



# HARBOR VILLAGE COMPREHENSIVE PLAN AMENDMENT (LARGE-SCALE MAP)

**June 6, 2024**

**PREPARED FOR:**

Maronda Homes, LLC of Florida

**SUBMITTED TO:**

Charlotte County  
Community Development Department  
18400 Murdock Circle  
Port Charlotte, FL 33948



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# **Application for Large-Scale Comprehensive Plan Amendment Map Form**



CHARLOTTE COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

**LARGE SCALE\* PLAN AMENDMENT (MAP)**  
**Application Information**

\*Large Scale means any petition that involves a site with greater than 10 acres.

**Application Submittal Requirements**

- **Supply one unbound copy of the Application Materials (see checklist below).** Staff will have up to 5 working days following the application deadline day to review the application for completeness. If incomplete, the application will be returned with a description of the reasons why the application is incomplete. The applicant may resubmit the application any time prior to the next application deadline day.
- **Once deemed complete, the applicant will be notified that the application has been logged-in. The applicant is then required to supply one electronic copy, in PDF format, of all documents.** Additional copies of certain items will be required prior to the public hearing dates. ***Do not*** submit the additional copies to the Building and Growth Management Department until requested by a staff member of the department.
- **If deemed complete, the application will be logged in and assigned to a P&Z and BCC hearing cycle (see attached Application Schedule).** Staff will commence review.
  - The applicant is responsible for promptly providing any information that needs to be updated, modified, or newly submitted as part of the review; otherwise the petition may be continued to a later cycle or a recommendation of denial will be necessary.
- **No additional changes may be made to any information in an application subsequent to one week before the hearing packet is due to be compiled for the Planning and Zoning Board members or the NOVUS Agenda item deadline for the Board of County Commissioners.** The planner in charge of the petition will be able to inform the applicant of the final date.

**Consistency with the Comprehensive Plan**

The changes proposed by this application will be reviewed with regard to consistency with the Goals, Objectives, and Policies (GOPs) of the Smart Charlotte 2050 comprehensive plan. Inconsistency with Smart Charlotte will be a basis for a recommendation of denial by Staff.

The review will also be concerned with impacts to infrastructure (i.e. roads, water and sewer facilities, libraries, public buildings, parks, and schools), services (i.e. garbage collection, police protection, and fire/EMS service), the environment (i.e. impact to listed plant and animals species, soil content, erosion, generation of hazardous waste, water quality), and the potential for natural disasters (i.e. hurricanes and flooding).



### **Application Materials**

- ☒ Completed Application Form
- ☒ Survey and accurate legal description (including acreage), signed and sealed by a registered land surveyor
  - For unplatted property, one original boundary survey - *one hard copy and one copy in AutoCAD format*
  - For platted land, one original surveyor's sketch
- ☒ Most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* for subject property
- ☒ Notarized authorization from each owner, as applicable (Form A)
- ☒ Notarized authorization for agent to submit petition, as applicable (Form B)
- ☒ A copy of any covenants, easements or restrictions that have been recorded for the subject site
- ☒ *Environmental Assessment Report*
- ☒ *Traffic Impact Analysis*
  - *Hurricane Evacuation Study*, as applicable
- ☒ Letters of availability of utility service from sanitary sewer and potable water utilities that would provide service to the site and *Estimated Potable Water and Sanitary Sewer Usage Report*
- ☒ *Archeological/Historical Memo* indicating whether or not listed objects are located on the subject site
  - *Archeological/Historical Survey*, as applicable
- ☒ Adjacent property owners map and an electronic copy of the adjacent property owners list in text format (txt file) provided on disc
- ☒ Affidavits A & B, signed and notarized
- ☒ Filing fee of **\$2,640.00**, with check made payable to the Charlotte County Board of County Commissioners or CCBCC

### **Additional Copies for Hearing Packet**

10 copies each of the following when requested by department staff:

- any bound items
- any maps or other graphics sized larger than 11 X 17 (except surveys)
- any items in color

## **ATTENTION**

**If you are submitting an application that, if approved, will increase the amount of density allowed to be developed on your property, read this notice.**

FLU Policy 1.2.7 of Smart Charlotte County outlines those situations wherein the Transfer of Density Units program is applicable.

“The TDU program shall be used during the review and approval process for all plan amendments and rezonings that propose to increase the base density on land and street vacations that would result in an accumulation of acreage allowing development of new units of density; this requirement shall continue to apply to lands that have been annexed by the City of Punta Gorda.”

Property may be exempted from the TDU program if located within a Revitalizing Neighborhood with an adopted Revitalization Plan. The exemption would need to be consistent with policies adopted into Smart Charlotte.

If not exempted, property must meet one of these requirements in order to be an acceptable Receiving Zone:

### **FLU Policy 1.2.10 TDU Receiving Zones**

Receiving zones inside the Urban Service Area include lands within the following designations of FLUM Series Map #2: 2050 Framework:

1. Emerging Neighborhoods.
2. Maturing Neighborhoods.
3. Economic Corridors and Centers.
4. CRAs
5. Revitalizing Neighborhoods prior to adoption of a Revitalization Plan and also what may be required in accordance with a Revitalization Plan.

Receiving Zones within the Rural Service Area include lands within:

1. Rural Community Mixed Use areas.
2. The Rural Settlement Area Overlay District.

**AND**

Must not be in a prohibited Receiving Zone:

### **FLU Policy 1.2.11 Prohibited Receiving Zones**

Density shall not be transferred into:

1. Lands within Managed Neighborhoods (FLUM Series Map #2).
2. Lands within the Resource Conservation and Preservation FLUM categories.
3. Land containing historical or archeological resources, or land deemed to contain environmentally sensitive resources; when a portion of a property contains resources, that area deemed not to contain resources may receive density if it meets one of the criteria of a receiving zone, a conservation easement will be required over the resource along with an undeveloped buffer of at least 100 feet. An historical structure that is to be integrated into a development will not need to be buffered.
4. Lands within the Prime Aquifer Recharge Area (FLUM Series Map #6).
5. Lands within the one-half mile setback of the Watershed Overlay District and Tippen Bay and Long Island Marsh (FLUM Series Map #4).
6. Land within a Public Water System Wellhead Protection Area (FLUM Series Map #7).
7. Land on a barrier island.



CHARLOTTE COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for  
LARGE SCALE PLAN AMENDMENT (MAP)

Date Received:	Time Received:
Date of Log-in:	Petition #: Accela #:
Receipt #:	Amount Paid:

1. PARTIES TO THE APPLICATION

**Name of Applicant:** Maronda Homes LLC, of Florida

Mailing Address: 4005 Maronda Way

City: Sanford	State: FL	Zip Code: 32771
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Phone Number: (863) 990-8729	Fax Number:
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Email Address: stephensc@maronda.com

**Name of Agent:** Robert Berntsson, Esq. and Alexis Crespo, AICP

Mailing Address: 3195 South Access Road

City: Englewood	State: FL	Zip Code: 34224
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Phone Number: (941) 627-1000	Fax Number:
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Email Address: rberntsson@bigwlaw.com

**Name of Engineer/Surveyor:** ATWELL c/o Todd Rebol

Mailing Address: 4161 Tamiami Trail, Building 5, Unit 501

City: Port Charlotte	State: FL	Zip Code: 33952
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Phone Number: (941) 625-1165	Fax Number:
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Email Address: trebol@atwell-group.com

**Name of Property Owner** (if more than one property owner, attach a separate sheet with a list of all owners):

Mailing Address: SEE ATTACHED LIST OF PROPERTY OWNERS

City:	State:	Zip Code:
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Phone Number:	Fax Number:
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Email Address:

## 2. PROPERTY INFORMATION

If more than one account number exists, attach a separate sheet listing all information required by this section

Property Account #: SEE ATTACHED LIST OF PROPERTY ACCOUNT NUMBERS		
Section:	Township:	Range:
Parcel/Lot #:	Block #:	Subdivision:
Total acreage or square feet of the property:		

## 3. SURVEY:

- For unplatted property, provide one original boundary survey that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.
- For platted land, provide one original surveyor's sketch that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.

## 4. PROOF OF LAND OWNERSHIP:

Provide a recent *Ownership and Encumbrance Report* or *Title Insurance Policy* on the subject property.

## 5. NOTARIZED AUTHORIZATION:

- If the applicant is not the owner of the property, a written, notarized authorization from each owner must be provided with this application – use Form A, attached. Property owner authorization is required. If the property owner withdraws permission at any point during the review and approval process, the application is considered null and void.
- If an agent is submitting the application for the applicant – authorization from the applicant is required – use Form B, attached.

## 6. RESTRICTIONS:

Provide a copy of any covenants, easements or restrictions that have been recorded for the subject site.

## 7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map (FLUM) designation(s)	Acreage
Compact Growth Mixed Use	
Preservation	
Zoning District(s)	Acreage
SEE ATTACHED LIST/ACREAGE OF ZONING DISTRICTS	

## 8. APPLICANT'S PROPOSED CHANGE(S):

1) Amend the future land use map from 1,089 acres CGMU and 85 acres Preservation to 1,010 acres CGMU and 163.5+/- acres of Preservation; 2) Reduce intensity from 1,509,807 SF to 1,400,000 SF and reduce density from 3,960 to 3,475 units; and 3) Amend/update the Master Development Plan/AKA "Pattern Book".

**If the proposed change involves an increase in density, which of the Receiving Zone criteria does the property meet, or would this be an exemption consistent with a Revitalization Plan?**

N/A - Amendments decrease density

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**9. REASON FOR PROPOSED CHANGE(S)** (attach additional sheets if necessary):

The Applicant has redesigned the project which involves corresponding updates to the Master Development Plan.

The amendment also modifies the acreages of Preserve and CGMU future land uses in the subject property.

Lastly, the amendment decreases the intensity by 109,807 SF and decreases the density by 475 units.

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**10. CURRENT LAND USE OF SUBJECT PROPERTY** (example: house, vacant land, barn, etc.):

Vacant

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**11. SURROUNDING LAND USES:**

North: Myakka River; Single-Family Residential

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South: Mobile Home Park; Marathon Blvd.; Waterway; Single-Family Residential

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East: Myakka River; Preserve

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West: Gasparilla Road/McCall Road; Single-Family Residential

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**12. ENVIRONMENTAL ASSESSMENT:**

- Provide an *Environmental Assessment Report*, conducted within one year or less from the date of submittal, that includes:
  - Maps and surveys of the subject site illustrating the existing land cover according to Level 3 of the FLUCCS
  - Locations of listed flora and fauna species, if present.
  - If any wetlands are identified on site, provide a survey showing delineations of any wetlands, acreages, and the wetland Category (ENV Policy 3.1.3) under which they fall.
  - If the property is adjacent to any Federal, State, or County wildlife management areas, parks, preserves or reserves, supply a science-based analysis of possible impacts to the environmental resources of these lands and the manner in which these impacts can be eliminated. Where elimination is not possible, the analysis shall detail how these impacts can be reduced and mitigated.

**13. INFRASTRUCTURE:**

**A. Roadway**

- i. List the roads or streets upon which vehicles may travel to gain access to the site (generally within ¼ mile radius):

Gasparilla Road/McCall Road and Cattedock Road

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- ii. *Traffic Impact Analysis*: This study must be authored by a registered professional engineer in the State of Florida. Provide a study showing the impacts development of the subject site, at

the maximum buildout allowed, under the proposed FLUM designation(s) would have on the surrounding roadway network. Where traffic impacts reduce LOS below 'D', provide a proportionate fair share assessment for those impacted roadways. If buildout is voluntarily restricted by the applicant, the report may utilize the restricted buildout numbers.

- *Hurricane Evacuation Study*: For any property that is even partially located in a Coastal High Hazard Area, or which generates trips wherein the majority of those trips would utilize a roadway that runs through a Coastal High Hazard Area, a *Hurricane Evacuation Study* must accompany any *Traffic Impact Analysis*.

#### **B. Potable Water and Sanitary Sewer and other Utility Services**

- i. Submit a letter from any water or sewer utilities that will be serving the subject site stating availability of utility service to the property.
- ii. Attach an *Estimated Potable Water and Sanitary Sewer Usage Report*: provide a report showing the gallons per day that may be generated by development of the subject site at the maximum buildout allowed under the proposed FLUM designation(s). If buildout is voluntarily restricted by the applicant, the report may utilize the restricted buildout numbers.

**14. HISTORICAL OR ARCHEOLOGICAL SITES:** The applicant must submit an *Archeological/Historical Memo* indicating that a review of the National Register of Historic Places, the Florida Master Site File and the Local Historic Register (when available) has been performed and the results of that review. If the subject site contains any object listed in these resources, the applicant must provide an *Archeological/Historical Survey* performed by a professional archeologist licensed in the State of Florida.

#### **15. ADJACENT PROPERTY OWNERS INFORMATION:**

Provide an *electronic text file (.txt)* that includes the names and addresses of all property owners within 200 feet of the subject property (excluding street right-of-ways), and a map indicating which properties are included in the address list. The Adjacent Property Owner List must be based upon the latest available property records of the Property Appraiser's Office. The list shall include property owner's name, mailing address, and parcel(s) or lot(s) description or account number so each parcel can be referenced on the Adjacent Property Owner Map. Refer to the Geographic Information System Internet site for mapping and owner information at <http://www.ccgis.com/>. (Use a buffer of 250 feet or larger in order to account for right-of-ways, canals, etc.) Every property owner within 200 feet of every parcel of land involved will be notified of the schedule of public hearings



# **List of Parcels & Property Owners**



## PROPERTY OWNERS LIST & PARCEL ID NUMBERS

Parcel ID	Owner Name
412108427001	FULLENKAMP DENNIS J TRUSTEE
412109301001	FULLENKAMP DENNIS J TRUSTEE
412109100006	2008 FL RECOVERY LIMITED PRTNSP
412109100007	2008 FL RECOVERY LIMITED PRTNSP
412109426001	CHARLOTTE SARASOTA HOLDINGS LLP
412110100001	CHARLOTTE SARASOTA HOLDINGS LLP
412104400008	FULLENKAMP DENNIS J TRUSTEE
412104400009	FULLENKAMP DENNIS J TRUSTEE
412104400010	FULLENKAMP DENNIS J TRUSTEE
412104400011	FULLENKAMP DENNIS J TRUSTEE
412104377002	CAPE LATCHA LLC
412109100008	2008 FL RECOVERY LIMITED PRTNSP
412104329002	DJF CHARLOTTE NO 1 LLC
412104400012	FULLENKAMP DENNIS J TRUSTEE
412104400004	FULLENKAMP DENNIS J TRUSTEE
412104400003	2008 FL RECOVERY LIMITED PRTNSP
412104400001	MCCALL 37 LLC
412104327001	FULLENKAMP DENNIS J TRUSTEE
412104326003	FULLENKAMP DENNIS J TRUSTEE
412104326001	FULLENKAMP DENNIS J
412104326002	FULLENKAMP DENNIS J
412104177001	FULLENKAMP DENNIS J TRUSTEE
412104176001	FULLENKAMP DENNIS J TRUSTEE
412104178001	MAR MCCALL LLC
412104200015	FULLENKAMP DENNIS J TRUSTEE
412104200016	FULLENKAMP DENNIS J TRUSTEE
412104200017	FULLENKAMP DENNIS J TRUSTEE
412104200019	FULLENKAMP DENNIS J TRUSTEE
412104200018	FULLENKAMP DENNIS J TRUSTEE
412104200014	FULLENKAMP DENNIS J TRUSTEE
412104200013	FULLENKAMP DENNIS J TRUSTEE
412104200012	FULLENKAMP DENNIS J TRUSTEE
412104200011	FULLENKAMP DENNIS J TRUSTEE
412104200010	FULLENKAMP DENNIS J TRUSTEE
412104131004	DJF CHARLOTTE NO 1 LLC
412104130007	DJF CHARLOTTE NO 1 LLC
412104130001	DJF CHARLOTTE NO 1 LLC
412104130002	DJF CHARLOTTE NO 1 LLC
412104130005	DJF CHARLOTTE NO 1 LLC



412104176001	FULLENKAMP DENNIS J TRUSTEE
412104200009	FULLENKAMP DENNIS J TRUSTEE
412104200004	FULLENKAMP DENNIS J TRUSTEE
412104200003	FULLENKAMP DENNIS J TRUSTEE
412104200002	FULLENKAMP DENNIS J TRUSTEE
412104200001	FULLENKAMP DENNIS J TRUSTEE
402133400003	FULLENKAMP DENNIS J TRUSTEE
402134300002	FULLENKAMP DENNIS J TRUSTEE
412103100002	FULLENKAMP DENNIS J TRUSTEE
412103100003	FULLENKAMP DENNIS J TRUSTEE
412103100004	FULLENKAMP DENNIS J TRUSTEE
412103100005	2008 FL RECOVERY LIMITED PRTNSP
412103100006	FULLENKAMP DENNIS J TRUSTEE
412103300003	CHARLOTTE SARASOTA HOLDINGS LLP
412103300002	CHARLOTTE SARASOTA HOLDINGS LLP
412104176001	FULLENKAMP DENNIS J TRUSTEE



# **Boundary Survey & Legal Descriptions of Proposed FLUM Changes**

OF A PARCEL OF LAND LYING IN  
SECTIONS 33, 34, TOWNSHIP 40 SOUTH, RANGE 21 EAST,  
SECTIONS 3, 4, 8, 9 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST,  
CHARLOTTE COUNTY, FLORIDA

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OF A PARCEL OF LAND LYING IN  
SECTIONS 33, 34, TOWNSHIP 40 SOUTH, RANGE 21 EAST,  
SECTIONS 3, 4, 8, 9 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST,  
CHARLOTTE COUNTY, FLORIDA

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

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

THIS SURVEY IS BASED ON CERTIFIED CORNER RECORDS, RECORD PLATS OF HARBOR VILLAGE, VILLAGE OF HOLIDAY LAKES, UNIT 2 OF VILLAGE OF HOLIDAY LAKES, AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "RCDA". WHEREIN THE WEST LINE OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 21 EAST BEARS N.00°34'26"E.

BEARINGS AND DISTANCES AS SHOWN ON THE PARCEL BOUNDARY ARE MEASURED, UNLESS OTHERWISE INDICATED.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS 1515SC020406, 1215SC0211G, 1215SC0212G, EFFECTIVE NOVEMBER 06, 2013, THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE FLOOD ZONE X (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND FLOOD ZONE AE (BASE FLOOD ELEVATIONS SHOWN).

FLOOD ZONE DEMARCATION LINE SCALED FROM ABOVE MENTIONED NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.

FLOOD ZONE DETERMINATION AS SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. FEMA RELATED INFORMATION SHOULD BE VERIFIED WITH FEMA OR THE APPROPRIATE GOVERNING AUTHORITY BEFORE USE. BASE FLOOD ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.

ALL PLAT BOOKS AND OFFICIAL RECORD BOOKS SHOWN AND DESCRIBED ON THIS SURVEY PLAT ARE RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ABOVE AND UNDERGROUND IMPROVEMENTS, OTHER THAN AS SHOWN, IF ANY, WERE NOT LOCATED.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCEL CONTAINS 1174.14 TOTAL ACRES, MORE OR LESS.

LAST DATE OF FIELD WORK: 5-13-2024

\* THE RECORD PLAT OF "TOWN OF MCCALL", SHOWS LINES REFERRED TO AS "ROAD". THERE IS NO INFORMATION AS TO THE SIZE OF THESE "ROADS" OR WHETHER THEY ARE RIGHT-OF-WAYS OR EASEMENTS. THESE "ROADS" HAVE BEEN DEPICTED ON THE BOUNDARY SURVEY. THE EXACT SIZE AND LOCATION IS UNKNOWN.

LINE	TABLE	BEARING	DISTANCE
L1	N.89°31'51"E	10.30'	
L2	N.13°24'14"E	449.67'	
L3	S.89°36'07"E	9.52'	
L4	S.00°23'40"W	550.00'	
L5	N.89°06'07"E	471.92'	
L6	S.89°31'55"E	70.00'	
L7	N.89°35'13"W	224.58'	
L8	N.00°23'46"E	600.08'	
L31	S.00°11'31"E	332.39'	
L32	N.89°14'34"W	264.04'	
L33	S.89°06'07"E	264.04'	
L34	S.89°09'41"E	264.04'	
L35	S.00°00'50"E	504.32'	
L36	S.00°59'10"W	550.00'	
L37	S.13°59'10"W	503.55'	
L38	S.00°00'42"W	322.97'	
L39	S.89°06'07"E	116.72'	
L40	N.89°50'06"E	596.67'	
L41	S.00°05'28"E	35.00'	
L42	N.89°09'41"E	135.24'	
L43	N.00°58'40"E	35.00'	
L72	S.45°34'26"W	275.00'	
L73	S.89°05'13"E	7.85'	
L74	N.89°06'07"E	74.04'	
L75	N.13°24'14"E	741.04'	
L76	N.89°32'03"E	160.13'	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2964.81°	531.26°	530.55°	N.68°16'14"E.	18°00'00"
C2	1251.70°	830.36°	815.22°	N.66°34'1"E.	37°16'33"
C3	246.85°	386.48°	375.91°	N.37°12'0"E.	55°55'48"
C4	1259.83°	371.77°	374.97°	N.12°29'10"E.	17°07'00"
C6	1800.00°	785.40°	779.18°	S.20°26'0"W.	25°00'00"
C7	2000.00°	1043.24°	1035.28°	S.39°59'10"W.	30°00'00"
C8	460.00°	1437.50°	1427.67°	S.27°59'10"W.	54°00'00"
C9	1000.00°	226.69°	227.11°	S.07°01'0"W.	13°00'00"
C10	390.00°	389.04°	389.27°	S.05°59'4"W.	18°00'00"
C11	100.00°	140.17°	128.98°	S.40°10'07"W.	80°18'50"
C12	2900.00°	1370.94°	1358.21°	S.66°58'16"W.	27°05'09"
C13	1800.00°	315.05°	314.56°	S.58°15'15"W.	10°14'22"
C14	1650.00°	138.00°	137.96°	S.58°09'27"E.	44°37'32"
C15	525.00°	509.43°	489.68°	N.27°57'4"E.	58°55'48"
C16	875.00°	676.17°	659.47°	N.22°18'1"E.	44°16'35"

## CURVE TABLE

BOUNDARY SURVEY  
ARBOR VILLAGE  
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
5/17/24	4196A	4196A-SR		JS	CDB	1"=400'	2 of 3



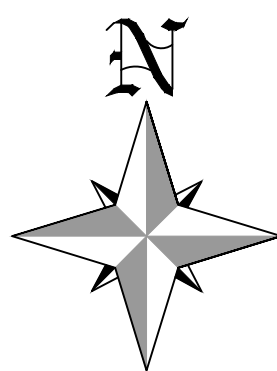
**ATWELL**  
 866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
 4161 TAMiami TRAIL, BLDG 5, UNIT 501  
 PORT CHARLOTTE, FL 33952  
 941.625.1165

N/O	DATE	REVISION	DESCRIPTION	BY

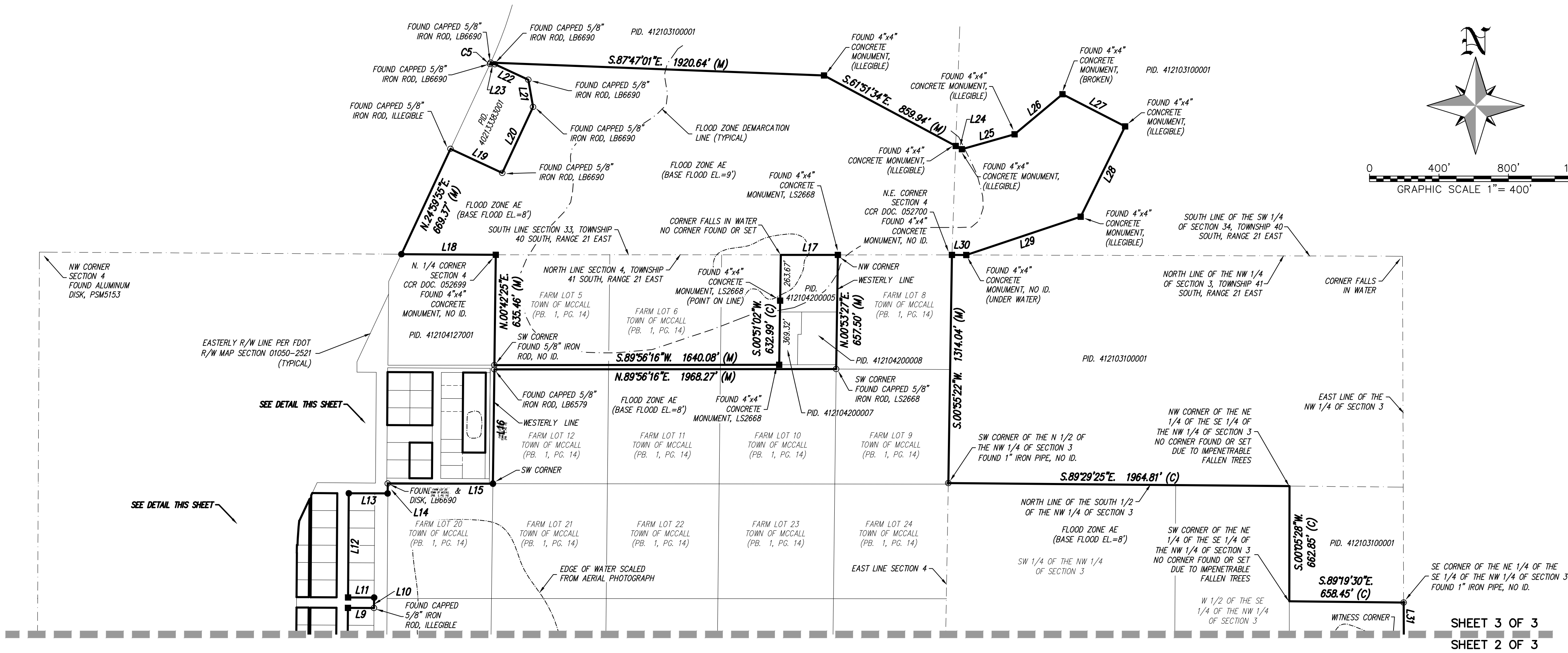


SURVEY PLAT

OF A PARCEL OF LAND LYING IN  
SECTIONS 33, 34, TOWNSHIP 40 SOUTH, RANGE 21 EAST,  
SECTIONS 3, 4, 8, 9 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST,  
CHARLOTTE COUNTY, FLORIDA



0 400' 800' 1200'  
GRAPHIC SCALE 1"= 400'

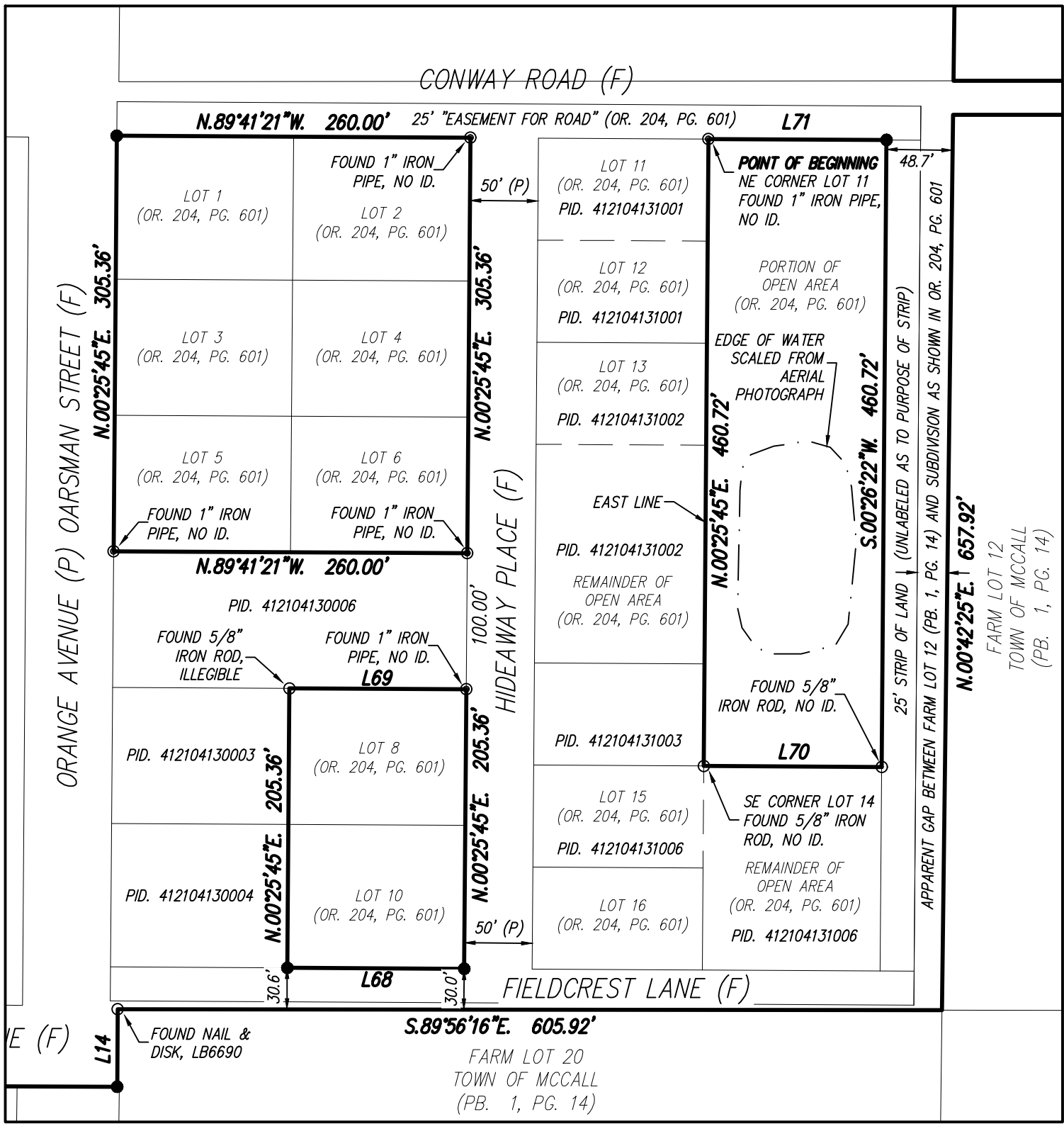


SHEET 3 OF 3  
SHEET 2 OF 3

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	272.29'	8.46'	8.46'	N.25°16'58"E.	1°46'52"
C17	1811.02'	45.67'	45.67'	N.01°07'22"E.	1°26'42"
C18	1807.74'	139.59'	139.56'	S.04°03'35"W.	4°25'27"
C19	1263.12'	200.70'	200.49'	S.04°26'41"W.	9°06'15"

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N.89°35'13"W.	224.58'
L9	S.89°38'35"E.	150.39'
L10	N.00°24'12"E.	60.00'
L11	N.89°38'35"W.	150.12'
L12	N.00°23'46"E.	599.64'
L13	S.89°46'30"E.	223.88'
L14	N.00°24'09"E.	56.97'
L15	S.89°56'16"E.	605.92'
L16	N.00°42'25"E.	657.92'
L17	N.89°58'30"W.	328.71'
L18	N.89°40'18"W.	543.30'
L19	S.65°01'34"E.	328.49'
L20	N.25°00'49"E.	419.21'
L21	N.09°56'23"W.	159.14'
L22	N.64°59'20"W.	211.92'
L23	N.87°17'38"W.	27.71'
L24	S.61°58'35"E.	40.30'
L25	N.74°10'10"E.	315.16'
L26	N.50°09'19"E.	360.02'
L27	S.62°48'04"E.	404.94'
L28	S.26°09'43"W.	579.76'
L29	S.71°31'20"W.	694.38'
L30	N.89°49'55"W.	82.63'
L31	S.00°11'31"E.	332.39'
L44	N.89°36'07"W.	78.10'
L45	N.89°36'07"W.	150.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L46	S.89°36'07"E.	150.00'
L47	N.89°38'23"W.	150.00'
L48	S.89°38'23"E.	150.00'
L49	S.89°38'23"E.	73.87'
L50	N.00°23'30"W.	200.13'
L51	N.89°35'13"W.	3.28'
L52	S.00°23'30"W.	100.02'
L53	S.89°35'27"E.	3.28'
L54	N.00°23'30"E.	100.02'
L55	S.89°35'40"E.	3.23'
L56	S.89°35'13"E.	150.00'
L57	S.89°35'13"E.	73.54'
L58	N.00°19'23"E.	100.00'
L59	S.89°36'13"E.	3.23'
L60	S.89°38'35"E.	70.39'
L61	N.89°38'35"W.	150.00'
L62	S.89°38'35"E.	70.39'
L63	N.89°38'35"W.	150.00'
L64	S.89°35'59"E.	3.28'
L65	S.25°00'23"W.	138.29'
L66	N.25°00'23"E.	14.20'
L67	N.89°32'35"W.	144.09'
L68	N.89°41'21"W.	130.00'
L69	N.89°41'21"W.	130.00'
L70	N.89°41'21"W.	130.81'
L71	S.89°41'21"E.	130.89'



- LEGEND
- SET CAPPED IRON ROD #LB7832
  - SEC. SECTION
  - R/W RIGHT-OF-WAY
  - PB. PLAT BOOK
 OR. OFFICIAL RECORDS BOOK | PARCEL IDENTIFICATION NUMBER | PG. PAGE ID. IDENTIFICATION | (C) CALCULATED DATA | (M) MEASURED DATA | (P) PLAT DATA | PLS. PROFESSIONAL LAND SURVEYOR | LB. LICENSED BUSINESS | R.L.S. REGISTERED LAND SURVEYOR | FPL. FLORIDA POWER & LIGHT COMPANY | UT. WOOD UTILITY POLE | —OH— OVERHEAD UTILITIES | —GUY— GUY WIRE | |



BOUNDARY SURVEY  
HARBOR VILLAGE  
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
5/17/24	4196A	4196A-SR		JS	CDB	1"=400'	3 of 3



OF A PARCEL OF LAND LYING IN  
SECTIONS 33, 34, TOWNSHIP 40 SOUTH, RANGE 21 EAST,  
SECTIONS 3, 4, 8, 9 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST,  
CHARLOTTE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 33 AND 34, TOWNSHIP 40 SOUTH, RANGE 21 EAST AND SECTIONS 3, 4, 8, 9 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

[illegible]

THAT PORTION OF LOTS 1 THROUGH 4, BLOCK 3, TOWN OF MCCALL, AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LYING EAST OF RIGHT-OF-WAY LINE AS DEPICTED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 01050-2521.

THAT PORTION OF LOTS 1 THROUGH 6, BLOCK 9, TOWN OF MCCALL, AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LYING EAST OF RIGHT-OF-WAY LINE AS DEPICTED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 01050-2521.

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING A PORTION OF THE RESUBDIVISION OF FARM LOT 13, TOWN OF MCGALL AS DEPICTED IN OFFICIAL RECORDS BOOK 204, PAGE 601, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

TRENCE 3.00 34.44 N. FOR 2047.98 FEET; TRENCE 3.45 34.26 W. FOR 2750.00 FEET; TRENCE N.89 25.34 W. FOR 1530.00 FEET; TRENCE N.17 25.34 W. FOR 988.77 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 3; TRENCE N.00 34.26 E. ALONG SAID WEST LINE FOR 1304.11 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL 3:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN AND BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 3 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

LESS AND EXCEPT (PRESERVE AREA #3)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 33 AND 34, TOWNSHIP 40 SOUTH, RANGE 21 EAST AND SECTION 4, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEARING ALONG THE NORTHEAST CORNER OF SAID SECTION 4, A BEARING OF 10.581°N, AN UNCERTIFIED CORNER RECORD DATED 05/07/2000, THENCE S.00152°E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4 (FOR 13.144 FEET TO A POINT ON SAID EAST LINE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 27862 FEET, A DELTA ANGLE OF 75.233°A, A CHORD BEARING OF S.32.311°W, AND A CHORD DISTANCE OF 54228 FEET; THENCE ALONG SAID CURVE TO 24.774 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 21728 FEET, A DELTA ANGLE OF 04.470°A, A CHORD BEARING OF S.00191°E, AND A CHORD DISTANCE OF 18183 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 13.330 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 32384 FEET, A DELTA ANGLE OF 32.9480°E, A CHORD BEARING OF S.22177°W, AND A CHORD DISTANCE OF 47200 FEET; THENCE ALONG SAID CURVE FOR 52788 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE S.00040°W, ALONG SAID EAST LINE FOR 19.355 FEET, THENCE N.06340°W, FOR 66103 FEET; THENCE N.00410°E, FOR 37040 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 34130 FEET, A DELTA ANGLE OF 46.252°A, A CHORD BEARING OF N.03340°E, AND A CHORD DISTANCE OF 26803 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 27553 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 31720 FEET, A DELTA ANGLE OF 28.475°A, A CHORD BEARING OF N.15292°E, AND A CHORD DISTANCE OF 15589 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 15.322 FEET, THENCE N.00194°W, FOR 26943 FEET; THENCE S.33.394°E, FOR 11317 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 18835 FEET, A DELTA ANGLE OF S.51598°E, A CHORD BEARING OF E.02133°E, AND A CHORD DISTANCE OF 15807 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 14.786 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 16020 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 18330 FEET, A DELTA ANGLE OF 91.015°A, A CHORD BEARING OF N.25258°E, AND A CHORD DISTANCE OF 26816 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 29167 FEET, THENCE N.36.39°N, FOR 30137 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 26035 FEET, A DELTA ANGLE OF 28.977°A, A CHORD BEARING OF N.13552°W, AND A CHORD DISTANCE OF 15360 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 14188 FEET, THENCE N.33.095°W, FOR 15501 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 17024 FEET, A DELTA ANGLE OF 120.045°A, A CHORD BEARING OF S.58120°W, AND A CHORD DISTANCE OF 20389 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 24672 FEET, THENCE S.69.003°W, FOR 4849 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE S.00039°N, ALONG SAID SOUTH LINE FOR 328.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 6630 FEET, A DELTA ANGLE OF 189.503°A, THENCE S.24225°W, AND A CHORD DISTANCE OF 136.97 FEET; THENCE ALONG SAID CURVE FOR 32.862 FEET, A DELTA ANGLE OF 100.223°A, A CHORD BEARING OF N.05437°W, AND A CHORD DISTANCE OF 52782 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 61020 FEET, THENCE N.46.37°E, FOR 168.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 91 FEET, A DELTA ANGLE OF 77.915°A, A CHORD BEARING OF N.07722°E, AND A CHORD DISTANCE OF 10.76 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 13.55 FEET, THENCE S.16310°W, FOR 15506 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 280.71 FEET, A DELTA ANGLE OF 90.275°A, A CHORD BEARING OF N.17100°W, AND A CHORD DISTANCE OF 325.59 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 36.642 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 68.31 FEET, A DELTA ANGLE OF 94.245°A, A CHORD BEARING OF S.56274°W, AND A CHORD DISTANCE OF 100.28 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 12259 FEET; THENCE N.08102°W, FOR 378.60 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF STATE ROAD 778 (AKA MOODAL ROAD) AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 33; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 2358.81 FEET, A DELTA ANGLE OF 001219°A, A CHORD BEARING OF N.24545°E, AND A CHORD DISTANCE OF 8.44 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 8.44 FEET, THENCE S.07470°W, FOR 10.76 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 40.94 FEET, A DELTA ANGLE OF 7.313°W, FOR 694.34 FEET, THENCE S.713°W, FOR 40.94 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 34; THENCE N.08549°W, ALONG SAID SOUTH LINE FOR 82.16 FEET TO THE POINT OF BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 10.76 FEET, A DELTA ANGLE OF 10.76°E, A CHORD BEARING OF N.07722°E, AND A CHORD DISTANCE OF 10.76 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 13.55 FEET, THENCE S.16310°W, FOR 15506 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 280.71 FEET, A DELTA ANGLE OF 90.275°A, A CHORD BEARING OF N.17100°W, AND A CHORD DISTANCE OF 325.59 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 36.642 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 68.31 FEET, A DELTA ANGLE OF 94.245°A, A CHORD BEARING OF S.56274°W, AND A CHORD DISTANCE OF 100.28 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 12259 FEET; THENCE N.08102°W, FOR 378.60 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF STATE ROAD 778 (AKA MOODAL ROAD) AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 33; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 2358.81 FEET, A DELTA ANGLE OF 001219°A, A CHORD BEARING OF N.24545°E, AND A CHORD DISTANCE OF 8.44 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 8.44 FEET, THENCE S.07470°W, FOR 10.76 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 40.94 FEET, A DELTA ANGLE OF 7.313°W, FOR 694.34 FEET, THENCE S.713°W, FOR 40.94 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 34; 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### ACREAGE CHART

OVERALL PROPERTY .....	1174.14 ACRES, MORE OR LESS
LESS PRESERVATION AREA #1 .....	11.79 ACRES, MORE OR LESS
LESS PRESERVATION AREA #2 .....	71.11 ACRES, MORE OR LESS
LESS PRESERVATION AREA #3 .....	80.55 ACRES, MORE OR LESS
REMAINDER PROPERTY .....	1010.89 ACRES, MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER: 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

				 <b>ATWELL</b> 866.850.4200 <a href="http://www.atwell-group.com">www.atwell-group.com</a> 4161 TAMAM TRAIL, BLDG 5, UNIT 501 PORT CHARLOTTE, FL 33952 941.622.1165		SKETCH AND DESCRIPTION <b>CGMU AREA</b> CHARLOTTE COUNTY, FLORIDA					
				DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
				5/31/24	4196A	4196A-SR		JS	CDB	1"=400'	1 of 3
NO.	DATE	REVISION	DESCRIPTION	BY							

SKETCH AND DESCRIPTION  
CGMU AREA  
CHARLOTTE COUNTY, FLORIDA

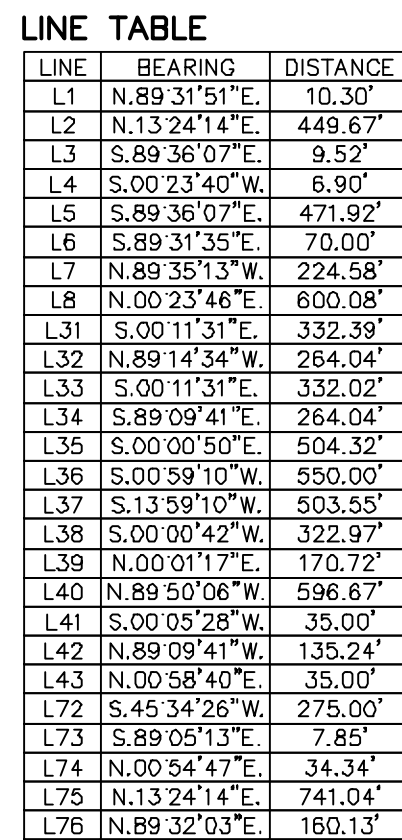
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.  
IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE.  
ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

## LEGEND

SEC.	SECTION
aka	ALSO KNOWN AS
R/W	RIGHT-OF-WAY
PB.	PLAT BOOK
OR.	OFFICIAL RECORDS BOOK
PID.	PARCEL IDENTIFICATION NUMBER
PG.	PAGE
IDS.	IDENTIFICATION
PL.	PROFESSIONAL LAND SURVEYOR
LB	LICENSED BUSINESS
L.S.	REGISTERED LAND SURVEYOR
FPL	FLORIDA POWER & LIGHT COMPANY

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
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ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.





LINE	BEARING	DISTANCE
L1	N.89.31°15"E	10.30
L2	N.13.24°14"E	449.67
L3	S.89.36°07"E	9.52
L4	S.00.23°40"W	6.90
L5	S.89.36°07"E	471.92
L6	N.89.31°15"E	10.30
L7	N.89.35°13"W	224.58
L8	S.00.23°48"E	630.08
L9	N.00.11°31"E	332.39
L10	S.89.34°14"W	264.04
L11	N.00.11°31"E	332.39
L12	S.89.09°41"E	70.04
L13	S.00.00°50"E	504.32
L14	S.00.09°10"E	550.00
L15	S.13.59°01"E	503.65
L16	S.00.00°42"W	322.97
L17	N.00.01°17"E	35.73
L18	S.89.09°41"E	596.77
L19	S.00.05°28"W	55.00
L20	N.89.09°41"E	135.24
L21	N.00.58°40"E	35.00
L22	S.45.34°26"W	275.00
L23	S.89.08°13"E	7.85
L24	N.89.07°47"E	34.34
L25	N.13.24°14"E	741.04
L26	N.89.32°03"E	160.13

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DIAL ANGLE
C1	2964.81'	531.26'	530.55'	N 08°16'41"E	10°16'00"
C2	1251.70'	830.36'	815.22'	N 66°03'41"E	38°00'33"
C3	1256.56'	396.48'	394.84'	N 37°39'42"E	18°04'43"
C4	1259.64'	376.37'	374.97'	N 20°20'26"E	17°07'00"
C5	1259.64'	789.40'	785.40'	S 31°10'18"E	29°00'00"
C6	2000.00'	1047.20'	1035.28'	S 39°59'10"E	50°00'00"
C8	460.00'	433.54'	417.67'	S 27°58'10"W	54°00'00"
C9	1000.00'	226.89'	226.41'	S 07°29'10"W	13°00'00"
C10	1600.00'	390.24'	390.27'	S 06°39'56"W	13°58'28"
C11	1600.00'	434.07'	434.07'	S 07°29'10"W	13°00'00"
C12	2900.00'	1370.94'	1358.21'	S 66°46'58"W	27°05'09"
C13	1800.00'	315.05'	314.65'	S 58°15'15"W	10°14'42"
C14	1650.00'	138.00'	137.96'	S 54°09'27"E	44°37'32"
C15	509.43'	509.43'	499.68'	S 27°37'47"E	55°35'48"
C16	875.00'	676.12'	659.47'	N 27°19'10"E	44°16'35"

LINE	BEARING	DISTANCE
L1	S.00°58'40"W.	19.35'
L2	N.88°36'50"W.	651.03'
L3	N.03°04'09"E	379.40'

CURVE TABLE (PRESERVE AREA #3)					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	325.84'	527.85'	472.00'	S 22°17'50"E	92°49'02"

**LINE TABLE**  
**(PRESERVE AREA #1)**

LINE	BEARING	DISTANCE
L4	S.00°05'28"W.	354.79'
L5	S.89°09'41"E.	397.54'
L6	N.00°11'31"W.	297.00'
L7	S.89°14'34"E.	264.04'

**LINE TABLE**  
**(PRESERVE AREA #2)**

LINE	BEARING	DISTANCE
L1	S.00°00'18"W.	331.76'
L2	S.89°40'52"E.	80.38'
L3	N.76°17'16"E.	344.82'
L4	N.53°16'10"E.	212.70'
L5	N.00°15'16"W.	630.48'
L6	N.89°09'41"W.	837.69'
L7	S.45°34'26"W.	275.00'

CURVE TABLE (PRESERVE AREA #2)						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	STATION
C1	158.87'	48.78'	143.42'	S 60.39° 27'E	S 83.37° 06'E	13+00.00
C2	745.29'	169.45'	169.09'	S 39° 26' 04"	13° 01' 38"	13+41.38
C3	271.00'	306.47'	290.40'	N 83.59° 08"E	164.47° 01"	14+00.00
C4	1459.11'	337.43'	336.66'	S 72° 36' 10"	13° 26' 03"	14+26.03
C5	280.34'	71.71'	78.47'	N 60.03° 03"E	39° 59' 01"	14+39.04
C6	304.02'	172.77'	170.46'	N 58.55° 05"E	32° 33' 38"	14+59.42
C7	358.09'	355.69'	341.25'	N 38° 21' 26"E	56.34° 54"	15+00.00
C8	402.56'	296.98'	290.28'	N 30° 45' 48"	42° 12' 21"	15+31.21
C9	347.83'	247.83'	245.31'	N 40° 10' 33"	28° 55' 56"	15+56.56
C10	1448.95'	248.47'	245.31'	N 38° 47' 30"E	31° 42' 37"	16+00.00
C11	661.98'	658.80'	618.95'	N 26° 46' 42"E	57° 07' 15"	16+31.15
C12	416.91'	214.40'	212.04'	N 1311° 34' W	29° 27' 53"	17+00.00

[illegible]

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
5/31/24	4196A	4196A-SR		JS	CDB	1"=400'	2 of 3

## LEGEND

SEC.	SECTION
aka	ALSO KNOWN AS
R/W	RIGHT-OF-WAY
PL	PLAT BOOK
GR.	OFFICIAL RECORDS BOOK
PC.	PARCEL IDENTIFICATION NUMBER
PG.	PAGE
ID.	IDENTIFICATION
(C)	CALCULATED DATA
(M)	MEASURED DATA
(P)	PLAT DATA
PLS	PROFESSIONAL LAND SURVEYOR
LB	LICENSED BUSINESS
R.L.S.	REGISTERED LAND SURVEYOR
FPL	FLORIDA POWER & LIGHT COMPANY









DESCRIPTION OF A PARCEL OF LAND  
LYING IN SECTIONS 3 AND 10, T-41-S, R-21-E,  
CHARLOTTE COUNTY, FLORIDA.

(PRESERVATION AREA #2)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 3 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 3, AS DEPICTED IN CERTIFIED CORNER RECORD DOCUMENT #082719; THENCE S.00°34'26"W. (FOR A BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID SECTION 3 FOR 1304.11 FEET TO A POINT ON SAID WEST LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S.00°34'26"W. ALONG SAID WEST LINE FOR 1348.15 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 3, AS DEPICTED IN CERTIFIED CORNER RECORD DOCUMENT #082722; THENCE S.00°00'18"W. ALONG THE WEST LINE OF SAID SECTION 10 FOR 331.76 FEET TO A POINT ON SAID WEST LINE; THENCE S.89°40'52"E. FOR 80.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 159.18 FEET, A DELTA ANGLE OF 53°33'05", A CHORD BEARING OF S.60°39'27"E., A CHORD DISTANCE OF 143.42 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 148.78 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 745.29 FEET, A DELTA ANGLE OF 13°01'38", A CHORD BEARING OF S.39°26'04"E. AND A CHORD DISTANCE OF 169.09 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 169.45 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 271.00 FEET, A DELTA ANGLE OF 64°47'41", A CHORD BEARING OF S.83°59'08"E. AND A CHORD DISTANCE OF 290.40 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 306.47 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1439.11 FEET, A DELTA ANGLE OF 13°26'03", A CHORD BEARING OF N.72°36'10"E. AND A CHORD DISTANCE OF 336.66 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 337.43 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 314.71 FEET, A DELTA ANGLE OF 32°56'41", A CHORD BEARING OF N.60°03'38"E. AND A CHORD DISTANCE OF 178.47 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 180.96 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 304.02 FEET, A DELTA ANGLE OF 32°33'38", A CHORD BEARING OF N.58°55'09"E. AND A CHORD DISTANCE OF 170.46 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 172.77 FEET; THENCE N.76°17'16"E. FOR 344.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 358.09 FEET, A DELTA ANGLE OF 56°54'45", A CHORD BEARING OF N.38°21'26"E. AND A CHORD DISTANCE OF 341.25 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 355.69 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 402.36 FEET, A DELTA ANGLE OF 42°17'21", A CHORD BEARING OF N.30°45'37"E. AND A CHORD DISTANCE OF 290.28 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 296.98 FEET; THENCE N.53°16'10"E. FOR 212.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 491.53 FEET, A DELTA ANGLE OF 28°53'55", A CHORD BEARING OF N.41°10'33"E. AND A CHORD DISTANCE OF 245.29 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 247.91 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 448.95 FEET, A DELTA ANGLE OF 31°42'37", A CHORD BEARING OF N.38°47'30"E. AND A CHORD DISTANCE OF 245.31 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 248.47 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 661.98 FEET, A DELTA ANGLE OF 57°01'16", A CHORD BEARING OF N.26°46'42"E. AND A CHORD DISTANCE OF 631.95 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 658.80

SHEET 1 OF 4

SERVING THE STATE OF FLORIDA

FEET; THENCE N.00°15'16"W. FOR 630.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 416.91 FEET, A DELTA ANGLE OF 29°27'53", A CHORD BEARING OF N.13°11'34"W. AND A CHORD DISTANCE OF 212.04 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 214.40 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 308.10 FEET, A DELTA ANGLE OF 70°05'45", A CHORD BEARING OF N.12°21'55"E. AND A CHORD DISTANCE OF 353.86 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 376.93 FEET; THENCE N.89°09'41"W. ALONG A LINE BEING PARALLEL TO AND 50 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3 FOR 837.69 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 838, PAGE 500, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY, SOUTHERLY AND SOUTHWESTERLY LINES OF SAID LANDS THE FOLLOWING 4 COURSES: S.00°34'44"W. FOR 1991.48; THENCE S.45°34'26"W. FOR 275.00 FEET; THENCE N.89°25'34"W. FOR 1350.00 FEET; THENCE N.17°25'34"W. FOR 988.77 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 3, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINS 71.11 ACRES, MORE OR LESS.

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MAY 31, 2024

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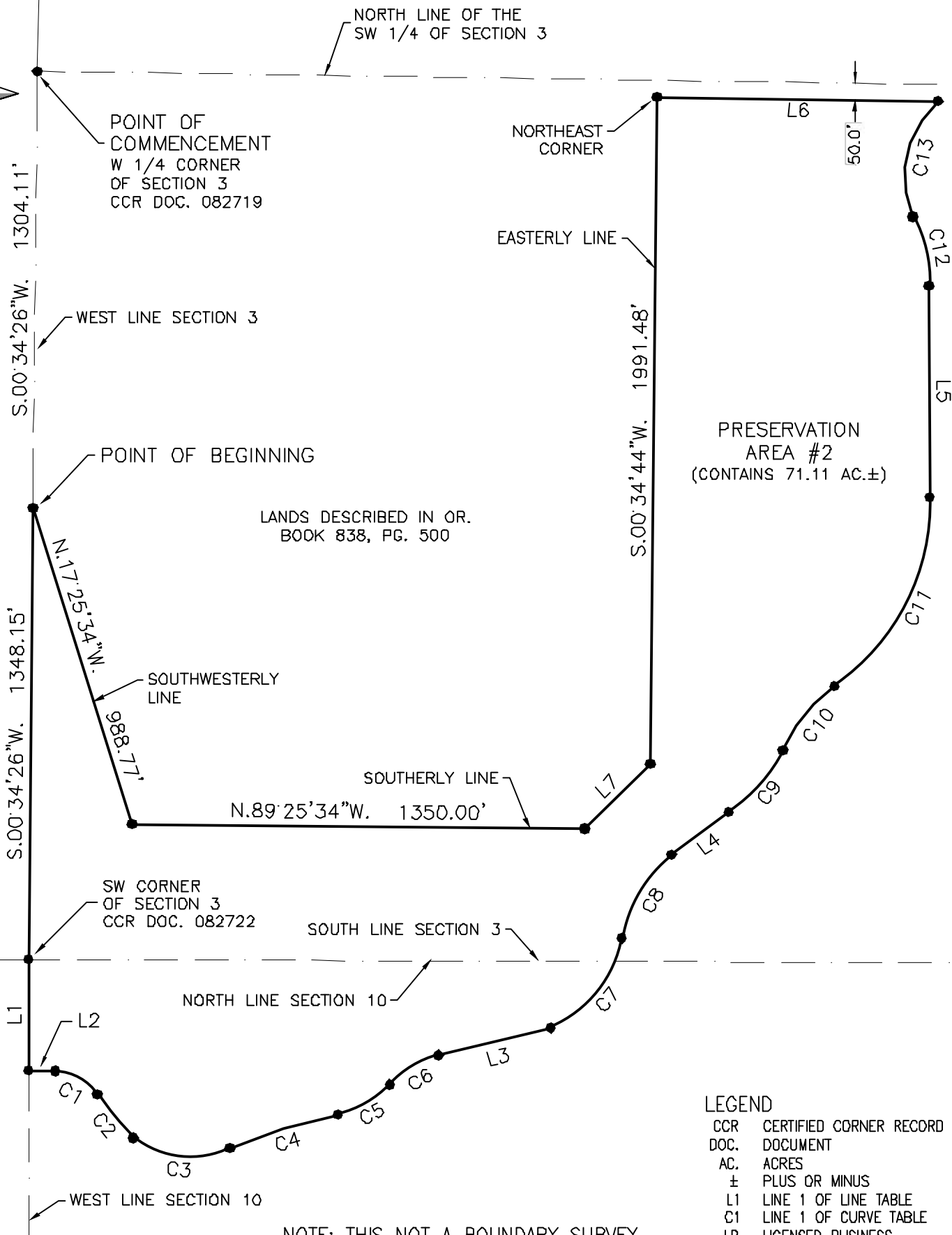
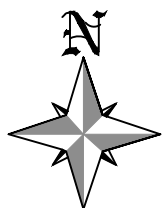
C. DREW BRANCH, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATION NO. 5542

SHEET 2 OF 4

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NOTE: THIS NOT A BOUNDARY SURVEY

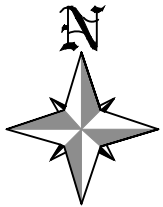


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941.825.1105

**SKETCH AND DESCRIPTION**  
**PRESERVATION AREA #2**  
**CHARLOTTE COUNTY, FLORIDA**

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
5/28/24	4106A	JB		CDB	3 of 4



### LINE TABLE

LINE	BEARING	DISTANCE
L1	S.00°00'18"W.	331.76'
L2	S.89°40'52"E.	80.38'
L3	N.76°17'16"E.	344.82'
L4	N.53°16'10"E.	212.70'
L5	N.00°15'16"W.	630.48'
L6	N.89°09'41"W.	837.69'
L7	S.45°34'26"W.	275.00'

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	159.18'	148.78'	143.42'	S.60°39'27"E.	53°33'05"
C2	745.29'	169.45'	169.09'	S.39°26'04"E.	13°01'38"
C3	271.00'	306.47'	290.40'	S.83°59'08"E.	64°47'41"
C4	1439.11'	337.43'	336.66'	N.72°36'10"E.	13°26'03"
C5	314.71'	180.96'	178.47'	N.60°03'38"E.	32°56'41"
C6	304.02'	172.77'	170.46'	N.58°55'09"E.	32°33'38"
C7	358.09'	355.69'	341.25'	N.38°21'26"E.	56°54'45"
C8	402.36'	296.98'	290.28'	N.30°45'37"E.	42°17'21"
C9	491.53'	247.91'	245.29'	N.41°10'33"E.	28°53'55"
C10	448.95'	248.47'	245.31'	N.38°47'30"E.	31°42'37"
C11	661.98'	658.80'	631.95'	N.26°46'42"E.	57°01'16"
C12	416.91'	214.40'	212.04'	N.13°11'34"W.	29°27'53"
C13	308.10'	376.93'	353.86'	N.12°21'55"E.	70°05'45"

### LEGEND

CCR	CERTIFIED CORNER RECORD
DOC.	DOCUMENT
AC.	ACRES
±	PLUS OR MINUS
L1	LINE 1 OF LINE TABLE
C1	LINE 1 OF CURVE TABLE
LB	LICENSED BUSINESS

NOTE: THIS NOT A BOUNDARY SURVEY



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**SKETCH AND DESCRIPTION**  
**PRESERVATION AREA #2**  
**CHARLOTTE COUNTY, FLORIDA**

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
5/28/24	4106A	JB		CDB	4 of 4



DESCRIPTION OF A PARCEL OF LAND  
LYING IN SECTIONS 33 AND 34, T-40-S, R-21-E, AND  
SECTION 4, T-41-S, R-21-E,  
CHARLOTTE COUNTY, FLORIDA.

(PRESERVATION AREA 3)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 33 AND 34, TOWNSHIP 40 SOUTH, RANGE 21 EAST AND SECTION 4, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4, AS DEPICTED IN CERTIFIED CORNER RECORD DOCUMENT #052700; THENCE S.00°55'22"W. ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4 (FOR A BASIS OF BEARINGS) FOR 1314.04 FEET TO A POINT ON SAID EAST LINE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 279.82 FEET, A DELTA ANGLE OF 75°23'34", A CHORD BEARING OF S.32°31'31"W. AND A CHORD DISTANCE OF 342.21 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 368.20 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1921.19 FEET, A DELTA ANGLE OF 07°14'21", A CHORD BEARING OF S.01°33'06"E. AND A CHORD DISTANCE OF 242.58 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 242.74 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 2172.36 FEET, A DELTA ANGLE OF 04°47'31", A CHORD BEARING OF S.00°19'40"E. AND A CHORD DISTANCE OF 181.63 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 181.68 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 284.80 FEET, A DELTA ANGLE OF 26°50'07", A CHORD BEARING OF S.10°41'38"W. AND A CHORD DISTANCE OF 132.17 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 133.39 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 325.84 FEET, A DELTA ANGLE OF 92°49'02", A CHORD BEARING OF S.22°17'50"E. AND A CHORD DISTANCE OF 472.00 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 527.85 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE S.00°58'40"W. ALONG SAID EAST LINE FOR 19.35 FEET; THENCE N.88°36'50"W. FOR 651.03 FEET; THENCE N.03°04'09"E. FOR 379.40 FEET TO THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 203.73 FEET, A DELTA ANGLE OF 22°38'09", A CHORD BEARING OF N.08°14'56"W. AND A CHORD DISTANCE OF 79.97 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 80.49 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 341.30 FEET, A DELTA ANGLE OF 46°25'21", A CHORD BEARING OF N.03°38'40"E. AND A CHORD DISTANCE OF 269.03 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 276.53 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 337.20 FEET, A DELTA ANGLE OF 26°43'51", A CHORD BEARING OF N.13°29'25"E. AND A CHORD DISTANCE OF 155.89 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 157.32 FEET; THENCE N.01°19'45"W. FOR 269.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 172.01 FEET, DELTA ANGLE OF 53°24'50", A CHORD BEARING OF N.25°16'04"E. AND A CHORD DISTANCE OF 154.62 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 160.36 FEET; THENCE N.53°39'48"E. FOR 113.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 180.35 FEET, A DELTA ANGLE OF 51°58'56", A CHORD BEARING OF N.21°13'32"E. AND A CHORD DISTANCE OF 158.07 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 163.62 FEET; THENCE N.03°59'00"W. FOR 161.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 115.47 FEET, A DELTA ANGLE OF 79°29'20", A CHORD BEARING OF N.34°10'01"E. AND A CHORD

SHEET 1 OF 5

SERVING THE STATE OF FLORIDA

DISTANCE OF 147.66 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 160.20 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 183.30 FEET, A DELTA ANGLE OF 91°10'15", A CHORD BEARING OF N.25°02'58"E. AND A CHORD DISTANCE OF 261.85 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 291.67 FEET; THENCE N.14°36'39"W. FOR 90.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 290.35 FEET, A DELTA ANGLE OF 28°27'17", A CHORD BEARING OF N.03°00'22"E. AND A CHORD DISTANCE OF 142.72 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 144.20 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 150.73 FEET, A DELTA ANGLE OF 53°56'05", A CHORD BEARING OF N.13°55'32"W. AND A CHORD DISTANCE OF 136.70 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 141.88 FEET; THENCE N.35°09'58"W. FOR 155.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 170.84 FEET, A DELTA ANGLE OF 35°11'07", A CHORD BEARING OF N.17°34'24"W. AND A CHORD DISTANCE OF 103.27 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 104.91 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 117.72 FEET, A DELTA ANGLE OF 120°04'52", A CHORD BEARING OF S.81°28'03"W. AND A CHORD DISTANCE OF 203.98 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 246.72 FEET; THENCE N.69°00'51"W. FOR 48.49 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE N.89°58'30"W. ALONG SAID SOUTH LINE FOR 328.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 66.38 FEET, A DELTA ANGLE OF 198°50'43", A CHORD BEARING OF S.24°25'23"W. AND A CHORD DISTANCE OF 130.97 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 230.38 FEET; THENCE S.01°21'18"W. FOR 286.67 FEET; THENCE N.87°26'43"W. FOR 101.02 FEET; THENCE N.57°38'46"W. FOR 169.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 329.62 FEET, A DELTA ANGLE OF 106°22'56", A CHORD BEARING OF N.05°45'37"W. AND A CHORD DISTANCE OF 527.82 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 612.02 FEET; THENCE N.46°37'45"E. FOR 156.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 97.44 FEET, A DELTA ANGLE OF 77°19'56", A CHORD BEARING OF N.01°07'22"E. AND A CHORD DISTANCE OF 121.76 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 131.52 FEET; THENCE N.35°18'13"W. FOR 155.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 240.62 FEET, A DELTA ANGLE OF 26°34'17", A CHORD BEARING OF N.18°15'11"W. AND A CHORD DISTANCE OF 110.59 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 111.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 230.71 FEET, A DELTA ANGLE OF 90°27'51", A CHORD BEARING OF N.71°10'05"W. AND A CHORD DISTANCE OF 327.59 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 364.27 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 370.92 FEET, A DELTA ANGLE OF 35°39'47", A CHORD BEARING OF S.44°08'09"W. AND A CHORD DISTANCE OF 227.16 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 230.87 FEET; THENCE S.23°11'46"W. FOR 209.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 68.33 FEET, A DELTA ANGLE OF 94°24'55", A CHORD BEARING OF S.66°27'41"W. AND A CHORD DISTANCE OF 100.28 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 112.59 FEET; THENCE N.68°10'24"W. FOR 576.90 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 (aka McCALL ROAD), AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 01050-2521; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES: N.25°00'49"E. FOR 277.52 FEET; THENCE N.09°55'23"W. FOR 159.14 FEET; THENCE N.64°59'20"W. FOR 211.92 FEET; THENCE N.87°17'38"W. FOR 27.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2356.83 FEET, A DELTA ANGLE OF 00°12'19", A CHORD BEARING OF N.24°54'16"E. AND A CHORD DISTANCE OF 8.44 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 8.44 FEET; THENCE S.87°47'01"E. FOR 1920.70 FEET; THENCE S.61°51'34"E. FOR 859.94 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 33; THENCE S.61°58'33"E. FOR 40.30 FEET; THENCE N.74°10'10"E. FOR 315.16 FEET;

SHEET 2 OF 5

SERVING THE STATE OF FLORIDA

THENCE N.50°09'19"E. FOR 360.02 FEET; THENCE S.62°48'04"E. FOR 404.94 FEET; THENCE S.26°09'43"W. FOR 579.76 FEET; THENCE S.71°31'20"W. FOR 694.38 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 34; THENCE N.89°49'55"W. ALONG SAID SOUTH LINE FOR 82.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 80.55 ACRES, MORE OR LESS.

ATWELL, LLC  
FLORIDA LICENSED BUSINESS NO. LB7832

MAY 31, 2024

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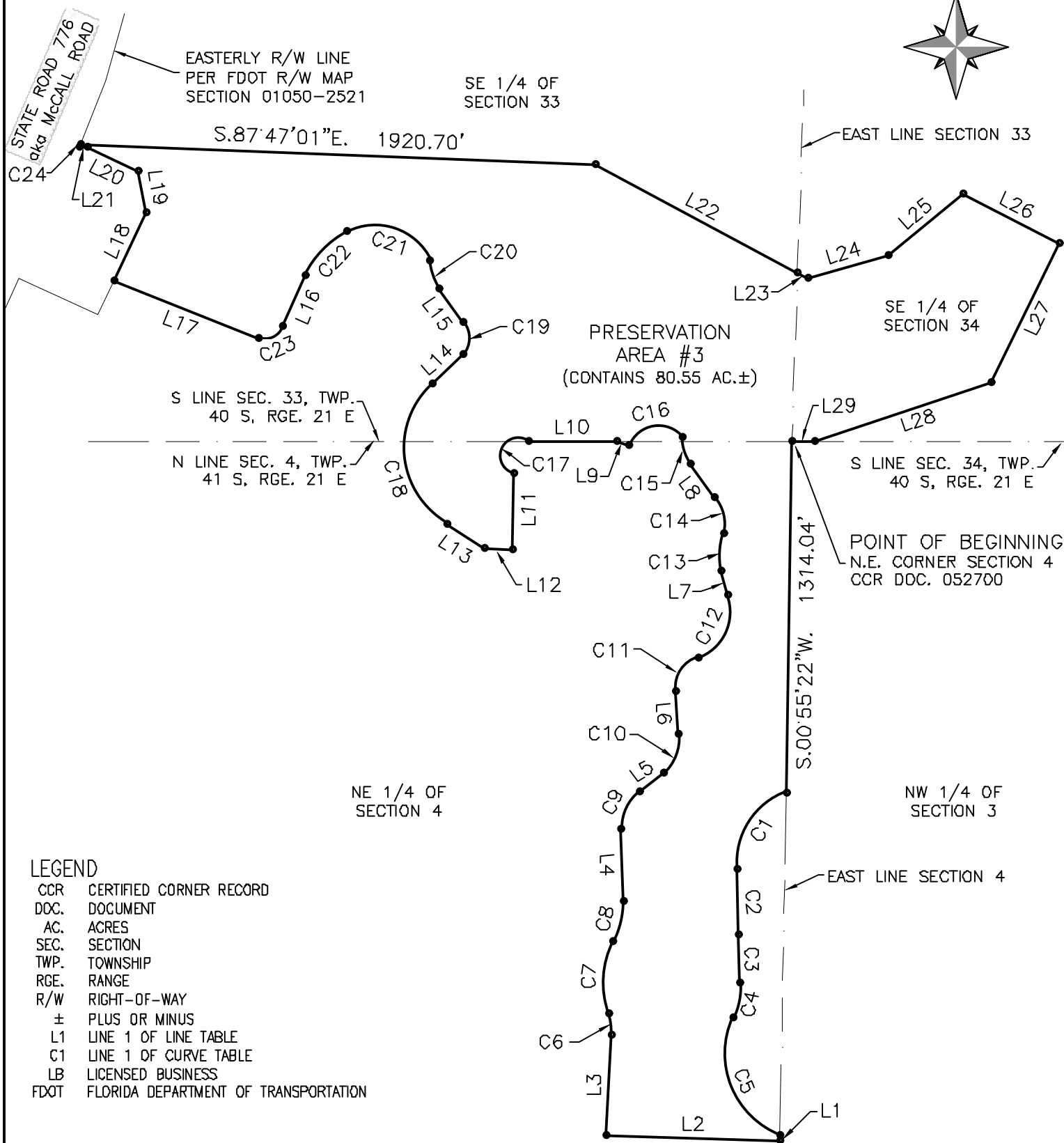
C. DREW BRANCH, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATION NO. 5542

SHEET 3 OF 5

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#### LEGEND

CCR CERTIFIED CORNER RECORD  
DOC. DOCUMENT  
AC. ACRES  
SEC. SECTION  
TWP. TOWNSHIP  
RGE. RANGE  
R/W RIGHT-OF-WAY  
± PLUS OR MINUS  
L1 LINE 1 OF LINE TABLE  
C1 LINE 1 OF CURVE TABLE  
LB LICENSED BUSINESS  
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION

NOTE: THIS NOT A BOUNDARY SURVEY



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#### SKETCH AND DESCRIPTION PRESERVATION AREA #3 CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
5/28/24	4106A	JB		CDB	4 of 5





CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	279.82'	368.20'	342.21'	S.32°31'31"W.	75°23'34"
C2	1921.19'	242.74'	242.58'	S.01°33'06"E.	7°14'21"
C3	2172.36'	181.68'	181.63'	S.00°19'40"E.	4°47'31"
C4	284.80'	133.39'	132.17'	S.10°41'38"W.	26°50'07"
C5	325.84'	527.85'	472.00'	S.22°17'50"E.	92°49'02"
C6	203.73'	80.49'	79.97'	N.08°14'56"W.	22°38'09"
C7	341.30'	276.53'	269.03'	N.03°38'40"E.	46°25'21"
C8	337.20'	157.32'	155.89'	N.13°29'25"E.	26°43'51"
C9	172.01'	160.36'	154.62'	N.25°16'04"E.	53°24'50"
C10	180.35'	163.82'	158.07'	N.21°13'32"E.	51°58'56"
C11	115.47'	160.20'	147.66'	N.34°10'01"E.	79°29'20"
C12	183.30'	291.67'	261.85'	N.25°02'58"E.	91°10'15"
C13	290.35'	144.20'	142.72'	N.03°00'22"E.	28°27'17"
C14	150.73'	141.88'	136.70'	N.13°55'32"W.	53°56'05"
C15	170.84'	104.91'	103.27'	N.17°34'24"W.	35°11'07"
C16	117.72'	246.72'	203.98'	S.81°28'03"W.	120°04'52"
C17	66.38'	230.38'	130.97'	S.24°25'23"W.	198°50'43"
C18	329.62'	612.02'	527.82'	N.05°45'37"W.	106°22'56"
C19	97.44'	131.52'	121.76'	N.01°07'22"E.	77°19'56"
C20	240.62'	111.59'	110.59'	N.18°15'11"W.	26°34'17"
C21	230.71'	364.27'	327.59'	N.71°10'05"W.	90°27'51"
C22	370.92'	230.87'	227.16'	S.44°08'09"W.	35°39'47"
C23	68.33'	112.59'	100.28'	S.66°27'41"W.	94°24'55"
C24	2356.83'	8.44'	8.44'	N.24°54'16"E.	0°12'19"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.00°58'40"W.	19.35'
L2	N.88°36'50"W.	651.03'
L3	N.03°04'09"E.	379.40'
L4	N.01°19'45"W.	269.63'
L5	N.53°39'48"E.	113.17'
L6	N.03°59'00"W.	161.39'
L7	N.14°36'39"W.	90.17'
L8	N.35°09'58"W.	155.01'
L9	N.69°00'51"W.	48.49'
L10	N.89°58'30"W.	328.71'
L11	S.01°21'18"W.	286.67'
L12	N.87°26'43"W.	101.02'
L13	N.57°38'46"W.	169.62'
L14	N.46°37'45"E.	156.36'
L15	N.35°18'13"W.	155.02'
L16	S.23°11'46"W.	209.10'
L17	N.68°10'24"W.	576.90'
L18	N.25°00'49"E.	277.52'
L19	N.09°55'23"W.	159.14'
L20	N.64°59'20"W.	211.92'
L21	N.87°17'38"W.	27.71'
L22	S.61°51'34"E.	859.94'
L23	S.61°58'33"E.	40.30'
L24	N.74°10'10"E.	315.16'
L25	N.50°09'19"E.	360.02'
L26	S.62°48'04"E.	404.94'
L27	S.26°09'43"W.	579.76'
L28	S.71°31'20"W.	694.38'
L29	N.89°49'55"W.	82.63'

LEGEND

CCR CERTIFIED CORNER RECORD  
 DOC. DOCUMENT  
 AC. ACRES  
 SEC. SECTION  
 TWP. TOWNSHIP  
 RGE. RANGE  
 R/W RIGHT-OF-WAY  
 ± PLUS OR MINUS  
 L1 LINE 1 OF LINE TABLE  
 C1 LINE 1 OF CURVE TABLE  
 LB LICENSED BUSINESS  
 FDOT FLORIDA DEPARTMENT OF TRANSPORTATION

NOTE: THIS NOT A BOUNDARY SURVEY



SKETCH AND DESCRIPTION  
 PRESERVATION AREA #3  
 CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
5/28/24	4106A	JB		CDB	5 of 5



DESCRIPTION OF A PARCEL OF LAND  
LYING IN SECTION 3, T-41-S, R-21-E,  
CHARLOTTE COUNTY, FLORIDA.

(PRESERVATION AREA 1)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN AND BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 3, AS DEPICTED IN CERTIFIED CORNER RECORD DOCUMENT #082720; THENCE N.00°11'31"W. ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3 (FOR A BASIS OF BEARINGS) FOR 332.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°11'31"W. ALONG SAID EAST LINE FOR 332.39 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE N.89°19'30"W. ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3 FOR 658.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE N.00°05'28"E. ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3 FOR 662.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 3, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE N.89°29'25"W. ALONG SAID NORTH LINE FOR 378.50 FEET TO A POINT ON SAID NORTH LINE; THENCE S.21°52'09"E. FOR 1012.10 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE S.00°05'28"W. ALONG SAID WEST LINE FOR 354.79 FEET TO A POINT ON SAID WEST LINE; THENCE S.89°09'41"E. ALONG A LINE BEING PARALLEL TO AND 35 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3 FOR 397.54 FEET; THENCE N.00°11'31"W. FOR 297.00 FEET; THENCE S.89°14'34"E. FOR 264.04 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINS 11.79 ACRES, MORE OR LESS.

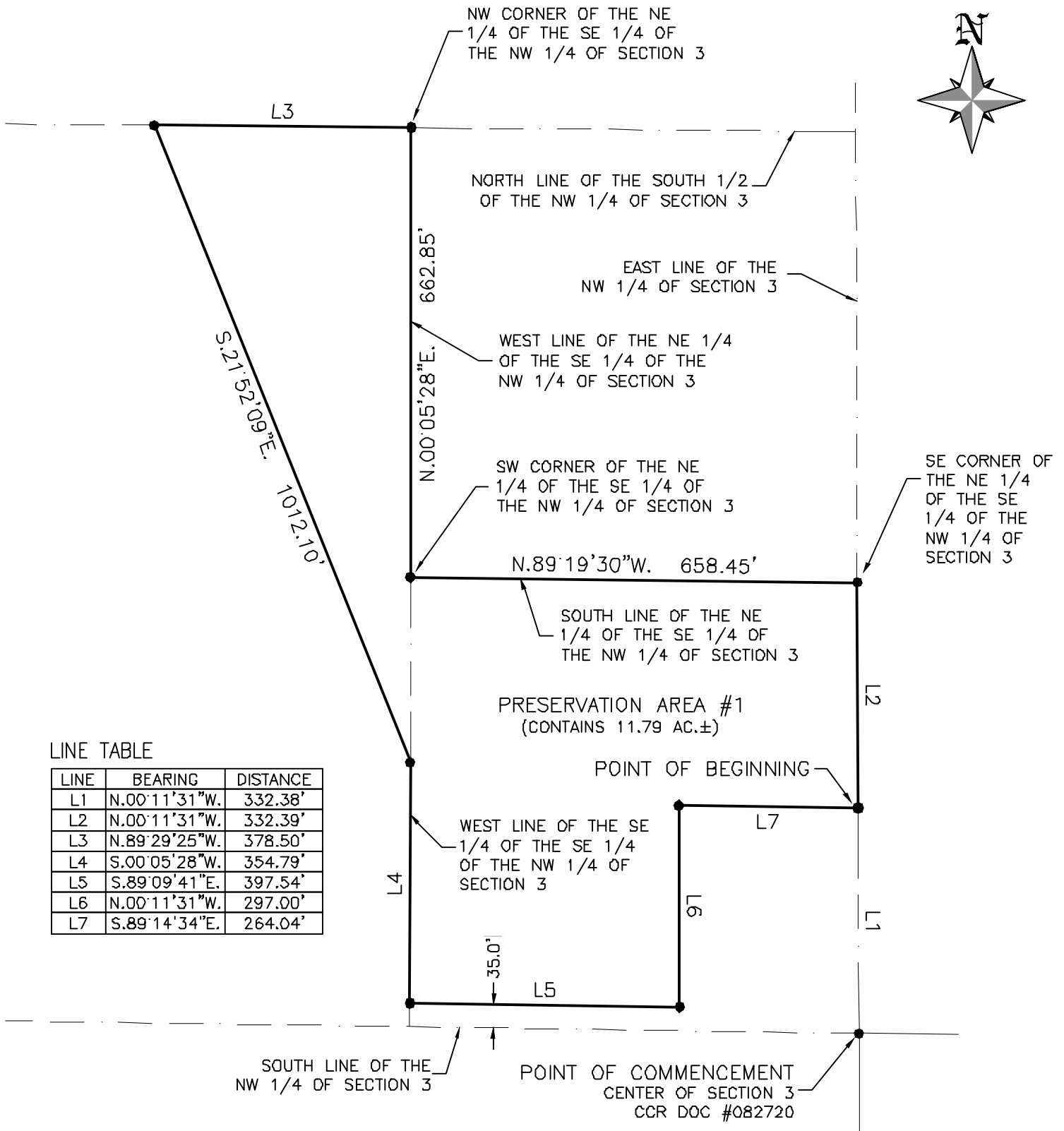
ATWELL, LLC  
FLORIDA LICENSED BUSINESS NO. LB7832

MAY 31, 2024

C. DREW BRANCH, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATION NO. 5542

SHEET 1 OF 2

SERVING THE STATE OF FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N.00°11'31\"W.	332.38'
L2	N.00°11'31\"W.	332.39'
L3	N.89°29'25\"W.	378.50'
L4	S.00°05'28\"W.	354.79'
L5	S.89°09'41\"E.	397.54'
L6	N.00°11'31\"W.	297.00'
L7	S.89°14'34\"E.	264.04'

LEGEND

CCR CERTIFIED CORNER RECORD  
DOC. DOCUMENT  
AC. ACRES  
± PLUS OR MINUS  
L1 LINE 1 OF LINE TABLE  
LB LICENSED BUSINESS

NOTE: THIS NOT A BOUNDARY SURVEY



**ATWELL**

866.850.4200 www.atwell-group.com  
4161 TAMIANI TRAIL, BLDG 5, UNIT 501  
PORT CHARLOTTE, FL 33682  
941.825.1105

SKETCH AND DESCRIPTION  
PRESERVATION AREA #1  
CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
5/28/24	4106A	JB		CDB	2 of 2



# Title Insurance Policy



# **Application Authorization to Agent Form**

**FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT**

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Maronda Homes LLC of Florida to be the applicant for this PLAN AMENDMENT.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of June, 2024, by

Dennis Fullenkamp who is personally known to me or has/have produced

N/A as identification and who did/did not take an oath.

Heather L. Polito  
Notary Public Signature

[Signature]  
Signature of Owner

Heather L. Polito  
Notary Printed Signature

Fullenkamp Dennis J Trustee c/o Dennis Fullenkamp  
Printed Signature of Owner

Notary  
Title

3405 Hancock Bridge PKWY STE A  
Address

HH 475698  
Commission Code

North Fort Myers, FL 33903  
City, State, Zip

(239) 995-4884  
Telephone Number



**FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT**

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Charlotte 246 Holdings, LLC to be the applicant for this PLAN AMENDMENT.

STATE OF Florida, COUNTY OF Lee

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May, 2024, by

NeeKaytan Sharma who is personally known to me or has/have produced \_\_\_\_\_ as identification and who did/did not take an oath.

Michele Peters  
Notary Public Signature

NeeKaytan Sharma  
Signature of Owner

Michele Peters  
Notary Printed Signature

Charlotte Sarasota Holdings, LLC  
Printed Signature of Owner

Title

NEEKAYTAN SHARMA  
Address

Commission Code

10090 MCGREGOR BLVD  
City, State, Zip  
FT. MYERS, FL 33919  
239 410 1815  
Telephone Number



**MICHELE PETERS**  
Commission # HH 371220  
Expires April 26, 2027

**FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT**

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Maronda Homes, LLC of Florida to be the applicant for this PLAN AMENDMENT.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of May, 2024, by

Ron Greenland who is personally known to me or has/have produced  
N/A as identification and who did/did not take an oath.

Heather L. Polito

Notary Public Signature

[Signature]

Signature of Owner

Heather L. Polito

Notary Printed Signature

Charlotte 246 Holdings, LLC

Printed Signature of Owner

Notary

Title

300 E Bay Heights Rd

Address

HH 475698

Commission Code

Englewood, FL 34223

City, State, Zip

941-416-4055

Telephone Number





## FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Maronda Homes LLC of Florida to be the applicant for this PLAN AMENDMENT.

STATE OF Oklahoma, COUNTY OF Tulsa

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May, 2024, by

Russell A. Richardson who is personally known to me or has/have produced \_\_\_\_\_ as identification and who did/did not take an oath.

Angela Poston  
Notary Public Signature

Rusty Richardson  
Signature of Owner

Angela Poston  
Notary-Printed Signature

Rusty Richardson c/o 2008 FL RECOVERY LIMITED PRTNSP  
Printed Signature of Owner

Notary Public  
Title

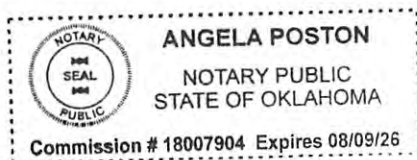
6060 S American Plaza ST E, Suite 300-350  
Address

18007904  
Commission Code

Tulsa, OK 74135  
City, State, Zip

(918) 605-8294

Telephone Number





# **Warranty Deeds & Sunbiz Information**

Rec 10.50  
POC 4,843.30

1 of 5



This Instrument Prepared By:  
C. Guy Batsel  
BATSEL, MCKINLEY, ITTERSAGEN  
& GUNDERSON, P. A.  
1861 Placida Road, Suite 104  
Englewood, Florida 34223

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and entered this 28<sup>th</sup> day of May, 1993, by ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation authorized to do business in the State of Florida, and having its principal place of business at 2601 South Bayshore Drive, Miami, Florida 33133, hereinafter called the "Grantor", to DENNIS J. FULLENKAMP, as Trustee, whose address is 923 Del Prado Boulevard, Suite 202, Cape Coral, Florida 33990, hereinafter called the "Grantee".

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee all that certain land, situate in Charlotte County, Florida, described on Exhibit "A" attached hereto and made a part hereof (hereinafter "the Property").

This Special Warranty Deed is subject to ad valorem real estate taxes and special assessments for the year 1993 and subsequent years, and conditions, covenants, easements and restrictions of record.

The Grantee herein are hereby conferred the full power and authority either to protect, conserve, and to convey by deed or lease, or to encumber, or otherwise manage and dispose of the real property.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD THE SAME IN FEE SIMPLE FOREVER.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said lands; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by and through the Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

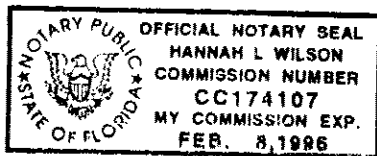
Signed, Sealed and Delivered  
in the presence of:

ATLANTIC GULF COMMUNITIES  
CORPORATION, a Delaware  
corporation

BY: Jay Fertig, Vice President

Hannah Wilson  
Hannah Wilson  
STATE OF FLORIDA  
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 28 day May, 1993, by Jay Fertig, Vice President of Atlantic Gulf Communities Corporation, a Delaware corporation, on behalf of the corporation. He is personally known to me or has produced his as identification and did (did not) take an oath.



Hannah L. Wilson  
Notary Public  
My Commission Expires:

Recording \$ 10.50  
Document Tax Pd \$ 4.843.30  
Record Verified: CHRIS GARLICK, D.C.

Barbara T. Scott, Clerk of the Circuit Court - Charlotte County  
File Number: 232638 OR BOOK 1280 PAGE 1681  
Recorded: 06/02/93 04:15 P.M.

EXHIBIT "A"

All of Tract "W" as shown on the plat of Port Charlotte Subdivision, Section 95, as recorded in Plat Book 10, Pages 1A through 1Z33, of the Public Records of Charlotte County, Florida

TOGETHER WITH

A portion of Section 9, Township 41 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Section 9; thence North 00°45'12" East along the West line of said Section 9, for 675.24 feet to a point of the North boundary line of the plat of Village of Holiday Lake, as recorded in Plat Book 15, Page 5A of the Public Records of Charlotte County, Florida, said point also being the Point of Beginning; thence South 76°44'16" East for 108.85 feet; thence North 13°15'44" East for 2,071.25 feet to a point on the North line of the South one-half of said Section 9, (the last mentioned two courses also being coincident with a portion of the Northwesternly boundary line of the said plat of Village of Holiday Lake); thence South 89°30'04" West, along the North line of the South one-half of said Section 9, for 555.01 feet to the Northwest corner of the South one-half of said Section 9; thence South 00°45'12" West, along the West line of said Section 9, for 1,986.36 feet to the Point of Beginning.

LESS AND EXCEPT

A parcel of land lying in the Northeast one-quarter of Section 8, Township 41 South, Range 21 East, Charlotte County, Florida, and being the North 220.37 feet of Tract "W" of the plat of Port Charlotte Subdivision, Section 95, according to the plat thereof as recorded in Plat Book 10, Pages 1A through 1Z33 of the Public Records of Charlotte County, Florida, more particularly described as follows:

Commencing at the literwood post in concrete marking the Northeast corner of said Section 8; thence South 00°45'12" West, along the East line of said Section 8, 536.38 feet (533.40 feet per plat) to the Northeast corner of said Tract "W" and the Point of Beginning;

Thence continue South 00°45'12" West, along said East line, 220.37 feet to a point North 00°45'12" East, 1,905.28 feet from a concrete monument marking the East quarter corner of said Section 8; Thence North 89°14'48" West, 48.87 feet to a point on the Southeasterly right-of-way line of S.R. No. 771 (100 feet wide); Thence North 13°16'27" East, (North 13°16'44" East, per plat) along said right-of-way line, 225.72 feet to the Point of Beginning.

Rec 10.50  
POC 4,843.30

1 of 5



This Instrument Prepared By:  
C. Guy Batsel  
BATSEL, MCKINLEY, ITTERSAGEN  
& GUNDERSON, P. A.  
1861 Placida Road, Suite 104  
Englewood, Florida 34223

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and entered this 28<sup>th</sup> day of May, 1993, by ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation authorized to do business in the State of Florida, and having its principal place of business at 2601 South Bayshore Drive, Miami, Florida 33133, hereinafter called the "Grantor", to DENNIS J. FULLENKAMP, as Trustee, whose address is 923 Del Prado Boulevard, Suite 202, Cape Coral, Florida 33990, hereinafter called the "Grantee".

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee all that certain land, situate in Charlotte County, Florida, described on Exhibit "A" attached hereto and made a part hereof (hereinafter "the Property").

This Special Warranty Deed is subject to ad valorem real estate taxes and special assessments for the year 1993 and subsequent years, and conditions, covenants, easements and restrictions of record.

The Grantee herein are hereby conferred the full power and authority either to protect, conserve, and to convey by deed or lease, or to encumber, or otherwise manage and dispose of the real property.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD THE SAME IN FEE SIMPLE FOREVER.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said lands; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by and through the Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

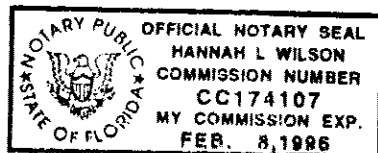
Signed, Sealed and Delivered  
in the presence of:

ATLANTIC GULF COMMUNITIES  
CORPORATION, a Delaware  
corporation

BY: Jay Fertig, Vice President

Hannah Wilson  
Hannah Wilson  
STATE OF FLORIDA  
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 28 day May, 1993, by Jay Fertig, Vice President of Atlantic Gulf Communities Corporation, a Delaware corporation, on behalf of the corporation. He is personally known to me or has produced his as identification and did (did not) take an oath.



Hannah L. Wilson  
Notary Public  
My Commission Expires:

Recording \$ 10.50  
Document Tax Pd \$ 4.843.30  
Record Verified: CHRIS GARLIN, D.C.

Barbara T. Scott, Clerk of the Circuit Court - Charlotte County  
File Number: 232638 OR BOOK 1280 PAGE 1681  
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TOGETHER WITH

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Commencing at the literwood post in concrete marking the Northeast corner of said Section 8; thence South 00°45'12" West, along the East line of said Section 8, 536.38 feet (533.40 feet per plat) to the Northeast corner of said Tract "W" and the Point of Beginning;

Thence continue South 00°45'12" West, along said East line, 220.37 feet to a point North 00°45'12" East, 1,905.28 feet from a concrete monument marking the East quarter corner of said Section 8; Thence North 89°14'48" West, 48.87 feet to a point on the Southeasterly right-of-way line of S.R. No. 771 (100 feet wide); Thence North 13°16'27" East, (North 13°16'44" East, per plat) along said right-of-way line, 225.72 feet to the Point of Beginning.

502

This Instrument Prepared By and  
Please Return To:  
Elaine Vergara  
American Government Services Corporation  
3812 W. Linebaugh Avenue  
Tampa, FL 33618  
AGS # 14751



BARBARA T. SCOTT, CLERK  
CHARLOTTE COUNTY  
OR BOOK 02742  
PGS 0446-0448 (3 Pg(s))  
FILE NUMBER 1412043  
RECORDED 06/30/2005 03:30:12 PM  
RECORDING FEES 27.00  
DEED DOC 10,850.00

QUIT CLAIM DEED

THIS INDENTURE, made this 10<sup>TH</sup> day of JUNE, A.D. 2005, between Southwest Florida Water Management District, whose address is 2379 Broad Street, Brooksville, FL 34604-6899, GRANTOR, and Charlotte Sarasota Holdings, LLP, a Florida limited liability partnership, whose post office address is 2911 NE Pine Island Road, Cape Coral, FL 33909, GRANTEE,

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "GRANTOR" and "GRANTEE" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of Ten Dollars, to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, has released, remised and quitclaimed, and by these presents does hereby remise, release, and quitclaim unto the said GRANTEE, and GRANTEE'S successors and assigns forever, all the right, title and interest of GRANTOR in and to the following described land situate, lying and being in Charlotte County, Florida, to-wit:

See Exhibit "A" Attached

This property is not the homestead property of the GRANTOR, nor contiguous to homestead property, as such homestead is defined under Florida law.

The Property is conveyed subject to the following perpetual restrictive covenant ("Restrictive Covenant") hereby imposed by GRANTOR and accepted by GRANTEE, its successors and assigns:

Residential development of the Property shall be limited to 1.5 units per acre. This Restrictive Covenant shall only apply to limit the number of residential units that can be developed on the Property and shall not limit GRANTEE and its successors and assigns from developing any other improvement on the Property that complies with the existing or future Charlotte County Zoning Code or that may be approved under a planned unit development. GRANTEE shall obtain all required federal, state, and local regulatory approvals and permits prior to the construction of any improvements on the Property. Nothing herein shall be construed to bind, require or encourage Charlotte County to increase current allowable residential density from its current Preservation land use designation of one development unit per 40 acres. GRANTEE shall obtain all required federal, state and local regulatory approval and permits prior to any construction.

By acceptance of this quitclaim deed, GRANTEE hereby agrees that the use of the Property shall be subject to this Restrictive Covenant. This Restrictive Covenant shall run with the title to the Property in perpetuity and be binding upon GRANTEE and all successive owners (and all parties claiming by, through and under the owners) of the Property. Until such time as the Restrictive Covenant is released from the Property, GRANTOR shall be deemed a third party beneficiary of this Restrictive Covenant in a court of competent jurisdiction. GRANTOR shall have the authority to enforce this Restrictive Covenant in any judicial proceeding seeking any remedy recognizable at law or in equity, including an action or lawsuit seeking damages, injunction, specific performance, or any other form of relief, against any person, firm or entity violating or attempting to violate any provision of this Restrictive Covenant. The failure by GRANTOR to enforce any covenant or restriction contained herein shall in no event be deemed a waiver of such covenant or restriction or of the right of GRANTOR to thereafter enforce said covenant or restriction. The invalidation of any provision of this Restrictive Covenant by a court of competent jurisdiction shall in no way affect any of the other provisions of this Restrictive Covenant, which shall remain in full force and effect. Venue for enforcement actions regarding this Restrictive Covenant shall be in the Circuit Court of Hernando County, Florida. GRANTEE agrees to incorporate this Restrictive Covenant in any subsequent deed or other written legal instrument by which GRANTEE transfers or conveys fee simple title or any other lesser estate in the Property or any part thereof to a third party by making an express reference to the Restrictive Covenant and specifically identifying the official records book and page at which this quitclaim deed is recorded in the public records of Charlotte County, Florida.

TO HAVE AND TO HOLD the above described lands subject to all outstanding easements, reservations and other interests, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, law or equity, to the only proper use, benefit and behoof of the said GRANTEE, its successors and assigns forever.

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



Southwest Florida Water Management District

Heidi McCree  
BY: Heidi McCree, Chair

Attest: Patsy Symons  
Patsy Symons, Secretary

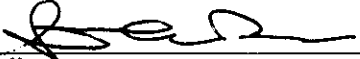
(Seal)

IMAGED IN PG

STATE OF Florida  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of JUNE, 2005, by **Heidi McCree and Patsy Symons, Chair and Secretary, respectively, of the Southwest Florida Water Management District**, on behalf of said District. Such person(s) (Notary Public must check applicable box):

☒ are personally known to me.  
☐ produced a current driver license.  
☐ produced \_\_\_\_\_ as identification.

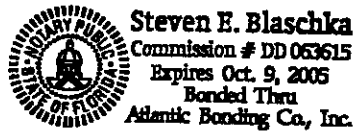
  
Notary Public  
STEVEN E. BLASCHKA

(Printed, Typed or Stamped Name of Notary Public)

Commission No.: DD 063615

My Commission Expires: 10-9-2005

**(NOTARY PUBLIC SEAL)**






APPROVED BY: \_\_\_\_\_  
ATTORNEY:   
MANAGER:   
DIRECTOR:   
DEPUTY EXEC. DIR: REC 6-6-5



Exhibit "A"

All of the South 1/2 of Section 3, Township 41 South, Range 21 East, lying West of the Interconnector Waterway as recorded in Official Records Book 1228, Page 1638, Public Records of Charlotte County, Florida; less the West 1850 feet of the Southwest 1/4 of Section 3, Township 41 South, Range 21 East, Charlotte County, Florida;

AND

All of Section 10, Township 41 South, Range 21 East lying West of the Interconnector Waterway as recorded in Official Records Book 1228, Page 1638, Public Records of Charlotte County, Florida;

AND

All of the Southeast 1/4 of Section 9, Township 41 South, Range 21 East lying West of the Interconnector Waterway and North of the Butterford Waterway as recorded in Official Records Book 1228, Page 1638, Public Records of Charlotte County, Florida;

LESS AND EXCEPT The Village of Holiday Lake according to the Plat thereof recorded in Plat Book 15, Pages 5A-5F, Public Records of Charlotte County, Florida;

ALSO LESS AND EXCEPT Unit Two of the Village of Holiday Lake according to the Plat thereof recorded in Plat book 15, Pages 51A-51C, Public Records of Charlotte County, Florida.

BSM APPROVED  
By JSR Date 4/6/05

CHARLOTTE HARBOR ESTUARY  
DISTRICT / BOT LANDS  
SWFWMD/TIITF

502

This Instrument Prepared By and  
Please Return To:  
Elaine Vergara  
American Government Services Corporation  
3812 W. Linebaugh Avenue  
Tampa, FL 33618  
AGS # 14751



BARBARA T. SCOTT, CLERK  
CHARLOTTE COUNTY  
OR BOOK 02742  
PGS 0446-0448 (3 Pg(s))  
FILE NUMBER 1412043  
RECORDED 06/30/2005 03:30:12 PM  
RECORDING FEES 27.00  
DEED DOC 10,850.00

QUIT CLAIM DEED

THIS INDENTURE, made this 10<sup>TH</sup> day of JUNE, A.D. 2005, between Southwest Florida Water Management District, whose address is 2379 Broad Street, Brooksville, FL 34604-6899, GRANTOR, and Charlotte Sarasota Holdings, LLP, a Florida limited liability partnership, whose post office address is 2911 NE Pine Island Road, Cape Coral, FL 33909, GRANTEE,

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "GRANTOR" and "GRANTEE" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of Ten Dollars, to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, has released, remised and quitclaimed, and by these presents does hereby remise, release, and quitclaim unto the said GRANTEE, and GRANTEE'S successors and assigns forever, all the right, title and interest of GRANTOR in and to the following described land situate, lying and being in Charlotte County, Florida, to-wit:

See Exhibit "A" Attached

This property is not the homestead property of the GRANTOR, nor contiguous to homestead property, as such homestead is defined under Florida law.

The Property is conveyed subject to the following perpetual restrictive covenant ("Restrictive Covenant") hereby imposed by GRANTOR and accepted by GRANTEE, its successors and assigns:  
Residential development of the Property shall be limited to 1.5 units per acre. This Restrictive Covenant shall only apply to limit the number of residential units that can be developed on the Property and shall not limit GRANTEE and its successors and assigns from developing any other improvement on the Property that complies with the existing or future Charlotte County Zoning Code or that may be approved under a planned unit development. GRANTEE shall obtain all required federal, state, and local regulatory approvals and permits prior to the construction of any improvements on the Property. Nothing herein shall be construed to bind, require or encourage Charlotte County to increase current allowable residential density from its current Preservation land use designation of one development unit per 40 acres. GRANTEE shall obtain all required federal, state and local regulatory approval and permits prior to any construction.

By acceptance of this quitclaim deed, GRANTEE hereby agrees that the use of the Property shall be subject to this Restrictive Covenant. This Restrictive Covenant shall run with the title to the Property in perpetuity and be binding upon GRANTEE and all successive owners (and all parties claiming by, through and under the owners) of the Property. Until such time as the Restrictive Covenant is released from the Property, GRANTOR shall be deemed a third party beneficiary of this Restrictive Covenant in a court of competent jurisdiction. GRANTOR shall have the authority to enforce this Restrictive Covenant in any judicial proceeding seeking any remedy recognizable at law or in equity, including an action or lawsuit seeking damages, injunction, specific performance, or any other form of relief, against any person, firm or entity violating or attempting to violate any provision of this Restrictive Covenant. The failure by GRANTOR to enforce any covenant or restriction contained herein shall in no event be deemed a waiver of such covenant or restriction or of the right of GRANTOR to thereafter enforce said covenant or restriction. The invalidation of any provision of this Restrictive Covenant by a court of competent jurisdiction shall in no way affect any of the other provisions of this Restrictive Covenant, which shall remain in full force and effect. Venue for enforcement actions regarding this Restrictive Covenant shall be in the Circuit Court of Hernando County, Florida. GRANTEE agrees to incorporate this Restrictive Covenant in any subsequent deed or other written legal instrument by which GRANTEE transfers or conveys fee simple title or any other lesser estate in the Property or any part thereof to a third party by making an express reference to the Restrictive Covenant and specifically identifying the official records book and page at which this quitclaim deed is recorded in the public records of Charlotte County, Florida.

TO HAVE AND TO HOLD the above described lands subject to all outstanding easements, reservations and other interests, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, law or equity, to the only proper use, benefit and behoof of the said GRANTEE, its successors and assigns forever.

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



Southwest Florida Water Management District  
Heidi McCree  
BY: Heidi McCree, Chair

Attest: Patsy Symons  
Patsy Symons, Secretary

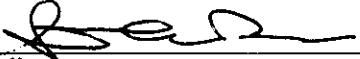
(Seal)

IMAGED IN PG

STATE OF Florida  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of JUNE, 2005, by **Heidi McCree and Patsy Symons, Chair and Secretary, respectively, of the Southwest Florida Water Management District**, on behalf of said District. Such person(s) (Notary Public must check applicable box):

☒ are personally known to me.  
☐ produced a current driver license.  
☐ produced \_\_\_\_\_ as identification.

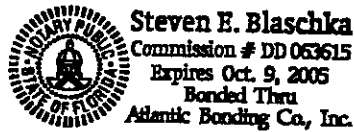
  
\_\_\_\_\_  
Notary Public  
STEVEN E. BLASCHKA

(Printed, Typed or Stamped Name of Notary Public)

Commission No.: DD 063615

My Commission Expires: 10-9-2005

**(NOTARY PUBLIC SEAL)**



APPROVED BY: \_\_\_\_\_  
ATTORNEY: [Signature]  
MANAGER: [Signature]  
DIRECTOR: [Signature]  
DEPUTY EXEC. DIR: REC 6-6-5

Exhibit "A"

All of the South 1/2 of Section 3, Township 41 South, Range 21 East, lying West of the Interconnector Waterway as recorded in Official Records Book 1228, Page 1638, Public Records of Charlotte County, Florida; less the West 1850 feet of the Southwest 1/4 of Section 3, Township 41 South, Range 21 East, Charlotte County, Florida;

AND

All of Section 10, Township 41 South, Range 21 East lying West of the Interconnector Waterway as recorded in Official Records Book 1228, Page 1638, Public Records of Charlotte County, Florida;

AND

All of the Southeast 1/4 of Section 9, Township 41 South, Range 21 East lying West of the Interconnector Waterway and North of the Butterford Waterway as recorded in Official Records Book 1228, Page 1638, Public Records of Charlotte County, Florida;

LESS AND EXCEPT The Village of Holiday Lake according to the Plat thereof recorded in Plat Book 15, Pages 5A-5F, Public Records of Charlotte County, Florida;

ALSO LESS AND EXCEPT Unit Two of the Village of Holiday Lake according to the Plat thereof recorded in Plat book 15, Pages 51A-51C, Public Records of Charlotte County, Florida.

BSM APPROVED  
By JSR Date 4/6/05

CHARLOTTE HARBOR ESTUARY  
DISTRICT / BOT LANDS  
SWFWMD/TIITF

5.00 REC  
200.00 SD  
205.00

RECORDED IN  
OFFICIAL RECORDS  
1986 MAY 29 AM 10:24

This instrument was prepared by:  
JAMES L. COTTRELL  
ALOIA, DUDLEY, ROOSA,  
COTTRELL, SUTTON & McIVER  
P.O. Box 535  
CAPE CORAL, FLORIDA 33916

# Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 25<sup>th</sup> day of April 1986, Between

RALPH J. MATHERLY

of the County of Charlotte, State of Florida, grantor\*, and

DENNIS J. FULLENKAMP, Trustee

whose post office address is 923 Del Prado Blvd., #202, Cape Coral, Florida 33904

of the County of Lee, State of Florida, grantee\*.

**Witnesseth.** That said grantor, for and in consideration of the sum of -----  
-----TEN (\$10.00) AND NO/100----- Dollars,  
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following  
described land, situate, lying and being in Charlotte County, Florida, to-wit:

Farm Lot 60, as shown on the Plat of "Town of McCall", as recorded  
in Plat Book 2, Page 21, of the Public Records of DeSoto County,  
also recorded in Plat Book 1, Page 14 of the Public Records of  
Charlotte County, both of Florida; lying in Section 4, Township  
41 South, Range 21 East, Charlotte County, Florida.

AND

a non-exclusive access easement for ingress and egress across and  
through the West 25.00 feet of Lot 53, TOWN OF MCCALL, according  
to the Plat thereof, as recorded in Plat Book 1, at Page 14, of  
the Public Records of Charlotte County, Florida.

Subject to all easements, restrictions and reservations of record  
and taxes for the current year and all subsequent years.

This property is not now, nor has it ever been contiguous to the  
homestead property of the Grantor.

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

\* "Grantor" and "grantee" are used for singular or plural, as context requires.

**In Witness Whereof,**

Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

[Signature]

Ralph J. Matherly  
Ralph J. Matherly

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF Florida  
COUNTY OF Charlotte

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

RALPH J. MATHERLY

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that  
he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25<sup>th</sup> day of April  
19 86.

My commission expires: [Signature]

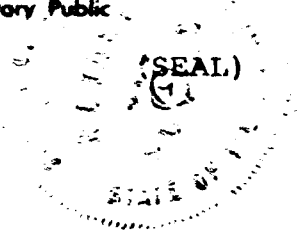
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. MAR 1, 1988  
BONDED THRU GENERAL INS. UND.

Notary Public

RECORD VERIFIED - Barbara T. Scott, Clerk

BY PATTI MITCHELL, D.C.

Documentary Tax Pd. 200.00  
Intangible Tax Pd. \$  
Barbara T. Scott, Clerk Charlotte County  
By [Signature]



OR 867 PG 183

FILE 86-769227

Prepared By and Return To:

**WIDEIKIS, BENEDICT & BERNTSSON, LLC**

**THE BIG W LAW FIRM**

Attn: John L. Wideikis, Esq.

3195 S. Access Road

Englewood, FL 34224

Order No.: 2019-50329JLW

Property Appraiser's Parcel I.D. (folio) No.: 412104377002

## WARRANTY DEED

THIS WARRANTY DEED dated May 27, 2019, is made by and between **IRIS NAVAS, a single woman, INDIVIDUALLY AND AS TRUSTEE OF THE IRIS NAVAS REVOCABLE TRUST DATED FEBRUARY 26, 1992**, whose address is 4536 Cancelllo Grande, Venice, FL 34293 (the "Grantor"), and **CAPE LATCHA, LLC, a Florida limited liability company**, whose address is 3443 Hancock Bridge Parkway, Suite 301, North FT Myers, FL 33903 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And 00/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Charlotte**, State of Florida, described as follows:

**The South Half (S ½ ) of Farm Lot 52, TOWN OF MCCALL, a subdivision according to the map or plat thereof, as recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida, lying and being in Section 4, Township 41 South, Range 21 East, Charlotte County, Florida.**

Subject to easements, restrictions, reservations and limitations of record, if any.

Grantor herein covenants that the above-described property is vacant, unimproved land and is not contiguous to Grantor's homestead or residence, nor to that of Grantor's spouse.

Neither the Grantor named herein, nor the spouses thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2018.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Anne Whitmarsh  
Witness Signature

Anne Whitmarsh  
Printed Name of First Witness

Naomi J. Wise  
Witness Signature

Naomi J. Wise  
Printed Name of Second Witness

Iris Navas

IRIS NAVAS, INDIVIDUALLY AND  
AS TRUSTEE OF THE IRIS NAVAS  
REVOCABLE TRUST  
DATED FEBRUARY 26, 1992

STATE OF

FL

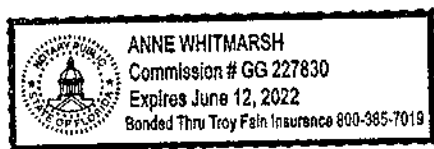
COUNTY OF

Charlotte

The foregoing instrument was acknowledged before me this 24 day of May, 2019  
by IRIS NAVAS, INDIVIDUALLY AND AS TRUSTEE OF THE IRIS NAVAS REVOCABLE TRUST DATED  
FEBRUARY 26, 1992, who is/are personally known to me or who has/have produced \_\_\_\_\_ as  
identification and who did take an oath.

Anne Whitmarsh

Notary Public, State of \_\_\_\_\_  
My Commission Expires:  
(Seal)





This Instrument prepared  
without opinion of title by,  
and after recording return to:  
Robert A. Cooper, Esq.  
Hahn Loeser & Parks LLP  
2532 East First Street  
Fort Myers, Florida 33901

Property Appraiser's Parcel Identification Numbers:  
412104400002, 412104307001, 412104130007,  
412104130001, 412104130002, 412104130005,  
412104329002, 412104131004, 412104158001,  
412104307002

**CORRECTIVE QUIT-CLAIM DEED**

**THIS INSTRUMENT IS BEING RECORDED TO CORRECT THE LEGAL  
DESCRIPTION CONTAINED IN THAT CERTAIN QUIT-CLAIM DEED RECORDED  
ON NOVEMBER 30, 2012 AS INSTRUMENT # 2139780**

This Quit-Claim Deed, executed this 7<sup>th</sup> day of December, 2012, by **MCCALLS  
HOLDINGS LLC**, a Florida limited liability company, having an address at 3443 Hancock  
Bridge Parkway, Suite 301, North Fort Myers, Florida 33903, the first party,

To **DENNIS FULLENKAMP**, whose address is 3443 Hancock Bridge Parkway, Suite 301,  
North Fort Myers, Florida 33903, the second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal  
representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the  
context so admits or requires.)

**Witnesseth:** That the said first party, for and in consideration of the sum of Ten and  
No/100 Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby  
acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all  
the right, title, interest, claim and demand which the said first party has in and to the following  
described lot, piece or parcel of land, situated, lying and being in the County of Charlotte, State  
of Florida, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

**To Have and to Hold** The same together with all and singular the appurtenances  
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity  
and claim whatsoever of the said first party, either in law or equity, to the only proper use,  
benefit and behalf of the said second party forever.

[QUIT CLAIM DEED  
SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]



**In Witness Whereof**, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Jennifer W. Daniels  
Witness Signature

Jennifer W. Daniels  
Witness Printed Name

**MCCALLS HOLDINGS, LLC**, a Florida  
limited liability company

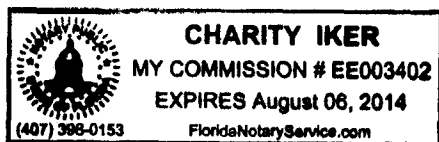
BY: [Signature]  
**DENNIS J. FULLENKAMP**

Chantzelker  
Witness Signature

Charity Iker  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2012, by DENNIS J. FULLENKAMP, as Manager of MCCALLS HOLDINGS, LLC, a Florida limited liability company, who \_\_\_\_\_ is personally known to me or who X has produced Drivers License as identification.



Charity Iker  
Notary Public  
Charity Iker  
Printed Name  
08/06/14 EE003402  
Commission No. Expiration Date

**EXHIBIT "A"**

**Legal Descriptions**

**Farm Lot 38, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14 of the Public Records of Charlotte County, Florida, lying in Section 4, Township 41 South, Range 21 East.**

**Lots 1 and 2, Block 12, TOWN OF MCCALL, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 4, of the Public Records of Charlotte County, Florida.**

**Lot 8 and 10, of Resubdivision of FARM LOT 13, MC CALL, according to the plat thereof, recorded in Plat Book 1, Page 14, and Official Records Book 204, Page 602, of the Public Records of Charlotte County, Florida.**

**Lots 1, 2, 3, 4, 5, and 6, Resubdivision of Farm Lot 13, in the Town of McCall, according to the map or plat thereof, recorded in Plat Book 1, Page 14 of the Public Records of Charlotte County, Florida.**

**The West 1.86 acres of the South  $\frac{1}{2}$  of Lot 36, Subdivision of the town of McCall and Section 4, Township 41 South, Range 21 East, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida, and being more particularly described as follows: Begin at the SW corner of said Lot 36, thence N 89 degrees 53'56"E, along the South line of said Lot 36, 251.74 feet; thence North, parallel to the West line of said Lot 36, 322.50 feet; thence S 89 degrees 53'56"W, parallel with the South line of said Lot 36, 251.74 feet to the West line of said Lot 36, thence South, along the West line of said Lot 36, 322.50 feet to the P.O.B.**

**And**

**The East 130 feet more or less of Lot 13, of McCall Farm Lots, (U24) less the Southerly 150 feet more or less according to the plat thereof recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida.**

**Lots 3, 4, 5, 6, 7, 8, 9, 10 AND 11, Block 12, and all of Block 4, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, page 14, of the Public Records of Charlotte County, Florida, being more particularly described as follows:**

**Two parcels of land situated in Section 4, Township 41 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:**

**Parcel A (Lots 1 through 26, Block 4, McCall Town):**

**Beginning at the southwesterly corner of lot 26, block 4, McCall Town according to Plat Book 1, Page 14, of the Public Records of Charlotte**

County, FL A 0.4'x0.4' concrete monument, (PRM), drivers Mcleod PLS3889; thence running N24 degrees 58'06" E along the northwesterly line of lots 1 through 26, Block 4 of said McCall town for 650.00 feet to the Northwesterly corner of said lot 1; thence run S65 degrees 01'54" E along the northeasterly line of said lot 1 to the Northeasterly corner of said lot 1; thence run S24 degrees 58'06" W along the southeasterly line of said lots 1 through 26 for 650.00 feet to the southeasterly corner of said lot 26, thence run N65 degrees 01'54"W along the Southwesterly line of said lot 26 to the point of Beginning.

Said parcel contains 81,250 square feet (1.865 acres), more or less.

Together with:

**Parcel B** (lots 3 through 11, Block 12, McCall Town):

Commencing at the northwesterly corner of lot 1, block 12, McCall Town according to Plat Book 1, Page 14, of the Public Records of Charlotte County, FL, A 0.4'x0.4' concrete monument, (P.R.M.), thence run S24 degrees 58'06" W along the northwesterly line of lots 1 and 2 of said block 12 for 50.00 feet to the northwesterly corner of lot 3 of said block 12, the true point of beginning. Thence run S65 degrees 01'54"E along the northeasterly line of said lot 3 for 125.00 less to the Northeasterly corner of said lots; thence run S24 degrees 58'06" W along the southeasterly line of lots 3 through 11 of said block 12 for 225.00 feet to the southeasterly corner of said lot 11; thence run N65 degrees 01'54"W along the southwesterly line of said lot 11 for 125.00 feet to the southwesterly corner of said lot 11, thence run N 24 degrees 58'06"E along the northwesterly line of said lots 3 through 11 for 225.00 feet to the point of beginning.

Said parcel contains 28,125 square feet (0.646 acres), more or less.

Parcels A and B contain a total of 109,375 square feet (2.511 acres), more or less.

RECEIVED  
 This Warranty Deed Made and executed the 31st day of October A.D. 1990 by

WALTER BASARAB and OLGA BASARAB, husband and wife

hereinafter called the grantor, to

DENNIS J. PULLENKAMP, Trustee

whose post office address is  
 hereinafter call the grantee:

923 Del Prado Blvd., Suite 202  
 Cape Coral, FL 33990

**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in CHARLOTTE County, Florida, viz:

EAST 1/2 OF FARM LOT 40 AS SHOWN ON THE PLAT OF "TOWN OF MCCALL", AS RECORDED IN PLAT BOOK 1, PAGE 14, LYING IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 21 EAST, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PARCEL ID #0087772-000000-3

Documentary Tax \$220.70  
 Intangible Tax \$  
 Total \$220.70  
 J. J. Jones, Jr. D.C.

THIS IS NOT THE HOMESTEAD OF THE GRANTORS NOR THEIR FAMILIES, NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF THE GRANTORS NOR THEIR FAMILIES.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free from all encumbrances, except, taxes accruing subsequent to December 31, 1990, restrictions, reservations and easements of record, if any;

RECORDED: 1990 OCT 31  
 By: J. J. Jones, Jr. D.C.

**In Witness Whereof**, the said grantor(s) has(have) signed and sealed these presents the day and year first above written.

WITNESS:

Jackie West  
 Erica M. West

Walter Basarab  
 Olga Basarab  
 WALTER BASARAB  
 OLGA BASARAB

STATE OF FLORIDA  
 COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 31st day of October 1990 by WALTER BASARAB and OLGA BASARAB, husband and wife.

Erica M. West  
 Notary Public

NOTARY PUBLIC; STATE OF FLORIDA AT LARGE  
 MY COMMISSION EXPIRES NOVEMBER 01, 1993  
 BONDED THRU AGENT'S NOTARY PROXIMATE

This instrument prepared by and return to:

Select Title II, Inc.  
 2001 S. McCall Rd., Suite B  
 Englewood, FL 34223

REC'D NOV - 2 1990

001128

001796

PAGE

90 NOV - 2 PM 1:39

069597

SELECT TITLE II, INC.

RECORDED

CHARLOTTE COUNTY

Rec'd  
 Dec 7 1990

ØPS



This Instrument prepared  
without opinion of title by,  
and after recording return to:  
Robert A. Cooper, Esq.  
Hahn Loeser & Parks LLP  
2532 East First Street  
Fort Myers, Florida 33901

Property Appraiser's Parcel Identification Numbers:  
412104400002, 412104307001, 412104130007,  
412104130001, 412104130002, 412104130005,  
412104329002, 412104131004, 412104158001,  
412104307002

**QUIT-CLAIM DEED**

**This Quit-Claim Deed**, executed this 27<sup>th</sup> day of November, 2012, by **MCCALLS HOLDINGS LLC**, a Florida limited liability company, having an address at 3443 Hancock Bridge Parkway, Suite 301, North Fort Myers, Florida 33903, the first party,

To **DENNIS FULLENKAMP**, whose address is 2911 NE Pine Island Road, Cape Coral, Florida 33909, the second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth:** That the said first party, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Charlotte, State of Florida, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

**To Have and to Hold** The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

[QUIT CLAIM DEED  
SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of

Monica Benovere  
Witness Signature

Monica Benovere  
Witness Printed Name

MCCALLS HOLDINGS, LLC, a Florida  
limited liability company

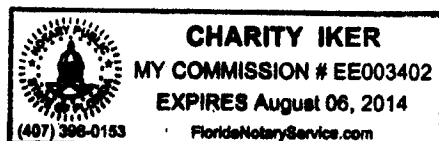
BY: [Signature]  
DENNIS J. FULLENKAMP

Charity Iker  
Witness Signature

Charity Iker  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of November, 2012, by DENNIS J. FULLENKAMP, as Manager of MCCALLS HOLDINGS, LLC, a Florida limited liability company, who \_\_\_\_\_ is personally known to me or who X has produced Drivers License as identification.



Charity Iker  
Notary Public  
Charity Iker  
Printed Name  
EE003402 08/06/14  
Commission No. Expiration Date

**EXHIBIT "A"**

**Legal Descriptions**

**(P14) Farm Lot 38, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14 of the Public Records of Charlotte County, Florida, lying in Section 4, Township 41 South, Range 21 East.**

**Lots 1 and 2, Block 12, TOWN OF MCCALL, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 4, of the Public Records of Charlotte County, Florida.**

**Lot 8 and 10, of Resubdivision of FARM LOT 13, MC CALL, according to the plat thereof, recorded in Plat Book 1, Page 14, and Official Records Book 204, Page 602, of the Public Records of Charlotte County, Florida.**

**Lots 1, 2, 3, 4, 5, and 6, Resubdivision of Farm Lot 13, in the Town of McCall, according to the map or plat thereof, recorded in Plat Book 1, Page 14 of the Public Records of Charlotte County, Florida.**

**The West 1.86 acres of the South  $\frac{1}{2}$  of Lot 36, Subdivision of the town of McCall and Section 4, Township 41 South, Range 21 East, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida, and being more particularly described as follows: Begin at the SW corner of said Lot 36, thence N 89 degrees 53'56"E, along the South line of said Lot 36, 251.74 feet; thence North, parallel to the West line of said Lot 36, 322.50 feet; thence S 89 degrees 53'56"W, parallel with the South line of said Lot 36, 251.74 feet to the West line of said Lot 36, thence South, along the West line of said Lot 36, 322.50 feet to the P.O.B.**

**And**

**The East 130 feet more or less of Lot 13, of McCall Farm Lots, (U24) less the Southerly 150 feet more or less according to the plat thereof recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida.**

**Lots 3, 4, 5, 6, 7, 8, 9, 10 AND 11, Block 12, and all of Block 4, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, page 14, of the Public Records of Charlotte County, Florida, being more particularly described as follows:**

**Two parcels of land situated in Section 4, Township 41 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:**

**Parcel A (Lots 1 through 26, Block 4, McCall Town):**

**Beginning at the southwesterly corner of lot 26, block 4, McCall Town according to Plat Book 1, Page 14, of the Public Records of Charlotte**

County, FL A 0.4'x0.4' concrete monument, (PRM), drivers Mcleod PLS3889; thence running N24 degrees 58'06" E along the northwesterly line of lots 1 through 26, Block 4 of said McCall town for 650.00 feet to the Northwesterly corner of said lot 1; thence run S65 degrees 01'54" E along the northeasterly line of said lot 1 to the Northeasterly corner of said lot 1; thence run S24 degrees 58'06" W along the southeasterly line of said lots 1 through 26 for 650.00 feet to the southeasterly corner of said lot 26, thence run N65 degrees 01'54"W along the Southwesterly line of said lot 26 to the point of Beginning.

Said parcel contains 81,250 square feet (1.865 acres), more or less.

Together with:

**Parcel B** (lots 3 through 11, Block 12, McCall Town):

Commencing at the northwesterly corner of lot 1, block 12, McCall Town according to Plat Book 1, Page 14, of the Public Records of Charlotte County, FL, A 0.4'x0.4' concrete monument, (P.R.M.), thence run S24 degrees 58'06" W along the northwesterly line of lots 1 and 2 of said block 12 for 50.00 feet to the northwesterly corner of lot 3 of said block 12, the true point of beginning. Thence run S65 degrees 01'54"E along the northeasterly line of said lot 3 for 125.00 less to the Northeasterly corner of said lots; thence run S24 degrees 58'06" W along the southeasterly line of lots 3 through 11 of said block 12 for 225.00 feet to the southeasterly corner of said lot 11; thence run N65 degrees 01'54"W along the southwesterly line of said lot 11 for 125.00 feet to the southwesterly corner of said lot 11, thence run N 24 degrees 58'06"E along the northwesterly line of said lots 3 through 11 for 225.00 feet to the point of beginning.

Said parcel contains 28,125 square feet (0.646 acres), more or less.

Parcels A and B contain a total of 109,375 square feet (2.511 acres), more or less.

**Parcel 1:**

North ½ of Lot 36, Town of McCall, according to the plat thereof, recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida.

**Parcel 2:**

Farm Lot 45, Town of McCall, according to the plat thereof, recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida.



**Parcel 3:**

**A portion of the Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida, more particularly described as follows: All of Lot 62 and Lot 63 and that part of Lots 64 and 49 lying South of State Road 776 and East of State road 771; Also all of Blocks 17, 18 and 19 and that part of Block 20 lying South of State Road 776; also Lots 6, 7, 8, 9 and 10, Block 14, lying Southeasterly of State road 776; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 15 and Lots 1, 2, 3, 4, 5 and 6, Block 16, all lying and being in Section 4, Township 41 South, Range 21 East, Charlotte County, Florida; Less and Except property described in Order of Taking recorded in Official Record Book 1677, page 697, Public Records of Charlotte County, Florida.**

**Parcel 4:**

**The North ½ of Farm Lot 52, Town of McCall, a subdivision according to the Plat thereof, recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida, lying in Section 4, Township 41 South, Range 21 East, Charlotte County, Florida.**

**Parcel 5:**

**The North one-half (1/2) of Section 9, Township 41 South, Range 21 East, lying and being in Charlotte County, Florida, Less and Except right of way for State Road 771.**

**Parcels 6:**

**McCall Farm Lot 5, less the South 25 feet for road right-of-way, described as the Northwest quarter of the Northwest quarter of the Northeast quarter of Section 4, Township 41 South, Range 21 East, Charlotte County, Florida.**

**Parcel 7:**

**The West ½ of Lot 6, McCall Farm Lots, less the Southerly 25 feet for road right-of-way, according to the plat thereof, as recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida.**

**Parcel 8:**

**The West ½ of Lot 61, McCall Farm Lots, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida.**

**Parcel 9:**

**The West 264.00 feet of the South ½ of the Southeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 3, Township 41 South, Range 21 East, Charlotte County, Florida.**

**Parcel 10:**

**Lot 39, McCall Farm AKA Town of McCall, Section 4, Township 41 South, Range 21 East, according to the plat thereof, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida.**

**Parcel 11:**

**The East ½ of Lot 61, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida, together with a non-exclusive easement for ingress and egress over and across the North 20 feet of the West ½ of Lot 61.**

**Parcel 12:**

**The West ½ of Lot 44, McCall Farm Lots, according to the map or plat thereof as recorded in Plat Book 1, Page 14, lying in Section 4, Township 41 South, Range 21 East, Public Records of Charlotte County, Florida.**

**A portion of Lot 36, TOWN OF MCCALL, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida, and being more particularly described as follows: Begin at the Southeast corner of said Lot 36, thence North along the East line of said Lot 36, 322.50 feet; thence South 89°53'56" West, parallel with the South line of said Lot 36, 336.67 feet; thence South parallel with the East line of said Lot 36, 322.50 feet to the South line of said Lot 36; thence North 89°53'56" East, along said South line, 336.67 feet to the Point of Beginning.**

Prepared By and Return To:

**WIDEIKIS, BENEDICT & BERNTSSON, LLC**

**THE BIG W LAW FIRM**

Attn: John L. Wideikis, Esq.

3195 S. Access Road

Englewood, FL 34224

Order No.: 2019-50951JLW

Property Appraiser's Parcel I.D. (folio) No.: 4121C4400001

## WARRANTY DEED

THIS WARRANTY DEED dated September 27, 2019, is made by and between **FRANCISCO A. PADILLA**, a married man and **JOSEFINA R. RUFINO A/K/A JOSEFINA PADILLA RUFINO**, a married woman and **AMBROSIO A. PADILLA, JR.**, a married man and **LOURDES P. ROQUE**, a single person and **FELIPE A. PADILLA**, a married man and **EMMANUEL A. PADILLA A/K/A EMMANUEL A. PADILLA**, a married person and **ALEXANDER A. PADILLA**, a single person and **MA ROSARIO P. GALVEZ A/K/A MARIA ROSARIO P. GALVEZ**, a married woman and **GRACE P. CHUA A/K/A GRACE PADILLA CHUA** and **VINCENTE A. PADILLA, JR.**, a married man and **MARCIANO A. PADILLA**, a married person and **MERCEDES P. PADILLA A/K/A MERCEDES A. PADILLA**, a married woman, whose address is 2928 Belmont Woods Way, Belmont, CA 94002 (the "Grantor"), and **MCCALL 37, LLC, a Florida limited liability company**, whose address is 3443 Hancock Bridge Parkway, Suite 301, North FT Myers, FL 33903 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And 00/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Charlotte**, State of Florida, described as follows:

**Farm Lot 37, as shown on the plat of "TOWN OF McCALL" as recorded on Plat Book 2 at Page 21 of the Public Records of Desoto County, Florida; Lying in Section 4 of Township 41 South, Range 21 East, Charlotte County, Florida. Also recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida**

Subject to easements, restrictions, reservations and limitations of record, if any.

Grantor herein covenants that the above-described property is vacant, unimproved land and is not contiguous to Grantor's homestead or residence, nor to that of Grantor's spouse.


The property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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


AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2019

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

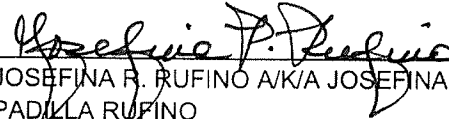
Signed, sealed and delivered in presence of:

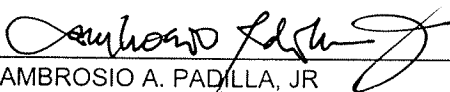
  
\_\_\_\_\_  
Witness Signature

ERLINDA A. SABINO  
Printed Name of First Witness

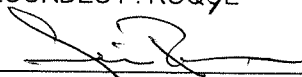
\_\_\_\_\_  
Witness Signature  
  
MARIA JEAN C. LLANO  
Printed Name of Second Witness

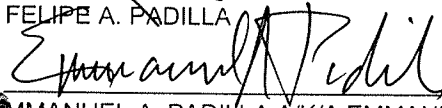
  
\_\_\_\_\_  
FRANCISCO A. PADILLA

  
\_\_\_\_\_  
JOSEFINA R. RUFINO A/K/A JOSEFINA  
PADILLA RUFINO

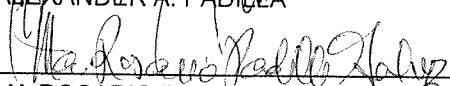
  
\_\_\_\_\_  
AMBROSIO A. PADILLA, JR

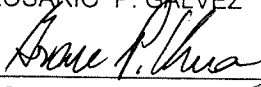
  
\_\_\_\_\_  
LOURDES P. ROQUE

  
\_\_\_\_\_  
FELIPE A. PADILLA

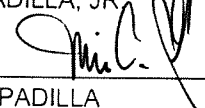
  
\_\_\_\_\_  
EMMANUEL A. PADILLA A/K/A EMMANUEL  
A. PADILLA

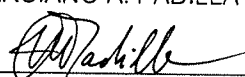
  
\_\_\_\_\_  
ALEXANDER A. PADILLA

  
\_\_\_\_\_  
MARIA ROSARIO P. GALVEZ A/K/A MARIA  
ROSARIO P. GALVEZ

  
\_\_\_\_\_  
GRACE P. CHUA A/K/A GRACE  
PADILLA CHUA

  
\_\_\_\_\_  
VICENTE A. PADILLA, JR

  
\_\_\_\_\_  
MARCIANO A. PADILLA

  
\_\_\_\_\_  
MERCEDES P. PADILLA A/K/A MERCEDES  
A. PADILLA

REPUBLIC OF THE PHILIPPINES)  
MANDALUYONG CITY ) S.S

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of September 2019 by FRANCISCO A. PADILLA, JOSEFINA R. RUFINO A/K/A JOSEFINA PADILLA RUFINO, AMBROSIO A. PADILLA, JR., LOURDES P. ROQUE, FELIPE A. PADILLA, MMANUEL A. PADILLA A/K/A EMMANUEL A. PADILLA, ALEXANDER A. PADILLA, MA. ROSARIO P. GALVEZ A/K/A MARIA ROSARIO P. GALVEZ, GRACE P. CHUA A/K/A GRACE PADILLA CHUA, VINCENTE A. PADILLA, JR., MARCIANO A. PADILLA, and MERCEDES P. PADILLA A/K/A MERCEDES A. PADILLA, who are personally known to me or who have produced the following government issued Identification Cards and who did take an oath:

<u>NAME</u>	<u>PASSPORT /ID NO.</u>	<u>DATE/PLACE OF ISSUE</u>
FRANCISCO A. PADILLA	Philippine Passport No. P6194810A	09 Mar. 2018 until 08 Mar. 2028 at DFA Manila
JOSEFINA R. RUFINO A/K/A JOSEFINA PADILLA RUFINO	UMID No. CRN-003-9900475-9	
AMBROSIO A. PADILLA, JR.	Philippine Passport No. EC8136318	26 Jun 2016 until 25 Jun 2021 at DFA NCR South
LOURDES P. ROQUE	Senior Citizen's Blu Card No. 62-974	
FELIPE A. PADILLA	Philippine Passport No. P6952557A	27 April 2018 until 26 April 2028 at DFA NCR South
MMANUEL A. PADILLA A/K/A EMMANUEL A. PADILLA	Philippine Passport No. P1146134B	22 Mar 2019 until 21 Mar 2029 at DFA NCR South
ALEXANDER A. PADILLA	UMID No. CRN-006-115-6355-6	
MA. ROSARIO P. GALVEZ A/K/A MARIA ROSARIO P. GALVEZ	Philippine Passport No. P2852935B	24 Aug. 2019 until 23 Aug. 2029 at DFA NCR East
GRACE P. CHUA A/K/A GRACE PADILLA CHUA	Philippine Passport No. P3887180A	01 Aug. 2017 until 31 July 2022 at DFA NCR Northeast
VINCENTE A. PADILLA, JR.	Philippine Passport No. P0163434A	02 Sept. 2016 until 01 Sept. 2021 at DFA Manila
MARCIANO A. PADILLA	Driver's License No. N0186046204	Expiration Date: 2026/4/15
MERCEDES P. PADILLA A/K/A MERCEDES A. PADILLA	Philippine Passport No. P248149783	02 July 2019 until 08 July 2029 at DFA NCR East

Doc. No. 108 ;  
Page No. 22 ;  
Book No. VI ;  
Series of 2019.

Notary Public for the Philippines  
Mandaya City, Marikina City, Marikina City, Marikina City  
Mandaya City, Marikina City, Marikina City, Marikina City  
Mandaya City, Marikina City, Marikina City, Marikina City

Prepared by and Return to:  
Gail P. Machado  
Coastal Security Title, Inc.  
2411 S. McCall Road  
Englewood, Florida 34224

File Number: T16819

BARBARA T. SCOTT, CLERK  
CHARLOTTE COUNTY  
OR BOOK 02008 PAGE 1410  
RECORDED 03/04/2002 10:27:04 AM  
FILE NUMBER 891829  
RECORDING FEES 10.50  
DEED DOC 70.00

## General Warranty Deed

Made this February 25, 2002 A.D. By **Nancy Ann Dempsey**, hereinafter called the grantor, to **Dennis J. Fullenkamp**, whose post office address is: 2911 NE Pine Island Rd., Cape Coral, FL 33909, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Charlotte County, Florida, viz:

**See Attached Schedule A**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel ID Number: 0087697-000000-5

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2001.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

1st Witness Marilyn Renfro  
Witness Printed Name MARILYN RENFRO

2nd Witness Jennifer Golden  
Witness Printed Name Jennifer Golden

Nancy Ann Dempsey (Seal)  
Nancy Ann Dempsey

\_\_\_\_ (Seal)

State of Texas  
County of Harris

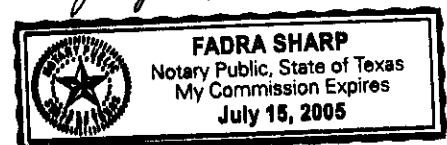
The foregoing instrument was acknowledged before me this February 25, 2002, by Nancy Ann Dempsey, who is personally known to me or who has produced TX DD 09333946 as identification.

IMAGED  
SS

Notary Public

Print Name: Fadra Sharp

My Commission Expires: July 15, 2005



## SCHEDULE "A"

Lot 5, Block 19, town of McCall, as recorded in Plat Book 1, Page 14 of the Public Records of Charlotte County, Florida.

Less and Except: .046 Acres more or less included in the Public Road right of way, and

Less and Except: That portion of Lot 5, Block 9, Town of McCall DeSoto Co., Florida a subdivision in Section 4, township 41 South, Range 21 East as per Plat thereof recorded in Plat Book 1, Page 14 of the Public Records of Charlotte County, Florida.

Being described as follows:

Commence at the northeast corner of said Lot 5; thence North  $89^{\circ}35'59''$  West along the North line of said Lot 5, a distance of 39.671 meters (130.16 feet) to the existing Easterly right of way line of State Road 776 per Section 01050-2151 for the Point of Beginning; thence South  $89^{\circ}35'59''$  East along said North line a distance of 20.244 meters (66.42 feet); thence South  $00^{\circ}23'55''$  West a distance of 3.413 meters (11.20) feet to the beginning of a non-tangent curve concave Westerly; thence along the arc of said curve to the right, having a radius of 385.000 meters (1,263.12 feet), a central angle of  $4^{\circ}01'53''$ , an arc length of 27.089 meters (88.88 feet), the chord for which bears South  $02^{\circ}24'58''$  West to the South line of said Lot 5 and the end of said curve; thence along said South line, North  $89^{\circ}35'59''$  West a distance of 20.770 meters (68.14 feet) to said existing Easterly right of way line of State Road 776 and the beginning of a curve concave Westerly; thence along said existing Easterly right of way line and along the arc of said curve to the left, having a radius of 366.041 meters (1,200.92 feet), a central angle of  $04^{\circ}46'41''$ , an arc length of 30.525 meters (100.15 feet), the chord for which bears North  $03^{\circ}10'34''$  East to the end of said curve and to the Point of Beginning.  
Containing 624.5 square meters (6,722 square feet).

# 33

Prepared by and Return to:  
Gail P. Machado  
Coastal Security Title, Inc.  
2411 S. McCall Road  
Englewood, Florida 34224

File Number: T16820

BARBARA T. SCOTT, CLERK  
CHARLOTTE COUNTY  
OR BOOK 02008 PAGE 1520  
RECORDED 03/04/2002 11:35:25 AM  
FILE NUMBER 891848  
RECORDING FEES 10.50  
DEED DOC 70.00

## General Warranty Deed

Made this February 25<sup>th</sup> 2002 A.D. By **Claude Stephens**, hereinafter called the grantor, to **Dennis J. Fullenkamp**, whose post office address is: 2911 NE Pine Island Rd., Cape Coral, FL 33909, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Charlotte County, Florida, viz:

### See Attached Schedule A

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel ID Number: 0087697-000100-4

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2001.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

1st Witness Debra Vinson

Witness Printed Name Debra Vinson

2nd Witness [Signature]

Witness Printed Name Michael Saeed

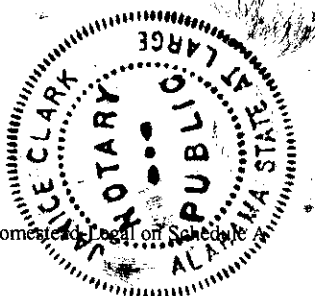
Claude Stephens (Seal)  
Claude Stephens

\_\_\_\_ (Seal)

State of ALABAMA  
County of BARBOUR

The foregoing instrument was acknowledged before me this 25 day of February, 2002, by Claude Stephens, who is/are personally known to me or who has/have produced \_\_\_\_\_ as identification.

IMAGED  
SS



Janice L. Clark  
Notary Public  
Print Name: JANICE L. CLARK

My Commission Expires: 12/31/2003



## SCHEDULE "A"

Lot 6, Block 9, Town of McCall, as per Plat thereof as recorded in Plat Book 1, Page 14 of the Public Records of Charlotte County, Florida.

Less and Except: .046 acres more or less included in Road Right of Way and

Less and Except: That portion of Lot 6, Block 9, Town of McCall DeSoto Co., Florida, a subdivision in Section 4, Township 41 South, Range 21 East, as per Plat thereof as recorded in Plat Book 1, Page 14 of the Public Records of Charlotte County, Florida.

Being described as follows:

Commence at the Southeast corner of said Block 9; thence North  $89^{\circ}35'59''$  West along the South line of said Block 9, a distance of 93.969 meters (308.30 feet) to a point on the South line of said Lot 6 and an intersection with the existing Easterly Right-of Way line of State Road 776 per Section 01050-2151 and the beginning of a non-tangent curve concave Westerly for the Point of Beginning, said Point lying South  $89^{\circ}35'59''$  East and 17.034 meters (55.89 feet) from the Survey Base Line Station 108+62.961 of said State Road 776; thence along said existing Easterly Right-of Way line of State Road 776 and along the arc of said curve to the left, having a radius of 366.041 meters (1,200.92 feet), a central angle of  $04^{\circ}48'52''$ , an arc length of 30.757 meters (100.91 feet), the chord for which bears North  $07^{\circ}58'20''$  East to the North line of said Lot 6 and the end of said curve; thence departing said existing Easterly Right-of Way line South  $89^{\circ}35'59''$  East along said North line a distance of 20.770 meters (68.14 feet) to the beginning of a curve concave Westerly; thence along the arc of said curve to the right, having a radius of 385.000 meters (1,263.12 feet), a central angle of  $04^{\circ}33'54''$ , an arc length of 30.674 meters (100.64 feet), the chord for which bears South  $06^{\circ}42'51''$  West to said South line of Lot 6 and the end of said curve; thence along said South line, North  $89^{\circ}35'59''$  West a distance of 21.449 meters (70.37 feet) to the Point of Beginning.

Containing 643.0 square meters (6,922 square feet)

Prepared by and return to:

Richard W. Pringle, Esquire  
2125 First Street Suite 200  
Fort Myers, FL 33901  
239-332-4717  
Parcel Identification No. 412108452002  
412104178001

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 8 day of March, 2024 between N&S Charlotte, LLC, a Florida limited liability company and Charlotte Sarasota Holdings, LLP, a Florida limited liability partnership whose post office address is 10090 McGregor Blvd., Fort Myers, FL 33919 of the County of Lee, State of Florida, grantor\*, and Mar McCall, LLC, a Florida limited liability company whose post office address is 3405 Hancock Bridge Parkway, Suite A, North Fort Myers, FL 33903 of the County of Lee, State of Florida, grantee\*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Charlotte County, Florida, to-wit:

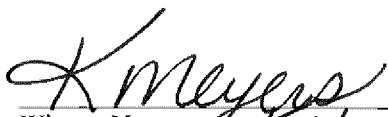
See Exhibit A attached hereto and made a part hereof

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

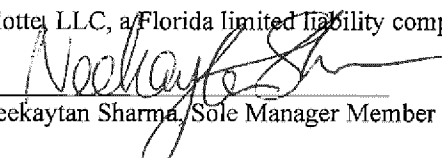
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.


Signed, sealed and delivered in our presence:

  
Witness Name: Kristine Meyers  
Witness Address: 2125 First St., #200, Fort Myers, FL 33901

N&S Charlotte, LLC, a Florida limited liability company

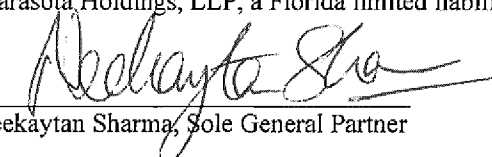
By:

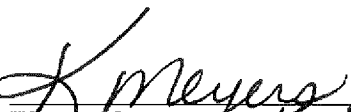
  
Neekaytan Sharma, Sole Manager Member

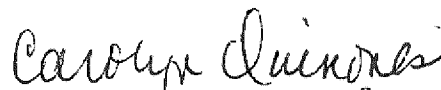
  
Witness Name: Carolyn Quinones  
Witness Address: 2125 First St., #200, Fort Myers, FL 33901

Charlotte Sarasota Holdings, LLP, a Florida limited liability partnership

By:

  
Neekaytan Sharma, Sole General Partner

  
Witness Name: Kristine Meyers  
Witness Address: 2125 First St., #200, Fort Myers, FL 33901

  
Witness Name: Carolyn Quinones  
Witness Address: 2125 First St., #200, Fort Myers, FL 33901

State of Florida

County of Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of March, 2024 by Neekaytan Shanna, Sole Manager Member of N&S Charlotte, LLC, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:



My Commission Expires: \_\_\_\_\_

State of Florida

County of Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of March, 2024 by Neekaytan Sharma, Sole General Partner, on behalf of Charlotte Sarasota Holdings, L.L.P. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:



My Commission Expires: \_\_\_\_\_

Exhibit A – Legal Description

PARCEL 1 (owned by Charlotte Sarasota Holdings, LLP):

A PORTION OF TRACT "Y", PORT CHARLOTTE SUBDIVISION SECTION NINETY FIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 1, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "Y", SAID POINT BEING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MARATHON BOULEVARD (RIGHT-OF-WAY WIDTH VARIES), AND THE EASTERLY LINE OF A 50 FOOT DRAINAGE RIGHT-OF-WAY; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY, S 65°09'26" E, 329.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE ON THE ARC OF SAID CURVE, AND ON SAID SOUTHERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 2,040.00 FEET, A DELTA ANGLE OF 01°58'02", AND A CHORD BEARING. OF S 68°11'42" E, 70.04 FEET, AN ARC DISTANCE OF 70.03 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S 24°50'34" W, 551.26 FEET; THENCE N 55°03'28" W, 400.00 FEET TO THE EASTERLY LINE OF SAID 50 FEET DRAINAGE RIGHT-OF-WAY; THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N 24°50'34" E, 550.00 FEET TO THE POINT OF BEGINNING.

AS ALSO DESCRIBED ON THAT CERTAIN DEED IN LIEU OF FORECLOSURE RECORDED IN O.R. BOOK 3809, PAGE 1790, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AS FOLLOWS:

A PART OF TRACT "Y" OF PORT CHARLOTTE UNIT NINETY FIVE, PLAT BOOK 10, PAGE 1, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY OF MARATHON BOULEVARD; THENCE ALONG SAID RIGHT OF WAY SOUTH 65 DEGREES 09' 26" EAST 329.97 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID RIGHT OF WAY 70.05 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1,929.99 FEET THOUGH A CENTRAL ANGLE OF 02 DEGREES 04' 46" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 66 DEGREES 11' 20" EAST 70.04 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 24 DEGREES 50' 34" WEST 551.26 FEET; THENCE SOUTH 65 DEGREES 09' 26" EAST 400.00 FEET TO THE EAST LINE OF A 50 FOOT DRAINAGE RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY NORTH 24 DEGREES, 50' 34" EAST 550.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (owned by N&S Charlotte, LLC):

FARM LOTS 20, 28, 29 AND THE WEST 347.50 FEET OF FARM LOT 21, TOWN OF MCCALL, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

THE EAST 1/2 (35 FEET) OF ORANGE AVENUE (70 FEET WIDE) (ALSO KNOWN AS OARSMAN AVENUE) LYING ADJACENT TO AND CONTIGUOUS WITH BLOCK 2, SECOND STREET, AND BLOCK 7, ALL BEING PART OF TOWN OF MCCALL, A SUBDIVISION LYING IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 21 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Recording:	\$10.50
Doc. Stamps:	\$881.00

BUREAU 301  
 SHARON A. ...  
 ACTION 101  
 322 TAILOR ...  
 PUNTA GORDA, ...

This instrument Prepared by and Return To:  
**JAMES L. COTTRELL/djs**  
 Cottrell, Warchol, Merchant and Powell  
 1633 S.E. 47th Terrace  
 Cape Coral, Florida 33904  
 RECORDER'S BOX #95

Grantee S.S. No.: 267865753  
Name: DENNIS J. FULLENKAMP, Trustee

Strap #: 87760-200-5

REC'D - VERMONT - JUN 1, 1967

[Space Above This Line for Recording Data]

## WARRANTY DEED

**This Indenture** made this 9th day of January, 1991 BETWEEN JENE AMADORI, JOSEPH AMADORI and BARBARA A. AMADORI, as Executors of the Estate of ROBERT AMADORI, Deceased, of the County of Erie, State of New York, grantor\*, and DENNIS J. FULLENKAMP, Trustee , whose post office address is 923 Del Prado Blvd., #202, Cape Coral, Florida 33990 of the County of Lee, State of Florida, grantees\*.

**WITNESSETH,** That said Grantor, for and in consideration of the sum of TEN AND NO/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs and assigns forever the following described land situate, lying and being in Charlotte County, Florida, to-wit:

**The Easterly 312.5 feet of Farm Lot 21 and all of Farm Lot 22, Town of McCall, a subdivision in Section 4, Township 41 South, Range 21 East, according to the plat thereof, recorded in Plat Book 1 at Page 14, of the Public Records of Charlotte County, Florida.**

Subject to easements, restrictions and reservations of record and taxes for the current year and all subsequent years.

**This property is not now, nor has it ever been the homestead property of the Grantor, nor has it ever been contiguous to the homestead property of the Grantor.**

**THIS RECORDED INSTRUMENT shall confer on the Trustee a power and authority either to protect, conserve and to sell, or to lease, or to encumber or otherwise to manage and dispose of the real property described herein.**

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

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Barbara Benedict  
Nancy Mc Cubbin

Jene Amadori  
JENE AMADORI

Barbara Benedict  
Naacpl Mc Cubbin

*Joseph Amadori*  
JOSEPH AMADORI

Ray Conrad

Barbara A. Amadori<sup>6</sup>  
BARBARA A. AMADORI

REC'D FEB 13 1991

STATE OF NEW YORK  
COUNTY OF Erie

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared:  
JENE AMADORI, to me known to be the person described in and who executed the foregoing instrument and  
acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9<sup>th</sup> day of January  
1991.

Nancy L. McCubbin  
Notary Public

My Commission Expires:

NANCY L. McCUBBIN  
Notary Public, State of New York  
Qualified in Cattaraugus County  
My Commission Expires April 30, 1992

(NOTARY SEAL)

001143  
OR BOOK

STATE OF NEW YORK  
COUNTY OF Erie

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared:  
JOSEPH AMADORI, to me known to be the person described in and who executed the foregoing instrument and  
acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9<sup>th</sup> day of January  
1991.

Nancy L. McCubbin  
Notary Public

My Commission Expires:

NANCY L. McCUBBIN  
Notary Public, State of New York  
Qualified in Cattaraugus County  
My Commission Expires April 30, 1992

(NOTARY SEAL)

000195  
PAGE

STATE OF NEW YORK  
COUNTY OF Erie

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared:  
BARBARA A. AMADORI, to me known to be the person described in and who executed the foregoing instrument and  
acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9<sup>th</sup> day of January  
1991.

Michael Schiavone  
Notary Public

My Commission Expires:

MICHAEL SCHIAVONE  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires December 31, 1992

(NOTARY SEAL)

# warranty deed

This Indenture, Made this 21 day of may 19 86

Between GENARO LANDI and JOHN LANDI

of the County of MONROE State of PENNSYLVANIA, grantor\*, and

DENNIS J. FULLENKAMP, Trustee

whose post office address is 923 Del Prado Blvd., Suite 202, Cape Coral

of the County of LEE State of FLORIDA 33904, grantee\*.

Witnesseth, That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has agreed, has granted, bargained, and sold unto the said Grantee and Grantee's heirs, or successors, and assigns for ever, all that certain parcel of land in the County of Charlotte and State of Florida, to wit

Farms Lots 25 and 26, McCall, in Section 4, Township 41 South, Range 21 East, as per Plat recorded in Plat Book 1 at Page 14 of the Public Records of Charlotte County, Florida.

Grantor covenants that the above property is vacant unimproved and not homestead property, nor is it contiguous to any homestead property of the Grantor.

Documentary Tax Pd. \$ 80.00  
Intangible Tax Pd. \$ \_\_\_\_\_  
Book \_\_\_\_\_ Charlotte County  
By: Stachurski D.C.

OR 869 PG 702

Subject to conditions, restrictions, reservations, limitations and easements of record, zoning and other regulatory ordinances and taxes for the year 1986, and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

(\*Grantor and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires).

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence:

(Witness) Chadley Genaro Landi (Seal)  
GENARO LANDI

(Witness) John R. Lewis John Landi (Seal)  
JOHN LANDI

(Witness) \_\_\_\_\_ (Seal)

(Witness) \_\_\_\_\_ (Seal)

State Of PENNSYLVANIA County of MONROE

I Hereby Certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared

GENARO LANDI and JOHN LANDI

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 21 day

19 86

[Signature]  
Notary Public

My commission expires:

Affix  
Notary Seal

This document prepared by:  
Diane Velardi  
COASTAL SECURITY TITLE Inc.  
2411 S. McCall Rd.  
Suite 1  
Englewood, FL 33533

RECORD DEPT. Barbara T. Scott, Clerk  
JE V JONES

FILE 86-771735

RECORDED  
JUN 11 1986  
P1:58

500 REC  
2500 Doc

WARRANTY DEED

This Indenture made this 23<sup>rd</sup> day of Jan, 1986 BETWEEN  
ALICE N. MEEHAN, a single person

of 3912 CHELSEA DRIVE, PUNTA GORDA, FL 33950  
DENNIS J. FULLENKAMP, Trustee

GRANTOR\*, and

849 571

of 923 DEL PRADO BLVD., SUITE 202, CAPE CORAL, FL 33904 GRANTEE\*

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of CHARLOTTE, State of Florida, to-wit:

THE S 1/2 AND THE EASTERLY 20 FEET OF THE N 1/2 OF FARM LOT 24, McCALL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 14, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS OF RECORD AND TAXES FOR THE YEAR 1986.

RECORDED  
JEAN JONES  
li

Documentary Tax \$125.00  
Intangible Tax \$  
County of Charlotte  
N. J. Miller

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. \*Singular and plural are interchangeable as context requires.

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

WITNESSES

Peggy F. Lee  
Lisa Warram

Alice N. Meehan  
ALICE N. MEEHAN, a single person

COUNTY OF Charlotte  
STATE OF Florida

I HEREBY CERTIFY that on this 23<sup>rd</sup> day of Jan, 1986, before me, an officer duly qualified to take acknowledgements, personally appeared:

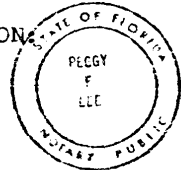
ALICE N. MEEHAN, a single person

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

Peggy F. Lee

NOTARY PUBLIC  
COMMISSION EXPIRATION

Prepared by:  
PEGGY LEE  
CHARLOTTE COUNTY ABSTRACT & TITLE COMPANY  
223 TAYLOR STREET  
PUNTA GORDA, FLORIDA 33950  
PH: (813) 639-4178  
C25851



MY COMMISSION EXP. FEB. 1, 1989

86 749545





This Instrument prepared  
without opinion of title by,  
and after recording return to:  
Robert A. Cooper, Esq.  
Hahn Loeser & Parks LLP  
2532 East First Street  
Fort Myers, Florida 33901

Property Appraiser's Parcel Identification Numbers:  
412104400002, 412104307001, 412104130007,  
412104130001, 412104130002, 412104130005,  
412104329002, 412104131004, 412104158001,  
412104307002

**CORRECTIVE QUIT-CLAIM DEED**

**THIS INSTRUMENT IS BEING RECORDED TO CORRECT THE LEGAL  
DESCRIPTION CONTAINED IN THAT CERTAIN QUIT-CLAIM DEED RECORDED  
ON NOVEMBER 30, 2012 AS INSTRUMENT # 2139780**

This Quit-Claim Deed, executed this 7<sup>th</sup> day of December, 2012, by **MCCALLS HOLDINGS LLC**, a Florida limited liability company, having an address at 3443 Hancock Bridge Parkway, Suite 301, North Fort Myers, Florida 33903, the first party,

To **DENNIS FULLENKAMP**, whose address is 3443 Hancock Bridge Parkway, Suite 301, North Fort Myers, Florida 33903, the second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth:** That the said first party, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Charlotte, State of Florida, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

**To Have and to Hold** The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

[QUIT CLAIM DEED  
SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

**In Witness Whereof**, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Jennifer W. Daniels  
Witness Signature

Jennifer W. Daniels  
Witness Printed Name

**MCCALLS HOLDINGS, LLC**, a Florida  
limited liability company

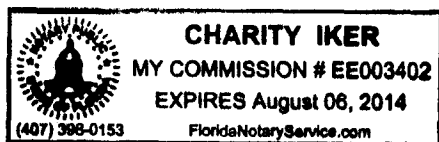
BY: [Signature]  
**DENNIS J. FULLENKAMP**

Chantzelker  
Witness Signature

Charity Iker  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2012, by DENNIS J. FULLENKAMP, as Manager of MCCALLS HOLDINGS, LLC, a Florida limited liability company, who \_\_\_\_\_ is personally known to me or who X has produced Drivers License as identification.



Charity Iker  
Notary Public  
Charity Iker  
Printed Name  
08/06/14 EE003402  
Commission No. Expiration Date

**EXHIBIT "A"**

**Legal Descriptions**

**Farm Lot 38, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14 of the Public Records of Charlotte County, Florida, lying in Section 4, Township 41 South, Range 21 East.**

**Lots 1 and 2, Block 12, TOWN OF MCCALL, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 4, of the Public Records of Charlotte County, Florida.**

**Lot 8 and 10, of Resubdivision of FARM LOT 13, MC CALL, according to the plat thereof, recorded in Plat Book 1, Page 14, and Official Records Book 204, Page 602, of the Public Records of Charlotte County, Florida.**

**Lots 1, 2, 3, 4, 5, and 6, Resubdivision of Farm Lot 13, in the Town of McCall, according to the map or plat thereof, recorded in Plat Book 1, Page 14 of the Public Records of Charlotte County, Florida.**

**The West 1.86 acres of the South  $\frac{1}{2}$  of Lot 36, Subdivision of the town of McCall and Section 4, Township 41 South, Range 21 East, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida, and being more particularly described as follows: Begin at the SW corner of said Lot 36, thence N 89 degrees 53'56"E, along the South line of said Lot 36, 251.74 feet; thence North, parallel to the West line of said Lot 36, 322.50 feet; thence S 89 degrees 53'56"W, parallel with the South line of said Lot 36, 251.74 feet to the West line of said Lot 36, thence South, along the West line of said Lot 36, 322.50 feet to the P.O.B.**

**And**

**The East 130 feet more or less of Lot 13, of McCall Farm Lots, (U24) less the Southerly 150 feet more or less according to the plat thereof recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida.**

**Lots 3, 4, 5, 6, 7, 8, 9, 10 AND 11, Block 12, and all of Block 4, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, page 14, of the Public Records of Charlotte County, Florida, being more particularly described as follows:**

**Two parcels of land situated in Section 4, Township 41 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:**

**Parcel A (Lots 1 through 26, Block 4, McCall Town):**

**Beginning at the southwesterly corner of lot 26, block 4, McCall Town according to Plat Book 1, Page 14, of the Public Records of Charlotte**

County, FL A 0.4'x0.4' concrete monument, (PRM), drivers Mcleod PLS3889; thence running N24 degrees 58'06" E along the northwesterly line of lots 1 through 26, Block 4 of said McCall town for 650.00 feet to the Northwesterly corner of said lot 1; thence run S65 degrees 01'54" E along the northeasterly line of said lot 1 to the Northeasterly corner of said lot 1; thence run S24 degrees 58'06" W along the southeasterly line of said lots 1 through 26 for 650.00 feet to the southeasterly corner of said lot 26, thence run N65 degrees 01'54"W along the Southwesterly line of said lot 26 to the point of Beginning.

Said parcel contains 81,250 square feet (1.865 acres), more or less.

Together with:

**Parcel B** (lots 3 through 11, Block 12, McCall Town):

Commencing at the northwesterly corner of lot 1, block 12, McCall Town according to Plat Book 1, Page 14, of the Public Records of Charlotte County, FL, A 0.4'x0.4' concrete monument, (P.R.M.), thence run S24 degrees 58'06" W along the northwesterly line of lots 1 and 2 of said block 12 for 50.00 feet to the northwesterly corner of lot 3 of said block 12, the true point of beginning. Thence run S65 degrees 01'54"E along the northeasterly line of said lot 3 for 125.00 less to the Northeasterly corner of said lots; thence run S24 degrees 58'06" W along the southeasterly line of lots 3 through 11 of said block 12 for 225.00 feet to the southeasterly corner of said lot 11; thence run N65 degrees 01'54"W along the southwesterly line of said lot 11 for 125.00 feet to the southwesterly corner of said lot 11, thence run N 24 degrees 58'06"E along the northwesterly line of said lots 3 through 11 for 225.00 feet to the point of beginning.

Said parcel contains 28,125 square feet (0.646 acres), more or less.

Parcels A and B contain a total of 109,375 square feet (2.511 acres), more or less.



This Instrument prepared  
without opinion of title by,  
and after recording return to:  
Robert A. Cooper, Esq.  
Hahn Loeser & Parks LLP  
2532 East First Street  
Fort Myers, Florida 33901

Property Appraiser's Parcel Identification Numbers:  
412104400002, 412104307001, 412104130007,  
412104130001, 412104130002, 412104130005,  
412104329002, 412104131004, 412104158001,  
412104307002

**CORRECTIVE QUIT-CLAIM DEED**

**THIS INSTRUMENT IS BEING RECORDED TO CORRECT THE LEGAL  
DESCRIPTION CONTAINED IN THAT CERTAIN QUIT-CLAIM DEED RECORDED  
ON NOVEMBER 30, 2012 AS INSTRUMENT # 2139780**

This Quit-Claim Deed, executed this 7<sup>th</sup> day of December, 2012, by **MCCALLS  
HOLDINGS LLC**, a Florida limited liability company, having an address at 3443 Hancock  
Bridge Parkway, Suite 301, North Fort Myers, Florida 33903, the first party,

To **DENNIS FULLENKAMP**, whose address is 3443 Hancock Bridge Parkway, Suite 301,  
North Fort Myers, Florida 33903, the second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal  
representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the  
context so admits or requires.)

**Witnesseth:** That the said first party, for and in consideration of the sum of Ten and  
No/100 Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby  
acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all  
the right, title, interest, claim and demand which the said first party has in and to the following  
described lot, piece or parcel of land, situated, lying and being in the County of Charlotte, State  
of Florida, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

**To Have and to Hold** The same together with all and singular the appurtenances  
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity  
and claim whatsoever of the said first party, either in law or equity, to the only proper use,  
benefit and behalf of the said second party forever.

[QUIT CLAIM DEED  
SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

**In Witness Whereof**, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Jennifer W. Daniels  
Witness Signature

Jennifer W. Daniels  
Witness Printed Name

**MCCALLS HOLDINGS, LLC**, a Florida  
limited liability company

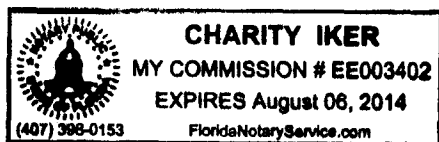
BY: [Signature]  
**DENNIS J. FULLENKAMP**

Chantzelker  
Witness Signature

Charity Iker  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2012, by DENNIS J. FULLENKAMP, as Manager of MCCALLS HOLDINGS, LLC, a Florida limited liability company, who \_\_\_\_\_ is personally known to me or who X has produced Drivers License as identification.



Charity Iker  
Notary Public  
Charity Iker  
Printed Name  
08/06/14 EE003402  
Commission No. Expiration Date

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**Farm Lot 38, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14 of the Public Records of Charlotte County, Florida, lying in Section 4, Township 41 South, Range 21 East.**

**Lots 1 and 2, Block 12, TOWN OF MCCALL, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 4, of the Public Records of Charlotte County, Florida.**

**Lot 8 and 10, of Resubdivision of FARM LOT 13, MC CALL, according to the plat thereof, recorded in Plat Book 1, Page 14, and Official Records Book 204, Page 602, of the Public Records of Charlotte County, Florida.**

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**The West 1.86 acres of the South  $\frac{1}{2}$  of Lot 36, Subdivision of the town of McCall and Section 4, Township 41 South, Range 21 East, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida, and being more particularly described as follows: Begin at the SW corner of said Lot 36, thence N 89 degrees 53'56"E, along the South line of said Lot 36, 251.74 feet; thence North, parallel to the West line of said Lot 36, 322.50 feet; thence S 89 degrees 53'56"W, parallel with the South line of said Lot 36, 251.74 feet to the West line of said Lot 36, thence South, along the West line of said Lot 36, 322.50 feet to the P.O.B.**

**And**

**The East 130 feet more or less of Lot 13, of McCall Farm Lots, (U24) less the Southerly 150 feet more or less according to the plat thereof recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida.**

**Lots 3, 4, 5, 6, 7, 8, 9, 10 AND 11, Block 12, and all of Block 4, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, page 14, of the Public Records of Charlotte County, Florida, being more particularly described as follows:**

**Two parcels of land situated in Section 4, Township 41 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:**

**Parcel A (Lots 1 through 26, Block 4, McCall Town):**

**Beginning at the southwesterly corner of lot 26, block 4, McCall Town according to Plat Book 1, Page 14, of the Public Records of Charlotte**

County, FL A 0.4'x0.4' concrete monument, (PRM), drivers Mcleod PLS3889; thence running N24 degrees 58'06" E along the northwesterly line of lots 1 through 26, Block 4 of said McCall town for 650.00 feet to the Northwesterly corner of said lot 1; thence run S65 degrees 01'54" E along the northeasterly line of said lot 1 to the Northeasterly corner of said lot 1; thence run S24 degrees 58'06" W along the southeasterly line of said lots 1 through 26 for 650.00 feet to the southeasterly corner of said lot 26, thence run N65 degrees 01'54"W along the Southwesterly line of said lot 26 to the point of Beginning.

Said parcel contains 81,250 square feet (1.865 acres), more or less.

Together with:

**Parcel B** (lots 3 through 11, Block 12, McCall Town):

Commencing at the northwesterly corner of lot 1, block 12, McCall Town according to Plat Book 1, Page 14, of the Public Records of Charlotte County, FL, A 0.4'x0.4' concrete monument, (P.R.M.), thence run S24 degrees 58'06" W along the northwesterly line of lots 1 and 2 of said block 12 for 50.00 feet to the northwesterly corner of lot 3 of said block 12, the true point of beginning. Thence run S65 degrees 01'54"E along the northeasterly line of said lot 3 for 125.00 less to the Northeasterly corner of said lots; thence run S24 degrees 58'06" W along the southeasterly line of lots 3 through 11 of said block 12 for 225.00 feet to the southeasterly corner of said lot 11; thence run N65 degrees 01'54"W along the southwesterly line of said lot 11 for 125.00 feet to the southwesterly corner of said lot 11, thence run N 24 degrees 58'06"E along the northwesterly line of said lots 3 through 11 for 225.00 feet to the point of beginning.

Said parcel contains 28,125 square feet (0.646 acres), more or less.

Parcels A and B contain a total of 109,375 square feet (2.511 acres), more or less.





This Instrument prepared  
without opinion of title by,  
and after recording return to:  
Robert A. Cooper, Esq.  
Hahn Loeser & Parks LLP  
2532 East First Street  
Fort Myers, Florida 33901

Property Appraiser's Parcel Identification Numbers:  
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ON NOVEMBER 30, 2012 AS INSTRUMENT # 2139780**

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To **DENNIS FULLENKAMP**, whose address is 3443 Hancock Bridge Parkway, Suite 301, North Fort Myers, Florida 33903, the second party:

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**Witnesseth:** That the said first party, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Charlotte, State of Florida, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

**To Have and to Hold** The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

[QUIT CLAIM DEED  
SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

**In Witness Whereof**, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Jennifer W. Daniels  
Witness Signature

Jennifer W. Daniels  
Witness Printed Name

**MCCALLS HOLDINGS, LLC**, a Florida  
limited liability company

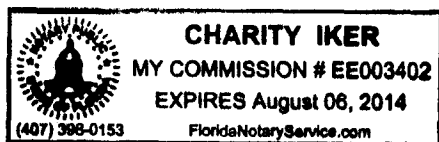
BY: [Signature]  
**DENNIS J. FULLENKAMP**

Chantzelker  
Witness Signature

Charity Iker  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2012, by DENNIS J. FULLENKAMP, as Manager of MCCALLS HOLDINGS, LLC, a Florida limited liability company, who \_\_\_\_\_ is personally known to me or who X has produced Drivers License as identification.



Charity Iker  
Notary Public  
Charity Iker  
Printed Name  
08/06/14 EE003402  
Commission No. Expiration Date

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**And**

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Said parcel contains 81,250 square feet (1.865 acres), more or less.

Together with:

Parcel B (lots 3 through 11, Block 12, McCall Town):

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Said parcel contains 28,125 square feet (0.646 acres), more or less.

Parcels A and B contain a total of 109,375 square feet (2.511 acres), more or less.



This Instrument prepared  
without opinion of title by,  
and after recording return to:  
Robert A. Cooper, Esq.  
Hahn Loeser & Parks LLP  
2532 East First Street  
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Property Appraiser's Parcel Identification Numbers:  
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**CORRECTIVE QUIT-CLAIM DEED**

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ON NOVEMBER 30, 2012 AS INSTRUMENT # 2139780**

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To **DENNIS FULLENKAMP**, whose address is 3443 Hancock Bridge Parkway, Suite 301, North Fort Myers, Florida 33903, the second party:

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**Witnesseth:** That the said first party, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Charlotte, State of Florida, to wit:

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[QUIT CLAIM DEED  
SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

**In Witness Whereof**, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Jennifer W. Daniels  
Witness Signature

Jennifer W. Daniels  
Witness Printed Name

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limited liability company

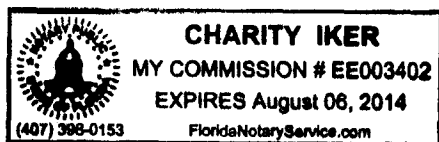
BY: [Signature]  
**DENNIS J. FULLENKAMP**

Chantzelker  
Witness Signature

Charity Iker  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2012, by DENNIS J. FULLENKAMP, as Manager of MCCALLS HOLDINGS, LLC, a Florida limited liability company, who \_\_\_\_\_ is personally known to me or who X has produced Drivers License as identification.



Charity Iker  
Notary Public  
Charity Iker  
Printed Name  
08/06/14 EE003402  
Commission No. Expiration Date

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Said parcel contains 81,250 square feet (1.865 acres), more or less.

Together with:

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and after recording return to:  
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[QUIT CLAIM DEED  
SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

**In Witness Whereof**, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Jennifer W. Daniels  
Witness Signature

Jennifer W. Daniels  
Witness Printed Name

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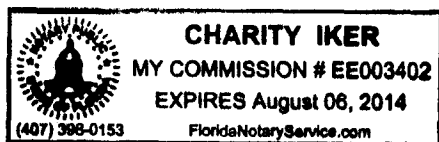
BY: [Signature]  
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STATE OF FLORIDA  
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Charity Iker  
Notary Public  
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**Parcel A (Lots 1 through 26, Block 4, McCall Town):**

**Beginning at the southwesterly corner of lot 26, block 4, McCall Town according to Plat Book 1, Page 14, of the Public Records of Charlotte**

County, FL A 0.4'x0.4' concrete monument, (PRM), drivers Mcleod PLS3889; thence running N24 degrees 58'06" E along the northwesterly line of lots 1 through 26, Block 4 of said McCall town for 650.00 feet to the Northwesterly corner of said lot 1; thence run S65 degrees 01'54" E along the northeasterly line of said lot 1 to the Northeasterly corner of said lot 1; thence run S24 degrees 58'06" W along the southeasterly line of said lots 1 through 26 for 650.00 feet to the southeasterly corner of said lot 26, thence run N65 degrees 01'54"W along the Southwesterly line of said lot 26 to the point of Beginning.

Said parcel contains 81,250 square feet (1.865 acres), more or less.

Together with:

**Parcel B** (lots 3 through 11, Block 12, McCall Town):

Commencing at the northwesterly corner of lot 1, block 12, McCall Town according to Plat Book 1, Page 14, of the Public Records of Charlotte County, FL, A 0.4'x0.4' concrete monument, (P.R.M.), thence run S24 degrees 58'06" W along the northwesterly line of lots 1 and 2 of said block 12 for 50.00 feet to the northwesterly corner of lot 3 of said block 12, the true point of beginning. Thence run S65 degrees 01'54"E along the northeasterly line of said lot 3 for 125.00 less to the Northeasterly corner of said lots; thence run S24 degrees 58'06" W along the southeasterly line of lots 3 through 11 of said block 12 for 225.00 feet to the southeasterly corner of said lot 11; thence run N65 degrees 01'54"W along the southwesterly line of said lot 11 for 125.00 feet to the southwesterly corner of said lot 11, thence run N 24 degrees 58'06"E along the northwesterly line of said lots 3 through 11 for 225.00 feet to the point of beginning.

Said parcel contains 28,125 square feet (0.646 acres), more or less.

Parcels A and B contain a total of 109,375 square feet (2.511 acres), more or less.

FR: No: 11890

Recording: \$8.00

Doc. Stamp: \$880.00

This Instrument Prepared by and Return To:

JAMES L. COTTRELL

Cottrell, Warchol and Merchant

4040 Del Prado Boulevard

Cape Coral, Florida 33904

RECORDER'S BOX #5

Grantee S.S. No: 267865753

Name: Dennis J. Fullenkamp

Stamp #: 87742-0-0

[Space Above This Line for Recording Data]

## WARRANTY DEED

This Indenture made this 27th day of April, 1990 BETWEEN June M. Skeen, Surviving Spouse of William S. Skeen, Deceased of the County of Lee, State of Virginia, grantor, and Dennis J. Fullenkamp, Trustee, whose post office address is 923 Del Prado Blvd., S-202, Cape Coral, Florida 33990 of the County of Lee, State of Florida, grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND NO/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs and assigns forever the following described land situate, lying and being in Charlotte County, Florida, to-wit:

McCALL FARM LOT 8, of the Subdivision of Section 4, Township 41 South, Range 21 East, according to the plat thereof, as recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the current year and all subsequent years.

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

\*\*Grantor and "grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Angela Collins  
Karen Duncan

June M. Skeen  
June M. Skeen

STATE OF VIRGINIA  
COUNTY OF Lee  
CITY

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared: June M. Skeen, Surviving Spouse of William S. Skeen, Deceased, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of April, 1990

Notary Public

My Commission Expires:

May 19, 1990

REC'D MAY 17 1990

REC'D MAY 22 1990

5.00 REC  
10.00  
15.00

This instrument was prepared by:  
JAMES L. COTTRELL  
ALOIA, DUDLEY, ROOSA,  
COTTRELL, SUTTON & McIVER  
P.O. Box 535  
CAPE CORAL, FLORIDA 33910

# Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

OR 854 PG 1179

This Indenture, Made this 25<sup>th</sup> day of February 19 86, Between

WALTER BASARAB

of the County of Charlotte, State of Florida, grantor\*, and

DENNIS J. FULLENKAMP, Trustee

whose post office address is 923 Del Prado Blvd., #202, Cape Coral, FL 33904

of the County of Lee, State of Florida, grantee\*.

Witnesseth, That said grantor, for and in consideration of the sum of -----  
-----TEN (\$10.00) AND NO/100-----

Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Charlotte County, Florida, to-wit:

The West 1/2 of Lot 7, TOWN OF McCALL, according to the Plat thereof, as recorded in Plat Book 1 at Page 14, of the Public Records of Charlotte County, Florida, LESS the South 25 feet for road right-of-way.

Subject to easements, restrictions and reservations of record and taxes for the current year and all subsequent years.

This property is not now, nor has it ever been, contiguous to homestead property of the Grantor.

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

\* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof,

Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence.

[Signature]  
[Signature]  
\_\_\_\_\_  
\_\_\_\_\_

Walter Basarab (Seal)  
Walter Basarab (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

STATE OF Florida  
COUNTY OF Charlotte

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

WALTER BASARAB

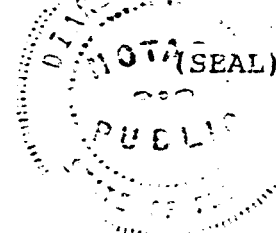
to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25<sup>th</sup> day of February 19 86.

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. FEB 27, 1989  
BONDED THRU GENERAL INS. UND.

Notary Public



RECORDED

BY [Signature]

REC 6:25  
345 192.50

1-2

# warranty deed

S 5308

This indenture, Made this 23 day of March 1989

Between WILLIAM VAN LAARHOVEN and ELIZABETH VAN LAARHOVEN,  
husband and wife, as an estate by the entireties with right  
of survivorship

of the County of CHARLOTTE State of FLORIDA , grantor\*, and

DENNIS J. FULLENKAMP, TRUSTEE, under Trust dated March 23, 1989

whose post office address is 923 Del Prado Blvd. CAPE CORAL

of the County of LEE State of FLORIDA 33990 , grantee\*.

Witnesseth, That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has agreed, has granted, bargained, and sold unto the said Grantee and Grantee's heirs, or successors, and assigns for ever, all that certain parcel of land in the County of Charlotte and State of Florida, to wit:

The East 1/2 of Lot 6, TOWN OF McCALL, according to the Plat thereof, recorded in Plat Book 1, Page 14A of the Public Records of Charlotte County, Florida. LESS the SOUTH 25 feet for road right-of-way.

DP #87738-000000-6

S.S. #

Subject to conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances and taxes for the year 1989, and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

(\*Grantor\* and \*Grantee\* are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires).

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence:

(Witness) Elizabeth Van Laarhoven William Van Laarhoven (Seal)  
WILLIAM VAN LAARHOVEN

(Witness) Norma J. Emery Elizabeth Van Laarhoven (Seal)  
ELIZABETH VAN LAARHOVEN

(Witness) Debra L. Perft \_\_\_\_\_ (Seal)  
By \_\_\_\_\_ (Seal)

(Witness) \_\_\_\_\_

State Of FLORIDA County of CHARLOTTE

I Hereby Certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared WILLIAM VAN LAARHOVEN and ELIZABETH VAN LAARHOVEN

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 23 day of March 19 89

Norma J. Emery  
Notary Public

My commission expires: 5-6-1989

This document prepared by:  
M. Talarico  
COASTAL SECURITY TITLES Inc.  
2411 S. McCall Road  
Suite 1  
Englewood, FL 34224

Documentary Tax Pd. 192.50  
Intangible Tax Pd. \_\_\_\_\_  
Barbara J. Scott, Clerk Charlotte County  
D.C.



Return To  
Coastal Security  
Titles Inc.  
Englewood, FL 34224  
ANNEX

001029  
000315

REC'D MAR 24 1989

ØPS



This Instrument prepared  
without opinion of title by,  
and after recording return to:  
Robert A. Cooper, Esq.  
Hahn Loeser & Parks LLP  
2532 East First Street  
Fort Myers, Florida 33901

Property Appraiser's Parcel Identification Numbers:  
412104400002, 412104307001, 412104130007,  
412104130001, 412104130002, 412104130005,  
412104329002, 412104131004, 412104158001,  
412104307002

### **QUIT-CLAIM DEED**

**This Quit-Claim Deed**, executed this 27<sup>th</sup> day of November, 2012, by **MCCALLS HOLDINGS LLC**, a Florida limited liability company, having an address at 3443 Hancock Bridge Parkway, Suite 301, North Fort Myers, Florida 33903, the first party,

To **DENNIS FULLENKAMP**, whose address is 2911 NE Pine Island Road, Cape Coral, Florida 33909, the second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth:** That the said first party, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Charlotte, State of Florida, to wit:

### **SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

**To Have and to Hold** The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

[QUIT CLAIM DEED  
SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]



In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of

Monica Benovere  
Witness Signature

Monica Benovere  
Witness Printed Name

MCCALLS HOLDINGS, LLC, a Florida  
limited liability company

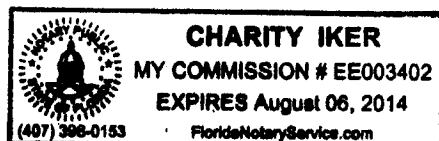
BY: [Signature]  
DENNIS J. FULLENKAMP

Charity Iker  
Witness Signature

Charity Iker  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of November, 2012, by DENNIS J. FULLENKAMP, as Manager of MCCALLS HOLDINGS, LLC, a Florida limited liability company, who \_\_\_\_\_ is personally known to me or who X has produced Drivers License as identification.



Charity Iker  
Notary Public  
Charity Iker  
Printed Name  
EE003402 08/06/14  
Commission No. Expiration Date

**EXHIBIT "A"**

**Legal Descriptions**

**(P14) Farm Lot 38, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14 of the Public Records of Charlotte County, Florida, lying in Section 4, Township 41 South, Range 21 East.**

**Lots 1 and 2, Block 12, TOWN OF MCCALL, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 4, of the Public Records of Charlotte County, Florida.**

**Lot 8 and 10, of Resubdivision of FARM LOT 13, MC CALL, according to the plat thereof, recorded in Plat Book 1, Page 14, and Official Records Book 204, Page 602, of the Public Records of Charlotte County, Florida.**

**Lots 1, 2, 3, 4, 5, and 6, Resubdivision of Farm Lot 13, in the Town of McCall, according to the map or plat thereof, recorded in Plat Book 1, Page 14 of the Public Records of Charlotte County, Florida.**

**The West 1.86 acres of the South ½ of Lot 36, Subdivision of the town of McCall and Section 4, Township 41 South, Range 21 East, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida, and being more particularly described as follows: Begin at the SW corner of said Lot 36, thence N 89 degrees 53'56"E, along the South line of said Lot 36, 251.74 feet; thence North, parallel to the West line of said Lot 36, 322.50 feet; thence S 89 degrees 53'56"W, parallel with the South line of said Lot 36, 251.74 feet to the West line of said Lot 36, thence South, along the West line of said Lot 36, 322.50 feet to the P.O.B.**

**And**

**The East 130 feet more or less of Lot 13, of McCall Farm Lots, (U24) less the Southerly 150 feet more or less according to the plat thereof recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida.**

**Lots 3, 4, 5, 6, 7, 8, 9, 10 AND 11, Block 12, and all of Block 4, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, page 14, of the Public Records of Charlotte County, Florida, being more particularly described as follows:**

**Two parcels of land situated in Section 4, Township 41 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:**

**Parcel A (Lots 1 through 26, Block 4, McCall Town):**

**Beginning at the southwesterly corner of lot 26, block 4, McCall Town according to Plat Book 1, Page 14, of the Public Records of Charlotte**

County, FL A 0.4'x0.4' concrete monument, (PRM), drivers Mcleod PLS3889; thence running N24 degrees 58'06" E along the northwesterly line of lots 1 through 26, Block 4 of said McCall town for 650.00 feet to the Northwesterly corner of said lot 1; thence run S65 degrees 01'54" E along the northeasterly line of said lot 1 to the Northeasterly corner of said lot 1; thence run S24 degrees 58'06" W along the southeasterly line of said lots 1 through 26 for 650.00 feet to the southeasterly corner of said lot 26, thence run N65 degrees 01'54"W along the Southwesterly line of said lot 26 to the point of Beginning.

Said parcel contains 81,250 square feet (1.865 acres), more or less.

Together with:

**Parcel B** (lots 3 through 11, Block 12, McCall Town):

Commencing at the northwesterly corner of lot 1, block 12, McCall Town according to Plat Book 1, Page 14, of the Public Records of Charlotte County, FL, A 0.4'x0.4' concrete monument, (P.R.M.), thence run S24 degrees 58'06" W along the northwesterly line of lots 1 and 2 of said block 12 for 50.00 feet to the northwesterly corner of lot 3 of said block 12, the true point of beginning. Thence run S65 degrees 01'54"E along the northeasterly line of said lot 3 for 125.00 less to the Northeasterly corner of said lots; thence run S24 degrees 58'06" W along the southeasterly line of lots 3 through 11 of said block 12 for 225.00 feet to the southeasterly corner of said lot 11; thence run N65 degrees 01'54"W along the southwesterly line of said lot 11 for 125.00 feet to the southwesterly corner of said lot 11, thence run N 24 degrees 58'06"E along the northwesterly line of said lots 3 through 11 for 225.00 feet to the point of beginning.

Said parcel contains 28,125 square feet (0.646 acres), more or less.

Parcels A and B contain a total of 109,375 square feet (2.511 acres), more or less.

**Parcel 1:**

North ½ of Lot 36, Town of McCall, according to the plat thereof, recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida.

**Parcel 2:**

Farm Lot 45, Town of McCall, according to the plat thereof, recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida.

**Parcel 3:**

**A portion of the Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida, more particularly described as follows: All of Lot 62 and Lot 63 and that part of Lots 64 and 49 lying South of State Road 776 and East of State road 771; Also all of Blocks 17, 18 and 19 and that part of Block 20 lying South of State Road 776; also Lots 6, 7, 8, 9 and 10, Block 14, lying Southeasterly of State road 776; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 15 and Lots 1, 2, 3, 4, 5 and 6, Block 16, all lying and being in Section 4, Township 41 South, Range 21 East, Charlotte County, Florida; Less and Except property described in Order of Taking recorded in Official Record Book 1677, page 697, Public Records of Charlotte County, Florida.**

**Parcel 4:**

**The North ½ of Farm Lot 52, Town of McCall, a subdivision according to the Plat thereof, recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida, lying in Section 4, Township 41 South, Range 21 East, Charlotte County, Florida.**

**Parcel 5:**

**The North one-half (1/2) of Section 9, Township 41 South, Range 21 East, lying and being in Charlotte County, Florida, Less and Except right of way for State Road 771.**

**Parcels 6:**

**McCall Farm Lot 5, less the South 25 feet for road right-of-way, described as the Northwest quarter of the Northwest quarter of the Northeast quarter of Section 4, Township 41 South, Range 21 East, Charlotte County, Florida.**

**Parcel 7:**

**The West ½ of Lot 6, McCall Farm Lots, less the Southerly 25 feet for road right-of-way, according to the plat thereof, as recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida.**

**Parcel 8:**

**The West ½ of Lot 61, McCall Farm Lots, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida.**

**Parcel 9:**

**The West 264.00 feet of the South ½ of the Southeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 3, Township 41 South, Range 21 East, Charlotte County, Florida.**

**Parcel 10:**

**Lot 39, McCall Farm AKA Town of McCall, Section 4, Township 41 South, Range 21 East, according to the plat thereof, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida.**

**Parcel 11:**

**The East ½ of Lot 61, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida, together with a non-exclusive easement for ingress and egress over and across the North 20 feet of the West ½ of Lot 61.**

**Parcel 12:**

**The West ½ of Lot 44, McCall Farm Lots, according to the map or plat thereof as recorded in Plat Book 1, Page 14, lying in Section 4, Township 41 South, Range 21 East, Public Records of Charlotte County, Florida.**

**A portion of Lot 36, TOWN OF MCCALL, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida, and being more particularly described as follows: Begin at the Southeast corner of said Lot 36, thence North along the East line of said Lot 36, 322.50 feet; thence South 89°53'56" West, parallel with the South line of said Lot 36, 336.67 feet; thence South parallel with the East line of said Lot 36, 322.50 feet to the South line of said Lot 36; thence North 89°53'56" East, along said South line, 336.67 feet to the Point of Beginning.**

ØPS



This Instrument prepared  
without opinion of title by,  
and after recording return to:  
Robert A. Cooper, Esq.  
Hahn Loeser & Parks LLP  
2532 East First Street  
Fort Myers, Florida 33901

Property Appraiser's Parcel Identification Numbers:  
412104400002, 412104307001, 412104130007,  
412104130001, 412104130002, 412104130005,  
412104329002, 412104131004, 412104158001,  
412104307002

### **QUIT-CLAIM DEED**

**This Quit-Claim Deed**, executed this 27<sup>th</sup> day of November, 2012, by **MCCALLS HOLDINGS LLC**, a Florida limited liability company, having an address at 3443 Hancock Bridge Parkway, Suite 301, North Fort Myers, Florida 33903, the first party,

To **DENNIS FULLENKAMP**, whose address is 2911 NE Pine Island Road, Cape Coral, Florida 33909, the second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth:** That the said first party, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Charlotte, State of Florida, to wit:

### **SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

**To Have and to Hold** The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

[QUIT CLAIM DEED  
SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of

Monica Benovere  
Witness Signature

Monica Benovere  
Witness Printed Name

MCCALLS HOLDINGS, LLC, a Florida  
limited liability company

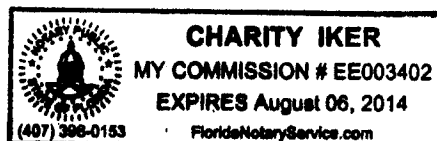
BY: [Signature]  
DENNIS J. FULLENKAMP

Charity Iker  
Witness Signature

Charity Iker  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of November, 2012, by DENNIS J. FULLENKAMP, as Manager of MCCALLS HOLDINGS, LLC, a Florida limited liability company, who \_\_\_\_\_ is personally known to me or who X has produced Drivers License as identification.



Charity Iker  
Notary Public  
Charity Iker  
Printed Name  
EE003402 08/06/14  
Commission No. Expiration Date

**EXHIBIT "A"**

**Legal Descriptions**

**(P14) Farm Lot 38, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14 of the Public Records of Charlotte County, Florida, lying in Section 4, Township 41 South, Range 21 East.**

**Lots 1 and 2, Block 12, TOWN OF MCCALL, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 4, of the Public Records of Charlotte County, Florida.**

**Lot 8 and 10, of Resubdivision of FARM LOT 13, MC CALL, according to the plat thereof, recorded in Plat Book 1, Page 14, and Official Records Book 204, Page 602, of the Public Records of Charlotte County, Florida.**

**Lots 1, 2, 3, 4, 5, and 6, Resubdivision of Farm Lot 13, in the Town of McCall, according to the map or plat thereof, recorded in Plat Book 1, Page 14 of the Public Records of Charlotte County, Florida.**

**The West 1.86 acres of the South  $\frac{1}{2}$  of Lot 36, Subdivision of the town of McCall and Section 4, Township 41 South, Range 21 East, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida, and being more particularly described as follows: Begin at the SW corner of said Lot 36, thence N 89 degrees 53'56"E, along the South line of said Lot 36, 251.74 feet; thence North, parallel to the West line of said Lot 36, 322.50 feet; thence S 89 degrees 53'56"W, parallel with the South line of said Lot 36, 251.74 feet to the West line of said Lot 36, thence South, along the West line of said Lot 36, 322.50 feet to the P.O.B.**

**And**

**The East 130 feet more or less of Lot 13, of McCall Farm Lots, (U24) less the Southerly 150 feet more or less according to the plat thereof recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida.**

**Lots 3, 4, 5, 6, 7, 8, 9, 10 AND 11, Block 12, and all of Block 4, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, page 14, of the Public Records of Charlotte County, Florida, being more particularly described as follows:**

**Two parcels of land situated in Section 4, Township 41 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:**

**Parcel A (Lots 1 through 26, Block 4, McCall Town):**

**Beginning at the southwesterly corner of lot 26, block 4, McCall Town according to Plat Book 1, Page 14, of the Public Records of Charlotte**



County, FL A 0.4'x0.4' concrete monument, (PRM), drivers Mcleod PLS3889; thence running N24 degrees 58'06" E along the northwesterly line of lots 1 through 26, Block 4 of said McCall town for 650.00 feet to the Northwesterly corner of said lot 1; thence run S65 degrees 01'54" E along the northeasterly line of said lot 1 to the Northeasterly corner of said lot 1; thence run S24 degrees 58'06" W along the southeasterly line of said lots 1 through 26 for 650.00 feet to the southeasterly corner of said lot 26, thence run N65 degrees 01'54"W along the Southwesterly line of said lot 26 to the point of Beginning.

Said parcel contains 81,250 square feet (1.865 acres), more or less.

Together with:

**Parcel B** (lots 3 through 11, Block 12, McCall Town):

Commencing at the northwesterly corner of lot 1, block 12, McCall Town according to Plat Book 1, Page 14, of the Public Records of Charlotte County, FL, A 0.4'x0.4' concrete monument, (P.R.M.), thence run S24 degrees 58'06" W along the northwesterly line of lots 1 and 2 of said block 12 for 50.00 feet to the northwesterly corner of lot 3 of said block 12, the true point of beginning. Thence run S65 degrees 01'54"E along the northeasterly line of said lot 3 for 125.00 less to the Northeasterly corner of said lots; thence run S24 degrees 58'06" W along the southeasterly line of lots 3 through 11 of said block 12 for 225.00 feet to the southeasterly corner of said lot 11; thence run N65 degrees 01'54"W along the southwesterly line of said lot 11 for 125.00 feet to the southwesterly corner of said lot 11, thence run N 24 degrees 58'06"E along the northwesterly line of said lots 3 through 11 for 225.00 feet to the point of beginning.

Said parcel contains 28,125 square feet (0.646 acres), more or less.

Parcels A and B contain a total of 109,375 square feet (2.511 acres), more or less.

**Parcel 1:**

North ½ of Lot 36, Town of McCall, according to the plat thereof, recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida.

**Parcel 2:**

Farm Lot 45, Town of McCall, according to the plat thereof, recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida.

**Parcel 3:**

**A portion of the Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida, more particularly described as follows: All of Lot 62 and Lot 63 and that part of Lots 64 and 49 lying South of State Road 776 and East of State road 771; Also all of Blocks 17, 18 and 19 and that part of Block 20 lying South of State Road 776; also Lots 6, 7, 8, 9 and 10, Block 14, lying Southeasterly of State road 776; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 15 and Lots 1, 2, 3, 4, 5 and 6, Block 16, all lying and being in Section 4, Township 41 South, Range 21 East, Charlotte County, Florida; Less and Except property described in Order of Taking recorded in Official Record Book 1677, page 697, Public Records of Charlotte County, Florida.**

**Parcel 4:**

**The North ½ of Farm Lot 52, Town of McCall, a subdivision according to the Plat thereof, recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida, lying in Section 4, Township 41 South, Range 21 East, Charlotte County, Florida.**

**Parcel 5:**

**The North one-half (1/2) of Section 9, Township 41 South, Range 21 East, lying and being in Charlotte County, Florida, Less and Except right of way for State Road 771.**

**Parcels 6:**

**McCall Farm Lot 5, less the South 25 feet for road right-of-way, described as the Northwest quarter of the Northwest quarter of the Northeast quarter of Section 4, Township 41 South, Range 21 East, Charlotte County, Florida.**

**Parcel 7:**

**The West ½ of Lot 6, McCall Farm Lots, less the Southerly 25 feet for road right-of-way, according to the plat thereof, as recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida.**

**Parcel 8:**

**The West ½ of Lot 61, McCall Farm Lots, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida.**

**Parcel 9:**

**The West 264.00 feet of the South ½ of the Southeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 3, Township 41 South, Range 21 East, Charlotte County, Florida.**

**Parcel 10:**

**Lot 39, McCall Farm AKA Town of McCall, Section 4, Township 41 South, Range 21 East, according to the plat thereof, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida.**

**Parcel 11:**

**The East ½ of Lot 61, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida, together with a non-exclusive easement for ingress and egress over and across the North 20 feet of the West ½ of Lot 61.**

**Parcel 12:**

**The West ½ of Lot 44, McCall Farm Lots, according to the map or plat thereof as recorded in Plat Book 1, Page 14, lying in Section 4, Township 41 South, Range 21 East, Public Records of Charlotte County, Florida.**

**A portion of Lot 36, TOWN OF MCCALL, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida, and being more particularly described as follows: Begin at the Southeast corner of said Lot 36, thence North along the East line of said Lot 36, 322.50 feet; thence South 89°53'56" West, parallel with the South line of said Lot 36, 336.67 feet; thence South parallel with the East line of said Lot 36, 322.50 feet to the South line of said Lot 36; thence North 89°53'56" East, along said South line, 336.67 feet to the Point of Beginning.**

BARBARA T. SCOTT, CLERK  
CHARLOTTE COUNTY  
OR BOOK 1651 PAGE 1637  
RECORDED 10/22/98 @ 03:17 PM  
FILE NUMBER 598530  
RECORDING FEE 10.50  
DEED DOC 0.70

RETURN TO:  
STEWART & KEYES  
P. O. DRAWER 790  
FORT MYERS, FL 33902-0790

THIS INSTRUMENT PREPARED BY:  
WILLIAM L. STEWART, ESQUIRE  
STEWART & KEYES  
P. O. DRAWER 790  
FORT MYERS, FL. 33902-0790

PROPERTY APPRAISER'S PARCEL  
I.D. (FOLIO) NUMBER(S):

★ RETURN TO:  
DENNIS FULLENKAMP  
2911 NE PINE ISLAND RD  
NORTH FORT MYERS FL  
33903

### SPECIAL WARRANTY DEED

#### THIS SPECIAL WARRANTY DEED

Made this 28<sup>th</sup> day of AUGUST A.D., 1998, BETWEEN:

JOHN E. STATES, as Trustee under the provisions of a certain  
Florida Land Trust Agreement dated June 11, 1990, and known as  
Land Trust Number 776, of the County of Lee, in the State of  
Florida, hereinafter called grantor,

IMAGED GK

and

DENNIS J. FULLENKAMP, as Trustee, whose correct address is  
2911 NE Pine Island Road, North Fort Myers, FL 33903, of the  
County of Lee, in the State of Florida, hereinafter called the  
grantee.

WITNESSETH that the said grantor, for and in consideration of the sum of Ten  
Dollars and other valuable considerations to him in hand paid by the said grantee, the  
receipt whereof is hereby acknowledged, has granted, bargained and sold to the said  
grantee, his heirs and assigns forever, the following described land, situate lying and  
being in the County of Charlotte, State of Florida, to-wit:

Portions of the Southwest Quarter (SW ¼), Government Lot 2 and  
Government Lot 1 of Section 33, Township 40 South, Range 21 East.

Along with: A portion of Government Lot 3 of Section 34, Township 40  
South, Range 21 East, Charlotte County, Florida being more specifically  
described as follows:

Beginning at the Southeast corner of said Section 33, said point being  
marked by a litewood post, run South 89° 52' 37" West, along said  
Section line, a distance of 2627.33 feet to a concrete monument; Thence  
North 89° 49' 44" West, along said line a distance of 543.36 feet to a  
concrete monument and the Easterly right-of-way of State road #771;  
thence North 24° 51' 26" East, along said right-of-way (as monumented),  
a distance of 1207.72 feet to the point of curvature of a curve to the left;  
Said curve having as elements, a radius of 2356.83 feet, a central angle of  
01° 12' 30", a chord of 8.56 feet, and a chord bearing of North 24° 45' 11"  
East; thence along said curve a distance of 8.57 feet to a concrete  
monument; Thence South 87° 56' 19" East, a distance of 1921.25 feet to a  
concrete monument; Thence South 62° 00' 00" East, a distance of 859.55  
feet to a point on the East line of said Section 33 and a concrete  
monument; Thence continue South 62° 00' 00" East a distance of 40.45  
feet to a concrete monument; thence North 74° 00' 00" East, a distance of  
315.00 feet to a concrete monument; thence North 50° 00' 00" East, a

distance of 360.00 feet to a concrete monument; thence south 63° 00' 00" East, a distance of 405.00 feet to a concrete monument; thence South 26° 00' 00" West, a distance of 580.00 feet to a concrete monument; thence South 71° 24' 23" West, a distance of 694.41 feet to a concrete monument and to a point on the Southerly line of said Section 34 (the last mentioned eight courses being coincident with a portion of Parcels 1 and 2 as described in a Warranty Deed recorded in Official Records book 571 at Pages 1778 through 1809 of the Public Records of Charlotte County, Florida); Thence North 89° 44' 49" West, along said Southerly line of Section 34, a distance of 82.25 feet to the Point of Beginning. Containing 80.641 acres more or less.

SUBJECT to easements, restrictions and reservations of record and taxes.

IT IS INTENDED THAT THIS BE AN ABSOLUTE CONVEYANCE AND NOT ADDITIONAL SECURITY, IN FULL SATISFACTION OF THE NOTE AND MORTGAGE RECORDED IN O.R. BOOK 1122, AT PAGE 119, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. IT IS THE EXPRESS INTENT OF THE PARTIES HEREIN THAT THE ABOVE-DESCRIBED NOTE AND MORTGAGE WILL NOT MERGE WITH THE INTEREST OF DENNIS J. FULLENKAMP, TRUSTEE, ACQUIRED PURSUANT TO THIS DEED.

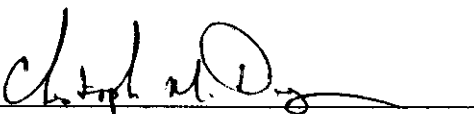
With the power and authority to protect, conserve and to sell and to lease, and to encumber, and otherwise to manage and dispose of said real property.


Said property is not the Homestead of the grantor who resides in Fort Myers, Lee County, Florida.


And the said grantor does hereby warrant the title to said lands, and will defend the same, against the lawful claims of all persons whomsoever claiming or to claim the same, by, through or under the grantor herein.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of:


  
CHRISTOPHER M. DAWSON

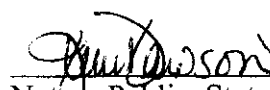
  
JEANETTE L. AANERUD

 (Seal)  
JOHN E. STATES, as Trustee under the provisions of a certain Florida Land Trust Agreement dated June 11, 1990, and known as Land Trust Number 776,

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing Special Warranty Deed was acknowledged before me this \_\_\_\_\_ day of AUGUST, 1998, by JOHN E. STATES, as Trustee under the provisions of a certain Florida Land Trust Agreement dated June 11, 1990, and known as Land Trust Number 776, [X] who is personally known to me or [ ] who has produced his Florida Driver's License Number \_\_\_\_\_ as identification.

 Terri Dawson  
My Commission CC745034  
Expires June 29, 2002

  
Notary Public, State of Florida

[SEAL]

BARBARA T. SCOTT, CLERK  
CHARLOTTE COUNTY  
OR BOOK 1651 PAGE 1637  
RECORDED 10/22/98 @ 03:17 PM  
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RECORDING FEE 10.50  
DEED DOC 0.70

RETURN TO:  
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P. O. DRAWER 790  
FORT MYERS, FL 33902-0790

THIS INSTRUMENT PREPARED BY:  
WILLIAM L. STEWART, ESQUIRE  
STEWART & KEYES  
P. O. DRAWER 790  
FORT MYERS, FL. 33902-0790

PROPERTY APPRAISER'S PARCEL  
I.D. (FOLIO) NUMBER(S):

★ RETURN TO.  
DENNIS FULLENKAMP  
2911 NE PINE ISLAND RD  
NORTH FORT MYERS FL  
33903

### SPECIAL WARRANTY DEED

#### THIS SPECIAL WARRANTY DEED

Made this 28<sup>th</sup> day of AUGUST A.D., 1998, BETWEEN:

JOHN E. STATES, as Trustee under the provisions of a certain  
Florida Land Trust Agreement dated June 11, 1990, and known as  
Land Trust Number 776, of the County of Lee, in the State of  
Florida, hereinafter called grantor,

IMAGED GK

and

DENNIS J. FULLENKAMP, as Trustee, whose correct address is  
2911 NE Pine Island Road, North Fort Myers, FL 33903, of the  
County of Lee, in the State of Florida, hereinafter called the  
grantee.

WITNESSETH that the said grantor, for and in consideration of the sum of Ten  
Dollars and other valuable considerations to him in hand paid by the said grantee, the  
receipt whereof is hereby acknowledged, has granted, bargained and sold to the said  
grantee, his heirs and assigns forever, the following described land, situate lying and  
being in the County of Charlotte, State of Florida, to-wit:

Portions of the Southwest Quarter (SW ¼), Government Lot 2 and  
Government Lot 1 of Section 33, Township 40 South, Range 21 East.

Along with: A portion of Government Lot 3 of Section 34, Township 40  
South, Range 21 East, Charlotte County, Florida being more specifically  
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Section line, a distance of 2627.33 feet to a concrete monument; Thence  
North 89° 49' 44" West, along said line a distance of 543.36 feet to a  
concrete monument and the Easterly right-of-way of State road #771;  
thence North 24° 51' 26" East, along said right-of-way (as monumented),  
a distance of 1207.72 feet to the point of curvature of a curve to the left;  
Said curve having as elements, a radius of 2356.83 feet, a central angle of  
01° 12' 30", a chord of 8.56 feet, and a chord bearing of North 24° 45' 11"  
East; thence along said curve a distance of 8.57 feet to a concrete  
monument; Thence South 87° 56' 19" East, a distance of 1921.25 feet to a  
concrete monument; Thence South 62° 00' 00" East, a distance of 859.55  
feet to a point on the East line of said Section 33 and a concrete  
monument; Thence continue South 62° 00' 00" East a distance of 40.45  
feet to a concrete monument; thence North 74° 00' 00" East, a distance of  
315.00 feet to a concrete monument; thence North 50° 00' 00" East, a

distance of 360.00 feet to a concrete monument; thence south 63° 00' 00" East, a distance of 405.00 feet to a concrete monument; thence South 26° 00' 00" West, a distance of 580.00 feet to a concrete monument; thence South 71° 24' 23" West, a distance of 694.41 feet to a concrete monument and to a point on the Southerly line of said Section 34 (the last mentioned eight courses being coincident with a portion of Parcels 1 and 2 as described in a Warranty Deed recorded in Official Records book 571 at Pages 1778 through 1809 of the Public Records of Charlotte County, Florida); Thence North 89° 44' 49" West, along said Southerly line of Section 34, a distance of 82.25 feet to the Point of Beginning. Containing 80.641 acres more or less.

SUBJECT to easements, restrictions and reservations of record and taxes.

IT IS INTENDED THAT THIS BE AN ABSOLUTE CONVEYANCE AND NOT ADDITIONAL SECURITY, IN FULL SATISFACTION OF THE NOTE AND MORTGAGE RECORDED IN O.R. BOOK 1122, AT PAGE 119, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. IT IS THE EXPRESS INTENT OF THE PARTIES HEREIN THAT THE ABOVE-DESCRIBED NOTE AND MORTGAGE WILL NOT MERGE WITH THE INTEREST OF DENNIS J. FULLENKAMP, TRUSTEE, ACQUIRED PURSUANT TO THIS DEED.

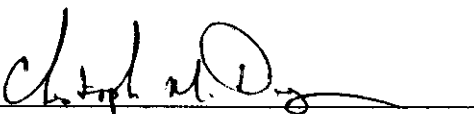
With the power and authority to protect, conserve and to sell and to lease, and to encumber, and otherwise to manage and dispose of said real property.


Said property is not the Homestead of the grantor who resides in Fort Myers, Lee County, Florida.


And the said grantor does hereby warrant the title to said lands, and will defend the same, against the lawful claims of all persons whomsoever claiming or to claim the same, by, through or under the grantor herein.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of:


  
CHRISTOPHER M. DAWSON

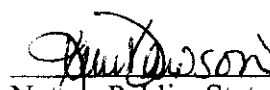
  
JEANETTE L. AANERUD

 (Seal)  
JOHN E. STATES, as Trustee under the provisions of a certain Florida Land Trust Agreement dated June 11, 1990, and known as Land Trust Number 776,

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing Special Warranty Deed was acknowledged before me this \_\_\_\_\_ day of AUGUST, 1998, by JOHN E. STATES, as Trustee under the provisions of a certain Florida Land Trust Agreement dated June 11, 1990, and known as Land Trust Number 776, [X] who is personally known to me or [ ] who has produced his Florida Driver's License Number \_\_\_\_\_ as identification.

 Terri Dawson  
My Commission CC745034  
Expires June 29, 2002

  
Notary Public, State of Florida

[SEAL]

500 BSC  
500 CD  
12-1-00

Documentary Tax Pd. \$1225.00  
Intangible Tax Pd. \$  
J. Jones  
Charlotte County

This instrument was prepared by:  
JAMES L. COTTRELL  
ALOIA, DUDLEY, ROOSA,  
COTTRELL, SUTTON & McIVER  
P. O. Box 533  
CAPE CORAL, FLORIDA 33916

# Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 13th day of January 1986, Between

DANIEL W. KREINBRINK, Trustee and Individually

of the County of Lee, State of Florida, grantor\*, and

DENNIS J. FULLENKAMP, Trustee

whose post office address is 923 Del Prado Blvd., #202, Cape Coral, Florida 33904

of the County of Lee, State of Florida, grantee\*.

Witnesseth, That said grantor, for and in consideration of the sum of -----  
-----TEN (\$10.00) AND NO/100-----

Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Charlotte County, Florida, to-wit:

The Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the West one-half (W 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 3, Township 41 South, Range 21 East, also described as Farm Tracts 17, 18, 19, 30, 31 and 32, less 35 feet for road right-of-way on South side of Tracts 30, 31 and 32, all being in unplatted subdivision of said Section 3, Charlotte County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the current year and all subsequent years.

Subject to that certain mortgage in favor of Jules Corriveau and Helen Corriveau, husband and wife, dated April 8, 1982, recorded April 15, 1982, in O.R. Book 695, Page 1638, and Mortgage Modification Agreement recorded November 12, 1985, in O.R. Book 840, Page 293, Public Records of Charlotte County, Florida.

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

\* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof,

Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

James L. Cottrell

Daniel W. Kreinbrink, Trustee (Seal)

Daniel W. Kreinbrink, Trustee and Individually (Seal)

James L. Cottrell

(Seal)

RECORD VERIFIED - Barbara T. Scott, Clerk

BY PAUL MITCHELL, D.C.

STATE OF Florida  
COUNTY OF Lee

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

DANIEL W. KREINBRINK, Trustee and Individually

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of January 19 86.

My commission expires:

James L. Cottrell  
Notary Public

(SEAL)

96 JAN 17 09:46

RECORDED  
OFFICE  
1986 JAN 17

OR 848 PG 895

FILE 86-748349



6.70

(4)

File No. 16612A

Recording: \$6.00  
Doc. Stamps: \$.70

IMAGED  
CH

This Instrument Prepared by and Return To:  
**Sylvia E. Heldreth**  
COTTRELL, WARCHOL, MERCHANT,  
HELDRETH & PARSONS  
1633 S.E. 47th Terrace  
Cape Coral, Florida 33904

Grantee S.S. No.:  
Name: Dennis J. Fullenkamp

Strap #: 70431-000000-2

[Space Above This Line for Recording Data]

## QUIT CLAIM DEED

This Indenture made this 21 day of December, 1994 BETWEEN **Edwin M. Boyer, Guardian of the property of Shirley Jeanne Reynolds** pursuant to Court Order to Establish Escrow Account dated November 30, 1994 In Re the Guardianship of Shirley Jeanne Reynolds, Sarasota County Circuit Court Case, Probate Division File No. 93-2672 GM, of the County of Sarasota, State of Florida, grantor\*, and **Dennis J. Fullenkamp, Trustee**, whose post office address is **923 Del Prado Blvd., #202, Cape Coral, FL 33990** of the County of Lee, State of FL, grantee\*.

**WITNESSETH**, That said Grantor, for and in consideration of the sum of TEN AND NO/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said party forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land situate, lying and being in Charlotte County, Florida, to-wit:

**The North half (N 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 3, Township 41 South, Range 21 East, Charlotte County, Florida; also being a part of Farm Lot 29, Section 3, Township 41 South, Range 21 East, according to the plat thereof, in the Tax Assessor's Office of Charlotte County, Florida, known as McCall Farm Lots, LESS the South 132.00 feet of the West 330.00 feet.**

**Subject to easements, restrictions and reservations of record and taxes for the current year and all subsequent years.**

RECORD VERIFIED - BARBARA T. SCOTT, CLERK  
BY PAT STOUT D.C.

\*\*Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Susan McKinnon

Print Name: Susan McKinnon

Michele T. Brackett

Print Name: Michele T. Brackett

STATE OF FLORIDA

COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared: Edwin M. Boyer, Guardian of the property of Shirley Jeanne Reynolds, who is personally known to me or who has produced \_\_\_\_\_, as identification and who executed the foregoing instrument and acknowledged before me that he/she executed the same.

**WITNESS** my hand and official seal in the County and State last aforesaid this 21st day of December, 1994.

My Commission Expires:

Edwin M. Boyer

**Edwin M. Boyer, Guardian of the Property  
of Shirley Jeanne Reynolds**

Michele T. Brackett

Notary Public

Print Name: Michele T. Brackett

(NOTARY SEAL)



RETURN TO:  
Chicago Title Insurance Company  
223 Taylor Street  
Duntd Gorda, FL 33950

Recording \$ 6.00  
Document Tax Pd \$ 0.70  
Record Verified: PAT STOUT, D.C.

File: 333756 OR BOOK/PAGE: 1381/1992  
Recorded: 01/05/95 04:41 P.M.  
Barbara T. Scott, Clerk of the Circuit Court - Charlotte County

Acc. 6.00  
Doc. Stamps 35.00

BARBARA T. SCOTT, CLERK  
1 2000 08 18 00 04 09 PM

BARBARA T. SCOTT, CLERK  
CHARLOTTE COUNTY  
OR BOOK 1817 PAGE 0200  
RECORDED 08/18/00 @ 04:09 PM  
FILE NUMBER 749496  
RECORDING FEE 6.00  
DEED DOC 35.00

★ *Return To:*  
This instrument prepared by:  
**Michael R. McKinley**  
**Batsel, McKinley, Ittersagen, Gunderson**  
**& Berntsson, P.A.**  
**18401 Murdock Circle**  
**Port Charlotte, FL 33948**  
*00-2-093726*  
Parcel ID Number: **0070431-000900-3**  
Grantee #1 TIN:  
Grantee #2 TIN:

# Warranty Deed

This Indenture, Made this *22nd* day of **July**, 2000 A.D., Between  
**EDWIN B. REYNOLDS**

of the County of \_\_\_\_\_, State of \_\_\_\_\_, grantor, and  
**DENNIS J. FULLENKAMP, TRUSTEE**

whose address is: **2911 N.E. Pine Island Road, Cape Coral, Florida 33909**

of the County of **Lee County**, State of **Florida**, grantee.

**Witnesseth** that the GRANTOR, for and in consideration of the sum of  
-----**TEN DOLLARS (\$10)**----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of **Charlotte** State of **Florida** to wit:  
**The South 132.00 feet of the West 330.00 feet of the North 1/2 of the**  
**Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 3,**  
**Township 41 South, Range 21 East, Charlotte County, Florida, also**  
**being a part of Farm Lot 29, TOWN OF McCALL, recorded in Plat Book 1,**  
**Page 14, of the Public Records of Charlotte County, Florida, subject**  
**to an ingress and egress easement over the West 25 feet thereof.**  
**Subject to current taxes, easements and restrictions of record.**

**This land is not now, nor never has been the homestead of the**  
**grantor, nor is it contiguous to any homestead of the grantor.**

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

**In Witness Whereof**, the grantor has hereunto set his hand and seal the day and year first above written.

**Signed, sealed and delivered in our presence:**

*Vicki Bridges*  
\_\_\_\_\_  
**Printed Name:** *Vicki Bridger*  
**Witness**

*Susie M. Rose*  
\_\_\_\_\_  
**Printed Name:** *Susie M. Rose*  
**Witness**

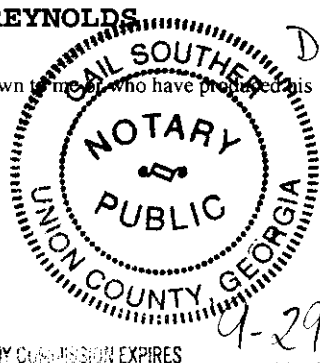
*Edwin B Reynolds* (Seal)  
\_\_\_\_\_  
**EDWIN B. REYNOLDS**  
P.O. Address:

\_\_\_\_\_  
(Seal)  
P.O. Address:

**STATE OF** *Georgia*  
**COUNTY OF** *Union*

The foregoing instrument was acknowledged before me this *22nd* day of **July** *2000*, **IMAGED** *Y GK*  
**EDWIN B. REYNOLDS**

who is personally known to me, who have produced his *Drivers License* as identification.



*Gail Souther*  
\_\_\_\_\_  
**Printed Name:** *Gail Souther*  
**Notary Public**  
My Commission Expires:

ØPS



This Instrument prepared  
without opinion of title by,  
and after recording return to:  
Robert A. Cooper, Esq.  
Hahn Loeser & Parks LLP  
2532 East First Street  
Fort Myers, Florida 33901

Property Appraiser's Parcel Identification Numbers:  
412104400002, 412104307001, 412104130007,  
412104130001, 412104130002, 412104130005,  
412104329002, 412104131004, 412104158001,  
412104307002

### **QUIT-CLAIM DEED**

**This Quit-Claim Deed**, executed this 27<sup>th</sup> day of November, 2012, by **MCCALLS HOLDINGS LLC**, a Florida limited liability company, having an address at 3443 Hancock Bridge Parkway, Suite 301, North Fort Myers, Florida 33903, the first party,

To **DENNIS FULLENKAMP**, whose address is 2911 NE Pine Island Road, Cape Coral, Florida 33909, the second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth:** That the said first party, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Charlotte, State of Florida, to wit:

### **SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

**To Have and to Hold** The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

[QUIT CLAIM DEED  
SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of

Monica Benovere  
Witness Signature

Monica Benovere  
Witness Printed Name

MCCALLS HOLDINGS, LLC, a Florida  
limited liability company

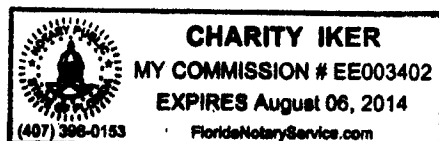
BY: [Signature]  
DENNIS J. FULLENKAMP

Charity Iker  
Witness Signature

Charity Iker  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of November, 2012, by DENNIS J. FULLENKAMP, as Manager of MCCALLS HOLDINGS, LLC, a Florida limited liability company, who \_\_\_\_\_ is personally known to me or who X has produced Drivers License as identification.



Charity Iker  
Notary Public  
Charity Iker  
Printed Name  
EE003402 08/06/14  
Commission No. Expiration Date

**EXHIBIT "A"**

**Legal Descriptions**

**(P14) Farm Lot 38, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14 of the Public Records of Charlotte County, Florida, lying in Section 4, Township 41 South, Range 21 East.**

**Lots 1 and 2, Block 12, TOWN OF MCCALL, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 4, of the Public Records of Charlotte County, Florida.**

**Lot 8 and 10, of Resubdivision of FARM LOT 13, MC CALL, according to the plat thereof, recorded in Plat Book 1, Page 14, and Official Records Book 204, Page 602, of the Public Records of Charlotte County, Florida.**

**Lots 1, 2, 3, 4, 5, and 6, Resubdivision of Farm Lot 13, in the Town of McCall, according to the map or plat thereof, recorded in Plat Book 1, Page 14 of the Public Records of Charlotte County, Florida.**

**The West 1.86 acres of the South  $\frac{1}{2}$  of Lot 36, Subdivision of the town of McCall and Section 4, Township 41 South, Range 21 East, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida, and being more particularly described as follows: Begin at the SW corner of said Lot 36, thence N 89 degrees 53'56"E, along the South line of said Lot 36, 251.74 feet; thence North, parallel to the West line of said Lot 36, 322.50 feet; thence S 89 degrees 53'56"W, parallel with the South line of said Lot 36, 251.74 feet to the West line of said Lot 36, thence South, along the West line of said Lot 36, 322.50 feet to the P.O.B.**

**And**

**The East 130 feet more or less of Lot 13, of McCall Farm Lots, (U24) less the Southerly 150 feet more or less according to the plat thereof recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida.**

**Lots 3, 4, 5, 6, 7, 8, 9, 10 AND 11, Block 12, and all of Block 4, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, page 14, of the Public Records of Charlotte County, Florida, being more particularly described as follows:**

**Two parcels of land situated in Section 4, Township 41 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:**

**Parcel A (Lots 1 through 26, Block 4, McCall Town):**

**Beginning at the southwesterly corner of lot 26, block 4, McCall Town according to Plat Book 1, Page 14, of the Public Records of Charlotte**

County, FL A 0.4'x0.4' concrete monument, (PRM), drivers Mcleod PLS3889; thence running N24 degrees 58'06" E along the northwesterly line of lots 1 through 26, Block 4 of said McCall town for 650.00 feet to the Northwesterly corner of said lot 1; thence run S65 degrees 01'54" E along the northeasterly line of said lot 1 to the Northeasterly corner of said lot 1; thence run S24 degrees 58'06" W along the southeasterly line of said lots 1 through 26 for 650.00 feet to the southeasterly corner of said lot 26, thence run N65 degrees 01'54"W along the Southwesterly line of said lot 26 to the point of Beginning.

Said parcel contains 81,250 square feet (1.865 acres), more or less.

Together with:

**Parcel B** (lots 3 through 11, Block 12, McCall Town):

Commencing at the northwesterly corner of lot 1, block 12, McCall Town according to Plat Book 1, Page 14, of the Public Records of Charlotte County, FL, A 0.4'x0.4' concrete monument, (P.R.M.), thence run S24 degrees 58'06" W along the northwesterly line of lots 1 and 2 of said block 12 for 50.00 feet to the northwesterly corner of lot 3 of said block 12, the true point of beginning. Thence run S65 degrees 01'54"E along the northeasterly line of said lot 3 for 125.00 less to the Northeasterly corner of said lots; thence run S24 degrees 58'06" W along the southeasterly line of lots 3 through 11 of said block 12 for 225.00 feet to the southeasterly corner of said lot 11; thence run N65 degrees 01'54"W along the southwesterly line of said lot 11 for 125.00 feet to the southwesterly corner of said lot 11, thence run N 24 degrees 58'06"E along the northwesterly line of said lots 3 through 11 for 225.00 feet to the point of beginning.

Said parcel contains 28,125 square feet (0.646 acres), more or less.

Parcels A and B contain a total of 109,375 square feet (2.511 acres), more or less.

**Parcel 1:**

North ½ of Lot 36, Town of McCall, according to the plat thereof, recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida.

**Parcel 2:**

Farm Lot 45, Town of McCall, according to the plat thereof, recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida.

**Parcel 3:**

**A portion of the Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida, more particularly described as follows: All of Lot 62 and Lot 63 and that part of Lots 64 and 49 lying South of State Road 776 and East of State road 771; Also all of Blocks 17, 18 and 19 and that part of Block 20 lying South of State Road 776; also Lots 6, 7, 8, 9 and 10, Block 14, lying Southeasterly of State road 776; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 15 and Lots 1, 2, 3, 4, 5 and 6, Block 16, all lying and being in Section 4, Township 41 South, Range 21 East, Charlotte County, Florida; Less and Except property described in Order of Taking recorded in Official Record Book 1677, page 697, Public Records of Charlotte County, Florida.**

**Parcel 4:**

**The North ½ of Farm Lot 52, Town of McCall, a subdivision according to the Plat thereof, recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida, lying in Section 4, Township 41 South, Range 21 East, Charlotte County, Florida.**

**Parcel 5:**

**The North one-half (1/2) of Section 9, Township 41 South, Range 21 East, lying and being in Charlotte County, Florida, Less and Except right of way for State Road 771.**

**Parcels 6:**

**McCall Farm Lot 5, less the South 25 feet for road right-of-way, described as the Northwest quarter of the Northwest quarter of the Northeast quarter of Section 4, Township 41 South, Range 21 East, Charlotte County, Florida.**

**Parcel 7:**

**The West ½ of Lot 6, McCall Farm Lots, less the Southerly 25 feet for road right-of-way, according to the plat thereof, as recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida.**

**Parcel 8:**

**The West ½ of Lot 61, McCall Farm Lots, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida.**

**Parcel 9:**

**The West 264.00 feet of the South ½ of the Southeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 3, Township 41 South, Range 21 East, Charlotte County, Florida.**

**Parcel 10:**

**Lot 39, McCall Farm AKA Town of McCall, Section 4, Township 41 South, Range 21 East, according to the plat thereof, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida.**

**Parcel 11:**

**The East ½ of Lot 61, Town of McCall, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14, Public Records of Charlotte County, Florida, together with a non-exclusive easement for ingress and egress over and across the North 20 feet of the West ½ of Lot 61.**

**Parcel 12:**

**The West ½ of Lot 44, McCall Farm Lots, according to the map or plat thereof as recorded in Plat Book 1, Page 14, lying in Section 4, Township 41 South, Range 21 East, Public Records of Charlotte County, Florida.**

**A portion of Lot 36, TOWN OF MCCALL, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 14, of the Public Records of Charlotte County, Florida, and being more particularly described as follows: Begin at the Southeast corner of said Lot 36, thence North along the East line of said Lot 36, 322.50 feet; thence South 89°53'56" West, parallel with the South line of said Lot 36, 336.67 feet; thence South parallel with the East line of said Lot 36, 322.50 feet to the South line of said Lot 36; thence North 89°53'56" East, along said South line, 336.67 feet to the Point of Beginning.**



File No: 12507

Recording: \$6.00  
Doc. Stamps: \$66.00

Instrument prepared by and return to:  
ROBERT M. LIPSHUTZ, ESQ.  
COTTRELL, WARCHOL, MERCHANT & POWELL  
1633 S.E. 47th Terrace  
Cape Coral, Florida 33904  
RECORDER'S BOX #85

Strap No.: 70431-800-4  
Grantee S.S.#:

Doc. Stamps Tax Pd 66.00  
[Signature]  
[Signature]  
[Signature]

001142  
OR BOOK

001205  
PAGE

[Space Above This Line For Recording Data]

## WARRANTY DEED

This Warranty Deed Made and executed the 10th day of December, A.D. 1990 by Manatee Opportunity Council, Inc., having its principal place of business at 236 9th Avenue West, Bradenton, Florida 34205 hereinafter called the grantor, to Dennis J. Fullenkamp, Trustee, whose post office address is 923 Del Prado Blvd., S-202, Cape Coral, Florida 33990, hereinafter called the grantee:  
(Wherever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00---- and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Charlotte County, Florida, viz:

The East 129.67 feet of the West 393.67 feet of the S 1/2 of the SE 1/4 of the SE 1/4 the NW 1/4 of Section 3, Township 41 South, Range 21 East, Charlotte County, Florida, also being a part of McCall Farm, Lot 29, Section 3, Township 41 South, Range 21 East, Charlotte County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the current year and all subsequent years.

This property is not now, nor has it ever been the homestead property of the Grantor, nor has it ever been contiguous to the homestead property of the Grantor.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.  
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes for the year 1991 and all subsequent years; easements, restrictions, reservations or limitations of record; however, this reference shall not operate to reimpose the same.

✓(corporate seal)

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: \_\_\_\_\_ Secretary

[Signature]

[Signature]

STATE OF FLORIDA  
COUNTY OF Sarasota

Manatee Opportunity Council

BY: Sarah M. Greene  
Sarah M. Greene Executive Director

RECORD VERIFIED Barbara T. Scott, C#2  
JEAN JONES

By: [Signature]

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Sarah M. Greene well known to me to be the Executive Director of the corporation named as grantor in the foregoing deed, and that he/she severally acknowledged executing the same in the presence of of two subscribing witnesses freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of December, A.D. 1990.

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES MAY 30, 1991

[Signature]  
NOTARY PUBLIC (Notary Seal)

RECEIVED FEB 2 1991

502

This Instrument Prepared By and  
Please Return To:  
Elaine Vergara  
American Government Services Corporation  
3812 W. Linebaugh Avenue  
Tampa, FL 33618  
AGS # 14751



BARBARA T. SCOTT, CLERK  
CHARLOTTE COUNTY  
OR BOOK 02742  
PGS 0446-0448 (3 Pg(s))  
FILE NUMBER 1412043  
RECORDED 06/30/2005 03:30:12 PM  
RECORDING FEES 27.00  
DEED DOC 10,850.00

QUIT CLAIM DEED

THIS INDENTURE, made this 10<sup>TH</sup> day of JUNE, A.D. 2005, between Southwest Florida Water Management District, whose address is 2379 Broad Street, Brooksville, FL 34604-6899, GRANTOR, and Charlotte Sarasota Holdings, LLP, a Florida limited liability partnership, whose post office address is 2911 NE Pine Island Road, Cape Coral, FL 33909, GRANTEE,

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "GRANTOR" and "GRANTEE" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of Ten Dollars, to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, has released, remised and quitclaimed, and by these presents does hereby remise, release, and quitclaim unto the said GRANTEE, and GRANTEE'S successors and assigns forever, all the right, title and interest of GRANTOR in and to the following described land situate, lying and being in Charlotte County, Florida, to-wit:

See Exhibit "A" Attached

This property is not the homestead property of the GRANTOR, nor contiguous to homestead property, as such homestead is defined under Florida law.

The Property is conveyed subject to the following perpetual restrictive covenant ("Restrictive Covenant") hereby imposed by GRANTOR and accepted by GRANTEE, its successors and assigns:  
Residential development of the Property shall be limited to 1.5 units per acre. This Restrictive Covenant shall only apply to limit the number of residential units that can be developed on the Property and shall not limit GRANTEE and its successors and assigns from developing any other improvement on the Property that complies with the existing or future Charlotte County Zoning Code or that may be approved under a planned unit development. GRANTEE shall obtain all required federal, state, and local regulatory approvals and permits prior to the construction of any improvements on the Property. Nothing herein shall be construed to bind, require or encourage Charlotte County to increase current allowable residential density from its current Preservation land use designation of one development unit per 40 acres. GRANTEE shall obtain all required federal, state and local regulatory approval and permits prior to any construction.

By acceptance of this quitclaim deed, GRANTEE hereby agrees that the use of the Property shall be subject to this Restrictive Covenant. This Restrictive Covenant shall run with the title to the Property in perpetuity and be binding upon GRANTEE and all successive owners (and all parties claiming by, through and under the owners) of the Property. Until such time as the Restrictive Covenant is released from the Property, GRANTOR shall be deemed a third party beneficiary of this Restrictive Covenant in a court of competent jurisdiction. GRANTOR shall have the authority to enforce this Restrictive Covenant in any judicial proceeding seeking any remedy recognizable at law or in equity, including an action or lawsuit seeking damages, injunction, specific performance, or any other form of relief, against any person, firm or entity violating or attempting to violate any provision of this Restrictive Covenant. The failure by GRANTOR to enforce any covenant or restriction contained herein shall in no event be deemed a waiver of such covenant or restriction or of the right of GRANTOR to thereafter enforce said covenant or restriction. The invalidation of any provision of this Restrictive Covenant by a court of competent jurisdiction shall in no way affect any of the other provisions of this Restrictive Covenant, which shall remain in full force and effect. Venue for enforcement actions regarding this Restrictive Covenant shall be in the Circuit Court of Hernando County, Florida. GRANTEE agrees to incorporate this Restrictive Covenant in any subsequent deed or other written legal instrument by which GRANTEE transfers or conveys fee simple title or any other lesser estate in the Property or any part thereof to a third party by making an express reference to the Restrictive Covenant and specifically identifying the official records book and page at which this quitclaim deed is recorded in the public records of Charlotte County, Florida.

TO HAVE AND TO HOLD the above described lands subject to all outstanding easements, reservations and other interests, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, law or equity, to the only proper use, benefit and behoof of the said GRANTEE, its successors and assigns forever.

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



Southwest Florida Water Management District  
Heidi McCree  
BY: Heidi McCree, Chair

Attest: Patsy Symons  
Patsy Symons, Secretary

(Seal)

IMAGED IN PG

STATE OF Florida  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of JUNE, 2005, by **Heidi McCree and Patsy Symons, Chair and Secretary, respectively, of the Southwest Florida Water Management District**, on behalf of said District. Such person(s) (Notary Public must check applicable box):

☒ are personally known to me.  
☐ produced a current driver license.  
☐ produced \_\_\_\_\_ as identification.

  
Notary Public

STEVEN E. BLASCHKA

(Printed, Typed or Stamped Name of Notary Public)

Commission No.: DD 063615

My Commission Expires: 10-9-2005

**(NOTARY PUBLIC SEAL)**



**Steven E. Blaschka**  
Commission # DD 063615  
Expires Oct. 9, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.


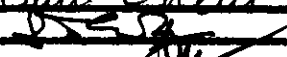

APPROVED BY: \_\_\_\_\_  
ATTORNEY:   
MANAGER:   
DIRECTOR:   
DEPUTY EXEC. DIR: REC 6-6-5

Exhibit "A"

All of the South 1/2 of Section 3, Township 41 South, Range 21 East, lying West of the Interconnector Waterway as recorded in Official Records Book 1228, Page 1638, Public Records of Charlotte County, Florida; less the West 1850 feet of the Southwest 1/4 of Section 3, Township 41 South, Range 21 East, Charlotte County, Florida;

AND

All of Section 10, Township 41 South, Range 21 East lying West of the Interconnector Waterway as recorded in Official Records Book 1228, Page 1638, Public Records of Charlotte County, Florida;

AND

All of the Southeast 1/4 of Section 9, Township 41 South, Range 21 East lying West of the Interconnector Waterway and North of the Butterford Waterway as recorded in Official Records Book 1228, Page 1638, Public Records of Charlotte County, Florida;

LESS AND EXCEPT The Village of Holiday Lake according to the Plat thereof recorded in Plat Book 15, Pages 5A-5F, Public Records of Charlotte County, Florida;

ALSO LESS AND EXCEPT Unit Two of the Village of Holiday Lake according to the Plat thereof recorded in Plat book 15, Pages 51A-51C, Public Records of Charlotte County, Florida.

BSM APPROVED  
By JSR Date 4/6/05

CHARLOTTE HARBOR ESTUARY  
DISTRICT / BOT LANDS  
SWFWMD/TIITF

Rec. 15.<sup>00</sup>  
Doc Stamps 2,424.80

BARBARA T. SCOTT, CLERK  
CHARLOTTE COUNTY  
OR BOOK 1893 PAGE 1814  
RECORDED 05/10/01 @ 04:40 PM  
FILE NUMBER 811987  
RECORDING FEE 15.00  
DEED DOC 2,424.80

Return To  
RETURN TO: BATSEL, MCKINLEY, ITTERSAGEN,  
MICHAEL R. MCKINLEY, ESQ.  
18401 MURDOCK CIRCLE  
PORT CHARLOTTE, FLORIDA 33948  
2-2888/87 01-5-7216/19 (CB) #34

Parcel ID Number:  
Grantee #1 TIN:  
Grantee #2 TIN:

# Warranty Deed

This Indenture, Made this 27 day of April, 2001 A.D., Between  
SOUTH FLORIDA LAND HOLDINGS, L.L.C., a Florida limited liability  
company  
of the County of Charlotte, State of Florida, grantor, and  
CHARLOTTE SARASOTA HOLDINGS, L.L.C., a Florida limited liability  
company  
whose address is: 2911 N.E. Pine Island Road, Cape Coral, Florida 33909  
of the County of Lee, State of Florida, grantee.

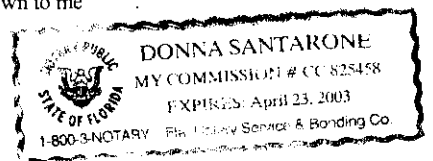
Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Charlotte, State of Florida to wit:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (hereinafter  
the "Subject Property").

Subject to current taxes, easements and restrictions of record.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.  
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:  
SOUTH FLORIDA LAND HOLDINGS,  
L.L.C., a Florida limited liability  
company  
By: MIKO P. GUNDERSON, Member (Seal)  
P.O. Address:  
By: JAMES T. DUFF, Member (Seal)  
P.O. Address:  
Printed Name: Donna Santarone  
Witness  
Printed Name: PEGGY S. PROMET  
Witness

STATE OF Florida  
COUNTY OF CHARLOTTE  
The foregoing instrument was acknowledged before me this 27 day of April, 2001 by  
MIKO P. GUNDERSON and JAMES T. DUFF, Members of SOUTH FLORIDA LAND  
HOLDINGS, L.L.C., a Florida limited liability company  
they are personally known to me



Printed Name: Donna Santarone  
Notary Public  
My Commission Expires:  
IMAGED  
KB

## EXHIBIT "A"

A parcel of land lying in Section 26, Township 40 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 26; thence South along the East section line 905 feet more or less to the Point of Beginning; thence South  $79^{\circ}20'24''$  West 107.83 feet; thence South  $15^{\circ}34'34''$  West 444.86 feet; thence North  $74^{\circ}25'26''$  West 400 feet; thence South  $15^{\circ}34'34''$  West 535.55 feet; thence Easterly along the arc of a circular curve, having a radius of 200.00 feet and a central angle of  $40^{\circ}31'57''$ , a distance of 141.49 feet to a point of reverse curvature with a circular curve concave Northwesterly; thence Easterly along the arc of said curve, having a radius of 200.00 feet and a central angle of  $64^{\circ}14'32''$ , for a distance of 224.25 feet to a point of reverse curvature with a circular curve concave Southeasterly; thence Easterly along the arc of said curve, having a radius of 200.00 feet and a central angle of  $72^{\circ}18'00''$ , for a distance of 252.37 feet to a point of tangency; thence South  $74^{\circ}25'26''$  East 215 feet to the East line of said Section 26; thence North along said East line of said Section 26, 715 feet, more or less, to the Point of Beginning.

&

A parcel of land lying in Section 25, Township 40 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 25; thence South along the West section line 880 feet more or less to the Point of Beginning; thence continue South along the West section line 740 feet more or less, thence South  $74^{\circ}25'26''$  East 210 feet more or less to a point of commencement with a circular curve concave Northwesterly; thence Southeasterly, Easterly and Northeasterly along the arc of said curve, having a radius of 300.00 feet and a central angle of  $90^{\circ}00'00''$  for a distance of 471.24 feet to a point of tangency; thence North  $15^{\circ}34'34''$  East 648.91 feet; thence North  $08^{\circ}42'43''$  West 276.40 feet more or less; thence South  $26^{\circ}46'03''$  West 220 feet more or less; thence South  $79^{\circ}20'24''$  West 615.75 feet to the Point of Beginning.

&

A parcel of land lying in Section 3, Township 41 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Section 3, Thence North 1,335.92 feet; thence South  $18^{\circ}99'00''$  East 988.77 feet; thence East 1,350 feet; thence North  $45^{\circ}00'00''$  East 275 feet; thence South 590 feet to the South line of said Section 3; thence West 1,850 feet to the Point of Beginning.

A parcel of land lying in Section 32, Township 40 South, Range 22 East, Charlotte County, Florida, being more particularly described as follows:

Commence at the Northeast corner of of said Section 32; thence West 1,258.47 feet more or less; thence South 25 feet to the Point of Beginning; thence continue South 2265 feet more or less to the South line of Government Lot 2; thence West 910 feet more or less to the Easterly line of Manchester Waterway; thence along said Easterly line of Manchester waterway Northeast along a curve 98.4 feet; thence Northeast along a curve 185.70 feet; thence Northeast 237.33 feet; thence Northeast along a curve 320.54 feet; thence North 1,829.63 feet to a point 25 feet South of the North line of said Section 32; thence continue East 530 feet more or less to the Point of Beginning.

&

A parcel of land lying in Section 32, Township 40 South, Range 22 East, Charlotte County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Government Lot 1; thence South 1,140 feet; thence West 647.56 feet; thence North 900 feet; thence West 235 feet more or less to the Easterly line of Manchester Waterway; thence North 210 feet to the South line of Government Lot 2; thence East along said South line of Government Lot 2, 910 feet more or less, to the Point of Beginning.

&

A parcel of land lying in Section 23, Township 40 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Section 23; thence North  $00^{\circ}22'53''$  East along the Westerly line of said Section 23, a distance of 1,326.15 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 22, Township 40 South, Range 21 East, Charlotte County, Florida, and the Point of Beginning; thence continuing North  $00^{\circ}22'53''$  East, 950.00 feet to a point on a circular curve concave Southwesterly having a radius of 475.00 feet said curve being parallel to and 150 feet Northeasterly as measured at right angles to the Northeasterly line of Block 4321, Port Charlotte Subdivision, Section Seventy-Five, according to the plat thereof, recorded in Plat Book 6, Pages 31A through 31O, Public Records of Charlotte County, Florida; thence, from a tangent bearing of South  $26^{\circ}08'46''$  East, Southeasterly along the arc of said curve through a central angle of  $26^{\circ}31'39''$  a distance of 219.92 feet to the point of tangency; thence South  $00^{\circ}22'53''$  West, 738.02 feet; thence North  $89^{\circ}25'55''$  West, 50.00 feet to the Point of Beginning.

&

A parcel of land lying in Section 14, Township 40 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:

Begin at the intersection of the South Right-of-Way line of Ester Avenue with the West Right-of-Way line of Peasley Street; thence West 125 feet; thence South 1,157.28 feet; thence East 125 feet; thence North 1,157.28 feet to the Point of Beginning.



# **Agent Authorization Affidavits**



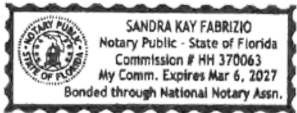


### AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the owner or agent of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that if I am not the owner of the property I have attached a notarized authorization from the owner(s) to submit this application. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application. I swear that the attached list of adjacent property owners is complete, including all property owners within 200 feet of the subject properties (excluding right-of-ways), that it is correct, providing addresses as listed in the County Tax Roll.

STATE OF FLORIDA, COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 24th day of May, 2024, by  
Alexis Crespo who is personally known to me or has/have produced  
is personally known to me as identification and who did/did not take an oath.



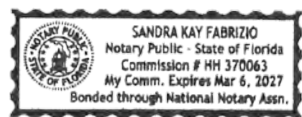
<u></u>	<u></u>
Notary Public Signature	Signature of Applicant or Agent
<u>Sandra K. Fabrizio</u>	<u>Alexis Crespo</u>
Notary Printed Signature	Printed Signature of Applicant or Agent
<u>FL Public Notary</u>	<u>28100 Bonita Grande Drive, Suite 305</u>
Title	Address
<u>HH 370063 Exp 3/6/2027</u>	<u>Bonita Springs, FL 34135</u>
Commission Code	City, State, Zip
	<u>(239) 850-8525</u>
	Telephone Number

## AFFIDAVIT B

The applicant/owner hereby acknowledges and agrees that any staff discussion about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

STATE OF FLORIDA, COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 24th day of May, 2024, by Alexis Crespo who is personally known to me or has/have produced is personally known to me as identification and who did/did not take an oath.

	
Notary Public Signature	Signature of Applicant or Agent
Sandra K. Fabrizio	Alexis Crespo
Notary Printed Signature	Printed Signature of Applicant or Agent
FL Public Notary	28100 Bonita Grande Drive, Suite 305
Title	Address
HH 370063 Exp 3/6/2027	Bonita Springs, FL 34135
Commission Code	City, State, Zip
	(239) 850-8525
	Telephone Number



# Environmental Report

# LISTED SPECIES SURVEY REPORT

HARBOR VILLAGE

MAY 2024

Prepared by:

**TURRELL, HALL &  
ASSOCIATES, INC.**   
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# 1 INTRODUCTION

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Turrell, Hall & Associates, Inc. (THA) has conducted a listed species survey at Harbor Village, located at 15505 Cattle Dock Point Road in Port Charlotte, Florida 33981, located within Sections 3, 4, 8, 9, 10, 33 and 34 Township 41 South, Range 21 East, in Charlotte County. The project area can be identified by Folio Numbers 402133400002, 402133400003, 402134300002, 412103100002, 412103100003, 412103100004, 412103100005, 412103100006, 412103300002, 412103300003, 412104130001, 412104130007, 412104131004, 412104176001, 412104177001, 412104178001, 412104200001, 412104200002, 412104200003, 412104200004, 412104200009, 412104200010, 412104200011, 412104200012, 412104200013, 412104200014, 412104200015, 412104200016, 412104200017, 412104200018, 412104200019, 412104326003, 412104327001, 412104329002, 412104377002, 412104400001, 412104400002, 412104400003, 412104400004, 412104400008, 412104400009, 412104400010, 412104400011, 412104400012, 412108427001, 412109100006, 412109100006, 412109100007, 412109100007, 412109100008, 412109100008, 412109301001, 412109426001, and 412110100001. The total project area is approximately 1,150 acres in size. The purpose of this report is to provide a summary of wildlife observations on the project area and to consider the potential effects of the proposed project on any state or federal listed species that may utilize the project area for feeding, foraging, or nesting purposes.

Approximatley 409 acres of the project area and associated development has been previously permitted by the Southwest Florida Water Management District (Environmmnetal Resource Permit: 43022190.001) and the Florida Department of Environmental Protection (State 404 Program Individual Permit: 409588-001). A "Protected Species Assessment" of this portion was conducted by Ian Vincent & Associates. This portion of the project area was also assessed for Florida Bonneted bat (*Eumops floridanus*) presence by THA in association with those permits. The results of both these assessments will be incorporated into this report where appropriate.

## 2 METHODOLOGY

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Prior to any wildlife survey being carried out, careful consideration is given to the types of habitat in question and species that are known to utilize such areas. Several publications and references are also consulted, including The Official List of Florida's Endangered Species, Florida's Endangered and Threatened Species (dated December 2022), Florida's Imperiled Species Management Plans, Florida Fish and Wildlife Conservation Commission (FWC) Species Conservation Measures and Permitting Guidelines, The U.S. Fish and Wildlife Service's (FWS) Information for Planning and Consultation, the Florida Natural Areas Inventory (FNAI), and Charlotte County aerial photography.

The basic objective of any wildlife survey is to obtain evidence that wildlife species are utilizing the project site. This site may be comprised of a primary or secondary foraging zone, a nesting zone, or be merely adjacent to those sites with regard to a particular listed species. As many listed species in Florida are cryptic and/or nocturnal, patience and sufficient time must be devoted to the survey.

Aerial photography and the Florida Land Use, Cover, and Forms Classification System (FLUCFCS) maps of the site and surrounding area were consulted before arriving on-site. After thorough consideration of the existing habitats, a list of species that could be found on-site was developed. The required survey procedure for each species was then consulted to ensure that those procedures were followed where appropriate.

A system of transects was followed throughout the project area in the early morning, afternoon, and dusk hours, thus allowing for the proper protocols for surveying wading birds, fox squirrels, gopher tortoises, and other anticipated or potential species that could occur on the project lands. Qualified THA biologists traversed the entire site in a series of linear transects spaced approximately 50 to 150 feet apart. Where the canopy was dense, transects were spaced closer together. Linear transects were not possible in all areas due to dense exotic vegetation throughout the project area. Meandering transects were used to ensure different habitat signatures observed from aerial photography were thoroughly surveyed. Where possible, transects were conducted from higher areas and along existing relatively open paths to utilize better visibility from aforementioned areas.

A visual inspection of trees was also conducted to search for squirrel day beds, potential nesting cavities, and potential bat roosts. Indirect evidence such as rooting, scrape marks, nests, cavities, burrows, tracks, and scat were looked for and noted. Once cavity or nest trees were located, they were marked with a handheld GPS for further investigation prior to clearing. In addition, the approximate sighting location of any listed species were noted on the survey aerial.

Evidence of protected plants was also searched for along transect lines.



### 3 PRELIMINARY RESEARCH

Prior to field investigations, aerial photos, soil maps, and prior mapping of the project area were reviewed to identify various vegetation associations that are present on and adjacent to the project area. Various publications and databases were reviewed to identify listed plant and wildlife species, which could occur as well as those that had been previously documented on or near the project site, and also to gather information concerning the listed species.

Based on the habitat types that were identified, existing knowledge of the project area, correspondence with other consultants, and review of publications and databases, a preliminary list of protected plant and animal species with the potential to occur within or near the project area was determined.

As used herein, the term “listed species” refers to those animals listed as endangered or threatened by the FWS or the FWC. The following subsections document these efforts and their results. Table 1 features a list of listed species that could potentially utilize the project area.

**Table 1: Potential Threatened and Endangered Species**

Common Name	Scientific Name	Status
American alligator	<i>Alligator mississippiensis</i>	FT (S/ A)
American crocodile	<i>Crocodylus acutus</i>	FT
Eastern indigo snake	<i>Drymarchon couperi</i>	FT
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	ST
Gopher tortoise	<i>Gopherus polyphemus</i>	ST
Audubon's crested caracara	<i>Polyborus plancus audubonii</i>	FT
Bald eagle	<i>Haliaeetus leucocephalus</i>	*
Black skimmer	<i>Rynchops niger</i>	ST
Eastern black rail	<i>Laterallus jamaicensis jamaicensis</i>	FT
Everglade snail kite	<i>Rostrhamus sociabilis plumbeus</i>	FE
Florida burrowing owl	<i>Athene cunicularia floridana</i>	ST
Florida sandhill crane	<i>Antigone canadensis pratensis</i>	ST
Least tern	<i>Sternula antillarum</i>	ST
Little blue heron	<i>Egretta caerulea</i>	ST
Reddish egret	<i>Egretta rufescens</i>	ST
Roseate spoonbill	<i>Platalea ajaja</i>	ST
Southeastern American kestrel	<i>Falco sparverius paulus</i>	ST
Tricolored heron	<i>Egretta tricolor</i>	ST
Wood stork	<i>Mycteria americana</i>	FT
Florida bonneted bat	<i>Eumops floridanus</i>	FE
West Indian manatee	<i>Trichechus manatus</i>	FT
Smalltooth sawfish	<i>Pristis pectinate</i>	FE

FE = Federally Endangered    FT = Federally Threatened    ST = State Threatened    FT (S/ A) = Federally designated  
Threatened species due to similarity of appearance    \* = Non-listed protected species

## 4 EXISTING CONDITIONS

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The Harbor Bridge project encompasses approximately 1,150 acres. It is bordered by Gasparilla and South McCall Roads on its west. North of the project is the Charlotte Harbor Preserve State Park and its south is bordered by the South Gulf Cove canal system, Village of Holiday Lake Community and Marathon Boulevard. The South Gulf Cove canal system connects the project area to Charlotte Harbor Preserve State Park and Charlotte Harbor by way of the South Gulf Cove Boat Lock and turning basin. There are several out-parcels of land not included in the project area including the Charlotte County West Port Water Reclamation Facility and various privately held residential parcels or undeveloped land.

Currently, the majority of the project area is undeveloped land overgrown with several invasive plant species such as Brazilian pepper (*Schinus terebinthifolia*), melaleuca (*Melaleuca quinquenervia*), and Australian pine (*Casuarina equisetifolia*). Evidence of spoil mounds from the creation of the South Gulf Coast canal system are still present on the eastern edges of the project area as well as the remnants of access roads used for the project. Historically, much of the land was used for agriculture and homesteads. Nearly all of the natural communities in the project area have been heavily infested by invasive exotic species and are much denser than what would be expected in a more natural community.

The Florida Land Use, Cover, and Forms Classification System (FLUCFCS) manual was used to classify all the vegetative communities occurring within the site boundaries. The FLUCFCS exhibit attached to the Environmental Supplement report depicts the project area together with its vegetative cover and the approximate limits of the wetland and upland areas. Detailed descriptions of the various vegetative communities and any site-specific nuances can be found in the relative Environmental Assessment report.

## 5 RESULTS

During the surveys conducted on-site, THA biologists recorded sightings of two listed species. The project area was surveyed for a total of 233.25 hours. Table 2 features a summary of survey times and weather conditions on-site.

**Table 2: Summary of Survey Efforts**

Date	Start	End	Observers	Survey Hours	Temp. (F)	Cloud Cover	Precip. (in.)	Wind (mph)
1/18/2024	08:00	14:00	JOH, CH, AP	18	75	75%	0	5 NE
1/24/2024	08:00	16:15	JOH, CH	16.5	82	55%	0	12 SE
1/25/2024	08:00	17:30	JOH, CH, TH	24	81	35%	0	10 SE
1/26/2024	06:00	6:30	JOH	0.5	70	5%	0	3 ENE
2/1/2024	08:00	15:15	JOH, CH	14.5	65	5%	0	5 NE
2/7/2024	09:30	17:30	JOH, CH	16	66	10%	0	9 NNE
2/14/2024	08:00	14:00	CH	6	70	10%	0	7 NE
2/16/2024	09:30	14:45	JOH, CH	10.5	77	5%	0	3 SSE
2/22/2024	08:00	14:00	CH	6	71	0%	0	8 SSE
3/4/2024	08:00	15:00	TH	7	82	NA	0	8 SSE
3/7/2024	09:30	15:30	CH, MC	12	78	NA	0.04	7 ENE
3/8/2024	10:00	13:00	CH, MC	6	75	NA	0.68	9 SE
3/14/2024	09:30	17:30	CH, MC	16	76	NA	0	5 N
3/15/2024	08:00	16:00	CH, MC	16	75	NA	0	8 SSE
3/20/2024	11:00	17:15	JOH	6.25	66	5%	0	3 NE
3/21/2024	09:00	14:30	MC	5.5	69	NA	0	6 E
3/25/2024	10:00	18:15	JOH, MC	16.5	75	10%	0	9 SE
3/26/2024	10:00	16:00	CH, MC	12	75	NA	0	15 S
3/27/2024	10:15	18:00	CH, JOH, MC	23.25	86	10%	0	8 SSW
5/2/2024	12:00	12:45	JOH	0.75	84	5%	0	4 SE

### 5.1 LISTED SPECIES OBSERVED ON-SITE

Six listed species were observed on-site by THA biologists. Two other non-listed protected species were observed as well. The nature, location, and frequency of these observations are outlined below. A map of the locations of these observations is included in the exhibits.

#### 5.1.1 American alligator (*Alligator mississippiensis*)

Two American alligators (*Alligator mississippiensis*) were observed on-site. The first was observed in the saltwater marsh on-site on February 7, 2024. The second was observed in the Australian pine near surface water in the northern portion of the site on March 25, 2024. It is likely that American alligators utilize the deeper portions of the open wetlands and other surface waters throughout the project area, but they were not regularly observed on-site due to the density of the vegetation.

#### 5.1.2 *Gopher tortoise (Gopherus polyphemus)*

Signs of gopher tortoises (*Gopherus polyphemus*) were found in limited areas within the project area. Eighteen (18) potentially occupied burrows and Twenty-six (26) abandoned gopher tortoise burrows were observed in the Pine Flatwoods, Shrub and Bushlands, Mixed Hardwoods, and Disturbed Land communities within the project area.

#### 5.1.3 *American kestrel (Falco sparverius)*

American kestrels (*Falco sparverius*) were observed on January 18 and March 7, 2024, perching on powerlines located on Cattle Dock Point Road. It is possible that the American kestrels that were observed were State-designated Threatened southeastern American kestrels (*Falco sparverius paulus*).

#### 5.1.4 *Bald eagle (Haliaeetus leucocephalus)*

Two bald eagles (*Haliaeetus leucocephalus*) were observed flying over the project area on February 16, 2024. Bald eagles (*Haliaeetus leucocephalus*) were also observed perching on-site on March 20, 25, and 27, 2024. All eagles were seen in the northern 1/2 of the project area. No eagle nests or signs of nesting were observed.

#### 5.1.5 *Roseate spoonbill (Platalea ajaja)*

One roseate spoonbill was observed on March 27, 2024, over surface waters near the northeast end of Cattle Dock Road. The roseate spoonbill was perched in a Brazilian pepper tree surrounded by surface waters. On March 27, 2024, roseate spoonbills were observed perched in a Brazilian pepper surrounded by surface water at the northeast end of Cattle Dock Road. On May 02, 2024, two more roseate spoonbills were observed near the same area. Little blue herons, tricolored herons, snowy egrets (*Egretta thula*), and yellow-crowned night herons (*Nyctanassa violacea*) were all observed breeding, it is possible roseate spoonbills are breeding in this area as well.

#### 5.1.6 *Little blue heron (Egretta caerulea)*

Several little blue herons were seen on the property and adjacent parcels. On March 20, 2024, a little blue heron was observed foraging in the pond adjacent to the Gulf Cove United Methodist Church in the vicinity of the project. Two little blue herons were observed in hydric meeluca and hydric pine communities south of Cattle Dock Road on March 25, 2024. On March 27, 2024, a little blue heron was observed near OSW in the southern portion of the property and one was observed perched in a Brazilian pepper surrounded by surface water at the northeast end of Cattle Dock Road. On May 02, 2024 the above area was confirmed to be a multi-species breeding colony including little blue herons.

#### 5.1.7 Tricolored heron (*Egretta tricolor*)

Multiple tricolored herons were observed on-site. On March 25, 2024, one was seen in the mangrove swamps adjacent to the tidal flats in the north of the project area. On March 27, 2024 one tricolored heron was seen perched in a Brazilian pepper tree surrounded by surface water at the northeast end of Cattle Dock Road. On May 02, 2024 the above area was confirmed to be a multi-species breeding colony including tricolored herons.

#### 5.1.8 Wood stork (*Mycteria americana*)

One wood stork was observed flying over an Australian pine stand in the northern third of the project area on March 25, 2024. An additional wood stork was observed foraging in surface waters in the southern portion of the project area on March 27, 2024.

### 5.2 SPECIES OBSERVED ON-SITE

While surveying the Harbor Village project area for listed species, biologists recorded sightings and signs of non-listed wildlife in addition to the listed species noted above. Table 3 features all wildlife observed on or adjacent to the project site.

**Table 3: List of Species Observed On-site**

Common Name	Scientific Name	Status
<b>Amphibians</b>		
Cuban tree frog	<i>Osteopilus septentrionalis</i>	Non-native
Oak toad	<i>Anaxyrus quercicus</i>	Non-native
Tree frogs	<i>Hyla</i> spp.	
<b>Crustaceans</b>		
Fiddler crab	Family Ocypodidae	
<b>Reptiles</b>		
American alligator	<i>Alligator mississippiensis</i>	FT (S/A)
Black racer	<i>Coluber constrictor</i>	
Brown anole	<i>Anolis sagrei</i>	Non-native
Gopher tortoise	<i>Gopherus polyphemus</i>	ST
Southeastern five-lined skink	<i>Plestiodon inexpectatus</i>	
<b>Birds</b>		
American kestrel	<i>Falco sparverius</i>	*
American white pelican	<i>Pelecanus erythrorhynchos</i>	
Anhinga	<i>Anhinga anhinga</i>	
Bald eagle	<i>Haliaeetus leucocephalus</i>	*
Belted kingfisher	<i>Megaceryle alcyon</i>	
Black vulture	<i>Coragyps atratus</i>	
Black-and-white warbler	<i>Mniotilta varia</i>	
Black-bellied whistling-duck	<i>Dendrocygna autumnalis</i>	
Blue jay	<i>Cyanocitta cristata</i>	

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Blue-gray gnatcatcher	<i>Poliophtila caerulea</i>	
Boat-tailed grackle	<i>Quiscalus major</i>	
Carolina wren	<i>Thryothorus ludovicianus</i>	
Common grackle	<i>Quiscalus quiscula</i>	
Common ground dove	<i>Columbina passerina</i>	
Double-crested cormorant	<i>Nannopterum auritum</i>	
Eastern phoebe	<i>Sayornis phoebe</i>	
Eastern screech-owl	<i>Megascops asio</i>	
Eurasian collared-dove	<i>Streptopelia decaocto</i>	
Fish crow	<i>Corvus ossifragus</i>	
Gray catbird	<i>Dumetella carolinensis</i>	
Great egret	<i>Ardea alba</i>	
Green heron	<i>Butorides virescens</i>	
House wren	<i>Troglodytes aedon</i>	
Killdeer	<i>Charadrius vociferus</i>	
Little blue heron	<i>Egretta caerulea</i>	ST
Loggerhead shrike	<i>Lanius ludovicianus</i>	
Mourning dove	<i>Zenaida macroura</i>	
Northern bobwhite	<i>Colinus virginianus</i>	
Northern cardinal	<i>Cardinalis cardinalis</i>	
Northern flicker	<i>Colaptes auratus</i>	
Osprey	<i>Pandion haliaetus</i>	
Palm warbler	<i>Setophaga palmarum</i>	
Pileated woodpecker	<i>Dryocopus pileatus</i>	
Pine warbler	<i>Setophaga pinus</i>	
Prairie warbler	<i>Setophaga discolor</i>	
Purple martin	<i>Progne subis</i>	
Red-bellied woodpecker	<i>Melanerpes carolinus</i>	
Red-shouldered hawk	<i>Buteo lineatus</i>	
Red-tailed hawk	<i>Buteo jamaicensis</i>	
Red-winged blackbird	<i>Agelaius phoeniceus</i>	
Roseate spoonbill	<i>Platalea ajaja</i>	ST
Snowy egret	<i>Egretta thula</i>	
Swallow-tailed kite	<i>Elanoides forficatus</i>	
Swamp sparrow	<i>Melospiza georgiana</i>	
Tricolored heron	<i>Egretta tricolor</i>	ST
Turkey vulture	<i>Cathartes aura</i>	
White ibis	<i>Eudocimus albus</i>	
White-eyed vireo	<i>Vireo griseus</i>	
Wood stork	<i>Mycteria americana</i>	FT
Yellow-bellied sapsucker	<i>Sphyrapicus varius</i>	
Yellow-crowned night heron	<i>Nyctanassa violacea</i>	
Yellow-rumped warbler	<i>Setophaga coronata</i>	

Mammals		
Bobcat	<i>Lynx rufus</i>	
Coyote	<i>Canis latrans</i>	
Eastern cottontail	<i>Sylvilagus floridanus</i>	
Feral pig	<i>Sus scrofa</i>	Non-native
Marsh rabbit	<i>Sylvilagus palustris</i>	
Nine-banded armadillo	<i>Dasypus novemcinctus</i>	
Raccoon	<i>Procyon lotor</i>	
River otter	<i>Lontra canadensis</i>	
Virginia opossum	<i>Didelphis virginiana</i>	
White-tailed deer	<i>Odocoileus virginianus</i>	

FE = Federally Endangered    FT = Federally Threatened    ST = State Threatened    FT (S/A) = Federally designated  
Threatened species due to similarity of appearance    \* = Non-listed protected species

## 6 DISCUSSION

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### 6.1 PROJECT OVERVIEW

The proposed Harbor Village project is a large-scale mixed use, residential, industrial, and commercial development with a planned marina, including the associated road and stormwater management infrastructure. The residential development will be comprised of single family and multi-family homes. The marina will be excavated in the southern portion of the project area and provide ingress and egress to the Butterford Waterway and the South Gulf Coast canal system. The project will also include preservation and enhancement of wetlands on-site including the establishment of a large, interconnected wetland preserve.

### 6.2 PROPOSED IMPACTS ON POTENTIAL AND OBSERVED LISTED SPECIES

#### 6.2.1 *American alligator (Alligator mississippiensis)*

Though the American alligator is no longer considered endangered, it is currently listed as federally threatened due to its similarity in appearance to the American crocodile (*Crocodylus acutus*). American alligators were observed in the saltwater marsh in the eastern portion of the project area on February 7, 2024 and in an Australian pine stand near surface water in the northern portion of the site on March 25, 2024. An American alligator was also observed in the stormwater retention pond adjacent to the northwest corner of the project area on March 20, 2024. It is likely that American alligators utilize the deeper portions of the open wetlands and other surface waters throughout the area, however, they were not regularly observed on-site due to the density of the vegetation. Development of the wetlands and surface waters will result in the removal of American alligator habitat. Some of this loss of habitat will be offset by the creation of stormwater retention ponds and the improvement of the habitat within the project's planned preserve areas..

#### 6.2.2 *American crocodile (Crocodyles acutus)*

The American crocodile is classified as federally threatened under the Endangered Species Act. They can be found in ponds, coves, and creeks in mangrove swamps and occasionally in inland and freshwater areas along the coast. The project area is not located within American crocodile critical habitat and the project is unlikely to have any effect on the American crocodile.

#### 6.2.3 *Eastern indigo snake (Drymarchon couperi)*

The eastern indigo snake (*Drymarchon couperi*) is classified as federally threatened under the Endangered Species Act. Generally, this species lives and hunts in a wide variety of habitats, and its territory can cover large areas. It can be associated with gopher tortoise burrows and favors pine flatwoods, palmetto prairies, and scrub habitats as well as wetland edges. It is relatively reclusive in nature and is rarely observed in the wild. Immediately before construction of the project, an eastern indigo snake survey will be needed to ensure that they are not utilizing areas where large equipment will be deployed. No eastern indigo snakes have



been observed on-site. However, eastern indigo snakes could frequent parts of the project area. Special construction guidelines to protect the eastern indigo snake will be followed by construction personnel during all phases of construction work performed on-site. Based on these guidelines the project may affect, but is not likely to adversely affect, the eastern indigo snake.

#### 6.2.4 *Florida pine snake (Pituophis melanoleucus mugitus)*

The Florida pine snake (*Pituophis melanoleucus mugitus*) is classified as a State-designated Threatened Species in the Florida Endangered and Threatened Species List. This species generally inhabits communities with well-drained, sandy soils, and little canopy cover, as the snake prefers to burrow in areas that receive significant sunlight. No Florida pine snakes were observed on-site. However, it could potentially be a commensal to the gopher tortoises observed on-site, considering their similar habitat preferences. Contractors will be educated on the Florida pine snake and will be required to comply with the Species Action Plan for the Florida Pine Snake.

#### 6.2.5 *Gopher tortoise (Gopherus polyphemus)*

The gopher tortoise is classified as a State-designated Threatened Species in the Florida Endangered and Threatened Species List. This species prefers upland habitats, particularly xeric scrub communities, and higher-elevation pine flatwoods. They can also be found in disturbed upland areas, including fallow, and abandoned agricultural fields, perimeters of active crop fields, and pastures. Eighteen (18) potentially occupied burrows and Twenty-six (26) abandoned gopher tortoise burrows were observed in the survey area. Prior to construction, 100% of suitable gopher tortoise habitat in the project area will be resurveyed for gopher tortoises. A gopher tortoise conservation permit will likely be required for the project development. Any potentially occupied gopher tortoise burrows will be excavated and captured tortoises will be relocated to a long-term protected recipient site. Following all permitting guidelines, the project is unlikely to adversely affect the gopher tortoise.

#### 6.2.6 *Audubon's crested caracara (Polyborus plancus audubonii)*

Audubon's crested caracara (*Polyborus plancus audubonii*) is a subspecies of the crested caracara (*Polyborus plancus*) that inhabits peninsular Florida and is classified as federally threatened under the Endangered Species Act. Audubon's crested caracara (hereinafter referred to as "caracara") prefers native rangeland and unimproved pasture for foraging purposes. Caracara prefer cabbage palms for nesting surrounded by habitats with low-ground cover and shrubby vegetation. Due to the lack of suitable habitat on-site, the development of the project area is not expected to impact caracara foraging or nesting. However, the project is within the consultation area for FWS. Consultation and additional surveys may be required to verify that caracaras are not using the project area. If any evidence of caracara nesting is observed, appropriate buffers will be coordinated with FWS and FWC reviewers.

#### 6.2.7 Bald Eagle (*Haliaeetus leucocephalus*)

While no longer a listed species, at a state or federal level, the bald eagle is still protected by state rule 68A-16.002, Florida Administrative Code (F.A.C.), and federal laws (Migratory Bird Treaty Act of 1918 and the Bald and Golden Eagle Protection Act of 1940). An incidental take permit may be needed for activities taking place within 660 feet of an eagle nest during the breeding season (October 1 – May 15). Two bald eagles were observed flying over the project area on February 16, 2024. Bald eagles were observed perching on-site on March 20, 25, and 27, 2024. All eagles were seen in the northern 1/2 of the project area. No eagle nests or signs of nesting were observed. Several eagle nests near the Harbor Village project area were recorded by the Audubon EagleWatch Program. There is a record of a nest (CO051) located inside the project boundaries that was destroyed by storms in 2023. Another nest (CO098) that was active during the 2023 season is located approximately 1 miles southeast of the project area. No state or federal permitting will be required for eagle nests on-site. Destroyed nest CO051 should be re-inspected before any construction takes place.

#### 6.2.8 Eastern black rail (*Laterallus jamaicensis jamaicensis*)

The eastern black rail (*Laterallus jamaicensis jamaicensis*) is a subspecies of the black rail that generally inhabits dense marshlands in the eastern United States, the Caribbean, and Central America. The species is classified as federally threatened under the Endangered Species Act due largely to the loss and degradation of suitable wetland habitat. Eastern black rail breeding was historically possible in Charlotte County, but not confirmed. It is unlikely that black rails are utilizing the wetlands within the project area. The project is likely to have no effect on eastern black rails, but consultation with FWC and FWS will be necessary to confirm.

#### 6.2.9 Everglade snail kite (*Rostrhamus sociabilis plumbeus*)

The Everglade snail kite (*Rostrhamus sociabilis plumbeus*) is a subspecies of the snail kite (*Rostrhamus sociabilis*) that inhabits Florida, Cuba, and northwestern Honduras. The Everglade snail kite is classified as federally endangered under the Endangered Species Act. The principal threat to the Everglade snail kite is the loss, degradation, and fragmentation of wetland habitats. The project area is not located within the critical habitat of the Everglade snail kite. No Everglade snail kites were observed in or adjacent to the project area. Everglade snail kite foraging habitat typically consists of clear and calm marsh habitats with interspersed open water and shallow water areas. These areas may contain sparse low trees but must be relatively clear and open to allow for foraging of apple snail species (*Pomacea* spp.), which is the everglade snail kite's main food source. Such habitat is not currently present on-site, but will be created through the enhancement and restoration activities proposed in the preserve areas. A beneficial effect on suitable foraging habitat is expected as a result of the project.

#### 6.2.10 Florida burrowing owl (*Athene cunicularia floridana*)

The Florida burrowing owl (*Athene cunicularia floridana*) is a subspecies of the burrowing owl (*Athene cunicularia*) that occurs in Florida. It is classified as a State-designated Threatened Species

in the Florida Endangered and Threatened Species List. It is a small, long-legged owl that uses burrows year-round for breeding and roosting purposes. Burrowing owls prefer well-drained sandy soil with low vegetation, typically native dry prairies. No burrowing owls were observed on-site or adjacent areas. There are confirmed burrowing owl burrows 1.75-2 miles south of the project area in Rotonda Meadows Villas and near 5075 Redwood Road. Development of the project is unlikely to result in any impact on Florida burrowing owls or their habitat. It is possible that once the project area is scraped for development or preservation, burrowing owl habitat may be temporarily created. Contractors will be educated on the Florida burrowing owl and any newly created burrows will be posted and avoided. All permitting guidelines will be followed until the burrows can be excavated under an incidental take permit.

#### 6.2.11 Florida sandhill crane (*Antigone canadensis pratensis*)

The Florida sandhill crane (*Antigone canadensis pratensis*) is classified as a State-designated Threatened Species in the Florida Endangered and Threatened Species List. This subspecies of sandhill crane (*Antigone canadensis*) is a year-round resident found throughout the state. The Florida sandhill crane typically inhabits shallow wetland communities and pastures. No Florida sandhill cranes were observed on-site, and they are not expected to occur within the project area on account of its unsuitable habitat types currently present. The enhancement and preservation of wetland habitats on-site will create and protect foraging and nesting habitat for the Florida sandhill crane. A beneficial effect on Florida sandhill crane nesting and foraging habitat is expected as a result of the project.

#### 6.2.12 Imperiled beach-nesting birds

The project area in its current state would likely not support use by imperiled beach-nesting birds, such as black skimmers (*Rynchops niger*) and least terns (*Sternula antillarum*), both of which are classified as a State-designated Threatened Species in the Florida Endangered and Threatened Species List. No least terns or black skimmers were observed during surveys. It is possible that once the project area is scraped for development or preservation, breeding habitat could be created. Both species have been recorded using land cleared for construction in Florida. Least terns and black skimmers could also utilize the tidal flats in the northeast corner of the project area. Additionally least terns could forage in lakes on-site. These areas will be included in the on-site preserve areas so no effect to either species is expected. If any imperiled beach nesting birds are observed in the project area during project activities, an approved bird monitor will identify nesting sites and maintain buffer areas to prevent any incidental take of imperiled beach-nesting birds.

#### 6.2.13 Southeastern American kestrel (*Falco sparverius paulus*)

The southeastern American kestrel is a subspecies of the American kestrel. It is a small falcon, which is classified as a State-designated Threatened Species in the Florida Endangered and Threatened Species List. The American kestrel typically nests in the abandoned cavities created by woodpeckers found in dead pine trees. The conversion of open sandhills and pine flatwoods to citrus groves in South Florida has greatly reduced its available nesting and foraging habitats.

The presence of southeastern American kestrels can only be confirmed from April to August when northern migrants are not present in Florida. American kestrels were observed on January 18 and March 7, 2024, perching on powerlines located on Cattle Dock Point Road. Foraging potential for southeastern American kestrels on-site is limited by vegetation density throughout the site. The limited open trails provide the only suitable foraging habitat for American kestrels in the project area. No incidental take of southeastern kestrels is expected as a result of any development of Harbor Village, but additional surveys may be recommended by FWC to determine if threatened southeastern American kestrels are present.

Eight cavity trees were recorded on-site that could potentially serve as roosting habitat for kestrels. These cavities will be inspected by means of a small camera and a monitor system prior to any potential construction or exotic removal activity to ensure that they are unoccupied prior to being cut down.

#### 6.2.14 Various listed wading birds

Little blue herons (*Egretta caerulea*), tricolored herons (*Egretta tricolor*), roseate spoonbills (*Platalea ajaja*), which are all State-designated Threatened Species, are expected to utilize the surface water on-site, and in nearby areas. Little blue herons, tricolored herons and roseate spoonbills were all observed within the project boundaries. Little blue herons were also observed foraging in a retention pond at the Gulf Cove United Methodist Church east of the project area. The development of the project will result in the loss of on-site wetlands and other surface waters that could potentially be utilized by the aforementioned wading birds. The removal of artificial surface waters such as roadside swales and stormwater ditches is not expected to cause take of listed wading birds. Some reduction of foraging habitat will be offset by the creation of stormwater retention or artificial lakes on-site. The project will also preserve and enhance the remaining wetlands on-site through removal of invasive vegetation and supplemental plantings, which will further improve potential foraging for wading birds.

An active multi-species breeding colony was observed within the project boundaries on May 2, 2024. Little blue herons, tricolored herons, snowy egrets and yellow-crowned night-herons were all observed breeding on-site. Roseate spoonbills were observed in the area and could have active nests as well. Snowy egrets, while not listed as threatened are protected under state rules 68A-4.001 and 68A-16.001 F.A.C. and the federal Migratory Bird Treaty Act. Any change to water levels, water quality, impact to nesting substrate or disturbing activities within 330 feet of the breeding site would result in take of the listed wading birds and/or their eggs and nests. The breeding site is defined as any open areas immediately adjacent (50 feet) to the nesting substrate. The breeding site and associated buffer area will be included in the proposed project's preserve areas. Following permitting guidelines, no effect on listed wading birds or their nesting activities is expected in association with the project.

Reddish egrets, a State-designated Threatened Species, are not expected to utilize the project area but one reddish egret colony was recorded 9 miles south on White Pelican Island in Gasparilla Sound (Data published by the Reddish Egret International Working Group). Reddish egrets forage exclusively in shallow (<8 inches at low tide) tidal and intertidal flats, lagoons, open

beaches, and reefs. There is no such habitat currently on-site. Reddish egrets prefer to roost in nests on mangrove keys and spoil islands in red mangroves (*Rhizophora mangle*). Therefore, it is unlikely they would utilize the project area, but they could potentially use other nearby areas.

As different portions of the project area are developed, wetland areas will be enhanced and cleared of exotic vegetation. This enhancement will provide foraging habitat for the abovementioned listed wading bird species.

#### 6.2.15 Wood stork (*Mycteria americana*)

The wood stork is a large wading bird classified as federally threatened under the Endangered Species Act as a result of habitat loss and degradation. The species is typically found in forested freshwater and estuarine wetlands in the southeastern United States. Wood storks prefer shallow and fluctuating water levels with low turbidity for foraging. Wood storks were observed flying over the northern portion of the project area. One wood stork was observed foraging in surface waters in the southern portion of the project area. No wood stork nests, rookeries, or roosting sites were found on or adjacent to the project area. Wood storks have also been reported in areas adjacent to the site and there are several documented wood stork colonies nearby. Two wood stork rookeries were recorded at the Myakka River Rookery site, which is located about 6.95 miles to the northwest of the project area. Three wood stork rookeries were recorded 14.40 miles to the east-northeast in the Morganton area of the Peace River. Additionally, there is one wood stork rookery 19.19 miles to the northeast in Dona Bay. Because of their distance to the aforementioned rookeries, the wetlands in the project area are within the rookeries "Core Foraging Areas". Wood storks forage in shallow open water with water depths between 2 and 15 inches that can support and concentrate small fish, frogs and other aquatic prey. Due to the current density of the vegetation in the wetlands on-site suitable foraging habitat only becomes available when aquatic prey is concentrated in the shallow open areas as water draws down seasonally. Any major development will result in some loss of wetlands and surface waters that could be utilized by wood storks. The exotic removal, enhancement, and preservation of wetlands on-site will greatly improve available suitable foraging habitat for wood storks. In addition the creation of artificial ponds and stormwater retention areas will offset some impacts to suitable foraging area. Any impacts to suitable foraging areas that are greater than half an acre and within 18.6 miles of a colony site will need to mitigate the loss of suitable foraging habitat with foraging value similar to the impacted wetlands. Consultation with FWS will be required to account for impacts on the wood stork associated with the project and wood stork specific wetland credits will likely be required within the framework of the development of this project.

#### 6.2.16 Florida bonneted bat (*Eumops floridanus*)

The Florida bonneted bat is a federally endangered bat species that utilizes relatively open terrestrial and freshwater areas as foraging habitat and as a source of drinking water. Their roosting habitat includes forests or other areas with suitable roost structures (tree snags, trees with cavities, artificial cavities, etc.). Eight cavity trees were observed on-site. These cavities will be inspected by means of a small camera and a monitor system prior to construction to ensure that they are unoccupied prior to being cut down. The Harbor Village project is located within

the Florida Bonneted Bat Consultation Area and contains potential roosting and foraging habitat. THA conducted a Florida bonneted bat survey between April 18 and May 16, 2022, as part of the authorization of the portion of the property previously permitted by the South West Florida Water Management District. The survey collected 85 nights of suitable data with five acoustic monitoring stations deployed. One monitoring station in the survey area collected three recordings of Florida bonneted bat. No calls were recorded within 120 minutes of sunset or sunrise indicating that there was no roosting activity on-site. This previous study concluded that commuting and limited foraging activities documented would be unaffected by the permitted work. Consultation and monitoring will be required to further assess the impact of the development of the unpermitted portion of the project on the Florida bonneted bat.

#### 6.2.17 *West Indian manatee (Trichechus manatus)*

The West Indian manatee (*Trichechus manatus*; hereafter “manatee”) is a large marine mammal, which is classified as federally threatened under the Endangered Species Act and protected by the Marine Mammal Protection Act. Populations of the West Indian manatee in Florida are generally found in inland and coastal waters during the winter but can disperse great distances during warmer months. West Indian manatees are aquatic herbivores that graze on seagrasses and other aquatic vegetation. No submerged aquatic vegetation is expected in the canals adjacent to the project footprint. The species’ main threats are loss of warm water refugia and collisions with boats. In Charlotte County, Manatees are protected by the Charlotte County Manatee Protection Plan (CCMPP), which was approved by FWC and FWS. The CCMPP designates the South Gulf Cove canal system as a preferred location, where additional slips are “recommended at a level of no more than five slips for every 100 feet of shoreline owned by the applicant”. The CCMPP also identified the project area as “appropriate areas for new marinas” in the 2012 SeaGrant study. Harbor Village has roughly 10,000 linear feet of shoreline along the South Gulf Cove canal system. This would allow for a recommended 500 slips to be associated with the project. Consultation with the county will be required to confirm this analysis.

All standard manatee protection construction conditions shall be adhered to. Manatee awareness and education signs shall be displayed and maintained in legible condition throughout the project area.

#### 6.2.18 *Smalltooth sawfish (Pristis pectinate)*

The smalltooth sawfish (*Pristis pectinate*) is a federally endangered species of ray, which is named after its distinct snout and edged teeth that give it a saw-like appearance. The smalltooth sawfish was listed as federally endangered in 2003 by the National Oceanic and Atmospheric Administration (NOAA) due to habitat loss, and direct and accidental capture during fisheries activities. Smalltooth sawfish inhabit shallow coastal waters, estuaries, and rivers of the tropical and subtropical Atlantic Ocean and Gulf of Mexico. Juvenile smalltooth sawfish specifically rely on red mangroves and shallow euryhaline waters characterized by depths between the mean high water (MHW) line and 3 ft at mean lower low water (MLLW). These features are essential for juvenile smalltooth sawfish forage and refuge.

No part of the project area is located within the critical habitat of the smalltooth sawfish. Salt flats and mangrove swamps that connect to the Myakka River in the northeast of the project area are to be preserved. The adjacent South Gulf Cove canal system does connect to the critical habitat of the smalltooth sawfish through the South Gulf Cove Lock and turning basin. Critical habitat does not include already permitted man-made structures. All work associated with the development of the proposed project shall abide by Sea Turtle and Smalltooth Sawfish Construction Conditions. Consultation with federal agencies may be required to assess the impact of increased traffic through the lock system on smalltooth sawfish and its critical habitat.

## 7 CONCLUSION

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THA performed a listed species survey of the approximately 1,150-acre Harbor Village project area in Charlotte County, Florida. Preliminary research was supplemented with over 233.25 hours of on-site investigation. Six listed species were observed on-site: American alligator, gopher tortoise, roseate spoonbill, little blue heron, tricolored heron, and wood stork. Several other listed species were not observed but have the potential to be impacted by the proposed development.

The proposed Harbor Village project is a large-scale mixed use, residential, industrial, and commercial development with a planned marina, including the associated road and stormwater management infrastructure. Any major development of the project area will result in the loss of on-site habitat that are likely being utilized by several listed species. Preservation and enhancement of the natural wetlands on-site and the development of artificial lakes will offset negative effects of the loss of wetlands for many listed species that could potentially be using the site. Removal of the dense exotic vegetation will return wetlands to more natural and suitable habitat for many listed species. The enhanced wetlands will likely benefit Everglade snail kite foraging, Florida sandhill crane foraging and nesting, wading bird foraging and American alligator habitat.

No eastern indigo snakes were observed during site surveys. Nonetheless, the federally threatened species could be utilizing the project area. Special construction guidelines to protect the eastern indigo snake will be followed by construction personnel during all phases of construction work performed on-site. Similarly, no Florida pine snakes were observed, however, they could potentially utilize gopher tortoise burrows observed on-site. Contractors will be educated on the Florida pine snake and will be required to comply with the Species Action Plan for the Florida Pine Snake.

Portions of the proposed project overlap potentially occupied and abandoned gopher tortoise burrows. Permits will be required to excavate and relocate all gopher tortoises before construction commences.

An active multi-species breeding wading bird colony was observed within the project boundary. Little blue herons, tricolored herons, snowy egrets and yellow-crowned night-herons were all observed breeding in the site. Roseate spoonbills were observed in the area and could have active nests as well. Any change to water levels, water quality, impact to nesting substrate or disturbing activities within 330 feet of the breeding site would result in take of the listed wading birds and/or their eggs and nests. The breeding site and associated buffer area will be included in the project's preserve areas. Following permitting guidelines, no effect on listed wading birds or their nesting activities is expected in association with the project.

The project area is located within the Florida bonneted bat consultation area. A past survey of a previously permitted portion of the project area concluded that the commuting and limited foraging activities of Florida bonneted bats would be unaffected by the development of the proposed project. Consultation and monitoring efforts for Florida bonneted bats in the unpermitted portion of the project area will be required prior to any development.



Eight cavity trees were recorded on-site that could potentially provide roosting habitat for multiple listed species. Any trees that need to be removed will be inspected by means of a small camera and a monitor system prior to any potential construction or exotic removal activity to ensure that they are unoccupied prior to being cut down.

The project is classified as a preferred area for the expansion of docking facilities in Charlotte County by the Charlotte County Manatee Protection Plan, allowing for 5 slips per 100 linear feet of shoreline owned by the applicant. All in-water work will follow standard manatee protection construction conditions.

The project is near several wood stork breeding colonies and may impact foraging habitat of wood storks. Mitigation for wood stork foraging habitat will be required to develop the site.

Based on THA's observations, if the development of this site provides for appropriate design and management guidelines, it will not adversely affect any endangered, threatened, or otherwise protected species. These management guidelines shall be coordinated with the appropriate local, state, and federal agencies to better ensure their protection.

## 8 PHOTOS

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Figure 1: View of an American Alligator observed in saltwater marsh on-site.





Figure 2: Bobcat track observed on-site.



Figure 3: Cuban tree frog on-site.



Figure 4: Eastern screech owl on powerline adjacent to Cattle Dock Point Road.





Figure 5: Overview of multi-species rookery at the northeast end of Cattle Dock Road.

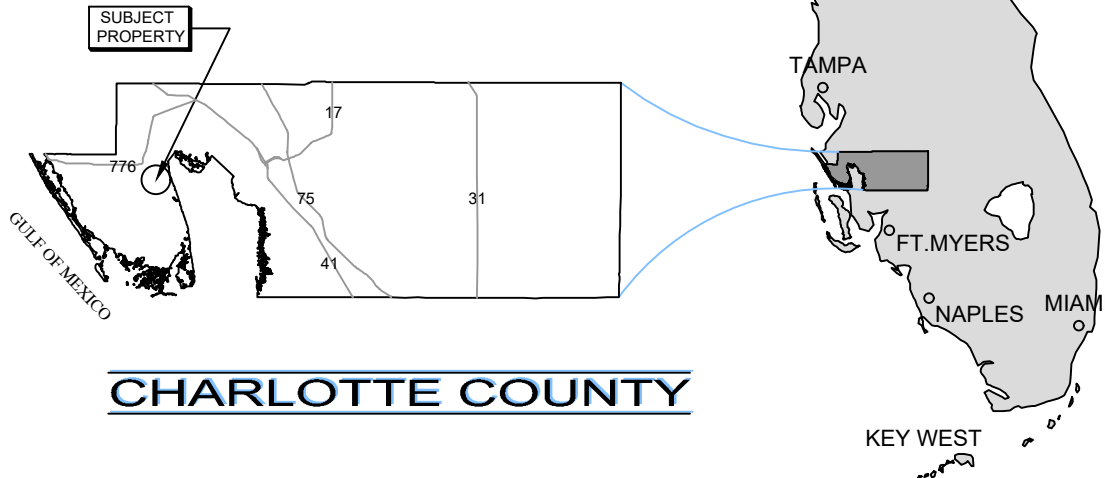
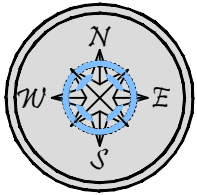




Figure 6: American alligator observed near Australian pine stand in north of project area.



# STATE OF FLORIDA



## CHARLOTTE COUNTY

### SITE ADDRESS:

<> PORT CHARLOTTE, FL 33981

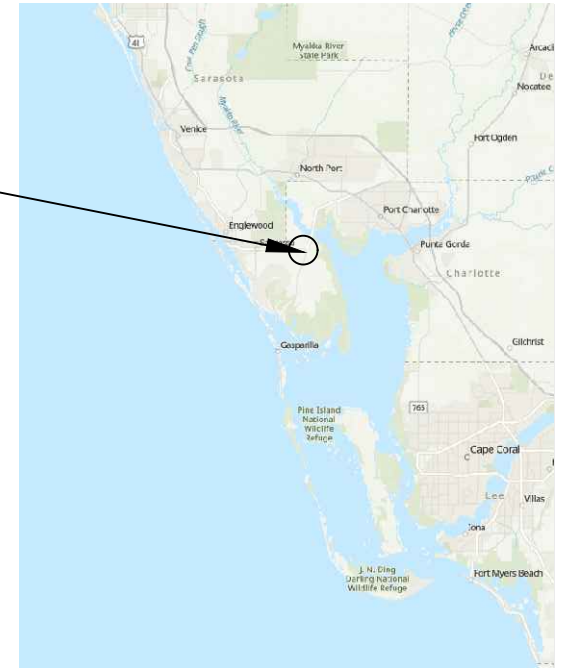
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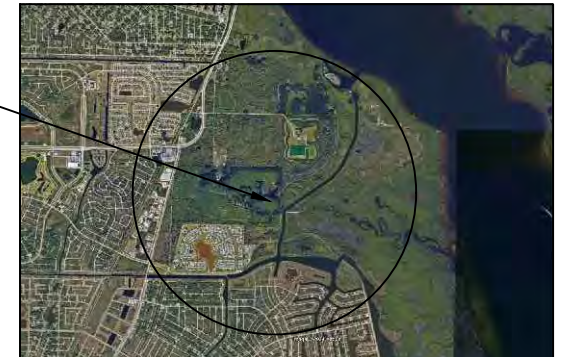
<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY  
AND ARE NOT INTENDED FOR CONSTRUCTION USE.

SUBJECT  
PROPERTY



## VICINITY MAP

SUBJECT  
PROPERTY



## COUNTY AERIAL



**Turrell, Hall & Associates, Inc.**  
Marine & Environmental Consulting  
3584 Exchange Ave. Naples, FL 34104-3732

Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

# MARONDA HOMES LOCATION MAP

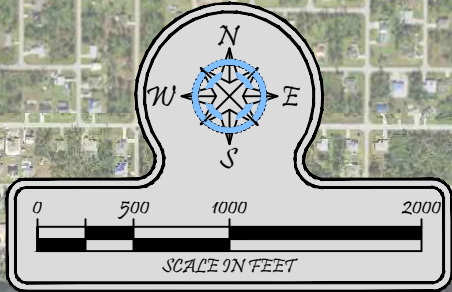
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THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

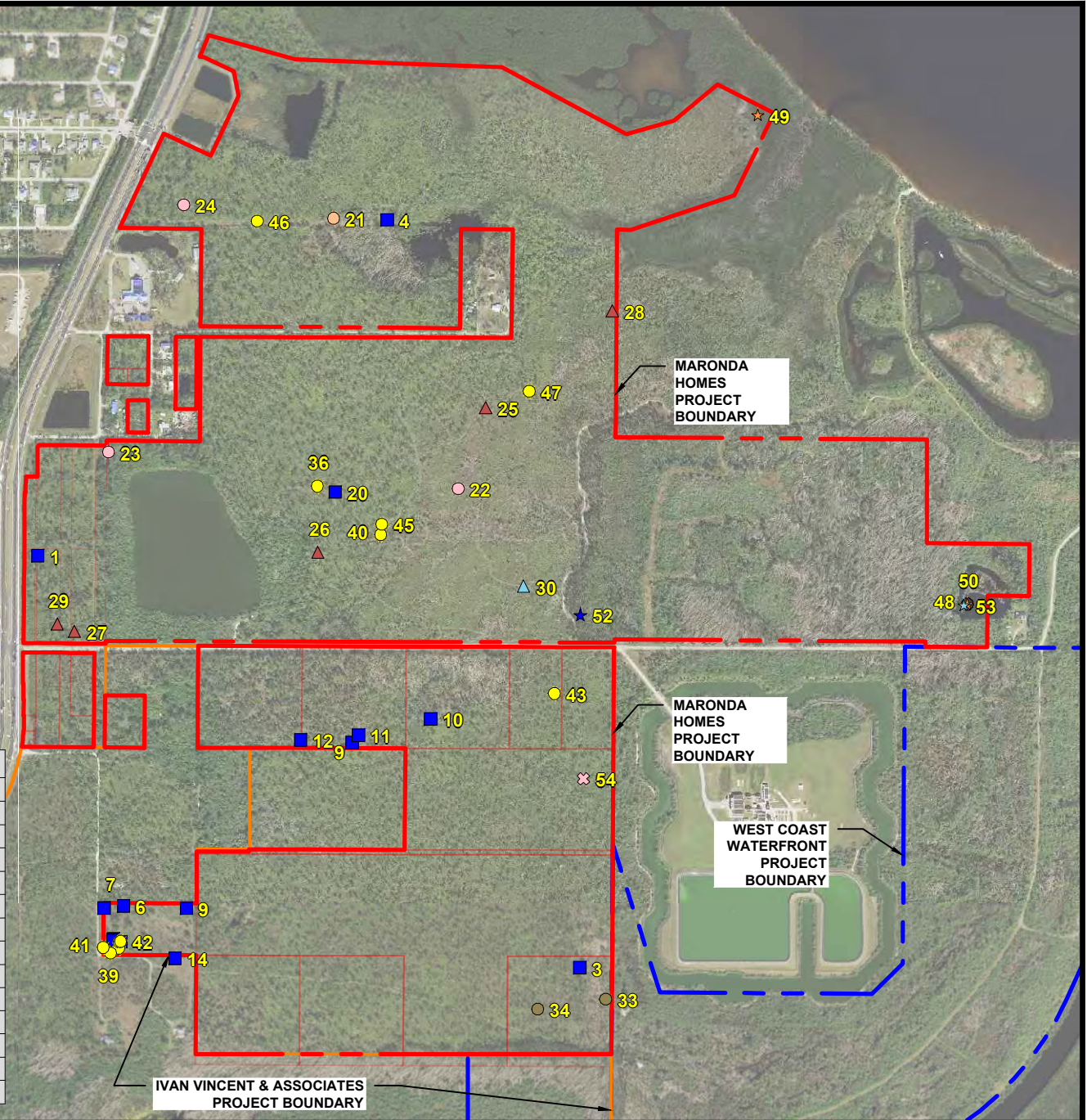
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DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	05-09-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	01 OF 16	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 03,04,33,34 TOWNSHIP- 40,31 RANGE- 21E





SPECIES LEGEND	
TYPE	
●	Potentially Occupied Gopher Tortoise Burrow
■	Abandoned Gopher Tortoise Burrow
○	American alligator
●	Bald eagle
×	Destroyed Bald Eagle Nest
●	Little blue heron
●	Roseate spoonbill
★	Tricolored heron
★	Wading bird breeding co
★	Wood stork
★	Wood stork flyover
▲	Cavity tree
▲	Cavity tree 100 ft north



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# MARONDA HOMES SPECIES NORTH

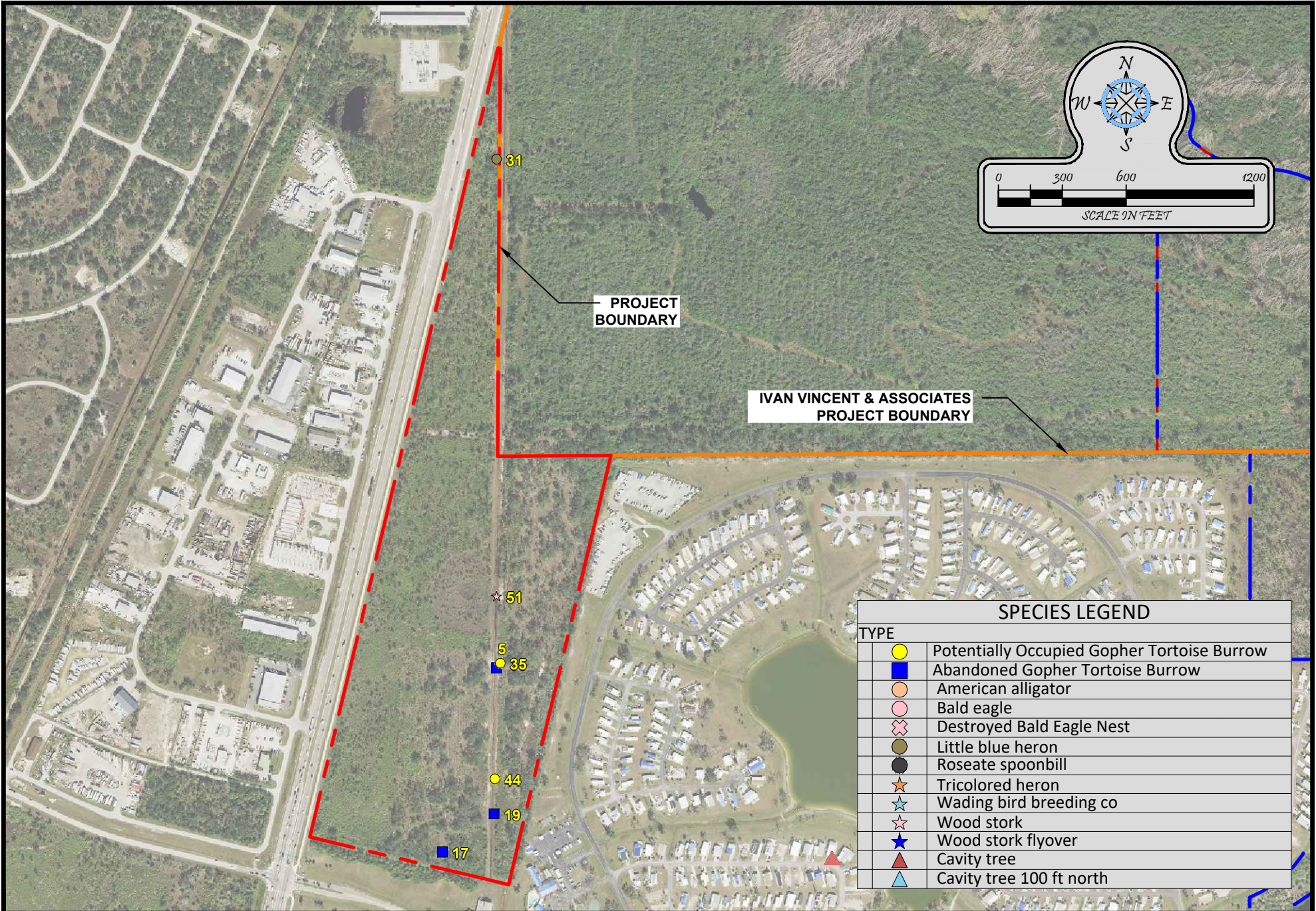
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THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

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CREATED:	05-09-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	02 OF 16	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 03,04,33,34 TOWNSHIP- 40,31 RANGE- 21E





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# MARONDA HOMES

## SPECIES SOUTH

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	JH	REV	REV BY	DATE	CHK BY	CHANGED
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CREATED:	05-09-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	03 OF 16	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 03.04,33,34 TOWNSHIP- 40,31 RANGE- 21E



SPECIES TABLE

ID#	Species Type	Latitude	Longitude
1	Abadoned Gopher Tortoise Burrow	26.939431	-82.218068
2	Abadoned Gopher Tortoise Burrow	26.932680	-82.216429
3	Abadoned Gopher Tortoise Burrow	26.932236	-82.207464
4	Abadoned Gopher Tortoise Burrow	26.945322	-82.211255
5	Abadoned Gopher Tortoise Burrow	26.920486	-82.223004
6	Abadoned Gopher Tortoise Burrow	26.933306	-82.216380
7	Abadoned Gopher Tortoise Burrow	26.933272	-82.216763
9	Abadoned Gopher Tortoise Burrow	26.936173	-82.211919
9	Abadoned Gopher Tortoise Burrow	26.933266	-82.215153
10	Abadoned Gopher Tortoise Burrow	26.936589	-82.210386
11	Abadoned Gopher Tortoise Burrow	26.936303	-82.211801
12	Abadoned Gopher Tortoise Burrow	26.936219	-82.212927
13	Abadoned Gopher Tortoise Burrow	26.932697	-82.216579
14	Abadoned Gopher Tortoise Burrow	26.932393	-82.215373
15	Abadoned Gopher Tortoise Burrow	26.932727	-82.216577
16	Abadoned Gopher Tortoise Burrow	26.932719	-82.216585
17	Abadoned Gopher Tortoise Burrow	26.918109	-82.223775
18	Abadoned Gopher Tortoise Burrow	26.932702	-82.216587
19	Abadoned Gopher Tortoise Burrow	26.918603	-82.223032
20	Abadoned Gopher Tortoise Burrow	26.940556	-82.212261
21	American alligator	26.945347	-82.212300
22	Bald eagle	26.940618	-82.209855
23	Bald eagle	26.941248	-82.216690
24	Bald eagle	26.945576	-82.215228
25	Cavity tree	26.942036	-82.209328
26	Cavity tree	26.939500	-82.212598
27	Cavity tree	26.938110	-82.217349

SPECIES TABLE

ID#	Species Type	Latitude	Longitude
28	Cavity tree	26.943734	-82.206857
29	Cavity tree	26.938237	-82.217686
30	Cavity tree 100 ft north	26.938914	-82.208579
31	Little blue heron	26.927058	-82.223013
32	Little blue heron	26.938613	-82.199911
33	Little blue heron	26.931689	-82.206962
34	Little blue heron	26.931514	-82.208290
35	Potentially Occupied Gopher Tortoise Burrow	26.920549	-82.222947
36	Potentially Occupied Gopher Tortoise Burrow	26.940657	-82.212609
37	Potentially Occupied Gopher Tortoise Burrow	26.932569	-82.216473
38	Potentially Occupied Gopher Tortoise Burrow	26.932673	-82.216465
39	Potentially Occupied Gopher Tortoise Burrow	26.932479	-82.216635
40	Potentially Occupied Gopher Tortoise Burrow	26.939814	-82.211370
41	Potentially Occupied Gopher Tortoise Burrow	26.932579	-82.216776
42	Potentially Occupied Gopher Tortoise Burrow	26.932687	-82.216439
43	Potentially Occupied Gopher Tortoise Burrow	26.937036	-82.207974
44	Potentially Occupied Gopher Tortoise Burrow	26.919055	-82.223020
45	Potentially Occupied Gopher Tortoise Burrow	26.939996	-82.211351
46	Potentially Occupied Gopher Tortoise Burrow	26.945295	-82.213791
47	Potentially Occupied Gopher Tortoise Burrow	26.942323	-82.208476
48	Roseate spoonbill	26.938613	-82.199911
49	Tricolored heron	26.947168	-82.204019
50	Tricolored heron	26.938613	-82.199911
51	Wood stork	26.921415	-82.223003
52	Wood stork flyover	26.938417	-82.207468
53	Wading bird breeding co	26.938597	-82.199977
54	Destroyed Bald Eagle Nest	26.935833	-82.207667



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 Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

# MARONDA HOMES

## SPECIES TABLE

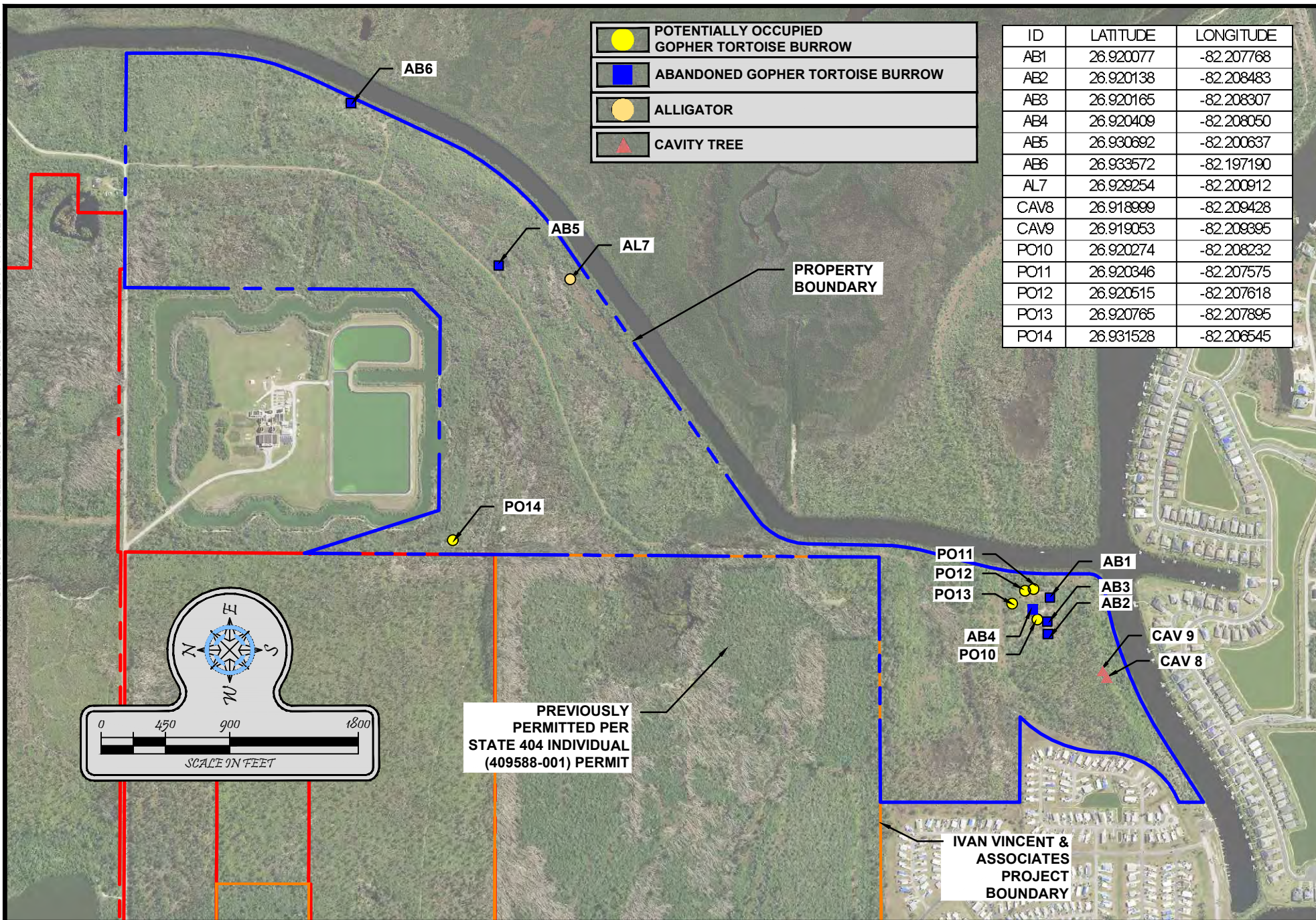
RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	JH	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	05-09-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	04 OF 16	4.	-	-	-	-
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SECTION- 03.04.33.34 TOWNSHIP- 40 RANGE- 21E





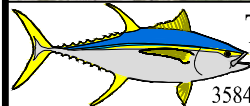
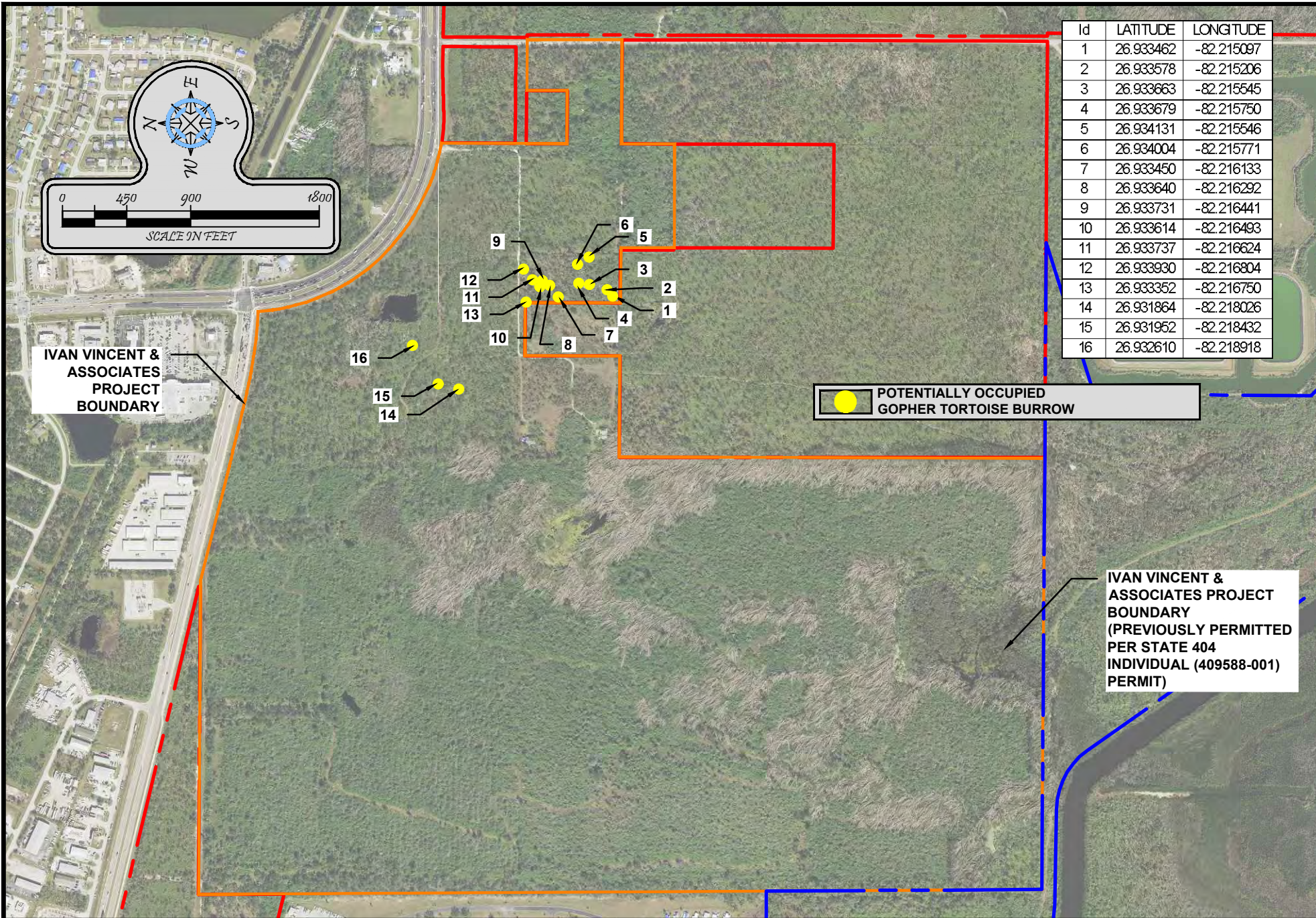
 **Turrell, Hall & Associates, Inc.**  
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3584 Exchange Ave. Naples, FL 34104-3732  
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**MARONDA HOMES**  
**WEST CAOST WATERFRONT - SPECIES MAP**

DESIGNED:	JH	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-03-24	3.	-	-	-	-
JOB NO.:	23103.01	4.	-	-	-	-
SHEET NO.:	05 OF 16	5.	-	-	-	-

SECTION- 03,04,33,34 TOWNSHIP- 40,31 RANGE- 21E





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# MARONDA HOMES

## IVAN VINCENT - SPECIES MAP

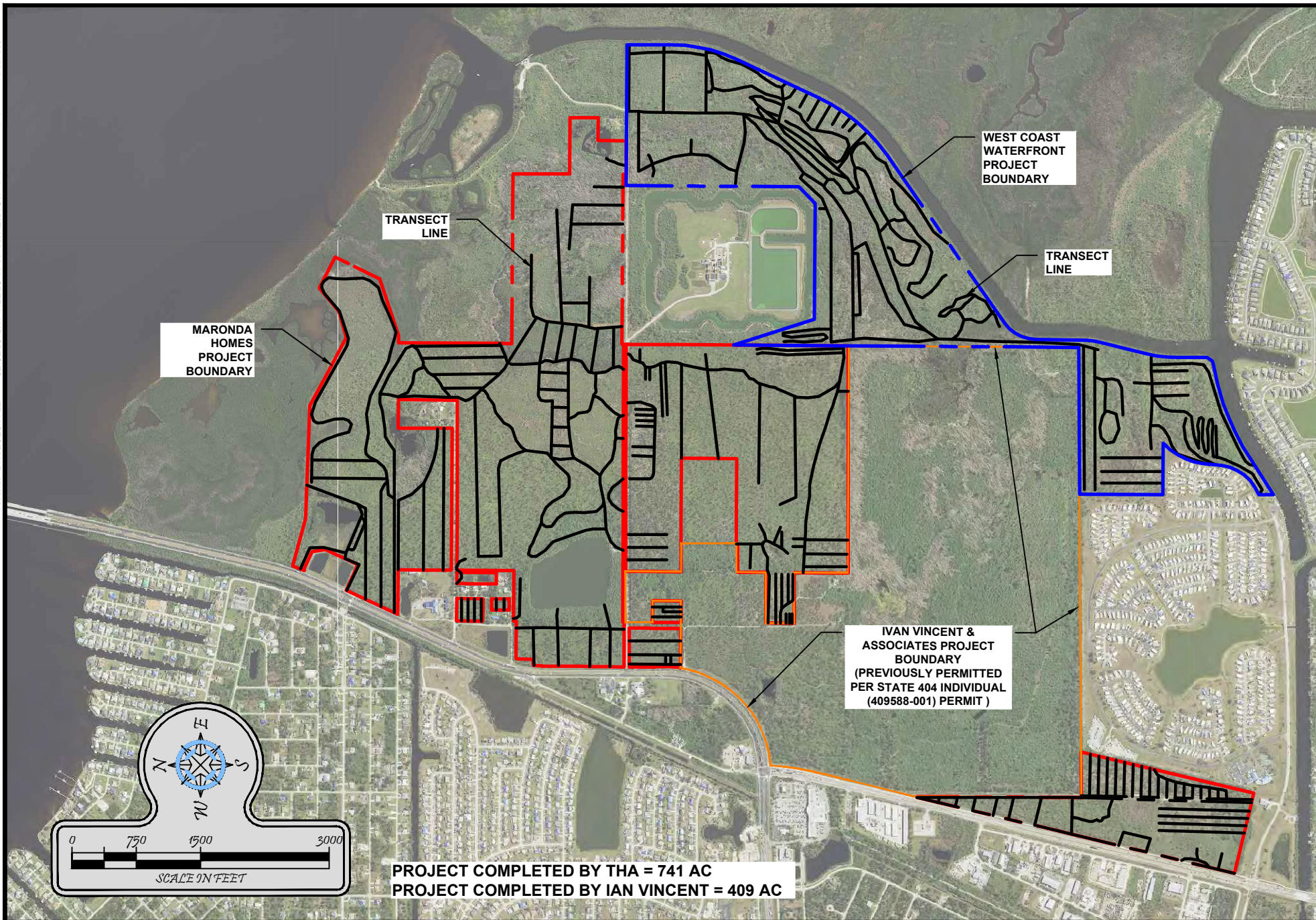
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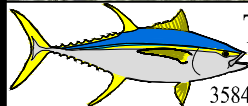
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JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	06 OF 16	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 03,04,33,34 TOWNSHIP- 40,34 RANGE- 21E





PROJECT COMPLETED BY THA = 741 AC  
PROJECT COMPLETED BY IAN VINCENT = 409 AC



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# MARONDA HOMES

## TRANSECT MAP

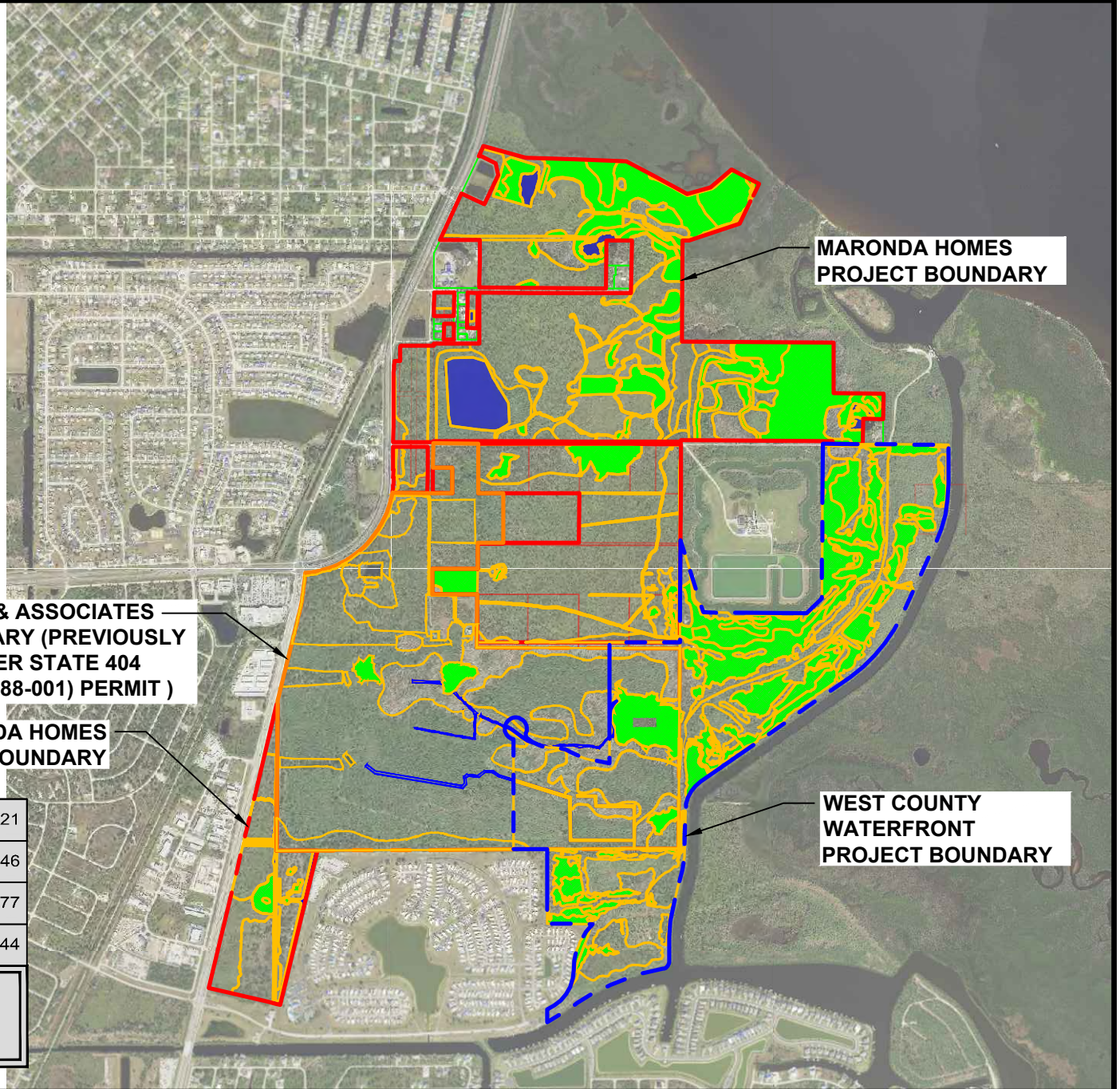
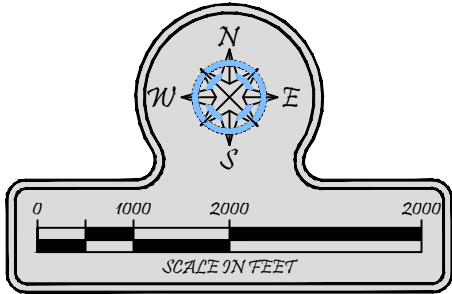
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DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	06-03-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	07 OF 16	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 03,04,33,34 TOWNSHIP- 40,31 RANGE- 21E








**IVAN VINCENT & ASSOCIATES  
PROJECT BOUNDARY (PREVIOUSLY  
PERMITTED PER STATE 404  
INDIVIDUAL (409588-001) PERMIT )**

**MARONDA HOMES  
PROJECT BOUNDARY**

**MARONDA HOMES  
PROJECT BOUNDARY**

**WEST COUNTY  
WATERFRONT  
PROJECT BOUNDARY**

	UPLAND (ACRES):	859.21
	WETLAND (ACRES):	258.46
	WATER (ACRES):	32.77
	PROJECT (ACRES):	1150.44
<b>NOTES:</b>		
• THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.		
• SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE"		
• SURVEY DATED: MM-DD-YYYY		



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# MARONDA HOMES FLUCFCS OVERALL

RY NO. 5875

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

DESIGNED:	AP	REV	REV BY	DATE	CHK BY	CHANGED
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CREATED:	06-04-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	08 OF 16	4.	-	-	-	-
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SECTION- 03,04,33,34 TOWNSHIP- 40,31 RANGE- 21E

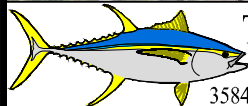
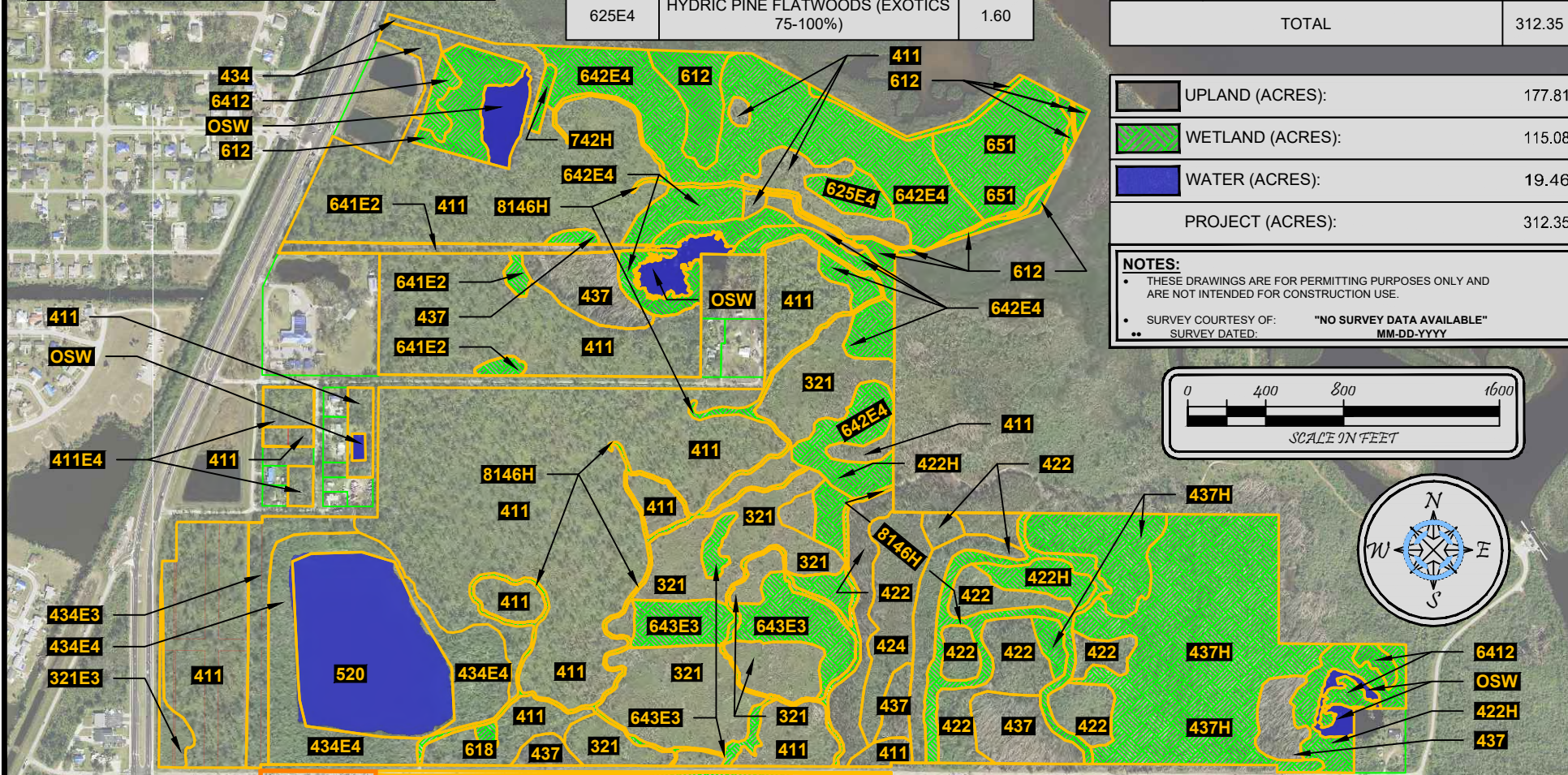
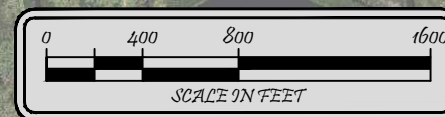


FLUCFCS	DESCRIPTION	ACRES
434E3	HARDWOOD - CONIFEROUS MIXED (EXOTICS 75-100%)	4.14
434E4	HARDWOOD - CONIFEROUS MIXED (EXOTICS 75-100%)	11.02
437	AUSTRALIAN PINES	13.13
437H	AUSTRALIAN PINES - HYDRIC	24.69
520	LAKES	18.21
612	MANGROVE SWAMPS	8.52
612E4	MANGROVE SWAMPS (EXOTICS 75-100%)	17.89
625E4	HYDRIC PINE FLATWOODS (EXOTICS 75-100%)	1.60

FLUCFCS	DESCRIPTION	ACRES
641E2	FRESHWATER MARSHES (EXOTICS 25-50%)	0.90
6412	CATTAILS	1.52
642E4	SALTWATER MARSHES (EXOTICS 75-100%)	26.23
643E3	WET PRAIRIES (EXOTICS 50-75%)	8.19
651	TIDAL FLATS	7.15
742H	BORROW AREAS - HYDRIC	0.45
8146H	PRIMITIVE TRAILS - HYDRIC	9.58
OSW	OTHER SURFACE WATERS	1.25
TOTAL		312.35

	UPLAND (ACRES):	177.81
	WETLAND (ACRES):	115.08
	WATER (ACRES):	19.46
	PROJECT (ACRES):	312.35

• SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE"  
• SURVEY DATED: MM-DD-YYYY



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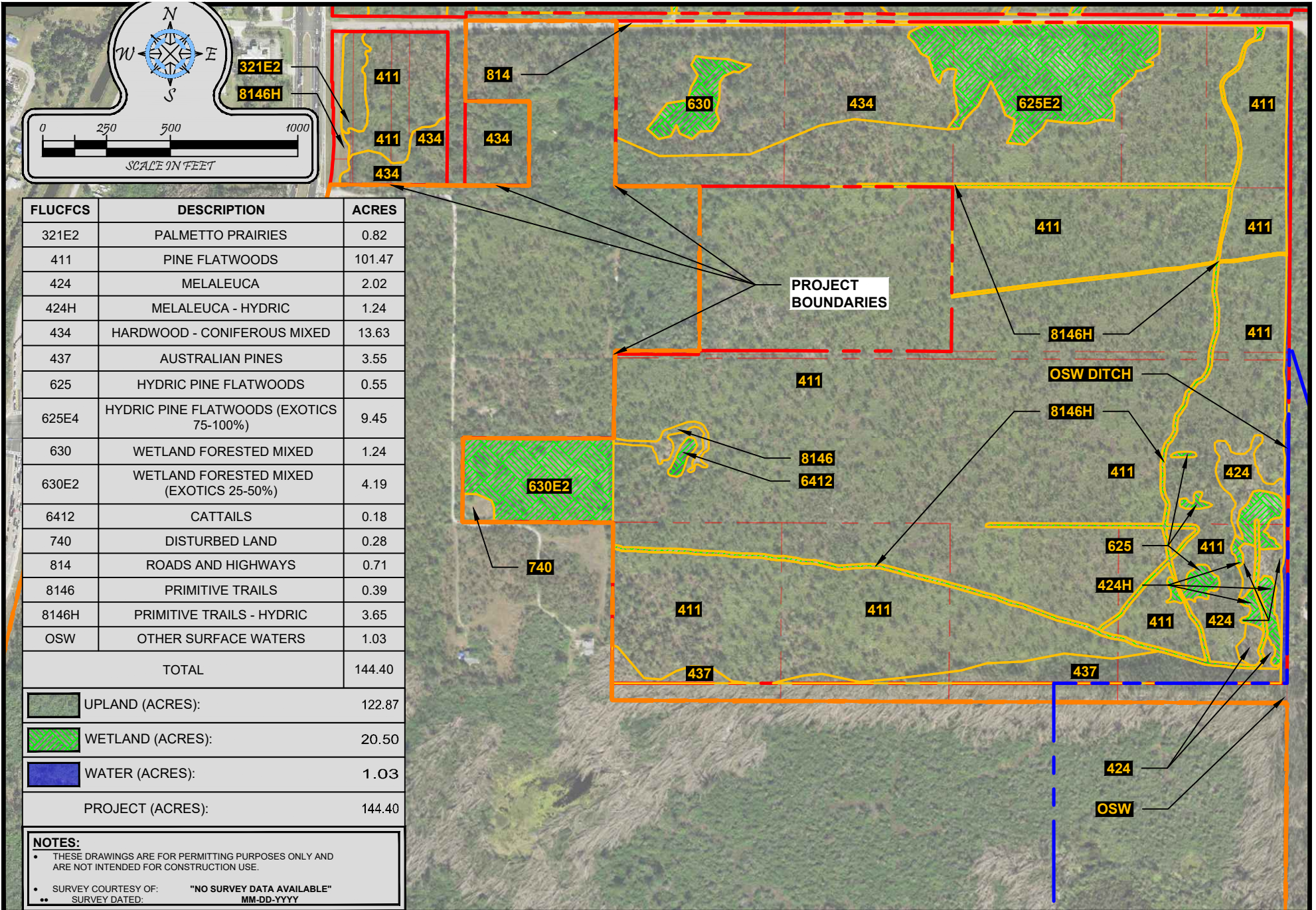
**MARONDA HOMES**  
MARONDA HOMES - FLUCFCS NORTH

RY NO. 5875

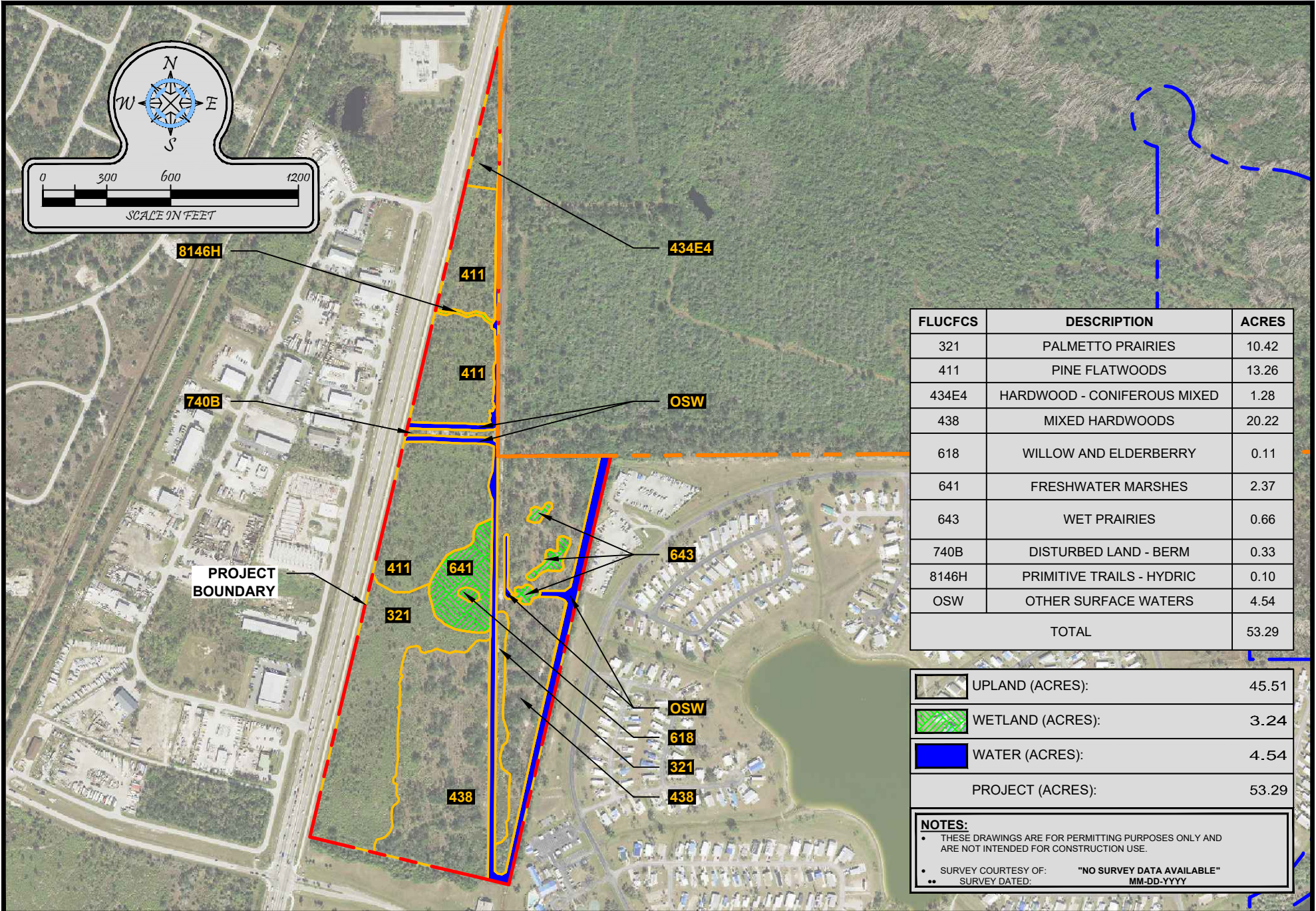
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DESIGNED:	AP	REV	REV BY	DATE	CHK BY	CHANGED
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DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-04-24	3.	-	-	-	-
JOB NO.:	23103.01	4.	-	-	-	-
SHEET NO.:	09 OF 16	5.	-	-	-	-
SECTION- 03.04.33.34 TOWNSHIP- 40 S 41 E RANGE- 21 E						









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Marine & Environmental Consulting

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**MARONDA HOMES**

**MARONDA HOMES - FLUCFCS SOUTH**

RY NO. 5875

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DESIGNED:	AP	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	06-04-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	11 OF 16	4.	-	-	-	-
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
SECTION- 03,04,33,34 TOWNSHIP- 40,31 RANGE- 21E

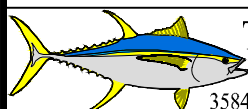


NORTH		
FLUCFCS	DESCRIPTION	ACRES
321	PALMETTO PRAIRIES	26.22
321E3	PALMETTO PRAIRIES (EXOTICS 50-75%)	1.18
411	PINE FLATWOODS	97.23
411H	PINE FLATWOODS - HYDRIC	5.28
411E4	PINE FLATWOODS (EXOTICS 75-100%)	1.83
422	BRAZILIAN PEPPER	18.08
422H	BRAZILIAN PEPPER - HYDRIC	3.08
424	MELALEUCA	4.98
434E3	HARDWOOD - CONIFEROUS MIXED (EXOTICS 75-100%)	4.14
434E4	HARDWOOD - CONIFEROUS MIXED (EXOTICS 75-100%)	11.02
437	AUSTRALIAN PINES	13.13
437H	AUSTRALIAN PINES - HYDRIC	24.69
520	LAKES	18.21
612	MANGROVE SWAMPS	8.52
612E4	MANGROVE SWAMPS (EXOTICS 75-100%)	17.89
625E4	HYDRIC PINE FLATWOODS (EXOTICS 75-100%)	1.60
641E2	FRESHWATER MARSHES (EXOTICS 25-50%)	0.90
6412	CATTAILS	1.52
642E4	SALTWATER MARSHES (EXOTICS 75-100%)	26.23
643E3	WET PRAIRIES (EXOTICS 50-75%)	8.19
651	TIDAL FLATS	7.15
742H	BORROW AREAS - HYDRIC	0.45
8146H	PRIMITIVE TRAILS - HYDRIC	9.58
OSW	OTHER SURFACE WATERS	1.25
TOTAL		312.35

CENTER		
FLUCFCS	DESCRIPTION	ACRES
321E2	PALMETTO PRAIRIES	0.82
411	PINE FLATWOODS	101.47
424	MELALEUCA	2.02
424H	MELALEUCA - HYDRIC	1.24
434	HARDWOOD - CONIFEROUS MIXED	13.63
437	AUSTRALIAN PINES	3.55
625	HYDRIC PINE FLATWOODS	0.55
625E4	HYDRIC PINE FLATWOODS (EXOTICS 75-100%)	9.45
630	WETLAND FORESTED MIXED	1.24
630E2	WETLAND FORESTED MIXED (EXOTICS 25-50%)	4.19
6412	CATTAILS	0.18
740	DISTURBED LAND	0.28
814	ROADS AND HIGHWAYS	0.71
8146	PRIMITIVE TRAILS	0.39
8146H	PRIMITIVE TRAILS - HYDRIC	3.65
OSW	OTHER SURFACE WATERS	1.03
TOTAL		144.40

SOUTH		
FLUCFCS	DESCRIPTION	ACRES
321	PALMETTO PRAIRIES	10.42
411	PINE FLATWOODS	13.26
434E4	HARDWOOD - CONIFEROUS MIXED	1.28
438	MIXED HARDWOODS	20.22
618	WILLOW AND ELDERBERRY	0.11
641	FRESHWATER MARSHES	2.37
643	WET PRAIRIES	0.66
740B	DISTURBED LAND - BERM	0.33
8146H	PRIMITIVE TRAILS - HYDRIC	0.10
OSW	OTHER SURFACE WATERS	4.54
TOTAL		53.29

	UPLAND (ACRES):	346.19
	WETLAND (ACRES):	138.82
	WATER (ACRES):	25.03
PROJECT (ACRES):		510.04
<b>NOTES:</b> <ul style="list-style-type: none"> <li>THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.</li> <li>SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE"</li> <li>SURVEY DATED: MM-DD-YYYY</li> </ul>		



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# **MARONDA HOMES** **MARONDA HOMES - FLUCFCS SUMMARY**

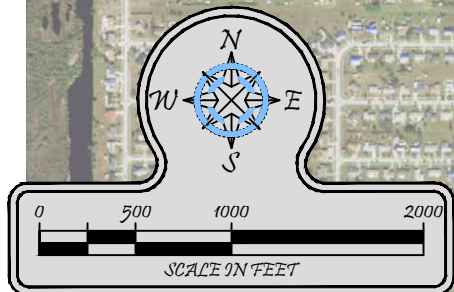
RY NO. 5875

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DESIGNED:	AP	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	06-04-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	12 OF 16	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 03,04,33,34 TOWNSHIP- 40,31 RANGE- 21E





IVAN VINCENT AND ASSOCIATES		
FLUCFCS	DESCRIPTION	ACRES
110	RESIDENTIAL	0.67
190	OPEN LAND	1.17
320	SHRUB AND BRUSHLAND	6.13
411	PINE FLATWOODS	30.06
422	BRAZILIAN PEPPER	211.80
424	MELALEUCA	2.36
425D	DISTURBED TEMPERATE HARDWOODS	21.06
434	HARDWOOD/CONIFER, MIXED	33.77
434D	DISTURBED HARDWOOD/CONIFER, MIXED	4.92
437	AUSTRALIAN PINE	63.72
510D	DITCH	4.77
740	DISTURBED LAND	6.85
740H	DISTURBED LAND - HYDRIC	18.85
742	BORROW AREA	1.70
814	ROADS AND HIGHWAYS	1.34
TOTAL		409.17

	UPLAND (ACRES):	383.85
	WETLAND (ACRES):	18.85
	WATER (ACRES):	6.47
PROJECT (ACRES):		409.17

#### NOTES:

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## MARONDA HOMES

### IVAN VINCENT - FLUCFCS

RY NO. 5875

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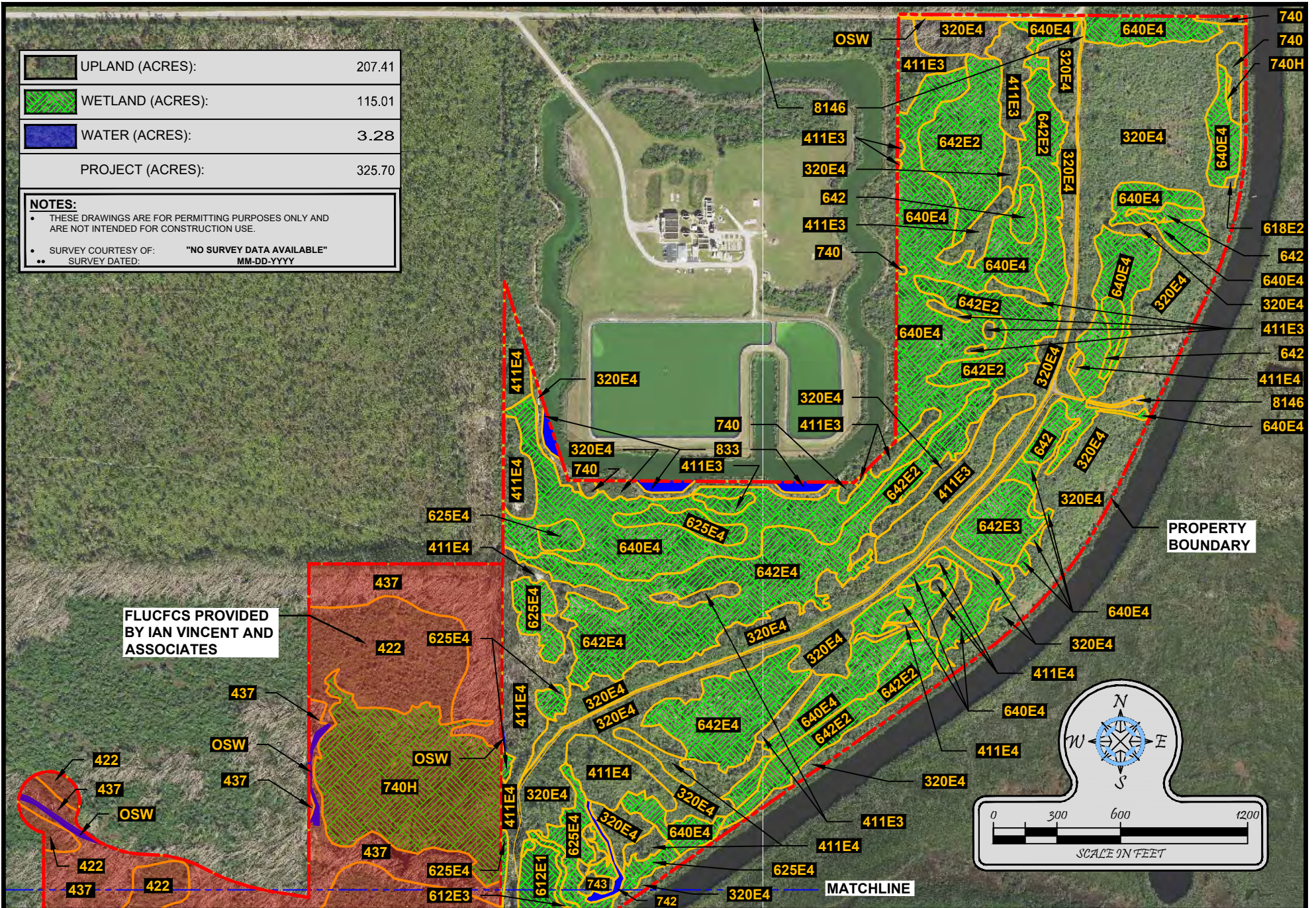
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DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	06-04-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	13 OF 16	4.	-	-	-	-
		5.	-	-	-	-
SECTION- 04,09		TOWNSHIP- 41 S		RANGE- 21 E		



	UPLAND (ACRES):	207.41
	WETLAND (ACRES):	115.01
	WATER (ACRES):	3.28
	PROJECT (ACRES):	325.70

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- SURVEY DATED: MM-DD-YYYY



FLUCFCS PROVIDED  
BY IAN VINCENT AND  
ASSOCIATES



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Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

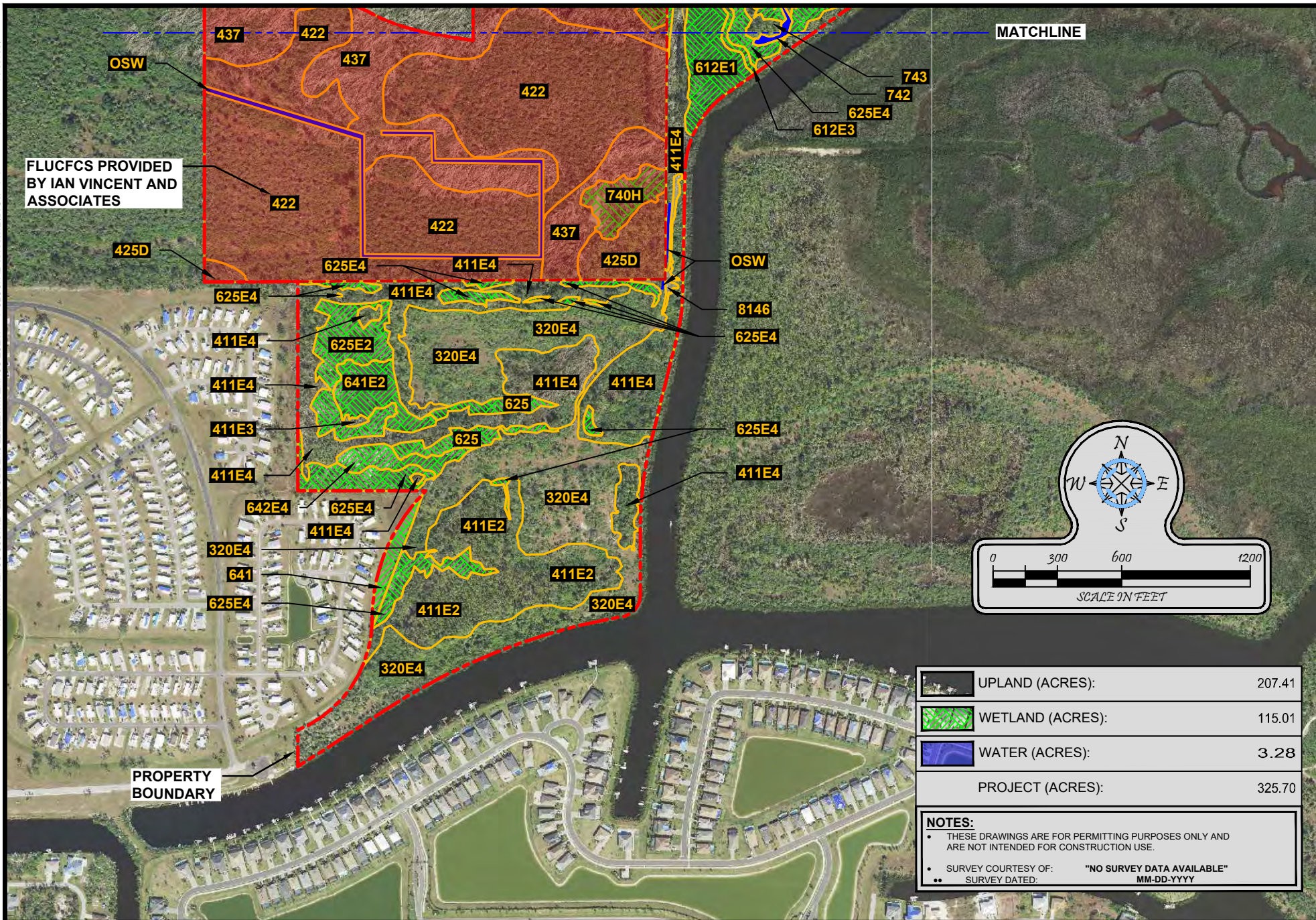
# **MARONDA HOMES** WEST COUNTY WATERFRONT PROJECT - FLUCCS NORTH

RY NO. 5875

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DESIGNED:	AP	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	06-04-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	14 OF 16	4.	-	-	-	-
		5.	-	-	-	-
SECTION- 03.09.10		TOWNSHIP- 41 S		RANGE- 21 E		





**Turrell, Hall & Associates, Inc.**  
Marine & Environmental Consulting  
84 Exchange Ave. Naples, FL 34104-3732  
Phone: (239) 643-0166 Fax: (239) 643-6632

# MARONDA HOMES

WEST COUNTY WATERFRONT PROJECT - FLUCCS SOUTH

RY NO. 5875

**THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.**

DESIGNED:	AP	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	06-04-24	3.	-	-	-	-
JOB NO.:	23103.01	4.	-	-	-	-
SHEET NO.:	15 OF 16	5.	-	-	-	-

**SECTION- 03.09.10**
**TOWNSHIP- 41S**
**RANGE- 21E**



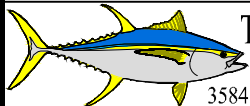
FLUCFCS	DESCRIPTION	ACRES
320E4	SHRUB AND BRUSHLAND (EXOTICS 75-100%)	76.94
411E2	PINE FLATWOODS (EXOTICS 25-50%)	9.55
411E3	PINE FLATWOODS (EXOTICS 50-75%)	9.78
411E4	PINE FLATWOODS (EXOTICS 75-100%)	29.25
612E1	MANGROVE SWAMPS (EXOTICS 0-25%)	2.75
612E3	MANGROVE SWAMPS (EXOTICS 50-75%)	0.47
618E4	WILLOW AND ELDERBERRY (EXOTICS 75-100%)	0.05
625	HYDRIC PINE FLATWOODS	1.69
625E2	HYDRIC PINE FLATWOODS (EXOTICS 25-50%)	3.15
625E4	HYDRIC PINE FLATWOODS (EXOTICS 75-100%)	10.56
640E4	VEGETATED NON-FORESTED WETLANDS (EXOTICS 75-100%)	39.38
641	FRESHWATER MARSHES	0.71
641E2	FRESHWATER MARSHES (EXOTICS 25-50%)	1.90
642	SALTWATER MARSHES	2.25
642E2	SALTWATER MARSHES (EXOTICS 25-50%)	17.03
642E3	SALTWATER MARSHES (EXOTICS 50-75%)	2.44
642E4	SALTWATER MARSHES (EXOTICS 75-100%)	18.35
740	DISTURBED LAND	1.06
740H	DISTURBED LAND HYDRIC	0.06
742	BORROW AREAS	0.36
743	SPOIL AREAS	0.54
8146	PRIMITIVE/TRAILS	2.05
833	WATER SUPPLY PLANTS	0.73
OSW	OTHER SURFACE WATER	0.18
TOTAL		231.23

UPLANDS		
FLUCFCS	DESCRIPTION	ACRES
320E4	SHRUB AND BRUSHLAND (EXOTICS 75-100%)	76.94
411E2	PINE FLATWOODS (EXOTICS 25-50%)	9.55
411E3	PINE FLATWOODS (EXOTICS 50-75%)	9.78
411E4	PINE FLATWOODS (EXOTICS 75-100%)	29.25
740	DISTURBED LAND	1.06
743	SPOIL AREAS	0.54
8146	PRIMITIVE/TRAILS	2.05
TOTAL		129.17

WATER		
FLUCFCS	DESCRIPTION	ACRES
742	BORROW AREAS	0.36
833	WATER SUPPLY PLANTS	0.73
OSW	OTHER SURFACE WATER	0.18
TOTAL		1.27

WETLANDS		
FLUCFCS	DESCRIPTION	ACRES
612E1	MANGROVE SWAMPS (EXOTICS 0-25%)	2.75
612E3	MANGROVE SWAMPS (EXOTICS 50-75%)	0.47
618E4	WILLOW AND ELDERBERRY (EXOTICS 75-100%)	0.05
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642E3	SALTWATER MARSHES (EXOTICS 50-75%)	2.44
642E4	SALTWATER MARSHES (EXOTICS 75-100%)	18.35
740H	DISTURBED LAND HYDRIC	0.06
TOTAL		100.79

IVAN VINCENT AND ASSOCIATES - OVERLAP		
FLUCFCS	DESCRIPTION	ACRES
422	BRAZILIAN PEPPER	49.45
425D	DISTURBED TEMPERATE HARDWOODS	2.84
437	AUSTRALIAN PINE	25.95
740H	HYDRIC DISTURBED LAND	14.22
OSW	OTHER SURFACE WATER	2.01
TOTAL		94.47



**Turrell, Hall & Associates, Inc.**  
Marine & Environmental Consulting

3584 Exchange Ave. Naples, FL 34104-3732

Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

# MARONDA HOMES

## WEST COUNTY WATERFRONT PROJECT - FLUCCS TABLE

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	AP	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	06-04-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	16 OF 16	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 03,09,10 TOWNSHIP- 41 S RANGE- 21 E



# Traffic Impact Study

May 23, 2024

Mr. Ravi Kamarajugadda, GISP  
Project Manager  
Charlotte County Public Works Department  
7000 Florida Street  
Punta Gorda, Florida 33950

RE: *Harbor Village*  
*Charlotte County, Florida*  
*Comprehensive Plan Amendment Traffic Impact Study*

Dear Mr. Bing:

A Transportation Impact Study (TIS) has been prepared for the Harbor Village development generally located east of S McCall Road and Gasparilla Road, in Charlotte County, Florida. The site location and the conceptual site plan are attached for reference.

In accordance with *Charlotte County Engineering Design Manual Part 7 Traffic Impact Statement*, this analysis includes an evaluation of the transportation impacts of the proposed Comprehensive Plan Amendment (CPA) for the short-term (2029) and long-term (2045) periods.

## **NARRATIVE**

The Applicant is undertaking a CPA for the subject property generally located east of S McCall Road and Gasparilla Road, in Charlotte County, Florida. The approved Future Land Use (FLU) for the site is Compact Growth Mixed Use (CGMU). The Applicant is seeking to change the FLU to reduce the amount of CGMU to add areas for Preserve and update the Master Development Plan/Pattern Book. Currently, the site is approved for the following land uses and maximum densities:

- 3,960 single family dwelling units
- 1,509,807 square feet of commercial

The project site is now proposed to consist of the following land uses and maximum densities:

- 3,475 single family dwelling units
- 1,000,000 square feet of commercial
- 400,000 square feet of industrial

This analysis evaluates the transportation impacts associated with the proposed CPA on the nearby study area roadway network. Specifically, the transportation impacts were evaluated for the short-term (2029) period and long-term (2045) period.



### Project Trip Generation

The anticipated project trip generation for the proposed development was based upon the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition, for the approved and proposed densities. The following Land Use Codes (LUC) were utilized:

- LUC 210 (Single-Family Detached Housing)
- LUC 820 (Shopping Center (>150K))
- LUC 110 (General Light Industrial)

As identified in Table 1, the proposed development is anticipated to reduce the previously approved project trips by 745 net, new p.m. peak-hour trips (-439 entering, -304 exiting). Internal capture was calculated based upon ITE 3<sup>rd</sup> Edition and pass-by rates were considered for LUC 820. According to the pass-by rates provided in ITE's *Trip Generation Manual* 11<sup>th</sup> Edition, LUC 820 has a pass-by rate of 19%.

Table 1: P.M. Peak-Hour Trip Generation

Condition	ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		GROSS TRIPS			INTERNAL CAPTURE		PASS-BY CAPTURE		NET, NEW TRIPS		
	Land Use	ITE Code	Scale	Units	In	Out	In	Out	Total	%	Trips	%	Trips	In	Out	Total
Approved	Single-Family Detached Housing	210	3,960	DU	63%	37%	1,988	1,168	3,156	23.1%	730	0.0%	0	1,623	803	2,426
	Shopping Center (>150k)	820	1,509.8	KSF	48%	52%	1,913	2,072	3,985	18.3%	730	19.0%	618	1,239	1,398	2,637
	Total Approved Trips						3,901	3240	7,141	--	1,460	--	618	2,862	2,201	5,063
Proposed	Single-Family Detached Housing	210	3,475	DU	63%	37%	1,758	1,033	2,791	19.4%	542	0.0%	0	1,487	762	2,249
	Shopping Center (>150k)	820	1,000	KSF	48%	52%	1,422	1,540	2,962	18.3%	542	19.0%	460	921	1,039	1,960
	General Light Industrial	110	400	KSF	14%	88%	15	94	109	0.0%	0	0.0%	0	15	96	109
	Total Proposed Trips						3,195	2,667	5,862	--	1,084	--	460	2,423	1,897	4,318
Net, New Project Trips (Proposed – Approved)							-706	-573	-1,279	--	-376	--	-158	-439	-304	-745

### Scheduled Improvements

The Work Programs for Charlotte County, Florida Department of Transportation (FDOT) District 1, developer committed improvements, and the Capital Improvement Program (CIP) for Charlotte County were reviewed for capacity enhancing improvements, which are currently planned and funded for construction within the immediate vicinity of the project site. Based upon this review, there are

no anticipated improvements within the study impact area. The existing lane geometry was used in the analysis of existing and future roadway conditions for the study roadway segments.

### **Project Trip Distribution**

The project traffic attributed to the development was distributed to the roadway network from the project site. Trip distribution and assignment was based upon the results of the select zone analysis using the FDOT District One Florida Standard Union Transportation Model Structure (FSUTMS) planning model, specifically the Existing plus Committed (E+C) network. The trip distribution model output is provided for reference.

### **Short-Term (2029) and Long-Term (2045) Study Area**

The study area roadway segments are those that are defined as significantly impacted roadways, with the project traffic representing 5.0% or greater of the available roadway capacity within a five-mile radius of the project site, per the *Charlotte County: 2023 Roadway Level of Service Data* report. As shown in Table 1, the proposed trips are anticipated to reduce in comparison to the approved trips. Therefore, only the first directly accessed roadway segments were included in the study area roadway network as follows:

- CR 771 from Marathon Boulevard to SR 776
- SR 776 from CR 771 to El Jobean Bridge

### **Short-Term (2029) Future Traffic Volume Development**

In accordance with Part 7 (Traffic Impact Statement) of the *Charlotte County Engineering Design Manual*, service volumes and peak-hour traffic volumes included in the *Charlotte County: 2023 Roadway Level of Service Data* report were utilized for the analysis of existing roadway conditions.

Future traffic volumes consist of two components: project traffic and background (non-project traffic) traffic estimates. Future background traffic is defined as the growth of existing traffic forecasted to the short-term analysis year for the proposed development by applying the respective growth rates provided in the *Charlotte County: 2023 Roadway Level of Service Data* report to the existing volumes. Traffic volumes were grown to the short-term year of 2029.

Project trips identified in Table 1 were assigned to the distribution for the p.m. peak-hour. Proposed project traffic was added to future background volumes to determine future total (2029) volumes at the study intersections.

## ROADWAY ANALYSIS

### Short-Term Roadway Analysis

#### Existing Roadway Conditions Analysis

A generalized roadway analysis was conducted for the study roadway segments using the existing p.m., peak-hour traffic volumes provided in the *Charlotte County: 2023 Roadway Level of Service Data* report. As indicated in Table 2, the study roadway segments currently operate at an acceptable LOS during the existing condition except for the roadway segment of SR 776 from CR 771 to El Jobean Bridge.

Table 2: Existing Peak-Hour Roadway Conditions

Roadway	From	To	Service Volumes		Existing (2024) Volume <sup>1</sup>	Greater Than LOS D Standard?
			Existing Laneage	LOS D Service Volume		
				Peak-Hour Two-Way Volume <sup>1</sup>		
CR 771	Marathon Blvd	SR 776	4D	3,222	1,767	No
SR 776	CR 771	El Jobean Bridge	4D	3,222	3,417	Yes

1. Obtained from the *Charlotte County 2023 Roadway Level of Service Data*

#### 2029 Background Roadway Conditions Analysis

A generalized roadway analysis was conducted for the study roadway segments using the future background peak-hour traffic volumes. As indicated in Table 3, the study roadway segments are anticipated to operate at an acceptable LOS during the future background condition except for the roadway segment of SR 776 from CR 771 to El Jobean Bridge.

Table 3: Short-Term Background Peak-Hour Roadway Conditions

Roadway	From	To	Service Volumes		Existing (2024) Volume <sup>1</sup>	Background (2029) Volume <sup>2</sup>	Greater Than LOS D Standard?
			Existing Laneage	LOS D Service Volume			
				Peak-Hour Two-Way Volume <sup>1</sup>			
CR 771	Marathon Blvd	SR 776	4D	3,222	1,767	2,255	No
SR 776	CR 771	El Jobean Bridge	4D	3,222	3,417	3,961	Yes

1. Obtained from the *Charlotte County 2023 Roadway Level of Service Data*

2. Obtained by growing the existing volumes to 2029 using the growth rates provided in *Charlotte County 2023 Roadway Level of Service Data*

According to the Community Planning Act of 2011 (also known as House Bill 7207), improvements to study roadway segments that are identified to be needed for acceptable operations in the future background conditions (without project trips) may be assumed in the 'Background with Improvements' scenario and are not the responsibility of the developer. Based on the background roadway analysis findings, the following Community Planning Act of 2011 improvement was assumed in the roadway analysis:

- SR 776 from CR 771 to El Jobean Bridge
  - Widen from 4-lanes to 6-lanes

The results of the background condition roadway analysis with the Community Planning Act of 2011 Assumed Improvements are summarized in Table 4 and indicate that the study roadway segments are anticipated to operate below the LOS D service volume standard thresholds, during the background conditions scenario with Community Planning Act of 2011 assumed improvements.

Table 4: Short-Term Background Peak-Hour Roadway Conditions with Community Planning Act of 2011 Assumed Improvements

Roadway	From	To	Service Volumes		Existing (2024) Volume <sup>1</sup>	Background (2029) Volume <sup>2</sup>	Greater Than LOS D Standard?
			Existing + Assumed Laneage	LOS D Service Volume			
				Peak-Hour Two-Way Volume			
CR 771	Marathon Blvd	SR 776	4D	3,222 <sup>1</sup>	1,767	2,255	No
SR 776	CR 771	El Jobean Bridge	6D <sup>3</sup>	5,208 <sup>4</sup>	3,417	3,961	No

1. Obtained from the *Charlotte County 2023 Roadway Level of Service Data*
2. Obtained by growing the existing volumes to 2029 using the growth rates provided in *Charlotte County 2023 Roadway Level of Service Data*
3. Community Planning Act Assumed Improvement
4. LOS D Service Volume based upon FDOT's *2023 Multimodal Quality/Level of Service Handbook* for a C3R, 6-Lane roadway.  
(4,960 x 1.05 = 5,208)

### 2029 Future Total Roadway Conditions Analysis

A generalized roadway analysis was conducted for the study roadway segments using the future total p.m. peak-hour traffic volumes. As indicated in Table 5, the study roadway segments are anticipated to operate at an acceptable LOS during the future total conditions with Community Planning Act of 2011 assumed improvements.

Table 5: Short-Term Future Total Peak-Hour Roadway Conditions with Community Planning Act of 2011 Assumed Improvements

Roadway	From	To	Service Volumes		Background (2029) Volume	Project Traffic	Future Total (2029) Volume	Greater Than LOS D Standard?
			Existing + Assumed Laneage	LOS D Service Volume				
				Peak-Hour Two-Way Volume				
CR 771	Marathon Blvd	SR 776	4D	3,222 <sup>1</sup>	2,255	-179	2,076	No
SR 776	CR 771	El Jobean Bridge	6D <sup>2</sup>	5,208 <sup>3</sup>	3,961	-566	3,395	No

1. Obtained from the *Charlotte County 2023 Roadway Level of Service Data*
2. Community Planning Act Assumed Improvement
3. LOS D Service Volume based upon FDOT's *2023 Multimodal Quality/Level of Service Handbook* for a C3R, 6-Lane roadway. (4,960 x 1.05 = 5,208)

## Long-Term (2045) Future Traffic Volume Development

### *Existing Roadway Conditions Analysis*

As previously indicated, a generalized roadway analysis was conducted for the study roadway segments using the existing p.m. peak season, peak-hour traffic volumes provided in the *Charlotte County: 2023 Roadway Level of Service Data* report. As shown in Table 2, the study roadway segments currently operate at an acceptable LOS during the existing condition except for the roadway segment of SR 776 from CR 771 to El Jobean Bridge.

### *2045 Background Roadway Conditions Analysis*

A generalized roadway analysis was conducted for the study roadway segments using future background 2045 traffic volumes. To obtain peak-hour volumes from the District 1 FSUTMS model, the annual average daily traffic (AADT) was multiplied by FDOT's Standard K of 9% to obtain peak hour volumes. The model output is attached for reference. The projected 2045 volumes generated by the District 1 FSUTMS were lower than the existing 2024 traffic volumes provided in the *Charlotte County: 2023 Roadway Level of Service Data* report. Therefore, to provide a conservative analysis, a growth rate of 2% was applied to grow the existing roadway volumes to the long-term analysis year (2045).

As shown in Table 6, the study roadway segment of SR 776 from CR 771 to El Jobean Bridge is anticipated to operate above an acceptable LOS (greater than 1.0) during the 2045 background conditions.



Table 6: Long-Term Background Peak-Hour Roadway Conditions

Roadway	From	To	Service Volumes		Existing (2024) Volumes <sup>1</sup>	Background (2045) Volume <sup>2</sup>	Greater Than LOS D Standard?
			Existing Laneage	LOS D Service Volume			
				Peak-Hour Two-Way Volume <sup>1</sup>			
CR 771	Marathon Blvd	SR 776	4D	3,222	1,767	2,678	No
SR 776	CR 771	El Jobean Bridge	4D	3,222	3,417	5,179	Yes

1. Obtained from the *Charlotte County 2023 Roadway Level of Service Data*

2. Obtained by growing the existing volumes to 2045 by using a growth rate of 2%

Similar to the short-term background conditions analysis, based on the long-term background roadway analysis findings, the following Community Planning Act of 2011 improvement was assumed in the long-term roadway analysis:

- SR 776 from CR 771 to El Jobean Bridge
  - Widen from 4-lanes to 6-lanes

As shown in Table 7, the study roadway segments are anticipated to operate at an acceptable LOS (less than 1.0) during the 2045 background conditions with assumed improvements.

Table 7: Long-Term Background Peak-Hour Roadway Conditions with Community Planning Act of 2011 Assumed Improvements

Roadway	From	To	Service Volumes		Existing (2024) Volumes <sup>1</sup>	Background (2045) Volume <sup>2</sup>	Greater Than LOS D Standard?
			Existing + Assumed Laneage	LOS D Service Volume			
				Peak-Hour Two-Way Volume			
CR 771	Marathon Blvd	SR 776	4D	3,222 <sup>1</sup>	1,767	2,678	No
SR 776	CR 771	El Jobean Bridge	6D <sup>3</sup>	5,208 <sup>4</sup>	3,417	5,179	No

1. Obtained from the *Charlotte County 2023 Roadway Level of Service Data*

2. Obtained by growing the existing volumes to 2045 by using a growth rate of 2%

3. Community Planning Act Assumed Improvement

4. LOS D Service Volume based upon FDOT's *2023 Multimodal Quality/Level of Service Handbook* for a C3R, 6-Lane roadway. (4,960 x 1.05 = 5,208)

### 2045 Future Total Roadway Conditions Analysis

A generalized roadway analysis was conducted for the study roadway segments using the future total p.m. peak-hour traffic volumes. As indicated in Table 8, the study roadway segments are anticipated to operate at an acceptable LOS during the future total condition with assumed improvements.

Table 8: Long-Term Future Total Peak-Hour Roadway Conditions with Community Planning Act of 2011 Assumed Improvements

Roadway	From	To	Service Volumes		Background (2045) Volume <sup>2</sup>	Project Traffic	Future Total Volume	Greater Than LOS D Standard?
			Existing + Assumed Laneage	LOS D Service Volume				
				Peak-Hour Two-Way Volume				
CR 771	Marathon Blvd	SR 776	4D	3,222 <sup>1</sup>	2,678	-179	2,499	No
SR 776	CR 771	El Jobean Bridge	6D <sup>3</sup>	5,208 <sup>4</sup>	5,179	-566	4,613	No

1. Obtained from the *Charlotte County 2023 Roadway Level of Service Data*
2. Obtained by growing the existing volumes to 2045 by using a growth rate of 2%
3. Community Planning Act Assumed Improvement
4. LOS D Service Volume based upon FDOT's *2023 Multimodal Quality/Level of Service Handbook* for a C3R, 6-Lane roadway.  $(4,960 \times 1.05 = 5,208)$



## CONCLUSION

The Applicant is undertaking a CPA for the subject property generally located east of S McCall Road and Gasparilla Road, in Charlotte County, Florida. The approved Future Land Use (FLU) for the site is Compact Growth Mixed Use (CGMU). The Applicant is seeking to change the FLU to reduce the amount of CGMU to add areas for Preserve and update the Master Development Plan/Pattern Book. Currently, the site is approved for the following land uses and maximum densities:

- 3,960 single family dwelling units
- 1,509,807 square feet of commercial

The project site is now proposed to consist of the following land uses and maximum densities:

- 3,475 single family dwelling units
- 1,000,000 square feet of commercial
- 400,000 square feet of industrial

Overall, the study roadway segments are anticipated to operate below the LOS D service volume standard thresholds during all scenarios with Community Planning Act of 2011 assumed improvements.

After your review of this updated TIS, please let us know if you have any questions or comments.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Becca Bond".

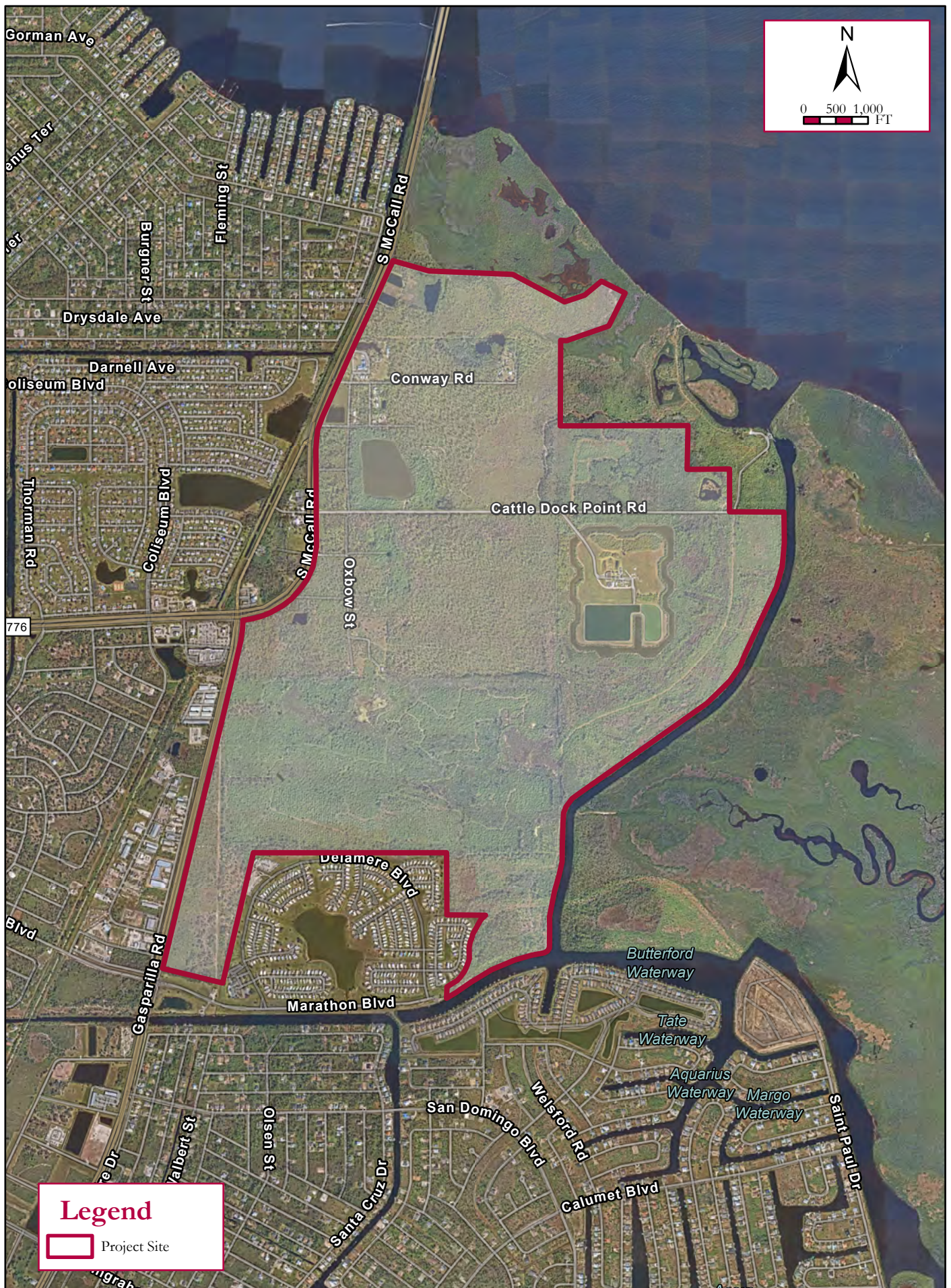
Becca Bond, P.E.  
Transportation Engineer

A handwritten signature in blue ink, appearing to read "Joanna Herbert".

Joanna Herbert, E.I.  
Transportation Analyst

Attachments:      Figure 1: Project Location Map  
                             Figure 2: Conceptual Site Plan  
                             FSUTMS Model Outputs  
                             *Charlotte County 2023 Roadway Level of Service Data*  
                             *FDOT's 2023 Multimodal Quality/Level of Service Handbook*





**Legend**

Project Site





## Harbor Village Conceptual Land Use Plan

**BANKS**  
ENGINEERING

Professional Engineers, Planners & Land Surveyors  
4161 Tamiami Trail, Building 5, Unit 501  
Fort Myers, FL 33902  
PH (941) 625-1165  
FX (941) 625-1149  
www.bankseng.com

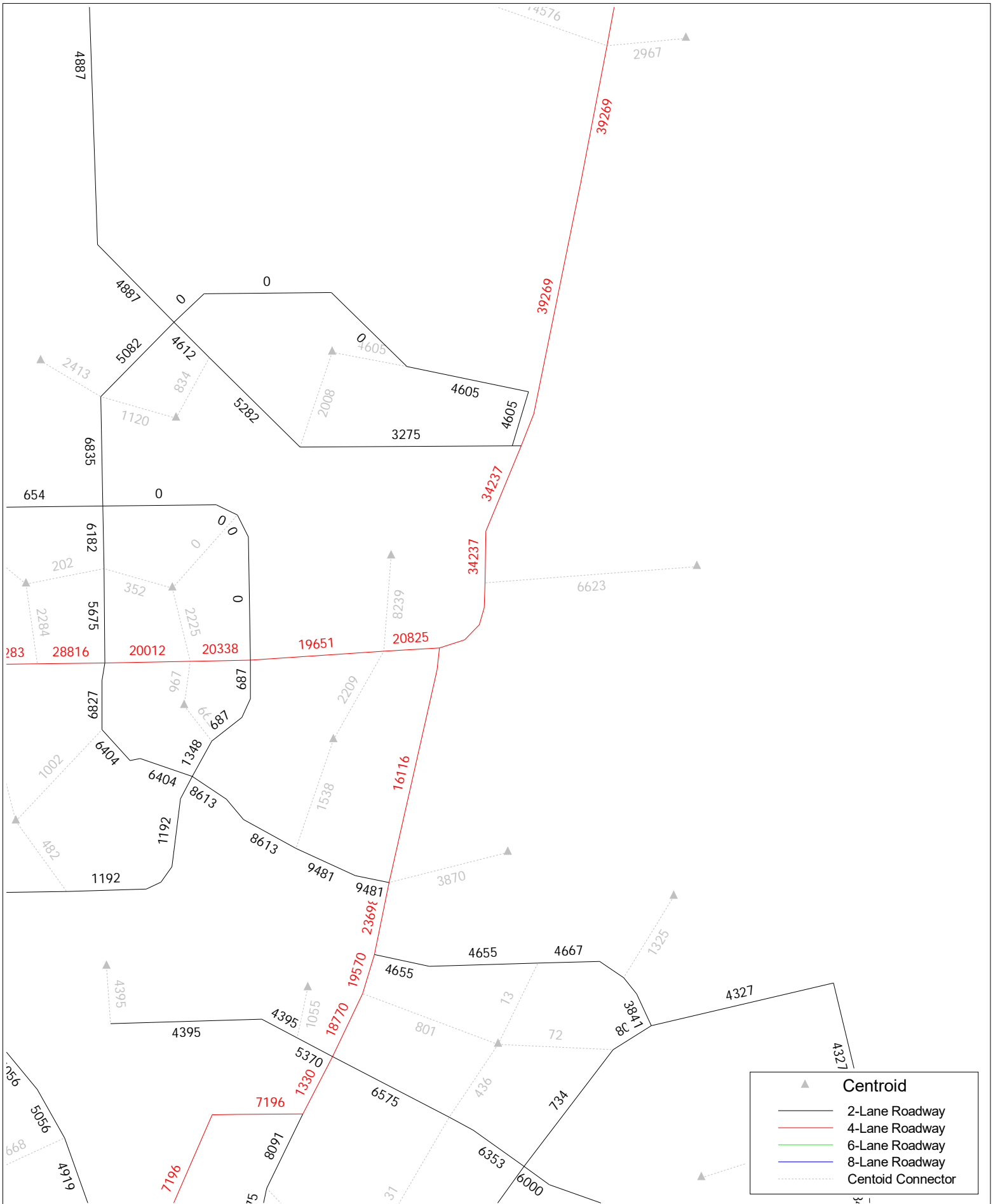
**4196A**

5-28-24





SMC 2023 E+C MODEL WITH 2024 DATA  
 SELECT ZONE DISTRIBUTION FOR HARBOR VILLAGE  
 MAY 2024



DISTRICT 1 REGIONAL PLANNING MODEL - 2045 COST FEASIBLE NETWORK  
2045 BACKGROUND AADT VOLUMES  
MAY 2024

**CHARLOTTE COUNTY: 2023 ROADWAY LEVEL OF SERVICE DATA**

VV SNO	Roadway	Station	From	To	Speed	Lanes	2023 AADT	Sugg. Gr. Rate	Level of Service Calculations <sup>1</sup>								
									K100	100 <sup>th</sup> Hr Vol.	Level of Service Limits (Pk. Hr. Two-way Vol.)				Level of Service		Percent (%) Capacity Used
											B	C	D	E	Adopted	Current	
43	Cornelius Blvd	6	SR-776	Biscayne Dr.	40	2U	5,349	5.00%	0.091	487	-	1359	1440	*	D	C	34%
44	Cornelius Blvd	263	Biscayne Dr.	U.S. 41	40	2U	5,870	5.00%	0.091	534	-	1359	1440	*	D	C	37%
45	CR74/Bermont Road	111	U.S. 17	Happy Hollow Rd	45	2U	10,577	5.00%	0.091	963	1050	1620	2180	2930	D	C	44%
46	CR74/Bermont Road	360	Happy Hollow Rd	SR 31	55	2U	3,251	5.00%	0.091	296	440	820	1330	2710	D	0	22%
47	CR74/Bermont Road	361	SR 31	County Line	55	2U	2,070	5.00%	0.091	188	440	820	1330	2710	D	0	14%
48	CR 771	158	Rotonda Blvd E	KeyStone Blvd	50	4D	12,697	5.00%	0.091	1,155	-	3078	3222	*	D	C	36%
49	CR 771	157	Rotonda Blvd E	Ingram Blvd	50	4D	16,573	5.00%	0.091	1,508	-	3078	3222	*	D	C	47%
50	CR 771	155	Ingram Blvd	Marathon Blvd	50	4D	24,966	5.00%	0.091	2,272	-	3078	3222	*	D	C	71%
51	CR 771	159	Marathon Blvd	SR 776	50	4D	19,418	5.00%	0.091	1,767	-	3078	3222	*	D	C	55%
52	CR 775	163	C.R. 771	Boca Grande Causeway	35	2U	8,588	5.00%	0.091	781	-	594	1197	1269	D	D	65%
53	CR 775	164	Boca Grande Causeway	Gaspar Dr.	45	2U	6,860	3.00%	0.091	624	-	1359	1440	*	D	C	43%
54	CR 775	165	Gaspar Dr.	Cape Haze Dr.	45	2U	8,736	5.00%	0.091	795	-	1359	1440	*	D	C	55%
55	CR 775	166	Cape Haze Dr.	Esther St.	45	2U	9,088	5.00%	0.091	827	-	1359	1440	*	D	C	57%
56	CR 775	141	Esther St.	Rotonda Blvd. W	45	2U	10,109	3.00%	0.091	920	-	1359	1440	*	D	C	64%
57	CR 775	140	Rotonda Blvd. W	Short St.	45	4D	14,574	3.00%	0.091	1,326	-	3078	3222	*	D	C	41%
58	CR 775	128	Short St.	San Casa Dr.	45	4D	12,450	3.00%	0.091	1,133	-	3078	3222	*	D	C	35%
59	CR 775	125	Mississippi Ave.	Ainger Creek	45	4D	14,548	3.00%	0.091	1,324	-	3078	3222	*	D	C	41%
60	CR 775	126	Ainger Creek	S.R. 776	45	4D	15,565	3.00%	0.091	1,416	-	3078	3222	*	D	C	44%
61	Cranberry Blvd	217	U.S. 41	Hillsborough Blvd.	40	2U	11,268	3.00%	0.091	1,025	-	1359	1440	*	D	C	71%
62	David Blvd	210	Lafitte Waterway	Willmington Blvd.	30	2U	3,471	5.00%	0.091	316	-	594	1197	1269	D	C	26%
63	Deep Creek Blvd	225	Rio De Janeiro Ave.	Sandhill Blvd.	35	2U	7,096	5.00%	0.091	646	-	594	1197	1269	D	D	54%
64	Deep Creek Blvd	264	Rio De Janiero Ave.	Seasons Dr.	35	2U	2,810	5.00%	0.091	256	-	594	1197	1269	D	C	21%
65	Easy Street	29	U.S. 41	Olean Blvd.	30	2U	2,104	2.00%	0.091	191	-	594	1197	1269	D	C	16%
66	Easy Street	30	Olean Blvd.	Gibraltar Dr.	30	2U	2,248	4.00%	0.091	205	-	594	1197	1269	D	C	17%
67	Edgewater Drive	7	Flamingo Blvd.	Pellam Blvd.	40	2U	5,463	5.00%	0.091	497	-	1359	1440	*	D	C	35%
68	Edgewater Drive	40	Pellam Blvd.	Midway Blvd.	40	2U	9,268	5.00%	0.091	843	-	1359	1440	*	D	C	59%
69	Edgewater Drive	39	Midway Blvd.	Lakeview Blvd.	35	4D	10,139	3.00%	0.091	923	-	1179	2628	2736	D	C	35%
70	Edgewater Drive	38	Lakeview Blvd.	W Tarpon Blvd.	35	4D	12,083	3.00%	0.091	1,100	-	1179	2628	2736	D	C	42%
71	Edgewater Drive	41	W Tarpon Blvd.	Port Charlotte Blvd.	35	4D	11,775	5.00%	0.091	1,072	-	1179	2628	2736	D	C	41%
72	Edgewater Drive	37	Port Charlotte Blvd	Harbor Blvd.	35	4D	12,429	5.00%	0.091	1,131	-	1179	2628	2736	D	C	43%
73	Edgewater Drive	36	Harbor Blvd	Cousley Dr.	35	4D	13,106	5.00%	0.091	1,193	-	1179	2628	2736	D	D	45%
74	Edgewater Drive	34	Cousley Dr.	Gardner Dr.	35	4D	12,938	5.00%	0.091	1,177	-	1179	2628	2736	D	C	45%
75	Edgewater Drive	35	Gardner Dr.	U.S. 41	35	4D	13,307	5.00%	0.091	1,211	-	1179	2628	2736	D	D	46%
76	Education Way	88	Toledo Blade Blvd.	Murdock Circle	30	2U	5,566	5.00%	0.091	506	-	594	1197	1269	D	C	42%
77	Elkcam Blvd	43	U.S. 41	Midway Blvd.	35	2U	2,674	5.00%	0.091	243	-	594	1197	1269	D	C	20%
78	Elmira Blvd	90	Conway Blvd.	Beacon Dr.	30	2U	3,489	5.00%	0.091	318	-	594	1197	1269	D	C	27%
79	Elmira Blvd	91	Beacon Dr.	Kings Highway	30	2U	2,521	5.00%	0.091	229	-	594	1197	1269	D	C	19%
80	Flamingo Blvd	8	Edgewater Dr.	Christopher Waterway	45	2U	5,646	5.00%	0.091	514	-	1359	1440	*	D	C	36%
81	Flamingo Blvd	9	Christopher Waterway	SR-776	45	2U	5,849	5.00%	0.091	532	-	1359	1440	*	D	C	37%
82	Florida Street	172	Carmalita St.	La Villa Rd.	40	2U	1,378	3.00%	0.091	125	-	1359	1440	*	D	C	9%
83	Forrest Nelson Blvd	82	U.S. 41	Peachland Blvd.	35	2U	6,216	5.00%	0.091	566	-	594	1197	1269	D	C	47%
84	Boca Grande Causeway	162	Boca Grande Causeway	C.R. 775	45	2U	8,093	3.00%	0.091	736	-	1359	1440	*	D	C	51%

**CHARLOTTE COUNTY: 2023 ROADWAY LEVEL OF SERVICE DATA**

VV SNO	Roadway	Station	From	To	Speed	Lanes	2023 AADT	Sugg. Gr. Rate	Level of Service Calculations <sup>1</sup>								
									K100	100 <sup>th</sup> Hr Vol.	Level of Service Limits (Pk. Hr. Two-way Vol.)				Level of Service		Percent (%) Capacity Used
											B	C	D	E	Adopted	Current	
169	Rotonda Blvd E	154	Boundary Blvd.	C.R. 771	35	2U	4,552	5.00%	0.091	414	-	594	1197	1269	D	C	35%
170	Rotonda Blvd N	122	Parade Cir.	Rotonda Cir.	35	2U	2,195	2.00%	0.091	200	-	594	1197	1269	D	C	17%
171	Rotonda Blvd W	135	Normandy Way	Boundary Blvd.	35	2U	6,005	2.00%	0.091	546	-	594	1197	1269	D	C	46%
172	Rotonda Blvd W	136	Boundary Blvd.	Parade Cir.	35	2U	3,023	5.00%	0.091	275	-	594	1197	1269	D	C	23%
173	Jones Loop Road S	193	Taylor Rd.	I-75	45	2U	2,329	2.00%	0.091	212	-	1359	1440	*	D	C	15%
174	San Casa Drive	138	Worth Ave.	C.R. 775	45	2U	6,147	2.00%	0.091	559	-	1359	1440	*	D	C	39%
175	San Casa Drive	139	S.R. 776	Worth Ave.	45	2U	6,732	2.00%	0.091	613	-	1359	1440	*	D	C	43%
176	Sandhill Blvd	109	Kings Highway	Deep Creek Blvd.	40	2U	13,548	2.00%	0.091	1,233	-	1359	1440	*	D	C	86%
177	Sandhill Blvd	110	Deep Creek Blvd.	Rio De Janeiro Ave.	40	2U	5,989	2.00%	0.091	545	-	1359	1440	*	D	C	38%
178	Sheehan Blvd	231	Midway Blvd.	Alton Rd.	30	2U	2,595	5.00%	0.091	236	-	594	1197	1269	D	C	20%
179	Shreve Street	150	Henry St.	Pompano Ter.	30	2U	4,543	2.00%	0.091	413	-	594	1197	1269	D	C	35%
180	Spinnaker Blvd	215	Cougar Way	Gulfstream Blvd.	30	2U	2,712	2.00%	0.091	247	-	594	1197	1269	D	C	21%
181	Spinnaker Blvd	214	Gulfstream Blvd.	S.R. 776	30	2U	2,190	2.00%	0.091	199	-	594	1197	1269	D	C	17%
182	Spinnaker Blvd	149	S.R. 776	Willmington Blvd.	40	2U	1,365	5.00%	0.091	124	-	1359	1440	*	D	C	9%
183	SR 776	306	Murdock Cir./Enterprise Dr.	U.S. 41	55	4D	23,557	2.00%	0.091	2,144	-	3078	3222	*	D	C	67%
184	SR 776	86	Biscayne Dr.	Murdock Cir/Enterprise Dr.	55	4D	26,881	2.00%	0.091	2,446	-	3078	3222	*	D	C	76%
185	SR 776	14	El Jobean Bridge	Biscayne Dr.	55	4D	34,263	3.00%	0.091	3,118	-	3078	3222	*	D	D	97%
186	SR 776	13	C.R. 771	El Jobean Bridge	55	4D	37,547	3.00%	0.091	3,417	-	3078	3222	*	D	E	106%
187	SR 776	160	Coliseum Blvd.	C.R. 771	55	4D	25,912	2.00%	0.091	2,358	-	3078	3222	*	D	C	73%
188	SR 776	194	Oceanspray Blvd.	Coliseum Blvd.	55	4D	24,414	2.00%	0.091	2,222	-	3078	3222	*	D	C	69%
189	SR 776	145	Sunnybrook Blvd.	Oceanspray Blvd.	55	4D	24,846	2.00%	0.091	2,261	-	3078	3222	*	D	C	70%
190	SR 776	146	Spinnaker Blvd.	Sunnybrook Blvd.	55	4D	20,664	2.00%	0.091	1,880	-	3078	3222	*	D	C	58%
191	SR 776	143	Gulfstream Blvd.	Spinnaker Blvd.	55	4D	28,924	2.00%	0.091	2,632	-	3078	3222	*	D	C	82%
192	SR 776	144	Oriole Blvd.	Gulfstream Blvd.	45	4D	33,412	2.00%	0.091	3,040	-	3078	3222	*	D	C	94%
193	SR 776	142	Pine St.	Oriole Blvd.	45	4D	30,174	2.00%	0.091	2,746	-	3078	3222	*	D	C	85%
194	SR 776	120	Beach Rd.	Pine St.	45	4D	26,092	2.00%	0.091	2,374	-	3078	3222	*	D	C	74%
195	Sunnybrook Blvd	134	Boundary Blvd.	Rotonda Blvd. North	35	2U	4,473	2.00%	0.091	407	-	594	1197	1269	D	C	34%
196	Sunnybrook Blvd	133	Gulfstream Blvd.	Boundary Blvd.	40	2U	10,162	2.00%	0.091	925	-	1359	1440	*	D	C	64%
197	Sunnybrook Blvd	148	S.R. 776	Oceanspray Blvd.	35	2U	6,024	2.00%	0.091	548	-	594	1197	1269	D	C	46%
198	Sunnybrook Blvd	147	Waterford Ave.	S.R. 776	35	2U	2,797	2.00%	0.091	255	-	594	1197	1269	D	C	21%
199	Sunnybrook Road	233	Highlands Rd.	Broadpoint Dr.	35	2U	5,719	3.00%	0.091	520	-	594	1197	1269	D	C	43%
200	Taylor Road	179	U.S. 41 N	Burnt Store Rd.	45	2U	8,549	3.00%	0.091	778	-	1359	1440	*	D	C	54%
201	Taylor Road	180	Burnt Store Rd.	Airport Rd.	45	2U	8,988	2.00%	0.091	818	-	1359	1440	*	D	C	57%
202	Taylor Road	181	Airport Rd.	Cooper St.	45	2U	6,559	2.00%	0.091	597	-	1359	1440	*	D	C	41%
203	Toledo Blade Blvd	93	Collingswood Blvd.	S.R. 776	35	2U	7,496	5.00%	0.091	682	-	594	1197	1269	D	D	57%
204	Toledo Blade Blvd	196	S.R. 776	U.S. 41 N	45	2U	8,349	3.00%	0.091	760	-	1359	1440	*	D	C	53%
205	Toledo Blade Blvd	16	U.S. 41 N	Sarasota Co Line	45	4D	15,854	2.00%	0.091	1,443	-	3078	3222	*	D	C	45%
206	Tucker's Grade	188	U.S. 41	I-75	45	4D	14,767	5.00%	0.091	1,344	-	3078	3222	*	D	C	42%
208	US Highway 17	182	I-75	Marlympia Way	45	6D	15,078	2.00%	0.091	1,372	-	5250	5390	*	D	C	25%
209	US Highway 17	183	Regent Rd.	I-75	45	6D	33,212	5.00%	0.091	3,022	-	5250	5390	*	D	C	56%
210	US Highway 17	284	Washington Loop Rd. S	Constitutional Ave.	45	6D	16,456	2.00%	0.091	1,498	-	5250	5390	*	D	C	28%
211	US Highway 17	112	Peace River Shores Blvd.	Washington Loop Rd. S	45	4D	16,991	5.00%	0.091	1,546	-	3078	3222	*	D	C	48%

# C3C & C3R

## Motor Vehicle Arterial Generalized Service Volume Tables

### Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

### Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

### AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3C-Suburban Commercial)



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

### Adjustment Factors

The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities  
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided  
 Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05  
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05  
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95  
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75  
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

\* Cannot be achieved using table input value defaults.

\*\* Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.





# Letter of Availability



# Master Site File Letter



**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.myFlorida.com](mailto:CompliancePermits@dos.myFlorida.com) for project review information.**

May 30, 2024



**Rhea Lopes, AICP**  
Project Director

**RVi Planning + Landscape Architecture**  
8725 Penderly Place | Suite 101 • Bradenton, FL 34201  
607.216.2390 Mobile • 813.443.8282 Main

In response to your inquiry of May 30, 2024, the Florida Master Site File lists one archeological site recorded for the designated Harbor Village project located in Charlotte County within T41S R21E Sections 03, 04, 08-10

When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.myFlorida.com](mailto:CompliancePermits@dos.myFlorida.com)**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

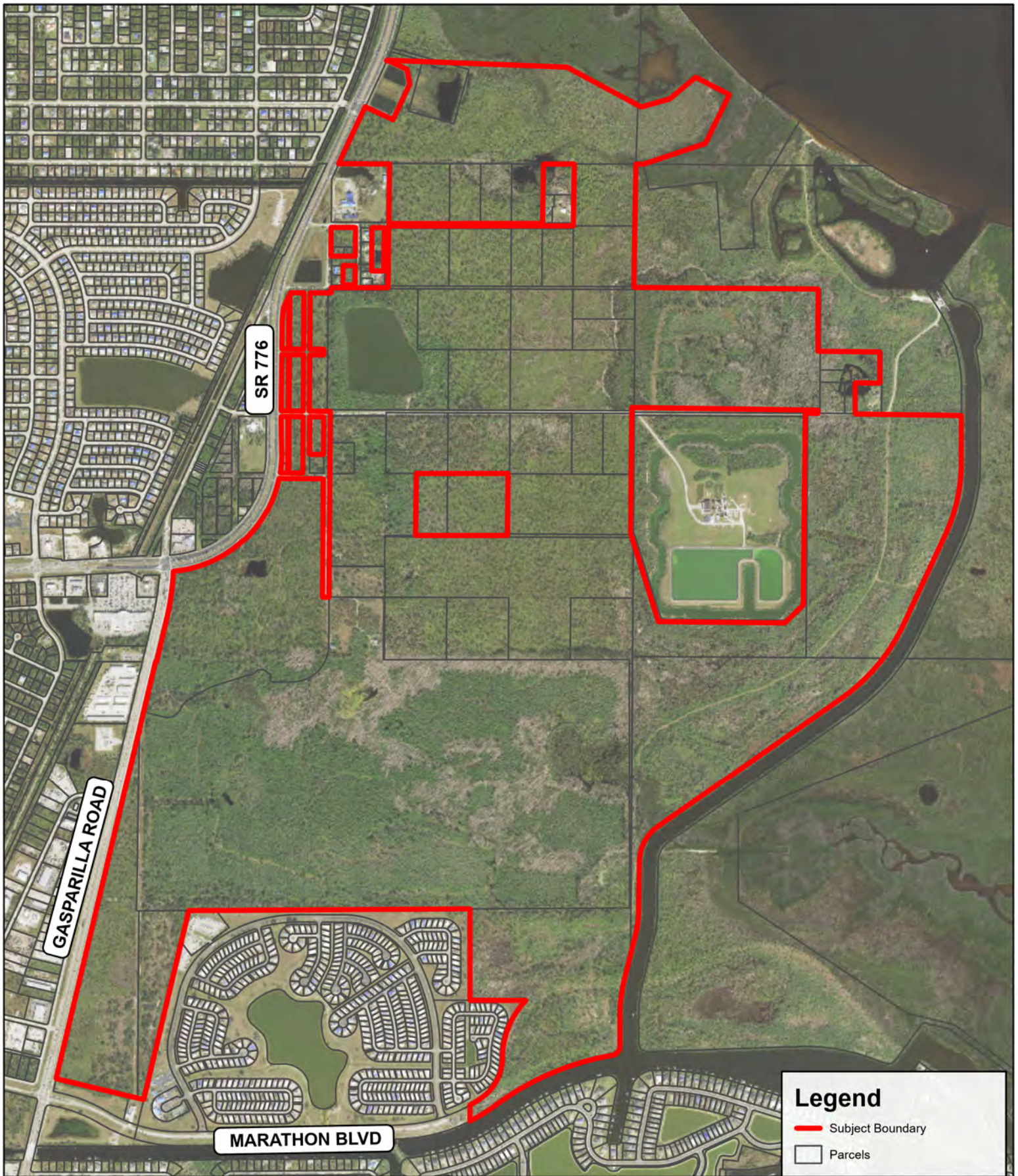
Sincerely,

Eman M. Vovsi  
Data Base Analyst  
Florida Master Site File  
[Eman.Vovsi@DOS.MyFlorida.com](mailto:Eman.Vovsi@DOS.MyFlorida.com)



# GIS Map Series





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Bradenton, FL 34201  
Tel: 941.379.8400  
www.rviplanning.com

## HARBOR VILLAGE • AERIAL LOCATION MAP

📍 Charlotte County, FL

📅 5/30/2024

# 24001358

👤 Maronda Homes, LLC of Florida

### Legend

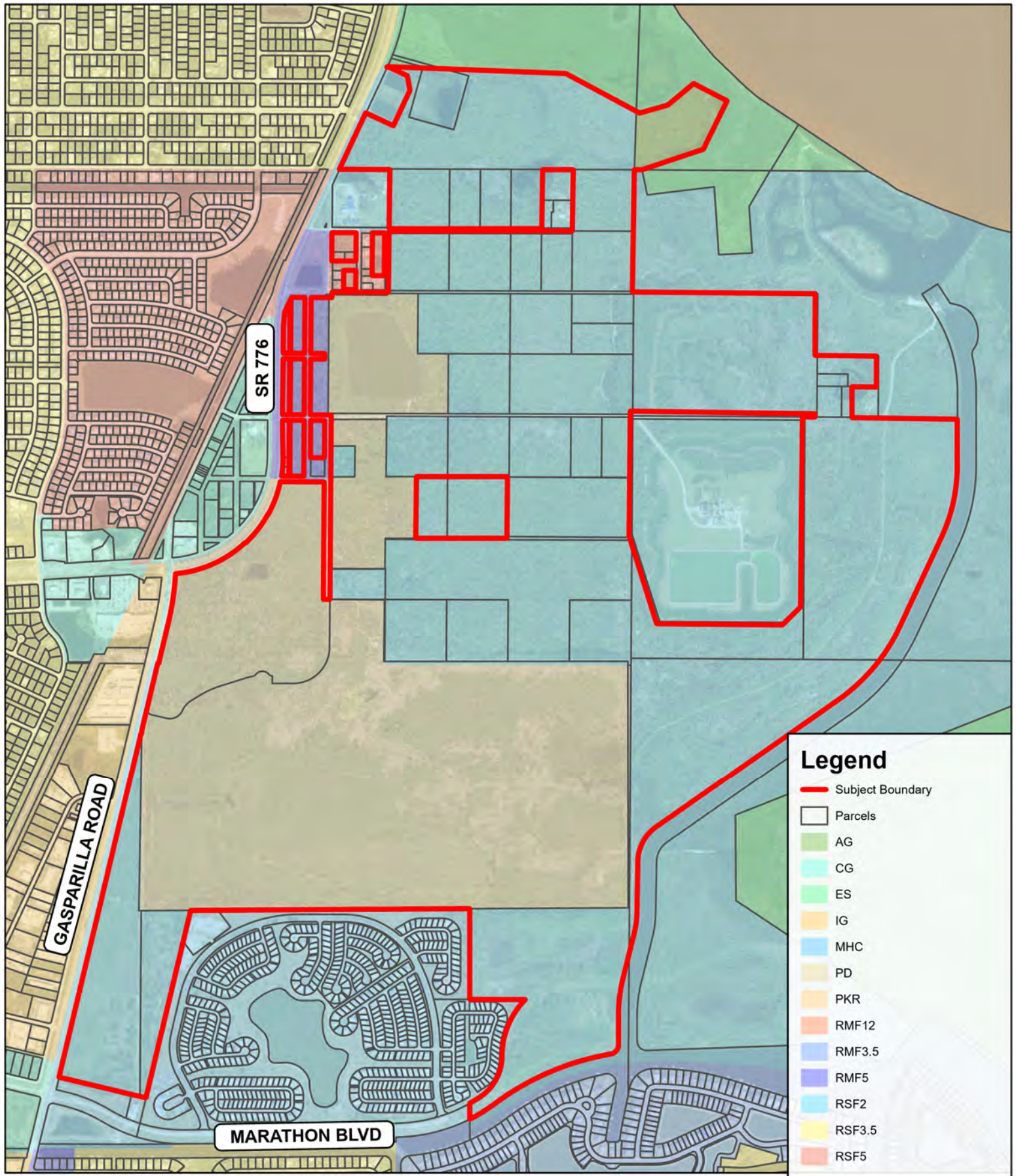
- Subject Boundary
- ▭ Parcels



0 500 1,000  
Feet

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.





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# HARBOR VILLAGE • CURRENT ZONING MAP

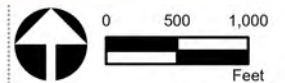
📍 Charlotte County, FL

📅 5/30/2024

# 24001358

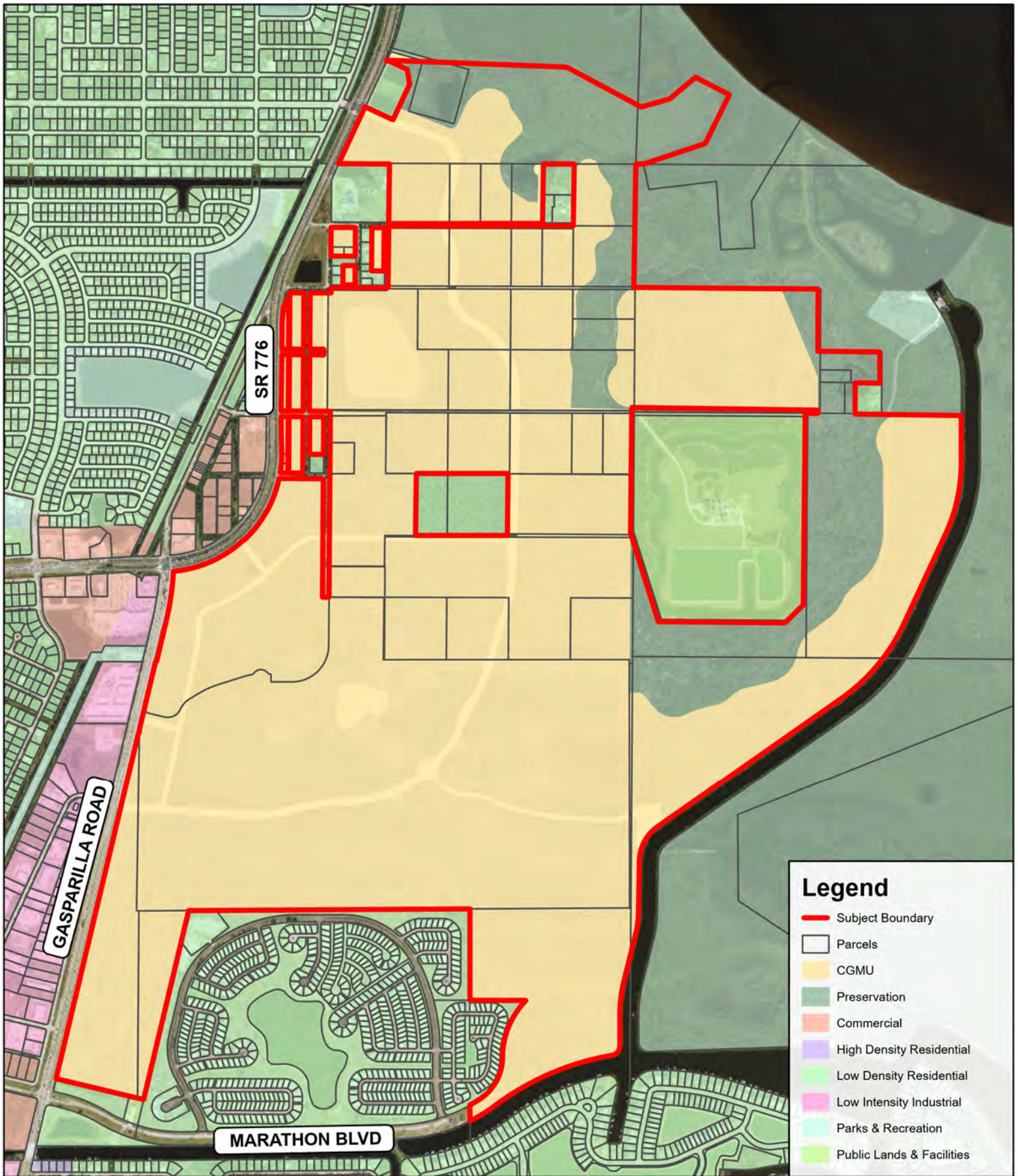
👤 Maronda Homes, LLC of Florida

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## HARBOR VILLAGE • PROPOSED FUTURE LAND USE MAP

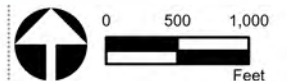
📍 Charlotte County, FL

📅 5/30/2024

# 24001358

👤 Maronda Homes, LLC of Florida

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# **Request Narrative & Comprehensive Plan Consistency**



## HARBOR VILLAGE COMPREHENSIVE PLAN AMENDMENT REQUEST NARRATIVE

### I. Request

Maronda Homes LLC of Florida (“The Applicant”) is requesting approval of Comprehensive Plan Text and Map Amendments to update the Master Land Use Plan (aka “Pattern Book”) and modify the Compact Growth Mixed Use (CGMU) and Preserve future land use areas on the 1,174+/-acre subject property.

This amendment will be supplemented by a companion PD Rezone application to rezone the southern 843+/-acres to establish a new PD Concept Plan/Rezone Site Plan and make other required changes to the schedule of uses and development standards to support the Client’s revised development program.

### II. Existing Conditions

The Property is generally located south of the Myakka River, east of SR 776/Gasparilla Road and west of the Charlotte Harbor in southwestern Charlotte County. The subject property has over 2 miles feet of frontage on Gasparilla Road/SR 776 and is bisected by Cattedock Road.

The Property is currently designated Compact Growth Mixed Use (CGMU) and Preservation on the Future Land Use Map, approximately 1,089+/-acres of the site are CGMU while the balance of 85 acres is Preserve FLU. The Property is zoned a mix of Planned Development (PD), Residential Multi-Family (RMF-5), Residential Single-Family (RSF-2) and Environmentally Sensitive (ES). The Property is currently vacant and contains vegetation and wetlands. The site is within the Coastal High Hazard Area and Flood Zones AE-8 and AE-9.

### III. Surrounding Land Use Pattern

This area is characterized as an urbanized area of the County by the existing mix at the intersection of S. McCall Road and Gasparilla Road/SR 776. Land uses include single family platted lots, commercial retail and industrial to the east; Village of Holiday Lake mobile homes park and a public park to the south; and open water/Myakka River to the north and east. Table 1 below further defines the surrounding Future Land Use designations, zoning districts and existing land uses.

**Table 1: Inventory of Surrounding Lands**

	<b>FUTURE LAND USE</b>	<b>ZONING DISTRICT</b>	<b>EXISTING LAND USE</b>
<b>NORTH</b>	Low Density Residential, Commercial	RSF3.5	Single Family Residential
<b>SOUTH</b>	Preservation	N/A	Peace River
<b>EAST</b>	Public Lands & Facilities, Low Density Residential, Medium Density Residential	RMF10, RSF3.5	Elementary School; Single- Family Residential
<b>WEST</b>	Public Lands & Facilities, Low Density Residential, Medium Density Residential	RMF10, RSF3.5	Charlotte County Utilities; Department; Single Family Residential



## **VI. Property History**

In 2010, the Harbor Village CGMU district was adopted into the Charlotte County Comprehensive Plan pursuant to Ordinance 2009-002 to allow for a mixture of residential, commercial and light industrial uses on the subject property, commonly referred to as the “West County Town Center”.

Development per the Comprehensive Plan was limited to a maximum of 3,960 dwelling and 1,509,807 SF of non-residential uses based upon the maximum FAR of 0.0292. The CGMU future land use category required inclusion of a Master Land Use Plan, commonly referred to as the project's Pattern Book, to effectuate a compact, walkable and bicycle-friendly, mixed-use community.

Subsequent to the original approval, Ordinance 2021-005 was adopted to correct scrivener's errors relating to the maximum allowable FAR, conservation easement requirements and the date of the Master Land Use Plan.

Approximately 408 acres of the subject property was rezoned to Planned Development per Ordinance 2020-049 allowing for 1,000 dwelling units, 150 ALF beds, 200 hotel rooms, and up to 516,000 SF of non-residential uses (if no hotel rooms and ALF units are developed).

Development did not proceed per these approvals and the property remains undeveloped. Since these approvals were granted market demand has shifted significantly, resulting in the need to modernize and update the development program tied to the CGMU future land use approval.

## **VII. Proposed Amendment Justification**

The amendment requests the following changes to the CGMU future land use category to support the Applicant's proposed development program:

- 1) Update the Future Land Use Map to designate 163.5+/- acres of the property's coastal wetland areas in the “Preserve” future land use category, while retaining 1,010.7+/- acres of CGMU over the developable areas and internal wetland; and
- 2) Update the Master Land Use Plan to provide a modern and marketable form of compact development centered around the property's marina.
- 3) Reduce the density from 3,690 dwelling units to 3,475 dwelling units and reduce the non-residential intensity from 1,509,807 SF to 1,400,000 SF - an FAR of 0.02724.
- 4) Add a public marina component with up to 500 wet and dry boat slips and mixed use development including commercial retail, restaurants, and residential uses.

The proposed amendments are further memorialized via the enclosed Pattern Book, which outlines the proposed conceptual land plan consisting of “Mixed Use”, “Commercial and Commercial/Light Industrial”, “Residential” and “Wharf Mixed Use” tracts.

The Commercial and Commercial/Light Industrial tracts line the arterial frontage along the west side of the property to provide local goods, services and employment for future residents and efficiently service the residents of proximate neighborhoods. This area of the County is generally underserved in employment generating land uses due to the extent of historical platting activities. Thus, the proposed committed non-residential areas on the plan will provide greater balance of land uses in the vicinity and ultimately reduce Vehicle Miles Travelled (VMT), as intended by mixed use projects.

Mixed Use tracts are proposed internal to the project to provide a transition between more intensive commercial and light industrial uses and internal residential neighborhoods. These areas will consist of both residential and non-residential uses, with the residential in the form of higher density



dwelling types such as townhomes, multi-family buildings and attached villas. These areas will also integrate neighborhood commercial retail and office uses that can be co-exist compatibly with the residential uses. While not intended for “vertical” integration of these uses, the Mixed Use tracts will be highly integrated from a horizontal perspective, with consistent architecture and theming, civic space including parks, seating areas, and other landscape/hardscape features to create a strong sense of place and link the housing to the commercial areas.

Residential tracts will be developed with a mix of dwelling types to accommodate a range of potential residents and price points. The lowest density areas are intended in the far eastern portion of the property where the land interfaces with the Myakka River. These lots will be larger and provide future residents with private docks to access the waterfront.

The Wharf Mixed Use tract is proposed in the southern limits of the project and will integrate public marina uses into the project with a maximum of 500 wet and dry boat slips per the Manatee Protection Plan. These areas will be highly amenitized with civic/public spaces, commercial retail, restaurants, as well as potential residential uses. The intent is for integrated waterfront uses to provide a true destination resort marina concept for the project residents and Southwest Charlotte as a whole.

The plan is sensitively designed around the internal freshwater wetland and coastal wetland areas to ensure environmental protections. The development will require further permitting through state and federal agencies confirm compliance with all water storage and water quality requirements.

## **VI. Charlotte Plan Consistency**

The following is an analysis of how the proposed amendment is consistent with the goals, policies and objectives of the Charlotte County Comprehensive Plan.

*“Consistency with Comprehensive Plan. The County shall issue all development orders or permits to be consistent with the Future Land Use Map (FLUM) Series and Charlotte 2050 Comprehensive Plan as specified in Chapter 163.3194, F.S. All County regulations, including the Zoning Code, Subdivision Regulations, and Zoning Atlas, are subordinate to the Plan and to the FLUM Series. Density and intensity increases shall only be allowed up to the maximum provided by the designation of the subject property; increases beyond the maximum shall require a comprehensive plan amendment to a higher intensity use should one exist.”*

***RESPONSE: The proposed amendment will reduce, rather than increase the allowable uses, increase land areas in the Preserve future land use category, and update the Pattern Book for consistency with current market demand. No change to the mix of land uses and percentages of required uses is proposed to ensure a compact, well-integrated and mixed use project.***

*ENV Policy 2.2.6: Environmental Land Protection. the County shall protect environmental lands using all available methods, including: land acquisition; incentives; land development requirements for the provision of conservation and preservation areas; and denial of increases in density and intensity.*

***RESPONSE: The FLUM amendment will increase the total acreage in the Preserve FLU, thereby upholding this policy.***

*FLU Objective 2.3: Water Quality and Quantity Protection. To enhance the significant assets associated with the County’s water-based resources by ensuring that the water quality of these resources is protected, and the water supply is not compromised.*

**RESPONSE:** The project, as further outlined in the companion PD will protect and enhance water quality and protection in this sensitive area where the Myakka River meets Charlotte Harbor. Additional lands are placed in Preserve FLU via these applications to effectuate this intent.

*FLU Policy 2.1.7: Wetland Protection. The County shall protect wetlands so as to be consistent with the objectives and policies within the Natural Resources element and the Coastal Planning element, including the requirement that development proposals and activities protect wetlands so that productive natural functions shall be maintained in the post development environment.*

**RESPONSE:** The lands adjacent to Peace River are intended for wetlands and conservation and will continue to be protected upon approval of this amendment. As discussed above, the removal of the marina will serve as an environmental enhancement and reduce impacts on sensitive lands adjacent to the River.

*FLU Policy 5.7.4: Commercial Landscaping and Buffering. The County shall enforce its landscaping and buffer regulations on all new commercial developments to protect the aesthetic qualities of commercial lands; to provide shady, well-landscaped parking lots in all commercial areas; and to provide buffering in order to protect adjacent, less intensive land uses from adverse impacts such as noise, lighting, and traffic. Alternate urban design standards shall be required for areas that are developed under a Revitalization Plan, an Emerging Area Plan or a Special Area Plan.*

**RESPONSE:** The Pattern Book and companion PUD Concept Plan will ensure appropriate buffering and land use placement to ensure compatibility between internal residential and mixed use areas, as well as appropriate screening and protections for abutting residential neighborhoods.

In addition to the above specific policies, the amendments will achieve the County's stated goals of creating more sustainable forms of development, reducing carbon footprints, reducing VMT, and concentrating new growth to the Urban Service Area.

## **VII. Conclusion**

Based upon the above information, the proposed amendments are consistent with the Goals, Objectives and Policies of the Charlotte 2050 Comprehensive Plan and the intent for development in the CGMU future land use category. The amendment will reduce the environmental impacts of the project by designating more of the site within the Preserve future land use category and ultimately lowers the intensity of the project, thereby reducing impacts on public infrastructure. For these reasons, the Applicant respectfully requests approval of this petition.

### APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for this PLAN AMENDMENT.

I give authorization for Robert Berntsson, Esq., Todd Rebol, Alexis Crespo, AICP to be my agent for this application.

STATE OF Florida, COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 31 day of May, 2024, by

who is personally known to me or has/have produced

as identification and who did/did not take an oath.



Notary Public Signature



Signature of Applicant

Shawn Estes

Notary Printed Signature

Rob Intille

Printed Signature of Applicant

Registered Agent

4005 MARONDA WAY

Title

Address

SANFORD, FL 32771

Commission Code

City, State, Zip

(352) 688-1156

Telephone Number



**stewart**

*Text Amendment*



## AFFIDAVIT

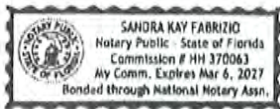
I, the undersigned, being first duly sworn, depose and say that all data and other supplementary matter attached to and made a part of the application and staff report are honest and true to the best of my knowledge and belief.

STATE OF FLORIDA, COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 24th day of May, 2024, by  
who is personally known to me or has/have produced

as identification and who did/did not take an oath.

	
Notary Public Signature	Signature of Applicant or Agent
<u>Sandra K. Fabrizio</u>	<u>Alexis Crespo</u>
Notary Printed Signature	Printed Signature of Applicant or Agent
<u>FL Public Notary</u>	<u>28100 Bonita Grande Drive, Suite 305</u>
Title	Address
<u>HH 370063 Exp 3/6/2027</u>	<u>Bonita Springs FL 34135</u>
Commission Code	City, State, Zip
	<u>(239) 850-8525</u>
	Telephone Number



**FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT**

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Charlotte 246 Holdings, LLC to be the applicant for this PLAN AMENDMENT.

STATE OF Florida, COUNTY OF Lee

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May, 2024, by

NeeKaytan Sharma who is personally known to me or has/have produced  
\_\_\_\_\_ as identification and who did/did not take an oath.

Michele Peters  
Notary Public Signature

NeeKaytan Sharma  
Signature of Owner

Michele Peters  
Notary Printed Signature

Charlotte Sarasota Holdings, LLC  
Printed Signature of Owner

\_\_\_\_\_  
Title

NEEKAYTAN SHARMA  
Address

\_\_\_\_\_  
Commission Code

10090 MCGREGOR BLVD  
City, State, Zip  
FT. MYERS, FL. 33919  
239 410 1815  
Telephone Number



**MICHELE PETERS**  
Commission # HH 371220  
Expires April 25, 2027

**stewart**

MAP AMENDMENT



**FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT**

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Maronda Homes, LLC of Florida to be the applicant for this PLAN AMENDMENT.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of May, 2024, by

Ron Greenland who is personally known to me or has/have produced  
N/A as identification and who did/did not take an oath.

Heather L. Polito

Notary Public Signature

[Signature]

Signature of Owner

Heather L. Polito

Notary Printed Signature

Charlotte 246 Holdings, LLC

Printed Signature of Owner

Notary

Title

300 E Bay Heights Rd

Address

HH 475698

Commission Code

Englewood, FL 34223

City, State, Zip

941-416-4055

Telephone Number



### FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Maronda Homes LLC of Florida to be the applicant for this PLAN AMENDMENT.

STATE OF Oklahoma, COUNTY OF Tulsa

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May, 2024, by

Russell A. Richardson who is personally known to me or has/have produced  
\_\_\_\_\_ as identification and who did/did not take an oath.

Angela Poston  
Notary Public Signature

Russell A. Richardson  
Signature of Owner

Angela Poston  
Notary Printed Signature

Rusty Richardson c/o 2008 FL RECOVERY LIMITED PRTNSP  
Printed Signature of Owner

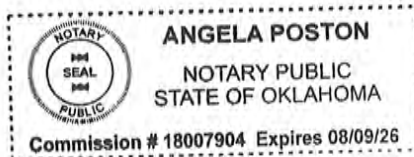
Notary Public  
Title

6060 S American Plaza ST E, Suite 300-350  
Address

18007904  
Commission Code

Tulsa, OK 74135  
City, State, Zip

(918) 605-8294  
Telephone Number




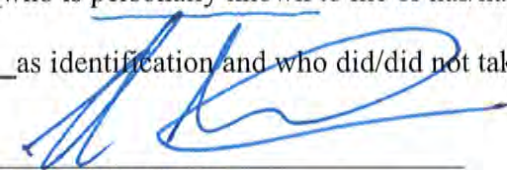
**FORM B. APPLICANT AUTHORIZATION TO AGENT**

I, the undersigned, being first duly sworn, depose and say that I am the applicant for this PLAN AMENDMENT of the property described and which is the subject matter of the proposed hearing. I give authorization for Robert Berntsson, Esq., Todd Rebol, Alexis Crespo, AICP to be my agent for this application.

STATE OF Florida, COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 31 day of May, 2024, by

Robert Intille who is personally known to me or has/have produced  
N/A as identification and who did/did not take an oath.

	
Notary Public Signature	Signature of Applicant

<u>Shawn Estes</u>	<u>Rob Intille</u>
Notary Printed Signature	Printed Signature of Applicant

	<u>4005 Maronda Way</u>
Title	Address

	<u>Sanford, FL 32771</u>
Commission Code	City, State, Zip

	<u>(352) 688-1156</u>
	Telephone Number





### AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the owner or agent of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that if I am not the owner of the property I have attached a notarized authorization from the owner(s) to submit this application. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application. I swear that the attached list of adjacent property owners is complete, including all property owners within 200 feet of the subject properties (excluding right-of-ways), that it is correct, providing addresses as listed in the County Tax Roll.

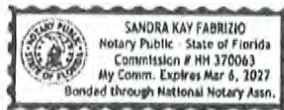
STATE OF FLORIDA, COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 24th day of May, 2024, by

Alexis Crespo who is personally known to me or has/have produced

is personally known to me as identification and who did/did not take an oath.

	
Notary Public Signature	Signature of Applicant or Agent
<u>Sandra K. Fabrizio</u>	<u>Alexis Crespo</u>
Notary Printed Signature	Printed Signature of Applicant or Agent
<u>FL Public Notary</u>	<u>28100 Bonita Grande Drive, Suite 305</u>
Title	Address
<u>HH 370063 Exp 3/6/2027</u>	<u>Bonita Springs, FL 34135</u>
Commission Code	City, State, Zip
	<u>(239) 850-8525</u>
	Telephone Number



### AFFIDAVIT B

The applicant/owner hereby acknowledges and agrees that any staff discussion about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

STATE OF FLORIDA, COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 24th day of May, 2024, by

Alexis Crespo who is personally known to me or has/have produced  
is personally known to me as identification and who did/did not take an oath.

*Sandra K. Fabrizio*

*ACrespo*

Notary Public Signature

Signature of Applicant or Agent

Sandra K. Fabrizio

Alexis Crespo

Notary Printed Signature

Printed Signature of Applicant or Agent

FL Public Notary

28100 Bonita Grande Drive, Suite 305

Title

Address

HH 370063 Exp 3/6/2027

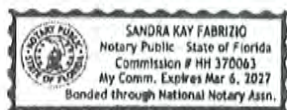
Bonita Springs, FL 34135

Commission Code

City, State, Zip

(239) 850-8525

Telephone Number





**FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT**

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Maronda Homes LLC of Florida to be the applicant for this PLAN AMENDMENT.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of June, 2024, by

Dennis Fullenkamp who is personally known to me or has/have produced

N/A as identification and who did/did not take an oath.

Heather L. Polito

Notary Public Signature

[Signature]

Signature of Owner

Heather L. Polito

Notary Printed Signature

Fullenkamp Dennis J Trustee c/o Dennis Fullenkamp

Printed Signature of Owner

Notary

Title

3405 Hancock Bridge PKWY STE A

Address

HH 475698

Commission Code

North Fort Myers, FL 33903

City, State, Zip

(239) 995-4884

Telephone Number

