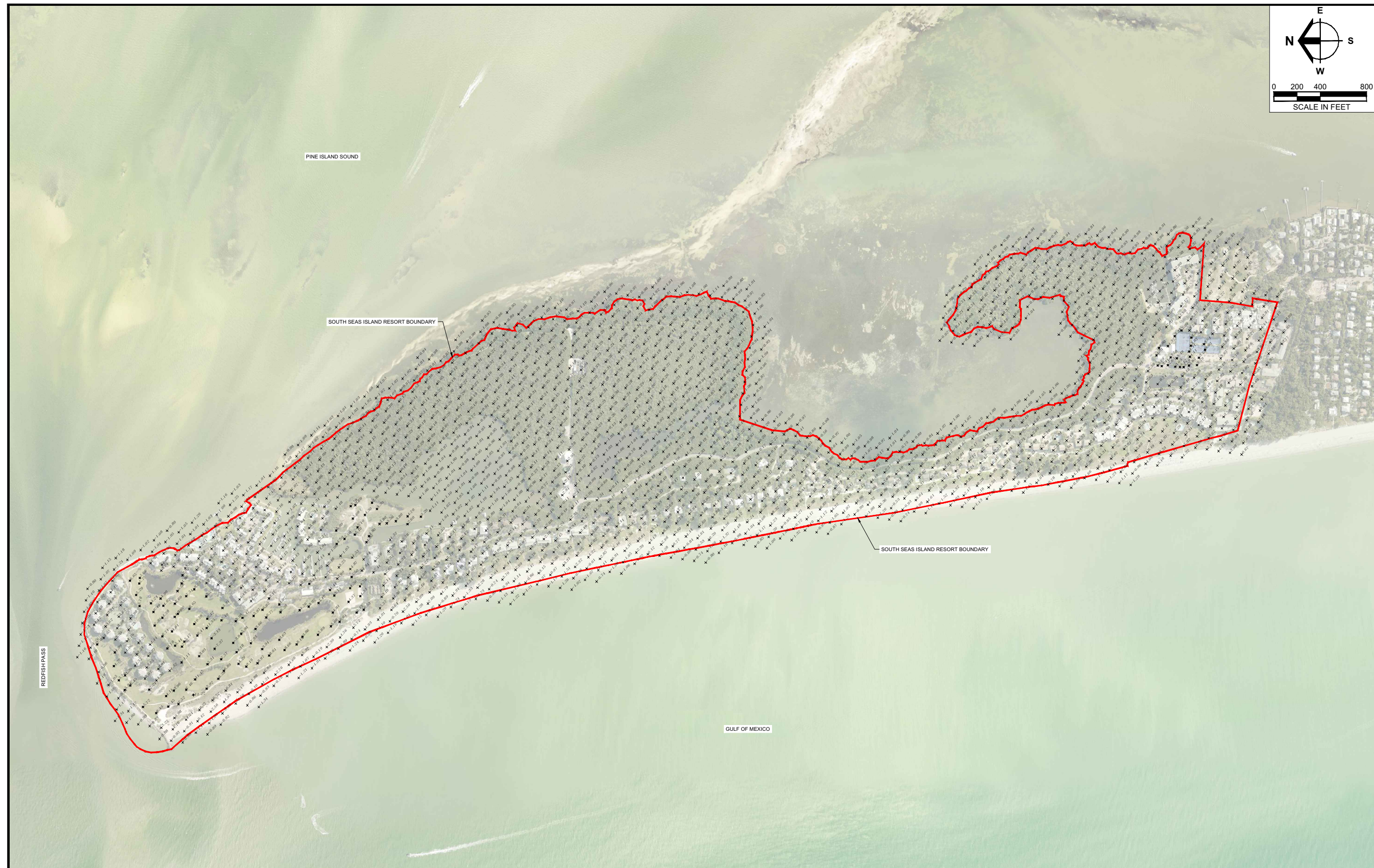
WS SSIR OWNER, LLC

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and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING  
[www.barraco.net](http://www.barraco.net)  
2271 MCGREGOR BLVD., SUITE 100  
POST OFFICE DRAWER 2800  
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PHONE (239) 461-3170  
FAX (239) 461-3169  
FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**TIMBERS**

1031 W. MORSE BLVD., SUITE 350  
WINTER PARK, FL 32789

PHONE (321) 280-1552  
[WWW.TIMBERSCOMPANY.COM](http://WWW.TIMBERSCOMPANY.COM)

PROJECT DESCRIPTION

**SOUTH SEAS  
RESORT**

PART OF SECTION 22,  
TOWNSHIP 45 SOUTH, RANGE 21 EAST  
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND  
INTENDED FOR CONCEPTUAL  
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE  
INTENSITIES OR DENSITIES MAY  
CHANGE SIGNIFICANTLY BASED  
UPON SURVEY, ENGINEERING,  
ENVIRONMENTAL AND / OR  
REGULATORY CONSTRAINTS AND /  
OR OPPORTUNITIES.

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PLOT DATE	TUE. 6-20-2023 - 9:21 AM
PLOT BY	SCOTT WHEELER JR

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS
EXHIBIT







SOUTH SEAS ISLAND RESORT TOPO	
PROJECT / FILE NO.	SHEET NUMBER
24000	TOPO

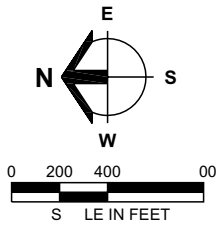
✱ - EX. TOPO - PROVIDED BY HALEY WARD

✱ - 2018-2019 LEE COUNTY LIDAR



**SOUTH SEAS ISLAND  
RESORT MPD PARCELS**

	RESIDENTIAL
	RESORT/ COMMERCIAL
	PRESERVE
	GOLF COURSE
	UTILITIES / SUPPORT
	DEVIATION



**SOUTH SEAS  
MPD BOUNDARY**

**SOUTH SEAS MPD BOUNDARY**

**SOUTH SEAS  
PLANTATION ROAD**

LAND USE SUMMARY	
LAND USE	REGE
RESORT/ COMMERCIAL	25.57
RESIDENTIAL	20.42
GOLF COURSE	22.5
RIGHT OF WAY	4.35
INDIGENOUS PRESERVE	3.3
UTILITIES / SUPPORT	1.3
GULF / WATER	3.46
OTHER OPEN SPACE / MIS	2.1
	120.5

DENSITY / INTENSITY SUMMARY	
DENSITY(1)	272 MULTI-FAMILY DWELLING UNITS
INTENSITY	435 HOTEL ROOMS AND NAILERY RESORT-ORIENTED COMMERCIAL AND RECREATION USES

(1) 272 DWELLING UNITS VESTED TO PARCELS OWNED  
BY WSSIR OWNER PER CONDITION 1 OF DD2002-000

OPEN SPACE & INDIGENOUS PRESERVE SUMMARY			
	LD REQUIREMENT	REQUIRED	PROVIDED
OPEN SPACE	±120.5 X 30%	36.15	3.3
INDIGENOUS PRESERVE	36.15 X 50%	1.0	3.3

**NOTES**

1 THIS PLAN IS AN EPTUL IN NATURE AND IS SUBJECT  
TO MODIFICATION AT THE TIME OF DEVELOPMENT ORDER  
PROPOSAL SUBJECT TO THE LAND WHERE SUCH  
MODIFICATIONS REINCOMPLY WITH THE  
PUBLISHED DESIGN STANDARDS AND REGULATIONS,  
EXCEPT WHERE DEVIATION HAS BEEN APPROVED  
2 DEVIATIONS 4- PPLY TO THE ENTIRE MPD

**Barraco**  
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING

[www.barraco.net](http://www.barraco.net)

2271 MCGREGOR BLVD., SUITE 100  
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FORT MYERS, FLORIDA 33902-2000  
PHONE (231) 461-3170  
FAX (231) 461-316

FLORIDA CERTIFICATE OF AUTHORIZATION  
ENGINEERING 75 - SURVEYING LB-640

**WSSIR  
HOLDINGS, LL**

1031 W MORSE BLVD SUITE 350  
WINTER PARK, FL 32787

PROJECT DESCRIPTION

**SOUTH SEAS  
ISLAND  
RESORT  
MPD**

LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND  
INTENDED FOR PRELIMINARY  
PLANNING PURPOSES ONLY

SITE LAYOUT AND LAND USE  
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ENVIRONMENTAL AND/OR  
REGULATORY CONSIDERATIONS AND/OR  
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FILE NAME: 24000201.DWG  
LOCATION: J:\24000\DWG\ZONING\  
PLOT DATE: TUE -22-2023 - 2:52 PM  
PLOT BY: LYSS FONTAINE

ROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

**MASTER  
ON EPT  
PLAN**

PROJECT / FILE NO: **24000**  
SHEET NUMBER



2726 OAK RIDGE COURT, SUITE 503  
FORT MYERS, FL 33901-9356  
OFFICE 239.278.3090  
FAX 239.278.1906

TRAFFIC ENGINEERING  
TRANSPORTATION PLANNING  
SIGNAL SYSTEMS/DESIGN

# **TRAFFIC IMPACT STATEMENT**

**FOR**

## **SOUTH SEAS ISLAND RESORT MPD REZONING**

**(PROJECT NO. F2211.03)**

**PREPARED BY:**  
**TR Transportation Consultants, Inc.**  
**Certificate of Authorization Number: 27003**  
**2726 Oak Ridge Court, Suite 503**  
**Fort Myers, Florida 33901-9356**  
**(239) 278-3090**

**September 15, 2023**





## **CONTENTS**

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED ZONING
- IV. TRIP GENERATION
- V. LEVEL OF SERVICE ANALYSIS
- VI. CONCLUSION

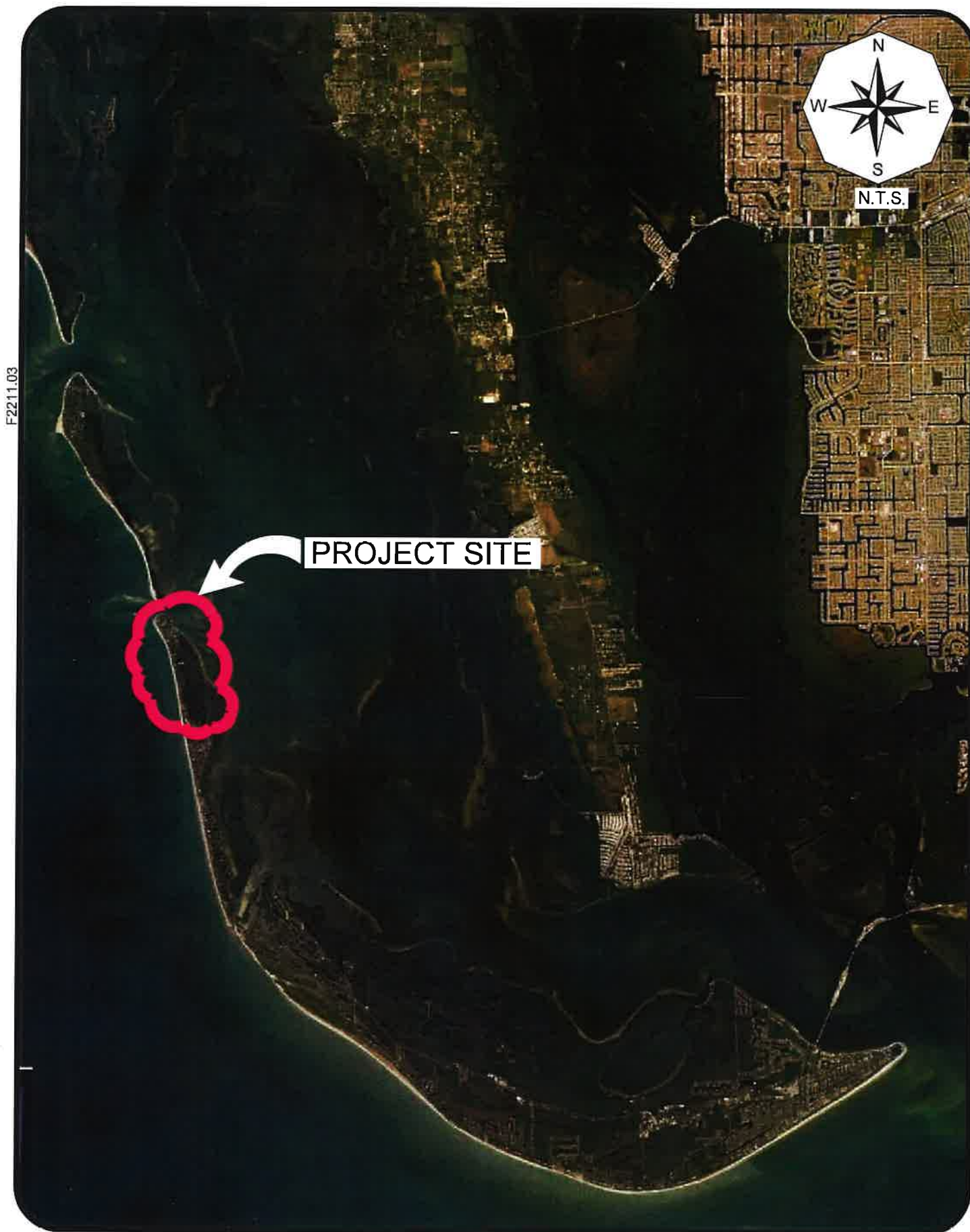


## I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by Lee County for projects seeking a zoning approval. The subject site is located at the north end of Captiva Island in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The analysis in this report will determine the impacts of rezoning the 120.5 acre subject property from RM-2 and CM with a PUD concept plan to permit the development of the remaining vested 272 multi-family dwelling units on the site per the ADD2002-00098 and permit an additional 435 hotel units and accessory uses on the site. The hotel will be a Resort style hotel that will compliment the Captiva Island resort style uses that the South Seas Island Resort been accustomed to providing over many years as they rebuild from Hurricane Ian.

The transportation related impacts of the proposed application will be evaluated based on the estimated build-out year of 2028 and the impacts the proposed development will have on the surrounding roadway infrastructure. Access to the subject site will continue to be provided to the single access on Captiva Drive via South Seas Plantation Road.



F2211.03





## II. EXISTING CONDITIONS

The South Seas Island Resort is located at the northern end of Captiva Island. The resort will include amenities for the residents and guests such as pools, a golf course, a marina, retail shops and restaurants.

**Captiva Drive** is a two-lane undivided Collector roadway that extends south from its terminus just west of South Seas Plantation Road through the island of Captiva and onto the Island of Sanibel. Captiva Drive has a posted speed limit of 25 mph and is under the jurisdiction of the Lee County Department of Transportation within the limits of Captiva Island and unincorporated Lee County.

## III. PROPOSED ZONING

The South Seas Resort District (SSRD) encompasses 304+/-acres and is permitted for the development of 912 units/hotel rooms per Administrative Interpretation ADD2002-00098, along 5 acres of commercial uses and private amenities for hotel guests and residents, including recreational facilities, a marina, restaurants, bars and a conference center.

Of the 304+/-acres historically within the SSRD, WS SSIR Owner, LLC (“Applicant”), owns 120.5+/-acres which is the subject of a proposed rezoning to the Mixed Use Planned Development (MPD) zoning district. The MPD will allow for redevelopment of resort uses following Hurricane Ian. Of the 912 units permitted within the SSRD, the subject property is allocated 272 units/hotel rooms per Condition 1 of ADD2002-00098, the majority of which were constructed and substantially damaged in the hurricane.

Specifically, the proposed MPD requests the redevelopment of the site with a maximum of 272 multi-family dwelling units, as previously vested, along with 435 hotel rooms and the additional private amenities listed above. From a trip generation standpoint, the only additional uses that will add traffic to the development are the proposed 435 hotel rooms.



**Table 1** summarizes the land uses that were considered in this analysis as generating additional trips beyond what the property could generate today based on what was previously permitted on the subject property prior to the hurricane. Again, the 272 multi-family dwelling units are already vested on the site and can be constructed without any zoning action. In order to conduct a “worst case” and overall build-out development analysis, the trip generation from these units was considered in this analysis.

**Table 1**  
**South Seas Island Resort MPD**  
**Land Uses**

Use	Proposed
Resort Hotel	435 Rooms
Multi-Family	272 Dwelling Units <sup>1</sup>

<sup>1</sup> 272 Dwelling units are already approved per ADD2002-00098

#### IV. TRIP GENERATION

The trip generation for the uses shown in Table 1 were determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled ***Trip Generation***, 11<sup>th</sup> Edition. Land Use Code 220 (Multi-Family Housing Low-Rise) was utilized for the trip generation purposes of the multi-family dwelling units. Land Use Code 330 (Resort Hotel) was utilized for trip generation of the hotel rooms. The equations for these land uses are included in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday AM and PM peak hour trip generation based on these land use categories. There is no daily trip generation data available for a Resort Hotel in ITE.



**Table 2**  
**South Seas Island Resort MPD**  
**Trip Generation**

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Resort Hotel (435 Rooms)	98	39	137	73	98	171	n/a
Multi-Family Housing (227 Dwelling Units)	26	81	107	87	51	138	1,530
<b>Total Trips</b>	<b>124</b>	<b>120</b>	<b>244</b>	<b>160</b>	<b>149</b>	<b>309</b>	<b>1,530</b>

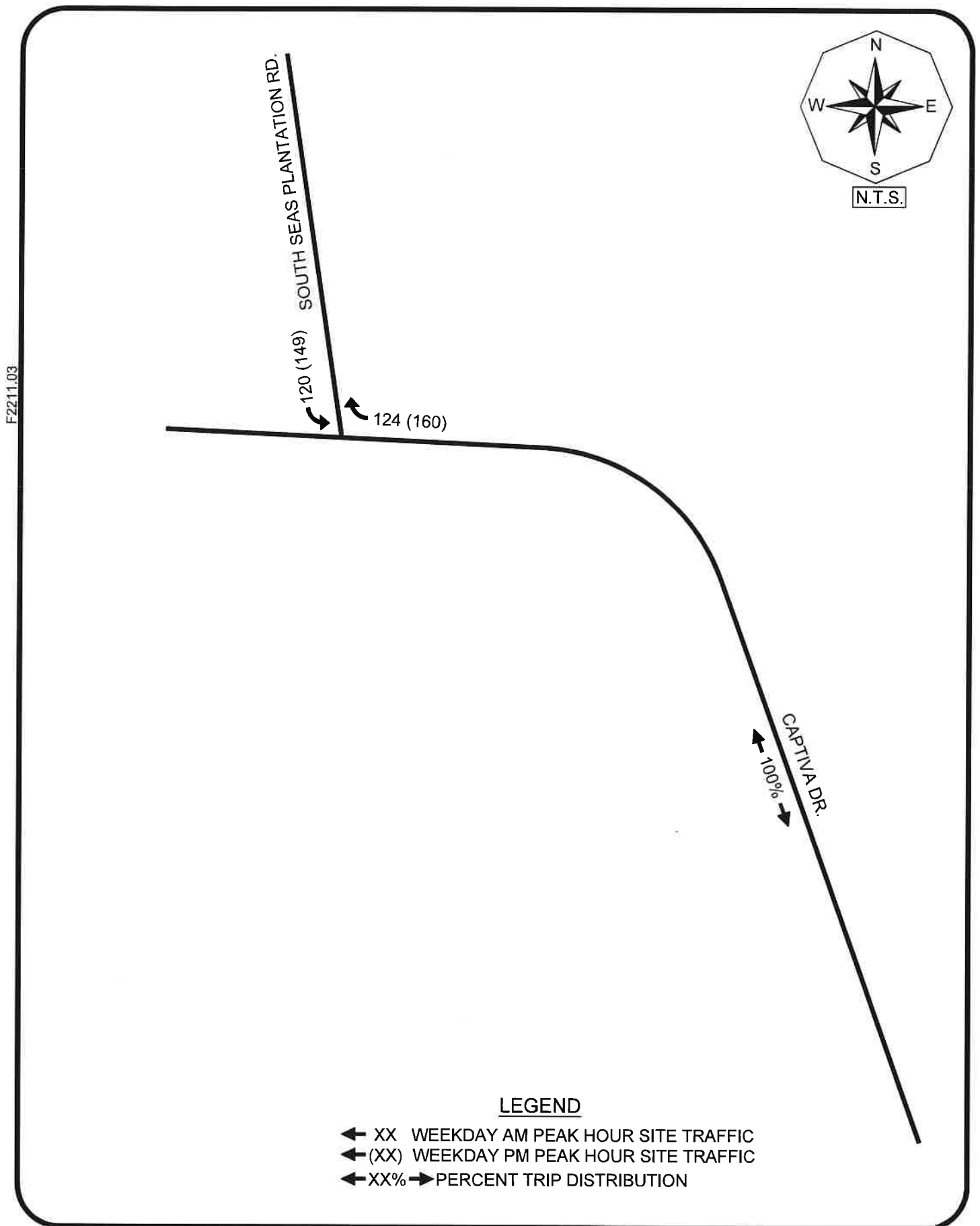
The trips the proposed development is anticipated to generate, as shown in Table 2, were assigned to Captiva Drive. **Figure 2** illustrates the site traffic assignment of the trips to the site access at Captiva Drive and South Seas Plantation Road.

In order to determine which roadway segments surrounding the site will be significantly impacted, **Table 1A**, contained in the Appendix, was created. This table indicates which roadway links will experience a significant impact as a result of the added development traffic. Significant impact is defined as any roadway projected to experience greater than 10% of the Peak Hour – Peak Direction Level of Service “C” volumes.

The Level of Service Threshold volumes for each roadway link were taken from the Lee County Generalized Peak Hour Directional Service Volume table. This table is included in the Appendix of this report for reference. Based on the information contained within Table 1A, Captiva Drive, from the site to Sanibel Island, is shown to experience a significant impact due to the addition of the project traffic.

Another item of discussion that is not reflected in the trip generation that South Seas has participated in and will continue to implement is providing employee shuttle service to and from the mainland. This service reduces the number of trips to and from the mainland on a daily basis made by the employees of the Resort, which impacts the overall daily trip generation of the Resort. Employee trips are not typically made during the peak hours of the adjacent street and are therefore not typically discussed in the traffic impact analysis.







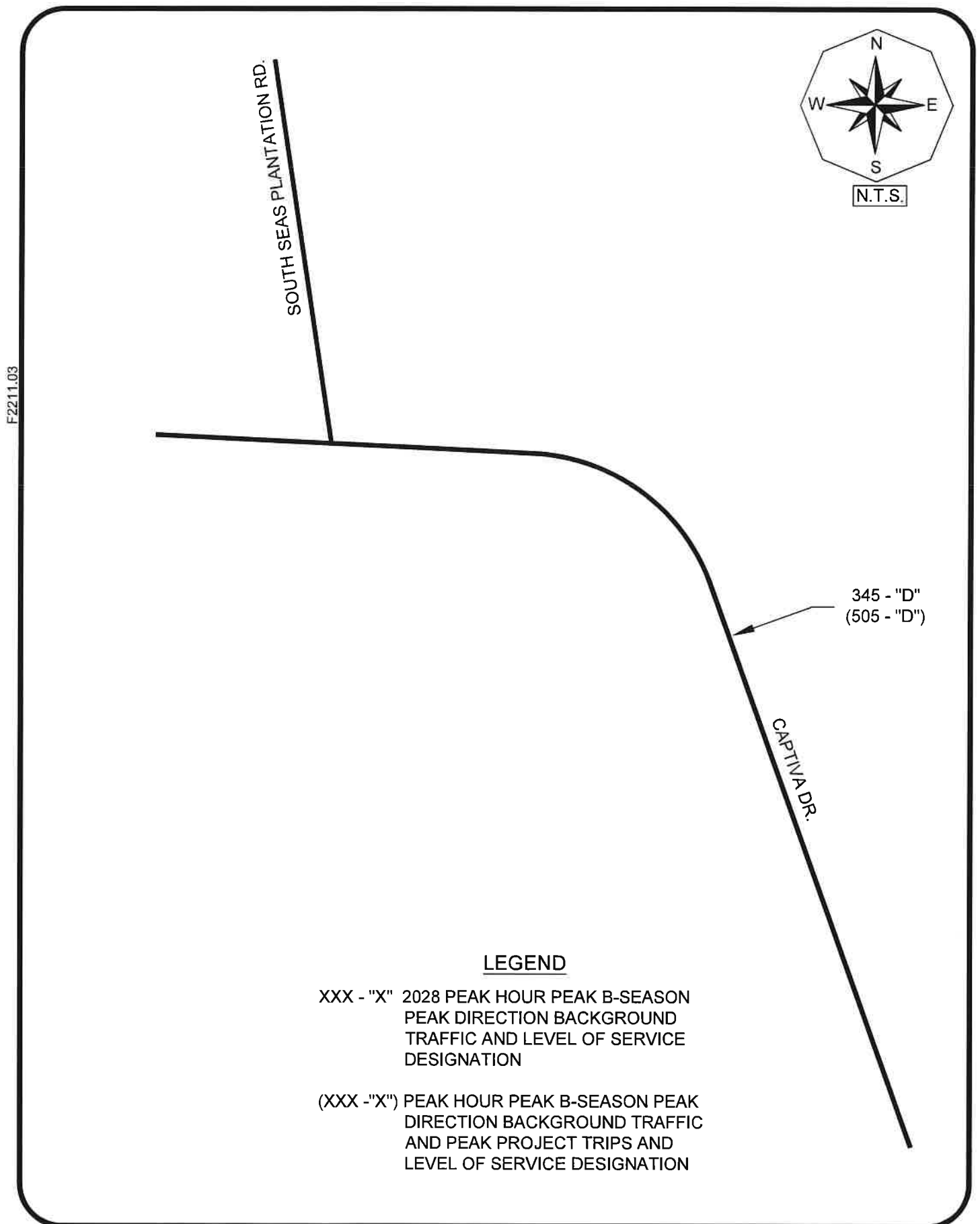
## V. LEVEL OF SERVICE ANALYSIS

The future Level of Service analysis was based on the development build-out horizon, which was selected as the year 2028. Based on this horizon year analysis, the surrounding roadway network was analyzed under 2028 traffic conditions. Even though historical growth patterns have illustrated that there has been very little traffic increase on the island roads in the past eight (8) years, a growth rate of 2% per year, compounded annually, was applied to the existing traffic conditions for the traffic volume reported by Lee County for Captiva Drive. The existing traffic data for Captiva Drive was obtained from the Lee County 2022 *Lee County Public Facilities Level of Service and Concurrency Report*. This data was collected pre-Hurricane Ian.

**Table 2A** in the Appendix of the report indicates the methodology utilized to obtain the year 2028 build-out traffic volumes as well as the growth rate utilized for each roadway segment analyzed. The data obtained from the 2022 Lee County resource is attached to the Appendix of this report for reference.

**Figure 3** indicates the year 2028 peak hour – peak direction traffic volumes and Level of Service for Captiva Drive. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service for Captiva Drive should no additional development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M and P.M. peak hours with the traffic from the additional multi-family units and the hotel rooms added to the Captiva Drive. Figure 3 is derived from Table 2A contained in the Appendix.

It should be noted that there were no trip reductions applied to the trip generation illustrated in Table 2 as calculated from the ITE report. The data contained in the ITE report, especially for the multi-family dwelling units, are typically from units located in Suburban areas. The traffic patterns from these types of units typically exhibit traffic patterns associated with the normal home to work traffic patterns during the peak hours.







The trips that are anticipated at the multi-family dwelling units within the South Seas Island Resort MPD will not exhibit the same travel characteristic as the typical Suburban multi-family dwelling unit. The South Seas Resort will have many amenities that are designed to allow residents and guest to stay on-site to receive goods and services, such as restaurants, retails shops, convenience stores, marina, a beach and other recreational areas and activities that are available to the residents. This will allow the residents and guests to stay on-site and reduce the overall traffic impact to Captiva Drive that would otherwise occur if these services were not available.

Captiva Road from South Seas Plantation to Blind Pass has also been designated as a “Constrained Roadway” by the Lee County Board of County Commissioners pursuant to Lee Plan Policy 37.2.2 and Table 2(b). However, even with the trips from this project and a historical growth in background traffic, Captiva Road is still projected to operate at LOS “D” in 2028, which is above the recommended minimum Level of Service Standard of LOS “E”.



## **VI. CONCLUSION**

The proposed South Seas Island Resort MPD rezoning to permit the vested 272 multi-family dwelling units and an additional 435 hotel rooms will not cause Captiva Drive to operate below the recommended Level of Service levels as identified in the Comprehensive Plan. The trip generation for these uses was analyzed without taking any trip reductions due to airport shuttles or car services that will certainly reduce the trips to/from this use from the mainland. In addition, the amenities that are provided on-site will certainly reduce the need for residents and guests to travel off-site to visit retail or restaurants. South Seas will continue to provide employee shuttle service to the mainland for their employees to travel to and from the site on a daily basis, which further reduces the impacts of this project on the islands.

Captiva Drive is shown to operate at LOS "D" in 2028 with the full build-out of this application with NO trip reductions applied to the proposed uses. In reality, the trips from the hotel and residential uses will be reduced due to the amenities that are provided on-site and the location which this resort is located in Lee County. Many guests will utilize airport shuttle services to arrive at the Resort and employees will utilize the employee shuttle service that South Seas provides, which all assist in reducing the overall transportation impacts to the Island.

# APPENDIX



## **TABLE 1A & 2A**

**TABLE 1A**  
**PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES**  
**SOUTH SEAS ISLAND RESORT MPD**

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	244 VPH	IN=	124	OUT=	120
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	309 VPH	IN=	160	OUT=	149

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	PERCENT		
								PROJECT	PROJECT	PROJ/
								TRAFFIC	TRAFFIC	LOS C
Captiva Drive	S. of South Seas	2LN	0	0	310	660	740	100%	160	51.6%

\* Level of Service thresholds were obtained from Lee County Generalized Peak Hour Directional Service Volume Table (April 2016)

**TABLE 2A**  
**LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS**  
**SOUTH SEAS ISLAND RESORT MPD**

TOTAL PROJECT TRAFFIC AM =	244	VPH	IN =	124	OUT=	120
TOTAL PROJECT TRAFFIC PM =	309	VPH	IN=	160	OUT=	149

ROADWAY	SEGMENT	FDOT SITE #	ADT	ADT	GROWTH	ANNUAL RATE <sup>1</sup>	2022	2028					2028		2028	
							PK HR	PK HR	PK SEASON	PERCENT				BCKGRND	BCKGRND	
							PK SEASON	PEAK DIRECTION	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	+ PM PROJ			
							PEAK DIR. <sup>2</sup>	VOLUME	LOS	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	VOLUME	LOS
Captiva Drive	S. of South Seas					2.00%	267	345	D	100%	124	160	469	D	505	D

<sup>1</sup> Annual Growth Rate was assumed to be 2% per year compounded annually for Captiva Drive

<sup>2</sup> Current peak hour peak season peak direction traffic volumes for Captiva Drive taken from Lee County Public Facilities Level of Service & Concurrency Report



# **LEE COUNTY GENERALIZED SERVICE VOLUMES TABLE**

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.

**FDOT TRAFFIC INFORMATION**  
**ONLINE HISTORICAL TRAFFIC DATA**



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4319 - PERIWINKLE WAY W OF BAILEY RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	22000 X	0	0	9.00	53.90	4.10
2021	21000 X	0	0	9.00	53.50	4.60
2020	20000 E	0	0	9.00	59.30	4.60
2019	20000 C	E 0	W 0	9.00	59.60	4.60
2018	19200 C	E 9500	W 9700	9.00	53.30	5.10
2017	21000 T			9.00	59.80	4.00
2016	21000 S	N 10500	S 10500	9.00	54.40	3.30
2015	21000 F	N 10500	S 10500	9.00	53.90	3.30
2014	20000 C	N 10000	S 10000	9.00	54.30	3.30
2013	17400 S	N 8700	S 8700	9.00	54.20	4.60
2012	17200 F	N 8600	S 8600	9.00	55.70	4.60
2011	17200 C	N 8600	S 8600	9.00	54.30	4.60
2010	5000 S	N 2500	S 2500	11.39	54.12	5.00
2009	5000 F	N 2500	S 2500	11.21	54.17	5.00
2008	5000 C	N 2500	S 2500	11.44	53.80	5.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0194 - BOWMANS BEACH RD, S OF SANIBEL CAPTIVA RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	1500 E	N 0	S 0	9.50	53.90	9.80
2021	1400 X	0	0	9.50	53.50	9.90
2020	1300 E	0	0	9.50	57.10	6.90
2019	1300 F	N	S	9.50	55.70	7.70
2018	1200 C	N 550	S 650	9.00	53.30	8.00
2017	1200 S	N	S	9.00	59.40	7.40
2016	1200 F	N 600	S 600	9.00	54.40	7.00
2015	1200 C	N 600	S 600	9.00	55.50	5.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Count Database System  
(TCDS)

[Home](#) [Login](#) [Locate](#) [Locate All](#) [Email This](#)  
[Auto-Locate OFF](#)

[List View](#) [All DIRs](#)

Record	1	of 1	Goto Record	go
Location ID	319	MPO ID		
Type	SPOT	HPMS ID		
On NHS		On HPMS		
LRS ID		LRS Loc Pt.		
SF Group	7	Route Type		
AF Group		Route		
GF Group		Active	Yes	
Class Dist Grp		Category		
Seas Class Grp				
WIM Group				
QC Group	Default			
Functl Class	-	Milepost		
Located On	Capliva Dr			
Loc On Alias				
More Detail ▶				
STATION DATA				

Directions: **2-WAY** ?

AADT ?								
Year	AADT	DHV-30	K %	D %	PA	BC	Src	
2003	1,600							

Travel Demand Model									
Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT			
	Date	Int	Total
👁	Tue 7/10/2007	15	5,575
👁	Tue 7/18/2006	15	5,319
👁	Tue 7/19/2005	60	5,568
👁	Tue 7/20/2004	60	5,774
👁	Tue 8/5/2003	60	1,294

VOLUME TREND ?	
Year	Annual Growth
2007	5%
2006	-4%
2005	-4%
2004	346%

SPEED				
Date	Int	Pace	85th	Total
No Data				

CLASSIFICATION			
Date	Int	85th	Total
No Data			

WEIGH-IN-MOTION ?				
Date	Axles	Avg GWV	85th	Total
No Data				

PER VEHICLE			
Date	Axles	85th	Total
No Data			

Goog



Google



**TRAFFIC DATA FROM THE LEE  
COUNTY PUBLIC FACILITIES LEVEL  
OF SERVICE AND CONCURRENCY  
REPORT**


Table 21 b): Link-Level Service Volumes and LOS Table

Table 21 b) 1 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
						LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
		FROM	TO											
00100	A & W BULB RD	GLADIOLUS DR	MCGREGOR BLVD	Maj. Col	2LN	E	860	C	342	0.40	C	360	0.42	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	M. Art	2LN	E	990	C	265	0.27	C	279	0.28	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	M. Art	2LN	E	990	C	349	0.35	C	367	0.37	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	M. Art	2LN	E	990	D	561	0.57	D	590	0.50	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	M. Art	2LN	E	990	D	561	0.57	D	654	0.66	Shadow Lakes
00590	ALICO RD	US 41	DUSTY RD	P. Art	4LD	E	1,980	B	1,171	0.59	B	1,230	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	P. Art	6LD	E	2,960	B	1,171	0.40	B	1,532	0.52	Alico Business Park
00700	ALICO RD	LEE RD	THREE OAKS PKWY	P. Art	6LD	E	2,960	B	1,171	0.40	B	1,419	0.48	Three Oaks Regional Center
00800	ALICO RD	THREE OAKS PKWY	I-75	P. Art	6LD	E	2,960	B	2,428	0.82	B	2,552	0.86	EEPCO Study
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	P. Art	6LD	E	2,960	B	1,278	0.43	B	1,425	0.48	EEPCO Study
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	Maj. Col	2LN	E	1,100	C	395	0.36	E	808	0.73	4 Ln constr 2018, EEPCO Study*
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	Maj. Col	2LN	E	1,100	B	131	0.12	B	224	0.20	EEPCO Study
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	Min. Col	2LN	E	860	C	55	0.06	C	162	0.19	old count
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	Maj. Col	2LN	E	860	C	103	0.12	C	116	0.14	old count projection(2009)
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	Maj. Col	4LN	E	1,790	C	564	0.32	C	822	0.46	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	State	4LD	D	2,100	C	1,975	0.94	D	2,076	0.99	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	State	4LD	D	2,100	C	1,821	0.87	F	2,152	1.02	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	State	4LD	D	2,100	C	1,222	0.58	C	1,441	0.69	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	State	2LN	D	924	C	741	0.80	F	941	1.02	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	State	2LN	D	924	C	741	0.80	F	941	1.02	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	P. Art	4LD	E	2,000	B	1,361	0.68	B	1,763	0.88	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	P. Art	4LD	E	2,000	B	1,361	0.68	B	1,430	0.72	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	P. Art	6LD	E	3,000	A	1,123	0.37	A	1,215	0.41	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	Controlled xs	4LD	E	1,980	A	980	0.49	A	1,030	0.52	
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	Maj. Col	2LN	E	860	C	340	0.40	C	565	0.66	
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	P. Art	4LD	E	1,900	C	736	0.39	C	774	0.41	Constrained in City Plan *
02500	BONITA BEACH RD	VANDERBILT DR	US 41	P. Art	4LD	E	1,900	C	1,433	0.75	C	1,506	0.79	Constrained in City Plan
02600	BONITA BEACH RD	US 41	OLD 41	P. Art	4LD	E	1,860	C	1,427	0.77	C	1,500	0.81	Constrained, old count projection(2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	P. Art	6LD	E	2,800	C	1,908	0.68	C	2,005	0.72	Constrained in City Plan(2010)
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	P. Art	6LD	E	2,800	C	2,091	0.75	C	2,197	0.78	Constrained in City Plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	M. Art	4LD	E	2,020	B	626	0.31	B	658	0.33	Constrained in City Plan
02950	BONITA BEACH RD	BONITA GRANDE DR	Logan Boulevard	M. Art	4LD	E	2,020	B	626	0.31	B	658	0.33	Constrained in City Plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	Maj. Col	2LN	E	860	D	692	0.80	E	782	0.91	old count projection(2009)
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	P. Art	6LN	E	2,520	E	1,847	0.73	E	1,941	0.77	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	Maj. Col	2LN	E	860	C	287	0.33	C	302	0.35	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	Maj. Col	2LN	E	860	C	158	0.18	C	166	0.19	
03500	BROADWAY RD (ALVA)	SR 80	North RIVER RD	Maj. Col	2LN	E	860	C	280	0.33	C	294	0.34	old count projection(2009)
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	P. Art	2LN	E	990	D	491	0.50	D	516	0.52	
03780	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	P. Art	2LN	E	990	C	395	0.40	C	415	0.42	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	P. Art	2LN	E	990	D	644	0.65	F	1,057	1.07	Buckingham 345 & Portico
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	Controlled xs	4LD	E	2,950	B	828	0.28	B	870	0.29	
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	Controlled xs	2LN	E	1,140	C	528	0.46	C	626	0.55	
04200	BUS 41 (N TAMIAMI TR, I CITY LIMITS (N END EDISON BRG)	PONDELLA RD		State	6LD	D	3,171	C	1,715	0.54	C	2,082	0.66	
04300	BUS 41 (N TAMIAMI TR, I PONDELLA RD	SR 78		State	6LD	D	3,171	C	1,715	0.54	C	2,082	0.66	
04400	BUS 41 (N TAMIAMI TR, I SR 78	LITTLETON RD		State	4LD	D	2,100	C	994	0.47	C	1,245	0.59	
04500	BUS 41 (N TAMIAMI TR, I LITTLETON RD	US 41		State	4LD	D	2,100	C	596	0.28	C	796	0.38	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	MCGREGOR BLVD	P. Art	4LB	E	4,000	D	3,097	0.77	D	3,255	0.81	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS	Maj. Col	2LN	E	860	C	267	0.31	C	302	0.35	Constrained, old count(2010)

 County-Maintained Collector Roadway - Unincorporated Lee County

 State-Maintained Arterial Roadway - Unincorporated Lee County

 County-Maintained Collector Roadway - Incorporated Lee County

 County Maintained Controlled Access Aterial Facility

 County-Maintained Arterial Roadway - Unincorporated Lee County

 County Maintained Expressway

 County-Maintained Arterial Roadway - Incorporated Lee County

**ADD2002-00098**



## ADMINISTRATIVE INTERPRETATION-2002-00098

ADMINISTRATIVE INTERPRETATION  
LEE COUNTY, FLORIDA**SOUTH SEAS RESORT DEVELOPMENT STATUS**

WHEREAS, THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY has requested the Director of the Department of Community Development (hereafter "Director") and the County Attorney to summarize and clarify the current status of development of a project known as South Seas Resort on property located on the northern end of Captiva Island, described more particularly as:

LEGAL DESCRIPTION: In Sections 15 and 22, Township 45 South, Range 21 East, Lee County, Florida:

See attached **Exhibit "A"**

**Zoning District for South Seas Resort**

WHEREAS, Section 2-1 of the Land Development Code (LDC) provides that the Director may make interpretations of an administrative nature concerning the procedure to be followed in unusual circumstances; and

WHEREAS, LDC Section 34-172(b) provides that the Director, in conjunction with the County Attorney's Office has the discretion to interpret and apply the provisions of Chapter 34 of the LDC (Zoning); and

WHEREAS, the Board of County Commissioners of Lee County originally approved a zoning district change for the subject property on November 20, 1973, by adopting Resolution Z-73-202, Case Number 73-10-33, which changed the zoning district for the subject South Seas Resort property from the RU-3 and RU-2 zoning districts to a unique zoning district, described particularly in Resolution Z-73-202 as "RU-3 using a PUD concept as a guid[e] with special limitation of 3 units per acre and special permit for up to 5 acres of commercial property" and, inter alia limited the development density for this zoning district to 912 units; and

WHEREAS, in conjunction with said Resolution the Board of County Commissioners of Lee County approved a master development plan for the South Seas Resort (hereafter 1973 SSRMDP) which detailed existing developed and future development areas within the unique zoning district approved for South Seas Resort or the South Seas Resort District (hereafter SSRD); and

WHEREAS, in 1973 Lee County's zoning regulations did not provide for a Planned Unit Development (hereafter PUD) zoning district classification per se, however, in 1978 the Board of County Commissioners adopted Resolution Z-1 (1978 Zoning Ordinance) revising the

scheme of zoning regulations for Lee County to include a PUD zoning district classification; and

WHEREAS, the 1978 Zoning Ordinance converted conventional RU-3 zoning districts to RM-2 zoning districts, but did not specifically convert the unique SSRD to either an RM-2 or PUD zoning district; and

WHEREAS, the 1978 Zoning Ordinance defined a PUD as:

A tract of land which is developed as a unit under single ownership or control and which is planned and developed in a single operation or within a proposed period of time by a series of scheduled development phases according to an officially approved Final PUD Development Plan, which does not necessarily correspond to the property development and use regulations of the conventional zoning districts but which permits flexibility in building siting, mixtures of housing types and land uses, and encourages the utilization of usable open space and the maintenance of significant natural features.

WHEREAS, in light of the PUD definition provided by the 1978 Zoning Ordinance, converting the SSRD to, or treating the SSRD as an RM-2 zoning district does not further the mutual intention of the Board of County Commissioners and the developers of South Seas Resort evident in Resolution Z-73-202 for the project to be developed as a PUD; and

WHEREAS, the developers of South Seas Resort have developed the subject property similarly to a PUD, in reliance on Resolution Z-73-202; and

WHEREAS, on January 18, 1984, the Lee County Board of County Commissioners adopted Resolution DSO 84-1 reaffirming "[t]here was site plan approval at the time the original P.U.D. was granted;" and granting on appeal an exemption from Development Standards Ordinance 82-42 to allow the relocation of the residential development area identified as Golf Villas on the 1973 SSRMDP from the originally approved location on the *Bay Island Parcel* to the *Resort Area* on the northernmost end of Captiva Island for the development of 68 residential units known as *Land's End Village*; and

WHEREAS, on July 23, 1985, Lee County Zoning and Development Review Division confirmed that, as a result of the developers of South Seas Resort timely applying for and receiving approval for a site plan under the previous F-0015 review procedure, South Seas Resort met the outlined requirements of and was deemed consistent with the Lee Plan; and

WHEREAS, the approved 1985 site plan included, as Sheet 1 of 16, a revised master plan showing as-built and proposed modifications to the 1973 SSRMDP; and

WHEREAS, the Lee County Zoning and Development Review Division outlined and accepted by in a letter dated June 24, 1987, a process for reviewing a detailed plan or plans for a particular development phase for substantial compliance with the SSRMDP, but did not provide for modification or revision of the SSRMDP itself; and

WHEREAS, the Board of County Commissioners of Lee County initiated and approved Resolution Z-90-91 to include particularly described areas of the property comprising the SSRD within the water-dependent overlay of the Lee Plan and provide that those particularly described areas would be treated as Marine Commercial zoning (CM) districts within the SSRD;

See attached Exhibits "B" and "C"

### **South Seas Resort Master Development Plan (SSRMDP) Amendment Procedure**

WHEREAS, the Director is of the opinion that effective administration of requests to modify or change the SSRMDP as this resort destination evolves under the current and evolving zoning regulations necessary to effectively regulate contemporary land development in Lee County requires treating the SSRD similarly to a PUD, in accordance with Article VI, Division 10, Subdivision IV of the LDC; and

WHEREAS, Article VI, Division 10, Subdivision IV of the LDC provides a contemporary context for adequately and effectively regulating future development and administering future requests for development approvals in furtherance of the intention of the Board of County Commissioners and the developers of the South Seas Resort pursuant to Resolution Z-73-202; and

WHEREAS, the 1978 Zoning Ordinance authorized the Director to approve minor changes in the location, siting or height of buildings, structures and improvements authorized by the approved PUD final development plan; and

WHEREAS, the Board of County Commissioners of Lee County in 1989 amended the Zoning Ordinance to provide the Director with greater flexibility to amend PUD final development plans (see Ordinance 89-4); and

WHEREAS, the parameters set forth in Ordinance 89-4 regarding changes to PUD final development plans are currently codified in LDC Section 34-1038, which provides:

For any approved final PUD development plan for a PUD which does not specifically set forth those minor changes that may be approved by the director of the department of community development or any PUD development plan which has not received final approval prior to the effective date of the ordinance from which this subdivision is derived (July 6, 1987), minor changes (amendments) that may be approved by the department director include, in general, any change to the interior of the development which does not increase density or intensity (i.e., number of dwelling units or quantity of commercial or industrial floor area), or which does not decrease buffers or open space. The director shall not approve any change which results in a substantial underutilization of public resources and public infrastructure committed to the support of the development, nor shall the director approve any change which results in a reduction of total open space, buffering,



landscaping and preservation areas, or which adversely impacts on surrounding land uses.

### **Bayside Villas Lock-off Units**

WHEREAS, during the review of South Seas Resort to provide the requested summary and clarification a question arose as to the number of units at *Bayside Villas* and within the SSRD, and Staff determined that 102 of the 912 maximum allowed residential living units were consistently allocated to the development area identified as Bayside Villas; and

WHEREAS, during the course of this review Staff determined that a portion of the 102 residential living units allocated to Bayside Villas have been and are being operated as lock-off accommodations; and

WHEREAS, lock-off accommodations have been regulated by Lee County Ordinances and counted as living units since 1974 (see Lee County Ordinances numbers 74-9, 78-7, and 82-44, and LDC Sec 34-1547); and

WHEREAS, the marking and use of the 102 units allocated to Bayside Villas as more than 102 units is counter to the SSRMDP and the density cap for the SSRD; and

WHEREAS, the developers and operators of South Seas Resort have voluntarily agreed through a Compliance Agreement with the Director to amortize the use of the units at Bayside Villas as lock-off accommodations in a manner acceptable to Lee County;<sup>1</sup> and

### **Five Acre Commercial Area and 2002 South Seas Resort Master Development Plan (2002 SSRMDP)**

WHEREAS, during the review of South Seas Resort to provide the requested clarification a question arose as to the physical extents of the five (5) acres of commercial development permitted by Resolution Z-73-202; and

WHEREAS, at the request of the County, the developers submitted to the County a revised Master Development Plan (hereafter "2002 SSRMDP") showing the current as built/as approved configuration of the SSRD; and

WHEREAS, the 2002 SSRMDP clearly delineates the current extents of the five (5) acres of permitted commercial development within the SSRD and the perimeter boundary of the current extents of this commercial area have been separately described by metes and bounds to facilitate County verification of this acreage:

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<sup>1</sup> This Compliance Agreement operates to eliminate separate use of portions of the Bayside Villas units as lock-off units—what are now being marketed as "Standard Sleeper Rooms," "Bayside Executive Studios," and "two-bedroom Bayside Villas". See [www.south-seas-resort.com/accommodations/bayside.asp](http://www.south-seas-resort.com/accommodations/bayside.asp) site last visited January 25, 2002.

See attached **Exhibit "D"**

WHEREAS, it is in the best interests of Lee County and the developers of South Seas Resort to summarize and clarify the current status of the South Seas Resort development so as to administer future development approval requests while avoiding possible misunderstandings; and

WHEREAS, the Director of the Department of Community Development has determined and the developers of South Seas Resort have agreed that:

1. Resolution Z-73-202, adopted on November 20, 1973 by the Lee County Board of County Commissioners, established a unique zoning district, hereafter referred to as the South Seas Resort District (SSRD).
2. In conjunction with Resolution Z-73-202, the Board of County Commissioners approved a master development plan, hereinafter South Seas Resort Master Development Plan (SSRMDP). The SSRMDP delineated ten (10) areas as *Beach Homes*, four (4) areas as *Beach Villas*, two (2) areas as *Golf Villas*, and three (3) areas as *Bayside Villas*, a *Golf Course*, *Resort* area, *Commercial* area, *Tennis Villas* area, *Employee Housing* area, *Boat Basin* area, and *Plantation Preserve* area as well as areas of Existing Mangrove. Additionally the approved master plan identified locations for Sewage Treatment & Wastewater Recycling, Boardwalks, an Observation Tower, Indian Mound, golf holes, lakes, roadways, and docking facilities.
3. Contemporaneous to the adoption of Resolution Z-73-202, the developers made the following representations to Lee County Staff, the Zoning Board, the Board of County Commissioners, and the Public, which representations constitute enforceable conditions of the SSRD:
  - a. Development of the SSRD will evolve over a number of years in line with several very basic guidelines: very low density development utilizing a number of small scale clusters; carefully planned and tightly controlled development; preservation of bayou shoreline and mangrove areas; Emphasis on pedestrian traffic, not automobiles.
  - b. The project will be limited to 912 residential units (304 acres at three units per acre) and five (5) acres of commercial development.
  - c. Four (4) miles of mangrove and bayou shoreline will be preserved by clustering higher density into smaller development areas with greenbelt separations.
  - d. A 20 acre *Plantation Preserve* parcel, a natural area to be accessible by wooden walkways that will include instructional stopping points describing the origin and type of vegetation in a bayou area will be set aside.
  - e. Employee housing accommodations will be developed.

4. Since the inception of the SSRD, the developers of South Seas Resort have allocated units to various projects throughout the district and allocated, *inter alia*, 102 units to Bayside Villas and 26 units to the South Seas Plantation Homesites subdivision.
5. On January 18, 1984, the Lee County Board of County Commissioners adopted Resolution DSO 84-1 granting an exemption from the Development Standards Ordinance 82-42 (hereafter "DSO") for the relocation of the Golf Villas from the originally approved location on the *Bay Island Parcel* to the north end of the *Resort Area* for the development of 68 residential units known as *Land's End Village*.
6. In 1985, the developers of South Seas Resort timely requested and received a Lee Plan Consistency Determination. Included with this request were a cover letter, eight (8) page Project Overview, a Tabulation of Dwelling Units at South Seas Resort, and a 16 sheet, 24" x 36" plan package entitled "Construction Plans for South Seas Plantation" (hereafter "1985 plan package"). At that time, the SSRD was deemed consistent with the Lee Plan.
7. The 1985 cover letter noted it was "likely to take an additional three to five years to complete the development in accordance with the approved Master Plan," and that the developer was submitting building permit applications and drawings for review simultaneously.
8. The 1985 Project Overview to some extent reiterated and modified the developer's 1973 representations, providing six (6) guidelines for development, 4 basic types of projects proposed for the final phases of development, a series of descriptions for each individual phase included in the 1985 plan package, and a summary, a Tabulation of Dwelling Units, and an accompanying narrative.
9. The 1985 plan package included the following modifications to the 1973 SSRMDP for the overall plan of development for the SSRD:
  - a. Graphic designations of vegetation were removed. See Sheet 1 of 16.
  - b. The legend was changed from colored to hatchured and expanded to include *Beach Homesites*, *Marina Villas*, *Commercial*, *Resort Complex*, *Employee Housing*, *Resort Services Facilities*; and *Beach Villas* was modified to *Beach Villas and Plantation Villas*. See Sheet 1 of 16.
  - c. The *Golf Villas* were depicted on the northern end of the northernmost peninsular area (to reflect the relocation of the *Golf Villas* and their development of *Land's End Villas*)<sup>2</sup> and the golf holes in that area were reconfigured. See Sheet 1 of 16.

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<sup>2</sup> See Resolution DSO 84-1, County Commission Minutes Book 141 pp 34-35



- d. An area designated *Resort Complex* generally corresponding to the Resort area of the 1973 SSRMDP was identified, see Sheet 1 of 16; and a Paving, Grading, Drainage, and Utility Plan for Plantation House II, see Sheet 2 of 16, and a Paving, Grading and Drainage Plan for Harbourside III, see Sheet 3 of 16, and a Utility Plan for Harborside III were provided. See Sheet 4 of 16.
- e. An area on the northern end of the most northeastern peninsula or *Bay Island Parcel* was identified as *Resort Complex*, see Sheet 1 of 16, and a Paving, Grading, Drainage, and Utility Plan provided for 18 one- and two-story hotel units to be known as *Harbour Pointe*. See Sheet 5 of 16.
- f. A *Marina Villas* area was depicted on the northern peninsula of the land southeasterly and adjacent to the northern Marina and the golf holes in that area reconfigured. See Sheet 1 of 16.
- g. Two areas south of the northern *Resort Complex* area were also designated "Resort Complex," see Sheet 1 of 16, and a Paving, Grading, Drainage, and Utility Plan provided for a new *Estate Residence*<sup>3</sup> and *Health Club*. See Sheet 6 of 16.
- h. The northern areas designated *Beach Villas and Plantation Villas* were modified from the 1973 SSRMDP to show one smaller area on the east side of the road and one larger area on the west side of the road, see Sheet 1 of 16, and a Paving, Grading, Drainage, and Utility Plan provided for two 1-1/2 story duplex units identified as *Plantation Bay Villas* on the east side of the road and one four-plex, two stories over parking identified as *Plantation Beach Villas* on the west side of the road. See Sheet 7 of 16. The larger *Beach Villas and Plantation Villas* area on the west side of the road on Sheet 1 of 16 included property not included in the SSRD. Cf. 1973 SSRMDP.<sup>4</sup>
- i. Three new areas, two on the *Plantation East (aka Bay Island) Parcel* and one in the general area of the *Commercial* and *Bayside Villas* areas of the 1973

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<sup>3</sup> The *Estate Residence* was erroneously excluded from the Tabulation of Dwelling Units, and thus an additional residential unit should be counted against the total 912 allocation.

<sup>4</sup> As developed, this northern *Beach Villas and Plantation Villas* area is comprised of two resort residential projects known as *Sandrift* and *Plantation Beach Club* (PBC), with PBC encompassing the majority of the development area. While PBC was developed with a total of 56 total units, a portion of the project—PBC II, Phase 1, an eight (8) unit building—was constructed on a parcel of land acquired by the developers subsequent to the 1973 zoning approval and not included within the SSRD. Thus the total number of PBC units within the SSRD which may be counted against the total 912 allocation is 48 and the 1985 plan package Tabulation of Dwelling Units total of 56 is in error.

SSRMDP were designated *Resort Services Facilities*, see Sheet 1 of 16, and a Paving, Grading, Drainage, and Utility Plan provided for a Proposed Addition to Sewage Treatment Plant. See Sheet 8 of 16.

- j. The areas designated *Beach Homesites* were modified from the 1973 SSRMDP to show the area platted and developed as South Seas Plantation Beach Homesites, Plat Book 29, Page 106, Public Records of Lee County, Florida. See Sheet 1 of 16.
  - k. The areas designated *Beach Homes* were modified to reflect the as-built development areas. See Sheet 1 of 16.
  - l. The southern area designated *Beach Villas and Plantation Villas* was modified from the 1973 SSPMPD to combine *Beach Homes* and *Beach Villas* development areas. See Sheet 1 of 16.
  - m. The *Commercial* area and the *Tennis Villas* area were revised to generally reverse their positions as shown on the 1973 SSRMDP and *Bayside Villas* was reduced from three (3) areas to two (2) to reflect the as-built development areas, see Sheet 1 of 16, and a Paving, Grading, Drainage, and Utility Plan provided for Chadwick's Commercial, Restaurant, and Meeting Rooms. See Sheet 10 of 16.
  - n. The *Employee Housing* area was revised and modified, see Sheet 1 of 16, and a Paving, Grading, Drainage and Utility Plan provided for Employee Housing/Human Resources and Employee Housing Phase Four. See Sheet 9 of 16.
  - o. Typical Details and Notes with respect to paving, grading, drainage and utilities were also provided. See Sheets 11 through 16 of 16.
- 10. In 1987, the developers of South Seas Resort, in conjunction with a proposal to County Staff of a procedure for plan review and final inspection in the SSRD in light of the process provided under the DSO and the exemption granted the project under Resolution DSO 84-1, submitted a new overview of the master plan, updating the 1985 Project Overview, and a revised Tabulation of Dwelling Units, updating the 1985 Tabulation of Dwelling Units..
  - 11. The June 24, 1987, Lee County Zoning and Development Review Division letter agreed to a process for reviewing a detailed plan or plans for a particular development site or phase for substantial compliance with the SSRMDP, but did not provide for modification or revision of the SSRMDP itself.
  - 12. As the exemption granted under DSO 84-1 was directed at the relocation of the dwelling units for *Land's End Village*, the procedure outlined in staff's June 24, 1987 letter is no longer an effective procedure under current County standards.

13. Mariner's purchase of the Hanchar property and the variance granted by BZA-86-46 does not affect the total number of units permitted within the SSRD (912), however, construction of Sanddrift (aka Plantation Beach Villas within the SSRD allocated four (4) of the 912 SSRD units to that development.
14. The parcel on which the *Estate Residence* was constructed is within the SSRD and one (1) residential dwelling unit will be counted against the total 912 allocation of dwelling units
15. The *Plantation Beach Club II, Phase 1* building, was constructed on a parcel not included within the SSRD, and the eight (8) units it contains will not be counted against the total 912 allocation of dwelling units.
16. The current allocation of units to the various development areas is:

<u>Area Name</u>	<u>Number of Units</u>
1. Bayside Villas	102
2. Tennis Villas	60
3. Employee Housing	140
4. Beach Villas	160
5. Beach Cottages	26
6. Beach Homes	33
7. Beach Homesites	26 <sup>5</sup>
8. Sandrift (aka Plantation Beach Villas)	4
9. Plantation Beach Club	48
10. Plantation Bay Villas	4
11. Marina Villas	40
12. Harbourside Villas	107
13. The South Seas Club	24
14. Cottages at South Seas Plantation	14
15. Plantation House Phase I	12
16. Seabreeze (aka Plantation House Phase II)	8

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<sup>5</sup> The developers of the South Seas Resort have allocated 26 units to the Beach Homesites area. Only 24 units have been constructed to date. In 1999, the Lee County Hearing Examiner granted Lot 21 of this subdivision a variance from the building height limitations of LDC Section 34-2175(2). VAR963127 aka 99.05.144.05V 01.01. LDC Section 34-2175(2) was subsequently amended to prohibit such grant of variance. Lee County Ordinance 99-13.



17. Land's End Village (aka Golf Villas)	68
18. Estate Residence	1
19. Harbour Pointe	18
<b>TOTAL ALLOCATED DWELLING UNITS</b>	<b>895</b>
<b>TOTAL APPROVED DWELLING UNITS</b>	<b>912</b>
<b>TOTAL DEVELOPED DWELLING UNITS</b>	<b>877<sup>6</sup></b>
<b>TOTAL UNDEVELOPED DWELLING UNITS</b>	<b>35</b>

17. There is evidence to conclude that, when used as lock-off units, Bayside Villas provides more than the 102 units allocated to that development phase by the current schedule allocating the 912 SSRD units.
18. The use of lock-off units on Captiva Island is regulated by LDC Section 34-1547.
19. It is in the best interests of the developers and operators of South Seas Resort and Lee County that the design and use as lock-off accommodations of the 102 units allocated to Bayside Villas be amortized. The developers of South Seas Resort have proposed and the County has agreed to a program for timely amortization of the design and use of these units as lock-off accommodations through a Compliance Agreement acceptable to the County.
20. The County-initiated zoning action memorialized by Resolution Z-90-91 established within the SSRD two (2) specific water-dependent overlay Marine Commercial (CM) zoning districts as a part of the SSRD, but that zoning action had no effect on the density or number of units approved within the SSRD.
21. LDC Section 34-1038 provides an effective procedure for reviewing proposed modifications or revisions to the SSRMDP and SSRD for compliance with Chapter 34 of the LDC.

**WHEREAS, THE PURPOSE OF THIS ADMINISTRATIVE INTERPRETATION IS TO SUMMARIZE AND CLARIFY ALL PRIOR APPROVALS INTO ONE COMPREHENSIVE DOCUMENT DETAILING WHAT DEVELOPMENT CURRENTLY EXISTS, CLARIFY WHAT ADDITIONAL DEVELOPMENT MAY BE PERMITTED, AND PROVIDE FOR A REASONABLE METHOD FOR THE COUNTY TO REVIEW REQUESTS FOR FUTURE DEVELOPMENT APPROVALS TO MODIFY OR CHANGE THE MASTER DEVELOPMENT PLAN ADOPTED BY RESOLUTION Z-73-202;**

**NOW, THEREFORE,** the Director of Community Development has determined:

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<sup>6</sup> Of the 877 developed units, to date only 875 have been constructed. Supra note 5.

1. The development of 912 residential units within the SSRD, the extents of which are described in attached Exhibit "A," together with the following Tabulation of Dwelling Units for the allocation of these dwelling units within the SSRMDP is approved:

<b><u>Area Name</u></b>	<b><u>Number of Units</u></b>
1. Bayside Villas	102
2. Tennis Villas	60
3. Employee Housing	140
4. Beach Villas	160
5. Beach Cottages	26
6. Beach Homes	33
7. Beach Homesites	26 <sup>7</sup>
8. Sandrift (aka Plantation Beach Villas)	4
9. Plantation Beach Club	48
10. Plantation Bay Villas	4
11. Marina Villas	40
12. Harbourside Villas	107
13. The South Seas Club	24
14. Cottages at South Seas Plantation	14
15. Plantation House Phase I	12
16. Seabreeze (aka Plantation House Phase II)	8
17. Land's End Village (aka Golf Villas)	68
18. Estate Residence	1
19. Harbour Pointe	18
<b>TOTAL APPROVED ALLOCATED DWELLING UNITS</b>	<b>895</b>
<b>TOTAL APPROVED DWELLING UNITS</b>	<b>912</b>
<b>TOTAL DEVELOPED DWELLING UNITS</b>	<b>877<sup>8</sup></b>

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<sup>7</sup> Id.

<sup>8</sup> Id.

**TOTAL UNDEVELOPED DWELLING UNITS****35**

2. The existing commercial development within a 5 acre area the perimeter boundaries of which are described in attached Exhibit "D" is approved.
3. The existing Marine Commercial development within the two areas, the perimeter boundaries of which are described in attached Exhibits "B" and "C" is approved.
4. Except as specifically conditioned herein, the following development standards applicable to the SSRD, based on standards that have been applied since its inception in 1973 are approved:
  - a. **Open space:** Of the 304± acres<sup>9</sup> that make up the SSRD, approximately one third is set aside as open space (this 100+ acres includes now privately owned uplands, wetlands, and submerged lands). Additionally there is an allocation of open space for those lands seaward of the coastal construction control line, currently in excess of 15 acres. The South Seas Golf Course and other recreational lands supplement the beachfront and preservation land categories such that a minimum of 50% (approximately 152 acres) of the overall property is allocated to Open Space. Therefore, no minimum amount of Open Space is required per individual parcel.
  - b. **Landscape:** Emphasis will be placed on the use of native species. Canopy trees for shading and trees and/or shrubs for the screening of service areas or for privacy will be used to the extent possible. The final plant selection and placement shall be at the discretion of the owner working in concert with County staff. The use of invasive exotics is prohibited.
  - c. **Buffers:** There will be a natural (mostly mangrove) shoreline buffer along the bay waters of the SSRD. Specifically, that natural buffer shall be a minimum of 35' wide (except to the extent that the existing South Seas Road or Bay Drive (leading to Harbour Pointe) may currently encroach into and therefore reduce that 35' buffer). Where it is within or proximate to approved development areas, the natural buffer may be subject to a number of existing small openings as necessary for helicopter, vehicular, boat, pedestrian, and/or utility access, and trimming in accordance with State Standards for Mangrove Trimming where permitted. There is no buffer required along the bay waters extending from the southeasterly tip of the Harbour Pointe site continuing across the marina entrance channel and along the bay waters to Redfish Pass. There shall be no

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<sup>9</sup> The developers have had the property surveyed since 1973 and the greater accuracy of contemporary surveying has determined that the overall acreage is greater than indicated in 1973. This new, larger total acreage does not in any way modify the total maximum of 912 residential dwelling units permissible in the SSRD.

required minimum buffer between residential parcels internal to the development.

- d. **Setbacks:** Captiva Drive Southwest—minimum 25' to edge of right-of-way.  
South Seas Road—minimum 10' to edge of pavement, excluding security building, signs, walls and other entrance features, when consistent with LDC site visibility requirements.  
Internal Driveways—no minimum setbacks required  
Building to External Property Line:  
    —minimum 10' with minimum 6' high wall and vegetation buffer  
    —minimum 15' with minimum 6' high wall or vegetation buffer  
    —minimum 20' without wall or vegetation buffer  
Building to Internal Property Line—no minimum setback required  
Building to Bay Waters  
    —minimum 25' setback from mean high tide line  
Building to Waters of Gulf of Mexico  
    —minimum 50' from mean high tide line  
Building to Natural or Manmade Lake, Pond, Bayou, Canal, or Marina  
    —no minimum setback required for buildings redeveloped within existing building footprints; 25' for any new buildings.  
Building to Building Separation  
    —minimum 10' separation unless additional separation is required by Building/Fire Code  
Accessory Structures including Fences and Walls  
    —for walls or structures 8' or less in height above grade. No minimum setback required  
    —for walls or structures over 8' in height above grade, the setback shall be the same as set forth above for Buildings, except as to water bodies where there will be no setbacks required.  
    —there shall be no minimum required separation between walls and accessory structures or one accessory structure and another.
- e. **Building Heights:** (These standards are applicable to all new structures except those being replaced under the existing Lee County build-back provisions of the Land Development Code) maximum height to the top of a parapet wall, roof, or mid-point of a pitched roof of no less than 4:1 and no more than 7:1 shall be the lesser of 35' above the grade surrounding the building at its foundation or 42' above mean sea level.
- f. **Traffic Impact Statements (TIS):** A traffic impact statement shall be required for any development that includes new residential dwelling units or includes more than 500 square feet of retail/commercial square footage. Because of the SSRD's vested status for purposes of concurrency (established via



Determination of Consistency with the Lee Plan in 1985), the data provided to the County in such TIS are intended for information purposes only. Approval of TIS is not a precursor to approval of proposed development plans. The concurrency vesting is limited to the SSRD, as approved under this interpretation.

- g. **Parking:** (These standards recognize the developers long standing commitments to transportation alternatives to the automobile on Captiva, including pedestrian and bicycle transportation via the pathways provided throughout the SSRD and the provision of up to 18 hours of daily free tram service.)

General

- Individual parking spaces will be no less than 9' wide by 18' deep.
- The appropriate number of handicap spaces will be provided in convenient locations in compliance with Lee County and State of Florida Handicapped Codes and the intent of ADA Guidelines.
- Any proposed reduction or reconfiguration of the as-built/as approve parking spaces provided contemporaneous to this interpretation is subject to a limited review development order to assure that the current inventory of parking is not reduced and additional parking is provided in the proportions for resort uses as required below.

Residential

- Single family/duplex will have a minimum of 2 off-street parking spaces per unit.
- Multi-family housing (whole ownership/timeshare/etc) will have a minimum of 1 parking space per dwelling unit plus a minimum of 1 guest/service parking space for every 10 dwelling units.
- Hotel/Motel units and employee rental apartments shall have a minimum of 1 parking space for every 2 dwelling units plus 1 guest/service parking space for every 10 dwelling units.

Commercial

- Activities/facilities internal to the resort and used almost exclusively by resort owners and guests (i.e. marina, golf course, tennis, retail, resort area restaurants, conference facilities, etc.) have no minimum required number of spaces.
- Activities/facilities within the designated five (5) acre Commercial Area at the south end of the property, except for conference facilities, shall be required to provide a minimum of 1 parking space per 1000 square feet of retail, restaurant/lounge or commercial use (excluding kitchens and other back of house areas and service facilities).

- h. **Construction Standards (other than for buildings):**

–Roads, driveways, walks, bike paths, seawalls, etc. shall be built in accordance with sound engineering design standards typical of those facilities

constructed within the SSRD during the past 28 years, subject to review and approval by County staff through the limited review development order process.

i. **Stormwater Management:**

–The standards of the existing approved SSRMDP as authorized and permitted by the South Florida Water Management District, or as they may be amended in the future, shall govern the surface water management elements of future development in the SSRD.

j. **Other:** Except as otherwise noted herein, the applicable standards of the Lee County Land Development Code shall apply within the SSRD

5. The 2002 SSPMPD, as revised July 22, 2002, stamped approved July 30, 2002, is approved **with the following conditions:**

a. Current and future development within the SSRD will

1. be limited to a development density of 912 units utilizing a number of small scale clusters;
2. be carefully planned and tightly controlled;
3. provide for a self-support capability in terms of facilities and service needed;
4. emphasize pedestrian movement, not automobile traffic;
5. preserve shoreline and mangrove areas, including 2.5 miles of beach, 3.5 miles of bayou shoreline, and 20 acres of *Plantation Preserve* mangrove forest; and
6. demonstrate leadership in rational development techniques in advance of proposed or enacted legislation; and
7. provide and maintain a balance of dwelling units, amenities, and service facilities for the benefit of the entire community (SSP owners and guests, Captiva, and Lee County).

b. The final phases of development in the SSRD include three (3) basic types of projects in accordance with the SSRMDP and the allowed limits:

1. upgrading of resort service facilities;
2. development of small scale clusters of residential units;
3. Improvements to guest facilities.

These include development and redevelopment of resort service facilities and guest facilities, including utilities and other infrastructure.

c. The Beach Pavilion described in the 1985 plan package is not approved

d. Other than as discussed in the letter from the Lee County Attorney's Office dated June 11, 1992, no wetland impacts are authorized by the SSRMDP. Prior to proposing amendments to the SSRMDP for development that may

encroach on wetlands—including but not limited to any expansion of the Harbour Pointe development area—the developers will initiate an environmental study adequate to evaluate the feasibility of such development in wetlands.

- e. The reallocation of any of the currently existing dwelling units or the development of the unallocated dwelling units is permissible by administrative action if such reallocation or development accords with the requirements of LDC Section 34-1038(a)
  - f. Guest access and resort services to the *Harbour Pointe* development area will be via launch from the existing northern marina, and the existing service road will be used for emergency access.
  - g. Employee housing will be provided and included in the total approved dwelling units in the SSRD.
- 6. This Administrative Interpretation and the attached 24" x 36" set of plans, entitled **2002 Master Development Plan South Seas Resort** bound together with all attendant plan sheets, signed by the Director and comprises the SSRMDP, in attached Exhibit "E".
  - 7. To memorialize this Administrative Interpretation and guide future development review in accordance with this Interpretation, the Official and Current Zoning Maps will be revised to label the SSRD and a note added to reference this Interpretation.
  - 8. Proposed revisions to the approved 2002 SSRMDP will be reviewed as changes to a PUD master development plan in accordance with LDC Section 34-1038.
  - 9. Plan review and inspections for future specific development approval requests will be reviewed for consistency with the SSRMDP under the provisions of the LDC, however, these requests will be reviewed as limited review development orders. At the discretion of the Director, a given development approval request may be required to be submitted as a full development order.

DULY SIGNED this 30<sup>th</sup> day of July, A.D., 2002.

BY: Mary Gibbs  
Mary Gibbs, Director  
Department of Community Development

APPROVED AS TO FORM BY: Timothy Jones  
Timothy Jones  
Assistant County Attorney

## **TRIP GENERATION EQUATIONS**



## Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

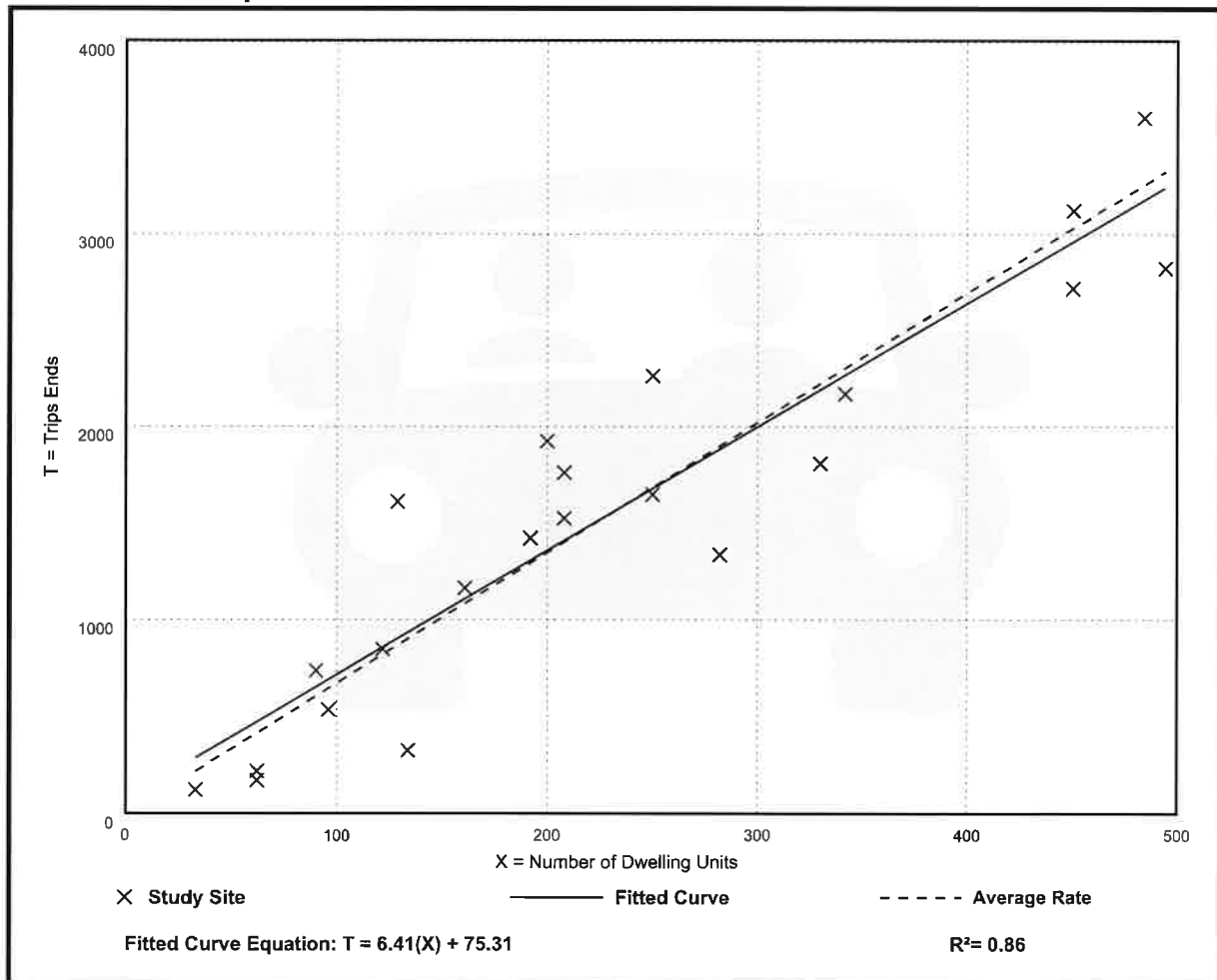
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

### Data Plot and Equation



## Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

### 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: 49

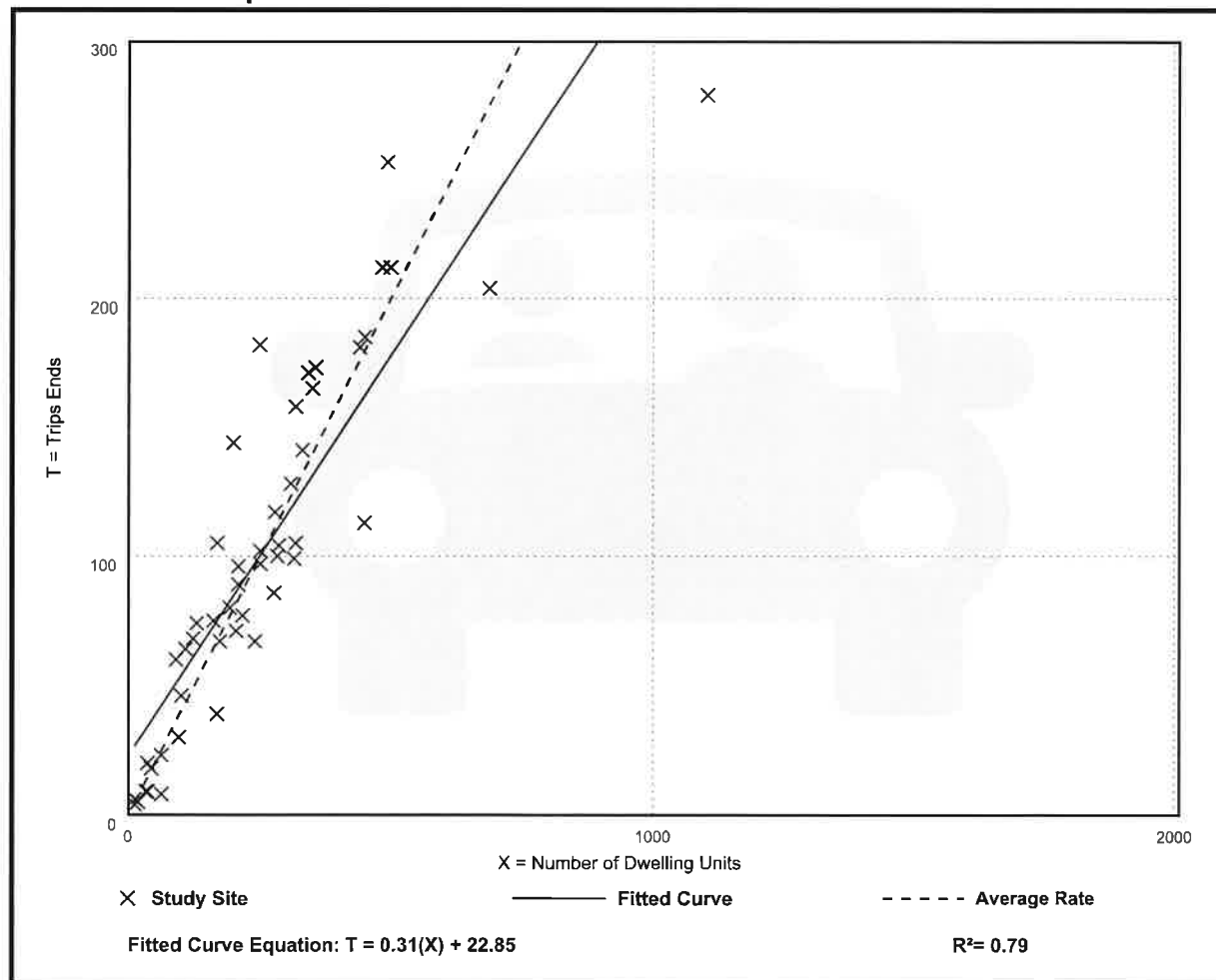
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

### Data Plot and Equation



## Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

### 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: 59

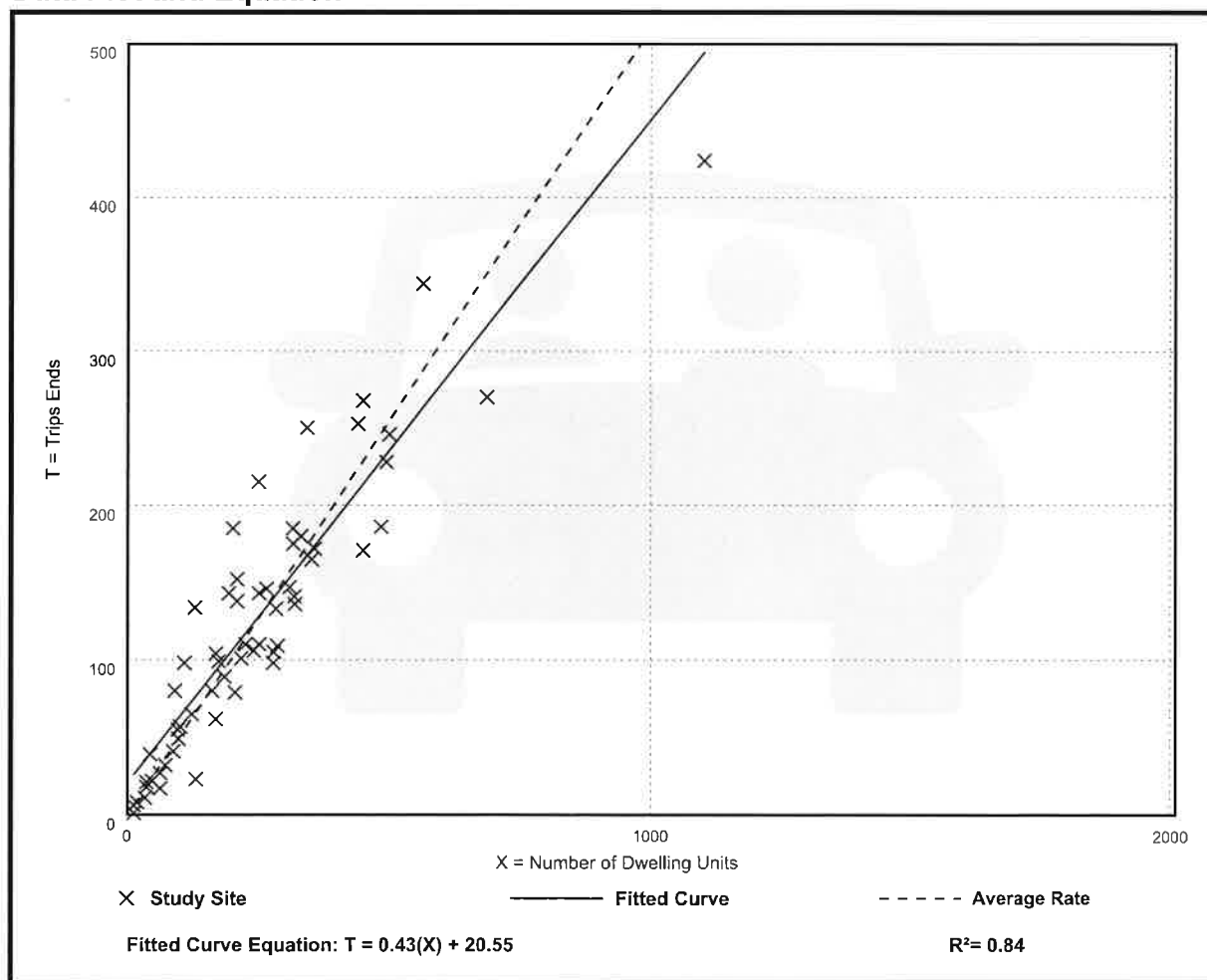
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

### Data Plot and Equation



## Resort Hotel (330)

### Vehicle Trip Ends vs: Rooms

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: 6

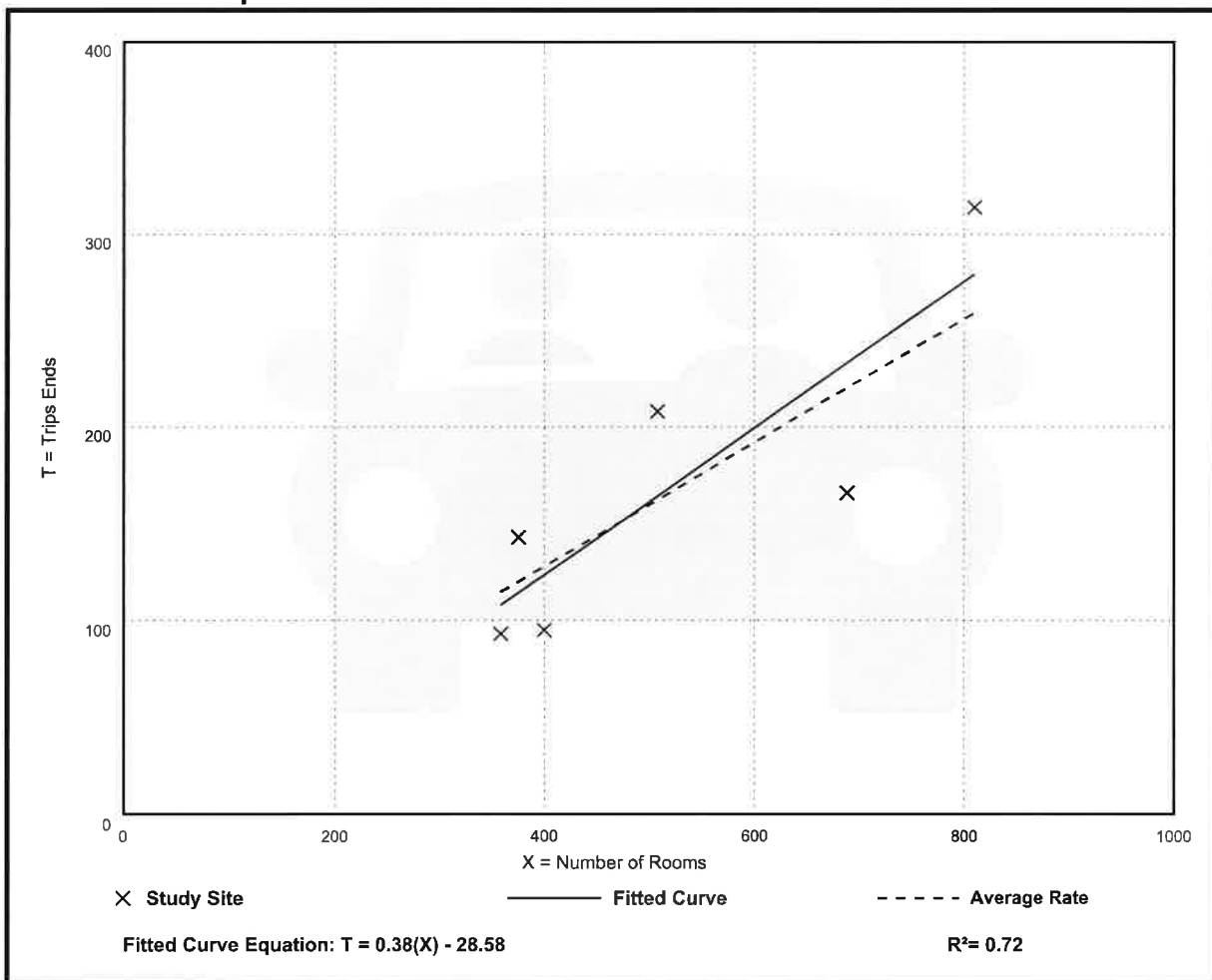
Avg. Num. of Rooms: 524

Directional Distribution: 72% entering, 28% exiting

### Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.32	0.24 - 0.41	0.08

### Data Plot and Equation





## Resort Hotel (330)

### Vehicle Trip Ends vs: Rooms

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: 9

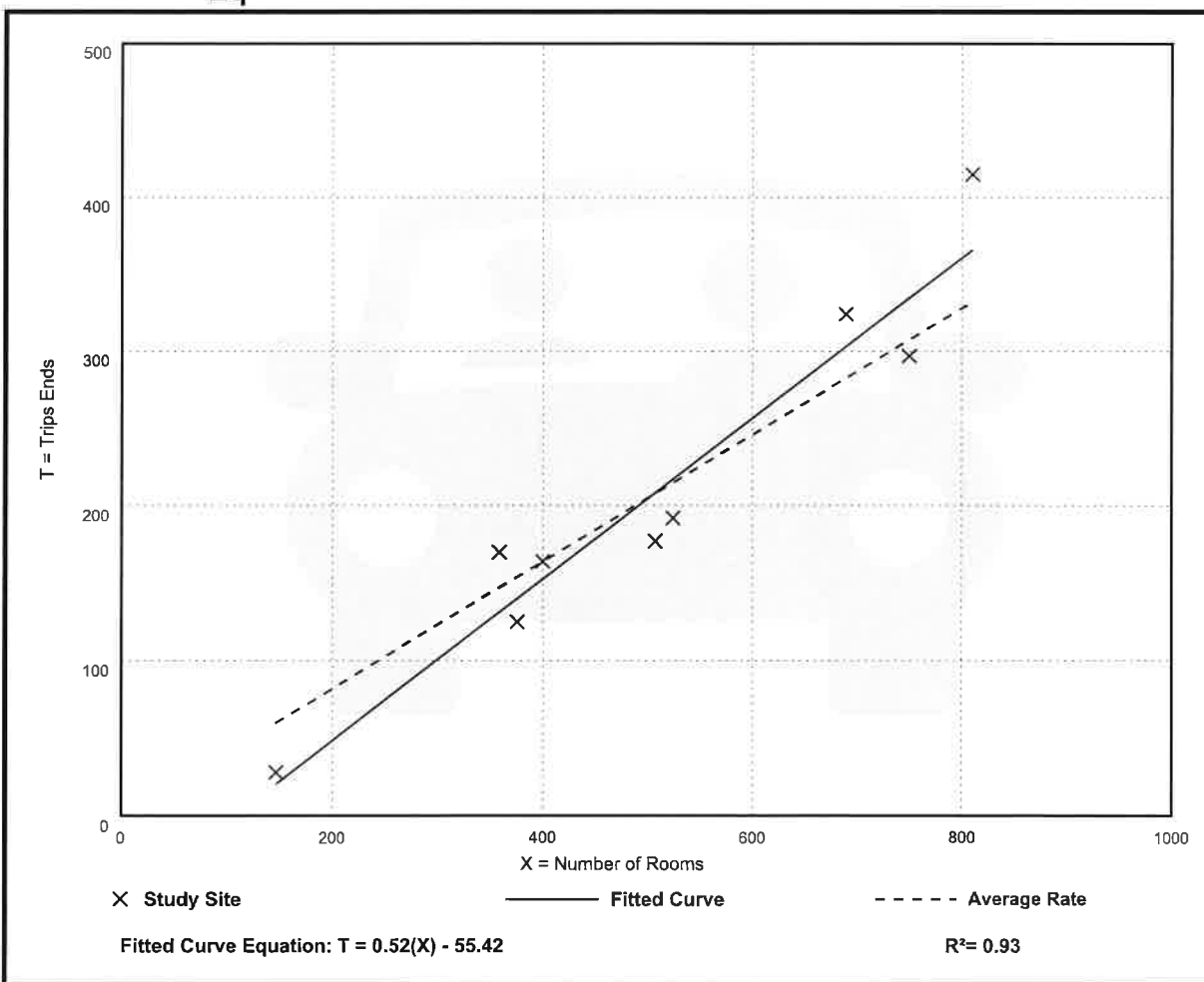
Avg. Num. of Rooms: 507

Directional Distribution: 43% entering, 57% exiting

### Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.41	0.19 - 0.51	0.08

### Data Plot and Equation



**FGUA Operations Office**

Government Services Group, Inc.  
280 Wekiva Springs Rd., Ste 2070  
Longwood, FL 32779-6026

(877) 552-3482 Toll Free  
(407) 629-6900 Tel  
(407) 629-6963 Fax

May 23, 2023

Carl A. Barraco  
Barraco and Associates, Inc.  
2271 McGregor Blvd., Suite 100  
Fort Myers, FL 33901  
CarlB@Barraco.net

**RE: Potable Water, Wastewater, and/or Reclaim Water Availability – LOA ID#: 23-053 UAD**  
**Parcel ID No.: 26-45-21-00-00011.0000; 00011.0050; 0003.0020; 0001.2020; 0005.002B**  
**14830, 14820, 14804 Captiva Dr. ; 2800-5640, 1057-1900 South Seas Plantation Rd. Captiva, FL 33924**  
**South Seas Island Resort PD**

Dear Mr. Barraco:

The FGUA has received your Application for Service Availability, and upon review, it has been determined that potable water and wastewater disposal service is generally available to the address provided. The attached site map indicates the approximate size and location of the existing mains in the area. Please be advised that main extensions, connection to the reclaimed water system, and other system enhancements funded by the project sponsor may be required.

The application indicated that the proposed project consists of Hotel buildings with 425 rooms in total with an estimated potable wastewater demand of 85,000 GPD. Currently, FGUA facilities are able to accommodate these demands. During the design process, if existing conditions warrant, a hydraulic analysis may need to be performed by the project engineer to evaluate the impacts the proposed project may have on the existing water and wastewater systems.

This letter should not be construed as a commitment to serve, but only as a statement of the availability of service and is effective for twelve (12) months from the date of issue. The FGUA commitment to serve will be made once a Utility Infrastructure Conveyance and Service Agreement (CSA) is fully executed. To move this project forward, contact Development Services via email at [devservices@fgua.com](mailto:devservices@fgua.com) to receive a plan submittal package and schedule the pre-application meeting if required.

**FGUA Board of Directors**

PAM KEYES, P.E., Vice Chair, Lee County / KEN CHEEK, P.E., Citrus County / SHANE PARKER, P.E., Vice Chair, Hendry County / TAMARA RICHARDSON, P.E., Chair, Polk County / DAVID ALLEN, P.E., Pasco County / JODY KIRKMAN, P.E., Marion County / HEIDI PETITO, Flagler County

Letter of Availability  
Page 2 of 3

Sincerely,

**FLORIDA GOVERNMENTAL UTILITY AUTHORITY**

*Douglas W. Black*

Digitally signed by Douglas W Black  
Date: 2023.05.24 11:31:14 -04'00'

Douglas W. Black, PSM, PLS  
Property & Development Manager

CC: Mike Currier, South Region Area Manager

Encl.

1. Pre-Development Meeting Information
2. Utility Locates
3. Fee Statement/Receipt

**FGUA Board of Directors**

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## Development Services Division

### Pre-Application Meeting Information

**Purpose:**

The pre-application meeting is designed to be an informative discussion, specifically geared toward assisting the applicant (owner/developer/engineer) understand the FGUA's policies and development process. The pre-application meeting may be required prior to the formal submission and review of any utility construction plans by the Development Division.

It is our goal to assist you through the FGUA development process as smoothly as possible, and for your development to be a success. This pre-application meeting, if required, will provide you with the details you need to make this a successful and stress-free process.

**What to Expect:**

If the meeting is required, you will be provided with a variety of both general and specific information regarding the FGUA's development process. This will include, but not be limited to staff contact information, plan review guidelines, current fees, conveyance, and closeout procedures.

**Who Should Attend:**

It is encouraged that a representative from the property owner, developer, and engineer, at a minimum, attend this meeting. Representatives of the FGUA's Development Division, including the Development Technician, Development Coordinator, Real Property Coordinator and utility system Area Manager will also be in attendance as required.

In an effort to accommodate the potential long-distance commute between the FGUA's Operations Office in Longwood, Florida and the FGUA system areas, these meetings will take place via Microsoft Teams.

**Meeting Requests:**

Please e-mail Development Services to request a meeting at [devservices@fgua.com](mailto:devservices@fgua.com).

Please have your FGUA Letter of Availability (LOA) Number (included on the first page of your previously issued Letter of Availability) ready when you email to schedule this meeting.

You will also be required to provide a preliminary site utility plan for staff review before the meeting is scheduled.

**FGUA Board of Directors**

PAM KEYES, P.E., Vice Chair, Lee County / KEN CHEEK, P.E., Citrus County / SHANE PARKER, P.E., Vice Chair, Hendry County / TAMARA RICHARDSON, P.E., Chair, Polk County / DAVID ALLEN, P.E., Pasco County / JODY KIRKMAN, P.E., Marion County / HEIDI PETITO, Flagler County



**Project Name:** South Seas Island Resort PD

**Property Address:** 14830, 14820, 14804 Captiva Dr. ; 2800-5640, 1057-1900 South Seas  
Plantation Rd. Captiva, FL 33924

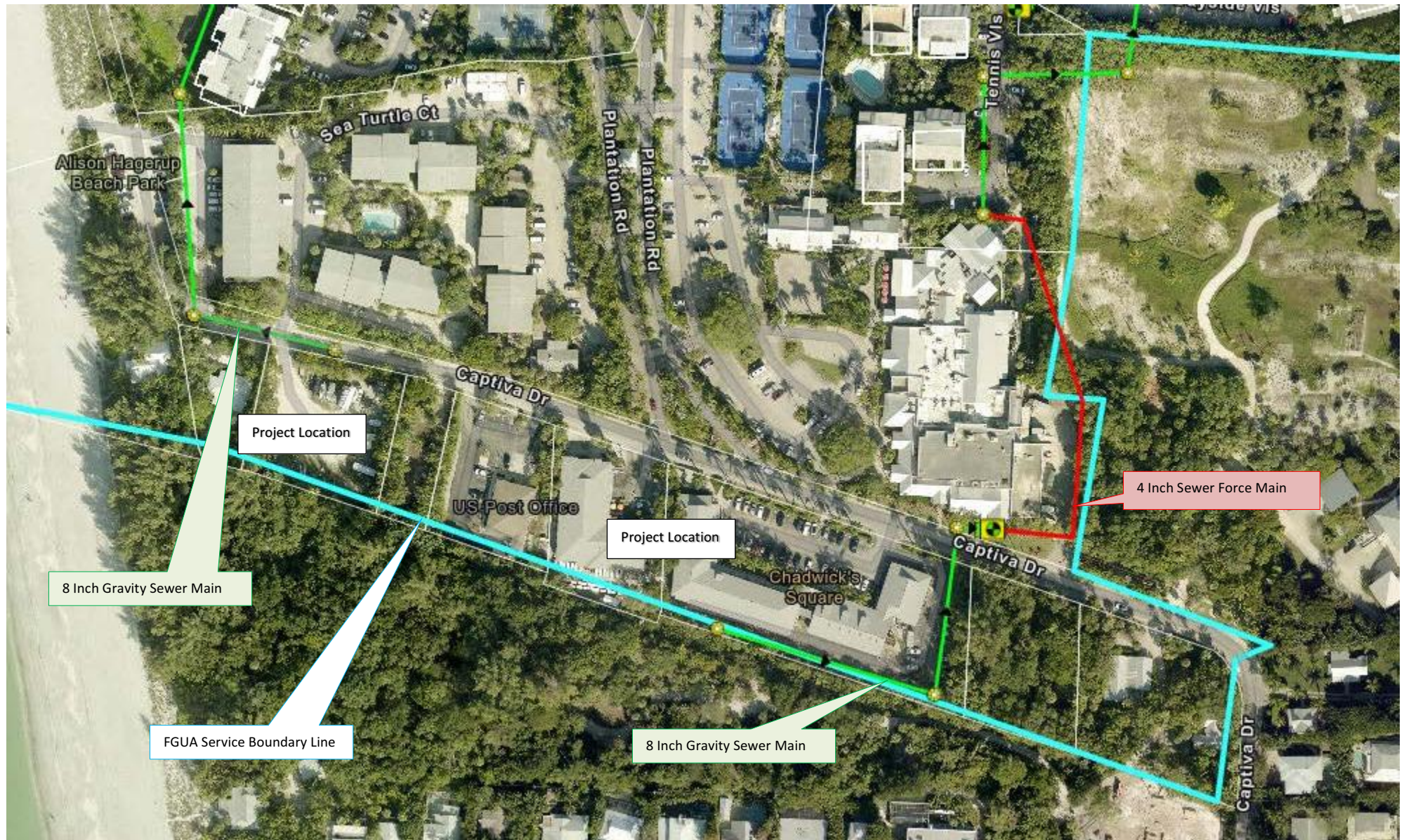


**ALL UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE DEVELOPER IS SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS VIA POTHOLING OR OTHER ACCEPTABLE MEANS.**



**Project Name:** South Seas Island Resort PD

**Property Address:** 14830, 14820, 14804 Captiva Dr. ; 2800-5640, 1057-1900 South Seas  
Plantation Rd. Captiva, FL 33924



**ALL UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE DEVELOPER IS SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS VIA POTHOLING OR OTHER ACCEPTABLE MEANS.**





## FGUA Fee Statement

### Letter of Availability and/or Locate Request

26-45-21-00-00011.0000; 00011.0050; 0003.0020;

Property Address or PID: 0001.2020; 0005.002B

System: Unified-Aqua 419

Development/Project Name: South Seas Island Resort PD

Date: May 11, 2023

County: Lee

LOA ID: 23-053 UAD

All fee amounts are based on the rates in effect as of the date of this statement and are subject to change.

Fees based on:

0 Letter of Utility Location Availability and Locate Map	\$	100.00
1 Utility Availability Map (Map Only)	\$	75.00
2 Letter of Utility Location Availability (Letter Only)	\$	25.00

<i>FGUA</i>	G/L Code	Fees	Total fees	Amt Previously Paid	Balance Due
<b>LOA Request</b>	<b>202098</b>	\$ 100.00	\$ 100.00	\$ 100.00	\$ -

*Fees Due:* \$ -

<i>Payment History</i>	Date	Check Date	Check #	Payer Name	Amount
0 Letter and Locate Map	5/11/2023	5/3/2023	23592	Barraco and Associates, Inc.	\$ 100.00
1 Map Only					
2 Letter Only					

23592

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
05/03/2023	24071			100.00
DATE 05/03/23 VENDOR Florida Governmental Utility Authority			TOTAL	100.00

**Barraco**  
and Associates, Inc.

2271 MCGREGOR BOULEVARD  
FORT MYERS, FL 33901  
(239) 461-3170

COGENT BANK 63-1466  
631


23592

One Hundred and no/100

DATE 05/03/23 AMOUNT 23592 \$100.00

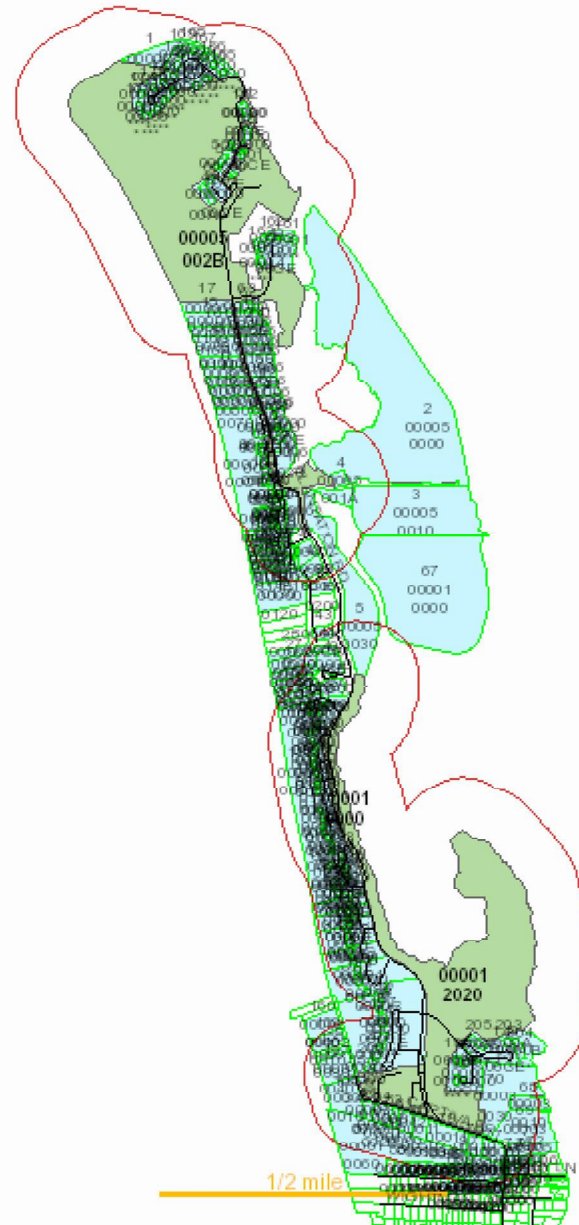
PAY  
TO THE  
ORDER  
OF

FLORIDA GOVERNMENTAL UTILITY AUTHORITY  
280 WEKIVA SPRINGS RD., SUITE 2000  
LONGWOOD FL 32779



⑈023592⑈ ⑆063114661⑆ 100000302⑈





Sub Affect Buffer: 50 Date: 8/2 List Size: 629

Ind	Subjec	Foliold	STRAP	OwnerName	OwnerName2	MailAddre	MailAddre	MailCity	MailState	MailZip	MailCount	SiteNumb	SiteStreet
0	TRUE	10003922	22-45-21-C	WS SSIR OWNER LLC		660 STEAN 3RD FL		GREENWIC CT		6830		1057-1900	SOUTH SE/
0	TRUE	10004112	26-45-21-C	WS SSIR OWNER LLC		660 STEAN 3RD FL		GREENWIC CT		6830		2800-5640	SOUTH SE/
0	TRUE	10004642	27-45-21-C	WS SSIR OWNER LLC		660 STEAN 3RD FL		GREENWIC CT		6830			ACCESS UN
1	FALSE	10003851	15-45-21-C	WS SSIR OWNER LLC		660 STEAN 3RD FL		GREENWIC CT		6830			GOLF COU
2	FALSE	10003919	22-45-21-C	UNITED STATES (US FISH AND W		1875 CENTURY BLVD		ATLANTA GA		30345		1170	SOUTH SE/
3	FALSE	10003920	22-45-21-C	FLORIDA GOVT U GOVERNMENT		280 WEKIVA SPRINGS		LONGWOC FL		32779		1060/1062	SOUTH SE/
4	FALSE	10003921	22-45-21-C	ISLAND WATER ASSOCIATION IN		3651 SANIBEL CAPTIV		SANIBEL FL		33957			ACCESS UN
5	FALSE	10489989	22-45-21-C	PLANTATION DE\PROPERTY TAX		PO BOX A-3956		CHICAGO IL		60690			ACCESS UN
6	FALSE	10003923	22-45-21-C	WS SSIR OWNER LLC		660 STEAN 3RD FL		GREENWIC CT		6830			SOUTH SE/
7	FALSE	10572056	22-45-21-C	UNITED STATES (US FISH AND W		1875 CENTURY BLVD		ATLANTA GA		30345			SOUTH SE/
8	FALSE	10003924	22-45-21-C	SLAMAN JAMES A & CYNTHIA		16100 OLD CUTLER R		PALMETT FL		33157		957	SOUTH SE/
9	FALSE	10003925	22-45-21-C	NITTERHOUSE PAGE P &		1785 FALLING SPRING		CHAMBER PA		17202		953	SOUTH SE/
10	FALSE	10003926	22-45-21-C	GANO FLORIDA PROPERTY LLC		6490 FRIARSGATE DR		CANTON OH		44718		949	SOUTH SE/
11	FALSE	10003927	22-45-21-C	AQUILA FRANCIS J &		205 S FINLEY AVE		BASKING R NJ		7920		945	SOUTH SE/
12	FALSE	10003928	22-45-21-C	BUCHANAN STEVEN JAMES		10842 OLD MILL RD S		OMAHA NE		68154		941	SOUTH SE/
13	FALSE	10003930	22-45-21-C	PRESERVATI RICHARD G &		933 SOUTH SEAS PLA		CAPTIVA FL		33924		933	SOUTH SE/
14	FALSE	10003931	22-45-21-C	KOELMEL MARK H TR		PO BOX 1180		CAPTIVA FL		33924		944	SOUTH SE/
15	FALSE	10003933	22-45-21-C	THE FIFTEEN FAMILY TRUST +		315 BRYN DU DR		GRANVILLI OH		43023		925	SOUTH SE/
16	FALSE	10003934	22-45-21-C	MCCLURE CHARLES G & SARAH		104 BRADY LN		BLOOMFIE MI		48304		929	SOUTH SE/
17	FALSE	10003935	22-45-21-C	SURAYA LLC		2ND FLOO 30-32 NEV		ST HELIER JERSEY	JE1	8FT	UNITED KI	921	SOUTH SE/
18	FALSE	10003936	22-45-21-C	BOYLAN CARROLL		1651 E BOOT RD		WEST CHE PA		19380		924	SOUTH SE/
19	FALSE	10003937	22-45-21-C	GARRETT DEBRA ANN TR		PO BOX 923		CAPTIVA FL		33924		932	SOUTH SE/
20	FALSE	10003938	22-45-21-C	WIENER LEE RUSSELL		4200 TUCKAHOE RD		MEMPHIS TN		38117		936	SOUTH SE/
21	FALSE	10003939	22-45-21-C	GORTON SCOTT TR		3921 SW 47TH AVE S		DAVIE FL		33314		956	SOUTH SE/
22	FALSE	10003940	22-45-21-C	LEM WHITE IBIS LLC		GNELLENSTRASSE 18		UITIKON		1842	SWITZERL/	952	SOUTH SE/
23	FALSE	10003941	22-45-21-C	MORGAN JEFFREY R		115 TAYLORTOWN R		BOONTON NJ		7005		948	SOUTH SE/
24	FALSE	10003942	22-45-21-C	928 S SEAS RESORT LLC		727 MALLARD BAY		LEXINGTOI KY		40502		928	SOUTH SE/
25	FALSE	10491001	22-45-21-C	UNITED STATES (US FISH AND W		1875 CENTURY BLVD		ATLANTA GA		30345			ACCESS UN
26	FALSE	10003945	22-45-21-C	J & M OF MISSOURI III LLC		6085 TIMBERIDGE		PARKVILLE MO		64152		1129	LONGIFOLI
27	FALSE	10003946	22-45-21-C	1127 LONGIFOLIA LLC		2749 E COVENANTER		BLOOMIN IN		47401		1127	LONGIFOLI
28	FALSE	10003947	22-45-21-C	NEAL JEFFREY C		1099 PELHAM RD		WINNETK IL		60093		1123	SCHEFFLER
29	FALSE	10600220	22-45-21-C	HOOD WARREN A JR &		1978 HOOD BLVD		STE HATTIESBL MS		39401		1111/1113	SCHEFFLER
30	FALSE	10003955	22-45-21-C	MALOJA CORPOF HEINRICH BAUI		CHEMIN DU MONT BITRELEX				1270	SWITZERL/	1109	SCHEFFLER

31	FALSE	10003956	22-45-21-C	NYON CORPORA	HEINRICH BAUI	CHEMIN DU MONT BITRELEX	1270	SWITZERL/	1107	TALLOW TI
32	FALSE	10003957	22-45-21-C	IMMOLEASING C	HEINRICH BAUI	CHEMIN DU MONT BITRELEX	1270	SWITZERL/	1108	TALLOW TI
33	FALSE	10003958	22-45-21-C	DUFF FAMILY LLC	2036	LOGAN HILL DR CHESTERFI MO	63017		1105	TALLOW TI
34	FALSE	10003959	22-45-21-C	JUST WANT TO HAVE MORE SUN	212	WALDO AVE N #1 LEHIGH AC FL	33971		1106	TALLOW TI
35	FALSE	10003960	22-45-21-C	DOSS JAMES A TR	2375	TROON CT SANIBEL FL	33957		1103	TALLOW TI
36	FALSE	10003961	22-45-21-C	LENNON WILLIAM H	38376	APOLLO PKWY WILLOUGH OH	44094		1104	TALLOW TI
37	FALSE	10003962	22-45-21-C	MICO 3 LLC	12910	PIERCE ST STE OMAHA NE	68144		1101	TALLOW TI
38	FALSE	10003963	22-45-21-C	WINDMILL ASSOCIATES LLC	7084	PIONEER RD WEST PALI FL	33413		1102	TALLOW TI
39	FALSE	10003966	22-45-21-C	CAPTIVA ISLAND SAM RONALD	31	MOCKINGBIRD VA LOUISVILLI KY	40207		1112	SCHEFFLER
40	FALSE	10003971	22-45-21-C	LARSON VIRGINIA M TR	6933	SE 35TH ST MERCER IS WA	98040		1125	LONGIFOLI
41	FALSE	10003964	22-45-21-C	S SEAS PLAN BCH HOMESITES PR PO BOX 100		SANIBEL FL	33957			SOUTH SE/
42	FALSE	10003965	22-45-21-C	S SEAS PLAN BCH HOMESITES PR PO BOX 100		SANIBEL FL	33957		1107	SCHEFFLER
43	FALSE	10003969	22-45-21-C	S SEAS PLAN BCH HOMESITES PR PO BOX 100		SANIBEL FL	33957		1118	SCHEFFLER
44	FALSE	10003970	22-45-21-C	S SEAS PLAN BCH HOMESITES PR PO BOX 100		SANIBEL FL	33957			SCHEFFLER
45	FALSE	10003973	22-45-21-C	MARINA VILLAS CONDO ASSOC PO BOX 194		CAPTIVA FL	33924			MARINA V
46	FALSE	10004017	22-45-21-1	PLANTATION BEACH CLUB III OW	13451-26	MCGREGO FORT MYE FL	33919	999/1021		PLANTATIC
47	FALSE	10460706	22-45-21-1	SOUTH SEAS CLUB CONDO ASSO	1509	PERIWINKLE W/ SANIBEL FL	33957		1300	SOUTH SE/
48	FALSE	10004019	22-45-21-1	SOUTH SEAS CLU HILTON GRANC HOA A/R C 6355 METI		ORLANDO FL	32835		1317	SOUTH SE/
49	FALSE	10004021	22-45-21-1	GLICKSMAN CAROLINE A TR	610	HOLLYHILL DR BRIELLE NJ	8730		1071	SOUTH SE/
50	FALSE	10004022	22-45-21-1	EWB PROPERTIES LLC	7327	ROGUES RD NOKESVILI VA	20181		1072	SOUTH SE/
51	FALSE	10004023	22-45-21-1	KING JOHN D & JANE A	5225	E COOK RD GRAND BL MI	48439		1073	SOUTH SE/
52	FALSE	10004024	22-45-21-1	SUNG LAWRENCE M TR	PO BOX 1274	CAPTIVA FL	33924		1074	SOUTH SE/
53	FALSE	10004025	22-45-21-1	SANDRIFT PROPERTY OWNERS A PO BOX 194		CAPTIVA FL	33924			SANDRIFT
54	FALSE	10460705	22-45-21-2	COTTAGES AT SOUTH SEAS	1509	PERIWINKLE W/ SANIBEL FL	33957			COTTAGES
55	FALSE	10004027	22-45-21-2	COTTAGES AT S S HILTON GRANC HOA A/R C 6355 METI		ORLANDO FL	32835		1501	SOUTH SE/
56	FALSE	10462755	22-45-21-2	LANDS END VILLAGE CONDO AS PO BOX 640		CAPTIVA FL	33924		1669	LANDS ENI
57	FALSE	10460704	22-45-21-2	PLANTATION HOUSE CONDO AS	1509	PERIWINKLE W/ SANIBEL FL	33957			PLANTATIC
58	FALSE	10004098	22-45-21-2	PLANTATION HO HILTON GRANC HOA A/R C 6355 METI		ORLANDO FL	32835		1901	SOUTH SE/
59	FALSE	10462756	22-45-21-2	PLANTATION BAY VILLAS CONDC	1509	PERIWINKLE W/ SANIBEL FL	33957			PLANTATIC
60	FALSE	10004100	22-45-21-2	PLANTATION BA HILTON GRANC HOA A/R C 6355 METI		ORLANDO FL	32835		970	SOUTH SE/
61	FALSE	10004102	22-45-21-2	SEABREEZE AT SOUTH SEAS	12800	UNIVERSITY D FORT MYE FL	33907			SEABREEZE
62	FALSE	10486869	22-45-21-2	HARBOURVIEW VILLAS AT	1509	PERIWINKLE W/ SANIBEL FL	33957			HARBOURV
63	FALSE	10486988	22-45-21-2	HARBOURVIEW HILTON GRANC	6355	METROWEST BL ORLANDO FL	32835		920	SOUTH SE/
64	FALSE	10550050	22-45-21-2	PLANTATION BEACH CLUB OWN	1509	PERIWINKLE W/ SANIBEL FL	33957		1001	PLANTATIC
65	FALSE	10550055	22-45-21-2	PLANTATION BEACH CLUB II	1509	PERIWINKLE W/ SANIBEL FL	33957			PLANTATIC

66	FALSE	10550061	22-45-21-C	PLANTATION BE/HILTON GRANC	P O BOX 686	CAPTIVA	FL	33924	1045-1056 SOUTH SE/
67	FALSE	10004111	23-45-21-C	UNITED STATES CUS FISH AND W	1875 CENTURY BLVD	ATLANTA	GA	30345	ACCESS UN
68	FALSE	10004113	26-45-21-C	RAUSCHENBERG ROBERT RAUSC	381 LAFAYETTE ST	NEW YORK	NY	10003	ACCESS UN
69	FALSE	10004114	26-45-21-C	RAUSCHENBERG ROBERT RAUSC	381 LAFAYETTE ST	NEW YORK	NY	10003	14845 CAPTIVA D
70	FALSE	10004115	26-45-21-C	RAUSCHENBERG ROBERT RAUSC	381 LAFAYETTE ST	NEW YORK	NY	10003	14837 CAPTIVA D
71	FALSE	10004116	26-45-21-C	STEGMANN KRYS M & DANIEL K	PO BOX 1086	CAPTIVA	FL	33924	14847/851CAPTIVA D
72	FALSE	10004118	26-45-21-C	GARVEY PAUL E	PO BOX 204	CAPTIVA	FL	33924	14861 MANGO C
73	FALSE	10004120	26-45-21-C	RODRIGUEZ KATHY L	1524 CANTERBURY DR	SEVIERVILLE	TN	37862	11450 DICKEY LN
74	FALSE	10004121	26-45-21-C	MILA PROPERTY GROUP LLC	15880 SUMMERLINE	FORT MYE	FL	33908	14865 CAPTIVA D
75	FALSE	10004122	26-45-21-C	JUST BY CHANCE LLC	226 BERRYMAN DR	AMHERST	NY	14226	11490 DICKEY LN
76	FALSE	10004123	26-45-21-C	IORE RICHARD ANGELO &	PO BOX 4292	NEW WINI	NY	12553	14860 MANGO C
77	FALSE	10004124	26-45-21-C	RAUSCHENBERG ROBERT RAUSC	381 LAFAYETTE ST	NEW YORK	NY	10003	14846/85CAPTIVA D
78	FALSE	10004125	26-45-21-C	RAUSCHENBERG ROBERT RAUSC	381 LAFAYETTE ST	NEW YORK	NY	10003	14840 CAPTIVA D
79	FALSE	10004126	26-45-21-C	WS SSIR OWNER LLC	660 STEAN 3RD FL	GREENWIC	CT	6830	14830 CAPTIVA D
80	FALSE	10004632	26-45-21-C	WS SSIR OWNER LLC	660 STEAN 3RD FL	GREENWIC	CT	6830	14820 CAPTIVA D
81	FALSE	10004127	26-45-21-C	COURTNEY ENTERPRISES INC	PO BOX 1090	FORT MYE	FL	33902	14810/812CAPTIVA D
82	FALSE	10004128	26-45-21-C	FLORIDA GOVT U GOVERNMENT	280 WEKIVA SPRINGS	LONGWOC	FL	32779	ACCESS UN
83	FALSE	10004130	26-45-21-C	CPINES LLC	2023 S GLENSTONE A	SPRINGFIE	MO	65804	14808 CAPTIVA D
84	FALSE	10004131	26-45-21-C	WS SSIR OWNER LLC	660 STEAN 3RD FLOO	GREENWIC	CT	6830	14804 CAPTIVA D
85	FALSE	10455369	26-45-21-C	BORREGAARD SF CINDY BORREG	943 ALTADENA DR	FORT MYE	FL	33919	RIGHT OF \
86	FALSE	10004133	26-45-21-C	CPINES LLC	2023 S GLENSTONE A	SPRINGFIE	MO	65804	14802 CAPTIVA D
87	FALSE	10004135	26-45-21-C	RAUSCHENBERG ROBERT RAUSC	381 LAFAYETTE ST	NEW YORK	NY	10003	11558/56C LAIKA LN
88	FALSE	10004136	26-45-21-C	BROWN NICHOL/GSO BUSINESS	15260 VENTURA BLV	SHERMAN	CA	91403	11550 LAIKA LN
89	FALSE	10004137	26-45-21-C	BROWN NICHOLAS TR	15260 VENTURA BLV	SHERMAN	CA	91403	11546 LAIKA LN
90	FALSE	10004138	26-45-21-C	PYLE RICHARD E &	PO BOX 327	CAPTIVA	FL	33924	11542 LAIKA LN
91	FALSE	10004139	26-45-21-C	KACE HOLDINGS LLC	2908 38 1/2 AVE S	FARGO	ND	58104	11540 LAIKA LN
92	FALSE	10004140	26-45-21-C	ABDE LLC BRIAN EAGLES	7269 HENDRY CREEK	FORT MYE	FL	33908	11534 LAIKA LN
93	FALSE	10004141	26-45-21-C	DELISIO DANIEL & TRACY	535 THOMPSON RUN	PITTSBURC	PA	15237	11530 LAIKA LN
94	FALSE	10004142	26-45-21-C	R L R INVESTMENTS L L C	600 GILLIAM RD	WILMINGTOH		45177	11526 LAIKA LN
95	FALSE	10004143	26-45-21-C	TURNER SHEILA H TR	4369 BAY SHORE DR	STURGEON	WI	54235	11524 LAIKA LN
96	FALSE	10004144	26-45-21-C	11520 LAIKA LANE LLC	4980 POWERS FERRY	ATLANTA	GA	30327	11520 LAIKA LN
97	FALSE	10439836	26-45-21-C	RAUSCHENBERG ROBERT RAUSC	381 LAFAYETTE ST	NEW YORK	NY	10003	ACCESS UN
98	FALSE	10004164	26-45-21-C	JOSHA LLC	17090 SAN CARLOS B	FORT MYE	FL	33931	14900 CAPTIVA D
99	FALSE	10004165	26-45-21-C	BILLINGSLEY ROBERT T TR	97 W CHAMPIONS BL	ROGERS	AR	72758	11501 LAIKA LN
##	FALSE	10004166	26-45-21-C	SZUMIGATA JOHN & DOROTHY	2129 CENTRAL AVE	SCHENECT	NY	12304	11505 LAIKA LN



##	FALSE	10004167	26-45-21-C	MAZZULLA JAMES F & KAREN B I	11098 SIERRA PALM C	FORT MYE FL	33966	11507 LAIKA LN
##	FALSE	10004168	26-45-21-C	SAWYER CLARE F TR	159 KENTON RD	CHAGRIN OH	44022	11511 LAIKA LN
##	FALSE	10004169	26-45-21-C	LIFSHATZ STEPHEN &	11515 LAIKA LN	CAPTIVA FL	33924	11515 LAIKA LN
##	FALSE	10004170	26-45-21-C	VALDES ALEXANDER & JUDITH	10201 SW 90TH AVE	MIAMI FL	33176	11521 LAIKA LN
##	FALSE	10004171	26-45-21-C	MANDY LAND LI DAVID MANDE	2840 CAMBERLY CT	GREENWO IN	46143	11525 LAIKA LN
##	FALSE	10004204	26-45-21-C	BARNETT MAX S & CAROL A	2617 WICKERTON CT	SAINT LOU MO	63122	11491 DICKEY LN
##	FALSE	10004207	26-45-21-C	COONROD MARSHA C TR +	2020 LYNN BAY CT	CHESTERFIMO	63017	11461 DICKEY LN
##	FALSE	10004216	26-45-21-C	CPINES LLC	2023 S GLENSTONE A	SPRINGFIE MO	65804	14790 CAPTIVA D
##	FALSE	10004228	26-45-21-2	B + B VENTURES LLC	2020 EDENDERRY DR	FORT MITC KY	41017	1 BEACH HO
##	FALSE	10004229	26-45-21-2	DANDREA ROBERT J &	3370 NE 190TH ST #7	AVENTUR FL	33180	2 BEACH HO
##	FALSE	10004230	26-45-21-2	LEEDOM CHRISTOPHER M	3218 SIGNET CT	SARASOTA FL	34240	3 BEACH HO
##	FALSE	10004231	26-45-21-2	ROBERTO ROBERT R & LISA	1 VAN CIR	RUMSON NJ	7760	4 BEACH HO
##	FALSE	10004232	26-45-21-2	LANDOR USA INC	103 MONTROSE DR	FORT MYE FL	33919	5 BEACH HO
##	FALSE	10004233	26-45-21-2	49 FT PLEASAT NOMINEE TRUST	428 BELMONT AVE	SPRINGFIE MA	1108	6 BEACH HO
##	FALSE	10004234	26-45-21-2	IMAGO ENTERPRISES INC	140 PALMER DR	FORT COLI CO	80525	7 BEACH HO
##	FALSE	10004235	26-45-21-2	IMAGO ENTERPRISES INC	140 PALMER DR	FORT COLI CO	80525	8 BEACH HO
##	FALSE	10004236	26-45-21-2	HOMESTRECH HOLDINGS LLC	2400 KELLER PKWY	MAPLEWC MN	55109	9 BEACH HO
##	FALSE	10448206	26-45-21-2	SOUTH SEAS PLANTATION BEACH	6535 MCGREGOR BLV	FORT MYE FL	33907	SOUTH SE
##	FALSE	10004237	26-45-21-2	MENDOZA CHRISTINA L TR	1010 COTORRO AVE	CORAL GA FL	33146	10 BEACH HO
##	FALSE	10004238	26-45-21-2	RIPLEY RONALD C & DONNA J	4101 WHITE ACRES R	VIRGINIA EVA	23455	11 BEACH HO
##	FALSE	10004239	26-45-21-2	MCCULLY THOMAS R & SUSAN C	1613 COTTONWOOD	LAFAYETTE IN	47905	12 BEACH HO
##	FALSE	10004240	26-45-21-2	CAPTIVA SUNSET LLC	345 FRANKLIN ST	DENVER CO	80218	13 BEACH HO
##	FALSE	10004241	26-45-21-2	LASHER CHRISTOPHER J	55 MANNING COVE R	MALTA NY	12020	14 BEACH HO
##	FALSE	10004242	26-45-21-2	BENIGNI GLENN & MICHELLE	543 BURKES DR	CORAPO PA	15108	15 BEACH HO
##	FALSE	10004243	26-45-21-2	CAPISLE PROPER GRAUBARD MII	405 LEXINGTON AVE	NEW YORK NY	10174	16 BEACH HO
##	FALSE	10004244	26-45-21-2	EDSON DANIEL C TR	13919 S WEST BAYSH	TRAVERSE MI	49684	17 BEACH HO
##	FALSE	10004245	26-45-21-2	VARSAM GEORGE F +	2807 157TH ST	FLUSHING NY	11354	18 BEACH HO
##	FALSE	10004246	26-45-21-2	WOLCOTT KEEP LLC	1025 E GLENGARRY C	BLOOMFIE MI	48301	19 BEACH HO
##	FALSE	10004247	26-45-21-2	KELLY PROPERTY CAPITAL LLC	8 WARFIELD RD	MENDON MA	1756	20 BEACH HO
##	FALSE	10004248	26-45-21-2	FOURNIER TIMOTHY D & SUSAN	150 OLD MILL RD	ROCHESTE NY	14618	21 BEACH HO
##	FALSE	10004249	26-45-21-2	CAPTIVATED CAP BRIAN & JULIA	3702 HARVARD AVE	DALLAS TX	75205	22 BEACH HO
##	FALSE	10004250	26-45-21-2	BROWNING KEITH N & PAMELA	23 BEACH HOMES	CAPTIVA FL	33924	23 BEACH HO
##	FALSE	10004251	26-45-21-2	KELLY FAMILY LP MICHELE KELLY	22 CIR W	EDINA MN	55436	24 BEACH HO
##	FALSE	10004252	26-45-21-2	KOENIGSDORF SCOTT T &	4722 W 68TH ST	PRAIRIE VI KS	66208	25 BEACH HO
##	FALSE	10004253	26-45-21-2	BARBEE NOEL	PO BOX 98	CAPTIVA FL	33924	26 BEACH HO

##	FALSE	10004254	26-45-21-2	LEEDOM CHRISTOPHER M	3218 SIGNET CT	SARASOTA FL	34240	27	BEACH HO
##	FALSE	10004255	26-45-21-2	CAPISLE INVESTN GRAUBARD MII	405 LEXINGTON AVE	NEW YORK NY	10174	28	BEACH HO
##	FALSE	10004256	26-45-21-2	HARDACRE JENNIFER T TR	3601 LERIVE WAY	CHASKA MN	55318	29	BEACH HO
##	FALSE	10004257	26-45-21-2	HERRAN LOURDES MARIA TR	5080 SW 62ND AVE	MIAMI FL	33155	30	BEACH HO
##	FALSE	10004258	26-45-21-2	4TK PARTNERSHIP	PO BOX 701	VALLEY FO PA	19482	31	BEACH HO
##	FALSE	10004259	26-45-21-2	J & M OF MISSOURI LLC	6085 TIMBERRIDGE D	PARKVILLE MO	64152	32	BEACH HO
##	FALSE	10004260	26-45-21-2	SEATON JANECEK TRUST	1335 N TEJON ST	COLORADO CO	80903	33	BEACH HO
##	FALSE	10462085	26-45-21-2	SOUTH SEAS PLANTATION BEACH	PO BOX 100	SANIBEL FL	33957	1400	BEACH CO
##	FALSE	10462084	26-45-21-2	SOUTH SEAS PLANTATION BEACH	PO BOX 100	SANIBEL FL	33957		SOUTH SE
##	FALSE	10462083	26-45-21-2	GULF BEACH VILL ASSOCIATION	PO BOX 194	CAPTIVA FL	33924		GULF BEAC
##	FALSE	10462086	26-45-21-2	SOUTH SEAS PLANTATION BEACH	PO BOX 100	SANIBEL FL	33957		SOUTH SE
##	FALSE	10004443	26-45-21-2	SUNSET BEACH VILLAS CONDO	PO BOX 100	SANIBEL FL	33957	2450	BEACH VIL
##	FALSE	10462891	26-45-21-2	TENNIS VILLAS CONDO PH I	13451-34 MCGREGOR	FORT MYE FL	33919		TENNIS VIL
##	FALSE	10004519	26-45-21-3	BAYSIDE VILLAS (ISLAND MGMT	PO BOX 100	SANIBEL FL	33957		BAYSIDE VI
##	FALSE	10603940	26-45-21-1	RAUSCHENBERG ROBERT RAUSC	381 LAFAYETTE ST	NEW YORK NY	10003	11504	LAIKA LN
##	FALSE	10609442	26-45-21-1	LEE COUNTY	PO BOX 398	FORT MYE FL	33902		ACCESS UN
##	FALSE	10004644	27-45-21-1	CACCAMISE WILLIAM CHARLES J	35 COLEYTOWN RD	WESTPORT CT	6880	1135	LONGIFOLI
##	FALSE	10004645	27-45-21-1	COURT CALVERT WILLIAM &	490 ELIZABETH ST	BURLINGTON	L7R 3X4	CANADA	1133 LONGIFOLI
##	FALSE	10004646	27-45-21-1	DCNK CAPITAL LLC	72 LONE PINE RD	BLOOMFIELD MI	48304		1131 LONGIFOLI
##	FALSE	10004647	27-45-21-1	SON OF A BEACH HOUSE PROPEI	6650 MONTICELLO D	PARKVILLE MO	64152		1124 LONGIFOLI
##	FALSE	10004648	27-45-21-1	S SEAS PLANT BCH HOMESITES P	PO BOX 100	SANIBEL FL	33957		1141 LONGIFOLI
##	FALSE	10004651	27-45-21-1	SOUTH SEAS RES PROPERTY TAX	PO BOX A-3956	CHICAGO IL	60690	14770	CAPTIVA D
##	FALSE	10004652	27-45-21-1	LEE COUNTY	PO BOX 398	FORT MYE FL	33902		ACCESS UN
##	FALSE	10004653	27-45-21-1	APPEL JOHN C	7816 CLIFF VIEW DR	POLAND OH	44514	14740	CAPTIVA D
##	FALSE	10004654	27-45-21-1	LYN SHARON +	10721 MAPLE CHASE	BOCA RATON FL	33498		ACCESS UN
##	FALSE	10003974	22-45-21-1	HEPP ADAM J & MARIE T	10 REMINGTON LN	MALVERN PA	19355	901	MARINA V
##	FALSE	10003975	22-45-21-1	OKEEFE DANIEL T	11068 BAYSHORE DR	WINDERM FL	34786	902	MARINA V
##	FALSE	10003976	22-45-21-1	MIRANDA JAMES & DONNA	3548 ROUTE 9 S	HOWELL NJ	7731	903	MARINA V
##	FALSE	10003977	22-45-21-1	NORTHWIND SECURITY PRODUC	PO BOX 184	NEW LON NH	3257	904	MARINA V
##	FALSE	10003978	22-45-21-1	WESTPHAL EVELYN K TR	217 W SEAVIEW DR	DUCK KEY FL	33050	905	MARINA V
##	FALSE	10003979	22-45-21-1	SPIRIT ENERGY LLC	7701 FORSYTH BLVD	SAINT LOU MO	63105	906	MARINA V
##	FALSE	10003980	22-45-21-1	TRESSLER ERNEST L	15738 CUTTERS CT	FORT MYE FL	33908	907	MARINA V
##	FALSE	10003981	22-45-21-1	WATSON EMILY TR	8688 WOODBINE AVE	MARKHAM ON	L3R 8B9	CANADA	908 MARINA V
##	FALSE	10003982	22-45-21-1	NORTHWIND SECURITY PRODUC	PO BOX 184	NEW LON NH	3257	909	MARINA V
##	FALSE	10003983	22-45-21-1	ANGELL EDWARD S JR & JANE L	12 MEADOW VIEW D	SMITHFIEL RI	2917	910	MARINA V

##	FALSE	10003984	22-45-21-C B & B VENTURES LLC	2020 EDENBERRY DR FORT MITCHELL KY	41017	801	MARINA V
##	FALSE	10003985	22-45-21-C PYLES STEVEN CRAIG +	2911 HWY 55 SOUTH COLUMBIA KY	42728	802	MARINA V
##	FALSE	10003986	22-45-21-C KNOBBE KENT & JACQUELINE L	803 MARINA VILLAS CAPTIVA FL	33924	803	MARINA V
##	FALSE	10003987	22-45-21-C DAVIS CARL F TR	312 E HAMLIN ST EATON RA MI	48827	804	MARINA V
##	FALSE	10003988	22-45-21-C GAGNON KENNETH L TR	PO BOX 1184 CAPTIVA FL	33924	805	MARINA V
##	FALSE	10003989	22-45-21-C RAVELSON SCOTT C TR	22 COMEAU ST WELLESLE' MA	2481	806	MARINA V
##	FALSE	10003990	22-45-21-C DANCING FOOL ENTERPRISES LL	10620 MENDOCINO L BOCA RATON FL	33428	807	MARINA V
##	FALSE	10003991	22-45-21-C MANATEE 11/11 LLC	101 MEADOWLARK L SOUTHLAKE TX	76092	808	MARINA V
##	FALSE	10003992	22-45-21-C WILLIAMS PATRICIA L TR	991 LAKE HOLLINGSW LAKELAND FL	33803	809	MARINA V
##	FALSE	10003993	22-45-21-C CONSENTINO ROBERT H &	216 WHITMAN DR BROOKLYN NY	11234	810	MARINA V
##	FALSE	10003994	22-45-21-C M RUSSELL ANDERSON TRUST +	7898 E VAWTER PARK SYRACUSE IN	46567	701	MARINA V
##	FALSE	10003995	22-45-21-C WELLS BRIAN H TR +	12 BOW ST CONCORD MA	1742	702	MARINA V
##	FALSE	10003996	22-45-21-C EVERETT MICHAEL &	703 MARINAS VILLAS CAPTIVA FL	33924	703	MARINA V
##	FALSE	10003997	22-45-21-C 704 MARINA VILLAS LLC	2225 PRAIRIE ST GLENVIEW IL	60025	704	MARINA V
##	FALSE	10003998	22-45-21-C 705 MARINA VILLAS LLC	2225 PRAIRIE ST GLENVIEW IL	60025	705	MARINA V
##	FALSE	10003999	22-45-21-C BARNHART JAYSON P & D'LYNN	3800 LONG MEADOW FLOWER M TX	75022	706	MARINA V
##	FALSE	10004000	22-45-21-C THOMPSON JOSEPH A JR &	604 HAMPTON AVE SOUTHAMPA	18966	707	MARINA V
##	FALSE	10004001	22-45-21-C BUFFAMONTE PHILLIP J	3210 MAIN ST BUFFALO NY	14214	708	MARINA V
##	FALSE	10004002	22-45-21-C MICHAEL DYWAYNE DOBBS TRU	2524 E BROADMOOR SPRINGFIELD MO	65804	709	MARINA V
##	FALSE	10004003	22-45-21-C 710 MARINA VILLAS LLC	2225 PRAIRIE ST GLENVIEW IL	60025	710	MARINA V
##	FALSE	10004004	22-45-21-C RITTER CYNTHIA HAWES	31 WADSWORTH LN S DARTMOUTH MA	2748	601	MARINA V
##	FALSE	10004005	22-45-21-C KEARNS KENNETH E &	221 WALNUT AVENUE WAYNE PA	19087	602	MARINA V
##	FALSE	10004006	22-45-21-C TRAVERSO CASHIEL J TR	829 KALLI CREEK LN SAINT AUGUSTINE FL	32080	603	MARINA V
##	FALSE	10004007	22-45-21-C ASSAAD WAFAA F TR	4041 GULF SHORE BL' NAPLES FL	34103	604	MARINA V
##	FALSE	10004008	22-45-21-C STRUBE DAVID K +	PO BOX 122 WINDERMERE FL	34786	605	MARINA V
##	FALSE	10004009	22-45-21-C DUNLOP W WAYNE +	3 SNOWBERRY LN MALVERN PA	19355	606	MARINA V
##	FALSE	10004010	22-45-21-C MCDONALD ANN EVE	PO BOX 208 CAPTIVA FL	33924	607	MARINA V
##	FALSE	10004011	22-45-21-C SUMMA SHARON A TR	16 BLUE HERON WAY OLD SAYBROOK CT	6475	608	MARINA V
##	FALSE	10004012	22-45-21-C S + S COLONY AS ELLEN SCOTT	31 RICHLAND RD WELLESLE' MA	2481	609	MARINA V
##	FALSE	10004013	22-45-21-C OSHAUGHNESSY HUGH & DIANE	PO BOX 2725 WINDERMERE FL	34786	610	MARINA V
##	FALSE	10004029	22-45-21-2 FARRENKOPF LEO C & DORA	780 FOREST AVE RYE NY	10580	1601	LANDS ENCL
##	FALSE	10004030	22-45-21-2 LANDS END 1602 LP	5743 THIRD LINE ERA ROCKWOOD ON	N0B 2K0 CANADA	1602	LANDS ENCL
##	FALSE	10004031	22-45-21-2 RIZOR EDWIN L JR TR	315 BRYN DU DR GRANVILLI OH	43023	1603	LANDS ENCL
##	FALSE	10004032	22-45-21-2 SCHLOSSMAN JO SCHLOSSMAN F	232 MARY ST WINNETKA IL	60093	1604	LANDS ENCL
##	FALSE	10004033	22-45-21-2 FAIRWYN INVESTMENT COMPAN	875 TOWNLINE RD ST LAKE GENEE WI	53147	1605	LANDS ENCL

##	FALSE	10004034	22-45-21-2	MCE PROPERTIES LLC	121 BROOKE FARM R	WAYNE PA	19087	1606	LANDS ENI	
##	FALSE	10004035	22-45-21-2	1607 LANDS END LLC	PO BOX 111	CAPTIVA FL	33924	1607	LANDS ENI	
##	FALSE	10004036	22-45-21-2	EMK PROPERTIES LLC	49 PARK AVE STE D	OAKWOOD OH	45419	1608	LANDS ENI	
##	FALSE	10004037	22-45-21-2	STEVENSON WILLIAM B III TR	1476 THOR DR	INVERNESS IL	60067	1609	LANDS ENI	
##	FALSE	10004038	22-45-21-2	GCH PROPERTIES LLC	7483 ELMORES LN	WARRENT VA	20187	1610	LANDS ENI	
##	FALSE	10004039	22-45-21-2	SILIGMUELLER CINDA TR	630 LENOX RD	GLEN ELLY IL	60137	1611	LANDS ENI	
##	FALSE	10004040	22-45-21-2	RED FISH INVESTMENTS LLC	3904 HALLOAK CT	VALRICO FL	33596	1612	LANDS ENI	
##	FALSE	10004041	22-45-21-2	UNKNOWN HEIRS OF	175 N COVE RD	OLD SAYBE CT	6475	1613	LANDS ENI	
##	FALSE	10004042	22-45-21-2	IVERS MICHAEL A &	95N CHAPMAN RD	DOYLESTON PA	18901	1614	LANDS ENI	
##	FALSE	10004043	22-45-21-2	DEVITO JOSEPH & BRENDA	8920 SPIDER BAY CT	INDIANAPOLIS IN	46236	1615	LANDS ENI	
##	FALSE	10004044	22-45-21-2	BLACK PAUL M TR	1616 LANDS END VILL	CAPTIVA FL	33924	1616	LANDS ENI	
##	FALSE	10004045	22-45-21-2	SUMMIT NORTH LLC	108 GIDEON DR	KENNETTS PA	19348	1617	LANDS ENI	
##	FALSE	10004046	22-45-21-2	DAVID H WALLACE RYAN LLC- DEPT	PO BOX 460329	HOUSTON TX	77056	1618	LANDS ENI	
##	FALSE	10004047	22-45-21-2	MIRANDA JAMES & DONNA	3514 RT 9 S	HOWELL NJ	7731	1619	LANDS ENI	
##	FALSE	10004048	22-45-21-2	BRIGGS MALCOLM N &	PO BOX 731	CAPTIVA FL	33924	1620	LANDS ENI	
##	FALSE	10004049	22-45-21-2	CHARCLEWIN INC	CHALET LE CHAMPEX	VALAIS	1938	SWITZERLAND	1621	LANDS ENI
##	FALSE	10004050	22-45-21-2	RUSK KATHY J & GERALD W L/E	98 LUCHSINGER RD	PORT CLINTON OH	43452	1622	LANDS ENI	
##	FALSE	10004051	22-45-21-2	NESKEY SHARON D TR	BOX 2008	TRURO MA	2666	1623	LANDS ENI	
##	FALSE	10004052	22-45-21-2	PAXTON PEGGY S TR	28 MEADOW LINKS D	PADUCAH KY	42001	1624	LANDS ENI	
##	FALSE	10004053	22-45-21-2	MAVROYANNIS IRENE	30 E 85TH ST APT 5C	NEW YORK NY	10028	1625	LANDS ENI	
##	FALSE	10004054	22-45-21-2	GLASSMAN PROPERTIES LLC	12345 OSAGE RD	ANCHORAGE KY	40223	1626	LANDS ENI	
##	FALSE	10004055	22-45-21-2	BECKER MICHAEL K	STR DI FULMIGNANO	RUVIGLIANA	6977	SWITZERLAND	1627	LANDS ENI
##	FALSE	10004056	22-45-21-2	BASDEN BRUCE	645 EAST RENFRO ST	BURLESON TX	76028	1628	LANDS ENI	
##	FALSE	10004057	22-45-21-2	CHARLSEN MATTHEW &	2786 DEAN PARKWAY	MINNEAPOLIS MN	55416	1629	LANDS ENI	
##	FALSE	10004058	22-45-21-2	SETTON ROBERT C + MINDY S TR	24 EMERSON RD	GLEN HEAD NY	11545	1630	LANDS ENI	
##	FALSE	10004059	22-45-21-2	1631 LANDS END LLC	9211 BANYAN DR	CORAL GABLES FL	33156	1631	LANDS ENI	
##	FALSE	10004060	22-45-21-2	KING DOUGLAS J ESTATE MANAGE	PO BOX 244	CAPTIVA FL	33924	1632	LANDS ENI	
##	FALSE	10004061	22-45-21-2	WALTER CHRISTOPHER P TR	678 N MAIN ST	GLEN ELLY IL	60137	1633	LANDS ENI	
##	FALSE	10004062	22-45-21-2	SHIMMERING SEAS LLC	6400 S FID STE 220	GREENWOOD CO	80111	1634	LANDS ENI	
##	FALSE	10004063	22-45-21-2	VITANTONIO TERESA M	20201 E COUNTRY CLUB	AVENTURA FL	33180	1635	LANDS ENI	
##	FALSE	10004064	22-45-21-2	UNIVERSAL COMPANIES INC	2801 E BELTLINE AVE	GRAND RAMBLE MI	49525	1636	LANDS ENI	
##	FALSE	10004065	22-45-21-2	SCANLON JAYNE M +	PO BOX 537	OSTERVILLE MA	2655	1637	LANDS ENI	
##	FALSE	10004066	22-45-21-2	FISCHADLER LLC	PO BOX 1679	TELLURIDE CO	81435	1638	LANDS ENI	
##	FALSE	10004067	22-45-21-2	JEFFREY S ROBINSON TRUST +	2107 COTSWOLD DR	ORLANDO FL	32825	1639	LANDS ENI	
##	FALSE	10004068	22-45-21-2	NEWKUMET INVESTMENTS LLC	PO BOX 11330	MIDLAND TX	79702	1640	LANDS ENI	



##	FALSE	10004069	22-45-21-2	HOLDCO 5 LLC	PO BOX 28421	SCOTTSDA AZ	85255	1641 LANDS ENI
##	FALSE	10004070	22-45-21-2	CHARLES M HOKE TRUST +	PO BOX 1059	CAPTIVA FL	33924	1642 LANDS ENI
##	FALSE	10004071	22-45-21-2	NANOVIC ROBERT TR	1644 LANDS END VILL	CAPTIVA FL	33924	1643 LANDS ENI
##	FALSE	10004072	22-45-21-2	NANOVIC ROBERT S TR	1644 LANDS END VLG	CAPTIVA FL	33924	1644 LANDS ENI
##	FALSE	10004073	22-45-21-2	LAMOTTA CLIFFORD	21 ONEILL CT	RIDGEFIEL CT	6877	1645 LANDS ENI
##	FALSE	10004074	22-45-21-2	NOVAK JODEE L & EDWARD J	PO BOX 486	CAPTIVA FL	33924	1646 LANDS ENI
##	FALSE	10004075	22-45-21-2	LAMOTTA JOSEPH D	1 SORRELL RUN	MOUNT LA NJ	8054	1647 LANDS ENI
##	FALSE	10004076	22-45-21-2	S C JOHNSON + SON INC	1525 HOWE ST STE 4	RACINE WI	53403	1648 LANDS ENI
##	FALSE	10004077	22-45-21-2	BOUNDLESS BUCKEYE PROPERTI	2880 CHESHIRE ROAC	DELAWARE OH	43015	1649 LANDS ENI
##	FALSE	10004078	22-45-21-2	DONOVAN THOMAS TR	1650 LANDS END VLG	CAPTIVA FL	33924	1650 LANDS ENI
##	FALSE	10004079	22-45-21-2	HALSELL JEFFREY & KRISTIN	1651 LANDS END VILL	CAPTIVA FL	33924	1651 LANDS ENI
##	FALSE	10004080	22-45-21-2	RINKER DAVID B & LEIGHAN	556 MUIRFIELD DR	ATLANTIS FL	33462	1652 LANDS ENI
##	FALSE	10004081	22-45-21-2	MCCARTHY ANN L TR	PO BOX 472	CAPTIVA FL	33924	1653 LANDS ENI
##	FALSE	10004082	22-45-21-2	WILDEROTTER LAWRENCE &	922 COLE DR	BRIELLE NJ	8730	1654 LANDS ENI
##	FALSE	10004083	22-45-21-2	CLOVERREPREON LLC	209 RICHARDS ST	IOWA CITY IA	52246	1655 LANDS ENI
##	FALSE	10004084	22-45-21-2	JORDEN EDWIN W & SUZANNE M	625 HARPERS LN	HUNTINGE PA	19006	1656 LANDS ENI
##	FALSE	10004085	22-45-21-2	DUNAWAY FRANK R III & AMY J	PO BOX 27	CAPTIVA FL	33924	1657 LANDS ENI
##	FALSE	10004086	22-45-21-2	CROWNE RICHARD A TR	8428 WOODBRIAR DF	SARASOTA FL	34238	1658 LANDS ENI
##	FALSE	10004087	22-45-21-2	MOOERS DEBORAH J TR	10 SOUTH WYNSTON	NORTH BAIL	60010	1659 LANDS ENI
##	FALSE	10004088	22-45-21-2	DCT REAL ESTATE LLC	94 BRONSON WAY	SKILLMAN NJ	8558	1660 LANDS ENI
##	FALSE	10004089	22-45-21-2	BAUMGARTEN EILEEN L TR	15 ROLLING RIDGE R	NORTHFIE IL	60093	1661 LANDS ENI
##	FALSE	10004090	22-45-21-2	ROBERT LOWELL CARTER 2012 T	130 SPUR CIR WAY	WAYZATA MN	55391	1662 LANDS ENI
##	FALSE	10004091	22-45-21-2	DUDAS BRANKA R TR	1220 HIGH RIDGE RD	STEVENS P WI	54482	1663 LANDS ENI
##	FALSE	10004092	22-45-21-2	CORSON BRADLEY W & JOAN S T	14 GLENSHEEN WAY	SPRING TX	77382	1664 LANDS ENI
##	FALSE	10004093	22-45-21-2	FREDERICK MARK T &	PO BOX 633	CAPTIVA FL	33924	1665 LANDS ENI
##	FALSE	10004094	22-45-21-2	LANGBO-CAPTIVA LLC	1160 HILLSIDE DR	BIRMINGHM MI	48009	1666 LANDS ENI
##	FALSE	10004095	22-45-21-2	BOWFAMFAR LLC	11353 LOCHRAVEN R	FISHERS IN	46037	1667 LANDS ENI
##	FALSE	10004096	22-45-21-2	KENNETH L FADNER TRUST +	145 PIPERS HILL RD	WILTON CT	6897	1668 LANDS ENI
##	FALSE	10004103	22-45-21-2	GUNTHER JOSEPH F IV &	910 SW 21ST LN	BOCA RATON FL	33486	1251 SOUTH SE/
##	FALSE	10004104	22-45-21-2	APPELBAUM JONATHAN D	PO BOX 1145	NORTHBRON IL	60065	1252 SOUTH SE/
##	FALSE	10004105	22-45-21-2	FINNEY JOHN SCOTT &	7040 WARE NECK RD	GLOUCEST VA	23061	1253 SOUTH SE/
##	FALSE	10004106	22-45-21-2	NELSON GRANT E & CAROL J	W11410 453RD AVE	PRESCOTT WI	54021	1254 SOUTH SE/
##	FALSE	10004107	22-45-21-2	FINNEY J SCOTT & DENISE M	7040 WARENECK RD	GLOUCEST VA	23061	1255 SOUTH SE/
##	FALSE	10004108	22-45-21-2	MANCHESKI JUDITH TR	PO BOX 1666	DRAPER UT	84020	1256 SOUTH SE/
##	FALSE	10004109	22-45-21-2	GARLAND FLORENCE S TR	3319 CAPRI CT	GREEN BAY WI	54301	1257 SOUTH SE/

##	FALSE	10004110	22-45-21-2	WILLIAM A BABBIT TRUST NO 1 - 1258 SOUTH SEAS PL/ CAPTIVA	FL	33924	1258 SOUTH SE/	
##	FALSE	10550051	22-45-21-2	PLANTATION BE/ HILTON GRANC HOA A/R C 6355 METI	ORLANDO FL	32835	1001-1008 SOUTH SE/	
##	FALSE	10550056	22-45-21-2	PLANTATION BE/ HILTON GRANC HOA A/R C 6355 METI	ORLANDO FL	32835	1019-1044 SOUTH SE/	
##	FALSE	10550060	22-45-21-3	PLANTATION BE/ HILTON GRANC 6355 METRO WEST B	ORLANDO FL	32835	1045-1056 SOUTH SE/	
##	FALSE	10004262	26-45-21-2	1411 BEACH COTTAGES LLC	7327 ROGUES RD NOKESVIL	VA	20181	1411 BEACH CO'
##	FALSE	10004263	26-45-21-2	LLOYD ROBERT E & CAROL H TR	PO BOX 63 CAPTIVA	FL	33924	1412 BEACH CO'
##	FALSE	10004264	26-45-21-2	BLANCO JOSE E & MARY A +	8260 SW 97TH ST MIAMI	FL	33156	1413 BEACH CO'
##	FALSE	10004265	26-45-21-2	TUDHOPE DOUG MARY TUDHOP	299 S UNION ST BURLINGT	VT	5401	1414 BEACH CO'
##	FALSE	10004266	26-45-21-2	PIE PIERRE B II & SUSAN S	1415 MONK RD GLADWYN	PA	19035	1415 BEACH CO'
##	FALSE	10004267	26-45-21-2	PERLMAN PETER +	228 ISLAND GREEN D SAINT AUC	FL	32092	1416 BEACH CO'
##	FALSE	10004268	26-45-21-2	D AND H REAL ESTATE HOLDING	256 BAKERVILLE RD SOUTH DA MA		2748	1417 BEACH CO'
##	FALSE	10004269	26-45-21-2	THRELKEL JAMES B TR	1315 N LAKE ELBERT I WINTER H	FL	33881	1418 BEACH CO'
##	FALSE	10004271	26-45-21-2	CROWELL DOUGLAS J &	1403 BEACH COTTAG CAPTIVA	FL	33924	1403 BEACH CO'
##	FALSE	10004272	26-45-21-2	SWEET SUITE ONE LLC	225 N OAK RIDGE RD BARRINGT	IL	60010	1404 BEACH CO'
##	FALSE	10004273	26-45-21-2	DUDAS LEONARD J TR	4817 BARBARAS LN STEVENS P WI		54481	1405 BEACH CO'
##	FALSE	10004274	26-45-21-2	DEFAZIO JOHN L TR	1406 BEACH COTTAG CAPTIVA	FL	33924	1406 BEACH CO'
##	FALSE	10004275	26-45-21-2	LOMBARDI KEITH H & AUDREY C	1676 FIELDVIEW LN BETHLEHE	PA	18015	1407 BEACH CO'
##	FALSE	10004276	26-45-21-2	PEREGRINO LP	2101 W WADLEY STE MIDLAND	TX	79701	1408 BEACH CO'
##	FALSE	10004277	26-45-21-2	HARRINGTON MICHAEL & TRACY	32444 LEGACY POINT AVON LAK	OH	44012	1409 BEACH CO'
##	FALSE	10004278	26-45-21-2	KARR GEORGE W JR &	61 GESSNER RD KINTNERS\	PA	18930	1410 BEACH CO'
##	FALSE	10004279	26-45-21-2	FOZO ELIZABETH J TR	225 VENDOME CT GROSSE P	MI	48236	1419 BEACH CO'
##	FALSE	10004280	26-45-21-2	HANLON EDWARD E III TR	16 FLORET CIR HINGHAM	MA	2043	1420 BEACH CO'
##	FALSE	10004281	26-45-21-2	HOLMBERG THOMAS J	211 CHURCH RD WINNETK/	IL	60093	1421 BEACH CO'
##	FALSE	10004282	26-45-21-2	BEACH COTTAGE DAVID GLASER	114 HAWTHORNE EST SAINT LOU	MO	63131	1422 BEACH CO'
##	FALSE	10004283	26-45-21-2	PURCELL GREGORY L &	1423 BEACH COTTAG CAPTIVA	FL	33924	1423 BEACH CO'
##	FALSE	10004284	26-45-21-2	EASTON JEANETTE M	2769 STURBRIDGE DR ADA	MI	49301	1424 BEACH CO'
##	FALSE	10004285	26-45-21-2	J CARS LLC	147 DEWBERRY DR HOCKESSI	DE	19707	1425 BEACH CO'
##	FALSE	10004286	26-45-21-2	CURRIE SUSAN K TR	507 GOODSILL DR E GALESBL	IL	61430	1426 BEACH CO'
##	FALSE	10004300	26-45-21-2	NELSON ROBERT D & HEIDI H	4268 QUEEN AVE S MINNEAP	MINN	55410	2001 GULF BEAC
##	FALSE	10004301	26-45-21-2	GROSS RICHARD B	4620 N PA #1002W CHEVY CH/	MD	20815	2002 GULF BEAC
##	FALSE	10004302	26-45-21-2	SAUNDERS DAVII DAVID SAUNDE	15123 CAF PO BOX 54 CAPTIVA	FL	33924	2003 GULF BEAC
##	FALSE	10004303	26-45-21-2	M&L DAVIS LLC	1463 WESTWICKE PL CENTERVIL	OH	45459	2004 GULF BEAC
##	FALSE	10004304	26-45-21-2	EDDIE BETTY LLC	4022 MONTEREY AVE MINNEAP	MINN	55416	2005 GULF BEAC
##	FALSE	10004305	26-45-21-2	LUKL PETER	12 INDIAN SPRINGS \ WELLESLE'	MA	2481	2006 GULF BEAC
##	FALSE	10004306	26-45-21-2	BARTOK PETER J & COLLEEN J	321 W BURNAM RD COLUMBIA/	MO	65203	2007 GULF BEAC

##	FALSE	10004307	26-45-21-2	EDDIE BETTY LLC	4022 MONTEREY AVE MINNEAPC MN	55416	2008 GULF BEAC
##	FALSE	10004288	26-45-21-2	CAP PROPERTIES LLC	211 MAPLE AVE RED BANK NJ	7701	2009 GULF BEAC
##	FALSE	10004289	26-45-21-2	VALERIE KENNEDY FAMILY INVE	10 MARION DR HOLMDEL NJ	7733	2010 GULF BEAC
##	FALSE	10004290	26-45-21-2	GERSTLE NICHOLAS R TR	14619 INDIGO LAKES NAPLES FL	34119	2011 GULF BEAC
##	FALSE	10004291	26-45-21-2	QUAIN JAMES K +	155 LAKECREST DR NIMILLEDGE GA	31061	2012 GULF BEAC
##	FALSE	10004308	26-45-21-2	O'BRIEN G PETER & PATRICIA A	118 MEADOW RD RIVERSIDE CT	6878	2021 GULF BEAC
##	FALSE	10004309	26-45-21-2	FOSTER CHRISTOPHER TR	3077 BUREAU PATH THE VILLA FL	32163	2022 GULF BEAC
##	FALSE	10004310	26-45-21-2	LEWIS BARBARA L TR	9730 SPRING ST OMAHA NE	68124	2023 GULF BEAC
##	FALSE	10004311	26-45-21-2	PATTISON BRIAN & THETA	192 GREY RD ALTAMON NY	12009	2024 GULF BEAC
##	FALSE	10004312	26-45-21-2	JENNIFER L REDISH CAPTIVA QPF	306 BOND ST CLEWISTO FL	33440	2025 GULF BEAC
##	FALSE	10004313	26-45-21-2	HAHN JONATHAN F & CAROL S	266 ZINGALE LN THE VILLA FL	32163	2026 GULF BEAC
##	FALSE	10004314	26-45-21-2	NOEL JONATHAN A &	35 MADOCKAWANDC CASTINE ME	4421	2027 GULF BEAC
##	FALSE	10004315	26-45-21-2	GRINCH ALEXANDER & REBECCA	769 VIA DEL MONTE PALOS VEF CA	90274	2028 GULF BEAC
##	FALSE	10004292	26-45-21-2	KINGSTON WILLIAM J JR	21 YOUNG AVE EAST LONC MA	1028	2029 GULF BEAC
##	FALSE	10004293	26-45-21-2	SEASONSAND NEWCO LTD	WAULKMILLS ST VIGEANS ARBOAT DD11 4RG UNITED KII		2030 GULF BEAC
##	FALSE	10004294	26-45-21-2	LOCKER ROBERT J &	3083 SPENCER HILL R CORNING NY	14830	2031 GULF BEAC
##	FALSE	10004295	26-45-21-2	BUCK DONNA J	14640 SW 148TH CT MIAMI FL	33196	2032 GULF BEAC
##	FALSE	10004316	26-45-21-2	EDDIE BETTY LLC	4022 MONTEREY AVE MINNEAPC MN	55416	2111 GULF BEAC
##	FALSE	10004317	26-45-21-2	BADER ROBERT F	7104 WOODDALE AVIEDINA MN	55435	2112 GULF BEAC
##	FALSE	10004318	26-45-21-2	CHRISTO PATRICIA R TR	140 S ARDMORE AVE VILLA PARI IL	60181	2113 GULF BEAC
##	FALSE	10004319	26-45-21-2	EDDIE BETTY LLC	4022 MONTEREY AVE MINNEAPC MN	55416	2114 GULF BEAC
##	FALSE	10004320	26-45-21-2	THOMPSON RICHARD H & AMY	567 EARLSTON RD KENILWOF IL	60043	2115 GULF BEAC
##	FALSE	10004321	26-45-21-2	MENDEZ PEDRO E & LOURDES	4301 CARROLLWOOD TAMPA FL	33618	2116 GULF BEAC
##	FALSE	10004322	26-45-21-2	BARRY ALLEN G JR TR	17021 TIDEWATER LN FORT MYE FL	33908	2117 GULF BEAC
##	FALSE	10004323	26-45-21-2	REISBERG FAMILY LMTD PTNSP	3921 CRYSTAL LAKE BROBBINS MN	55422	2118 GULF BEAC
##	FALSE	10004324	26-45-21-2	KASKIW EUGENE H & JUDITH +	3660 CULPEPPER DR ERIE PA	16506	2121 GULF BEAC
##	FALSE	10004325	26-45-21-2	MARKOVITZ JAMES	1716 BULL RIDGE DR MCHENRY IL	60050	2122 GULF BEAC
##	FALSE	10004326	26-45-21-2	RICH SALLIE R TR	7 SAINT PAUL ST BALTIMOR MD	21202	2123 GULF BEAC
##	FALSE	10004327	26-45-21-2	TERESA L MANCUSO TRUST +	13360 OLIVEWOOD C CARMEL IN	46032	2124 GULF BEAC
##	FALSE	10004328	26-45-21-2	HOCHHAUSER GUNTHER C &	801 ORIENTA AV MAMAROIN NY	10543	2125 GULF BEAC
##	FALSE	10004329	26-45-21-2	VYAS-MAJOR USHA &	1114 S COLUMBINE S DENVER CO	80210	2126 GULF BEAC
##	FALSE	10004330	26-45-21-2	BRAYSHAW BENJAMIN C +	116 S RIVER RD BLDG BEDFORD NH	3110	2127 GULF BEAC
##	FALSE	10004331	26-45-21-2	SANT JOHN T TR	40 COUNTRYSIDE LN SAINT LOU MO	63131	2128 GULF BEAC
##	FALSE	10004297	26-45-21-2	ALEXANDER MARJORIE A TR	323 OCEAN AVE MARBLEHI MA	1945	1401 BEACH CO
##	FALSE	10004298	26-45-21-2	EASTON RICHARD W &	1181 TROWBRIDGE R BLOOMFIE MI	48304	1402 BEACH CO

##	FALSE	10004333	26-45-21-2	ANDERSON WAYNE T &	2 WILSON PL	GLEN HEAINY	11545	2211	BEACH VIL
##	FALSE	10004334	26-45-21-2	HULL PETER H +	1982 AUTUMN BROO	HINCKLEY OH	44233	2212	BEACH VIL
##	FALSE	10004335	26-45-21-2	MONTIEL PETER J &	121 IDE RD	WILLIAMS' MA	1267	2213	BEACH VIL
##	FALSE	10004336	26-45-21-2	FOSTER A BEN & KELLY H	28 WINDSOR TERR	LA CREVE COI MO	63141	2214	BEACH VIL
##	FALSE	10004337	26-45-21-2	YOGEL LOUIS R & SHEILA M	7711 NEWPORT LN	PARKLAND FL	33067	2215	BEACH VIL
##	FALSE	10004338	26-45-21-2	M&L DAVIS LLC	1463 WESTWICKE PL	CENTERVIL OH	45459	2216	BEACH VIL
##	FALSE	10004339	26-45-21-2	HULL PETER H +	1982 AUTUMN BROO	HINCKLEY OH	44233	2217	BEACH VIL
##	FALSE	10004340	26-45-21-2	RAHE SHIRLEY R TR	12500 W 69TH ST	SHAWNEE KS	66216	2218	BEACH VIL
##	FALSE	10004341	26-45-21-2	LUKL PETER	12 INDIAN SPRINGS	\ WELLESLE' MA	2481	2221	BEACH VIL
##	FALSE	10004342	26-45-21-2	KNOT HOME LLC	2698 COLTS NECK RD	BLACKLICK OH	43004	2222	BEACH VIL
##	FALSE	10004343	26-45-21-2	DANIELS PETER R TR	11420 SW 93RD CT	MIAMI FL	33176	2223	BEACH VIL
##	FALSE	10004344	26-45-21-2	DANIELS PETER R	11420 SW 93RD CT	MIAMI FL	33176	2224	BEACH VIL
##	FALSE	10004345	26-45-21-2	LEWIS MARC ALAN & ELZBIETA	1812 BERKSHIRE CLUI	CINCINNA' OH	45230	2225	BEACH VIL
##	FALSE	10004346	26-45-21-2	2226 SUNSET VILLA LLC	4980 POWERS FERRY	ATLANTA GA	30327	2226	BEACH VIL
##	FALSE	10004347	26-45-21-2	BARNHART JAYSON & DLYNN	3800 LONG MEADOW	FLOWER N TX	75022	2227	BEACH VIL
##	FALSE	10004348	26-45-21-2	ROTH CAROLYN L TR	360 STEVENSON RD	NEW HAVI CT	6515	2228	BEACH VIL
##	FALSE	10004349	26-45-21-2	BETHEA JAMES STEPHEN III TR	3747 PEACHTREE RD	ATLANTA GA	30319	2231	BEACH VIL
##	FALSE	10004350	26-45-21-2	WEBSTER JACK T TR	670 OAK ST	GLEN ELLY IL	60137	2232	BEACH VIL
##	FALSE	10004351	26-45-21-2	HUBER BONNIE V TR	329 ROBIN RD	WAVERLY OH	45690	2233	BEACH VIL
##	FALSE	10004352	26-45-21-2	EASTON RICHARD W &	1181 TROWBRIDGE R	BLOOMFIE MI	48304	2234	BEACH VIL
##	FALSE	10004353	26-45-21-2	FIELDS CRAIG & AMANDA	71 EXETER RD	NORTH HAN NH	3862	2235	BEACH VIL
##	FALSE	10004354	26-45-21-2	GONSIOR JOHN C & SARAH L	5812 HIDDEN LN	EDINA MN	55436	2236	BEACH VIL
##	FALSE	10004355	26-45-21-2	2237 SUNSET BE/ PETER JONES	455 LAKEVIEW AVE	EXCELSIOR MN	55331	2237	BEACH VIL
##	FALSE	10004356	26-45-21-2	DANIELS PETER R TR	11420 SW 93RD CT	MIAMI FL	33176	2238	BEACH VIL
##	FALSE	10004357	26-45-21-2	PETER T CRESSMAN TRUST +	PO BOX 265A	DUXBURY MA	2331	2311	BEACH VIL
##	FALSE	10004358	26-45-21-2	NOTO SAMUEL R & CHARLEEN J	417 HILLMOOR DR	SILVER SPF MD	20901	2312	BEACH VIL
##	FALSE	10004359	26-45-21-2	KORTE JERRY V & NANCY	1620 W SILVERADO C	LINCOLN NE	68521	2313	BEACH VIL
##	FALSE	10004360	26-45-21-2	MACK STEVEN J	2836 EAGLE HEIGHTS	BETTENDC IA	52722	2314	BEACH VIL
##	FALSE	10004361	26-45-21-2	MCGREEVY JESSE & HOLLY	21694 HELMSDALE RI	ESTERO FL	33928	2315	BEACH VIL
##	FALSE	10004362	26-45-21-2	BUFFAMONTE PHILLIP J +	3210 MAIN ST	BUFFALO NY	14214	2316	BEACH VIL
##	FALSE	10004363	26-45-21-2	FOSTER RICHARD W +	6762 RIVERCREST DR	BRECKSVIL OH	44141	2317	BEACH VIL
##	FALSE	10004364	26-45-21-2	MCGREEVY JESSE ELI &	21694 HELMSDALE RI	ESTERO FL	33928	2318	BEACH VIL
##	FALSE	10004365	26-45-21-2	THOMAS JEAN W +	66 STALLION CIR	FEASTERVIPA	19053	2321	BEACH VIL
##	FALSE	10004366	26-45-21-2	2322 BEACH VILLAS LLC	628 LAKE MUREX CIR	SANIBEL FL	33957	2322	BEACH VIL
##	FALSE	10004367	26-45-21-2	CARNIOL FRANKLIN	AVE DES AUBEPINES	: BRUSSELS	1180 BELGIUM	2323	BEACH VIL



##	FALSE	10004368	26-45-21-2	FLYNN MICHAEL J & MEGAN	4101 MONTEREY AVE MINNEAPOLIS MN	55416		2324 BEACH VIL
##	FALSE	10004369	26-45-21-2	CAPTIVA 2325 LLC	3183 EDINBURG AVE CANTON OH	44708		2325 BEACH VIL
##	FALSE	10004370	26-45-21-2	ROTH CAROLYN L TR	360 STEVENSON RD NEW HAVEN CT	6515		2326 BEACH VIL
##	FALSE	10004371	26-45-21-2	NICHOLS JEFFREY A &	233 GLYN TAWEL DR GRANVILLE OH	43023		2327 BEACH VIL
##	FALSE	10004372	26-45-21-2	RUKSTALES JILL M TR	1860 THORNHILL RD INVERNESS IL	60067		2328 BEACH VIL
##	FALSE	10004373	26-45-21-2	WEISS MANUEL & KAREN	PO BOX 2301 DUXBURY MA	2331		2331 BEACH VIL
##	FALSE	10004374	26-45-21-2	BLUME MATTHEW T &	2224 W CARMEN AVE CHICAGO IL	60625		2332 BEACH VIL
##	FALSE	10004375	26-45-21-2	SCHODITSCH JOHN S +	851 DEERPATH CT WHEATON IL	60189		2333 BEACH VIL
##	FALSE	10004376	26-45-21-2	SCHNEIDER TOD JR & KAREN	1119 KINGSDALE TER COLUMBUS OH	43220		2334 BEACH VIL
##	FALSE	10004377	26-45-21-2	KLEINFELDER MICHAEL J &	11799 GRANDSTONE CINCINNATI OH	45249		2335 BEACH VIL
##	FALSE	10004378	26-45-21-2	HEISINGER PETER B &	544 EXMOOR RD KENILWORTH IL	60043		2336 BEACH VIL
##	FALSE	10004379	26-45-21-2	MUHART MATTHEW J &	5945 PINEWOOD AVE PARKLAND FL	33067		2337 BEACH VIL
##	FALSE	10004380	26-45-21-2	SUCHY THEODORE J & DIANA L	7 S 525 OLD COLLEGE NAPERVILLE IL	60540		2338 BEACH VIL
##	FALSE	10004382	26-45-21-2	BANK MICHAEL S & KAREN J	26 FOX RUN RD CROTON NY	10520		3119 TENNIS VIL
##	FALSE	10004383	26-45-21-2	THIELEMANN JAMES SCOTT &	124 GREENWOOD CR QUEENSTOWN MD	21658		3118 TENNIS VIL
##	FALSE	10004384	26-45-21-2	RESTIVO JAMES L TR	11400 OLD LODGE LA CAPTIVA FL	33924		3117 TENNIS VIL
##	FALSE	10004385	26-45-21-2	MERRILL MICHAEL W	100 STATE ST FL 2 BOSTON MA	2109		3116 TENNIS VIL
##	FALSE	10004386	26-45-21-2	HESTIA PROPERTIES LLC	133 VALLEY RUN DR POWELL OH	43065		3115 TENNIS VIL
##	FALSE	10004387	26-45-21-2	MACHELL SARAH & COOKE TERR	1336 WEST OVER RD MILGROVE ON	L8B 1S1	CANADA	3114 TENNIS VIL
##	FALSE	10004388	26-45-21-2	MCGREEVY JESSE ELI &	21694 HELMSDALE RIVERESTERO FL	33928		3113 TENNIS VIL
##	FALSE	10004389	26-45-21-2	PACE WILLIAM A TR	277 E KELLER CT HERNANDON FL	34442		3112 TENNIS VIL
##	FALSE	10004390	26-45-21-2	COREY SEAN C & HEATHER S	5504 TRIPLE CROWN FREDERICK CO	80504		3111 TENNIS VIL
##	FALSE	10004391	26-45-21-2	2302543 ONTARIO INC	83 MILL RD ETOBICOKE ON	M9C 1X6	CANADA	3110 TENNIS VIL
##	FALSE	10004392	26-45-21-2	JORDAN PAMELA A & FRANK W	PO BOX 340 CAPTIVA FL	33924		3129 TENNIS VIL
##	FALSE	10004393	26-45-21-2	EQUITY TRUST COMPANY	333 BISHOPS WAY #1 BROOKFIELD WI	53005		3128 TENNIS VIL
##	FALSE	10004394	26-45-21-2	SANTULLO ANTHONY +	125 TWIN FALLS RD BERKELEY NJ	7922		3127 TENNIS VIL
##	FALSE	10004395	26-45-21-2	ST CLAIR DAVID E & JACKIE	205 PENUEL DR COPPELL TX	75019		3126 TENNIS VIL
##	FALSE	10004396	26-45-21-2	YOUNG RODMAN D & LORI C	72 E MARKET ST BETHLEHE PA	18018		3125 TENNIS VIL
##	FALSE	10004397	26-45-21-2	CAPTIVATED LTD	41 HUNT FARM WACCABU NY	10597		3124 TENNIS VIL
##	FALSE	10004398	26-45-21-2	TOMARO ANTHONY JOHN &	5 LOWER OVERLOOK GILLETTE NJ	7933		3123 TENNIS VIL
##	FALSE	10004399	26-45-21-2	TENNIS VILLA KING LLC	5225 E COOK RD GRAND BL MI	48439		3122 TENNIS VIL
##	FALSE	10004400	26-45-21-2	GULBRANDSEN PETER & JACLYN	384 FOREST LANE GLASTON CT	6033		3121 TENNIS VIL
##	FALSE	10004401	26-45-21-2	SCHWENDIMANN 1105 LLC	13055 15TH AVE N PLYMOUTH MN	55441		3120 TENNIS VIL
##	FALSE	10004402	26-45-21-2	MARUCA RAYMOND A &	210 CLOVER CIR MEDIA PA	19063		3139 TENNIS VIL
##	FALSE	10004403	26-45-21-2	MULLINAX LANDON W & BENNA	14339 PINE HOLLOW ESTERO FL	33928		3138 TENNIS VIL

##	FALSE	10004404	26-45-21-2	GURSEL GEOFFREY &	2310 LUSAKA PL	DULLES VA	20189	3137	TENNIS VII
##	FALSE	10004405	26-45-21-2	MILBECK KATHERINE T &	5445 N SHORELAND /	MILWAUK WI	53217	3136	TENNIS VII
##	FALSE	10004406	26-45-21-2	WESSEL MARK E	PO BOX 304	CAPTIVA FL	33924	3135	TENNIS VII
##	FALSE	10004407	26-45-21-2	COLTON JUDITH Z	325 WILKINSON LN A	NORTH OAMN	55127	3134	TENNIS VII
##	FALSE	10004408	26-45-21-2	DAVEROE PROPERTIES LLC	3822 DR MARTIN L KI	SAINT PET FL	33703	3133	TENNIS VII
##	FALSE	10004409	26-45-21-2	GERSTLE NICHOLAS R TR	14619 INDIGO LAKES	NAPLES FL	34119	3132	TENNIS VII
##	FALSE	10004410	26-45-21-2	BROWN DAVID L	2108 BOARDMAN ST	SAINT LOU MO	63110	3131	TENNIS VII
##	FALSE	10004411	26-45-21-2	CIAMPA JOSEPH	265 SOUTHDOWN RD	LLOYD HAI NY	11743	3130	TENNIS VII
##	FALSE	10004412	26-45-21-2	GROSS RICHARD B	4620 N PA #1002W	CHEVY CH, MD	20815	3214	TENNIS VII
##	FALSE	10004413	26-45-21-2	LOSE JAMES IV & ELLEN	1441 LARKSPUR DR	FORT MYE FL	33901	3215	TENNIS VII
##	FALSE	10004414	26-45-21-2	JACKSON PHILLIP LEE &	6094 SINGLETREE LN	WILLIAMS MI	49690	3216	TENNIS VII
##	FALSE	10004415	26-45-21-2	SUAREZ KENNETH M & LEANE	1053 WITTMAN DR	FORT MYE FL	33919	3217	TENNIS VII
##	FALSE	10004416	26-45-21-2	MATHEWS PATRICIA F TR	BOX 1994	N FALMOL MA	2556	3218	TENNIS VII
##	FALSE	10004417	26-45-21-2	HOUILLON ROBERT H JR TR	14520 STIRLING DR	LAKEWOO FL	34202	3219	TENNIS VII
##	FALSE	10004418	26-45-21-2	CLANCY CONSTANCE S +	7820 FANNING CT #2	FORT MYE FL	33907	3213	TENNIS VII
##	FALSE	10004419	26-45-21-2	PARAVAN MARIA ANGELA	180 ANNA AVE	OTTAWA ON	K1Z 7V2 CANADA	3212	TENNIS VII
##	FALSE	10004420	26-45-21-2	COX WALTER C JIKEN SUAREZ	PO BOX 244	CAPTIVA FL	33924	3211	TENNIS VII
##	FALSE	10004421	26-45-21-2	KNOT EVER HOME LLC	2698 COLTS NECK RD	BLACKLICK OH	43004	3210	TENNIS VII
##	FALSE	10004422	26-45-21-2	COSTELLO DENIS & JOANNE	15 MANRESA CRT	GUELPH ON	N1H 6J2 CANADA	3224	TENNIS VII
##	FALSE	10004423	26-45-21-2	SANTULLO ANTHONY & BARBAR	125 TWIN FALLS RD	BERKELEY NJ	7922	3225	TENNIS VII
##	FALSE	10004424	26-45-21-2	SCOTT DOUGLAS G &	12013 PAWLEYS MILL	RALEIGH NC	27614	3226	TENNIS VII
##	FALSE	10004425	26-45-21-2	FISHHEAD LLC	14 SOUTH EDWARD S	WORTHIN IN	47471	3227	TENNIS VII
##	FALSE	10004426	26-45-21-2	THOMAS H BROUSTER TRUST +	PO BOX 215	CAPTIVA FL	33924	3228	TENNIS VII
##	FALSE	10004427	26-45-21-2	GROTH THOMAS &	34 ST PERTERS ST	SANDWICH	CT13 9BW UNITED KI	3229	TENNIS VII
##	FALSE	10004428	26-45-21-2	HATLESTAD DAIN ALAN &	8640 RIVERWOOD CIR	NEW LON MN	56273	3223	TENNIS VII
##	FALSE	10004429	26-45-21-2	SCHRAMM MARGARET R +	400 E 56TH ST #11D	NEW YORK NY	10022	3222	TENNIS VII
##	FALSE	10004430	26-45-21-2	WELENCE CRAIG S & SARAH V	6 SPINNAKER HILL LN	HULL MA	2045	3221	TENNIS VII
##	FALSE	10004431	26-45-21-2	ROSENBERG GLENNA	504 LANZARO DR	MORGAN NJ	7751	3220	TENNIS VII
##	FALSE	10004432	26-45-21-2	GERRARD ALLEN J &	4385 N ALPINE AVE	CELEBRATI FL	34747	3234	TENNIS VII
##	FALSE	10004433	26-45-21-2	SMITH STUART J	522 BUCKINGHAM BL	WATERLOO ON	N2T 2T9 CANADA	3235	TENNIS VII
##	FALSE	10004434	26-45-21-2	BRADSHAW GUY L TR	W2201 COUNTY ROA	NELSON WI	54756	3236	TENNIS VII
##	FALSE	10004435	26-45-21-2	TWPROPERTIES LLC	6015 W 83RD PL	LOS ANGEI CA	90045	3237	TENNIS VII
##	FALSE	10004436	26-45-21-2	MILBECK DANIEL S &	5445 N SHORELAND /	WHITEFIS WI	53217	3238	TENNIS VII
##	FALSE	10004437	26-45-21-2	DERIDDER JOHAN &	GROTE BAAN 254	B-9130 HERDERSEM	BELGIUM	3239	TENNIS VII
##	FALSE	10004438	26-45-21-2	COMPTON KENNETH D & BETH /	5949 OAK GROVE CT	LIBERTY T OH	45011	3233	TENNIS VII

##	FALSE	10004439	26-45-21-2	GROTH THOMAS &	34 ST PETERS STREET SANDWICH KENT	CT13 9BW UNITED KII	3232	TENNIS VIL
##	FALSE	10004440	26-45-21-2	BIERER SCOTT R &	144 ROSE CT S DELMONT PA	15626	3231	TENNIS VIL
##	FALSE	10004441	26-45-21-2	MATHIAS BRAD T +	159 LAKECREST DR NIMILLEDGE GA	31061	3230	TENNIS VIL
##	FALSE	10004444	26-45-21-2	B AND B VENTURES LLC	2020 EDENBERRY DR FORT MITCH KY	41017	2411	BEACH VIL
##	FALSE	10004445	26-45-21-2	CALLAHAN MICHAEL & SHELIA	2001 RUTLAND RD TIFTON GA	31793	2412	BEACH VIL
##	FALSE	10004446	26-45-21-2	URSINI ANATOLIJ & BRENDA E	75 PINE BROOK CT CHESHIRE CT	6410	2413	BEACH VIL
##	FALSE	10004447	26-45-21-2	NELSON HEIDI H +	4268 QUEEN AVE S MINNEAPOLIS MN	55410	2414	BEACH VIL
##	FALSE	10004448	26-45-21-2	BALTUS JOHN F	10720 COUNTY ROAD MARSHFIELD WI	54449	2415	BEACH VIL
##	FALSE	10004449	26-45-21-2	HUBER ROBERT P & LIRIA U	725 AMERICAN HOLL' OVIEDO FL	32765	2416	BEACH VIL
##	FALSE	10004450	26-45-21-2	WICKMANN TWEIT EDWARD &	9622 BLUE STONE CIRCLE FORT MYER FL	33913	2417	BEACH VIL
##	FALSE	10004451	26-45-21-2	MIRANDA PROPERTIES LLC +	2418 BEACH VILLAS CAPTIVA FL	33924	2418	BEACH VIL
##	FALSE	10004452	26-45-21-2	DARLING ALBERTA H TR	1325 W DEAN RD MILWAUKIE WI	53217	2421	BEACH VIL
##	FALSE	10004453	26-45-21-2	GLENCAIRN GROUP LTD	25 LYMAN CIR SHAKER HEIGHTS OH	44122	2422	BEACH VIL
##	FALSE	10004454	26-45-21-2	BY THE SEA BOOKKEEPING LLC	4797 RUE BELLE MER SANIBEL FL	33957	2423	BEACH VIL
##	FALSE	10004455	26-45-21-2	SANDCASTLE PRO MARK CIULLA	775 CLUB DR AURORA OH	44202	2424	BEACH VIL
##	FALSE	10004456	26-45-21-2	SHAFFER FAMILY LP +	1000 E TOMAR RD SIOUX FALLS SD	57105	2425	BEACH VIL
##	FALSE	10004457	26-45-21-2	M&L DAVIS LLC	1463 WESTWICK PL CENTERVILLE OH	45459	2426	BEACH VIL
##	FALSE	10004458	26-45-21-2	HANLEY CHARLES S JR TR	5450 SUBIACO DR UNION LEE IL	60532	2427	BEACH VIL
##	FALSE	10004459	26-45-21-2	DIVERNIERO STEVEN &	17523 SPRINGWINDS CORNELIUS NC	28031	2428	BEACH VIL
##	FALSE	10004460	26-45-21-2	ALEXANDER WILLIAM & DEBORAH	17107 MAGNOLIA ISLAND CLERMONT FL	34711	2431	BEACH VIL
##	FALSE	10004461	26-45-21-2	SOUTHWESTERN LAND CO INC	2824 MAYFIELD RD WAYZATA MN	55391	2432	BEACH VIL
##	FALSE	10004462	26-45-21-2	DANIELS PETER R TR	11420 SW 93RD CT MIAMI FL	33176	2433	BEACH VIL
##	FALSE	10004463	26-45-21-2	SCHUVER MARK T +	19701 SUMRALL PL WESTFIELD IN	46074	2434	BEACH VIL
##	FALSE	10004464	26-45-21-2	YOUNG ROBERT H & TERRY B TR	10 BOWDOIN ST UNION BOSTON MA	2114	2435	BEACH VIL
##	FALSE	10004465	26-45-21-2	PLODER STEVEN E TR	942 LAKEWOOD DR BARRINGTON IL	60010	2436	BEACH VIL
##	FALSE	10004466	26-45-21-2	DICKEY JOHN ROBERT & JOY M	PO BOX 60936 FORT MYER FL	33906	2437	BEACH VIL
##	FALSE	10004467	26-45-21-2	BECKER CAROL L TR	11123 APACHEE TRAIL SAINT LOUIS MO	63146	2438	BEACH VIL
##	FALSE	10004470	26-45-21-2	MCGREGOR COLIN JAMES &	31 CRAMAR CRES CHATHAM ON	N7M 6G3 CANADA	2511	BEACH VIL
##	FALSE	10004471	26-45-21-2	CONNOR JOHN F & SUSAN M	14 CANYON CREST CT FRISCO TX	75034	2512	BEACH VIL
##	FALSE	10004472	26-45-21-2	JENKINS MARIANNE TR	930 BROADWAY EVERETT MA	2149	2513	BEACH VIL
##	FALSE	10004473	26-45-21-2	BOHEMIA SUNRISE LLC	STE 455 171150 NW 7 MIAMI FL	33126	2514	BEACH VIL
##	FALSE	10004474	26-45-21-2	WAETJEN JAMES R & LINDA F	210 FARNE CASTLE SAN ANTONIO TX	78249	2515	BEACH VIL
##	FALSE	10004475	26-45-21-2	DANIELS PETER R TR	11420 SW 93RD CT MIAMI FL	33176	2516	BEACH VIL
##	FALSE	10004476	26-45-21-2	TODD DEBBIE SPENCER	12791 KELLY SANDS V FORT MYER FL	33908	2517	BEACH VIL
##	FALSE	10004477	26-45-21-2	PATTERSON ROBERT M &	21134 AVALON DR ROCKY RIVER OH	44116	2518	BEACH VIL

##	FALSE	10004478	26-45-21-2	KELLY CHARLES A TR	PO BOX 2593	CHICAGO IL	60690	2521 BEACH VIL
##	FALSE	10004479	26-45-21-2	SMITH JAMES H & CHERYL M	5056 SACANDAGA RD	GALWAY NY	12074	2522 BEACH VIL
##	FALSE	10004480	26-45-21-2	FINDLAY-SHAW NICHOLAS HUGH	FINLAY LO COLESHILL	AMERSHAM	HP7 OLQ UNITED KII	2523 BEACH VIL
##	FALSE	10004481	26-45-21-2	MCCURDY GILBERT K TR	795 ALLENS CREEK RD	ROCHESTER NY	14618	2524 BEACH VIL
##	FALSE	10004482	26-45-21-2	LITTLE BRITCHES LLC	7666 N CR 875 E	SEYMOUR IN	47274	2525 BEACH VIL
##	FALSE	10004483	26-45-21-2	STEINER ERIC A & LINDA TR	10382 FONTANELLA C	FORT MYE FL	33913	2526 BEACH VIL
##	FALSE	10004484	26-45-21-2	LATANIC LLC	PO BOX 07067	FORT MYE FL	33919	2527 BEACH VIL
##	FALSE	10004485	26-45-21-2	R L R INVESTMENT LEGAL DEPT	600 GILLAM RD	WILMINGTON OH	45177	2528 BEACH VIL
##	FALSE	10004486	26-45-21-2	PAONESSA THOMAS JR &	19 AURORA CIR	BARNEGAT NJ	8005	2531 BEACH VIL
##	FALSE	10004487	26-45-21-2	DANIELS PETER R TR	11420 SW 93RD CT	MIAMI FL	33176	2532 BEACH VIL
##	FALSE	10004488	26-45-21-2	DANIELS PETER R TR	11420 SW 93RD CT	MIAMI FL	33176	2533 BEACH VIL
##	FALSE	10004489	26-45-21-2	NEWMAN DAVID S & BRIDGET	221 LONGBOW LN	MARS PA	16046	2534 BEACH VIL
##	FALSE	10004490	26-45-21-2	STEWART LESLIE T & KAREN L	1059 GRAYSON FARM	CREEDMO NC	27522	2535 BEACH VIL
##	FALSE	10004491	26-45-21-2	EASTON RICHARD W &	2740 BROWNING DR	LAKE ORIO MI	48360	2536 BEACH VIL
##	FALSE	10004492	26-45-21-2	RLR INVESTMENT LEGAL DEPT	PO BOX 271	WILMINGTON OH	45177	2537 BEACH VIL
##	FALSE	10004493	26-45-21-2	BOHEMIA SUNSET LLC	STE 455 171150 NW 7	MIAMI FL	33126	2538 BEACH VIL
##	FALSE	10004494	26-45-21-2	ABARE LOUIS A & SUSAN D	25 PHOEBE ST	METHUEN MA	1844	2611 BEACH VIL
##	FALSE	10004495	26-45-21-2	LEE JOSEPH K T TR	212 CHESLEY LN	CHAPEL HI NC	27514	2612 BEACH VIL
##	FALSE	10004496	26-45-21-2	JAG IRA LLC	45 MUSKET CT	WEST CHE PA	19382	2613 BEACH VIL
##	FALSE	10004497	26-45-21-2	CALL GREGORY & TRACY A	PO BOX 576	CAPTIVA FL	33924	2614 BEACH VIL
##	FALSE	10004498	26-45-21-2	CARNIOL FRANKLIN	AVE DES AUBEPINES 1	BRUSSELS	1180 BELGIUM	2615 BEACH VIL
##	FALSE	10004499	26-45-21-2	BRIGHAM BARBARA C	946 DELVIN DR	SAINT LOU MO	63141	2616 BEACH VIL
##	FALSE	10004500	26-45-21-2	PURCELL GREGORY L &	11070 LEXI LANE	FISHERS IN	46040	2617 BEACH VIL
##	FALSE	10004501	26-45-21-2	CROFT DONALD ARTHUR	3 KINGSLEY RD	OLD BRIDGE NJ	8857	2618 BEACH VIL
##	FALSE	10004502	26-45-21-2	GROENER STEVEN T	206 VIXEN VW	PHOENIXV PA	19460	2621 BEACH VIL
##	FALSE	10004503	26-45-21-2	EMMERSON JOHN G & DIANE K	8 ORCHARD HILL RD	CANTON CT	6019	2622 BEACH VIL
##	FALSE	10004504	26-45-21-2	FINDLAY-SHAW NICHOLAS H &	FINLAY LODGE VILLAGE	COLESHILL	HP7 OLQ UNITED KII	2623 BEACH VIL
##	FALSE	10004505	26-45-21-2	SCHUMAN KEVIN H & CAROL J	12261 COUNTRY EAG	CAPE COR FL	33909	2624 BEACH VIL
##	FALSE	10004506	26-45-21-2	KELLY PROPERTY CAPITAL LLC	8 WARFIELD RD	MENDON MA	1756	2625 BEACH VIL
##	FALSE	10004507	26-45-21-2	WICKMANN TWEIT EDWARD &	9622 BLUE STONE C	FORT MYE FL	33913	2626 BEACH VIL
##	FALSE	10004508	26-45-21-2	DANIELS PETER R TR	11420 SW 93RD CT	MIAMI FL	33176	2627 BEACH VIL
##	FALSE	10004509	26-45-21-2	ROHDE CHARLES A TR	PO BOX 368	CEDAR RAILA	52406	2628 BEACH VIL
##	FALSE	10004510	26-45-21-2	BECKER ENTERPRISES LLC	32 TIMBERLAND CIR	FORT MYE FL	33919	2631 BEACH VIL
##	FALSE	10004511	26-45-21-2	GOSFORD FAMILY PROPERTIES L	6529 BRANDON PARK	FRANKLIN TN	37064	2632 BEACH VIL
##	FALSE	10004512	26-45-21-2	EWB PROPERTIES LLC	7327 ROGUES ROAD	NOKESVILLE VA	20181	2633 BEACH VIL



##	FALSE	10004513	26-45-21-2	CLEVENGER CHARLOTTE M TR	PO BOX 187	CAPTIVA FL	33924	2634 BEACH VIL
##	FALSE	10004514	26-45-21-2	CAPTIVATED BAYOU LLC	135 W ADAMS AVE	SAINT LOU MO	63122	2635 BEACH VIL
##	FALSE	10004515	26-45-21-2	FOLEY PETER W	148 W BARE HILL RD	HARVARD MA	1451	2636 BEACH VIL
##	FALSE	10004516	26-45-21-2	SOUTHPOINTE PROPERTY LLC	1531 OXFORD RD	GROSSE PO MI	48236	2637 BEACH VIL
##	FALSE	10004517	26-45-21-2	SCHIFF THERESA M & CALVIN	3026 MOCKINGBIRD	DALLAS TX	75205	2638 BEACH VIL
##	FALSE	10004520	26-45-21-3	LA BARBARA STEVEN &	115 LOINES AVE	MERRICK NY	11566	5102 BAYSIDE VIL
##	FALSE	10004521	26-45-21-3	CARLSON MARISSA L	22266 PANTHER LOO	LAKEWOOD FL	34202	5104 BAYSIDE VIL
##	FALSE	10004522	26-45-21-3	SULLIVAN MARK A & MARLENE	36 PITNEY AVE	SPRING LA NJ	7762	5106 BAYSIDE VIL
##	FALSE	10004523	26-45-21-3	SAHA SUSHIL K & SABITA R	18 WIDEWATERS LN	PITTSFORD NY	14534	5108 BAYSIDE VIL
##	FALSE	10004524	26-45-21-3	WHITMAN CHARLES R & LISA A	1253 ANHINGA LN	SANIBEL FL	33957	5110 BAYSIDE VIL
##	FALSE	10004525	26-45-21-3	CLABUESCH ERIC JON	99 EVAN DR	COMSTOCK MI	49321	5112 BAYSIDE VIL
##	FALSE	10004526	26-45-21-3	BURNETT JAMES S	2090 MITCHELL RD	WILMINGTON OH	45177	5202 BAYSIDE VIL
##	FALSE	10004527	26-45-21-3	JUST WANT TO HAVE SUN LLC	212 WALDO AVE N	UILEHIGH AC FL	33971	5204 BAYSIDE VIL
##	FALSE	10004528	26-45-21-3	BUSSA MICHAEL J & DENISE W T	14840 LAGUNA DR	FORT MYER FL	33908	5206 BAYSIDE VIL
##	FALSE	10004529	26-45-21-3	LOWE KEITH A + APRIL PEARCE	14 MAPLE ST	WESTHAMPTON NY	11978	5208 BAYSIDE VIL
##	FALSE	10004530	26-45-21-3	KINDVALL KENNETH O TR	2251 14TH LN NE	HAM LAKE MN	55304	5210 BAYSIDE VIL
##	FALSE	10004531	26-45-21-3	LEGE DOMINIC J & MARY J	13 ESPLANADE DR	SOMERSET NJ	8873	5212 BAYSIDE VIL
##	FALSE	10004532	26-45-21-3	NORTH KEY INC	7150 RED LION 5PTS	SPRINGBO OH	45066	5301 BAYSIDE VIL
##	FALSE	10004533	26-45-21-3	GREENE BRIAN LINDSAY TR	5040 ZIRCON LN N	PLYMOUTH MN	55446	5303 BAYSIDE VIL
##	FALSE	10004534	26-45-21-3	GOLDBERG FREDRIC N TR	4136 W GABLES CT N	GRAND RAMI	49525	5305 BAYSIDE VIL
##	FALSE	10004535	26-45-21-3	R&T CAPTIVA REAL ESTATE LLC	5694 BLAKLEY DR NE	BELMONT MI	49306	5307 BAYSIDE VIL
##	FALSE	10004536	26-45-21-3	CADDY RONALD J	6393 ROCK CREEK DR	LAKE WORTH FL	33467	5309 BAYSIDE VIL
##	FALSE	10004537	26-45-21-3	SCHARLAU CAROL A TR	13300 56 S CLEVELAN	FORT MYER FL	33907	5311 BAYSIDE VIL
##	FALSE	10004538	26-45-21-3	RITTER PHILIP S & KRISTIE L	1060 JOANWOOD DR	MARYSVILLE MI	48040	5114 BAYSIDE VIL
##	FALSE	10004539	26-45-21-3	NEEL JOHN D II	1699 CITATION DR	SOUTH PA PA	15129	5116 BAYSIDE VIL
##	FALSE	10004540	26-45-21-3	MATTINGLY JAMES M & MOLLY	1168 HELFORD LANE	CARMEL IN	46032	5118 BAYSIDE VIL
##	FALSE	10004541	26-45-21-3	CIRILLA ALFRED J & MARY B	26 S MAIN ST UNIT 1	PITTSFORD NY	14534	5120 BAYSIDE VIL
##	FALSE	10004542	26-45-21-3	GASSER ROBERT D & MARIANNE	PO BOX 161565	BIG SKY MT	59716	5122 BAYSIDE VIL
##	FALSE	10004543	26-45-21-3	SILVERGLIDE HARRY R	15771 WAITE ISLAND	FORT MYER FL	33908	5124 BAYSIDE VIL
##	FALSE	10004544	26-45-21-3	DARLING WILLIAM H &	4 CROWNSHIELD RD	MARBLEHEAD MA	1945	5126 BAYSIDE VIL
##	FALSE	10004545	26-45-21-3	MORELOCK GARRETT A	1027 SANDCASTLE DR	SANIBEL FL	33957	5128 BAYSIDE VIL
##	FALSE	10004546	26-45-21-3	HULL PETER H +	1982 AUTUMN BROOK	HINCKLEY OH	44233	5130 BAYSIDE VIL
##	FALSE	10004547	26-45-21-3	WACYK RICHARD J +	14 BROMLEY CT	MONTVILL NJ	7045	5132 BAYSIDE VIL
##	FALSE	10004548	26-45-21-3	GERSZ STEVE & RAINES MARSHA	6 DORAL CT	PITTSFORD NY	14534	5134 BAYSIDE VIL
##	FALSE	10004550	26-45-21-3	MENDEZ PEDRO E & LOURDES I	4700 N HABANA AVE	TAMPA FL	33614	5138 BAYSIDE VIL

##	FALSE	10004551	26-45-21-3	JENKINS MARIANNE TR	930 BROADWAY	EVERETT MA	2149	5140 BAYSIDE V
##	FALSE	10004552	26-45-21-3	KSC HOLDINGS LLC	2685 NW 27TH AVE	BOCA RATON FL	33434	5142 BAYSIDE V
##	FALSE	10004553	26-45-21-3	TAYLOR ANDREW J	12500 GRANDEZZA C	ESTERO FL	33928	5144 BAYSIDE V
##	FALSE	10004554	26-45-21-3	SADLOWSKI THOMAS J +	5214 BAYSIDE VILLAS	CAPTIVA FL	33924	5214 BAYSIDE V
##	FALSE	10004555	26-45-21-3	THOMAS S LAGUARDIA TRUST +	38 PELL MELL DR	BETHEL CT	6801	5216 BAYSIDE V
##	FALSE	10004556	26-45-21-3	COOK PAUL E & EJOLA M	4901 NW 120TH AVE	CORAL SPF FL	33076	5218 BAYSIDE V
##	FALSE	10004557	26-45-21-3	SAVANI GEORGE R JR &	57 BOONE TR	SEVERNA FMD	21146	5220 BAYSIDE V
##	FALSE	10004558	26-45-21-3	OSPREY VIEWS LLC	875 S WOODLAWN A'	SAINT PAUL MN	55116	5222 BAYSIDE V
##	FALSE	10004559	26-45-21-3	GOLS LORIE K TR	6 WALDEN DR #8	NATICK MA	1760	5224 BAYSIDE V
##	FALSE	10004560	26-45-21-3	70 BELMONT NOMINEE TRUST +	428 BELMONT AVE	SPRINGFIELD MA	1108	5226 BAYSIDE V
##	FALSE	10004561	26-45-21-3	GCH PROPERTIES LLC	7483 ELMORES LN	WARRENTON VA	20187	5228 BAYSIDE V
##	FALSE	10004562	26-45-21-3	WHEATLEY CRAIG A &	3733 COQUINA DR	SANIBEL FL	33957	5230 BAYSIDE V
##	FALSE	10004563	26-45-21-3	KEEFE TIMOTHY T & VALARIE H	222 N GROVE AVE	UNION OAK PARK IL	60302	5232 BAYSIDE V
##	FALSE	10004564	26-45-21-3	MAXWELL BARRY L & LISA TR	16524 WHISPERING T	FORT MYER FL	33908	5234 BAYSIDE V
##	FALSE	10004565	26-45-21-3	WHEATLEY CRAIG A &	3733 COQUINA DR	SANIBEL FL	33957	5236 BAYSIDE V
##	FALSE	10004566	26-45-21-3	WENDELKEN THOMAS A SR &	30 MILLS AVE	NORWOOD NJ	7648	5238 BAYSIDE V
##	FALSE	10004567	26-45-21-3	YOGEL SHEILA M	7711 NEWPORT LN	PARKLAND FL	33067	5240 BAYSIDE V
##	FALSE	10004568	26-45-21-3	BOYS MOOSE LIN GENE SOLOMO	1342 COLONIAL BLVD	FORT MYER FL	33907	5242 BAYSIDE V
##	FALSE	10004569	26-45-21-3	GOLDBERG FREDRIC &	4136 W GABLES CT	N GRAND RAMI	49525	5244 BAYSIDE V
##	FALSE	10004570	26-45-21-3	HELLINGS BRIAN ALIOL TR	66A WEST RIVER RD	RUMSON NJ	7760	5313 BAYSIDE V
##	FALSE	10004571	26-45-21-3	KAZDAN TODD &	449 CAMBRIDGE LN	WESTON FL	33326	5315 BAYSIDE V
##	FALSE	10004572	26-45-21-3	PLUSCHT JOSEPH & WENDY G	100 COLLINS AVE	UNIDENWEY BE DE	19971	5317 BAYSIDE V
##	FALSE	10004573	26-45-21-3	WINNICK JAMES & MAURA	18 HIDDEN MEADOW	PENFIELD NY	14526	5319 BAYSIDE V
##	FALSE	10004574	26-45-21-3	HUNEKE DENNIS & DONNA +	150 QUINDARO DR	FLORISSANT MO	63034	5321 BAYSIDE V
##	FALSE	10004575	26-45-21-3	EMERSON WILLIAM F +	820 HIGHLAND PARK	CORALVILLE IA	52241	5323 BAYSIDE V
##	FALSE	10004576	26-45-21-3	NAGY MICHAEL W & LISA B	1805 MURRAY DR	WALL TOWN NJ	7719	5325 BAYSIDE V
##	FALSE	10004577	26-45-21-3	VARBECC AT BAYSIDE LLC	7501 CHESTNUT HILL	PROSPECT KY	40059	5327 BAYSIDE V
##	FALSE	10004578	26-45-21-3	REBECCA BARBARA J TR	2316 DUNMORE DR	DARIEN IL	60561	5329 BAYSIDE V
##	FALSE	10004579	26-45-21-3	HELLINGS BRIAN A TR	66A WEST RIVER RD	RUMSON NJ	7760	5331 BAYSIDE V
##	FALSE	10004580	26-45-21-3	A&A BAYSIDE LLC	316 SHOALS DR	MOUNT PISC	29464	5333 BAYSIDE V
##	FALSE	10004581	26-45-21-3	POWERS RICHARD W &	9621 CYPRESS HAMM	BONITA SP FL	34135	5335 BAYSIDE V
##	FALSE	10004582	26-45-21-3	SHAPLEIGH FAMILY RECREATION	1505 MADISONS CRE	NEW HAVEN MO	63068	5337 BAYSIDE V
##	FALSE	10004583	26-45-21-3	HELLINGS BRIAN ALIOL TR	66A WEST RIVER RD	RUMSON NJ	7760	5339 BAYSIDE V
##	FALSE	10004584	26-45-21-3	NORTH KEY INC	7150 RED LION 5 PTS	SPRINGBO OH	45066	5341 BAYSIDE V
##	FALSE	10004585	26-45-21-3	HENDRICK LISA D TR	3991 E KENSINGTON	SPRINGFIELD MO	65809	5343 BAYSIDE V

##	FALSE	10004586	26-45-21-3	RUSCONI CARIDAD	8300 SW 164TH ST	PALMETT FL	33157		4102 BAYSIDE VI
##	FALSE	10004587	26-45-21-3	WACYK RICHARD J +	34 GOLTRA DR	BASKING R NJ	7920		4104 BAYSIDE VI
##	FALSE	10004588	26-45-21-3	LAURENCE A BOSSE TR	2830 TIBURON BLVD	NAPLES FL	34109		4106 BAYSIDE VI
##	FALSE	10004589	26-45-21-3	KEMPPAINEN JOY H	43 W 61ST ST APT 16.	NEW YORK NY	10023		4108 BAYSIDE VI
##	FALSE	10004590	26-45-21-3	WETMER DAVID B	21447 N ANDOVER RI	KILDEER IL	60047		4110 BAYSIDE VI
##	FALSE	10004591	26-45-21-3	JANJUA ISLAND MANAGEMENT I	724 JUNIPER RD	GLENVIEW IL	60025		4112 BAYSIDE VI
##	FALSE	10004592	26-45-21-3	SHIRY JOHN D	23200 LAKE ROAD	BAY VILLAGE OH	44140		4114 BAYSIDE VI
##	FALSE	10004593	26-45-21-3	NORTH KEY INC	75 WEST CENTRAL AV	SPRINGBO OH	45066		4116 BAYSIDE VI
##	FALSE	10004594	26-45-21-3	NORTH KEY INC	75 W CENTRAL AVE	SPRINGBO OH	45066		4118 BAYSIDE VI
##	FALSE	10004595	26-45-21-3	MOYAL AVI &	4200 KENWICK CT NE	MARIETTA GA	30062		4120 BAYSIDE VI
##	FALSE	10004596	26-45-21-3	NIEDERMAYR JUDITH HELEN	1042 COUNTY RD 3	BELLEVILLE ON	K8N 4Z1	CANADA	4122 BAYSIDE VI
##	FALSE	10004597	26-45-21-3	TRAVIS JOHN S & SARA L	18793 95TH AVENUE	MAPLE GR MN	55311		4124 BAYSIDE VI
##	FALSE	10004598	26-45-21-3	GRIPP FLORIAN & DOERTE	INDUSTRIESTRASSE 1	PRETZ	24211	GERMANY	4202 BAYSIDE VI
##	FALSE	10004599	26-45-21-3	VATTHYAM ROSHAN K &	896 NORTH TOWN + I	FORT MYE FL	33919		4204 BAYSIDE VI
##	FALSE	10004600	26-45-21-3	SHELLENBERG DAVID N &	7004 N CLAYTON CT	PEORIA IL	61615		4206 BAYSIDE VI
##	FALSE	10004601	26-45-21-3	IERACI PHILIP V & DONNA M	162 JUNIPER RIDGE D	FEEDING F MA	1030		4208 BAYSIDE VI
##	FALSE	10004602	26-45-21-3	TSGT PROPERTIES LLC	150 OLD MILL ROAD	ROCHESTER NY	14618		4210 BAYSIDE VI
##	FALSE	10004603	26-45-21-3	LAVIN PAUL & ISOLINA	38 WARRENDER AVE	ETOBICOKE ON	M9B 5Z2	CANADA	4212 BAYSIDE VI
##	FALSE	10004604	26-45-21-3	COLE-TUCKER HALE & ERICA	103 WILDER LN	NEW LONDON NH	3257		4214 BAYSIDE VI
##	FALSE	10004605	26-45-21-3	JANJUA ISLAND MANAGEMENT I	724 JUPITER RD	GLENVIEW IL	60025		4216 BAYSIDE VI
##	FALSE	10004606	26-45-21-3	STRUZZIERO JOAN A	17 EILEEN DR	BRAINTREE MA	2184		4218 BAYSIDE VI
##	FALSE	10004607	26-45-21-3	CLAFEVER WILLIAM DEAN C &	14 S EDWARDS ST	WORTHINGTON IN	47471		4220 BAYSIDE VI
##	FALSE	10004608	26-45-21-3	LAVIN JANE	89 SHAW ST	TORONTO ON	M6J 2W3	CANADA	4222 BAYSIDE VI
##	FALSE	10004609	26-45-21-3	BUSSA MICHAEL J & DENISE W T	14840 LAGUNA DR	FORT MYE FL	33908		4224 BAYSIDE VI
##	FALSE	10004610	26-45-21-3	OSPREY VIEWS LLC	875 S WOODLAWN A'	SAINT PAUL MN	55116		4302 BAYSIDE VI
##	FALSE	10004611	26-45-21-3	WOLFE CAROL A	3941 HILLTOP DR	HURON OH	44839		4304 BAYSIDE VI
##	FALSE	10004612	26-45-21-3	HENDRICK LISA D TR	3991 KENSINGTON ST	SPRINGFIELD MO	65809		4306 BAYSIDE VI
##	FALSE	10004613	26-45-21-3	DRAKE MARIA	PO BOX 1092	SPRINGFIELD IL	62705		4308 BAYSIDE VI
##	FALSE	10004614	26-45-21-3	ZOUTENDAM GARY L & JANICE L	800 COUNTRY CLUB C	BATTLE CREEK MI	49015		4310 BAYSIDE VI
##	FALSE	10004615	26-45-21-3	SOUKUP JOSEPH TR	229 S WILMETTE AVE	WESTMON IL	60559		4312 BAYSIDE VI
##	FALSE	10004616	26-45-21-3	VAN JURA JOSEPH J &	610 CHARLES AVE	KINGSTON PA	18704		4314 BAYSIDE VI
##	FALSE	10004617	26-45-21-3	BAYSIDE VILLA LLC	325 WILKINSON LN A	NORTH OAK MN	55127		4316 BAYSIDE VI
##	FALSE	10004618	26-45-21-3	HELLINGS BRIAN ALIOL TR	66A WEST RIVER RD	RUMSON NJ	7760		4318 BAYSIDE VI
##	FALSE	10004619	26-45-21-3	4319 BAYSIDE VILLAS 20 LLC	1024 LITTLE SUGAR C	DAYTON OH	45440		4320 BAYSIDE VI
##	FALSE	10004620	26-45-21-3	MATHEWS MOLYNEAUX P III &	322 W 72ND ST #3C	NEW YORK NY	10023		4322 BAYSIDE VI

## FALSE 10004621 26-45-21-3 MORGAN JOHN W +

395 REDDING RD UNI LEXINGTON KY

40517

4324 BAYSIDE VIL



SiteUnit	SiteCity	SiteZip	Legal
AS PLANTA	CAPTIVA	33924	PARL IN GOVT LOT 2 DESC<CR>1846/3934 + INST 2006-84294<CR>LESS OR 1848/3453 + 1894/666 +<CR>2440/4030 + 4
AS PLANTA	CAPTIVA	33924	PARL IN GOVT LTS 1+2<CR>DESC IN OR 1846 PG 3934
JDETERMIN	CAPTIVA		ALL SEC LESS PART PLATTED<CR>AS DESC OR 1846 PG 3931
RSE	UPPER CAPTIVA		GOVT LOT 3 LESS PARL<CR>13.0000 IN SEC 22
AS PLANTA	CAPTIVA	33924	PART GOVT LOT 1 + 4 AS<CR>DESC IN OR 1848 PG 3453<CR>LESS 5.0010 + 5.001A + INST 2006-84294
AS PLANTA	CAPTIVA	33924	PARL IN SEC 22 + 23 AS<CR>DESC IN OR 1425 PG 2066<CR>UTILITY PARCEL
JDETERMIN	CAPTIVA		PARL LYING IN GOVT LT 4 OF<CR>SECT 22 DESC OR 2083/3825
JDETERMIN	CAPTIVA		PARL LOC IN S 1/2 OF SECT <CR>DESC IN OR 4228 PG 2759
AS PLANTA	CAPTIVA	33924	IN GOVT LOT 3 OR 1848/3453 LES PLAN BCH CLUB II+III + PLANTATION BAY VILLAS
AS PLANTA	CAPTIVA	33924	IN GOVT LOT 3 OR 1848/3453 LESS .0000
AS PLANTA	CAPTIVA	33924	PARL IN GOVT LOT 3 AS DESC<CR>IN OR 0260 PG 0076
AS PLANTA	CAPTIVA	33924	PARL IN GOVT LOT 3 AS DESC<CR>IN OR 1245 PG 1931
AS PLANTA	CAPTIVA	33924	PARL IN GOVT LOT 3 AS DESC<CR>IN OR 0459 PG 0304
AS PLANTA	CAPTIVA	33924	PARL IN GOVT LOT 3 AS DESC<CR>IN OR 0292 PG 0286
AS PLANTA	CAPTIVA	33924	PARL IN GOVT LOT 3 AS DESC<CR>IN OR 1196 PG 1000
AS PLANTA	CAPTIVA	33924	PARL IN GOVT LOT 3 AS DESC<CR>IN OR 1123 PG 0096 +<CR>OR 923 PG 117
AS PLANTA	CAPTIVA	33924	PARL IN GOVT LOT 3 AS DESC<CR>IN OR 0777 PG 0219 +<CR>OR 0301 PG 0185
AS PLANTA	CAPTIVA	33924	PARL IN GOVT LOT 3 AS DESC<CR>IN OR 0875 PG 0768
AS PLANTA	CAPTIVA	33924	PARL IN GOVT LOT 3 AS DESC<CR>IN OR 1097 PG 2105
AS PLANTA	CAPTIVA	33924	PARL IN GOVT LOT 1 AS DESC<CR>IN OR 0878 PG 0492
AS PLANTA	CAPTIVA	33924	PARL IN GOVT LOT 2 AS DESC<CR>IN OR 0884 PG 0731
AS PLANTA	CAPTIVA	33924	PARL IN GOVT LOT 2 AS DESC<CR>IN OR 0019 PG 0360
AS PLANTA	CAPTIVA	33924	PARL BETWEEN GULF + BRYANT<CR>BAYOU IN SEC 22T WP 45 R<CR>21 DESC IN OR 522 PG 480
AS PLANTA	CAPTIVA	33924	PARL IN GOVT LOT 3 AS DESC<CR>IN OR 0266 PG 0632
AS PLANTA	CAPTIVA	33924	FR.A CONC POST ON N LI<CR>GOVT LOT 3 RUN N 81 DEG.<CR>30 MIN.10 SEC. W 220.4 FT
AS PLANTA	CAPTIVA	33924	PARL IN GOVT LOT 3 AS DESC<CR>IN OR 0508 PG 0364
AS PLANTA	CAPTIVA	33924	PARL IN GOVT LOT 2 AS DESC<CR>IN OR 1162 PG 0347
JDETERMIN	CAPTIVA		PARL LOC IN GOVT LOT 3 <CR>LYING W OF SOUTH SEAS <CR>PLANTATION RD AKA PARCEL D<CR>SANDRIFT
IA CT	CAPTIVA	33924	SOUTH SEAS P BCH HOMESITES<CR>PB 29 PG 106<CR>LOT 3
IA CT	CAPTIVA	33924	S SEAS P BCH HOMESITES<CR>PB 29 PG 106<CR>LOT 4
IA CT	CAPTIVA	33924	S SEAS P BCH HOMESITES<CR>PB 29 PG 106<CR>LOT 5
IA CT	CAPTIVA	33924	S SEAS P BCH HOMESITES<CR>PB 29 PG 106<CR>LOTS 10 THRU 12
IA CT	CAPTIVA	33924	S SEAS P BCH HOMESITES<CR>LOT 13 PB 29 PG 106

REE CT	CAPTIVA	33924 S SEAS P BCH HOMESITES<CR>PB 29 PG 106<CR>LOT 14 N 1/2
REE CT	CAPTIVA	33924 S SEAS P BCH HOMESITES<CR>PB 29 PG 106<CR>LOT 14 LESS N 1/2
REE CT	CAPTIVA	33924 S SEAS P BCH HOMESITES<CR>LOT 15 PB 29 PG 106<CR>LESS S 1/2
REE CT	CAPTIVA	33924 S SEAS P BCH HOMESITES<CR>PB 29 PG 106<CR>LOT 15 LESS N 1/2
REE CT	CAPTIVA	33924 S SEAS P BCH HOMESITES<CR>PB 29 PG 106 PT OF LOT 16 <CR>LYING NORTH OF OR 3375 PG 4643<CR>+ OR 3868 PG 15
REE CT	CAPTIVA	33924 S SEAS P BCH HOMESITES<CR>PB 29 PG 106 PT OF LOT 16<CR>LYING SLY OF INST #2005000073784
REE CT	CAPTIVA	33924 S SEAS P BCH HOMESITES<CR>LOT 17 PB 29 PG 106<CR>N 1/2
REE CT	CAPTIVA	33924 S SEAS P BCH HOMESITES<CR>PB 29 PG 106<CR>LOT 17 S1/2
IA CT	CAPTIVA	33924 S SEAS P BCH HOMESITES<CR>PB 29 PG 106<CR>LOT 20
IA CT	CAPTIVA	33924 SOUTH SEAS P BCH HOMESITES<CR>PB 29 PG 106<CR>LOT 25
AS PLANTA`	CAPTIVA	33924 S SEAS P BCH HOMESITES<CR>PB 29 PG 106 <CR>LOTS 18 + 19 COMMON AREA
IA CT	CAPTIVA	33924 SOUTH SEAS P BCH HOMESITES<CR> LOT 19 PB 29 PG 106
IA CT	CAPTIVA	33924 SOUTH SEAS P BCH HOMESITES<CR>PB 29 PG 106<CR>LOT 23
IA CT	CAPTIVA	33924 S SEAS P BCH HOMESITES<CR>PB 29 PG 106<CR>LOT 24
ILLAS CONI	CAPTIVA	33924 MARINA VILLAS CONDO<CR>DESC OR 2646 PG 3836<CR>COMMON ELEMENT POOL-DOCK
ON BEACH (	CAPTIVA	33924 PLANTATION BEACH CLUB III<CR>PARL B + C BUFFER<CR>COMMON ELEMENT
AS CLUB	CAPTIVA	33924 SOUTH SEAS CLUB CONDO<CR>A TIME-SHARE DESC OR 1504<CR>PG 1270 + CPB 7 PG 71 COMMON ELEMENTS
AS PLANTA`	CAPTIVA	33924 SOUTH SEAS CLUB CONDO<CR>A TIME-SHARE OR1504-1270<CR>BLDGS 1-2-3 / 24 UNITS
AS PLANTA`	CAPTIVA	33924 SANDRIFT<CR>OR 2016 PG 0932<CR>UNIT 1
AS PLANTA`	CAPTIVA	33924 SANDRIFT<CR>OR 2016 PG 0932<CR>UNIT 2
AS PLANTA`	CAPTIVA	33924 SANDRIFT<CR>OR 2016 PG 0932<CR>UNIT 3
AS PLANTA`	CAPTIVA	33924 SANDRIFT<CR>OR 2016 PG 0932<CR>UNIT 4
LAND CON	CAPTIVA	33924 SANDRIFT LAND CONDO<CR>DESC OR 2016 PG 0932<CR>COMMON ELEMENTS
@ SOUTH	CAPTIVA	33924 COTTAGES AT SOUTH SEAS<CR>PLANTATION A TIME-SHARE<CR>AS DESC IN OR 1657 PG 2197 COMMON ELEMENTS
AS PLANTA`	CAPTIVA	33924 COTTAGES AT S S PLANTATION<CR>A TIME-SHARE OR1657 PG2197<CR>UNITS 1501 THRU 1514 <CR>(14 UNITS)
ON VILLAGE	CAPTIVA	33924 LANDS END VILLAGE CONDOMINIUM<CR>DESC OR BK 2630 PG 0462<CR>COMMON ELEMENTS
ON HOUSE (	CAPTIVA	33924 PLANTATION HOUSE CONDO<CR>A TIME-SHARE DESC IN<CR>OR BK 1970 PG 0043 COMMON ELEMENTS
AS PLANTA`	CAPTIVA	33924 PLANTATION HOUSE CONDO<CR>A TIME-SHARE OR1901-1912<CR>UNITS 1901-1912 / 12 UNITS
ON BAY VIL	CAPTIVA	33924 PLANTATION BAY VILLAS<CR>CONDO A TIME-SHARE<CR>AS DESC IN OR 2168 PG 1706<CR>COMMON ELEMENTS
AS PLANTA`	CAPTIVA	33924 PLANTATION BAY VILLAS<CR>A TIME-SHARE OR2168-1706<CR>UNITS 970-976 / 4 UNITS
@ SOUTH	CAPTIVA	33924 SEABREEZE AT SOUTH SEAS PLANTATION<CR>DESC OR 2446 PG 3790 <CR>COMMON ELEMENT
VIEW VILLA SAINT JAM		33924 HARBOURVIEW VILLAS AT SOUTH<CR>SEAS RESORT TIME-SHARE CONDO<CR>DESC IN OR 4202 PG 3254<CR>COMMON
AS PLANTA`	CAPTIVA	33924 HARBOURVIEW VILLAS AT SOUTH SEAS<CR>RESORT TIMESHARE OR 4202 PG 3254<CR>10 UNITS #981 THRU 990
ON BEACH (	CAPTIVA	33924 PLANTATION BEACH CLUB 1<CR>PH A + B1 + B2<CR>DESC IN OR 1188/480 + <CR>OR 1230/189 + OR 1413/264<CR>A TI
ON BEACH (	CAPTIVA	33924 PLANTATION BEACH CLUB II<CR>PH 1 + PH 2 + PH 3<CR>DESC IN OR 1283/294 + <CR>OR 1322/1470 + OR 1344/2346<CR>

AS PLANTA` CAPTIVA	33924 PLANTATION BEACH CLUB III PH 1<CR>DESC IN OR 1422 PG 2218<CR>A TIMESHARE COMMON ELEMENTS
JDETERMIN CAPTIVA	GOVT LOT 1<CR>LESS PT IN OR 1425 PG 2066<CR>AKA PLANTATION EAST
JDETERMIN CAPTIVA	PARL IN GOVT LOT 1 AS DESC<CR>IN OR 0580 PG 0863 LESS<CR>WLY 250 FT
R CAPTIVA	33924 PARL IN GOVT LT 1 AS DESC<CR>IN OR 2263/2487 E LINE OF<CR>MUNSON+NELY LINE BINDER AV
R CAPTIVA	33924 PARL IN GOV LT 1<CR>AS DESC IN OR 2263/2493<CR>NELY LINE OF BINDER AV
R CAPTIVA	33924 PARL IN S 1/4 OF SEC AS<CR>DESC IN OR 0963 PG 0582
T CAPTIVA	33924 PARL N OF BAYVIEW SUB AS<CR>DESC IN OR 0913 PG 0477
CAPTIVA	33924 PARL N OF LANES BAYVIEW<CR>SUB AS DESC IN<CR>OR 0889 PG 0859
R CAPTIVA	33924 PARL N OF LANES BAYVIEW<CR>SUB AS DESC IN<CR>OR 1145 PG 1074
CAPTIVA	33924 PARL N OF LANES BAYVIEW<CR>SUB AS DESC IN<CR>OR 1076 PG 0127
T CAPTIVA	33924 PARL N OF LANES BAYVIEW<CR>SUB AS DESC IN<CR>OR 0941 PG 0146
R CAPTIVA	33924 PARL ON W SI MUNSON ST<CR>AS DESC IN OR 0746 PG 0272<CR>+ OR 0630 PG 0210
R CAPTIVA	33924 PARL N OF CAPTIVA BCH SUB<CR>AS DESC IN OR 0069 PG 0273
R CAPTIVA	33924 PARL N OF CAPTIVA BCH SUB<CR>AS DESC IN OR 1846 PG 3931
R CAPTIVA	33924 LYING SLY OF CAPTIVA DR<CR>DESC OR 2301 PG 1684
R CAPTIVA	33924 PARL N OF CAPTIVA BCH SUB<CR>AS DESC IN OR 0917 PG 0608
JDETERMIN CAPTIVA	PARL IN GOVT LT 1<CR>DESC IN OR 1846 PG 817<CR>SW OF BAYSIDE VILLAS LT II
R CAPTIVA	33924 BRYANTS G W ADD GULF VIEW<CR>BLK 3 PB 3 PG 21 PT LOT 1 +<CR>VAC 40 FT R/W OR 0740 PG 0132
R CAPTIVA	33924 BRYANTS ADD TO GULF VIEW<CR>BLK 3 PB 3 PG 21 LOTS 2-4 +<CR>W 1/2 LOT 1 DESC OR 1299/2153 LESS<CR>VAC EASI
WAY CAPTIVA	BRYANTS ADD TO GULF VIEW BLK 3 PB 3 PG 2 RES NO 78-8-25 OR 1301 PG 725
R CAPTIVA	33924 BRYANTS G.W.ADD.GULF VIEW<CR>BLK 3 PB 3 PG 21 LTS 5 + 6<CR>ALSO SEE OR 1304 PG 0142 + <CR>VAC ROW OR 176
CAPTIVA	33924 CAPTIVA BEACH <CR>PB 7 PG 73 <CR>ALL OF BLK 1 + PARK + PT BLK 2 DESC OR 477/309 + VAC ROWS DESC IN OR 1301 F
CAPTIVA	33924 CAPTIVA BEACH <CR>PB 7 PG 73 <CR>BLK 2 LOT 12 + E 1/2 OF LOT 11<CR>+ POR VAC ROW DESC IN OR 1737 PG 1855
CAPTIVA	33924 CAPTIVA BEACH<CR>PB 7 PG 73<CR>BLK 2 LOT 13 + W 1/2 LOT 14<CR>+ POR VAC ROW DESC IN OR 1737 PG 1855
CAPTIVA	33924 CAPTIVA BEACH<CR>PB 7 PG 73<CR>BLK 2 LOT 15 + E 1/2 LOT 14<CR>+ POR VAC ROW DESC IN OR 1737 PG 1855
CAPTIVA	33924 CAPTIVA BEACH<CR>PB 7 PG 73<CR>BLK 2 LOT 16 + W 1/2 OF 17<CR>+ POR VAC ROW DESC IN OR 1737 PG 1855
CAPTIVA	33924 CAPTIVA BEACH <CR>PB 7 PG 73 <CR>BLK 2 LOT 18 + E 1/2 OF LOT 17<CR>+ POR VAC ROW DESC IN OR 1737 PG 1855
CAPTIVA	33924 CAPTIVA BEACH<CR>BLK 2 PB PG 73<CR>LOT 19 + W 1/2 LOT 20<CR>+ POR VAC ROW DESC IN OR 1737 PG 1855
CAPTIVA	33924 CAPTIVA BEACH <CR>PB 7 PG 73 <CR>BLK 2 LOT 21 + E 1/2 OF LOT 20<CR>+ POR VAC ROW DESC IN OR 1737 PG 1855
CAPTIVA	33924 CAPTIVA BEACH<CR>PB 7 PG 73<CR>BLK 2 LOT 22 <CR>+ POR VAC ROW DESC IN OR 1737 PG 1855
CAPTIVA	33924 CAPTIVA BEACH <CR>PB 7 PG 73<CR>BLK 2 LTS 23 THRU 25 + S 10 FT OF <CR>LTS 33-35 AS DESC IN INST <CR>#2007000.
JDETERMIN CAPTIVA	CAPTIVA BEACH <CR>PB 7 PG 73 <CR>BLK 2 LOT 33 + VAC ROW <CR>DESC IN OR 1301 PG 724 <CR>L
R CAPTIVA	33924 CAPTIVA BEACH<CR>PB 7 PG 73<CR>BLK 3 LOTS 30 + 31
CAPTIVA	33924 CAPTIVA BEACH<CR>PB 7 PG 73<CR>BLK 3 LOT 32 + POR VAC ROW DESC IN OR 1737 PG 1855
CAPTIVA	33924 CAPTIVA BEACH<CR>PB 7 PG 73<CR>BLK 3 LOT 33<CR>+ POR VAC ROW DESC IN OR 1737 PG 1855

	CAPTIVA	33924 CAPTIVA BEACH<CR>PB 7 PG 73<CR>BLK 3 LOT 34 + E 1/2 LT 35<CR>+ POR VAC ROW DESC IN OR 1737 PG 1855
	CAPTIVA	33924 CAPTIVA BEACH <CR>PB 7 PG 73 <CR>BLK 3 LOT 36 + W 1/2 LOT 35<CR>+ POR VAC ROW DESC IN OR 1737 PG 1855
	CAPTIVA	33924 CAPTIVA BEACH <CR>PB 7 PG 73<CR>BLK 3 LOT 37 + E 1/2 OF 38<CR>+ POR VAC ROW DESC IN OR 1737 PG 1855
	CAPTIVA	33924 CAPTIVA BEACH<CR>PB 7 PG 73<CR>BLK 3 LOT 39 + W 1/2 38<CR>+ POR VAC ROW DESC IN OR 1737 PG 1855
	CAPTIVA	33924 CAPTIVA BEACH<CR>PB 7 PG 73<CR>BLK 3 LOT 40 + E 1/2 41<CR>+ POR VAC ROW DESC IN OR 1737 PG 1855
	CAPTIVA	33924 F A LANES 2ND BAYVIEW SUBD<CR>PB 3 PG 75 PT LOTS 69 + 70<CR>AS DESC IN OR 0941 PG 0647
	CAPTIVA	33924 F A LANES 2ND BAYVIEW SUBD<CR>PB 3 PG 75 PT LTS 68 + 69<CR>AS DESC IN OR 0752/0036
R	CAPTIVA	33924 GULF VIEW <CR>AS DESC OR 0974/0636 + OR 2075/1989<CR>PB 3 PG 8 <CR>LOTS 1 2 + 3 + <CR>VAC ROW OR 176 PG 2
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 1
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 2
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 3
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 4
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 5
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 6
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 7
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 8
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 9
AS PLANTA	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 COMMON ELEMENTS
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 10
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 11
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 12
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 13
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 14
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 15
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 16
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 17
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 18
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 19
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 20
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 21
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 22
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 23
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 24
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 25
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 26



MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 27
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 28
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 29
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 30
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 31
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PG 1998 + CPB 4 PG 69 HOME 32
MES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH HOME LAND CONDO PH I OR 2199 PB 1998 + CPB 4 PG 69 HOME 33
TTAGES	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH COTTAGES PH I<CR>CONDOMINIUM <CR>DESC OR 1115 PG 1076<CR>COMMON ELEI
AS PLANTA	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH COTTAGES PH II-B<CR>CONDOMINIUM<CR>DESC OR 1148 PG 1671<CR>COMMON EL
CH VILLAS C	CAPTIVA	33924 GULF BEACH VILLAS CONDOMINIUM I <CR>DESC OR 1152 PG 327 +<CR>OR 2420 PG 1467<CR>COMMON ELEMENTS
AS PLANTA	CAPTIVA	33924 SOUTH SEAS PLANTATION BEACH COTTAGES PH II-A<CR>CONDOMINIUM<CR>DESC OR 1132 PG 1406<CR>COMMON EL
LAS	CAPTIVA	33924 SUNSET BEACH VILLAS CONDOMINIUM<CR>OR 1230 PG 0987 + <CR>OR 2602 PG 1797<CR>COMMON ELEMENT POOL +
.LAS CONDI	CAPTIVA	33924 TENNIS VILLAS CONDOMINIUM PH I<CR>DESC OR 1237 PG 1217 +<CR>OR 2918 PG 0954<CR>COMMON ELEMENT
ILLAS CONI	CAPTIVA	33924 BAYSIDE VILLAS CONDO I + II<CR>DESC OR 2397 PG 35822<CR>COMMON ELEMENTS
	CAPTIVA	33924 CAPTIVA BEACH <CR>PB 7 PG 73 <CR>BLK 2 <CR>LOTS 26 - 32 AS<CR>DESC OR 477/309 + PT OF VAC <CR>ROWS DESC II
IDEETERMIN	CAPTIVA	33924 PARCEL OF LAND LOCATED IN GOVT LOT 1 <CR>SEC 26 TWP 45 RNG 21 <CR>AS DESC IN OR 981 PG 727
IA CT	CAPTIVA	33924 SOUTH SEAS P BCH HOMESITES<CR>PB 29 PG 106 PT OF LOT 1<CR>AS DESC IN OR 1173 PG 2034
IA CT	CAPTIVA	33924 SOUTH SEAS P BCH HOMESITES<CR>PB 29 PG 106 PT OF LOT 1<CR>AS DESC IN OR 1173 PG 2036
IA CT	CAPTIVA	33924 S SEAS P BCH HOMESITES<CR>PB 29 PG 106 PT OF LOT 2<CR>AS DESC IN OR 1173 PG 2038
IA CT	CAPTIVA	33924 S SEAS P BCH HOMESITES<CR>LOT 26 PB 29 PG 106
IA CT	CAPTIVA	33924 S SEAS P BCH HOMESITES<CR>PB 29 PG 106<CR>LOT A COMMON AREA
R	CAPTIVA	33924 GULF VIEW<CR>BLK 1 PB 3 PG 8<CR>LOTS 4 THRU 8 INC.
IDEETERMIN	CAPTIVA	GULF VIEW<CR>BLK 1 PB 3 PG 8<CR>LOT 9
R	CAPTIVA	33924 GULF VIEW<CR>BLK 2 PB 3 PG 8<CR>LOTS 1 2 3
IDEETERMIN	CAPTIVA	GULF VIEW<CR>BLK 2 PB 3 PG 8<CR>LOTS 4 THRU 7 INC.
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 1 OR 1106 PG 1881<CR>APT 0
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 1 OR 1106 PG 1881<CR>APT 1
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 1 OR 1106 PG 1881<CR>APT 2
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 1 OR 1106 PG 1881<CR>APT 3
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 1 OR 1106 PG 1881<CR>APT 4
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 1 OR 1106 PG 1881<CR>APT 5
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 1 OR 1106 PG 1881<CR>APT 6
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 1 OR 1106 PG 1881<CR>APT 7
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 1 OR 1106 PG 1881<CR>APT 8
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 1 OR 1106 PG 1881<CR>APT 9

ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 2	OR 1106 PG 1881<CR>APT 0
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 2	OR 1106 PG 1881<CR>APT 1
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 2	OR 1106 PG 1881<CR>APT 2
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 2	OR 1106 PG 1881<CR>APT 3
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 2	OR 1106 PG 1881<CR>APT 4
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 2	OR 1106 PG 1881<CR>APT 5
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 2	OR 1106 PG 1881<CR>APT 6
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 2	OR 1106 PG 1881<CR>APT 7
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 2	OR 1106 PG 1881<CR>APT 8
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 2	OR 1106 PG 1881<CR>APT 9
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 3	OR 1106 PG 1881<CR>APT 0
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 3	OR 1106 PG 1881<CR>APT 1
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 3	OR 1106 PG 1881<CR>APT 2
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 3	OR 1106 PG 1881<CR>APT 3
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 3	OR 1106 PG 1881<CR>APT 4
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 3	OR 1106 PG 1881<CR>APT 5
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 3	OR 1106 PG 1881<CR>APT 6
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 3	OR 1106 PG 1881<CR>APT 7
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 3	OR 1106 PG 1881<CR>APT 8
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 3	OR 1106 PG 1881<CR>APT 9
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 4	OR 1106 PG 1881<CR>APT 0
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 4	OR 1106 PG 1881<CR>APT 1
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 4	OR 1106 PG 1881<CR>APT 2
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 4	OR 1106 PG 1881<CR>APT 3
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 4	OR 1106 PG 1881<CR>APT 4
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 4	OR 1106 PG 1881<CR>APT 5
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 4	OR 1106 PG 1881<CR>APT 6
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 4	OR 1106 PG 1881<CR>APT 7
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 4	OR 1106 PG 1881<CR>APT 8
ILLAS	CAPTIVA	33924 MARINA VILLAS CONDO<CR>BLDG 4	OR 1106 PG 1881<CR>APT 9
3 VILLAGE	CAPTIVA	33924 LANDS END VILLAGE CONDO <CR>PH VIII	OR 1769 PG 4701<CR>UNIT 1601
3 VILLAGE	CAPTIVA	33924 LANDS END VILLAGE CONDO<CR>PH VIII	OR 1769 PG 4701<CR>UNIT 1602
3 VILLAGE	CAPTIVA	33924 LANDS END VILLAGE CONDO<CR>PH VIII	OR 1769 PG 4701<CR>UNIT 1603
3 VILLAGE	CAPTIVA	33924 LANDS END VILLAGE CONDO<CR>PH VIII	OR 1769 PG 4701<CR>UNIT 1604
3 VILLAGE	CAPTIVA	33924 LANDS END VILLAGE CONDO<CR>PH IX	OR 1769 PG 4701<CR>UNIT 1605

33924 LANDS END VILLAGE CONDO<CR>PH IX OR 1769 PG 4701<CR>UNIT 1606	33924 LANDS END VILLAGE CONDO<CR>PH IX OR 1769 PG 4701<CR>UNIT 1607
33924 LANDS END VILLAGE CONDO<CR>PH IX OR 1769 PG 4701<CR>UNIT 1608	33924 LANDS END VILLAGE CONDO<CR>PH X OR 1769 PG 4701<CR>UNIT 1609
33924 LANDS END VILLAGE CONDO<CR>PH X OR 1769 PG 4701<CR>UNIT 1610	33924 LANDS END VILLAGE CONDO<CR>PH X OR 1769 PG 4701<CR>UNIT 1611
33924 LANDS END VILLAGE CONDO<CR>PH X OR 1769 PG 4701<CR>UNIT 1612	33924 LANDS END VILLAGE CONDO<CR>PH XI OR 1769 PG 4701<CR>UNIT 1613
33924 LANDS END VILLAGE CONDO<CR>PH XI OR 1769 PG 4701<CR>UNIT 1614	33924 LANDS END VILLAGE CONDO<CR>PH XI OR 1769 PG 4701<CR>UNIT 1615
33924 LANDS END VILLAGE CONDO<CR>PH XI OR 1769 PG 4701<CR>UNIT 1616	33924 LANDS END VILLAGE CONDO<CR>PH XII OR 1769 PG 4701<CR>UNIT 1617
33924 LANDS END VILLAGE CONDO<CR>PH XII OR 1769 PG 4701<CR>UNIT 1618	33924 LANDS END VILLAGE CONDO<CR>PH XII OR 1769 PG 4701<CR>UNIT 1619
33924 LANDS END VILLAGE CONDO<CR>PH XII OR 1769 PG 4701<CR>UNIT 1620	33924 LANDS END VILLAGE CONDO<CR>PH XIII OR 1769 PG 4701<CR>UNIT 1621
33924 LANDS END VILLAGE CONDO<CR>PH XIII OR 1769 PG 4701<CR>UNIT 1622+ ELEVATOR	33924 LANDS END VILLAGE CONDO<CR>PH XIII OR 1769 PG 4701<CR>UNIT 1623
33924 LANDS END VILLAGE CONDO<CR>PH XIII OR 1769 PG 4701<CR>UNIT 1624 + ELEVATOR	33924 LANDS END VILLAGE CONDO<CR>PH XIV OR 1769 PG 4701<CR>UNIT 1625
33924 LANDS END VILLAGE CONDO<CR>PH XIV OR 1769 PG 4701<CR>UNIT 1626	33924 LANDS END VILLAGE CONDO<CR>PH XIV OR 1769 PG 4701<CR>UNIT 1627
33924 LANDS END VILLAGE CONDO<CR>PH XIV OR 1769 PG 4701<CR>UNIT 1628	33924 LANDS END VILLAGE CONDO<CR>PH XV OR 1769 PG 4701<CR>UNIT 1629
33924 LANDS END VILLAGE CONDO<CR>PH XV OR 1769 PG 4701<CR>UNIT 1630	33924 LANDS END VILLAGE CONDO<CR>PH XV OR 1769 PG 4701<CR>UNIT 1631
33924 LANDS END VILLAGE CONDO<CR>PH XV OR 1769 PG 4701<CR>UNIT 1632	33924 LANDS END VILLAGE CONDO<CR>PH XVI OR 1769 PG 4701<CR>UNIT 1633
33924 LANDS END VILLAGE CONDO<CR>PH XVI OR 1769 PG 4701<CR>UNIT 1634	33924 LANDS END VILLAGE CONDO<CR>PH XVI OR 1769 PG 4701<CR>UNIT 1635
33924 LANDS END VILLAGE CONDO<CR>PH XVI OR 1769 PG 4701<CR>UNIT 1636	33924 LANDS END VILLAGE CONDO<CR>PH XVII OR 1769 PG 4701<CR>UNIT 1637
33924 LANDS END VILLAGE CONDO<CR>PH XVII OR 1769 PG 4701<CR>UNIT 1638	33924 LANDS END VILLAGE CONDO<CR>PH XVII OR 1769 PG 4701<CR>UNIT 1639
33924 LANDS END VILLAGE CONDO<CR>PH XVII OR 1769 PG 4701<CR>UNIT 1640	

[illegible]



AS PLANTA` CAPTIVA	33924 SEABREEZE AT S S PLANTATION<CR>OR 2446 PG 3790 AMEND OR<CR>2447 PG 3132 UNIT 1258
AS PLANTA` CAPTIVA	33924 PLANTATION BEACH CLUB I PH A<CR>DESC IN OR 1413 PG 264<CR>A TIMESHARE CONDO<CR>PH A + B1 + B2(18 UNITS)
AS PLANTA` CAPTIVA	33924 PLANTATION BEACH CLUB II<CR>DESC IN OR 1283 PG 294<CR>A TIMESHARE CONDO<CR>PH 1 + 2 + 3(26 UNITS)
AS PLANTA` CAPTIVA	33924 PLANTATION BEACH CLUB III<CR>DESC IN OR 1422 PG 2218<CR>A TIMESHARE CONDO<CR>PH 1 BLDG 1(12 UNITS)
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1115-1076<CR>PH 1 BLDG D UNIT 11
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1115/1076<CR>PH 1 BLDG D UNIT 12
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1115/1076<CR>PH 1 BLDG E UNIT 13
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1115/1076<CR>PH 1 BLDG E UNIT 14
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1115/1076<CR>PH 1 BLDG E UNIT 15
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1115/1076<CR>PH 1 BLDG E UNIT 16
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1115/1076<CR>PH I BLDG F UNIT 17
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1115/1076<CR>PH 1 BLDG F UNIT 18
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1148-1671<CR>PH 2B BLDG B UNIT 3
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1148/1671<CR>PH 2B BLDG B UNIT 4
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1148/1671<CR>PH 2B BLDG B UNIT 5
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1148/1671<CR>PH 2B BLDG B UNIT 6
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1148/1671<CR>PH 2B BLDG C UNIT 7
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1148/1671<CR>PH 2B BLDG C UNIT 8
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1148/1671<CR>PH 2B BLDG C UNIT 9
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1148/1671<CR>PH2B BLDG C UNIT 10
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1148/1671<CR>PH 2B BLDG G UNIT 19
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1148/1671<CR>PH 2B BLDG G UNIT 20
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1148/1671<CR>PH 2B BLDG G UNIT 21
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1148/1671<CR>PH 2B BLDG G UNIT 22
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1148/1671<CR>PH 2B BLDG H UNIT 23
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1148/1671<CR>PH 2B BLDG H UNIT 24
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1148/1671<CR>PH 2B BLDG H UNIT 25
TTAGES CAPTIVA	33924 SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1148/1671<CR>PH 2B BLDG H UNIT 26
CH VILLAS CAPTIVA	33924 GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT A-101
CH VILLAS CAPTIVA	33924 GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT A-102
CH VILLAS CAPTIVA	33924 GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT A-103
CH VILLAS CAPTIVA	33924 GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT A-104
CH VILLAS CAPTIVA	33924 GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT A-105
CH VILLAS CAPTIVA	33924 GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT A-106
CH VILLAS CAPTIVA	33924 GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT A-107

33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT A-108
33924	GULF BEACH VILLAS CONDO I<CR>OR1152 PG327/OR2420 PG1467<CR>UNIT A-109
33924	GULF BEACH VILLAS CONDO I<CR>OR1152 PG327/OR2420 PG1467<CR>UNIT A-110
33924	GULF BEACH VILLAS CONDO I<CR>OR1152 PG327/OR2420 PG1467<CR>UNIT A-111
33924	GULF BEACH VILLAS CONDO I<CR>OR1152 PG327/OR2420 PG1467<CR>UNIT A-112
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT A-201
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT A-202
33924	GULF BEACHVILLAS CONDO II<CR>OR1174PG1038/OR2320PG1467<CR>UNIT A-203
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1039/OR2420PG1467<CR>UNIT A-204
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT A-205
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT A-206
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT A-207
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT A-208
33924	GULF BEACH VILLAS CONDO I<CR>OR1152 PG327/OR2420 PG1467<CR>UNIT A-209
33924	GULF BEACH VILLAS CONDO I<CR>OR1152 PG327/OR2420 PG1467<CR>UNIT A-210
33924	GULF BEACH VILLAS CONDO I<CR>OR1152 PG327/OR2420 PG1467<CR>UNIT A-211
33924	GULF BEACH VILLAS CONDO I<CR>OR1152 PG327/OR2420 PG1467<CR>UNIT A-212
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT B-101
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT B-102
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT B-103
33924	GULF BEACH VILLAS CONDO II<CR>OR 1174PG1038/OR2420PG1467<CR>UNIT B-104
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT B-105
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT B-106
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT B-107
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT B-108
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT B-201
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT B-202
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT B-203
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT B-204
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT B-205
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT B-206
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT B-207
33924	GULF BEACH VILLAS CONDO II<CR>OR1174PG1038/OR2420PG1467<CR>UNIT B-208
33924	SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1132-1406<CR>PH 2A BLDG A UNIT 1
33924	SOUTH SEAS PLANTATION<CR>BEACH COTTAGES OR1132/1406<CR>PH 2A BLDG A UNIT 2

[illegible]

[illegible]



[illegible]

[illegible]

[illegible]

LAS	CAPTIVA	33924 BEACH VILLAS III CONDO 2<CR>DESC OR 2646 PG 3910<CR>BLDG G UNIT 304
LAS	CAPTIVA	33924 BEACH VILLAS III CONDO 2<CR>DESC OR 2646 PG 3910<CR>BLDG G UNIT 305
LAS	CAPTIVA	33924 BEACH VILLAS III CONDO 2<CR>DESC OR 2646 PG 3910<CR>BLDG G UNIT 306
LAS	CAPTIVA	33924 BEACH VILLAS III CONDO 2<CR>DESC OR 2646 PG 3910<CR>BLDG G UNIT 307
LAS	CAPTIVA	33924 BEACH VILLAS III CONDO 2<CR>DESC OR 2646 PG 3910<CR>BLDG G UNIT 308
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 101
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 102
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 103
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 104
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 105
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 106
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 201
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 202
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 203
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 204
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 205
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 206
	2 CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 301
	4 CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 302
	6 CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 303
	8 CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 304
	10 CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 305
	12 CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-A UNIT 306
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 107
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 108
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 109
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 110
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 111
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 112
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 113
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 114
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 115
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 116
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 297 PG 3582<CR>BLDG-B UNIT 117
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 119



ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 120
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 121
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 122
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 207
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 208
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 209
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO PH I<CR>BLDG B OR 1361 PG 1782<CR>UNIT 210
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 211
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 212
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 213
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 214
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 215
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 216
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 217
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 218
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 219
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 220
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 221
ILLAS	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 222
14	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 307
16	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582PG 1782<CR>BLDG-B UNIT 308
18	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 309
20	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 310
22	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 311
24	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 312
26	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 313
28	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 314
30	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 315
32	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 316
34	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 317
36	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B 318
38	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 319
40	CAPTIVA	33924 BAYSIDE VILLAS CONDO PH I<CR>BLDG B OR 1361 PG 1782<CR>UNIT 320
42	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 321
44	CAPTIVA	33924 BAYSIDE VILLAS CONDO I<CR>OR 2397 PG 3582<CR>BLDG-B UNIT 322

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ILLAS      CAPTIVA      33924 BAYSIDE VILLAS CONDO II<CR>OR 2397 PG 3582<CR>BLDG-C UNIT 312





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ELEMENTS

MESHARE COMMON ELEMENTS

3>A TIMESHARE COMMON ELEMENTS

EMENT RES 78-8-25 DESC 1301/725

PG 294

PG 724 + OR 1737 PG 1855<CR>LESS LTS 10-33 + S 10 FT OF LTS 34-35 OF BLK 2

285961 + POR VAC ROW DESC IN OR 1737 PG 1855

ESS S 10 FT AS DESC <CR>IN 2007000285961



MENTS  
EMENTS

.EMENTS  
- TENNIS

\ OR 1301 PG 724 <CR>+ OR 1737 PG 1855



WS SSIR OWNER LLC  
660 STEAMBOAT RD 3RD FL  
GREENWICH CT 06830

UNITED STATES OF AMERICA  
US FISH AND WILDLIFE SERVICE  
1875 CENTURY BLVD  
ATLANTA GA 30345

FLORIDA GOVT UTILITY AUTHORITY  
GOVERNMENT SERVICES GROUP INC  
280 WEKIVA SPRINGS RD #2070  
LONGWOOD FL 32779

ISLAND WATER ASSOCIATION INC  
3651 SANIBEL CAPTIVA RD  
SANIBEL FL 33957

PLANTATION DEVELOPMENT LTD  
PROPERTY TAX -HOTELS  
PO BOX A-3956  
CHICAGO IL 60690

WS SSIR OWNER LLC  
660 STEAMBOAT RD 3RD FL  
GREENWICH CT 06830

UNITED STATES OF AMERICA  
US FISH AND WILDLIFE SERVICE  
1875 CENTURY BLVD  
ATLANTA GA 30345

SLAMAN JAMES A & CYNTHIA  
16100 OLD CUTLER RD  
PALMETTO BAY FL 33157

NITTERHOUSE PAGE P &  
1785 FALLING SPRING RD  
CHAMBERSBURG PA 17202

GANO FLORIDA PROPERTY LLC  
6490 FRIARSGATE DR NW  
CANTON OH 44718

AQUILA FRANCIS J &  
205 S FINLEY AVE  
BASKING RIDGE NJ 07920

BUCHANAN STEVEN JAMES  
10842 OLD MILL RD STE 2  
OMAHA NE 68154

PRESERVATI RICHARD G &  
933 SOUTH SEAS PLANTATION RD  
CAPTIVA FL 33924

KOELMEL MARK H TR  
PO BOX 1180  
CAPTIVA FL 33924

THE FIFTEEN FAMILY TRUST +  
315 BRYN DU DR  
GRANVILLE OH 43023

MCCLURE CHARLES G & SARAH H  
104 BRADY LN  
BLOOMFIELD HILLS MI 48304

SURAYA LLC  
2ND FLOOR BISSON HOUSE  
30-32 NEW ST  
ST HELIER JERSEY JE1 8FT  
UNITED KINGDOM

BOYLAN CARROLL  
1651 E BOOT RD  
WEST CHESTER PA 19380

GARRETT DEBRA ANN TR  
PO BOX 923  
CAPTIVA FL 33924

WIENER LEE RUSSELL  
4200 TUCKAHOE RD  
MEMPHIS TN 38117

GORTON SCOTT TR  
3921 SW 47TH AVE STE 1017  
DAVIE FL 33314

LEM WHITE IBIS LLC  
GNELLENSTRASSE 18  
UITIKON 1842  
SWITZERLAND

MORGAN JEFFREY R  
115 TAYLORTOWN RD  
BOONTON NJ 07005

928 S SEAS RESORT LLC  
727 MALLARD BAY  
LEXINGTON KY 40502

UNITED STATES OF AMERICA  
US FISH AND WILDLIFE SERVICE  
1875 CENTURY BLVD  
ATLANTA GA 30345

J & M OF MISSOURI III LLC  
6085 TIMBERIDGE  
PARKVILLE MO 64152

1127 LONGIFOLIA LLC  
2749 E COVENANTER DR  
BLOOMINGTON IN 47401

NEAL JEFFREY C  
1099 PELHAM RD  
WINNETKA IL 60093

HOOD WARREN A JR &  
1978 HOOD BLVD STE 300  
HATTIESBURG MS 39401

MALOJA CORPORATION  
HEINRICH BAUMANN  
CHEMIN DU MONT BLANC 10  
TRELEX 1270  
SWITZERLAND

NYON CORPORATION  
HEINRICH BAUMANN  
CHEMIN DU MONT BLANC 10  
TRELEX 1270  
SWITZERLAND

IMMOLEASING CORP  
HEINRICH BAUMANN  
CHEMIN DU MONT BLANC 10  
TRELEX 1270  
SWITZERLAND

DUFF FAMILY LLC  
2036 LOGAN HILL DR  
CHESTERFIELD MO 63017

JUST WANT TO HAVE MORE SUN 2 L  
212 WALDO AVE N #1  
LEHIGH ACRES FL 33971

DOSS JAMES A TR  
2375 TROON CT  
SANIBEL FL 33957

LENNON WILLIAM H  
38376 APOLLO PKWY  
WILLOUGHBY OH 44094

MICO 3 LLC  
12910 PIERCE ST STE 320  
OMAHA NE 68144

WINDMILL ASSOCIATES LLC  
7084 PIONEER RD  
WEST PALM BEACH FL 33413

CAPTIVA ISLAND REALTY LLC  
SAM RONALD  
31 MOCKINGBIRD VALLEY DR  
LOUISVILLE KY 40207

LARSON VIRGINIA M TR  
6933 SE 35TH ST  
MERCER ISLAND WA 98040

S SEAS PLAN BCH HOMESITES PROP  
PO BOX 100  
SANIBEL FL 33957

S SEAS PLAN BCH HOMESITES PROP  
PO BOX 100  
SANIBEL FL 33957

S SEAS PLAN BCH HOMESITES PROP  
PO BOX 100  
SANIBEL FL 33957

S SEAS PLAN BCH HOMESITES PROP  
PO BOX 100  
SANIBEL FL 33957

MARINA VILLAS CONDO ASSOC  
PO BOX 194  
CAPTIVA FL 33924

PLANTATION BEACH CLUB III OWNE  
13451-26 MCGREGOR BLVD  
FORT MYERS FL 33919

SOUTH SEAS CLUB CONDO ASSOC  
1509 PERIWINKLE WAY  
SANIBEL FL 33957

SOUTH SEAS CLUB  
HILTON GRAND VACATIONS CO  
HOA A/R DEPARTMENT  
6355 METRO WEST BLVD STE 180  
ORLANDO FL 32835

GLICKSMAN CAROLINE A TR  
610 HOLLYHILL DR  
BRIELLE NJ 08730

EWB PROPERTIES LLC  
7327 ROGUES RD  
NOKESVILLE VA 20181

KING JOHN D & JANE A  
5225 E COOK RD  
GRAND BLANC MI 48439

SUNG LAWRENCE M TR  
PO BOX 1274  
CAPTIVA FL 33924

SANDRIFT PROPERTY OWNERS ASSN  
PO BOX 194  
CAPTIVA FL 33924

COTTAGES AT SOUTH SEAS  
1509 PERIWINKLE WAY  
SANIBEL FL 33957

COTTAGES AT S S PLANTATION  
HILTON GRAND VACATIONS CO  
HOA A/R DEPARTMENT  
6355 METRO WEST BLVD STE 180  
ORLANDO FL 32835

LANDS END VILLAGE CONDO ASSOC  
PO BOX 640  
CAPTIVA FL 33924

PLANTATION HOUSE CONDO ASSOC  
1509 PERIWINKLE WAY  
SANIBEL FL 33957

PLANTATION HOUSE  
HILTON GRAND VACATIONS CO  
HOA A/R DEPARTMENT  
6355 METRO WEST BLVD STE 180  
ORLANDO FL 32835

PLANTATION BAY VILLAS CONDO  
1509 PERIWINKLE WAY  
SANIBEL FL 33957

PLANTATION BAY VILLAS  
HILTON GRAND VACATIONS CO  
HOA A/R DEPARTMENT  
6355 METRO WEST BLVD STE 180  
ORLANDO FL 32835

SEABREEZE AT SOUTH SEAS  
12800 UNIVERSITY DR STE 350  
FORT MYERS FL 33907

HARBOURVIEW VILLAS AT  
1509 PERIWINKLE WAY  
SANIBEL FL 33957

HARBOURVIEW VILLAS SOUTH SEAS  
HILTON GRAND VACATIONS COMPANY  
6355 METROWEST BLVD STE 180  
ORLANDO FL 32835

PLANTATION BEACH CLUB OWNERS  
1509 PERIWINKLE WAY  
SANIBEL FL 33957

PLANTATION BEACH CLUB II  
1509 PERIWINKLE WAY  
SANIBEL FL 33957

PLANTATION BEACH CLUB III  
HILTON GRAND VACATIONS  
P O BOX 686  
CAPTIVA FL 33924

UNITED STATES OF AMERICA  
US FISH AND WILDLIFE SERVICE  
1875 CENTURY BLVD  
ATLANTA GA 30345

RAUSCHENBERG CAPTIVA LLC  
ROBERT RAUSCHENBERG FOUNDATION  
381 LAFAYETTE ST  
NEW YORK NY 10003

RAUSCHENBERG CAPTIVA LLC  
ROBERT RAUSCHENBERG FOUNDATION  
381 LAFAYETTE ST  
NEW YORK NY 10003

RAUSCHENBERG CAPTIVA LLC  
ROBERT RAUSCHENBERG FOUNDATION  
381 LAFAYETTE ST  
NEW YORK NY 10003

STEGMANN KRYSS M & DANIEL K TR  
PO BOX 1086  
CAPTIVA FL 33924

GARVEY PAUL E  
PO BOX 204  
CAPTIVA FL 33924

RODRIGUEZ KATHY L  
1524 CANTERBURY DOWNS RD  
SEVIERVILLE TN 37862

MILA PROPERTY GROUP LLC  
15880 SUMMERLINE RD #300-434  
FORT MYERS FL 33908

JUST BY CHANCE LLC  
226 BERRYMAN DR  
AMHERST NY 14226

FIORE RICHARD ANGELO &  
PO BOX 4292  
NEW WINDSOR NY 12553

RAUSCHENBERG CAPTIVA LLC  
ROBERT RAUSCHENBERG FOUNDATION  
381 LAFAYETTE ST  
NEW YORK NY 10003

RAUSCHENBERG CAPTIVA LLC  
ROBERT RAUSCHENBERG FOUNDATION  
381 LAFAYETTE ST  
NEW YORK NY 10003

WS SSIR OWNER LLC  
660 STEAMBOAT RD 3RD FL  
GREENWICH CT 06830

WS SSIR OWNER LLC  
660 STEAMBOAT RD 3RD FL  
GREENWICH CT 06830



COURTNEY ENTERPRISES INC  
PO BOX 1090  
FORT MYERS FL 33902

FLORIDA GOVT UTILITY AUTHORITY  
GOVERNMENT SERVICES GROUP INC  
280 WEKIVA SPRINGS RD #2070  
LONGWOOD FL 32779

CPINES LLC  
2023 S GLENSTONE AVE  
SPRINGFIELD MO 65804

WS SSIR OWNER LLC  
660 STEAMBOAT RD 3RD FLOOR  
GREENWICH CT 06830

BORREGAARD SHIRLEY  
CINDY BORREGAARD  
943 ALTADENA DR  
FORT MYERS FL 33919

CPINES LLC  
2023 S GLENSTONE AVE  
SPRINGFIELD MO 65804

RAUSCHENBERG CAPTIVA LLC  
ROBERT RAUSCHENBERG FOUNDATION  
381 LAFAYETTE ST  
NEW YORK NY 10003

BROWN NICHOLAS TR  
GSO BUSINESS MGMT LLC  
15260 VENTURA BLVD STE 2100  
SHERMAN OAKS CA 91403

BROWN NICHOLAS TR  
15260 VENTURA BLVD STE 2100  
SHERMAN OAKS CA 91403

PYLE RICHARD E &  
PO BOX 327  
CAPTIVA FL 33924

KACE HOLDINGS LLC  
2908 38 1/2 AVE S  
FARGO ND 58104

ABDE LLC  
BRIAN EAGLESTON  
7269 HENDRY CREEK DR  
FORT MYERS FL 33908

DELISIO DANIEL & TRACY  
535 THOMPSON RUN RD  
PITTSBURGH PA 15237

R L R INVESTMENTS L L C  
600 GILLIAM RD  
WILMINGTON OH 45177

TURNER SHEILA H TR  
4369 BAY SHORE DR  
STURGEON BAY WI 54235

11520 LAIKA LANE LLC  
4980 POWERS FERRY RD  
ATLANTA GA 30327

RAUSCHENBERG CAPTIVA LLC  
ROBERT RAUSCHENBERG FOUNDATION  
381 LAFAYETTE ST  
NEW YORK NY 10003

JOSHA LLC  
17090 SAN CARLOS BLVD  
FORT MYERS BEACH FL 33931

BILLINGSLEY ROBERT T TR  
97 W CHAMPIONS BLVD  
ROGERS AR 72758

SZUMIGATA JOHN & DOROTHY  
2129 CENTRAL AVE  
SCHENECTADY NY 12304

MAZZULLA JAMES F & KAREN B L/E  
11098 SIERRA PALM CT  
FORT MYERS FL 33966

SAWYER CLARE F TR  
159 KENTON RD  
CHAGRIN FALLS OH 44022

LIFSHATZ STEPHEN &  
11515 LAIKA LN  
CAPTIVA FL 33924

VALDES ALEXANDER & JUDITH  
10201 SW 90TH AVE  
MIAMI FL 33176

MANDY LAND LLC  
DAVID MANDELBAUM  
2840 CAMBERLY CT  
GREENWOOD IN 46143

BARNETT MAX S & CAROL A  
2617 WICKERTON CT  
SAINT LOUIS MO 63122

COONROD MARSHA C TR +  
2020 LYNN BAY CT  
CHESTERFIELD MO 63017

CPINES LLC  
2023 S GLENSTONE AVE  
SPRINGFIELD MO 65804

B + B VENTURES LLC  
2020 EDENDERRY DR  
FORT MITCHELL KY 41017

DANDREA ROBERT J &  
3370 NE 190TH ST #713  
AVENTURA FL 33180

LEEDOM CHRISTOPHER M  
3218 SIGNET CT  
SARASOTA FL 34240

ROBERTO ROBERT R & LISA  
1 VAN CIR  
RUMSON NJ 07760

LANDOR USA INC  
103 MONTROSE DR  
FORT MYERS FL 33919

49 FT PLEASAT NOMINEE TRUST +  
428 BELMONT AVE  
SPRINGFIELD MA 01108

IMAGO ENTERPRISES INC  
140 PALMER DR  
FORT COLLINS CO 80525

IMAGO ENTERPRISES INC  
140 PALMER DR  
FORT COLLINS CO 80525

HOMESTRECH HOLDINGS LLC  
2400 KELLER PKWY  
MAPLEWOOD MN 55109

SOUTH SEAS PLANTATION BEACH  
6535 MCGREGOR BLVD #23  
FORT MYERS FL 33907

MENDOZA CHRISTINA L TR  
1010 COTORRO AVE  
CORAL GABLES FL 33146

RIPLEY RONALD C & DONNA J  
4101 WHITE ACRES RD  
VIRGINIA BEACH VA 23455

MCCULLY THOMAS R & SUSAN C TR  
1613 COTTONWOOD CIR  
LAFAYETTE IN 47905

CAPTIVA SUNSET LLC  
345 FRANKLIN ST  
DENVER CO 80218

LASHER CHRISTOPHER J  
55 MANNING COVE RD  
MALTA NY 12020

BENIGNI GLENN & MICHELLE  
543 BURKES DR  
CORAOPOLIS PA 15108

CAPISLE PROPERTIES INC  
GRAUBARD MILLER ATTN M IDEN  
405 LEXINGTON AVE FL 44  
NEW YORK NY 10174

EDSON DANIEL C TR  
13919 S WEST BAYSHORE DR #3S  
TRAVERSE CITY MI 49684

VARSAM GEORGE F +  
2807 157TH ST  
FLUSHING NY 11354

WOLCOTT KEEP LLC  
1025 E GLENGARRY CIR  
BLOOMFIELD HILLS MI 48301

KELLY PROPERTY CAPITAL LLC  
8 WARFIELD RD  
MENDON MA 01756

FOURNIER TIMOTHY D & SUSAN  
150 OLD MILL RD  
ROCHESTER NY 14618

CAPTIVATED CAPITAL LLC  
BRIAN & JULIA LANDRUM  
3702 HARVARD AVE  
DALLAS TX 75205

BROWNING KEITH N & PAMELA O  
23 BEACH HOMES  
CAPTIVA FL 33924

KELLY FAMILY LP  
MICHELE KELLY HERRING  
22 CIR W  
EDINA MN 55436

KOENIGSDORF SCOTT T &  
4722 W 68TH ST  
PRAIRIE VILLAGE KS 66208

BARBEE NOEL  
PO BOX 98  
CAPTIVA FL 33924

LEEDOM CHRISTOPHER M  
3218 SIGNET CT  
SARASOTA FL 34240

CAPISLE INVESTMENTS INC  
GRAUBARD MILLER ATTN M IDEN  
405 LEXINGTON AVE FL 44  
NEW YORK NY 10174

HARDACRE JENNIFER T TR  
3601 LERIVE WAY  
CHASKA MN 55318

HERRAN LOURDES MARIA TR  
5080 SW 62ND AVE  
MIAMI FL 33155

4TK PARTNERSHIP  
PO BOX 701  
VALLEY FORGE PA 19482

J & M OF MISSOURI LLC  
6085 TIMBERRIDGE DR  
PARKVILLE MO 64152

SEATON JANECZEK TRUST  
1335 N TEJON ST  
COLORADO SPRINGS CO 80903

SOUTH SEAS PLANTATION BEACH CO  
PO BOX 100  
SANIBEL FL 33957

SOUTH SEAS PLANTATION BEACH  
PO BOX 100  
SANIBEL FL 33957

GULF BEACH VILLAS CONDO I  
ASSOCIATION MANAGEMENT  
PO BOX 194  
CAPTIVA FL 33924

SOUTH SEAS PLANTATION BEACH CO  
PO BOX 100  
SANIBEL FL 33957

SUNSET BEACH VILLAS CONDO  
PO BOX 100  
SANIBEL FL 33957

TENNIS VILLAS CONDO PH I  
13451-34 MCGREGOR BLVD  
FORT MYERS FL 33919

BAYSIDE VILLAS CONDO ASSOC INC  
ISLAND MGMT GROUP  
PO BOX 100  
SANIBEL FL 33957

RAUSCHENBERG CAPTIVA LLC  
ROBERT RAUSCHENBERG FOUNDATION  
381 LAFAYETTE ST  
NEW YORK NY 10003

LEE COUNTY  
PO BOX 398  
FORT MYERS FL 33902

CACCAMISE WILLIAM CHARLES JR  
35 COLEYTOWN RD  
WESTPORT CT 06880

COURT CALVERT WILLIAM &  
490 ELIZABETH ST  
BURLINGTON ON L7R 3X4  
CANADA

DCNK CAPITAL LLC  
72 LONE PINE RD  
BLOOMFIELD HILLS MI 48304

SON OF A BEACH HOUSE PROPERTIE  
6650 MONTICELLO DR  
PARKVILLE MO 64152

S SEAS PLANT BCH HOMESITES PRO  
PO BOX 100  
SANIBEL FL 33957

SOUTH SEAS RESORT LP  
PROPERTY TAX-HOTELS  
PO BOX A-3956  
CHICAGO IL 60690

LEE COUNTY  
PO BOX 398  
FORT MYERS FL 33902

APPEL JOHN C  
7816 CLIFF VIEW DR  
POLAND OH 44514

LYN SHARON +  
10721 MAPLE CHASE DR  
BOCA RATON FL 33498



HEPP ADAM J & MARIE T  
10 REMINGTON LN  
MALVERN PA 19355

OKEEFE DANIEL T  
11068 BAYSHORE DR  
WINDERMERE FL 34786

MIRANDA JAMES & DONNA  
3548 ROUTE 9 S  
HOWELL NJ 07731

NORTHWIND SECURITY PRODUCTS LL  
PO BOX 184  
NEW LONDON NH 03257

WESTPHAL EVELYN K TR  
217 W SEAVIEW DR  
DUCK KEY FL 33050

SPIRIT ENERGY LLC  
7701 FORSYTH BLVD #325  
SAINT LOUIS MO 63105

TRESSLER ERNEST L  
15738 CUTTERS CT  
FORT MYERS FL 33908

WATSON EMILY TR  
8688 WOODBINE AVE STE 300  
MARKHAM ON L3R 8B9  
CANADA

NORTHWIND SECURITY PRODUCTS LL  
PO BOX 184  
NEW LONDON NH 03257

ANGELL EDWARD S JR & JANE L  
12 MEADOW VIEW DR  
SMITHFIELD RI 02917

B & B VENTURES LLC  
2020 EDENBERRY DR  
FORT MITCHELL KY 41017

PYLES STEVEN CRAIG +  
2911 HWY 55 SOUTH RD  
COLUMBIA KY 42728

KNOBBE KENT & JACQUELINE L  
803 MARINA VILLAS  
CAPTIVA FL 33924

DAVIS CARL F TR  
312 E HAMLIN ST  
EATON RAPIDS MI 48827

GAGNON KENNETH L TR  
PO BOX 1184  
CAPTIVA FL 33924

RAVELSON SCOTT C TR  
22 COMEAU ST  
WELLESLEY MA 02481

DANCING FOOL ENTERPRISES LLC  
10620 MENDOCINO LN  
BOCA RATON FL 33428

MANATEE 11/11 LLC  
101 MEADOWLARK LN  
SOUTHLAKE TX 76092

WILLIAMS PATRICIA L TR  
991 LAKE HOLLINGSWORTH DR  
LAKELAND FL 33803

CONSENTINO ROBERT H &  
216 WHITMAN DR  
BROOKLYN NY 11234

M RUSSELL ANDERSON TRUST +  
7898 E VAWTER PARK RD  
SYRACUSE IN 46567

WELLS BRIAN H TR +  
12 BOW ST  
CONCORD MA 01742

EVERETT MICHAEL &  
703 MARINAS VILLAS  
CAPTIVA FL 33924

704 MARINA VILLAS LLC  
2225 PRAIRIE ST  
GLENVIEW IL 60025

705 MARINA VILLAS LLC  
2225 PRAIRIE ST  
GLENVIEW IL 60025

BARNHART JAYSON P & D'LYNN  
3800 LONG MEADOW DR  
FLOWER MOUND TX 75022

THOMPSON JOSEPH A JR &  
604 HAMPTON AVE  
SOUTHAMPTON PA 18966

BUFFAMONTE PHILLIP J  
3210 MAIN ST  
BUFFALO NY 14214

MICHAEL DYWAYNE DOBBS TRUST +  
2524 E BROADMOOR ST  
SPRINGFIELD MO 65804

710 MARINA VILLAS LLC  
2225 PRAIRIE ST  
GLENVIEW IL 60025

RITTER CYNTHIA HAWES  
31 WADSWORTH LN  
S DARTMOUTH MA 02748

KEARNS KENNETH E &  
221 WALNUT AVENUE  
WAYNE PA 19087

TRAVERSO CASHEL J TR  
829 KALLI CREEK LN  
SAINT AUGUSTINE FL 32080

ASSAAD WAFAA F TR  
4041 GULF SHORE BLVD N APT 106  
NAPLES FL 34103

STRUBE DAVID K +  
PO BOX 122  
WINDERMERE FL 34786

DUNLOP W WAYNE +  
3 SNOWBERRY LN  
MALVERN PA 19355

MCDONALD ANN EVE  
PO BOX 208  
CAPTIVA FL 33924

SUMMA SHARON A TR  
16 BLUE HERON WAY  
OLD SAYBROOK CT 06475

S + S COLONY ASSOCIATES  
ELLEN SCOTT  
31 RICHLAND RD  
WELLESLEY MA 02481

OSHAUGHNESSY HUGH & DIANE  
PO BOX 2725  
WINDERMERE FL 34786

FARRENKOPF LEO C & DORA  
780 FOREST AVE  
RYE NY 10580

LANDS END 1602 LP  
5743 THIRD LINE ERAMOSA  
ROCKWOOD ON N0B 2K0  
CANADA

RIZOR EDWIN L JR TR  
315 BRYN DU DR  
GRANVILLE OH 43023

SCHLOSSMAN JOHN & SHIRLEY  
SCHLOSSMAN FLP  
232 MARY ST  
WINNETKA IL 60093

FAIRWYN INVESTMENT COMPANY LLC  
875 TOWNLINE RD STE#103  
LAKE GENEVA WI 53147

MCE PROPERTIES LLC  
121 BROOKE FARM RD  
WAYNE PA 19087

1607 LANDS END LLC  
PO BOX 111  
CAPTIVA FL 33924

EMK PROPERTIES LLC  
49 PARK AVE STE D  
OAKWOOD OH 45419

STEVENSON WILLIAM B III TR  
1476 THOR DR  
INVERNESS IL 60067

GCH PROPERTIES LLC  
7483 ELMORES LN  
WARRENTON VA 20187

SILIGMUELLER CINDA TR  
630 LENOX RD  
GLEN ELLYN IL 60137

RED FISH INVESTMENTS LLC  
3904 HALLOAK CT  
VALRICO FL 33596

UNKNOWN HEIRS OF  
175 N COVE RD  
OLD SAYBROOK CT 06475

IVERS MICHAEL A &  
95N CHAPMAN RD  
DOYLESTOWN PA 18901

DEVITO JOSEPH & BRENDA  
8920 SPIDER BAY CT  
INDIANAPOLIS IN 46236

BLACK PAUL M TR  
1616 LANDS END VILLAGE  
CAPTIVA FL 33924

SUMMIT NORTH LLC  
108 GIDEON DR  
KENNETT SQUARE PA 19348

DAVID H WALLACE TRUST +  
RYAN LLC- DEPT 909  
PO BOX 460329  
HOUSTON TX 77056

MIRANDA JAMES & DONNA  
3514 RT 9 S  
HOWELL NJ 07731

BRIGGS MALCOLM N &  
PO BOX 731  
CAPTIVA FL 33924

CHARCLEWIN INC  
CHALET LE CHARDONNET  
CHAMPEX LAC  
VALAIS 1938  
SWITZERLAND

RUSK KATHY J & GERALD W L/E  
98 LUCHSINGER RD  
PORT CLINTON OH 43452

NESKEY SHARON D TR  
BOX 2008  
TRURO MA 02666

PAXTON PEGGY S TR  
28 MEADOW LINKS DR  
PADUCAH KY 42001

MAVROYANNIS IRENE  
30 E 85TH ST APT 5C  
NEW YORK NY 10028

GLASSMAN PROPERTIES LLC  
12345 OSAGE RD  
ANCHORAGE KY 40223

BECKER MICHAEL K  
STR DI FULMIGNANO 25  
RUVIGLIANA 6977  
SWITZERLAND

BASDEN BRUCE  
645 EAST RENFRO ST  
BURLESON TX 76028

CHARLSEN MATTHEW &  
2786 DEAN PARKWAY  
MINNEAPOLIS MN 55416

SETTON ROBERT C + MINDY S TR  
24 EMERSON RD  
GLEN HEAD NY 11545

1631 LANDS END LLC  
9211 BANYAN DR  
CORAL GABLES FL 33156

KING DOUGLAS J & DEBORAH A  
ESTATE MANAGEMENT  
PO BOX 244  
CAPTIVA FL 33924

WALTER CHRISTOPHER P TR  
678 N MAIN ST  
GLEN ELLYN IL 60137

SHIMMERING SEAS LLC  
6400 S FIDDLERS GREEN CIR STE 220  
GREENWOOD VILLAGE CO 80111

VITANTONIO TERESA M  
20201 E COUNTRY CLUB DR #2809  
AVENTURA FL 33180

UNIVERSAL COMPANIES INC  
2801 E BELTLINE AVE NE  
GRAND RAPIDS MI 49525

SCANLON JAYNE M +  
PO BOX 537  
OSTERVILLE MA 02655

FISCHADLER LLC  
PO BOX 1679  
TELLURIDE CO 81435

JEFFREY S ROBINSON TRUST +  
2107 COTSWOLD DR  
ORLANDO FL 32825

NEWKUMET INVESTMENTS LLC  
PO BOX 11330  
MIDLAND TX 79702



HOLDCO 5 LLC  
PO BOX 28421  
SCOTTSDALE AZ 85255

CHARLES M HOKE TRUST +  
PO BOX 1059  
CAPTIVA FL 33924

NANOVIC ROBERT TR  
1644 LANDS END VILLAGE  
CAPTIVA FL 33924

NANOVIC ROBERT S TR  
1644 LANDS END VLG  
CAPTIVA FL 33924

LAMOTTA CLIFFORD  
21 ONEILL CT  
RIDGEFIELD CT 06877

NOVAK JODEE L & EDWARD J  
PO BOX 486  
CAPTIVA FL 33924

LAMOTTA JOSEPH D  
1 SORRELL RUN  
MOUNT LAUREL NJ 08054

S C JOHNSON + SON INC  
1525 HOWE ST STE 412  
RACINE WI 53403

BOUNDLESS BUCKEYE PROPERTIES L  
2880 CHESHIRE ROAD  
DELAWARE OH 43015

DONOVAN THOMAS TR  
1650 LANDS END VLG  
CAPTIVA FL 33924

HALSELL JEFFREY & KRISTIN  
1651 LANDS END VILLAGE  
CAPTIVA FL 33924

RINKER DAVID B & LEIGHAN  
556 MUIRFIELD DR  
ATLANTIS FL 33462

MCCARTHY ANN L TR  
PO BOX 472  
CAPTIVA FL 33924

WILDEROTTER LAWRENCE &  
922 COLE DR  
BRIELLE NJ 08730

CLOVERREPREON LLC  
209 RICHARDS ST  
IOWA CITY IA 52246

JORDEN EDWIN W & SUZANNE M  
625 HARPERS LN  
HUNTINGDON VALLEY PA 19006

DUNAWAY FRANK R III & AMY J  
PO BOX 27  
CAPTIVA FL 33924

CROWNE RICHARD A TR  
8428 WOODBRIAR DR  
SARASOTA FL 34238

MOOERS DEBORAH J TR  
10 SOUTH WYNSTONE DR  
NORTH BARRINGTON IL 60010

DCT REAL ESTATE LLC  
94 BRONSON WAY  
SKILLMAN NJ 08558

BAUMGARTEN EILEEN L TR  
15 ROLLING RIDGE RD  
NORTHFIELD IL 60093

ROBERT LOWELL CARTER 2012 TRUS  
130 SPUR CIR WAY  
WAYZATA MN 55391

DUDAS BRANKA R TR  
1220 HIGH RIDGE RD  
STEVENS POINT WI 54482

CORSON BRADLEY W & JOAN S TR  
14 GLENSHEEN WAY  
SPRING TX 77382

FREDERICK MARK T &  
PO BOX 633  
CAPTIVA FL 33924

LANGBO-CAPTIVA LLC  
1160 HILLSIDE DR  
BIRMINGHAM MI 48009

BOWFAMFAR LLC  
11353 LOCHRAVEN RD  
FISHERS IN 46037

KENNETH L FADNER TRUST +  
145 PIPERS HILL RD  
WILTON CT 06897

GUNTHER JOSEPH F IV &  
910 SW 21ST LN  
BOCA RATON FL 33486

APPELBAUM JONATHAN D  
PO BOX 1145  
NORTHBROOK IL 60065

FINNEY JOHN SCOTT &  
7040 WARE NECK RD  
GLOUCESTER VA 23061

NELSON GRANT E & CAROL J  
W11410 453RD AVE  
PRESCOTT WI 54021

FINNEY J SCOTT & DENISE M  
7040 WARENECK RD  
GLOUCESTER VA 23061

MANCHESKI JUDITH TR  
PO BOX 1666  
DRAPER UT 84020

GARLAND FLORENCE S TR  
3319 CAPRI CT  
GREEN BAY WI 54301

WILLIAM A BABBIT TRUST NO 1 +  
1258 SOUTH SEAS PLANTATION RD  
CAPTIVA FL 33924

PLANTATION BEACH CLUB  
HILTON GRAND VACATIONS CO  
HOA A/R DEPARTMENT  
6355 METRO WEST BLVD STE 180  
ORLANDO FL 32835

PLANTATION BEACH CLUB  
HILTON GRAND VACATIONS CO  
HOA A/R DEPARTMENT  
6355 METRO WEST BLVD STE 180  
ORLANDO FL 32835

PLANTATION BEACH CLUB HOA  
HILTON GRAND VACATIONS A/R  
6355 METRO WEST BLVD STE 180  
ORLANDO FL 32835

1411 BEACH COTTAGES LLC  
7327 ROGUES RD  
NOKESVILLE VA 20181

LLOYD ROBERT E & CAROL H TR  
PO BOX 63  
CAPTIVA FL 33924

BLANCO JOSE E & MARY A +  
8260 SW 97TH ST  
MIAMI FL 33156

TUDHOPE DOUGLAS IRA TR  
MARY TUDHOPE  
299 S UNION ST  
BURLINGTON VT 05401

PIE PIERRE B II & SUSAN S  
1415 MONK RD  
GLADWYNE PA 19035

PERLMAN PETER +  
228 ISLAND GREEN DR  
SAINT AUGUSTINE FL 32092

D AND H REAL ESTATE HOLDINGS L  
256 BAKERVILLE RD  
SOUTH DARTMOUTH MA 02748

THRELKEL JAMES B TR  
1315 N LAKE ELBERT DR NE  
WINTER HAVEN FL 33881

CROWELL DOUGLAS J &  
1403 BEACH COTTAGES  
CAPTIVA FL 33924

SWEET SUITE ONE LLC  
225 N OAK RIDGE RD  
BARRINGTON IL 60010

DUDAS LEONARD J TR  
4817 BARBARAS LN  
STEVENS POINT WI 54481

DEFAZIO JOHN L TR  
1406 BEACH COTTAGES  
CAPTIVA FL 33924

LOMBARDI KEITH H & AUDREY O  
1676 FIELDVIEW LN  
BETHLEHEM PA 18015

PEREGRINO LP  
2101 W WADLEY STE 10  
MIDLAND TX 79701

HARRINGTON MICHAEL & TRACY  
32444 LEGACY POINT PKWY  
AVON LAKE OH 44012

KARR GEORGE W JR &  
61 GESSNER RD  
KINTNERSVILLE PA 18930

FOZO ELIZABETH J TR  
225 VENDOME CT  
GROSSE POINTE FARMS MI 48236

HANLON EDWARD E III TR  
16 FLORET CIR  
HINGHAM MA 02043

HOLMBERG THOMAS J  
211 CHURCH RD  
WINNETKA IL 60093

BEACH COTTAGE 1422 LLC  
DAVID GLASER  
114 HAWTHORNE EST  
SAINT LOUIS MO 63131

PURCELL GREGORY L &  
1423 BEACH COTTAGES  
CAPTIVA FL 33924

EASTON JEANETTE M  
2769 STURBRIDGE DR SE  
ADA MI 49301

J CARS LLC  
147 DEWBERRY DR  
HOCKESSIN DE 19707

CURRIE SUSAN K TR  
507 GOODSILL DR  
E GALESBURG IL 61430

NELSON ROBERT D & HEIDI H  
4268 QUEEN AVE S  
MINNEAPOLIS MN 55410

GROSS RICHARD B  
4620 N PARK AVE #1002W  
CHEVY CHASE MD 20815

SAUNDERS DAVID O &  
DAVID SAUNDERS  
15123 CAPTIVA DR #302  
PO BOX 549  
CAPTIVA FL 33924

M&L DAVIS LLC  
1463 WESTWICKE PL  
CENTERVILLE OH 45459

EDDIE BETTY LLC  
4022 MONTEREY AVE  
MINNEAPOLIS MN 55416

LUKL PETER  
12 INDIAN SPRINGS WAY  
WELLESLEY HILLS MA 02481

BARTOK PETER J & COLLEEN J  
321 W BURNAM RD  
COLUMBIA MO 65203

EDDIE BETTY LLC  
4022 MONTEREY AVE  
MINNEAPOLIS MN 55416

CAP PROPERTIES LLC  
211 MAPLE AVE  
RED BANK NJ 07701

VALERIE KENNEDY FAMILY INVESTM  
10 MARION DR  
HOLMDEL NJ 07733

GERSTLE NICHOLAS R TR  
14619 INDIGO LAKES CIR  
NAPLES FL 34119

QUAIN JAMES K +  
155 LAKECREST DR NE  
MILLEDGEVILLE GA 31061

OBRIEN G PETER & PATRICIA A  
118 MEADOW RD  
RIVERSIDE CT 06878

FOSTER CHRISTOPHER TR  
3077 BUREAU PATH  
THE VILLAGES FL 32163

LEWIS BARBARA L TR  
9730 SPRING ST  
OMAHA NE 68124

PATTISON BRIAN & THETA  
192 GREY RD  
ALTAMONT NY 12009

JENNIFER L REDISH CAPTIVA QPRT  
306 BOND ST  
CLEWISTON FL 33440



HAHN JONATHAN F & CAROL S  
266 ZINGALE LN  
THE VILLAGES FL 32163

NOEL JONATHAN A &  
35 MADOCKAWANDO RD  
CASTINE ME 04421

GRINCH ALEXANDER & REBECCA  
769 VIA DEL MONTE  
PALOS VERDES ESTATES CA 90274

KINGSTON WILLIAM J JR  
21 YOUNG AVE  
EAST LONGMEADOW MA 01028

SEASONSAND NEWCO LTD  
WAULKMILLS  
ST VIGEANS ARBOATH DD11 4RG  
UNITED KINGDOM

LOCKER ROBERT J &  
3083 SPENCER HILL RD  
CORNING NY 14830

BUCK DONNA J  
14640 SW 148TH CT  
MIAMI FL 33196

EDDIE BETTY LLC  
4022 MONTEREY AVE  
MINNEAPOLIS MN 55416

BADER ROBERT F  
7104 WOODDALE AVE S  
EDINA MN 55435

CHRISTO PATRICIA R TR  
140 S ARDMORE AVE  
VILLA PARK IL 60181

EDDIE BETTY LLC  
4022 MONTEREY AVE  
MINNEAPOLIS MN 55416

THOMPSON RICHARD H & AMY W  
567 EARLSTON RD  
KENILWORTH IL 60043

MENDEZ PEDRO E & LOURDES  
4301 CARROLLWOOD VILLAGE DR  
TAMPA FL 33618

BARRY ALLEN G JR TR  
17021 TIDEWATER LN  
FORT MYERS FL 33908

REISBERG FAMILY LMTD PTNSP  
3921 CRYSTAL LAKE BLVD  
ROBBINSDALE MN 55422

KASKIW EUGENE H & JUDITH +  
3660 CULPEPPER DR  
ERIE PA 16506

MARKOVITZ JAMES  
1716 BULL RIDGE DR  
MCHENRY IL 60050

RICH SALLIE R TR  
7 SAINT PAUL ST  
BALTIMORE MD 21202

TERESA L MANCUSO TRUST +  
13360 OLIVEWOOD CIR  
CARMEL IN 46032

HOCHHAUSER GUNTHER C &  
801 ORIENTA AV  
MAMARONECK NY 10543

VYAS-MAJOR USHA &  
1114 S COLUMBINE ST  
DENVER CO 80210

BRAYSHAW BENJAMIN C +  
116 S RIVER RD BLDG D STE 5  
BEDFORD NH 03110

SANT JOHN T TR  
40 COUNTRYSIDE LN  
SAINT LOUIS MO 63131

ALEXANDER MARJORIE A TR  
323 OCEAN AVE  
MARBLEHEAD MA 01945

EASTON RICHARD W &  
1181 TROWBRIDGE RD  
BLOOMFIELD HILLS MI 48304

ANDERSON WAYNE T &  
2 WILSON PL  
GLEN HEAD NY 11545

HULL PETER H +  
1982 AUTUMN BROOK TRL  
HINCKLEY OH 44233

MONTIEL PETER J &  
121 IDE RD  
WILLIAMSTOWN MA 01267

FOSTER A BEN & KELLY H  
28 WINDSOR TERR LANE  
CREVE COEUR MO 63141

YOGEL LOUIS R & SHEILA M  
7711 NEWPORT LN  
PARKLAND FL 33067

M&L DAVIS LLC  
1463 WESTWICKE PL  
CENTERVILLE OH 45459

HULL PETER H +  
1982 AUTUMN BROOK TRL  
HINCKLEY OH 44233

RAHE SHIRLEY R TR  
12500 W 69TH ST  
SHAWNEE KS 66216

LUKL PETER  
12 INDIAN SPRINGS WAY  
WELLESLEY HILLS MA 02481

KNOT HOME LLC  
2698 COLTS NECK RD  
BLACKLICK OH 43004

DANIELS PETER R TR  
11420 SW 93RD CT  
MIAMI FL 33176

DANIELS PETER R  
11420 SW 93RD CT  
MIAMI FL 33176

LEWIS MARC ALAN & ELZBIETA  
1812 BERKSHIRE CLUB DR  
CINCINNATI OH 45230

2226 SUNSET VILLA LLC  
4980 POWERS FERRY RD  
ATLANTA GA 30327

BARNHART JAYSON & DLYNN  
3800 LONG MEADOW DRIVE  
FLOWER MOUND TX 75022

ROTH CAROLYN L TR  
360 STEVENSON RD  
NEW HAVEN CT 06515

BETHEA JAMES STEPHEN III TR  
3747 PEACHTREE RD NE APT 2224  
ATLANTA GA 30319

WEBSTER JACK T TR  
670 OAK ST  
GLEN ELLYN IL 60137

HUBER BONNIE V TR  
329 ROBIN RD  
WAVERLY OH 45690

EASTON RICHARD W &  
1181 TROWBRIDGE RD  
BLOOMFIELD HILLS MI 48304

FIELDS CRAIG & AMANDA  
71 EXETER RD  
NORTH HAMPTON NH 03862

GONSIOR JOHN C & SARAH L  
5812 HIDDEN LN  
EDINA MN 55436

2237 SUNSET BEACH LLC  
PETER JONES  
455 LAKEVIEW AVE  
EXCELSIOR MN 55331

DANIELS PETER R TR  
11420 SW 93RD CT  
MIAMI FL 33176

PETER T CRESSMAN TRUST +  
PO BOX 265A  
DUXBURY MA 02331

NOTO SAMUEL R & CHARLEEN J  
417 HILLMOOR DR  
SILVER SPRING MD 20901

KORTE JERRY V & NANCY  
1620 W SILVERADO CT  
LINCOLN NE 68521

MACK STEVEN J  
2836 EAGLE HEIGHTS CT  
BETTENDORF IA 52722

MCGREEVY JESSE & HOLLY  
21694 HELMSDALE RUN  
ESTERO FL 33928

BUFFAMONTE PHILLIP J +  
3210 MAIN ST  
BUFFALO NY 14214

FOSTER RICHARD W +  
6762 RIVERCREST DR  
BRECKSVILLE OH 44141

MCGREEVY JESSE ELI &  
21694 HELMSDALE RUN  
ESTERO FL 33928

THOMAS JEAN W +  
66 STALLION CIR  
FEASTERVILLE TREVOSSE PA 19053

2322 BEACH VILLAS LLC  
628 LAKE MUREX CIR  
SANIBEL FL 33957

CARNIOL FRANKLIN  
AVE DES AUBEPINES 165  
BRUSSELS 1180  
BELGIUM

FLYNN MICHAEL J & MEGAN  
4101 MONTEREY AVE  
MINNEAPOLIS MN 55416

CAPTIVA 2325 LLC  
3183 EDINBURG AVE NW  
CANTON OH 44708

ROTH CAROLYN L TR  
360 STEVENSON RD  
NEW HAVEN CT 06515

NICHOLS JEFFREY A &  
233 GLYN TAWEL DR  
GRANVILLE OH 43023

RUKSTALES JILL M TR  
1860 THORNHILL RD  
INVERNESS IL 60067

WEISS MANUEL & KAREN  
PO BOX 2301  
DUXBURY MA 02331

BLUME MATTHEW T &  
2224 W CARMEN AVE  
CHICAGO IL 60625

SCHODITSCH JOHN S +  
851 DEERPATH CT  
WHEATON IL 60189

SCHNEIDER TOD JR & KAREN  
1119 KINGSDALE TER  
COLUMBUS OH 43220

KLEINFELDER MICHAEL J &  
11799 GRANDSTONE LANE  
CINCINNATI OH 45249

HEISINGER PETER B &  
544 EXMOOR RD  
KENILWORTH IL 60043

MUHART MATTHEW J &  
5945 PINWOOD AVE  
PARKLAND FL 33067

SUCHY THEODORE J & DIANA L  
7 S 525 OLD COLLEGE RD  
NAPERVILLE IL 60540

BANK MICHAEL S & KAREN J  
26 FOX RUN RD  
CROTON ON HUDSON NY 10520

THIELEMANN JAMES SCOTT &  
124 GREENWOOD CREEK RD  
QUEENSTOWN MD 21658

RESTIVO JAMES L TR  
11400 OLD LODGE LANE  
CAPTIVA FL 33924

MERRILL MICHAEL W  
100 STATE ST FL 2  
BOSTON MA 02109

HESTIA PROPERTIES LLC  
133 VALLEY RUN DR  
POWELL OH 43065

MACHELL SARAH & COOKE TERRY  
1336 WEST OVER RD  
MILGROVE ON L8B 1S1  
CANADA

MCGREEVY JESSE ELI &  
21694 HELMSDALE RUN  
ESTERO FL 33928



PAGE WILLIAM A TR  
277 E KELLER CT  
HERNANDO FL 34442

COREY SEAN C & HEATHER S  
5504 TRIPLE CROWN DR  
FREDERICK CO 80504

2302543 ONTARIO INC  
83 MILL RD  
ETOBICOKE ON M9C 1X6  
CANADA

JORDAN PAMELA A & FRANK W  
PO BOX 340  
CAPTIVA FL 33924

EQUITY TRUST COMPANY  
333 BISHOPS WAY #141  
BROOKFIELD WI 53005

SANTULLO ANTHONY +  
125 TWIN FALLS RD  
BERKELEY HEIGHTS NJ 07922

ST CLAIR DAVID E & JACKIE  
205 PENUEL DR  
COPPELL TX 75019

YOUNG RODMAN D & LORI C  
72 E MARKET ST  
BETHLEHEM PA 18018

CAPTIVATED LTD  
41 HUNT FARM  
WACCABUC NY 10597

TOMARO ANTHONY JOHN &  
5 LOWER OVERLOOK RD  
GILLETTE NJ 07933

TENNIS VILLA KING LLC  
5225 E COOK RD  
GRAND BLANC MI 48439

GULBRANDSEN PETER & JACLYN  
384 FOREST LANE  
GLASTONBURY CT 06033

SCHWENDIMANN 1105 LLC  
13055 15TH AVE N  
PLYMOUTH MN 55441

MARUCA RAYMOND A &  
210 CLOVER CIR  
MEDIA PA 19063

MULLINAX LONDON W & BENNA L  
14339 PINE HOLLOW DR  
ESTERO FL 33928

GURSEL GEOFFREY &  
2310 LUSAKA PL  
DULLES VA 20189

MILBECK KATHERINE T &  
5445 N SHORELAND AVE  
MILWAUKEE WI 53217

WESSEL MARK E  
PO BOX 304  
CAPTIVA FL 33924

COLTON JUDITH Z  
325 WILKINSON LN APT 210  
NORTH OAKS MN 55127

DAVEROE PROPERTIES LLC  
3822 DR MARTIN L KING JR ST N  
SAINT PETERSBURG FL 33703

GERSTLE NICHOLAS R TR  
14619 INDIGO LAKES CIR  
NAPLES FL 34119

BROWN DAVID L  
2108 BOARDMAN ST  
SAINT LOUIS MO 63110

CIAMPA JOSEPH  
265 SOUTHDOWN RD  
LLOYD HARBOR NY 11743

GROSS RICHARD B  
4620 N PARK AVE #1002W  
CHEVY CHASE MD 20815

LOSE JAMES IV & ELLEN  
1441 LARKSPUR DR  
FORT MYERS FL 33901

JACKSON PHILLIP LEE &  
6094 SINGLETREE LN  
WILLIAMSBURG MI 49690

SUAREZ KENNETH M & LEANE  
1053 WITTMAN DR  
FORT MYERS FL 33919

MATHEWS PATRICIA F TR  
BOX 1994  
N FALMOUTH MA 02556

HOUILLON ROBERT H JR TR  
14520 STIRLING DR  
LAKEWOOD RANCH FL 34202

CLANCY CONSTANCE S +  
7820 FANNING CT #277  
FORT MYERS FL 33907

PARAVAN MARIA ANGELA  
180 ANNA AVE  
OTTAWA ON K1Z 7V2  
CANADA

COX WALTER C JR +  
KEN SUAREZ  
PO BOX 244  
CAPTIVA FL 33924

KNOT EVER HOME LLC  
2698 COLTS NECK RD  
BLACKLICK OH 43004

COSTELLO DENIS & JOANNE  
15 MANRESA CRT  
GUELPH ON N1H 6J2  
CANADA

SANTULLO ANTHONY & BARBARA  
125 TWIN FALLS RD  
BERKELEY HEIGHTS NJ 07922

SCOTT DOUGLAS G &  
12013 PAWLEYS MILL CIR  
RALEIGH NC 27614

FISHHEAD LLC  
14 SOUTH EDWARD ST  
WORTHINGTON IN 47471

THOMAS H BROUSTER TRUST +  
PO BOX 215  
CAPTIVA FL 33924

GROTH THOMAS &  
34 ST PERTERS ST  
SANDWICH CT13 9BW  
UNITED KINGDOM

HATLESTAD DAIN ALAN &  
8640 RIVERWOOD CIRCLE  
NEW LONDON MN 56273

SCHRAMM MARGARET R +  
400 E 56TH ST #11D  
NEW YORK NY 10022

WELENCE CRAIG S & SARAH V  
6 SPINNAKER HILL LN  
HULL MA 02045

ROSENBERG GLENNA  
504 LANZARO DR  
MORGANVILLE NJ 07751

GERRARD ALLEN J &  
4385 N ALPINE AVE  
CELEBRATION FL 34747

SMITH STUART J  
522 BUCKINGHAM BLVD  
WATERLOO ON N2T 2T9  
CANADA

BRADSHAW GUY L TR  
W2201 COUNTY ROAD D  
NELSON WI 54756

TWPROPERTIES LLC  
6015 W 83RD PL  
LOS ANGELES CA 90045

MILBECK DANIEL S &  
5445 N SHORELAND AVE  
WHITEFISH BAY WI 53217

DERIDDER JOHAN &  
GROTE BAAN 254  
B-9130 HERDERSEM  
BELGIUM

COMPTON KENNETH D & BETH A  
5949 OAK GROVE CT  
LIBERTY TWP OH 45011

GROTH THOMAS &  
34 ST PETERS STREET  
SANDWICH KENT CT13 9BW  
UNITED KINGDOM

BIERER SCOTT R &  
144 ROSE CT S  
DELMONT PA 15626

MATHIAS BRAD T +  
159 LAKECREST DR NE  
MILLEDGEVILLE GA 31061

B AND B VENTURES LLC  
2020 EDENBERRY DR  
FORT MITCHELL KY 41017

CALLAHAN MICHAEL & SHELIA  
2001 RUTLAND RD  
TIFTON GA 31793

URSINI ANATOLIJ & BRENDA E  
75 PINE BROOK CT  
CHESHIRE CT 06410

NELSON HEIDI H +  
4268 QUEEN AVE S  
MINNEAPOLIS MN 55410

BALTUS JOHN F  
10720 COUNTY ROAD N  
MARSHFIELD WI 54449

HUBER ROBERT P & LIRIA U  
725 AMERICAN HOLLY PL  
OVIEDO FL 32765

WICKMANN TWEIT EDWARD &  
9622 BLUE STONE CIR  
FORT MYERS FL 33913

MIRANDA PROPERTIES LLC +  
2418 BEACH VILLAS  
CAPTIVA FL 33924

DARLING ALBERTA H TR  
1325 W DEAN RD  
MILWAUKEE WI 53217

GLENCAIRN GROUP LTD  
25 LYMAN CIR  
SHAKER HEIGHTS OH 44122

BY THE SEA BOOKKEEPING LLC  
4797 RUE BELLE MER  
SANIBEL FL 33957

SANDCASTLE PROPERTIES LTD  
MARK CIULLA  
775 CLUB DR  
AURORA OH 44202

SHAFFER FAMILY LP +  
1000 E TOMAR RD  
SIOUX FALLS SD 57105

M&L DAVIS LLC  
1463 WESTWICKE PL  
CENTERVILLE OH 45459

HANLEY CHARLES S JR TR  
5450 SUBIACO DR UNIT 420  
LISLE IL 60532

DIVERNIERO STEVEN &  
17523 SPRINGWINDS DR  
CORNELIUS NC 28031

ALEXANDER WILLIAM & DEBORAH  
17107 MAGNOLIA ISLAND BLVD  
CLERMONT FL 34711

SOUTHWESTERN LAND CO INC  
2824 MAYFIELD RD  
WAYZATA MN 55391

DANIELS PETER R TR  
11420 SW 93RD CT  
MIAMI FL 33176

SCHUVER MARK T +  
19701 SUMRALL PL  
WESTFIELD IN 46074

YOUNG ROBERT H & TERRY B TR  
10 BOWDOIN ST UNIT 306  
BOSTON MA 02114

PLODER STEVEN E TR  
942 LAKEWOOD DR  
BARRINGTON IL 60010

DICKEY JOHN ROBERT & JOY M  
PO BOX 60936  
FORT MYERS FL 33906

BECKER CAROL L TR  
11123 APACHEE TRAIL  
SAINT LOUIS MO 63146

MCGREGOR COLIN JAMES &  
31 CRAMAR CRES  
CHATHAM ON N7M 6G3  
CANADA

CONNOR JOHN F & SUSAN M  
14 CANYON CREST CT  
FRISCO TX 75034

JENKINS MARIANNE TR  
930 BROADWAY  
EVERETT MA 02149



BOHEMIA SUNRISE LLC  
STE 455 174  
1150 NW 72ND AVE TOWER 1  
MIAMI FL 33126

WAETJEN JAMES R & LINDA F  
210 FARNE CASTLE  
SAN ANTONIO TX 78249

DANIELS PETER R TR  
11420 SW 93RD CT  
MIAMI FL 33176

TODD DEBBIE SPENCER  
12791 KELLY SANDS WAY  
FORT MYERS FL 33908

PATTERSON ROBERT M &  
21134 AVALON DR  
ROCKY RIVER OH 44116

KELLY CHARLES A TR  
PO BOX 2593  
CHICAGO IL 60690

SMITH JAMES H & CHERYL M  
5056 SACANDAGA RD  
GALWAY NY 12074

FINDLAY-SHAW NICHOLAS HUGH &  
FINLAY LODGE VILLAGE ROAD COLESHILL  
AMERSHAM HP7 0LQ  
UNITED KINGDOM

MCCURDY GILBERT K TR  
795 ALLENS CREEK RD  
ROCHESTER NY 14618

LITTLE BRITCHES LLC  
7666 N CR 875 E  
SEYMOUR IN 47274

STEINER ERIC A & LINDA TR  
10382 FONTANELLA DR  
FORT MYERS FL 33913

LATANIC LLC  
PO BOX 07067  
FORT MYERS FL 33919

R L R INVESTMENTS LLC  
LEGAL DEPT  
600 GILLAM RD  
WILMINGTON OH 45177

PAONESSA THOMAS JR &  
19 AURORA CIR  
BARNEGAT NJ 08005

DANIELS PETER R TR  
11420 SW 93RD CT  
MIAMI FL 33176

DANIELS PETER R TR  
11420 SW 93RD CT  
MIAMI FL 33176

NEWMAN DAVID S & BRIDGET  
221 LONGBOW LN  
MARS PA 16046

STEWART LESLIE T & KAREN L  
1059 GRAYSON FARM RD  
CREEDMOOR NC 27522

EASTON RICHARD W &  
2740 BROWNING DR  
LAKE ORION MI 48360

RLR INVESTMENTS LLC  
LEGAL DEPT  
PO BOX 271  
WILMINGTON OH 45177

BOHEMIA SUNSET LLC  
STE 455 174  
1150 NW 72ND AVE TOWER 1  
MIAMI FL 33126

ABARE LOUIS A & SUSAN D  
25 PHOEBE ST  
METHUEN MA 01844

LEE JOSEPH K T TR  
212 CHESLEY LN  
CHAPEL HILL NC 27514

JAG IRA LLC  
45 MUSKET CT  
WEST CHESTER PA 19382

CALL GREGORY & TRACY A  
PO BOX 576  
CAPTIVA FL 33924

CARNIOL FRANKLIN  
AVE DES AUBEPINES 165  
BRUSSELS 1180  
BELGIUM

BRIGHAM BARBARA C  
946 DELVIN DR  
SAINT LOUIS MO 63141

PURCELL GREGORY L &  
11070 LEXI LANE  
FISHERS IN 46040

CROFT DONALD ARTHUR  
3 KINGSLEY RD  
OLD BRIDGE NJ 08857

GROENER STEVEN T  
206 VIXEN VW  
PHOENIXVILLE PA 19460

EMMERSON JOHN G & DIANE K  
8 ORCHARD HILL RD  
CANTON CT 06019

FINDLAY-SHAW NICHOLAS H &  
FINLAY LODGE VILLAGE ROAD  
COLESHILL HP7 0LQ  
UNITED KINGDOM

SCHUMAN KEVIN H & CAROL J  
12261 COUNTRY EAGLE LN  
CAPE CORAL FL 33909

KELLY PROPERTY CAPITAL LLC  
8 WARFIELD RD  
MENDON MA 01756

WICKMANN TWEIT EDWARD &  
9622 BLUE STONE CIR  
FORT MYERS FL 33913

DANIELS PETER R TR  
11420 SW 93RD CT  
MIAMI FL 33176

ROHDE CHARLES A TR  
PO BOX 368  
CEDAR RAPIDS IA 52406

BECKER ENTERPRISES LLC  
32 TIMBERLAND CIR  
FORT MYERS FL 33919

GOSFORD FAMILY PROPERTIES LLC  
6529 BRANDON PARK WAY  
FRANKLIN TN 37064

EWB PROPERTIES LLC  
7327 ROGUES ROAD  
NOKESVILLE VA 20181

CLEVINGER CHARLOTTE M TR  
PO BOX 187  
CAPTIVA FL 33924

CAPTIVATED BAYOU LLC  
135 W ADAMS AVE  
SAINT LOUIS MO 63122

FOLEY PETER W  
148 W BARE HILL RD  
HARVARD MA 01451

SOUTHPOINTE PROPERTY LLC  
1531 OXFORD RD  
GROSSE POINTE WOODS MI 48236

SCHIFF THERESA M & CALVIN  
3026 MOCKINGBIRD #172  
DALLAS TX 75205

LA BARBARA STEVEN &  
115 LOINES AVE  
MERRICK NY 11566

CARLSON MARISSA L  
22266 PANTHER LOOP  
LAKEWOOD RANCH FL 34202

SULLIVAN MARK A & MARLENE +  
36 PITNEY AVE  
SPRING LAKE NJ 07762

SAHA SUSHIL K & SABITA R  
18 WIDEWATERS LN  
PITTSFORD NY 14534

WHITMAN CHARLES R & LISA A  
1253 ANHINGA LN  
SANIBEL FL 33957

CLABUESCH ERIC JON  
99 EVAN DR  
COMSTOCK PARK MI 49321

BURNETT JAMES S  
2090 MITCHELL RD  
WILMINGTON OH 45177

JUST WANT TO HAVE SUN LLC  
212 WALDO AVE N UNIT 1  
LEHIGH ACRES FL 33971

BUSSA MICHAEL J & DENISE W TR  
14840 LAGUNA DR  
FORT MYERS FL 33908

LOWE KEITH A + APRIL PEARCE  
14 MAPLE ST  
WESTHAMPTON BEACH NY 11978

KINDVALL KENNETH O TR  
2251 14TH LN NE  
HAM LAKE MN 55304

LEGE DOMINIC J & MARY J  
13 ESPLANADE DR  
SOMERSET NJ 08873

NORTH KEY INC  
7150 RED LION 5PTS RD  
SPRINGBORO OH 45066

GREENE BRIAN LINDSAY TR  
5040 ZIRCON LN N  
PLYMOUTH MN 55446

GOLDBERG FREDRIC N TR  
4136 W GABLES CT NE  
GRAND RAPIDS MI 49525

R&T CAPTIVA REAL ESTATE LLC  
5694 BLAKLEY DR NE  
BELMONT MI 49306

CADDY RONALD J  
6393 ROCK CREEK DR  
LAKE WORTH FL 33467

SCHARLAU CAROL A TR  
13300 56 S CLEVELAND AVE 264  
FORT MYERS FL 33907

RITTER PHILIP S & KRISTIE L  
1060 JOANWOOD DR  
MARYSVILLE MI 48040

NEEL JOHN D II  
1699 CITATION DR  
SOUTH PARK PA 15129

MATTINGLY JAMES M & MOLLY E  
1168 HELFORD LANE  
CARMEL IN 46032

CIRILLA ALFRED J & MARY B  
26 S MAIN ST UNIT 1  
PITTSFORD NY 14534

GASSER ROBERT D & MARIANNE  
PO BOX 161565  
BIG SKY MT 59716

SILVERGLIDE HARRY R  
15771 WAITE ISLAND DR  
FORT MYERS FL 33908

DARLING WILLIAM H &  
4 CROWNSHIELD RD  
MARBLEHEAD MA 01945

MORELOCK GARRETT A  
1027 SANDCASTLE DR  
SANIBEL FL 33957

HULL PETER H +  
1982 AUTUMN BROOK TRL  
HINCKLEY OH 44233

WACYK RICHARD J +  
14 BROMLEY CT  
MONTVILLE NJ 07045

GERSZ STEVE & RAINES MARSHA  
6 DORAL CT  
PITTSFORD NY 14534

MENDEZ PEDRO E & LOURDES I  
4700 N HABANA AVE STE 702  
TAMPA FL 33614

JENKINS MARIANNE TR  
930 BROADWAY  
EVERETT MA 02149

KSC HOLDINGS LLC  
2685 NW 27TH AVE  
BOCA RATON FL 33434

TAYLOR ANDREW J  
12500 GRANDEZZA CIR  
ESTERO FL 33928

SADLOWSKI THOMAS J +  
5214 BAYSIDE VILLAS  
CAPTIVA FL 33924

THOMAS S LAGUARDIA TRUST +  
38 PELL MELL DR  
BETHEL CT 06801



COOK PAUL E & EJOLA M  
4901 NW 120TH AVE  
CORAL SPRINGS FL 33076

SAVANI GEORGE R JR &  
57 BOONE TR  
SEVERNA PARK MD 21146

OSPREY VIEWS LLC  
875 S WOODLAWN AVE UNIT B  
SAINT PAUL MN 55116

GOLS LORIE K TR  
6 WALDEN DR #8  
NATICK MA 01760

70 BELMONT NOMINEE TRUST +  
428 BELMONT AVE  
SPRINGFIELD MA 01108

GCH PROPERTIES LLC  
7483 ELMORES LN  
WARRENTON VA 20187

WHEATLEY CRAIG A &  
3733 COQUINA DR  
SANIBEL FL 33957

KEEFE TIMOTHY T & VALARIE H  
222 N GROVE AVE UNIT 1G  
OAK PARK IL 60302

MAXWELL BARRY L & LISA TR  
16524 WHISPERING TRACE CT  
FORT MYERS FL 33908

WHEATLEY CRAIG A &  
3733 COQUINA DR  
SANIBEL FL 33957

WENDELKEN THOMAS A SR &  
30 MILLS AVE  
NORWOOD NJ 07648

YOGEL SHEILA M  
7711 NEWPORT LN  
PARKLAND FL 33067

BOYS MOOSE LIMITED COMPANY  
GENE SOLOMON  
1342 COLONIAL BLVD STE B11  
FORT MYERS FL 33907

GOLDBERG FREDRIC &  
4136 W GABLES CT NE  
GRAND RAPIDS MI 49525

HELLINGS BRIAN ALIOL TR  
66A WEST RIVER RD  
RUMSON NJ 07760

KAZDAN TODD &  
449 CAMBRIDGE LN  
WESTON FL 33326

PLUSCHT JOSEPH & WENDY G  
100 COLLINS AVE UNIT 201  
DEWEY BEACH DE 19971

WINNICK JAMES & MAURA  
18 HIDDEN MEADOW  
PENFIELD NY 14526

HUNEKE DENNIS & DONNA +  
150 QUINDARO DR  
FLORISSANT MO 63034

EMERSON WILLIAM F +  
820 HIGHLAND PARK AVE  
CORALVILLE IA 52241

NAGY MICHAEL W & LISA B  
1805 MURRAY DR  
WALL TOWNSHIP NJ 07719

VARBEC AT BAYSIDE LLC  
7501 CHESTNUT HILL DR  
PROSPECT KY 40059

REBECCA BARBARA J TR  
2316 DUNMORE DR  
DARIEN IL 60561

HELLINGS BRIAN A TR  
66A WEST RIVER RD  
RUMSON NJ 07760

A&A BAYSIDE LLC  
316 SHOALS DR  
MOUNT PLEASANT SC 29464

POWERS RICHARD W &  
9621 CYPRESS HAMMOCK CIR #102  
BONITA SPRINGS FL 34135

SHAPLEIGH FAMILY RECREATIONAL  
1505 MADISONS CREEK LN  
NEW HAVEN MO 63068

HELLINGS BRIAN ALIOL TR  
66A WEST RIVER RD  
RUMSON NJ 07760

NORTH KEY INC  
7150 RED LION 5 PTS RD  
SPRINGBORO OH 45066

HENDRICK LISA D TR  
3991 E KENSINGTON ST  
SPRINGFIELD MO 65809

RUSCONI CARIDAD  
8300 SW 164TH ST  
PALMETTO BAY FL 33157

WACYK RICHARD J +  
34 GOLTRA DR  
BASKING RIDGE NJ 07920

LAURENCE A BOSSE TR  
2830 TIBURON BLVD E UNIT 102  
NAPLES FL 34109

KEMPPAINEN JOY H  
43 W 61ST ST APT 16J  
NEW YORK NY 10023

WETMER DAVID B  
21447 N ANDOVER RD  
KILDEER IL 60047

JANJUA ISLAND MANAGEMENT LLC  
724 JUNIPER RD  
GLENVIEW IL 60025

SHIRY JOHN D  
23200 LAKE ROAD  
BAY VILLAGE OH 44140

NORTH KEY INC  
75 WEST CENTRAL AVE  
SPRINGBORO OH 45066

NORTH KEY INC  
75 W CENTRAL AVE  
SPRINGBORO OH 45066

MOYAL AVI &  
4200 KENWICK CT NE  
MARIETTA GA 30062

NIEDERMAYR JUDITH HELEN  
1042 COUNTY RD 3  
BELLEVILLE ON K8N 4Z1  
CANADA

TRAVIS JOHN S & SARA L  
18793 95TH AVENUE N  
MAPLE GROVE MN 55311

GRIPP FLORIAN & DOERTE  
INDUSTRIESTRASSE 11  
PRETZ 24211  
GERMANY

VATTHYAMROSHANK &  
896 NORTH TOWN + RIVER DR  
FORT MYERS FL 33919

SCHELLENBERG DAVID N &  
7004 N CLAYTON CT  
PEORIA IL 61615

IERACI PHILIP V & DONNA M  
162 JUNIPER RIDGE DR  
FEEDING HILLS MA 01030

TSGT PROPERTIES LLC  
150 OLD MILL ROAD  
ROCHESTER NY 14618

LAVIN PAUL & ISOLINA  
38 WARRENDER AVE  
ETOBICOKE ON M9B 5Z2  
CANADA

COLE-TUCKER HALE & ERICA  
103 WILDER LN  
NEW LONDON NH 03257

JANJUA ISLAND MANAGEMENT LLC  
724 JUPITER RD  
GLENVIEW IL 60025

STRUZZIERO JOAN A  
17 EILEEN DR  
BRAINTREE MA 02184

CLAFEVER WILLIAM DEAN C &  
14 S EDWARDS ST  
WORTHINGTON IN 47471

LAVIN JANE  
89 SHAW ST  
TORONTO ON M6J 2W3  
CANADA

BUSSA MICHAEL J & DENISE W TR  
14840 LAGUNA DR  
FORT MYERS FL 33908

OSPREY VIEWS LLC  
875 S WOODLAWN AVE UNIT B  
SAINT PAUL MN 55116

WOLFE CAROL A  
3941 HILLTOP DR  
HURON OH 44839

HENDRICK LISA D TR  
3991 KENSINGTON ST  
SPRINGFIELD MO 65809

DRAKE MARIA  
PO BOX 1092  
SPRINGFIELD IL 62705

ZOUTENDAM GARY L & JANICE L  
800 COUNTRY CLUB DR  
BATTLE CREEK MI 49015

SOUKUP JOSEPH TR  
229 S WILMETTE AVE  
WESTMONT IL 60559

VAN JURA JOSEPH J &  
610 CHARLES AVE  
KINGSTON PA 18704

BAYSIDE VILLA LLC  
325 WILKINSON LN APT 210  
NORTH OAKS MN 55127

HELLINGS BRIAN ALIOL TR  
66A WEST RIVER RD  
RUMSON NJ 07760

4319 BAYSIDE VILLAS 20 LLC  
1024 LITTLE SUGAR CREEK RD  
DAYTON OH 45440

MATHEWS MOLYNEAUX P III &  
322 W 72ND ST #3C  
NEW YORK NY 10023

MORGAN JOHN W +  
395 REDDING RD UNIT 242  
LEXINGTON KY 40517