

**COLLIER COUNTY**  
**Board of County Commissioners**  
**Community Redevelopment Agency Board (CRAB)**  
**Airport Authority**



**AGENDA**

Board of County Commission Chambers  
Collier County Government Center  
3299 Tamiami Trail East, 3rd Floor  
Naples, FL 34112

**April 24, 2018**

**9:00 AM**

**Commissioner Andy Solis, District 2 - BCC Chair**  
**Commissioner William L. McDaniel, Jr., District 5 - BCC Vice-Chair; CRAB Co-Chair**  
**Commissioner Donna Fiala, District 1; CRAB Co-Chair**  
**Commissioner Burt Saunders, District 3**  
**Commissioner Penny Taylor, District 4**

**NOTICE:** All persons wishing to speak on Agenda items must register prior to presentation of the Agenda item to be addressed. All registered speakers will receive up to three (3) minutes unless the time is adjusted by the chairman.

Requests to address the Board on subjects which are not on this agenda must be submitted in writing with explanation to the County Manager at least 13 days prior to the date of the meeting and will be heard under "Public Petitions." Public petitions are limited to the presenter, with a maximum time of ten minutes.

Any person who decides to appeal a decision of this Board will need a record of the proceeding pertaining thereto, and therefore may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Collier County Ordinance No. 2003-53 as amended by ordinance 2004-05 and 2007-24, requires that all lobbyists shall, before engaging in any lobbying activities (including but not limited to, addressing the Board of County Commissioners), register with the Clerk to the Board at the Board Minutes and Records Department.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the Collier County Facilities Management Division located at 3335 East Tamiami Trail, Suite 1, Naples, Florida, 34112-5356, (239) 252-8380; assisted listening devices for the hearing impaired are available in the Facilities Management Division.

*Lunch Recess scheduled for 12:00 Noon to 1:00 P.M*

- 1. INVOCATION AND PLEDGE OF ALLEGIANCE**
  - 1.A. Reverend Edward Gleason of Trinity By The Cove Episcopal Church**
- 2. AGENDA AND MINUTES**
  - 2.A. APPROVAL OF TODAY'S REGULAR, CONSENT AND SUMMARY AGENDA AS AMENDED (EX PARTE DISCLOSURE PROVIDED BY COMMISSION MEMBERS FOR CONSENT AGENDA.)**
  - 2.B. March 27, 2018 BCC Meeting Minutes**
  - 2.C. April 3, 2018 BCC/CRA Workshop Meeting Minutes**
- 3. AWARDS AND RECOGNITIONS**
  - 3.A. EMPLOYEE**
  - 3.B. ADVISORY BOARD MEMBERS**
  - 3.C. RETIREES**
- 4. PROCLAMATIONS**
  - 4.A. Proclamation designating Saturday, April 28, 2018 as Tamiami Trail Day in Collier County. To be accepted by Patricia Huff, President of the Friends of the Museum of the Everglades.**
  - 4.B. Proclamation designating May 2018 as Military Appreciation Month in Collier County. To be accepted by representatives of the military.**
- 5. PRESENTATIONS**
- 6. PUBLIC PETITIONS**
  - 6.A. Public Petition request from Ave Maria Development, LLLP, (Richard D. Yovanovich representing Barron Collier Companies), requesting that the Board of County Commissioners discuss the Town of Ave Maria commitment to provide a public facility site for Fire, Sheriff, EMS and County facilities.**
  - 6.B. Public Petition request from Ms. Marlene Sherman requesting that the Board of County Commissioners "sunset" the Radio Road Beautification MSTU (Ordinance 96-84) and related ordinances.**
- 7. PUBLIC COMMENTS ON GENERAL TOPICS NOT ON THE CURRENT OR FUTURE AGENDA**
- 8. BOARD OF ZONING APPEALS**
- 9. ADVERTISED PUBLIC HEARINGS**

- 9.A. This item requires that ex parte disclosure be provided by Commission members. Should a hearing be held on this item, all participants are required to be sworn in. Recommendation to approve an Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 2006-50, the Creekside Commerce Park Commercial Planned Unit Development (CPUD), as amended, by adding outdoor recreation facilities as a general permitted use; by providing that wellness centers associated with employees and hotel guests shall not count towards square footage maximums in the business district and industrial commercial district; by allowing a 169 room hotel on Tract 6 west of Goodlette Frank Road; by decreasing the allowable square footage in the industrial commercial district by 6,900 square feet for a total of 709,100 square feet of floor area of industrial/commerce uses; by decreasing the allowable square footage in the business district by 23,000 square feet to 269,000 square feet including a reduction from 242,000 square feet to 219,000 square feet of office uses; by adding indoor and outdoor recreational facilities as a permitted accessory use in the business district and industrial commercial district; by adding deviations to allow any use on Tracts 3 and 6 on the master plan to be eligible for the county's architectural deviation process and a deviation to permit existing street trees to satisfy the buffer tree requirements for Tract 5. The subject property is located south of Immokalee Road and both east and west of Goodlette Frank Road in Section 27, Township 48 South, Range 25 East, Collier County, Florida, consisting of 106 acres; and by providing an effective date. [PL20170000425]
- 9.B. This item requires that ex parte disclosure be provided by Commission members. Should a hearing be held on this item, all participants are required to be sworn in. Recommendation to approve an Ordinance amending Ordinance Number 81-6, as amended, the Marco Shores Golf Course Community Planned Unit Development (PUD), to allow group housing for seniors on Residential Parcel Two A, and to add new development standards for Residential Parcel Two A; and providing for an effective date, for property located near the Marco Island Executive Airport in Section 26, Township 51 South, Range 26 East, Collier County, Florida. [PUDA-PL20170001345]
- 9.C. \*\*\* This item was continued from the April 10, 2018 BCC meeting \*\*\*  
Recommendation to approve the attached ordinance governing the Collier County and Municipal Infrastructure One-Cent Sales Surtax or One-Cent Sales Tax, and direct staff to work with the Collier County Supervisor of Elections Office to submit the ballot language for the referendum to appear on the General Election ballot November 6, 2018.

10. BOARD OF COUNTY COMMISSIONERS

11. COUNTY MANAGER'S REPORT

- 11.A. \*\*\*This item to be heard immediately following Item 9C\*\*\*This Item was continued from the April 10, 2018 BCC Meeting\*\*\* Recommendation to authorize staff to continue implementation of the Community Housing Plan (CHP) by performing the following: (1) direct the County Attorney to advertise an amendment to Chapter 74 of the Collier County Code of Laws and Ordinances related to Impact Fee Deferrals; (2) approve a resolution to supercede Resolution No. 07-203 which established an Affordable-Workforce Housing Trust Fund and establish a new Local Housing Trust Fund; (3) direct staff to initiate the process to establish the creation of a Community Land Trust; (4) direct staff to initiate a nexus study to determine appropriate linkage fees on new development of various types as well as the maximum feasible fees development can support in light of existing fees and other factors; (5) direct staff to develop an affordable housing plan including marketing, public relations, and communications. (Total Fiscal impact: \$245,000 over two (2) years) (Cormac Giblin, Grants and Housing Development Manager; Community and Human Services Division)**
- 11.B. Recommendation to review the Ninth Conservation Collier Active Acquisition List and consider its potential impact on program finances, to provide direction to the County Manager or his designee after reviewing the staff presentation on the A-Category list, and to provide direction on future cycles. (Alexandra Sulecki, Coordinator, Conservation Collier Program)**
- 11.C. \*\*\*This item was continued from the March 27, 2018 meeting\*\*\* Recommendation to reestablish the “Tickets to Ride” Program and authorize staff to develop a standard use agreement to be made available to all willing vendors for Collier County citizens recreational amenities for All-Terrain Vehicle (ATV) use in Southwest Florida at a cost not to exceed \$20,000 annually and suspend site evaluations. (Barry Williams, Division Director, Parks and Recreation Division)**
- 11.D. Recommendation to accept the US41 Corridor Study as a supplemental planning tool, and direct staff to begin the implementation of the informational and short term recommendations, and prepare follow-up items with a more detailed plan for the long term recommendations for future Board direction. (Mike Bosi, Director, Zoning Division)**
- 11.E. Recommendation to award ITB No. 18-7276 Collier County Landscape Beautification Master Plan “Immokalee Road (Collier Boulevard to Wilson Boulevard) Landscape and Irrigation Installation” to Hannula Landscaping and Irrigation, Inc. for \$1,512,274.87 (Project No. 60208). (Joe Delate, Principal Project Manager, Road Maintenance Division)**
- 12. COUNTY ATTORNEY'S REPORT**
- 12.A. Recommendation that the Board consider an ordinance amending the Board’s general Advisory Board Ordinance to institute term limits on advisory boards.**
- 13. OTHER CONSTITUTIONAL OFFICERS**
- 14. AIRPORT AUTHORITY AND/OR COMMUNITY REDEVELOPMENT AGENCY**
- 14.A. AIRPORT**

**14.B. COMMUNITY REDEVELOPMENT AGENCY**

**15. STAFF AND COMMISSION GENERAL COMMUNICATIONS**

**15.A. Proposed BCC Future Workshop Schedule**

**16. CONSENT AGENDA**

All matters listed under this item are considered to be routine and action will be taken by one motion without separate discussion of each item. If discussion is desired by a member of the Board, that item(s) will be removed from the Consent Agenda and considered separately.

**16.A. GROWTH MANAGEMENT DEPARTMENT**

- 16.A.1. Recommendation to approve a resolution amending Ordinance No. 2004-66, as amended, that created an Administrative Code for Land Development, by amending Chapter Two, Legislative Procedures, more specifically to amend Section B, Land Development Code Amendment - Privately Initiated Text Amendments, to modify application procedures for privately initiated land development code amendments; and providing an effective date.**
- 16.A.2. Recommendation to approve a no cost First Amendment to the Interlocal Agreement between the City of Naples and Collier County clarifying post-design duties and responsibilities of the parties for the remaining phases of the joint storm water and sanitary sewer project located between Goodlette-Frank Road and US-41. (Project No. 60142)**
- 16.A.3. Recommendation to accept a Grant Award from the US Department of Treasury under the RESTORE Direct Component (Pot 1) for the preliminary development, design and permitting of the Collier County Comprehensive Watershed Improvement Plan in the amount of \$1,532,077.76 and authorize necessary budget amendment (Project No 33554).**
- 16.A.4. Recommendation to grant final acceptance of the private roadway and drainage improvements for the final plat of Orange Blossom Ranch Phase 1A, Application Number AR-7186 with the roadway and drainage improvements being privately maintained; acceptance of the plat dedications, and authorizing the release of the maintenance security.**
- 16.A.5. Recommendation to approve final acceptance and unconditional conveyance of the potable water and sewer utility facilities for Artesia Naples Phase 3B, PL20150002359 and to authorize the County Manager, or his designee, to release the Final Obligation Bond in the total amount of \$4,000 to the Project Engineer or the Developer's designated agent.**
- 16.A.6. This item requires that ex parte disclosure be provided by Commission members. Should a hearing be held on this item, all participants are required to be sworn in. Recommendation to approve for recording the minor final plat of Talis Park Golf Course Plat, Application Number PL20170004281.**

- 16.A.7. Recommendation to award contracts to Assurance Title Agency, LLC and American Government Services Corporation, under RFP # 17-7200, “Real Estate Title & Closing Services.”**
- 16.A.8. Recommendation to approve the partial release of a code enforcement lien with an accrued value of \$687,572.47 for payment of \$3,822.47 in the code enforcement actions entitled Board of County Commissioners v. Tarpon IV LLC, Special Magistrate Case No. CEP201000018647 relating to property, Folio No. 39773480009, Collier County, Florida.**
- 16.A.9. This item requires that ex parte disclosure be provided by Commission members. Should a hearing be held on this item, all participants are required to be sworn in. Recommendation to approve for recording the final plat of Esplanade at Hacienda Lakes Phase 3, (Application Number PL20170004477) approval of the standard form Construction and Maintenance Agreement and approval of the amount of the performance security.**
- 16.A.10. Recommendation to award Bid #18-7267 to Coastal Concrete Products, LLC, for the construction of Lely Branch Canal Weir Project, in the amount of \$ 444,380, Project No. 60202, authorize the Chairman to execute the Contract, and authorize the necessary budget amendments.**
- 16.A.11. Recommendation to approve Change Order No. 2 to Contract No. 14-6296 in the amount of \$99,771.79 with HighSpans Engineering, Inc., for construction engineering inspection (CEI) services for the Chokoloskee Bridge Replacement, Project No 66066. Fiscal impact: \$99,771.79**
- 16.A.12. Recommendation to hear Land Development Code Amendments at two regularly scheduled daytime hearings and waive the nighttime hearing requirement.**

**16.B. COMMUNITY REDEVELOPMENT AGENCY**

**16.C. PUBLIC UTILITIES DEPARTMENT**

- 16.C.1. Recommendation to award Bid #18-7235, “HVAC Preventative Maintenance and Repair Services” to Primary and Secondary Contractors; B&I Contractors, Inc. (primary) and Tampa Bay Trane Service, Inc. (secondary) for County-wide HVAC preventative maintenance and repair services for anticipated annual services in the estimated amount of \$800,000.**
- 16.C.2. Recommendation to award Bid 17-7174, “Sale of Recycled Materials,” to Garden Street Iron & Metal Inc. and A&D Scrap Material Inc.**
- 16.C.3. Recommendation to approve the First Amendment to Agreement #17-7156 and authorize a Sole-Source Waiver for a period of three years for the purchase of Bioxide Plus 71, Aktivox and VX456 from Evoqua Water Technologies LLC for use by the Public Utilities Department Wastewater Division.**

- 16.C.4. Recommendation to approve a First Amendment to Lease with Naples HMA, LLC, d/b/a Physicians Regional Medical Center - Collier, to extend the lease term for spaced utilized by EMS as a temporary station house.**
- 16.C.5. Recommendation to approve the conveyance of an Easement to Florida Power & Light Co. to supply power to new Master Pump Station No. 167.00 including a three phase transformer, a buried power line, and to provide additional power systems as needed on County-owned property at 15430 Collier Blvd., adjacent to Heritage Bay Commons.**
- 16.C.6. Recommendation to approve a Certification of Financial Responsibility, as required by the Florida Department of Environmental Protection, for the transfer of the operating permit for the deep injection well system for the Golden Gate Water and Wastewater Treatment Plants.**
- 16.C.7. Recommendation to approve and authorize the Chairman to execute a Sixth Amendment to Contract No. 04-3673 with Carollo Engineers, Inc., f/k/a Carollo Engineers, P.C., pertaining to the design of the Northeast Water Reclamation Facility and Water Treatment Plant, authorize a purchase order in the amount of \$149,943 to Carollo Engineers, Inc. and authorize the necessary budget amendments.**

**16.D. PUBLIC SERVICES DEPARTMENT**

- 16.D.1. Recommendation to approve Budget Amendments in the amount of \$20,526.23 due to a reduction in available program funds from the U.S. Department of Housing and Urban Development (HUD) Shelter Plus Care (S+C) Grant (net Fiscal impact of \$20,526.23).**
- 16.D.2. Recommendation to approve an Agreement for Sale and Purchase with Dalton Mejia, for 1.14 acres under the Conservation Collier Land Acquisition Program at a cost not to exceed \$14,800.**
- 16.D.3. Recommendation for after-the-fact approval of an electronically submitted application for Corporation for National and Community Services (CNCS) Retired Senior Volunteer Program (RSVP) 2018-2021 Renewal Grant in the amount of \$163,566 to the CNCS and allow the County Manager or his designee to serve as the authorized representative for the grantor electronic system eGrants throughout the grant period.**
- 16.D.4. Recommendation to approve and authorize the Chair to execute Amendment No. 2 to the Parks and Recreation Outsourcing of County Marinas Agreement No. 12-5914R to allow other County Departments/Divisions the use of boat docks exempt from the Lease Agreement Requirements of the Agreement.**

- 16.D.5. Recommendation to approve the execution of the 2017/2018 Federal Highway Administration Flexible Funds grant award in the amount of \$274,000 for the purchase and installation of additional bus shelters through the Federal Transit Administration (FTA) Transit Award Management System (TrAMS) and authorize the necessary Budget Amendment.**
- 16.D.6. Recommendation to approve the selection committee rankings and to authorize entering into contract negotiations for Request for Professional Services (RPS) 17-7249, “Domestic Animal Services Building Design Renovation” (Project 50145), with the top-ranked firm, ADG Architecture.**
- 16.D.7. Recommendation to authorize Budget Amendments for client’s co-payments in the amount of \$10,505 for the Community Care for the Elderly (CCE) and Alzheimer’s Disease Initiative (ADI) Grants for Collier County Services for Seniors (CCSS) Program from the Area Agency on Aging of Southwest Florida, Inc. (AAA).**
- 16.D.8. Recommendation to approve ten (10) mortgage satisfactions for the State Housing Initiatives Partnership (SHIP) Loan Program in the combined amount of \$80,197.71.**
- 16.D.9. Recommendation to approve a Cooperative Agreement #18-7331-PB with Creative Bus Sales, Inc., for the purchase of two (2) trolleys using the Lee County Public Transit Trolleys Request for Proposals (RFP) 170058LAC for the Collier Area Transit (CAT) System and execute the Agreement and Notice of Assignment of Option.**
- 16.D.10. Recommendation to accept a revised FY17-18 Federal Transit Administration (FTA) Section 5310 Grant Award in the amount of \$10,977, authorize the necessary Budget Amendments and approve the purchase of four (4) paratransit vehicles and radios using those funds.**
- 16.D.11. Recommendation to approve an Agreement for Sale and Purchase with Charles Rock and Anne Gendregske at a cost not to exceed \$171,300 to purchase the property at 135 Capri Boulevard, adjacent to the Isles of Capri Neighborhood Park for additional parking, and authorize the Chairman to sign the Agreement for Sale and Purchase and staff to take all necessary actions to close and authorize staff to continue negotiations on 145 Capri Boulevard.**
- 16.D.12. Recommendation to authorize the execution of the 2017/2018 Federal Highway Administration Flexible Funds grant award in the amount of \$316,250 for the purchase and installation of live camera feeds on transit vehicles and onboard WiFi through the Federal Transit Administration (FTA) Transit Award Management System (TrAMS) and authorize a Budget Amendment.**

**16.E. ADMINISTRATIVE SERVICES DEPARTMENT**

- 16.E.1. Recommendation to approve Amendment No. 13 to the Agreement with Collier County District School Board for the Driver Education Program.**
- 16.E.2. Recommendation to approve the administrative report prepared by the Procurement Services Division for disposal of property and notification of revenue disbursement.**
- 16.E.3. Recommendation to recognize accrued interest from the period of October 2017 through December 2017 earned by EMS County Grant and appropriate funds for a total amount of \$294.55.**
- 16.E.4. Recommendation to approve the addition of one (1) classification, the reclassification of three (3) classifications, and the removal of two (2) classifications to the 2018 Fiscal Year Pay & Classification Plan made from January 1, 2018 to March 31, 2018.**
- 16.E.5. Recommendation to approve the Administrative Reports prepared by the Procurement Services Division for change orders and other contractual modifications requiring Board approval.**
- 16.E.6. Recommendation to approve expenditures for Temporary Clerical Services from Balanced Professional Staffing, Inc. above the competitive threshold, and authorize purchase orders from multiple County Divisions.**

**16.F. COUNTY MANAGER OPERATIONS**

- 16.F.1. Recommendation to approve a report covering budget amendments impacting reserves and moving funds in an amount up to and including \$25,000 and \$50,000, respectively.**
- 16.F.2. Recommendation to adopt a resolution approving amendments (appropriating grants, donations, contributions or insurance proceeds) to the Fiscal Year 2017-18 Adopted Budget.**
- 16.F.3. Recommendation to authorize payment of invoices #2935273 and #2961165 to Trimark Strategic Equipment LLC totaling \$223,960 for commercial kitchen equipment and installation services for the Florida Culinary Accelerator @ Immokalee.**

**16.G. AIRPORT AUTHORITY**

**16.H. BOARD OF COUNTY COMMISSIONERS**

- 16.H.1. Proclamation designating May 2018 as Older Americans Month in Collier County. This proclamation will be sent by mail to Kirsten O'Donnell, Director of Communications - Area Agency on Aging for Southwest Florida.**
- 16.H.2. Proclamation designating May 3, 2018 as National Day of Prayer in Collier County. The proclamation will be read at ceremonies being held on May 3rd at locations in Collier County.**

**16.I. MISCELLANEOUS CORRESPONDENCE**

**16.I.1. Miscellaneous Correspondence**

**16.J. OTHER CONSTITUTIONAL OFFICERS**

**16.J.1. To provide the Board of County Commissioners the Clerk of the Circuit Court's Internal Audit Report 2018-3 Job Creation Investment Program: Arthrex and Arthrex Manufacturing, issued on, April 24, 2018.**

**16.J.2. To record in the minutes of the Board of County Commissioners, the check number (or other payment method), amount, payee, and purpose for which the referenced disbursements were drawn for the periods between March 29 and April 11, 2018 pursuant to Florida Statute 136.06.**

**16.J.3. Request that the Board approve and determine valid public purpose for invoices payable and purchasing card transactions as of April 18, 2018.**

**16.K. COUNTY ATTORNEY**

**16.K.1. Recommendation to approve a Joint Motion and Stipulated Final Judgment in the amount of \$38,500 for Parcel 455RDUE, in the lawsuit captioned Collier County v. Alex D. Randolph, et al, Case No. 17-CA-1472, required for the Golden Gate Boulevard Expansion Project No. 60145. (Fiscal Impact: \$32,940)**

**16.K.2. Recommendation to approve a Joint Motion and Stipulated Final Judgment in the amount of \$19,000 for Parcel 453RDUE, in the lawsuit captioned Collier County v. Alex D. Randolph, et al, Case No. 17-CA-1472, required for the Golden Gate Boulevard Expansion Project No. 60145. (Fiscal Impact: \$13,370)**

**16.K.3. Recommendation to approve a Mediated Settlement Agreement for the total amount of \$132,750 for the taking of Parcel 426RDUE in the pending case styled Collier County v. Leondese Bichotte et al, Case No. 17-CA-1443, required for the Golden Gate Boulevard Project, Project No. 60145 (From Everglades Blvd to east of the Faka Union Canal). (Fiscal Impact: \$47,250)**

**16.K.4. Recommendation to approve a Mediated Settlement Agreement in the amount of \$27,000 for full compensation for the taking of Parcel 413RDUE, plus \$7,913.40 for statutory attorney fees, and \$4,500 for expert fees and costs, in the case styled Collier County v. Lourdes Perez Bello, et al., Case No. 17-CA-1390 required for improvements to Golden Gate Blvd. (Project No. 60145). [Fiscal Impact: \$36,463.40]**

- 16.K.5. Recommendation to approve two Mediated Settlement Agreements in the total amount of \$202,052 for full compensation for the taking of Parcels 314RDUE and 325RDUE, including statutory attorney fees, and expert fees and costs, in the case styled Collier County v. CKC Property Holdings, LLC, et al., Case No. 16-CA-1242 required for improvements to Golden Gate Blvd. (Project No. 60145). [Fiscal Impact: \$90,622]**
- 16.K.6. Recommendation to appoint a member to the Contractors Licensing Board.**
- 16.K.7. Recommendation to reappoint two members to the Public Transit Advisory Committee.**
- 16.K.8. Recommendation to reappoint two members and reclassify one member of the Bayshore/Gateway Triangle Local Redevelopment Advisory Board.**
- 16.K.9. Request by the Collier County Health Facilities Authority for approval of a resolution authorizing the Authority to issue revenue bonds for healthcare facilities at Moorings Park and Moorings Park at Grey Oaks.**
- 16.K.10. Request by the Collier County Educational Facilities Authority for approval of a resolution authorizing the Authority to issue revenue bonds to be used to finance educational facilities for Ave Maria School of Law.**
- 16.K.11. Recommendation that the Board direct the County Attorney to advertise an ordinance expanding the powers of the Special Magistrate.**

## **17. SUMMARY AGENDA**

**This section is for advertised public hearings and must meet the following criteria: 1) A recommendation for approval from staff; 2) Unanimous recommendation for approval by the Collier County Planning Commission or other authorizing agencies of all members present and voting; 3) No written or oral objections to the item received by staff, the Collier County Planning Commission, other authorizing agencies or the Board, prior to the commencement of the BCC meeting on which the items are scheduled to be heard; and 4) No individuals are registered to speak in opposition to the item. For those items which are quasi-judicial in nature, all participants must be sworn in.**

- 17.A. This item requires ex parte disclosure be provided by the Commission members. Should a hearing be held on this item, all participants are required to be sworn in. Recommendation to approve an Ordinance amending Ordinance Number 2004-41, as amended, the Collier County Land Development Code, which established the comprehensive zoning regulations for the unincorporated area of Collier County, Florida, by amending the appropriate zoning atlas map or maps by changing the zoning classification of the herein described real property from a Rural Agricultural (A) zoning district to a Residential Planned Unit Development (RPUD) zoning district for the project to be known as the Rushton Pointe RPUD, to allow construction of a maximum of 229 residential dwelling units on property located on the west side of Collier Boulevard, approximately two thirds of a mile south of Immokalee Road, in Section 27, Township 48 South, Range 26 East, consisting of 38.1± acres. [PL 20150000306]**

- 17.B. Recommendation to approve an Ordinance amending Ordinance Number 04-41, as amended, the Collier County Land Development Code, which includes the comprehensive land regulations for the unincorporated area of Collier County, Florida, by providing for: Section One, Recitals; Section Two, Findings of Fact; Section Three, Adoption of Amendments to the Land Development Code, more specifically amending the following: Chapter One – General Provisions; Chapter Two – Zoning Districts and Uses; Chapter Three – Resource Protection; Chapter Four – Site Design and Development Standards; Chapter Six – Infrastructure Improvements and Adequate Public Facilities Requirements; Chapter Nine – Variations from Code Requirements; Chapter Ten – Application, Review, and Decision-Making Procedures; Section Four, Adoption of Amendments to the Collier County Official Zoning Atlas, more specifically amending the following: Zoning Map Numbers 522930, 2033N, 2033S, 2034N, 2034S to remove the ACSC designation for consistency with the Growth Management Plan; Section Five, Conflict and Severability; Section Six, Inclusion in the Collier County Land Development Code; and Section Seven, Effective Date.**
- 17.C. This item requires that ex parte disclosure be provided by Commission members. Should a hearing be held on this item, all participants are required to be sworn in. Recommendation to approve Petition VAC-PL20170001644 to disclaim, renounce and vacate the County and the public interest in the roadway easement recorded in OR Book 2355, Page 2715 of the Public Records of Collier County, Florida. The subject property is located on the east side of County Barn Road, approximately one-quarter mile south of Davis Boulevard in Section 8, Township 50 South, Range 26 East, Collier County, Florida.**
- 17.D. Recommendation to adopt a resolution approving amendments (appropriating carry forward, transfers and supplemental revenue) to the Fiscal Year 2017-18 Adopted Budget.**

**18. ADJOURN**

**Inquiries concerning changes to the Board's Agenda should be made to the County Manager's Office at 252-8383.**

## **EXECUTIVE SUMMARY**

**This item requires that ex parte disclosure be provided by Commission members. Should a hearing be held on this item, all participants are required to be sworn in. Recommendation to approve an Ordinance amending Ordinance Number 81-6, as amended, the Marco Shores Golf Course Community Planned Unit Development (PUD), to allow group housing for seniors on Residential Parcel Two A, and to add new development standards for Residential Parcel Two A; and providing for an effective date, for property located near the Marco Island Executive Airport in Section 26, Township 51 South, Range 26 East, Collier County, Florida. [PUDA-PL20170001345]**

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**OBJECTIVE:** To have the Board of County Commissioners (Board) review staff's findings and recommendations along with the recommendations of the Collier County Planning Commission (CCPC) regarding the above referenced petition to render a decision regarding this proposed PUDA, and ensure the project is in harmony with all the applicable codes and regulations in order to ensure that the community's interests are maintained.

**CONSIDERATIONS:** This PUDA affects only one tract within the PUD. The subject tract consists of 5.57+/- acres and is located near the Marco Island Executive Airport in Section 26, Township 51 South, Range 26 East, Collier County. The petitioner is requesting that the Board consider an application amending the PUD to revise the multi-family section to allow a maximum of 240 group housing units for seniors only on the tract identified as "Residential Parcel Two A" on the proposed Master Plan (formerly "Residential Parcel Two"). The petitioner also proposes development standards, including new setbacks, building heights, minimum living area, and minimum off-street parking requirements for group housing on Residential Parcel Two A. The maximum height will also be increased for all other uses on this parcel. The minimum front setback for single-family detached homes would be reduced from 30 feet to 25 feet. Group housing commitments relating to a generator and hurricane evacuation mitigation are also added to the PUD. All other uses that are already permitted on Residential Parcel Two will still be permitted on this parcel.

**FISCAL IMPACT:** The County collects impact fees prior to the issuance of building permits to help offset the impacts of each new development on public facilities. These impact fees are used to fund projects identified in the Capital Improvement Element (CIE) of the Growth Management Plan (GMP) as needed to maintain an adopted Level of Service (LOS) for public facilities. Additionally, in order to meet the requirements of concurrency management, the developer of every local development order approved by Collier County is required to pay a portion of the estimated Transportation Impact Fees associated with the project in accordance with Chapter 74 of the Collier County Code of Laws and Ordinances. Other fees collected prior to issuance of a building permit include building permit review fees. Finally, additional revenue is generated by application of ad valorem tax rates, and that revenue is directly related to the value of the improvements. Please note that impact fees and taxes collected were not included in the criteria used by staff and the CCPC to analyze this petition.

**GROWTH MANAGEMENT IMPACT: Future Land Use Element (FLUE):** Staff identified the FLUE policies relevant to this project and determined that the proposed amendment to the PUD may be deemed consistent with the FLUE of the GMP. Please, see Attachment 3 - *Staff Report\_Application\_Support Material* for a more detailed analysis of how staff derived this determination.

**Transportation Element (TE):** In evaluating this project, Transportation Planning staff reviewed the applicant's Traffic Impact Statement (TIS) for consistency with Policy 5.1 of the TE of the GMP using the 2016 Annual Update and Inventory Reports (AUIR).

Policy 5.1 of the TE of the GMP states the following:

*The County Commission shall review all rezone petitions, SRA designation applications, conditional use petitions, and proposed amendments to the Future Land Use Element (FLUE) affecting the overall countywide density or intensity of permissible development, with consideration of their impact on the overall County transportation system, and shall not approve any petition or application that would directly access a deficient roadway segment as identified in the current AUIR or if it impacts an adjacent roadway segment that is deficient as identified in the current AUIR, or which significantly impacts a roadway segment or adjacent roadway segment that is currently operating and/or is projected to operate below an adopted Level of Service Standard within the five year AUIR planning period, unless specific mitigating stipulations are also approved. A petition or application has significant impacts if the traffic impact statement reveals that any of the following occur:*

- a. For links (roadway segments) directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume;*
- b. For links adjacent to links directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume; and*
- c. For all other links the project traffic is considered to be significant up to the point where it is equal to or exceeds 3% of the adopted LOS standard service volume.*

*Mitigating stipulations shall be based upon a mitigation plan prepared by the applicant and submitted as part of the traffic impact statement that addresses the project's significant impacts on all roadways.*

The proposed PUD Amendment on the subject property was reviewed based on the 2016 AUIR Inventory Report. The TIS submitted in the application indicates that the proposed senior housing development will generate approximately 60 PM peak-hour two-way trips which represents an equal trip generation from the currently approved multi-family development for this property. The proposed development will impact the following roadway segments with the listed capacities:

**Table 1. Traffic Impact Summary.**

<b>Roadway</b>	<b>Link</b>	<b>2016 AUIR Existing LOS</b>	<b>Current Peak Hour Peak Direction Service Volume/Peak Direction</b>	<b>2016 Remaining Capacity</b>
Collier Boulevard (C.R. 951)	Mainsail Drive to Manatee Road	D	2,200/north	536
Collier Boulevard (C.R. 951)	Mainsail Drive to Marco Island Bridge	C	2,200/north	609

Based on the 2016 AUIR, the adjacent roadway network has sufficient capacity to accommodate the proposed trips for the amended project within the five-year planning period. Therefore, the subject rezoning can be found consistent with Policy 5.1 of the TE of the GMP.

**Conservation and Coastal Management Element (CCME):** Environmental Planning staff reviewed

04/24/2018

this PUD Amendment. No revisions to the environmental portions of the PUD are being made. This project does not require Environmental Advisory Council (EAC) review, as this project did not meet the EAC scope of land development project reviews as identified in Section 2-1193 of the Collier County Codes of Laws and Ordinances.

**GMP Conclusion:** The GMP is the prevailing document to support land use decisions, such as this proposed rezoning. Staff is required to make a recommendation regarding a finding of consistency or inconsistency with the overall GMP as part of the recommendation for approval, approval with conditions, or denial of any rezoning petition. This petition is consistent with the GMPA.

**COLLIER COUNTY PLANNING COMMISSION (CCPC) RECOMMENDATION:** The CCPC heard petition PUDA-PL20170001345 on March 15, 2018, and by a vote of 7-0 recommended to forward this petition to the Board with a recommendation of approval, subject to the changes requested at the hearing. The changes included the following:

1. Adding a reference about the Deltona Settlement Agreement as it pertains to boardwalks, viewing stands or docks, nature trails not associated with multi-family residential development, and non-commercial boat launching facilities and multiple docking areas.
2. Specified that the proposed group housing will not be for individuals with substance abuse or developmentally disable residents.
3. Clarified that parking structures, listed under 4.07.01.B are intended to be for “under building” parking.
4. Emergency generators for group housing must be sufficiently sized to accommodate the air-conditioning unit(s) and the placement of the generators should be elevated at or above the FEMA floodplain elevation.

Notwithstanding the CCPC's unanimous decision to recommend approval, this petition has been placed under advertised public hearings on the Board's regular agenda because of an email received from Mr. McGraw as well as four members from the public who spoke against the petition, relating to concerns about traffic, utilities, water, and the potential hazard for humans encountering wildlife (i.e., alligators) (see Attachment 4 - *Items Forwarded to CCPC*).

**LEGAL CONSIDERATIONS:** This is an amendment to the existing Marco Shores Golf Course Community PUD (Ordinance No. 81-6, as amended). The burden falls upon the applicant for the amendment to prove that the proposal is consistent with all of the criteria set forth below. The burden then shifts to the Board, should it consider denial, that such denial is not arbitrary, discriminatory or unreasonable. This would be accomplished by finding that the amendment does not meet one or more of the listed criteria.

### **Criteria for PUD Amendments**

***Ask yourself the following questions. The answers assist you in making a determination for approval or not.***

1. **Consider:** The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.

2. Is there an adequacy of evidence of unified control and suitability of agreements, contract, or other instruments or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are *not* to be provided or maintained at public expense? *Findings and recommendations of this type shall be made only after consultation with the County Attorney.*
3. **Consider:** Conformity of the proposed PUD with the goals, objectives and policies of the Growth Management Plan.
4. **Consider:** The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.
5. Is there an adequacy of usable open space areas in existence and as proposed to serve the development?
6. **Consider:** The timing or sequence of development (as proposed) for the purpose of assuring the adequacy of available improvements and facilities, both public and private.
7. **Consider:** The ability of the subject property and of surrounding areas to accommodate expansion.
8. **Consider:** Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications are justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.
9. Will the proposed change be consistent with the goals, objectives, and policies and future land use map and the elements of the Growth Management Plan?
10. Will the proposed PUD Rezone be appropriate considering the existing land use pattern?
11. Would the requested PUD Rezone result in the possible creation of an isolated district unrelated to adjacent and nearby districts?
12. **Consider:** Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
13. **Consider:** Whether changed or changing conditions make the passage of the proposed amendment necessary.
14. Will the proposed change adversely influence living conditions in the neighborhood?
15. Will the proposed change create or excessively increase traffic congestion or create types of traffic deemed incompatible with surrounding land uses, because of peak volumes or projected types of vehicular traffic, including activity during construction phases of the development, *or otherwise affect public safety?*
16. Will the proposed change create a drainage problem?
17. Will the proposed change seriously reduce light and air to adjacent areas?

18. Will the proposed change adversely affect property values in the adjacent area?
19. Will the proposed change be a deterrent to the improvement or development of adjacent property in accordance with existing regulations?
20. **Consider:** Whether the proposed change will constitute *a grant of special privilege* to an individual owner as contrasted with the public welfare.
21. Are there substantial reasons why the property cannot (“reasonably”) be used in accordance with existing zoning? (a “core” question...)
22. Is the change suggested out of scale with the needs of the neighborhood or the county?
23. **Consider:** Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use.
24. **Consider:** The physical characteristics of the property and the degree of site alteration which would be required to make the property usable for any of the range of potential uses under the proposed zoning classification.
25. **Consider:** The impact of development resulting from the proposed PUD rezone *on the availability of adequate public facilities and services* consistent with the levels of service adopted in the Collier County Growth Management Plan and as defined and implemented through the Collier County Adequate Public Facilities Ordinance [Code ch.106, art.II], as amended.
26. Are there other factors, standards, or criteria relating to the PUD rezone request that the Board of County Commissioners shall deem important in the protection of the public health, safety, and welfare?

The Board must base its decision upon the competent, substantial evidence presented by the written materials supplied to it, including but not limited to the Staff Report, Executive Summary, maps, studies, letters from interested persons and the oral testimony presented at the Board hearing as these items relate to these criteria. This item has been approved as to form and legality, and requires an affirmative vote of four for Board approval. (SAS)

**RECOMMENDATION:** Staff concurs with the recommendation of the CCPC to recommend that the Board approve PUDA-PL20170001345. All changes are reflected in the attached Ordinance.

Prepared By: Eric Johnson, AICP, Principal Planner, Zoning Division

#### **ATTACHMENT(S)**

1. Attachment 1 - Proposed Ordinance (PDF)
2. Attachment 2 - CCPC Agenda (Mar 15 2018) (PDF)
3. [Linked] Attachment 3 - Staff Report\_Application\_Support Material (PDF)
4. Attachment 4 - Items Forwarded to CCPC (PDF)
5. Attachment 5 - Items Collected at CCPC(PDF)
6. Attachment 6 - NDN Ad (BCC) (PDF)

04/24/2018

7. Attachment 7 - Letter from Conservancy SWFL (Apr 10 2018) (PDF)
8. legal ad - Agenda ID # 5166 (PDF)

**COLLIER COUNTY**  
**Board of County Commissioners**

**Item Number:** 9.B

**Doc ID:** 5166

**Item Summary:** This item requires that ex parte disclosure be provided by Commission members. Should a hearing be held on this item, all participants are required to be sworn in. Recommendation to approve an Ordinance amending Ordinance Number 81-6, as amended, the Marco Shores Golf Course Community Planned Unit Development (PUD), to allow group housing for seniors on Residential Parcel Two A, and to add new development standards for Residential Parcel Two A; and providing for an effective date, for property located near the Marco Island Executive Airport in Section 26, Township 51 South, Range 26 East, Collier County, Florida. [PUDA-PL20170001345]

**Meeting Date:** 04/24/2018

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**Prepared by:**

Title: Planner, Principal – Zoning

Name: Eric Johnson

03/20/2018 1:53 PM

**Submitted by:**

Title: Division Director - Planning and Zoning – Zoning

Name: Michael Bosi

03/20/2018 1:53 PM

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**Approved By:**

**Review:**

Zoning	Ray Bellows	Additional Reviewer	Completed	03/27/2018 1:22 PM
Growth Management Department	Judy Puig	Level 1 Reviewer	Completed	03/27/2018 4:47 PM
Zoning	Michael Bosi	Additional Reviewer	Completed	03/28/2018 8:37 AM
Growth Management Department	Thaddeus Cohen	Department Head Review	Completed	03/29/2018 12:49 PM
Growth Management Department	James French	Deputy Department Head Review	Completed	03/30/2018 6:00 PM
County Attorney's Office	Scott Stone	Level 2 Attorney Review	Completed	04/06/2018 11:58 AM
Office of Management and Budget	Valerie Fleming	Level 3 OMB Gatekeeper Review	Completed	04/06/2018 12:04 PM
Budget and Management Office	Mark Isackson	Additional Reviewer	Completed	04/09/2018 12:26 PM
County Attorney's Office	Jeffrey A. Klatzkow	Level 3 County Attorney's Office Review	Completed	04/11/2018 11:44 AM
County Manager's Office	Nick Casalanguida	Level 4 County Manager Review	Completed	04/15/2018 8:47 PM
Board of County Commissioners	MaryJo Brock	Meeting Pending		04/24/2018 9:00 AM

## ORDINANCE NO. 18 - \_\_\_\_\_

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 81-6, AS AMENDED, THE MARCO SHORES GOLF COURSE COMMUNITY PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW GROUP HOUSING FOR SENIORS ON RESIDENTIAL PARCEL TWO A, AND TO ADD NEW DEVELOPMENT STANDARDS FOR RESIDENTIAL PARCEL TWO A; AND PROVIDING FOR AN EFFECTIVE DATE, FOR PROPERTY LOCATED NEAR THE MARCO ISLAND EXECUTIVE AIRPORT IN SECTION 26, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA. [PUDA-PL20170001345].

WHEREAS, on September 8, 1998, The Board of County Commissioners approved Ordinance Number 81-6, which established the Planned Unit Development (PUD) now known as the Marco Shores Golf Course Community PUD zoning classification; and

WHEREAS, the PUD was amended by Ordinance Nos. 85-56, 94-41, 16-37, 16-38 and Collier County Planning Commission Resolution No. 01-29; and

WHEREAS, NM Marco Shores, LLC, represented by D. Wayne Arnold, AICP, of Q. Grady Minor and Associates, P.A., petitioned the Board of County Commissioners to amend Ordinance No. 81-6, as amended, the Marco Shores Golf Course Community PUD.

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

**SECTION I: AMENDMENTS TO THE PUD DOCUMENT OF ORDINANCE NUMBER 81-6, AS AMENDED**

The Marco Shore Golf Course Community PUD Document attached to Ordinance Number 81-6, as amended, is hereby amended as shown in Exhibit "A", attached hereto and incorporated by reference herein.

**SECTION II: EFFECTIVE DATE**

This Ordinance shall become effective upon filing with the Department of State.

[17-CPS-01694/1392972/1]

Marco Shores Golf Course Community  
PUDA-PL20170001345, 3/20/18

PASSED AND DULY ADOPTED by super-majority vote by the Board of County Commissioners of Collier County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:  
DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

\_\_\_\_\_, Deputy Clerk

BY: \_\_\_\_\_  
ANDY SOLIS, Chairman

Approved as to form and legality:

\_\_\_\_\_  
Scott A. Stone  
Assistant County Attorney

12 3/20/18

Exhibit A – Amendment to Marco Shores Golf Course Community PUD Document

Attachment: Attachment 1 - Proposed Ordinance (5166 : Marco Shores PUDA)

Marco Shores Golf Course Community PUD  
Revised PUD Language

SECTION IV  
MULTI-FAMILY

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4.07 REGULATIONS FOR RESIDENTIAL PARCEL TWO A

4.07.01 USES PERMITTED

Residential and group housing uses may not be jointly developed on Residential Parcel Two A. Only one of the two uses may be developed. No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or part, for other than the following:

A. Principal Uses:

- (1) Boardwalks, viewing stands or docks, and nature trails not associated with any particular multi-family development, subject to approval, as applicable, through the process required in the Deltona Settlement Agreement (Case Nos. 80-1308 R and YY-76, dated July 20, 1982).
- (2) Golf Course uses (1), (5) and (6) as set forth in 5.02.A.
- (3) Group housing for seniors including assisted living, continuing care retirement communities, skilled nursing, memory care and independent living facilities. Not to exceed 240 total units/beds of Group Housing. No substance abuse or developmentally disabled residents permitted.
- (4) Individual housing units including townhouses, zero lot line, villas and cluster housing.
- (5) Multi-family residential buildings and single family detached.
- (6) Non-commercial boat launching facilities and multiple docking areas with a maximum extension into the waterway of 20 feet, in accordance with Section 5.03.06 of the Land Development Code, and subject to approval, as applicable, through the process required in the Deltona Settlement Agreement (Case Nos. 80-1308 R and YY-76, dated July 20, 1982).
- (7) Parks, playgrounds, playfields and commonly owned open space.
- (8) Residential clubs, intended to serve the surrounding residential area.

Marco Shores Golf Course Community PUD  
Revised PUD Language

(9) Water management facilities.

B. Permitted Accessory Uses and Structures:

- (1) Customary accessory uses and structures, including under building parking.
- (2) Signs as permitted by the Collier County Land Development Code.
- (3) Model homes, apartments and sales offices shall be permitted in conjunction with the promotion of the development, in accordance with the Land Development Code.

4.07.02 MINIMUM LOT AREA:

Multi-family: One (1) net acre.

Single Family Detached: 7500 square feet.

Other Residential Types: In conformance with approved site development plan.

4.07.03 MINIMUM YARDS – MULTI-FAMILY/GROUP HOUSING

- A. Setbacks from parcel boundaries – twenty feet (20') or one-half (1/2) the height of the structure, whichever is greater.
- B. Setbacks from edge of pavement of public roadways – thirty feet (30'), for residential structures.
- C. Setbacks from road rights of way – twenty-five feet (25'), for group housing for seniors.
- D. Distance between any two principal structures – one-half (1/2) the sum of their heights, but not less than twenty feet (20').
- E. In the case of clustered buildings with a common architectural theme, these distances may be less provided that a site development plan is approved by the Zoning Division Director.

4.07.04 MINIMUM YARDS - SINGLE FAMILY

A. Single Family Detached:

(1) Front setback: 25'

Attachment: Attachment 1 - Proposed Ordinance (5166 : Marco Shores PUDA)

Marco Shores Golf Course Community PUD  
Revised PUD Language

(2) Side setback: 7-1/2'

(3) Rear setback: 20'

B. Other than single-family detached: All setbacks in accordance with the approved site plan.

4.07.05 MAXIMUM HEIGHT

A. Principal structures – four (4) stories above the required flood plain elevation or one level of parking not to exceed:

Zoned Height: 58 feet

Actual Height: 72 feet

B. Accessory structures – twenty feet (20') above required flood plain elevation not to exceed:

Zoned Height: 20 feet

Actual Height: 25 feet

4.07.06 MINIMUM LIVING AREA OF PRINCIPAL STRUCTURES

Principal residential use structures shall contain a minimum of seven hundred and fifty (750) gross square feet of living area per dwelling unit within principal structure for multi-family use. There shall be no minimum unit size for group housing for seniors use.

4.07.07 OFF-STREET PARKING

Principal uses shall provide a minimum of two parking spaces per dwelling unit for multi-family use. Parking for group housing for seniors shall be in accordance with the LDC.

4.07.08 ARCHITECTURAL STANDARDS

Group housing for seniors shall be subject to the architectural standards under LDC Section 5.05.08.

4.07.09 GROUP HOUSING FOR SENIORS STANDARDS

A. Any group housing for seniors facility shall be equipped with an emergency generator with sufficient fuel supply for 7 days. The generator must be sufficiently sized to accommodate the A/C unit(s), and shall be placed at or above the FEMA floodplain elevation.

B. To provide for hurricane evacuation mitigation, the developer of a group housing for seniors, except independent senior housing, facility shall provide

Marco Shores Golf Course Community PUD  
Revised PUD Language

50 medical cots deliverable to Collier County within 30 days after SDP approval.

## SECTION VII

### DEVELOPMENT COMMITMENTS

\*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    Text break    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*

#### 7.07 PUD MONITORING

One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until close-out of the PUD, and this entity shall also be responsible for satisfying all PUD commitments until close-out of the PUD. At the time of this PUD approval, the Managing Entity is WCI Communities, LLC, C/O Lennar Corp., Mr. Barry Ernst, 10481 Ben C Pratt Pkwy, Fort Myers, FL 33966. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document that needs to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become the Managing Entity. As Owner and Developer sell off tracts, the Managing Entity shall provide written notice to County that includes an acknowledgement of the commitments required by the PUD by the new owner and the new owner's agreement to comply with the Commitments through the Managing Entity, but the Managing Entity shall not be relieved of its responsibility under this Section. When the PUD is closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD commitments.

#### 7.08 MISCELLANEOUS

- A. All other applicable state or federal permits must be obtained before commencement of the development.
- B. Pursuant to Section 125.022(5) F.S., Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

## AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., MARCH 15, 2018, IN THE BOARD OF COUNTY COMMISSIONERS MEETING ROOM, ADMINISTRATION BUILDING, COUNTY GOVERNMENT CENTER, THIRD FLOOR, 3299 TAMiami TRAIL EAST, NAPLES, FLORIDA:

NOTE: INDIVIDUAL SPEAKERS WILL BE LIMITED TO 5 MINUTES ON ANY ITEM. INDIVIDUALS SELECTED TO SPEAK ON BEHALF OF AN ORGANIZATION OR GROUP ARE ENCOURAGED AND MAY BE ALLOTTED 10 MINUTES TO SPEAK ON AN ITEM IF SO RECOGNIZED BY THE CHAIRMAN. PERSONS WISHING TO HAVE WRITTEN OR GRAPHIC MATERIALS INCLUDED IN THE CCPC AGENDA PACKETS MUST SUBMIT SAID MATERIAL A MINIMUM OF 10 DAYS PRIOR TO THE RESPECTIVE PUBLIC HEARING. IN ANY CASE, WRITTEN MATERIALS INTENDED TO BE CONSIDERED BY THE CCPC SHALL BE SUBMITTED TO THE APPROPRIATE COUNTY STAFF A MINIMUM OF SEVEN DAYS PRIOR TO THE PUBLIC HEARING. ALL MATERIAL USED IN PRESENTATIONS BEFORE THE CCPC WILL BECOME A PERMANENT PART OF THE RECORD AND WILL BE AVAILABLE FOR PRESENTATION TO THE BOARD OF COUNTY COMMISSIONERS IF APPLICABLE.

ANY PERSON WHO DECIDES TO APPEAL A DECISION OF THE CCPC WILL NEED A RECORD OF THE PROCEEDINGS PERTAINING THERETO, AND THEREFORE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL BY SECRETARY
3. ADDENDA TO THE AGENDA
4. PLANNING COMMISSION ABSENCES
5. APPROVAL OF MINUTES – **February 15, 2018**
6. BCC REPORT- RECAPS
7. CHAIRMAN’S REPORT
8. CONSENT AGENDA
9. ADVERTISED PUBLIC HEARINGS:

*Note: This item has been continued from the March 1, 2018 CCPC meeting:*

- A. **PL20170002330:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 88-93, the **City Gate Commerce Park Planned Unit Development**, to revise the legal description and correct the acreage of the MPUD; to update the master development plan including designating a Lake/Recreational Area, adding external access points along the eastern MPUD boundary and adding the Collier County Sports Complex; to provide conversions to allow additional hotels and motel units and the development of the Collier County Sports Complex, without increasing the overall originally approved buildout traffic; to provide deviations for signage, flagpoles, parking areas, landscape areas and buffers, architectural review standards, native vegetation and water management; to clarify permitted uses and add development standards for the Sports Complex, including building heights; to update building heights elsewhere in the MPUD;

to remove outdated commitments; to add exhibits including exhibit A-3 permitted uses by SIC codes, Exhibit A-4 cross sections-north buffer, Exhibit A-5 sign deviation exhibit, and Exhibit A-6 required yard plan; providing for conflict and severability; and providing an effective date. The subject property consisting of 291.55 acres is **located at the northeast quadrant of the intersection of I-75 and Collier Boulevard (CR 951)** in Section 35, Township 49 South, Range 26 East, in Collier County, Florida. [Coordinator: Nancy Gundlach, Principal Planner]

***Note: This item has been continued from the March 1, 2018 CCPC meeting:***

- B. **PL20170002634:** A Resolution amending Development Order 88-02, as amended, the **City Gate Commerce Park Development of Regional Impact**, providing for Section One: amendments restoring language from the original Development Order 88-02 and provide traffic conversions, without increasing the overall buildout traffic; amendment to regulations pertaining to vegetation and wildlife/wetlands to remove the 2.47 acre wetland “preserve” requirement; amendment to remove phasing schedule and obsolete development restrictions; amendment to master development plan; extension of termination date; and amendment to allow for biennial reporting; Section Two: findings of fact including revised legal description and correction of acreage; Section Three: conclusions of law; Section Four: effect of previously issued development order, transmittal to the Department of Economic Opportunity and providing an effective date. The subject property consisting of 291.55 acres is **located at the northeast quadrant of the intersection of I-75 and Collier Boulevard (CR 951)** in Section 35, Township 49 South, Range 26 East, in Collier County, Florida. Coordinator: Nancy Gundlach, Principal Planner]
- C. **PL20170000425:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 2006-50, the **Creekside Commerce Park Commercial Planned Unit Development (CPUD)**, as amended, by adding outdoor recreation facilities as a general permitted use; by providing that wellness centers associated with employees and hotel guests shall not count towards square footage maximums in the business district and industrial commercial district; by allowing a 169 room hotel on Tract 6 west of Goodlette Frank Road; by decreasing the allowable square footage in the industrial commercial district by 6,900 square feet for a total of 709,100 square feet of floor area of industrial/commerce uses; by decreasing the allowable square footage in the business district by 23,000 square feet to 269,000 square feet including a reduction from 242,000 square feet to 219,000 square feet of office uses; by adding indoor and outdoor recreational facilities as a permitted accessory use in the business district and industrial commercial district; by adding deviations to allow any use on Tracts 3 and 6 on the master plan to be eligible for the county’s architectural deviation process and a deviation to permit existing street trees to satisfy the buffer tree requirements for Tract 5. The subject property is **located south of Immokalee Road and both east and west of Goodlette Frank Road** in Section 27, Township 48 South, Range 25 East, Collier County, Florida, consisting of 106 acres; and by providing an effective date. [Coordinator: Nancy Gundlach, Principal Planner]
- D. **PUDA-PL20170001345:** An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance Number 81-6, as amended, the **Marco Shores Golf Course Community Planned Unit Development (PUD)**, to allow group housing for seniors on Residential Parcel Two A, and to add new development standards for Residential Parcel Two A; and providing for an effective date, for property **located near the Marco Island Executive Airport** in Section 26, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Eric Johnson, AICP, Principal Planner]
- E. **PL-20150000306:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 2004-41, as amended, the Collier County Land Development Code, which established the comprehensive zoning regulations for the unincorporated area of Collier County, Florida, by amending the appropriate zoning atlas map or maps by changing the zoning classification of the herein described real property

from a Rural Agricultural (A) zoning district to a Residential Planned Unit Development (RPUD) zoning district for the project to be known as the **Rushton Pointe RPUD**, to allow construction of a maximum of 229 residential dwelling units on **property located on the west side of Collier Boulevard, approximately two thirds of a mile south of Immokalee Road**, in Section 27, Township 48 South, Range 26 East, consisting of 38.1± acres. [Coordinator: Tim Finn, Principal Planner]

- F. **PL20160002106:** A Resolution of the Collier County Planning Commission for an insubstantial change to Ordinance No. 2002-51, as amended, the **Lawmetka Plaza PUD**, to add a third access point on Wiggins Pass Road, to limit the eastern most access point on Wiggins Pass Road to right in/right out, to limit the western most access point on Wiggins Pass Road to service and delivery vehicles only, to add a developer commitment relating to transportation, and to amend the Master Plan. The subject property is **located on the northwest corner of the U.S. 41 and Wiggins Pass Road intersection**, in Section 16, Township 48 South, Range 25 East, Collier County, Florida, consisting of ±34 acres. [Coordinator: Tim Finn, Principal Planner]

10. NEW BUSINESS

11. OLD BUSINESS

12. PUBLIC COMMENT

13. ADJORN

CCPC Agenda/Ray Bellows/jmp



## STAFF REPORT

**TO:** COLLIER COUNTY PLANNING COMMISSION

**FROM:** ZONING DIVISION – ZONING SERVICES SECTION  
GROWTH MANAGEMENT DEPARTMENT

**HEARING DATE:** MARCH 15, 2018

**SUBJECT:** PUDA-PL20170001345 MARCO SHORES GOLF COURSE  
COMMUNITY PLANNED UNIT DEVELOPMENT

### PROPERTY OWNERS/APPLICANT/AGENT:

**Owner/Applicant:**

NM Marco Shores, LLC.  
225 Banyan Blvd., suite 240  
Naples, FL 34102

**Agent:**

D. Wayne Arnold, AICP  
Q. Grady Minor and Associates, P.A.  
3800 Via Del Rey  
Bonita Springs, FL 34134

### REQUESTED ACTION:

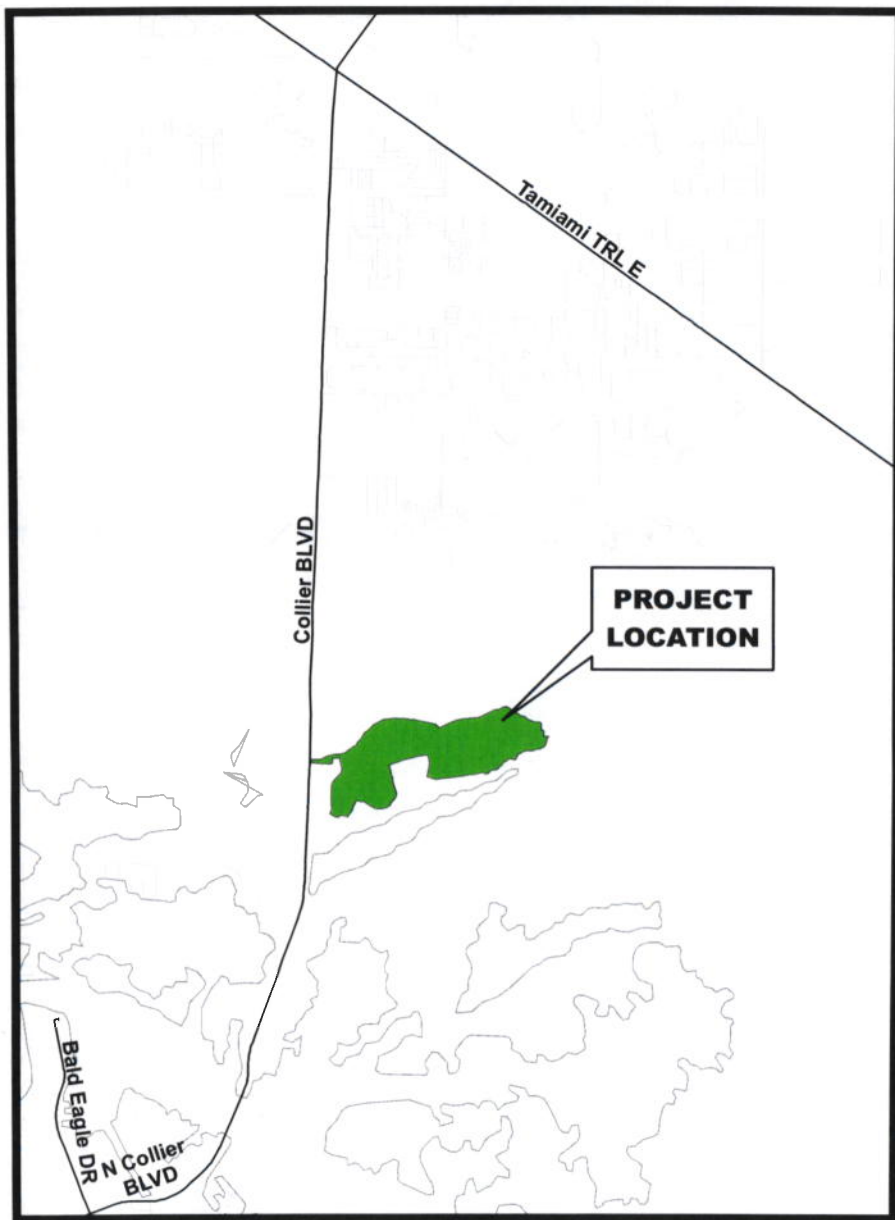
The petitioner is requesting that the Collier County Planning Commission (CCPC) consider an application to amend Ordinance Number 81-6, as amended, the Marco Shores Golf Course Community Planned Unit Development (PUD), to allow group housing for seniors and new development standards, specific to Residential Parcel Two A.

### GEOGRAPHIC LOCATION:

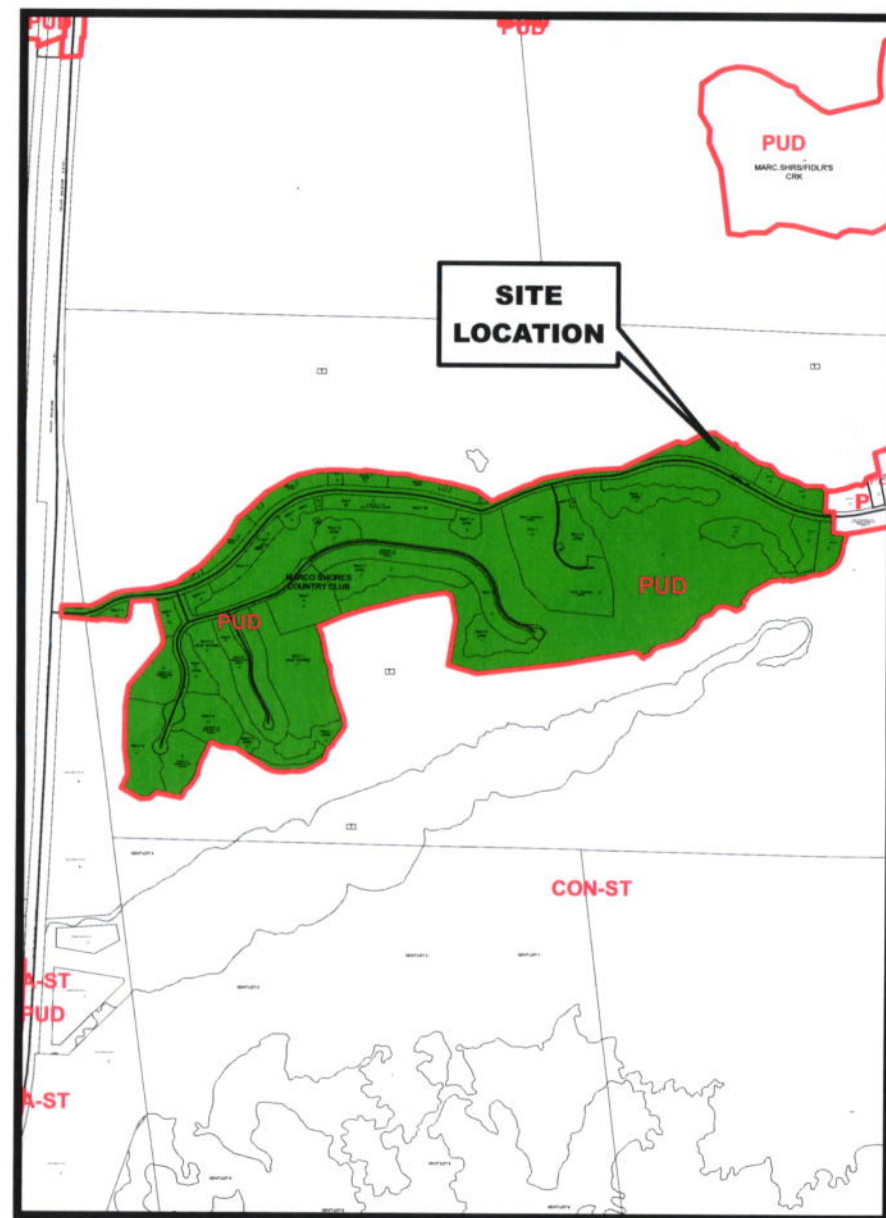
The subject property consists of 5.57+/- acres and is located near the Marco Island Executive Airport in Section 26, Township 51 South, Range 26 East, Collier County (*see location map, page 2*).

### PURPOSE/DESCRIPTION OF PROJECT:

This petition seeks to amend the PUD to revise the multi-family section to allow a maximum of 240 group housing units for seniors on the area identified as “Residential Parcel Two A” on the proposed Master Plan, formerly “Residential Parcel Two.” The petition also proposes development standards, including new setbacks, building heights, minimum living area, and minimum off-street parking requirements for group housing on Residential Parcel Two A. The maximum height will also be increased for all other uses on this parcel. All other uses that are already permitted on Residential Parcel Two will still be permitted on this parcel.



Location Map



Zoning Map

Petition Number: PL20170001345

## SURROUNDING LAND USE AND ZONING:

This section of the staff report identifies the land uses and zoning classifications for properties surrounding boundaries of the Marco Shores Golf Course Community PUD ("Marco Shores PUD"):

- North:** Drainage easement, then farther north is conservation land zoned Conservation Special Treatment (CON-ST).
- South:** Right-of-way for Mainsail Drive, then farther south is golf course depicted as Golf Course (GC) on the Master Plan of the Marco Shores PUD. Maximum building height is 45 feet above the finished grade of the lot.
- East:** Tract N, which is a platted utility site depicted as Utility Area on the Master Plan of the Marco Shores PUD. Maximum building height is 35 feet above the finished grade of the lot.
- West:** To the northwest, is a drainage easement zoned CON-ST. To the southwest is right-of-way for Mainsail Drive zoned Marco Shores PUD.



*Aerial (County Property Appraiser Office)*

## **GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:**

The GMP is the prevailing document to support land use decisions, such as this proposed rezoning. Staff is required to make a recommendation regarding a finding of consistency or inconsistency with the overall GMP as part of the recommendation for approval, approval with conditions, or denial of any rezoning petition. This petition is consistent with the GMP.

### **Future Land Use Element (FLUE):**

Staff identified the FLUE policies relevant to this project and determined that the proposed amendment to the PUD may be deemed consistent with the FLUE of the GMP. Please, see Attachment 3 – *FLUE Consistency Memorandum* for a more detailed analysis of how staff derived this determination.

**Transportation Element (TE):** In evaluating this project, Transportation Planning staff reviewed the applicant's Traffic Impact Statement (TIS) for consistency with Policy 5.1 of the TE of the GMP using the 2016 Annual Update and Inventory Reports (AUIR).

Policy 5.1 of the TE of the GMP states the following:

*The County Commission shall review all rezone petitions, SRA designation applications, conditional use petitions, and proposed amendments to the Future Land Use Element (FLUE) affecting the overall countywide density or intensity of permissible development, with consideration of their impact on the overall County transportation system, and shall not approve any petition or application that would directly access a deficient roadway segment as identified in the current AUIR or if it impacts an adjacent roadway segment that is deficient as identified in the current AUIR, or which significantly impacts a roadway segment or adjacent roadway segment that is currently operating and/or is projected to operate below an adopted Level of Service Standard within the five year AUIR planning period, unless specific mitigating stipulations are also approved. A petition or application has significant impacts if the traffic impact statement reveals that any of the following occur:*

*a. For links (roadway segments) directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume;*

*b. For links adjacent to links directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume; and*

*c. For all other links the project traffic is considered to be significant up to the point where it is equal to or exceeds 3% of the adopted LOS standard service volume.*

*Mitigating stipulations shall be based upon a mitigation plan prepared by the applicant and submitted as part of the traffic impact statement that addresses the project's significant impacts on all roadways.*

The proposed PUD Amendment on the subject property was reviewed based on the 2016 AUIR Inventory Report. The TIS submitted in the application indicates that the proposed senior housing development will generate approximately 60 PM peak-hour two-way trips which represents an equal trip generation from the currently approved multi-family development for this property. The proposed development will impact the following roadway segments with the listed capacities:

**Table 1. Traffic Impact Summary.**

Roadway	Link	2016 AUIR Existing LOS	Current Peak Hour Peak Direction Service Volume/Peak Direction	2016 Remaining Capacity
Collier Boulevard (C.R. 951)	Mainsail Drive to Manatee Road	D	2,200/north	536
Collier Boulevard (C.R. 951)	Mainsail Drive to Marco Island Bridge	C	2,200/north	609

Based on the 2016 AUIR, the adjacent roadway network has sufficient capacity to accommodate the proposed trips for the amended project within the five-year planning period. Therefore, the subject rezoning can be found consistent with Policy 5.1 of the TE of the GMP.

#### **Conservation and Coastal Management Element (CCME):**

Environmental Planning staff reviewed this PUD Amendment. No revisions to the environmental portions of the PUD are being made. This project does not require Environmental Advisory Council (EAC) review, as this project did not meet the EAC scope of land development project reviews as identified in Section 2-1193 of the Collier County Codes of Laws and Ordinances.

#### **STAFF ANALYSIS:**

Staff has completed a comprehensive evaluation of this land use petition, including the criteria upon which a recommendation must be based, specifically noted in LDC Section 10.02.13.B.5, *Planning Commission Recommendation* (commonly referred to as the “PUD Findings”), and Section 10.02.08.F, *Nature of Requirements of Planning Commission Report* (referred to as “Rezone Findings”), which establish the legal basis to support the CCPC’s recommendation. An evaluation relative to these subsections is discussed below, under the heading “Zoning Services Analysis.”

Drainage: The proposed Marco Shores PUDA request is not anticipated to create drainage problems in the area. The project is located adjacent to a major stormwater drainage outfall swale that flows directly into the adjacent Rookery Bay Estuary. Stormwater best management practices, treatment, and storage will be addressed through the environmental resource permitting process with the South Florida Water Management District. County staff will also evaluate the project’s

stormwater management system, calculations, and design criteria at the time of site development plan (SDP) and/or platting (PPL).

Environmental Review: Environmental Planning staff reviewed the petition for compliance with the GMP and the LDC and recommends approval of this PUD Amendment.

Landscape Review: The subject property is identified on the Master Plan as Residential Parcel Two A. A Type B Buffer is required along the east property line where abutting the utility site. A Type D Buffer is required along Mainsail Drive. No buffer is required along the north property line. These buffers would need to be shown on the eventual SDP.

School District: The Collier County School District does not have any issue with the proposed amendment as it will not impact the District's level of service.

Transportation Review: Transportation Planning staff reviewed the petition for compliance with the GMP and the LDC and recommends approval of this PUD Amendment.

Utilities Review: The Marco Shores PUD is located within the Collier County Water-Sewer District boundary but is excluded from County service area pursuant to an Interlocal Agreement with the City of Marco Island, which provides both water and wastewater services to that development, referred to as the Hammock Bay Service Area. Pursuant to that agreement, the City of Marco Island purchases bulk water from the Collier County Water-Sewer District via a master meter near the intersection of Collier Boulevard and Mainsail Drive. The City of Marco Island has reviewed this PUD Amendment and determined the City will be able to meet the anticipated water and wastewater impacts.

Zoning Services Review: The subject property is labeled *Residential Parcel Two* on the current Master Plan of Marco Shores Golf Course Community PUD. This petition proposes to amend the Master Plan by relabeling the subject property as *Residential Parcel Two A*. In addition, the applicant is proposing a new use (i.e., group housing for seniors) and development standards for that use on this relabeled parcel.

The applicant indicated to staff that the group housing use will not include residents having substance abuse issues or who are developmentally disabled. From a zoning perspective, Zoning Staff determined the proposed use would be acceptable, given the context of the surrounding land uses. Emergency Management has met with the applicant and expressed its concerns regarding the possibility of senior housing having to evacuate due to the high likelihood of storm surge inundation. The developer indicated that they will build in an elevated fashion to be more surge and flood resilient. In support of the possible evacuation impacts on local shelters, the developer is committed to making a one-time contribution of evacuation cots to off-set the potential impacts from evacuation of the property, as described in the proposed PUDA.

The new development standards would be nearly identical to those currently in effect for the subject property in accordance with Ordinance 2016-37. The changes to the development standards are summarized by Table 2 on the following page.

**Table 2. Proposed Changes to Development Standards.**

<b>Standard</b>	<b>Existing (Does not currently allow group housing)</b>	<b>Proposed</b>
Minimum Setback	From edge of pavement of public roadways – 30 feet	From road rights of way – 25 feet for group housing for seniors
Minimum Front Setback for Single-Family Detached	30 feet	25 feet
Height of Principal Structures	3 stories above the required floodplain elevation or one level of parking	4 stories above the required floodplain elevation or one level of parking but NTE: Zoned Height of 58 feet Actual Height of 72 feet
Maximum Height of Accessory Structures	20 feet above required flood plain elevation	20 feet above required floodplain but NTE: Zoned Height of 20 feet Actual Height of 25 feet
Minimum Living Area (Principal Structures)	750 gross square feet of living area per dwelling unit	No minimum unit size for group housing

Most of the above changes are minor. All new standards apply only to group housing, except for maximum building height, which would be applied to any use proposed on the parcel, and minimum front setbacks for single-family homes, which would decrease from 30 feet to 25 feet. For principal structures, the current development standards for the subject property allows for a maximum height of three stories above the required floodplain elevation or one level of parking. This PUD Amendment proposes a maximum height of four stories or one level of parking not to exceed a zoned height of 58 feet and an actual height of 72 feet. While the maximum height proposed for this petition is greater than what is currently allowed, it is still less than the maximum allowed elsewhere in the PUD (i.e., seven stories above the finished grade with the option of having one floor of parking beneath). Staff determined the proposed development standards would be appropriate for this parcel and compatible with the PUD.

### **PUD FINDINGS:**

LDC Section 10.02.13.B.5 states that, “In support of its recommendation, the CCPC shall make findings as to the PUD Master Plan’s compliance with the following criteria in addition to the findings in LDC Section 10.02.08”:

- 1. The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.**

The existing area is suitable for the proposed PUD Amendment with respect to characteristics of the land, surrounding areas, traffic and access, sewer, water, and other utilities. The City of Marco Island currently provides water and wastewater service to the Marco Shores PUD.

This petition is not expected to create a drainage problem, because the Rookery Bay Estuary has the drainage concurrency necessary to prevent adverse impacts (under normal conditions). Staff notes that the subject site is located in the Special Flood Hazard Area AE6, which will likely require any skilled nursing facility to have a finished floor elevation of at least 15.5 feet North American Vertical Datum of 1988 (NAVD). Also, there appears to be a significant storm-surge threat in the event of a major storm, which would likely necessitate evacuation. Emergency Management staff recommended mitigating strategies that have been incorporated into the PUD Document.

2. **Adequacy of evidence of unified control and suitability of any proposed agreements, contracts, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense.**

Documents submitted with the application, which were reviewed by the County Attorney's Office, demonstrate unified control of the property.

3. **Conformity of the proposed Planned Unit Development with the goals, objectives, and policies of the Growth Management Plan (GMP).**

County staff has reviewed this petition and has offered an analysis of conformity with the relevant goals, objectives, and policies of the GMP within the *GMP Consistency* portion of this staff report (or within an accompanying memorandum).

4. **The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.**

As described in the *Staff Analysis* section of this staff report, staff's opinion is that the proposed amendment will result in a project that will be compatible with the surrounding area. If an SPD is required, it will show all required perimeter landscape buffers.

5. **The adequacy of usable open space areas in existence and as proposed to serve the development.**

No deviation from required usable open space is being requested, and compliance would be demonstrated at the time of SDP or PPL.

6. **The timing or sequence of development for the purpose of ensuring the adequacy of available improvements and facilities, both public and private.**

The roadway infrastructure is sufficient to serve the proposed project, as noted in the TE consistency review. Operational impacts will be addressed at time of first development order (SDP or Plat), at which time a new TIS will be required to demonstrate turning movements for all site access points. Finally, the project's development must comply with all other applicable concurrency management regulations when development approvals are sought, including but not limited to any plats and or site development plans.

**7. The ability of the subject property and of surrounding areas to accommodate expansion.**

The area has adequate supporting infrastructure, including City of Marco Island potable water and wastewater systems, to accommodate this project based upon the commitments made by the petitioner, assertions made by the City, and the fact that adequate public facilities requirements will continuously be addressed when development approvals are sought.

**8. Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications are justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.**

All future development proposed on Residential Parcel Two A would have to comply the LDC and other applicable codes. The petitioner is not requesting any deviations to the LDC.

**Rezone Findings:**

LDC Subsection 10.02.08.F states, “When pertaining to the rezoning of land, the report and recommendations to the planning commission to the Board of County Commissioners...shall show that the planning commission has studied and considered proposed change in relation to the following when applicable”:

**1. Whether the proposed change will be consistent with the goals, objectives, and policies of the Future Land Use Map and the elements of the GMP.**

Comprehensive Planning staff determined the subject petition is consistent with the goals, objectives, and policies of the FLUM and other elements of the GMP.

**2. The existing land use pattern.**

The existing land use pattern (of the abutting properties) is described in the *Surrounding Land Use and Zoning* section of this staff report. The proposed use would not change the existing land use patterns of the surrounding properties.

**3. The possible creation of an isolated district unrelated to adjacent and nearby districts.**

The property is currently zoned PUD and would remain as such. This amendment merely seeks to introduce a new principal use and development standards for Residential Parcel Two A.

**4. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

This petition does not propose any change to the boundaries of the PUD. The Master Plan would be updated by relabeling the subject property.

**5. Whether changed or changing conditions make the passage of the proposed rezoning necessary.**

The proposed change is not necessary; however, it is being requested in compliance with the LDC provisions to seek such changes because the petitioner wishes to include the proposed uses and development standards that are specific to the subject parcel.

**6. Whether the proposed change will adversely influence living conditions in the neighborhood.**

The proposed PUD Amendment is not anticipated to adversely influence living conditions in the neighborhood.

**7. Whether the proposed change will create or excessively increase traffic congestion or create types of traffic deemed incompatible with surrounding land uses, because of peak volumes or projected types of vehicular traffic, including activity during construction phases of the development, or otherwise affect public safety.**

The roadway infrastructure has sufficient capacity to serve the proposed project at this time. The project is subject to the Transportation Commitments contained in the PUD Document.

**8. Whether the proposed change will create a drainage problem.**

The proposed PUD Amendment request is not anticipated to create drainage problems in the area, provided stormwater best management practices, treatment, and storage on this project will be addressed through Environmental Resource Permitting (ERP) with the South Florida Water Management District (SFWMD). County staff will evaluate the project's stormwater management system, calculations, and design criteria at time of SDP and/or PPL.

**9. Whether the proposed change will seriously reduce light and air to adjacent areas.**

It is not anticipated the changes proposed in this PUD Amendment would seriously reduce light or air to the adjacent areas.

**10. Whether the proposed change will adversely affect property values in the adjacent areas.**

This is a subjective determination based upon anticipated results, which may be internal or external to the subject property. Property valuation is affected by a host of factors including zoning; however, zoning by itself may or may not affect values, since value determination is driven by market value.

**11. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.**

The subject property is currently vacant and staff does not anticipate this amendment serving as a deterrent to its improvement.

12. **Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasting with the public welfare.**

If the proposed development complies with the GMP through the proposed amendment, then that constitutes a public policy statement supporting zoning actions when they are consistent with said Comprehensive Plan. In light of this fact, the proposed change does not constitute a grant of special privilege. Consistency with the FLUE is further determined to be a public welfare relationship, because actions consistent with plans are in the public interest.

13. **Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.**

The subject property can be used in accordance with existing zoning; however, the proposed use (group housing) and development standards cannot be achieved without amending the PUD.

14. **Whether the change suggested is out of scale with the needs of the neighborhood or the County.**

It is staff's opinion the proposed uses and associated development standards and developer commitments will ensure that the project is not out of scale with the needs of the community.

15. **Whether is it impossible to find other adequate sites in the County for the proposed use in districts already permitting such use.**

The petition was reviewed for compliance with the GMP and the LDC, and staff does not specifically review other sites in conjunction with a specific petition.

16. **The physical characteristics of the property and the degree of site alteration, which would be required to make the property usable for any of the range of potential uses under the proposed zoning classification.**

Any development anticipated by the PUD Document would require considerable site alteration, and this project will undergo extensive evaluation relative to all federal, state, and local development regulations during the SDP and/or platting processes, and again later as part of the building permit process.

17. **The impact of development on the availability of adequate public facilities and services consistent with the levels of service adopted in the Collier County Growth Management Plan and as defined and implemented through the Collier County Adequate Public Facilities Ordinance, as amended.**

The project will have to meet all applicable criteria set forth in LDC Section 6.02.00 regarding Adequate Public Facilities (APF), and the project will need to be consistent with all applicable goals and objectives of the GMP regarding adequate public facilities, except

as may be exempt by federal regulations. This petition has been reviewed by County staff responsible for jurisdictional elements of the GMP as part of the amendment process and those staff persons have concluded that no Level of Service will be adversely impacted with the commitments contained in the PUD Document. The concurrency review for APF is determined at the time of SDP review. The activity proposed by this amendment will have no impact on public facility adequacy in regard to utilities.

- 18. Such other factors, standards, or criteria that the Board of County Commissioners shall deem important in the protection of the public health, safety, and welfare.**

**NEIGHBORHOOD INFORMATION MEETING (NIM):**

The applicant held a NIM at the Marco Island Library on September 19, 2017. The NIM started at approximately 5:39 p.m. One person from the public signed in. The applicant's team explained the proposed amendment and clarified the maximum allowed zoned height would be 58 feet and the maximum actual height would be 72 feet. Mr. Wayne Arnold (agent) explained the land is entitled to 100 multi-family dwelling units, which from a traffic perspective, equates to 240 senior housing units. The public primarily asked questions about the utility site on the abutting property, waterfront access, and public noticing for future hearings.

The documents provided by the agent that were available for public inspection did not indicate the proposed decrease to the front setbacks for single-family homes.

The NIM ended at approximately 5:50 p.m.

**COUNTY ATTORNEY OFFICE REVIEW:**

The County Attorney's Office reviewed this staff report on February 21, 2018.

**RECOMMENDATION:**

Staff recommends the CCPC forward this petition to the Board with a recommendation of approval.

**Attachments:**

- 1) Proposed Ordinance
- 2) Application and Support Material
- 3) FLUE Consistency Memorandum
- 4) Density Map
- 5) LIDAR
- 6) Legal Notifications
- 7) Emails\_Letters from Public

**PREPARED BY:**



ERIC JOHNSON, AICP, CFM, PRINCIPAL PLANNER  
ZONING DIVISION – ZONING SERVICES SECTION

2/26/18

DATE

**REVIEWED BY:**



RAYMOND V. BELLOWS, ZONING MANAGER  
ZONING DIVISION – ZONING SERVICES SECTION

2.26.18

DATE



MIKE BOSI, AICP, DIRECTOR  
ZONING DIVISION – ZONING SERVICES SECTION

2-26-18

DATE

**APPROVED BY:**



JAMES FRENCH, DEPUTY DEPARTMENT HEAD  
GROWTH MANAGEMENT DEPARTMENT

3-1-18

DATE

ORDINANCE NO. 18 - \_\_\_\_\_

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 81-6, AS AMENDED, THE MARCO SHORES GOLF COURSE COMMUNITY PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW GROUP HOUSING FOR SENIORS ON RESIDENTIAL PARCEL TWO A, AND TO ADD NEW DEVELOPMENT STANDARDS FOR RESIDENTIAL PARCEL TWO A; AND PROVIDING FOR AN EFFECTIVE DATE, FOR PROPERTY LOCATED NEAR THE MARCO ISLAND EXECUTIVE AIRPORT IN SECTION 26, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA. [PUDA-PL20170001345].**

WHEREAS, on September 8, 1998, The Board of County Commissioners approved Ordinance Number 81-6, which established the Planned Unit Development (PUD) now known as the Marco Shores Golf Course Community PUD zoning classification; and

WHEREAS, the PUD was amended by Ordinance Nos. 85-56, 94-41, 16-37, 16-38 and Collier County Planning Commission Resolution No. 01-29; and

WHEREAS, NM Marco Shores, LLC, represented by D. Wayne Arnold, AICP, of Q. Grady Minor and Associates, P.A., petitioned the Board of County Commissioners to amend Ordinance No. 81-6, as amended, the Marco Shores Golf Course Community PUD.

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

**SECTION I: AMENDMENTS TO THE PUD DOCUMENT OF ORDINANCE NUMBER 81-6, AS AMENDED**

The Marco Shore Golf Course Community PUD Document attached to Ordinance Number 81-6, as amended, is hereby amended as shown in Exhibit "A", attached hereto and incorporated by reference herein.

**SECTION II: EFFECTIVE DATE**

This Ordinance shall become effective upon filing with the Department of State.



PASSED AND DULY ADOPTED by super-majority vote by the Board of County Commissioners of Collier County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:  
DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

\_\_\_\_\_  
, Deputy Clerk

BY: \_\_\_\_\_  
ANDY SOLIS, Chairman

Approved as to form and legality:

\_\_\_\_\_  
Scott A. Stone  
Assistant County Attorney

LS 2/5/18

Exhibit A – amendment to Marco Shores Golf Course Community PUD Document

Marco Shores Golf Course Community PUD  
Revised PUD Language

SECTION IV

MULTI-FAMILY

\*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    Text break    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*

4.07. REGULATIONS FOR RESIDENTIAL PARCEL TWO A

4.07.01. USES PERMITTED

Residential and group housing uses may not be jointly developed on Residential Parcel Two A. Only one of the two uses may be developed. No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or part, for other than the following:

A. Principal Uses:

- (1) Boardwalks, viewing stands or docks, and nature trails not associated with any particular multi-family development.
- (2) Golf Course uses (1), (5) and (6) as set forth in 5.02.A.
- (3) Group housing for seniors including assisted living, continuing care retirement communities, skilled nursing, memory care and independent living facilities. Not to exceed 240 total units/beds of Group Housing.
- (4) Individual housing units including townhouses, zero lot line, villas and cluster housing.
- (5) Multi-family residential buildings and single family detached.
- (6) Non-commercial boat launching facilities and multiple docking areas with a maximum extension into the waterway of 20 feet, in accordance with Section 5.03.06 of the Land Development Code.
- (7) Parks, playgrounds, playfields and commonly owned open space.
- (8) Residential clubs, intended to serve the surrounding residential area.
- (9) Water management facilities.

B. Permitted Accessory Uses and Structures:

- (1) Customary accessory uses and structures, including parking structures.



Marco Shores Golf Course Community PUD  
Revised PUD Language

(2) Signs as permitted by the Collier County Land Development Code.

(3) Model homes, apartments and sales offices shall be permitted in conjunction with the promotion of the development, in accordance with the Land Development Code.

4.07.02 MINIMUM LOT AREA:

Multi-family: One (1) net acre.

Single Family Detached: 7500 square feet.

Other Residential Types: In conformance with approved site development plan.

4.07.03 MINIMUM YARDS – MULTI-FAMILY/GROUP HOUSING

A. Setbacks from parcel boundaries – twenty feet (20') or one-half (1/2) the height of the structure, whichever is greater.

B. Setbacks from edge of pavement of public roadways – thirty feet (30'), for residential structures.

C. Setbacks from road rights of way – twenty-five feet (25'), for group housing for seniors.

D. Distance between any two principal structures – one-half (1/2) the sum of their heights, but not less than twenty feet (20').

E. In the case of clustered buildings with a common architectural theme, these distances may be less provided that a site development plan is approved by the Zoning Division Director.

4.07.04 MINIMUM YARDS - SINGLE FAMILY

A. Single Family Detached:

(1) Front setback: 25'

(2) Side setback: 7-1/2'

(3) Rear setback: 20'

B. Other than single-family detached: All setbacks in accordance with the approved site plan.



Marco Shores Golf Course Community PUD  
Revised PUD Language

4.07.05        MAXIMUM HEIGHT

- A. Principal structures – four (4) stories above the required flood plain elevation or one level of parking not to exceed:  
Zoned Height: 58 feet  
Actual Height: 72 feet
- B. Accessory structures – twenty feet (20') above required flood plain elevation not to exceed:  
Zoned Height: 20 feet  
Actual Height: 25 feet

4.07.06        MINIMUM LIVING AREA OF PRINCIPAL STRUCTURES

Principal residential use structures shall contain a minimum of seven hundred and fifty (750) gross square feet of living area per dwelling unit within principal structure for multi-family use. There shall be no minimum unit size for group housing for seniors use.

4.07.07        OFF-STREET PARKING

Principal uses shall provide a minimum of two parking spaces per dwelling unit for multi-family use. Parking for group housing for seniors shall be in accordance with the LDC.

4.07.08        ARCHITECTURAL STANDARDS

Group housing for seniors shall be subject to the architectural standards under LDC Section 5.05.08.

4.07.09        GROUP HOUSING FOR SENIORS STANDARDS

- A. Any group housing for seniors facility shall be equipped with an emergency generator with sufficient fuel supply for 7 days. The generator shall be equipped with a noise attenuation device or shall be enclosed.
- B. To provide for hurricane evacuation mitigation, the developer of a group housing for seniors, except independent senior housing, facility shall provide 50 medical cots deliverable to Collier County within 30 days after SDP approval.



Marco Shores Golf Course Community PUD  
Revised PUD Language

SECTION VII

DEVELOPMENT COMMITMENTS

\*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    Text break    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*

7.07 PUD MONITORING

One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until close-out of the PUD, and this entity shall also be responsible for satisfying all PUD commitments until close-out of the PUD. At the time of this PUD approval, the Managing Entity is WCI Communities, LLC, C/O Lennar Corp., Mr. Barry Ernst, 10481 Ben C Pratt Pkwy, Fort Myers, FL 33966. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document that needs to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become the Managing Entity. As Owner and Developer sell off tracts, the Managing Entity shall provide written notice to County that includes an acknowledgement of the commitments required by the PUD by the new owner and the new owner's agreement to comply with the Commitments through the Managing Entity, but the Managing Entity shall not be relieved of its responsibility under this Section. When the PUD is closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD commitments.

7.08 MISCELLANEOUS

- A. All other applicable state or federal permits must be obtained before commencement of the development.
- B. Pursuant to Section 125.022(5) F.S., Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

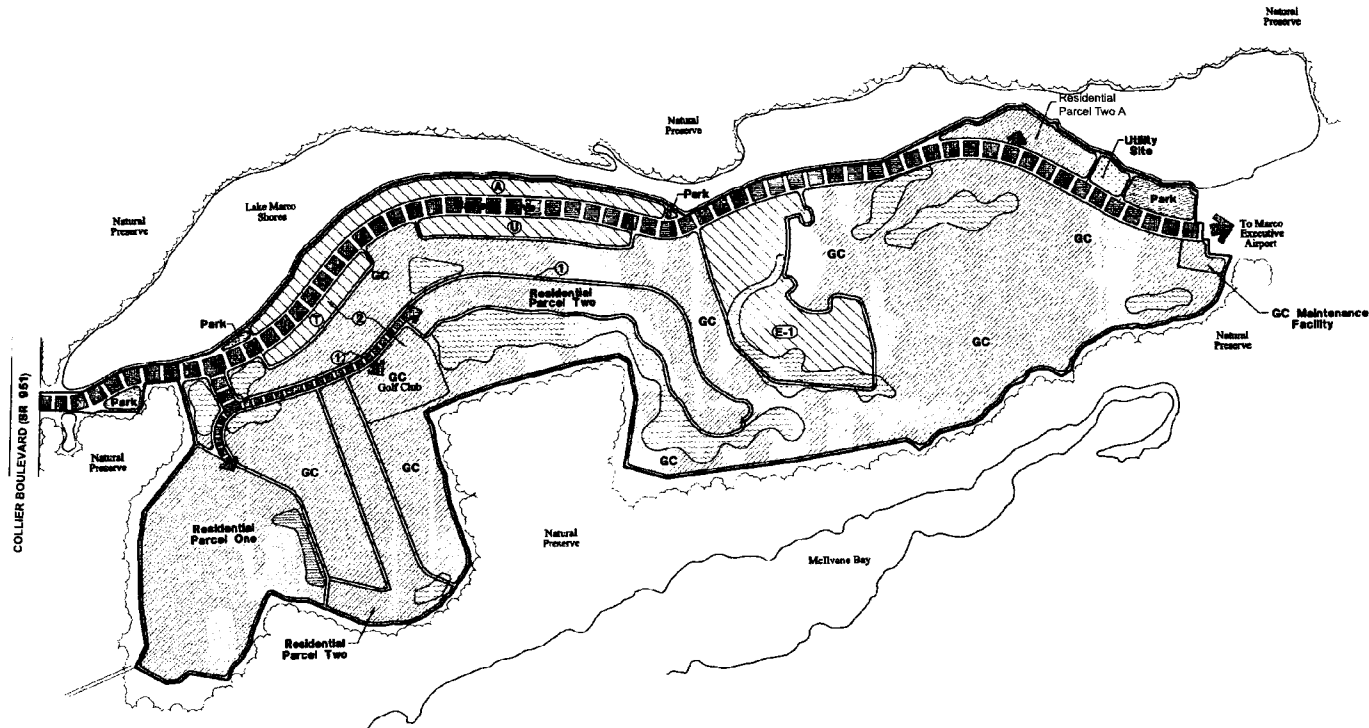


# ▲ NOTES:

1. A LANDSCAPED BUFFER, WITH AN AVERAGE WIDTH OF 10 FEET, WILL BE LOCATED ALONG THE NORTH SIDE OF THE ENTRY ROAD. THIS BUFFER WILL BE SIMILAR TO A TYPE "B" BUFFER AS IDENTIFIED IN THE COLLIER COUNTY LAND DEVELOPMENT CODE, EXCEPT THAT THE REQUIRED NUMBER OF PLANTS MAY BE CLUSTERED IN ORDER TO PROVIDE VISTAS AND FILTERED VIEWS OF THE ADJACENT GOLF COURSE. THE INTENT OF THE BUFFER CLUSTERS SHALL BE TO ACHIEVE 70% OPACITY WITHIN TWO YEARS OF PLANTING.
2. BUILDING SEPARATION BETWEEN FAIRWAYS 1 CONDOMINIUM AND GOLF CLUB PRINCIPAL STRUCTURES SHALL BE 600 FEET.
3. LANDS IDENTIFIED AS "NATURAL PRESERVE" ARE CONSERVATION LANDS OWNED BY THE STATE OF FLORIDA PURSUANT TO THE DELTONA SETTLEMENT AGREEMENT AND ARE NOT PART OF THIS PUD.

## Land Use Summary

Parks	-	5.2	Ac.
Roads	-	2.6	Ac.
Mainsall Drive	-	20.3	Ac.
Existing Utility Site	-	1.4	Ac.
GC - Golf Course, Club & Open Space	-	182.2	Ac.
Residential	-	64.2	Ac.
Existing Residential	-	38.8	Ac.
Total	-	314.7	Ac. ▲



## PUD MASTER PLAN

N.T.S.

PREPARED BY: WILSON MILLER - PN: 0528-014-001 FILE: D-0528-04



Petition Number PL20170001345  
Revised May 10 2017 by:

**GradyMinor**

G. Grady Minor and Associates, P.A.  
3600 Via Del Rey  
Boca Raton, Florida 33434

Civil Engineers • Land Surveyors • Planners • Landscape Architects  
Cert. of Auth. 05 0006181 Cert. of Auth. LA 0008131  
Boca Raton, Florida 33434  
Boca Raton, Florida 33434

REVISIONS	DATE
REVISED PER COUNTY COMMENTS	8-25-16
REVISED PER COUNTY COMMENTS	6-14-16
REVISED PER COUNTY COMMENTS	4-20-16

**MARCO SHORES**  
▲ EXHIBIT "E"

DESIGNED BY	PNC	DATE	1/8/2016
DRAWN BY	MSK	DATE	1/7/2016
CHECKED BY	RM	DATE	1/8/2016
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1"=1'

**H.M.**  
HOLE MINOR & ASSOCIATES  
ENGINEERS/PLANNERS/SURVEYORS

950 Encore Way  
Naples, FL 34110  
Phone: (239) 264-2000  
Florida Certificate of  
Authorization No. 1772

**MARCO SHORES GOLF COURSE  
COMMUNITY PUD MASTER PLAN**

THESE DIVISIONS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SHOWN BELOW	REFERENCE NO.	SHEET NO.
	00000000	0000-00
DATE	2015.089	1 OF 1

# **Marco Shores PUD (PL20170001345)**

## **Application and Supporting Documents**

### **March 15, 2018 CCPC Hearing**

Prepared February 26, 2018



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects





Civil Engineers • Land Surveyors • Planners • Landscape Architects

May 24, 2017

Mr. Eric Johnson  
Principal Planner  
Collier County Growth Management Division  
2800 N. Horseshoe Drive  
Naples, FL 34104

RE: **Marco Shores Golf Course Community PUD – PL20170001345**

Dear Mr. Eric Johnson:

On behalf of the applicant, NM Marco Shores LLC, we are submitting an application for an Amendment to a PUD for the above referenced project.

The proposed amendment to the Marco Shores Golf Course Community PUD is being requested in order to allow group housing for seniors as a permitted use in the PUD. The use is only proposed to be added for the Residential Parcel Two A tract as identified on the Conceptual PUD Master Plan.

Please contact either Richard Yovanovich at 435-3535 or me if you have any questions. We look forward to working with you on this exciting industry expansion project.

Sincerely,

D. Wayne Arnold, AICP

Enclosures

Cc: Albert F. Moscato, Jr.  
GradyMinor File

Q. Grady Minor & Associates, P.A.  
3800 Via Del Rey  
Bonita Springs, FL 34134

Ph. 239-947-1144 Fax. 239-947-0375  
EB 0005151 LB 0005151 LC 26000266  
[www.gradymenor.com](http://www.gradymenor.com)



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(239) 252-2400 FAX: (239) 252-6358

## Application for a Public Hearing for PUD Rezone, Amendment to PUD or PUD to PUD Rezone

PETITION NO  
PROJECT NAME  
DATE PROCESSED

*To be completed by staff*

- ☐ **PUD Rezone (PUDZ):** LDC subsection 10.02.13 A.-F., Ch. 3 G. 1 of the Administrative Code  
☒ **Amendment to PUD (PUDA):** LDC subsection 10.02.13 E. and Ch. 3 G. 2 of the Administrative Code  
☐ **PUD to PUD Rezone (PUDR):** LDC subsection 10.02.13 A.-F.

### APPLICANT CONTACT INFORMATION

Name of Applicant(s): NM Marco Shores LLC  
Address: 225 Banyan Blvd Ste 240 City: Naples State: FL ZIP: 34102  
Telephone: 239-234-5941 Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-Mail Address: al@nmdev.com

Name of Agent: D. Wayne Arnold, AICP  
Firm: Q. Grady Minor and Associates, P.A.  
Address: 3800 Via Del Rey City: Bonita Springs State: FL ZIP: 34134  
Telephone: 239-947-1144 Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-Mail Address: warnold@gradymminor.com

Be aware that Collier County has lobbyist regulations. Guide yourself accordingly and ensure that you are in compliance with these regulations.



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#### DISCLOSURE OF INTEREST INFORMATION

Please complete the following information, if space is inadequate use additional sheets and attach to the completed application packet.

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

Name and Address	% of Ownership
N.A.	

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

Name and Address	% of Ownership
N.A.	

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

Name and Address	% of Ownership
N.A.	

- d. If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners:

Name and Address	% of Ownership
NM Marco Shores, LLC, 225 Banyan Blvd, Ste 240 Naples 34102	100%
Albert F. Moscato, Jr., Manager	50%
David W. Nassif, Manager	50%



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- e. If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners:

Name and Address	% of Ownership
N.A.	

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

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

Name and Address
N.A.

- g. Date subject property acquired 05/24/2011

☐ Leased: Term of lease \_\_\_\_\_ years /months

If, Petitioner has option to buy, indicate the following:

**Date of option:** \_\_\_\_\_

**Date option terminates:** \_\_\_\_\_, or

**Anticipated closing date:** \_\_\_\_\_

- h. Should any changes of ownership or changes in contracts for purchase occur subsequent to the date of application, but prior to the date of the final public hearing, it is the responsibility of the applicant, or agent on his behalf, to submit a supplemental disclosure of interest form.



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#### REZONE REQUEST

This application is requesting a rezone from: Marco Shores Golf Course Community PUD Zoning district(s) to the Marco Shores Golf Course Community PUD zoning district(s).

Present Use of the Property: Undeveloped Residential

Proposed Use (or range of uses) of the property: Group Housing for Seniors

Original PUD Name: Marco Shores Golf Course Community PUD

Ordinance No.: 2016-37

#### PROPERTY INFORMATION

On a separate sheet attached to the application, provide a detailed legal description of the property covered by the application:

- If the request involves changes to more than one zoning district, the applicant shall include a separate legal description for property involved in each district;
- The applicant shall submit 4 copies of a recent survey (completed within the last six months, maximum 1" to 400' scale), if required to do so at the pre-application meeting; and
- The applicant is responsible for supplying the correct legal description. If questions arise concerning the legal description, an engineer's certification or sealed survey may be required.

Section/Township/Range: 26 / 51 / 26

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: Tract "B", Marco Shores Unit One

Metes & Bounds Description: \_\_\_\_\_

Plat Book: 14 Page #: 38 Property I.D. Number: 59430080007

Size of Property: \_\_\_\_\_ ft. x \_\_\_\_\_ ft. = \_\_\_\_\_ Total Sq. Ft. Acres: 5.57+/-

Address/ General Location of Subject Property: 1665 Mainsail Drive

PUD District (refer to LDC subsection 2.03.06 C):

- ☐ Commercial ☒ Residential ☐ Community Facilities ☐ Industrial  
☐ Mixed Use ☐ Other: \_\_\_\_\_



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#### ADJACENT ZONING AND LAND USE

	Zoning	Land Use
<b>N</b>	CON-ST	Conservation
<b>S</b>	Marco Shores Golf Course Community PUD	Residential and golf course
<b>E</b>	Marco Shores Golf Course Community PUD	Residential and golf course
<b>W</b>	CON-ST and Marco Shores Golf Course Community PUD	Conservation and Residential and golf course

If the owner of the subject property owns contiguous property please provide a detailed legal description of the entire contiguous property on a separate sheet attached to the application.

Section/Township/Range: \_\_\_\_/\_\_\_\_/\_\_\_\_

Lot: \_\_\_\_ Block: \_\_\_\_ Subdivision: \_\_\_\_\_

Plat Book: \_\_\_\_ Page #: \_\_\_\_ Property I.D. Number: \_\_\_\_\_

Metes & Bounds Description: \_\_\_\_\_

#### ASSOCIATIONS

Complete the following for all registered Association(s) that could be affected by this petition. Provide additional sheets if necessary. Information can be found on the Board of County Commissioner's website at <http://www.colliergov.net/Index.aspx?page=774>.

Name of Homeowner Association: Hammock Bay Owners Association, Inc.

Mailing Address: 979 North Collier Blvd. City: Naples State: FL ZIP: 34145

Name of Homeowner Association: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Name of Homeowner Association: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Name of Homeowner Association: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Name of Homeowner Association: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_



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#### EVALUATION CRITERIA

Pursuant to LDC subsections 10.02.13 B, 10.02.08 F and Chapter 3 G. of the Administrative Code, staff's analysis and recommendation to the Planning Commission, and the Planning Commission's recommendation to the Board of County Commissioners shall be based upon consideration of the applicable criteria. **On a separate sheet attached to the application, provide a narrative statement describing the rezone request with specific reference to the criteria below. Include any backup materials and documentation in support of the request.**

- a. The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.
- b. Adequacy of evidence of unified control and suitability of any proposed agreements, contract, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense. Findings and recommendations of this type shall be made only after consultation with the county attorney.
- c. Conformity of the proposed PUD with the goals, objectives and policies of the Growth Management Plan. (This is to include identifying what Sub-district, policy or other provision allows the requested uses/density, and fully explaining/addressing all criteria or conditions of that Sub-district, policy or other provision.)
- d. The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.
- e. The adequacy of usable open space areas in existence and as proposed to serve the development.
- f. The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.
- g. The ability of the subject property and of surrounding areas to accommodate expansion.
- h. Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications of justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.

**Deed Restrictions:** The County is legally precluded from enforcing deed restrictions; however, many communities have adopted such restrictions. You may wish to contact the civic or property owners association in the area for which this use is being requested in order to ascertain whether or not the request is affected by existing deed restrictions.



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**Previous land use petitions on the subject property:** To your knowledge, has a public hearing been held on this property within the last year? If so, what was the nature of that hearing?  
Yes, Remove 6.5 acres from the PUD. Ordinance 16-37.

**Official Interpretations or Zoning Verifications:** To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year?  
☐ Yes ☒ No if so please provide copies.

#### PUBLIC NOTICE REQUIREMENTS

This land use petition requires a Neighborhood Information Meeting (NIM), pursuant to Chapter 3 E. of the Administrative Code and LDC section 10.03.06. Following the NIM, the applicant will submit a written summary and any commitments that have been made at the meeting. Refer to Chapter 8 B. of the Administrative Code for the NIM procedural requirements.

**Chapter 8 of the Administrative Code requires that the applicant must remove their public hearing advertising sign(s) after final action is taken by the Board of County Commissioners. Based on the Board's final action on this item, please remove all public hearing advertising sign(s) immediately.**

#### RECORDING OF DEVELOPER COMMITMENTS

Within 30 days of adoption of the Ordinance, the owner or developer (specify name) at their expense shall record in the Public Records of Collier County a Memorandum of Understanding of Developer Commitments or Notice of Developer Commitments that contains the legal description of the property that is the subject of the land use petition and contains each and every commitment of the owner or developer specified in the Ordinance. The Memorandum or Notice shall be in form acceptable to the County and shall comply with the recording requirements of Chapter 695, FS. A recorded copy of the Memorandum or Notice shall be provided to the Collier County Planned Unit Development Monitoring staff within 15 days of recording of said Memorandum or Notice.

#### LDC subsection 10.02.08 D

**This application will be considered "open" when the determination of "sufficiency" has been made and the application is assigned a petition processing number. The application will be considered "closed" when the petitioner withdraws the application through written notice or ceases to supply necessary information to continue processing or otherwise actively pursue the rezoning, amendment or change, for a period of 6 months. An application deemed "closed" will not receive further processing and an application "closed" through inactivity shall be deemed withdrawn. An application deemed "closed" may be re-opened by submission of a new application, repayment of all application fees and the grant of a determination of "sufficiency". Further review of the request will be subject to the then current code.**



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**Final Submittal Requirement Checklist for:**

- ☐ PUD Rezone- Ch. 3 G. 1 of the Administrative Code
- ☐ Amendment to PUD- Ch. 3 G. 2 of the Administrative Code
- ☐ PUD to PUD Rezone- Ch. 3 G. 1 of the Administrative Code

The following Submittal Requirement checklist is to be utilized during the Pre-Application Meeting and at time of application submittal. At final submittal, the checklist is to be completed and submitted with the application packet. Please provide the submittal items in the exact order listed below, with cover sheets attached to each section. **Incomplete submittals will not be accepted.**

REQUIREMENTS	# OF COPIES	REQUIRED	NOT REQUIRED
Cover Letter with Narrative Statement including a detailed description of why amendment is necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Completed Application with required attachments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pre-application meeting notes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<a href="#">Affidavit of Authorization</a> , signed and notarized	2	<input type="checkbox"/>	<input type="checkbox"/>
Notarized and completed Covenant of Unified Control	2	<input type="checkbox"/>	<input type="checkbox"/>
<a href="#">Completed Addressing Checklist</a>	2	<input type="checkbox"/>	<input type="checkbox"/>
Warranty Deed(s)	3	<input type="checkbox"/>	<input type="checkbox"/>
List Identifying Owner and all parties of corporation	2	<input type="checkbox"/>	<input type="checkbox"/>
Signed and sealed Boundary Survey	4	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Rendering of proposed structures	4	<input type="checkbox"/>	<input type="checkbox"/>
Current Aerial Photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	5	<input type="checkbox"/>	<input type="checkbox"/>
Statement of Utility Provisions	4	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Data Requirements pursuant to LDC section 3.08.00	4	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) packet at time of public hearings. Coordinate with project planner at time of public hearings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Listed or Protected Species survey, less than 12 months old. Include copies of previous surveys.	4	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Impact Study	7	<input type="checkbox"/>	<input type="checkbox"/>
Historical Survey	4	<input type="checkbox"/>	<input type="checkbox"/>
School Impact Analysis Application, if applicable	2	<input type="checkbox"/>	<input type="checkbox"/>
Electronic copy of all required documents	2	<input type="checkbox"/>	<input type="checkbox"/>
Completed Exhibits A-F (see below for additional information)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
List of requested deviations from the LDC with justification for each (this document is separate from Exhibit E)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Revised Conceptual Master Site Plan 24" x 36" and One 8 ½" x 11" copy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Original PUD document/ordinance, and Master Plan 24" x 36" – Only if Amending the PUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Checklist continued onto next page...</b>			



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Revised PUD document with changes crossed thru & underlined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Copy of Official Interpretation and/or Zoning Verification	1	<input type="checkbox"/>	<input type="checkbox"/>
<b>*If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement</b>			

\*The following exhibits are to be completed on a separate document and attached to the application packet:

- ☐ **Exhibit C: Master Plan- See Chapter 3 E. 1. of the Administrative Code**
- ☐ **Exhibit D: Legal Description**
- ☐ **Exhibit E: List of Requested LDC Deviations and justification for each**
- ☐ **Exhibit F: List of Development Commitments**

If located in RFMU (Rural Fringe Mixed Use) Receiving Land Areas

Pursuant to LDC subsection 2.03.08.A.2.a.2.(b).i.c., the applicant must contact the Florida Forest Service at **239-690-3500** for information regarding "Wildfire Mitigation & Prevention Plan."

**PLANNERS – INDICATE IF THE PETITION NEEDS TO BE ROUTED TO THE FOLLOWING REVIEWERS:**

<input type="checkbox"/> School District (Residential Components): Amy Lockheart	<input type="checkbox"/> Conservancy of SWFL: Nichole Ryan
<input type="checkbox"/> Utilities Engineering: Eric Fey	<input type="checkbox"/> Parks and Recreation: Vicky Ahmad
<input type="checkbox"/> Emergency Management: Dan Summers	<input type="checkbox"/> Immokalee Water/Sewer District:
<input type="checkbox"/> City of Naples: Robin Singer, Planning Director	<input type="checkbox"/> Other:

**ASSOCIATED FEES FOR APPLICATION**

- ☐ **Pre-Application Meeting:** \$500.00
- ☐ **PUD Rezone:** \$10,000.00\* plus \$25.00 an acre or fraction of an acre
- ☐ **PUD to PUD Rezone:** \$8,000.00\* plus \$25.00 an acre or fraction of an acre
- ☐ **PUD Amendment:** \$6,000.00\* plus \$25.00 an acre or fraction of an acre
- ☐ **Comprehensive Planning Consistency Review:** \$2,250.00
- ☐ **Environmental Data Requirements-EIS Packet (submittal determined at pre-application meeting):** \$2,500.00
- ☐ **Listed or Protected Species Review (when an EIS is not required):** \$1,000.00
- ☐ **Transportation Review Fees:**
  - Methodology Review: \$500.00, to be paid directly to Transportation at the Methodology Meeting\*
  - \*Additional fees to be determined at Methodology Meeting.
  - Minor Study Review: \$750.00
  - Major Study Review \$1,500.00
- ☐ **Legal Advertising Fees:**
  - CCPC: \$1,125.00
  - BCC: \$500.00



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☐ **School Concurrency Fee, if applicable:**

- ☐ Mitigation Fees, if application, to be determined by the School District in coordination with the County

*Fire Code Plans Review Fees are collected at the time of application submission and those fees are set forth by the Authority having jurisdiction. The Land Development Code requires Neighborhood Notification mailers for Applications headed to hearing, and this fee is collected prior to hearing. All checks payable to: Board of County Commissioners.*

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

*\*Additional fee for the 5<sup>th</sup> and subsequent re-submittal will be assessed at 20% of the original fee.*

\_\_\_\_\_  
Signature of Petitioner or Agent

August 14, 2017

\_\_\_\_\_  
Date

## AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20170001345 - Marco Shores Golf Course Community PUD Amendment

I, Albert F. Moscato, Jr. (print name), as Manager (title, if applicable) of NM Marco Shores, LLC (company, if applicable), swear or affirm under oath, that I am the (choose one) owner ☐ applicant ☒ contract purchaser ☐ and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Collier County to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application; and that
4. The property will be transferred, conveyed, sold or subdivided subject to the conditions and restrictions imposed by the approved action.
5. We/I authorize Q. Grady Minor and Associates, P.A. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

**\*Notes:**

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

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

[Signature]  
Signature

4-13-17  
Date

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on April 13, 2017 (date) by ALBERT F. MOSCATO, JR. (name of person providing oath or affirmation), as MANAGE who is personally known to me or who has produced A DRIVER LICENSE (type of identification) as identification.

STAMP/SEAL



[Signature]  
Signature of Notary Public



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### COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that we are the fee simple titleholders and owners of record of property commonly known as Parcel Number 59430080007

1665 Mainsail Drive, Naples FL 34114

(Street address and City, State and Zip Code)

and legally described in *Exhibit A* attached hereto.

The property described herein is the subject of an application for Residential planned unit development (R PUD) zoning. We hereby designate Q. Grady Minor & Assoc., P.A., legal representative thereof, as the legal representatives of the property and as such, these individuals are authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes, but is not limited to, the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning approval on the site. These representatives will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to Collier County.

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

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

Owner

Albert F. Moscato, Jr., as Manager of NM Marco Shores, LLC

Printed Name

Owner

Printed Name

STATE OF FLORIDA)  
COUNTY OF COLLIER)

Sworn to (or affirmed) and subscribed before me this 14TH day of April, 2017, by ALBERT F. MOSCATO, JR. who is personally known to me or has produced A DRIVERS LICENSE as identification.



Sharon Umpenhour  
Notary Public  
(Name typed, printed or stamped)

2/21/2017

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**Exhibit "A"**

**LEGAL DESCRIPTION OF THE LAND**

All of Tract B, MARCO SHORES, UNIT ONE, according to the plat thereof, recorded in Plat Book 14, pages 33-38, the Public Records of Collier County, Florida.



## Marco Shores Golf Course Community PUD

### Exhibit 1 Evaluation Criteria

Pursuant to LDC subsections 10.02.13 B, 10.02.08 F and Chapter 3 G. of the Administrative Code, staff's analysis and recommendation to the Planning Commission, and the Planning Commission's recommendation to the Board of County Commissioners shall be based upon consideration of the applicable criteria.

#### Narrative statement

The applicant proposes to amend the Marco Shores Golf Course Community PUD to permit the option to develop Group Housing for seniors, aged 55 and over on a 5.5+/- acre tract on one of the two tracts now identified as Residential Parcel Two on the PUD master plan. This application will distinguish the tract for which Group Housing is proposed by relabeling it as Residential Parcel Two A on the PUD master plan. The PUD document will be modified to create a new Residential Parcel Two A, which will permit all current uses permitted for Residential Parcel Two, and add Group Housing for Seniors as a permitted use on the new Residential Parcel Two A, along with appropriate development standards. A maximum of 240 Group Housing for Seniors units will be permitted on the new Residential Parcel Two A. The applicant has a deeded commitment of 100 dwelling units within the Marco Shores Golf Course Community PUD. The attached traffic analysis demonstrates that the proposed 240 Group Housing for Seniors units equal the traffic volumes associated with the 100 multi-family dwelling units allocated to this tract. The applicant also proposes to modify the allowable building height, which now is expressed as three stories over parking, to permit a maximum building height of four stories over parking. No other changes are proposed to the PUD other than those described above. The revisions are shown in strike-through and underline format.

#### PUD Rezone Considerations (LDC Section 10.02.13.B)

- a. The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.

**Residential Parcel Two A of the Marco Shores PUD is well suited for development for senior housing. The site has been cleared and filled and has existing utilities available at the site. There are no immediate residential neighbors thereby providing a quiet environment with water and preserve views. Property to the south is developed as the the Hammock Bay Golf and Country Club and the property immediately to the east is an existing wastewater treatment facility, which is anticipated to be removed in the near future.**

- b. Adequacy of evidence of unified control and suitability of any proposed agreements, contract, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense. Findings and recommendations of this type shall be made only after consultation with the county attorney.

**The proposed Residential Parcel Two A is under the unified control of the applicant.**

## Marco Shores Golf Course Community PUD

### Exhibit 1 Evaluation Criteria

- c. Conformity of the proposed PUD with the goals, objectives and policies of the Growth Management Plan. (This is to include identifying what Sub-district, policy or other provision allows the requested uses/density, and fully explaining/addressing all criteria or conditions of that Sub-district, policy or other provision.)

**The Marco Shores Golf Course Community PUD is an existing PUD which has been determined to be consistent with the Collier County Growth Management Plan. The Future Land Use Element of the of Growth Management Plan permits group housing uses throughout the Urban Designated areas of Collier County.**

- d. The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.

**The Marco Shores Golf Course Community PUD is located within the Urban Coastal Fringe Subdistrict of the Urban Mixed Use Designation on the Future Land Use Map. Paragraph b.5 of the Urban Designation description specifically lists group housing as a permitted non-residential use that may be permitted throughout the Urban Designation. The proposed group housing use is consistent with the Future Land Use Element.**

- e. The adequacy of usable open space areas in existence and as proposed to serve the development.

**The Marco Shores Golf Course Community PUD contains extensive open spaces that include native vegetation preserves, golf course, and other open space. The proposed senior housing use will feature its own on-site amenities for the enjoyment of the residents. Although no specific amenity program has been established for the group housing, it is anticipated that it will contain recreational facilities to serve the residents.**

- f. The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.

**The project will most likely be constructed in a single phase once the senior housing receives local site plan approval. The senior housing is an optional development scenario for the site, and construction will not occur until a senior housing provider decides to acquire this parcel.**

- g. The ability of the subject property and of surrounding areas to accommodate expansion.

**The entirety of the parcel owned by the applicant is included in the application. The only opportunity for expansion would be onto the site now occupied by the wastewater treatment plant. Although the plant is proposed to be dismantled, there are no definitive time frames established for the removal or disposal of the site to another entity.**

## Marco Shores Golf Course Community PUD

### Exhibit 1 Evaluation Criteria

- h. Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications of justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.

**The project is in conformity with the existing PUD except as proposed for modification in this application.**

#### LDC Section 10.02.08 F - Requirements for Amendments to the Official Zoning Atlas

- F. Nature of requirements of Planning Commission report. When pertaining to the rezoning of land, the report and recommendations of the Planning Commission to the Board of County Commissioners required in LDC section 10.02.08 E shall show that the Planning Commission has studied and considered the proposed change in relation to the following findings, when applicable:

- 1. Whether the proposed change will be consistent with the goals, objectives, and policies and future land use map and the elements of the Growth Management Plan.

**Group housing uses are permitted throughout the Urban designated areas of Collier County in accordance with the Future Land Use Element Urban Designation description. The PUD amendment is consistent with the Growth Management Plan.**

- 2. The existing land use pattern.

**The existing land use pattern near the site is conducive to senior housing uses. There are no residential dwelling units in the vicinity of the site. The development occurring on Tract Two A will be consistent with the existing building setbacks for the currently approved multifamily dwellings.**

- 3. The possible creation of an isolated district unrelated to adjacent and nearby districts.

**The property is already zoned PUD and the amendment will not create an isolated district.**

- 4. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

**The amendment does not modify the existing PUD boundary; therefore, this criteria is not applicable.**

## Marco Shores Golf Course Community PUD

### Exhibit 1 Evaluation Criteria

5. Whether changed or changing conditions make the passage of the proposed amendment necessary.

**The amendment proposes to add senior housing as an optional development scenario to the already approved multifamily dwelling units for the subject property. The demand for senior housing in Southwest Florida makes this a viable option for development of the site.**

6. Whether the proposed change will adversely influence living conditions in the neighborhood.

**There will be no adverse impacts to the living conditions in the neighborhood.**

7. Whether the proposed change will create or excessively increase traffic congestion or create types of traffic deemed incompatible with surrounding land uses, because of peak volumes or projected types of vehicular traffic, including activity during construction phases of the development, or otherwise affect public safety.

**The traffic analysis submitted with this application demonstrates that the proposed 240 senior housing units generate the same amount of vehicular traffic as that for the currently authorized 100 multifamily dwelling units.**

8. Whether the proposed change will create a drainage problem.

**The property has previously been filled and drainage structures exist on the site. The existing SFWMD permit will need to be modified if senior housing units are ultimately developed on the site. No drainage problems will result from the change in potential use of the site.**

9. Whether the proposed change will seriously reduce light and air to adjacent areas.

**There will be no reduction in light or air to adjacent areas. The most immediate neighboring property is a wastewater treatment plant.**

10. Whether the proposed change will adversely affect property values in the adjacent area.

**There should be no impact to property values as a result of the modification to offer senior housing as an alternative development opportunity on the site.**

11. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

**The addition of the senior housing development option for this parcel should have no impact on redevelopment on adjacent parcels. The site is not adjacent to other residentially designated parcels within the PUD.**

## Marco Shores Golf Course Community PUD

### Exhibit 1 Evaluation Criteria

12. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

**The PUD amendment will not grant a special privilege to the property owner as contrasted to the public welfare.**

13. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

**The existing zoning does not permit development of group housing for seniors; therefore, the PUD must be amended to permit this use.**

14. Whether the change suggested is out of scale with the needs of the neighborhood or the county.

**The proposed amendment to permit up to 240 senior housing units is comparable in scale to other senior housing projects that have been approved and developed in the community.**

15. Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use.

**There are other sites available in Collier County that permit group housing for seniors; however, there are no other sites within the Marco Shores Golf Course Community PUD that permit this use, nor does the applicant own any other property within the PUD.**

16. The physical characteristics of the property and the degree of site alteration which would be required to make the property usable for any of the range of potential uses under the proposed zoning classification.

**The site has previously been cleared and filled. Minor site work will be required for construction of the currently approved multifamily residential or the proposed senior housing use.**

17. The impact of development on the availability of adequate public facilities and services consistent with the levels of service adopted in the Collier County Growth Management Plan and as defined and implemented through the Collier County Adequate Public Facilities Ordinance [Code ch. 106, art. II], as amended.

**Adequate public facilities exist to serve the existing and proposed use.**

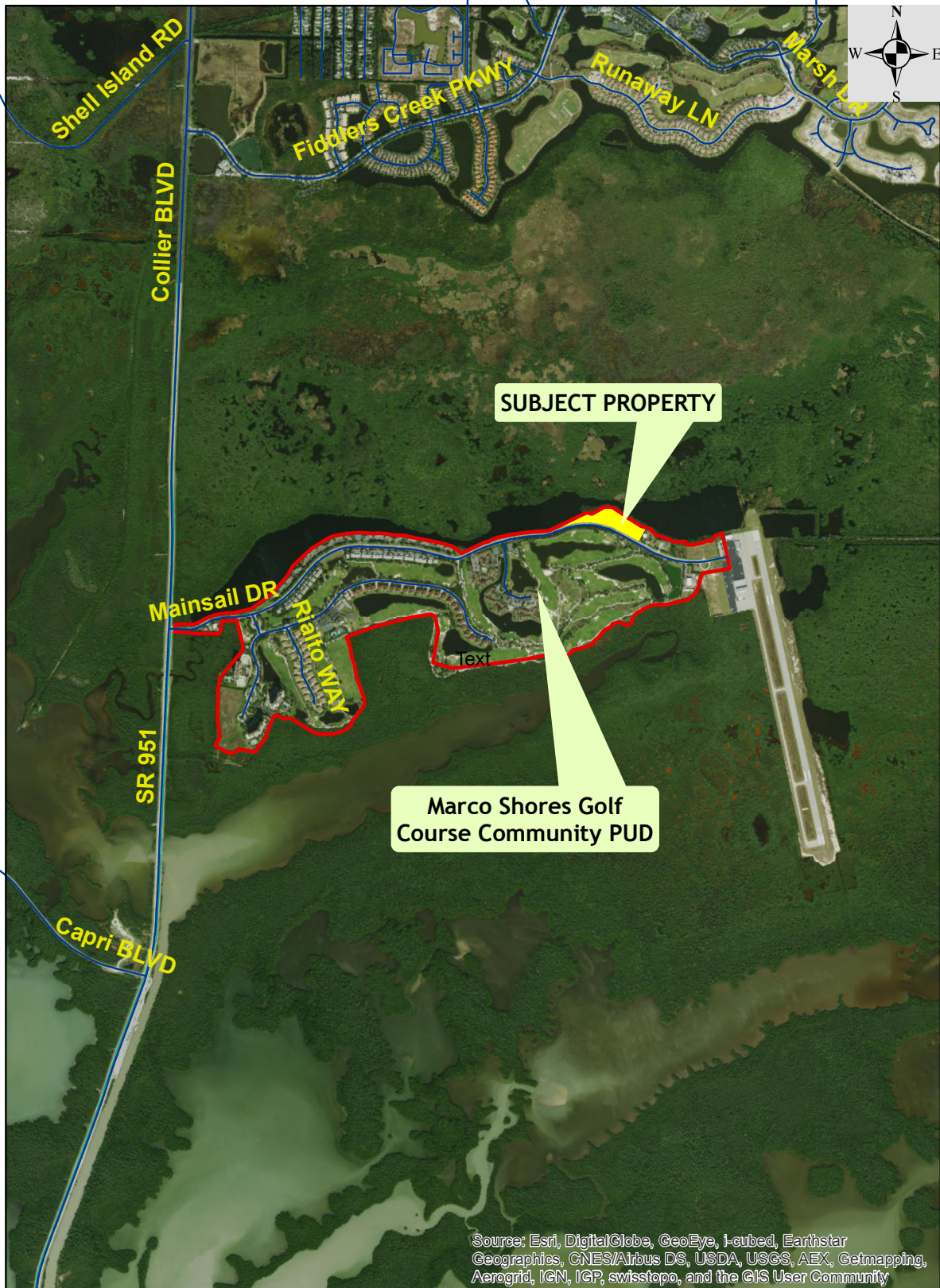
18. Such other factors, standards, or criteria that the Board of County Commissioners shall deem important in the protection of the public health, safety, and welfare.

## Marco Shores Golf Course Community PUD

### Exhibit 1 Evaluation Criteria

**The PUD is substantially built out and the owner of the subject property has deeded rights to 100 multifamily dwelling units within the PUD. Nothing in the proposed PUD amendment will have a detrimental effect on public health, safety and welfare.**

# Marco Shores Golf Course Community PUD



# Marco Shores Unit One Tract B





## Marco Shores Golf Course Community PUD

### Deviation Justification

#### **WITHDRAWN**

##### **Residential Parcel Two A Deviation 1:**

Deviation 1 seeks relief from LDC Section 5.05.04.D.1 which establishes a maximum FAR of 0.45 for group housing to permit a maximum FAR of 0.6. **WITHDRAWN.**

##### **Justification:**

Modern senior housing projects provide a significant array of recreational amenities which, when provided within the building, increases the total square footage of the structure thereby increasing the FAR. Modern senior housing projects also provide more spacious interior living space, necessitating a larger FAR.



**JMB** TRANSPORTATION ENGINEERING, INC.  
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

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## TRIP GENERATION COMPARISON

For

### Marco Shores PUD - Amendment (Collier Boulevard, Collier County, Florida)

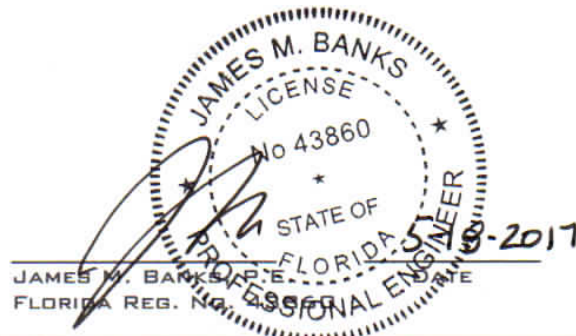
May 18, 2017

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Prepared by:

**JMB** TRANSPORTATION ENGINEERING, INC.  
4711 7TH AVENUE SW  
NAPLES, FLORIDA 34119  
(239) 227-2355  
CERTIFICATE OF AUTHORIZATION NO. 27830

(PROJECT NO. 170411)



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### **Conclusions**

The report concludes that the proposed amendment to the Marco Shores PUD will result in no change in the total site-generated trips at project build-out. More specifically, the proposed 240 senior housing units will generate the same amount of trips as would be otherwise be generated by the displaced 100 multi-family dwelling units. Therefore, it is concluded that the project's off-site transportation impacts will remain the same.

### **Scope of Project**

Marco Shores Golf Course Community is an approved and partially built-out PUD that allows for residential dwelling units, golf course and other on-site amenities. The 315 +/- acre site is located on the east side of Collier Boulevard (C.R. 951) and approximately 4.5 miles south of U.S. 41, within Collier County.

It is being requested to include senior housing to the PUD's schedule of land uses, which will displace the potential to construct 100 multi-family family units that would otherwise be developed within the PUD.

**Table A**  
**Proposed Land Use & Displaced Land Use**

<b>Proposed Land Use</b>	<b>Displaced Land Use</b>
Senior Housing (240 d.u.'s)	Multi-family (100 d.u.'s)

### **Project Generated Traffic**

Traffic that can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 9<sup>th</sup> Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. It was concluded that land use codes "Residential Condominium/Townhouse" (LUC 230) was most appropriate in estimating the approved land use trips, and "Senior Adult Housing" (LUC 252) was most appropriate for the proposed land use. Trip generation computations are shown in Table 1 and summarized below in Table B.

**Table B**  
**Proposed Development Trips vs. Approved Development Trips**

	AM Peak Hour (vph)	PM Peak Hour (vph)
Multi-family (100 d.u.'s)	52	60
Senior Housing (240 d.u.'s)	48	60

As determined, the proposed 240 senior housing units will generate the same amount of trips as would be otherwise be generated by the 100 multi-family dwelling units. Therefore, it is concluded that the project's off-site transportation impacts will remain the same.

**TABLE 1**  
**TRIP GENERATION COMPUTATIONS**  
Marco Shores

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
<b>230</b>	<b>Residential Condo/Townhouse</b>	100 Units
<b>252</b>	<b>Senior Adult Housing - Attached</b>	240 Units

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation (Based upon S.F.)</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
<b>LUC 230</b>	Daily Traffic (ADT) =	$\ln(T) = 0.87\ln(X) + 2.46 =$	<b>643 ADT</b>	
	AM Peak Hour (vph) =	$\ln(T) = 0.80\ln(X) + 0.26 =$ 17% Enter/ 83% Exit =	<b>52 vph</b>	9 / 43 vph
	PM Peak Hour (vph) =	$\ln(T) = 0.82\ln(X) + 0.32 =$ 67% Enter/ 33% Exit =	<b>60 vph</b>	40 / 20 vph
*****				
<b>LUC 252</b>	Daily Traffic (ADT) =	$T = 3.44(X) =$	<b>826 ADT</b>	
	AM Peak Hour (vph) =	$T = 0.20(X) =$ 34% Enter/ 66% Exit =	<b>48 vph</b>	16 / 32 vph
	PM Peak Hour (vph) =	$T = 0.25(X) =$ 54% Enter/ 46% Exit =	<b>60 vph</b>	32 / 28 vph

This instrument was prepared by  
and after recording return to:  
Matthew L. Grabinski, Esq.  
Coleman, Yovanovich & Koester, P.A.  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103  
(239) 435-3535

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### ASSIGNMENT OF DENSITY

**THIS ASSIGNMENT OF DENSITY** (this "Assignment") is made this 27<sup>th</sup> day of May, 2011, by WCI COMMUNITIES, LLC, a Delaware limited liability company (collectively, "Assignor") and NM MARCO SHORES, LLC, a Florida limited liability company ("Assignee").

#### WITNESSETH THAT:

**WHEREAS**, Assignor is the owner of the remaining vacant and undeveloped land within the boundaries of the Marco Shores Golf Course Community Planned Unit Development (Collier County Ordinance No. 81-6, as amended by Ordinance No. 85-56, as amended by Ordinance No. 94-41) (the "Marco Shores PUD" or "PUD"); and

**WHEREAS**, Assignor currently has the right to develop approximately five (500) remaining un-built residential dwelling units within the PUD; and

**WHEREAS**, on or about the date hereof, Assignor has sold and conveyed to Assignee the real property described in exhibit "A", attached hereto (the "Property"), which Property is located within the boundaries of the PUD; and

**WHEREAS**, Assignor desires to assign to Assignee, and Assignee desires to assume from Assignor, all of Assignor's right, title and interest in one hundred (100) dwelling units under the PUD.

**NOW THEREFORE**, in consideration of TEN DOLLARS (\$10.00), the exchange of mutual promises, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. **Recitals.** The above recitals are true and correct and are hereby incorporated in their entirety in this Agreement.

2. **Density Assignment.** Assignor hereby transfers, grants, conveys, and assigns to Assignee, as of this date, all of Assignor's rights, title and interest in and to one hundred (100) dwelling units under the Marco Shores PUD (Collier County Ordinance No. 81-6, as amended by Ordinance No. 85-56, as amended by Ordinance No. 94-41) (the "Assigned Density"). Assignee shall be free to allocate the Assigned Density hereunder to the Property and/or any other land owned or controlled by Assignee within the PUD. Assignor represents and warrants to Assignee that Assignor is the owner of the Assigned Density, that the Assigned Density has not previously been assigned, pledged or otherwise

Page 1 of 5

Assignment of Density Rights  
Tract B, Marco Shores Unit One

transferred to any other person or entity, and that Assignor has the full power and authority and assign and transfer the Assigned Density to Assignee.

3. **Effect of Assignment.** This Assignment shall constitute a direction to any governmental or private entity as to the dwelling units assigned hereunder and all such parties are hereby authorized and directed to rely upon and comply with any written request, notice or demand made by Assignee with respect to such Assigned Density. If necessary, Assignor agrees to cooperate by joining in or executing such other documentation which may be reasonably required by Collier County to evidence the foregoing assignment of Assigned Density; provided, however, Assignor shall not be required to pay or bear any fees, charges or costs for said cooperation.

4. **Acceptance.** Assignee, as the new owner of the Property, hereby accepts the foregoing of assignment of dwelling units.

5. **Successors and Assigns.** This Assignment shall inure to the benefit of and be binding upon the parties hereto and their respective successors in title.

6. **Miscellaneous.** This Assignment shall be governed by and construed under the laws of the State of Florida. Executed counterpart copies of the original of this Assignment shall be treated as if the original were so executed and shall bind the executing party with the same force and effect as the original. Execution of this Assignment by facsimile shall be treated as an original.

7. **Recording.** This Assignment shall be recorded in the Public Records of Collier County, Florida.

*(Remainder of Page Intentionally Left Blank- Signatures Begin on Next Page)*

IN WITNESS WHEREOF, Assignor and Assignee have caused this instrument to be executed as of the day and year first above written.

ASSIGNOR:

WCI COMMUNITIES, LLC, a Delaware  
limited liability company

By:

John Ferry  
John Ferry, Vice President

WITNESSES:

Ledia Metaj  
Print Name: LEDIA METAJ

Margaret A. Sisk  
Print Name: MARGARET A. SISK

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2011, by John Ferry, as Vice President of WCI COMMUNITIES, LLC, a Delaware limited liability company, on behalf of the company; who is personally known to me.




Ledia Metaj  
Notary Public, State of Florida at Large

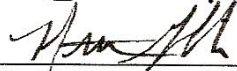
LEDIA METAJ  
Printed Name of Notary Public

WITNESSES:

ASSIGNEE:

NM Marco Shores, LLC,  
a Florida limited liability company

  
Print Name: Cheryl Hiltzheim

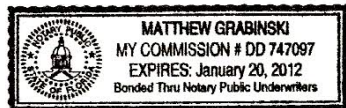
  
Print Name: Matthew L. Grabinski


By:   
Albert F. Moscato, Jr., Manager

STATE OF FLORIDA )  
 ) ss.  
COUNTY OF COLLIER )

The foregoing instrument was acknowledged before me, this 24<sup>th</sup> of May, 2011 by Albert F. Moscato, Jr. as Manager of NM Marco Shores, LLC, a Florida limited liability company, on behalf of said company, who is (✓) personally known to me or ( ) has produced \_\_\_\_\_ as evidence of identification.

(SEAL)



  
NOTARY PUBLIC  
Name: Matthew L. Grabinski  
(Type or Print)  
My Commission Expires: \_\_\_\_\_

**Exhibit "A"**

**LEGAL DESCRIPTION OF THE LAND**

All of Tract B, MARCO SHORES, UNIT ONE, according to the plat thereof, recorded in Plat Book 14, pages 33-38, the Public Records of Collier County, Florida.

# MARCO SHORES

## UNIT ONE

A SUBDIVISION IN SECTIONS 26, 27 & 28  
TOWNSHIP 51 SOUTH, RANGE 26 EAST  
COLLIER COUNTY, FLORIDA.

PLAT BOOK 14  
PAGE 33

That certain parcel of land lying in and being part of SECTIONS 26, 27 and 28, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida,

Being more particularly described as follows:

Commence at the Northeast corner of the Southeast one-quarter of said Section 28; run thence S07°44'34"E 356.87 feet; thence S82°15'26"W 295.56 feet; thence S89°17'19"E 95.84 feet to the existing Easterly Right of Way Line of State Road No. 951 and the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue S89°17'19"E 289.66 feet; thence N64°45'22"E 142.11 feet; thence N60°58'57"E 114.05 feet; thence N67°35'05"E 68.55 feet; thence N77°22'18"E 64.25 feet; thence N83°09'49"E 143.37 feet; thence N86°58'15"E 106.46 feet; thence N80°02'32"E 62.06 feet; thence N75°21'11"E 220.97 feet; thence N55°11'02"E 303.28 feet; thence N46°39'41"E 127.88 feet; thence N41°25'55"E 328.65 feet; thence N27°49'01"E 181.41 feet; thence N50°10'31"E 148.85 feet; thence N45°50'18"E 254.29 feet; thence N59°38'47"E 310.03 feet; thence N69°50'53"E 85.16 feet; thence N77°42'37"E 195.82 feet; thence N87°12'07"E 204.00 feet; thence S86°55'56"E 146.77 feet; thence S83°20'09"E 66.91 feet; thence N81°25'07"E 73.10 feet; thence S85°15'57"E 123.04 feet; thence S78°52'33"E 118.09 feet; thence S89°12'28"E 180.18 feet; thence S73°25'40"E 86.66 feet; thence S79°23'58"E 452.00 feet; thence S74°05'17"E 213.38 feet; thence S56°51'30"E 194.45 feet; thence S23°49'00"E a distance of 1.60 feet; thence N64°02'49"E 370.21 feet; thence N75°17'32"E 76.02 feet; thence N57°03'58"E 37.97 feet; thence N69°27'11"E 121.75 feet; thence N78°44'39"E 256.53 feet; thence N82°10'19"E 221.01 feet; thence N85°44'20"E 322.82 feet; thence N64°27'01"E 646.89 feet; thence S74°58'24"E 81.06 feet; thence N61°47'24"E 229.63 feet; thence N87°56'41"E 114.11 feet; thence S55°11'31"E 212.12 feet; thence N81°43'52"E 42.52 feet; thence S20°41'55"E 47.20 feet; thence S56°38'44"E 262.01 feet; thence S75°09'05"E 148.31 feet; thence S41°08'09"E 124.82 feet; thence S71°10'58"E 213.00 feet; thence S59°52'22"E 76.49 feet; thence S89°54'31"E 186.89 feet; thence S27°09'13"E 41.73 feet; thence S71°10'58"E 40.00 feet; thence N87°06'58"E 65.19 feet; thence N78°43'22"E 131.00 feet; thence N68°49'23"E 109.49 feet; thence S84°17'48"E 53.45 feet; thence N53°43'05"E 38.48 feet; thence N24°45'16"E 57.20 feet; thence N69°14'17"E 129.11 feet to a point which lies N88°44'06"W 1728.38 feet and S01°15'54"W 1505.12 feet from the Northeast corner of aforesaid Section 26; thence S11°59'55"E 562.93 feet; thence S79°48'17"W 435.12 feet; thence S20°41'20"W 116.40 feet; thence S10°00'41"W 95.52 feet; thence S22°10'40"W 100.84 feet; thence S43°04'49"W 51.42 feet; thence S53°20'03"W 54.63 feet; thence S48°57'48"W 42.61 feet; thence S72°15'18"W 100.41 feet; thence S85°22'02"W 50.49 feet; thence S77°23'52"W 50.00 feet; thence S67°11'38"W 50.80 feet; thence S81°58'18"W 50.16 feet; thence S75°06'26"W 100.08 feet; thence N75°07'41"W 56.36 feet; thence S62°27'58"W 31.05 feet; thence N69°34'42"W 23.85 feet; thence S83°06'30"W 100.50 feet; thence S64°04'57"W 127.37 feet; thence S54°09'59"W 50.36 feet; thence S71°12'47"W 50.80 feet; thence S47°30'48"W 51.42 feet; thence S28°23'23"W 59.36 feet; thence S41°28'21"W 32.89 feet; thence S09°57'54"W 60.44 feet; thence S61°00'33"W 81.00 feet; thence N62°40'52"W 90.14 feet; thence N81°45'22"W 62.80 feet; thence S73°41'22"W 82.00 feet; thence S22°20'57"W 25.61 feet; thence S41°12'37"W 53.14 feet; thence S74°30'17"W 51.42 feet; thence S59°51'48"W 50.01 feet; thence S37°15'35"W 54.63 feet; thence S27°35'03"W 59.91 feet; thence S53°36'08"W 100.84 feet; thence S36°18'24"W 55.04 feet; thence S54°09'59"W 50.36 feet; thence S65°34'59"W 50.16 feet; thence S76°33'58"W 68.23 feet; thence S74°45'47"W 152.07 feet; thence S50°43'35"W 51.66 feet; thence S36°55'54"W 56.82 feet; thence S69°52'28"W 50.16 feet; thence S43°29'57"W 32.31 feet; thence N45°22'26"W 56.65 feet; thence N61°08'06"W 57.79 feet; thence S80°25'08"W 780.00 feet; thence S83°26'54"W 880.00 feet; thence N74°14'06"W 312.57 feet; thence N09°44'28"E 478.09 feet; thence N10°10'02"W 250.15 feet; thence N60°07'25"W 73.30 feet; thence S80°46'16"W 306.03 feet; thence S76°05'07"W 548.79 feet; thence S71°52'39"W 274.00 feet; thence S66°48'57"W 240.07 feet; thence S24°29'47"E 97.38 feet; thence S09°43'41"E 251.56 feet; thence S25°12'32"E 101.27 feet; thence S00°28'35"E 51.92 feet; thence S11°32'41"E 150.48 feet; thence S19°23'21"E 350.57 feet; thence S01°48'25"E 80.91 feet; thence S29°06'28"W 79.59 feet; thence S37°33'04"W 104.69 feet; thence S31°59'32"W 54.23 feet; thence S53°37'44"W 50.01 feet; thence S33°58'04"W 53.49 feet; thence S58°46'43"W 100.24 feet; thence S54°46'28"W 50.06 feet; thence S69°53'03"W 103.58 feet; thence S84°01'24"W 57.31 feet; thence N86°11'39"W 53.99 feet; thence S81°34'21"W 72.07 feet; thence N86°56'34"W 103.58 feet; thence N76°24'25"W 50.16 feet; thence N61°37'45"W 50.80 feet; thence N67°15'33"W 351.12 feet; thence N88°31'56"W 104.40 feet; thence N79°48'10"W 50.49 feet; thence N63°51'49"W 100.98 feet; thence S85°31'57"W 17.75 feet; thence S33°33'33"W 50.04 feet; thence S23°17'56"W 50.49 feet; thence S24°02'58"W 151.20 feet; thence S17°46'22"W 51.42 feet; thence S10°27'42"W 53.49 feet; thence S27°50'06"W 50.09 feet; thence S32°24'52"W 50.01 feet; thence S39°14'17"W 50.49 feet; thence S51°04'03"W 53.14 feet; thence S26°41'41"W 100.32 feet; thence N78°58'10"W 264.10 feet; thence S49°15'14"W 85.80 feet; thence S85°44'28"W 94.26 feet; thence N60°55'18"W 234.57 feet; thence N25°44'10"E 162.49 feet; thence N07°07'42"W 276.85 feet; thence N00°34'20"E 426.78 feet; thence N09°10'06"E 211.04 feet; thence N39°24'58"E 469.08 feet; thence N36°01'51"E 50.80 feet; thence N30°46'28"E 52.52 feet; thence N02°39'38"W 56.14 feet; thence N12°54'56"W 300.01 feet; thence N15°50'39"W 102.18 feet; thence S80°02'32"W 41.92 feet; thence S86°58'15"W 185.20 feet; thence S08°38'25"W 99.19 feet; thence S06°01'01"W 50.64 feet; thence S15°46'35"W 21.67 feet; thence S38°41'44"W 41.42 feet; thence N86°13'08"W 250.16 feet; thence S72°56'29"W 52.81 feet; thence N82°51'12"W 200.89 feet; thence N87°32'25"W 168.11 feet to the aforesaid Easterly Right-of-Way Line of State Road No. 951; thence N02°29'39"E along said Easterly Right-of-Way Line 122.92 feet to the Point of Beginning,

### LESS AND EXCEPT

That portion of the above described, lying in and being a part of the North 1/2 of said Section 27, Township 51 South, Range 26 East, Collier County, Florida,

Being more particularly described as follows:

Commence at the West 1/4 corner of said Section 27; run then S88°48'10"E along the South Line of the North 1/2 thereof for a distance of 2601.26 feet; thence N01°11'50"E for a distance of 335.72 feet; thence N22°21'00"W for a distance of 220.00 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue N22°21'00"W for a distance of 44.49 feet; thence N83°00'00"W for a distance of 21.44 feet; thence S67°39'00"W for a distance of 41.31 feet; thence S22°21'00"E for a distance of 55.00 feet; thence N67°39'00"E for a distance of 60.00 feet to the Point of Beginning.

Said lands situate lying and being in Collier County, Florida and containing 321.12 acres more or less.

### SURVEYOR'S NOTES:

Bearings shown are Grid on the Florida State System East Zone.



Indicates D.R.A. - Drainage Retention Area.

- Indicates Permanent Control Point set at all street center line intersections, P.C.'s, P.T.'s, P.R.C.'s and P.C.C.'s and not greater than 1000 feet apart.

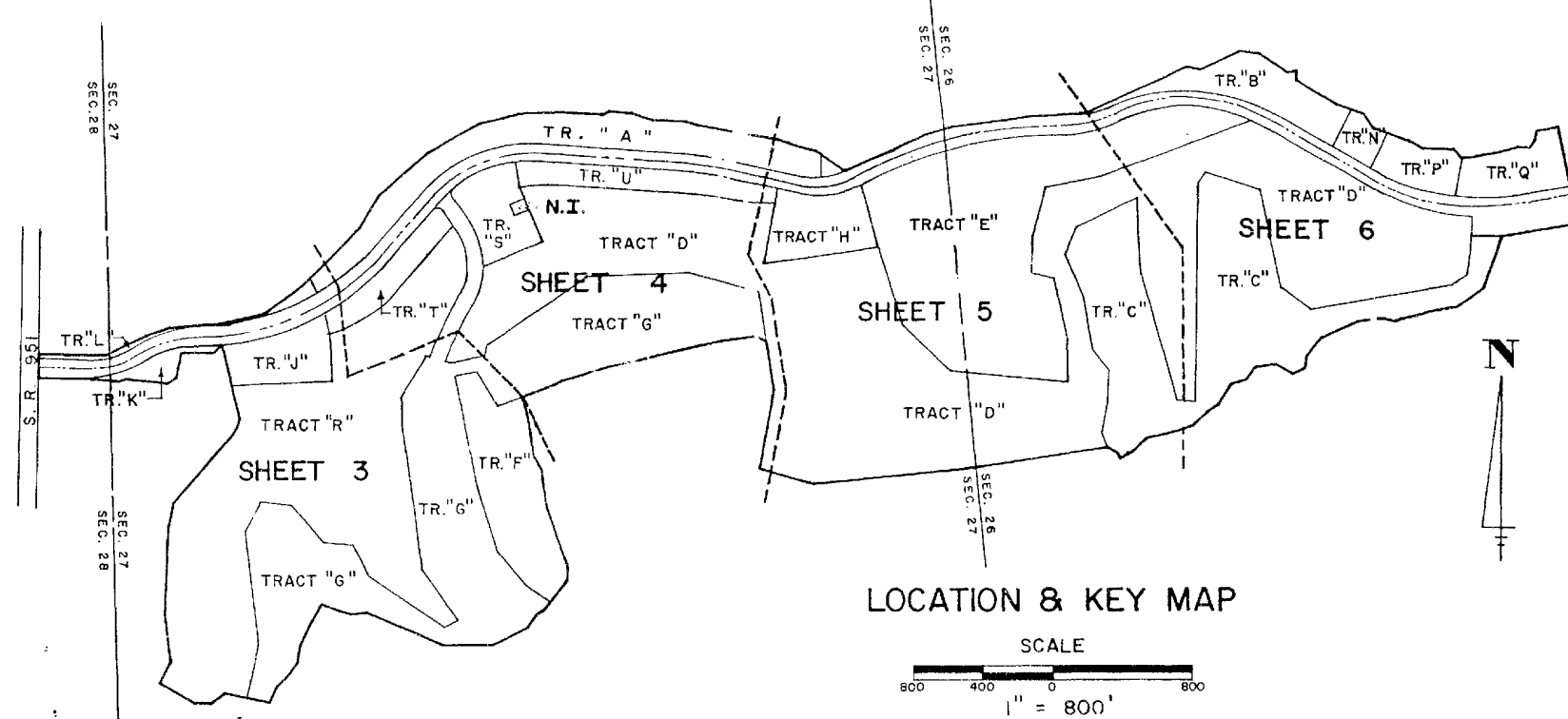
- Indicates Permanent Reference Monument set in accordance with all provisions of Chapter 177, Florida Statutes, and not greater than 1400 feet apart.

- Indicates P.C., P.I., P.T., P.R.C., or P.C.C. set on street rights-of-way.

N.I. Indicates Not included in this Plat.

### PLAT RESTRICTIONS:

The lands described herein are subject to the Declaration of Restrictions recorded in O.R. Book 888, Pages 1805-1817, Collier County, Florida.



### NOTE:

THE CENTERLINE OF PAVEMENT RANGES IN ELEVATION FROM A LOW OF 5.0 TO A HIGH OF 7.0 PER DESIGN PLANS. THE AVERAGE LOT ELEVATION IS APPROXIMATELY 6.5 WHICH IS NATURAL GROUND. THE PROPERTY LIES IN ZONES A10 (ELEV. 9.0) AND A10 (ELEV. 8.0) PER FLOOD INSURANCE RATE MAP, COMMUNITY - PANEL NUMBER 120067-0200A, DATED SEPTEMBER 14, 1979. ALL ELEVATIONS ARE BASED NATIONAL GEODETIC VERTICAL DATUM

STATE OF FLORIDA ss.  
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared FRANK E. MACKLE, III AND MICHELLE R. GARBIS to me known to be the Vice President and Corporate Secretary respectively of MARCO TROPICAL PROPERTIES, INC.; named as a dedicator on the foregoing plat, and that they severally acknowledged executing the same voluntarily under authority duly vested in them 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 aforesaid this 5th day of September, 1985

Sandra K. E. Miller  
Notary Public, State of Florida at Large

My Commission Expires 8-15-88

STATE OF FLORIDA ss.  
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DAVID L. MILLER to me known to be the Vice President of the SOUTHEAST BANKS TRUST COMPANY N.A.; named as a dedicator on the foregoing plat, and that they severally acknowledged executing the same voluntarily under authority duly vested in them 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 aforesaid this 5th day of September, 1985

Sandra L. Williams  
Notary Public, State of Florida at Large

My Commission Expires 9-29-87

### DEDICATION

The undersigned, THE DELTONA CORPORATION, a Delaware corporation, authorized to transact business in the State of Florida, for itself and as the beneficial owner of a portion of the property described herein subject to that certain Deed in Trust in favor of Southeast Banks Trust Company, N.A.; as Trustee, and MARCO TROPICAL PROPERTIES INC.; a Florida Corporation, has caused said property to be surveyed, subdivided and platted as shown on the plat known as MARCO SHORES UNIT ONE.

The Thoroughfare, known as MAINSAIL DRIVE, as shown on this plat is hereby dedicated to the perpetual use of the public for proper purposes.

The undersigned also dedicates to the perpetual use of the public, for proper purposes, all Drainage Easements and Drainage Retention Areas shown on this plat with no responsibility for maintenance by the public. THE DELTONA CORPORATION, its successors and assigns assumes all responsibility for the maintenance of Drainage Easements and Drainage Retention Areas. Park Sites shown hereon are not dedicated to and will not be maintained by the public. The undersigned also dedicates to the perpetual use of the public, for the purpose of installing and maintaining public utilities, including CATV Systems, all Utility Easements as shown on this plat.

The above mentioned trustee joins in this instrument for the purpose of evidencing consent to such dedication.

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the representations, covenants, undertakings and agreements of said Trustee are, nevertheless, each and every one of them, made and intended not as personal representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against, the said Southeast Banks Trust Company, N.A.; as Trustee, on account of any representation, covenant, undertaking or agreement of the said Trustee, whether or not in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF, The Corporations named above have caused these presents to be signed and attested to by the officers named below and their corporate seals to be affixed hereto on this 5th day of September, 1985

As to THE DELTONA CORPORATION:

By Frank E. Mackle, III David M. Harder  
President Witness  
Attest: Michelle R. Garbis Stephen Adams  
By Michelle R. Garbis  
Corporate Secretary

As to MARCO TROPICAL PROPERTIES, INC.:

By Frank E. Mackle, III David M. Harder  
Vice President Witness  
Attest: Michelle R. Garbis Stephen Adams  
By Michelle R. Garbis  
Corporate Secretary

As to SOUTHEAST BANKS TRUST COMPANY N.A., as TRUSTEE:

By David L. Miller David M. Harder  
DAVID L. MILLER Vice President  
Attest: Paul K. Miller

STATE OF FLORIDA ss.  
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared FRANK E. MACKLE, III AND MICHELLE R. GARBIS to me known to be the President and Corporate Secretary respectively of THE DELTONA CORPORATION named as a dedicator on the foregoing plat, and that they severally acknowledged executing the same voluntarily under authority duly vested in them 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 aforesaid this 5th day of September, 1985

Sandra K. E. Miller  
Notary Public, State of Florida at Large

My Commission Expires 8-15-88

SHEET 1 OF 6 SHEETS

# MORTGAGE JOINDER

CITICORP REAL ESTATE, INC., a DELAWARE CORPORATION, the holder of that certain mortgage executed by MARCO TROPICAL PROPERTIES, INC., a FLORIDA CORPORATION, bearing date the 25th day of August 1981 and recorded in Official Records Book 935, Page 622 of the Public Records of Collier County, Florida, does hereby join in and agree to the dedication by the developers contained in this plat, and the recording thereof, for the purposes expressed therein, and for the purpose of making the aforesaid mortgage subordinate and subject in all respect to the dedication contained in this plat; it is expressly understood and agreed by the parties hereto that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against said CITICORP REAL ESTATE, INC. on account of any representation, covenant, undertaking or agreement of said CITICORP REAL ESTATE, INC. whether or not in this instrument contained and any such personal liability, either expressed or implied, is expressly waived and released.

CITICORP REAL ESTATE, INC.  
By: John Serton  
Attest: Thomas J. Borrell

# MORTGAGE JOINDER

PAN AMERICAN BANK, N.A., a banking association organized and under the laws of the United States of America, the owner and holder of that certain mortgage executed by THE DELTONA CORPORATION, a Delaware corporation, bearing date the 29th day of February 1984 and recorded in Official Records Book 1090, Pages 1598 through 1603 inclusive of the Public Records of Collier County, Florida, does hereby join in and agree to the dedication by the developers contained in this plat, and the recording thereof, for the purposes expressed therein, and for the purpose of making the aforesaid mortgage subordinate and subject in all respect to the dedication contained in this plat, it is expressly understood and agreed by the parties that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against said PAN AMERICAN BANK, N.A., on account of any representation, covenant, undertaking or agreement of said PAN AMERICAN BANK, N.A., whether or not in this instrument contained, and any such personal liability, either expressed or implied, is expressly waived and released.

PAN AMERICAN BANK, N.A.  
By: Robert Kraich  
Attest: Margie Lopez

STATE OF FLORIDA  
COUNTY OF DADE

The foregoing was acknowledged before me this 6th day of September, 1985, by Robert Kraich and Margie Lopez, Vice President and Real Estate Admin. Officer respectively of PAN AMERICAN BANK, N.A. a corporation existing under the laws of the United States of America, on behalf of said Association.

WITNESS my hand and seal the date aforesaid.

Luigi Milione  
Notary Public, State of Florida at Large  
My Commission expires 5-1-89

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing was acknowledged before me this 4th day of SEPTEMBER, 1985, by JOHN SERTON and THOMAS J. BORRELL, VICE PRESIDENT and VICE PRESIDENT respectively of CITICORP REAL ESTATE, INC., a DELAWARE CORPORATION, on behalf of said CORPORATION.

WITNESS my hand and seal the date aforesaid.

Sandra M. Baker  
Notary Public, State of Florida at Large  
My Commission expires OCTOBER 5, 1988

# MARCO SHORES

## UNIT ONE

A SUBDIVISION IN SECTIONS 26, 27 & 28  
TOWNSHIP 51 SOUTH, RANGE 26 EAST  
COLLIER COUNTY, FLORIDA.

# MORTGAGE JOINDER

NAPLES FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation existing under the laws of the United States of America, the owner and holder of that certain mortgage executed by THE DELTONA CORPORATION, a Delaware corporation, bearing date the 29th day of February 1984 and recorded in Official Records Book 1068, Pages 1547 through 1559 inclusive of the Public Records of Collier County, Florida, does hereby join in and agree to the dedication by the developers contained in this plat, and the recording thereof, for the purposes expressed therein, and for the purposes of making the aforesaid mortgage subordinate and subject in all respect to the dedication contained in this plat, it is expressly understood and agreed by the parties that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against said NAPLES FEDERAL SAVINGS AND LOAN ASSOCIATION, on account of any representation, covenant, undertaking or agreement of said NAPLES FEDERAL SAVINGS AND LOAN ASSOCIATION, whether or not in this instrument contained, and any such personal liability, either expressed or implied, is expressly waived and released.

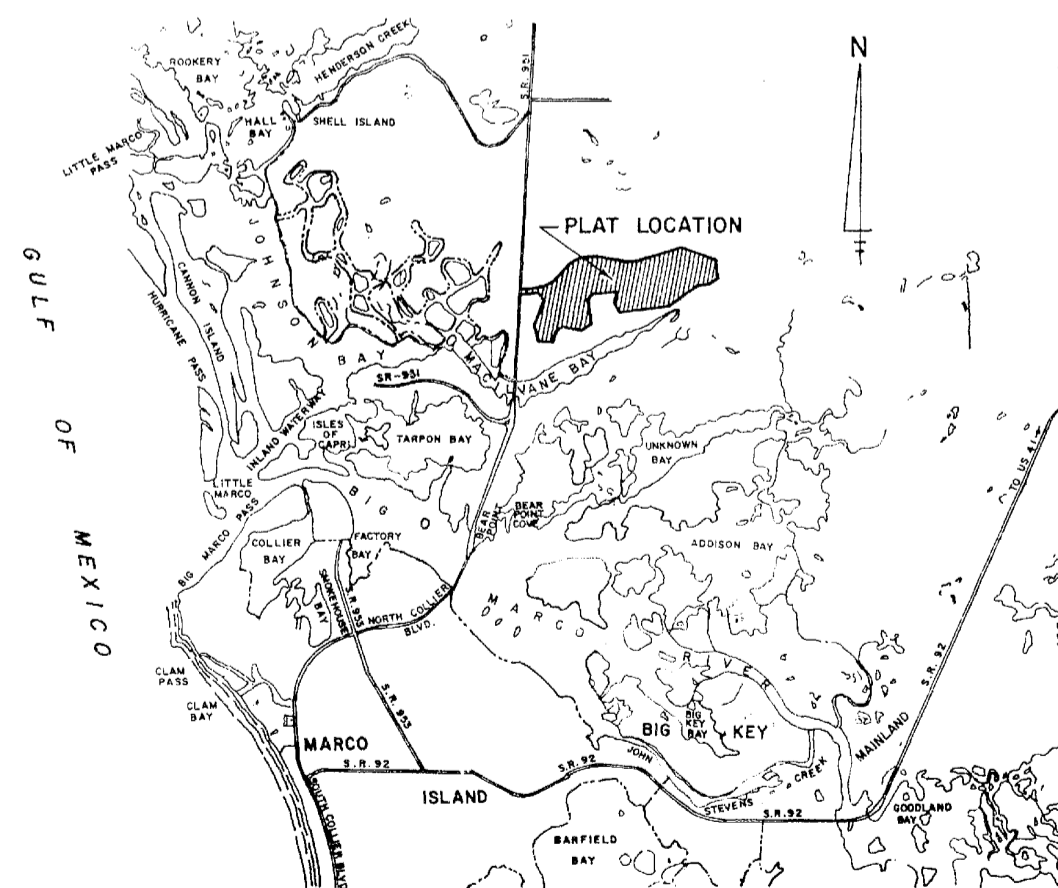
NAPLES FEDERAL SAVINGS AND LOAN ASSOCIATION  
By: Thomas & Linda V.P.  
Attest: Bernadette Schman

STATE OF Florida  
COUNTY OF Collier

The foregoing was acknowledged before me this 11 day of September, 1985, by Thomas & Linda V.P. and Bernadette Schman, Vice President and ASSISTANT SECRETARY respectively of NAPLES FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation existing under the laws of the United States of America, on behalf of said Corporation.

WITNESS my hand and seal the date aforesaid.

Diana M. Mc  
Notary Public, State of Florida at Large  
My Commission expires October 30, 1988



— LOCATION MAP —

NOT TO SCALE

PLAT BOOK 14  
PAGE 34

# UTILITIES DIVISION

This plat approved by the Collier County Utilities Division, this 5th day of SEPT. 1985

Thomas P. Campbell  
Utilities Administrator

Thomas A. Donagan  
Utilities Engineer

# ENGINEER

This plat approved by the County Engineer, this 4th day of SEPT. 1986

James A. B. B. B.  
County Engineer

# HEALTH DEPARTMENT

This plat approved by the County Health Department this 4th day of SEPT. 1986 provided that central water and central sewers are available and no individual potable water wells or individual sewage systems are permitted.

L. D. B. B.  
County Sanitarian

# ATTORNEY

This plat approved by the County Attorney, this 8th day of SEPT. 1986

Kenneth B. Cuyler  
County Attorney

# FILING RECORD

I hereby certify that this plat has been examined by me and that it complies in form with the requirements of Chapter 177, Florida Statutes. I further certify that said plat was filed for record at 9:46 AM this 12th day of SEPTEMBER 1986 and duly recorded in Plat Book 14 Page(s) 33-38 of the public records of Collier County, Florida.

By: Debbie Atkins, Deputy Clerk  
James C. Gries, Clerk

# SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED that this plat was prepared from an actual survey of the property by me or under my supervision as provided in rule 21HH-6 Florida Administrative Code. It is further certified that all monuments shown hereon actually exist or will exist prior to final acceptance of the subdivision, and their size location, type and material are correctly shown as provided in the current edition of Chapter 177 of the Florida Statutes.

This instrument was prepared by:  
STEPHEN P. EREK  
BRUCE GREEN & ASSOCIATES, INC.  
Suite 203-600 Fifth Avenue South  
Naples, Florida

By: Stephen P. Erek  
STEPHEN P. EREK  
Registered Land Surveyor No. 3273  
State of Florida.  
Date: OCTOBER 2, 1985

# RESOLUTION

WHEREAS this plat was on this 22nd day of October 1985 submitted to the Board of County Commissioners of Collier County, Florida, for approval for record and has been approved by said Board, now therefore be it resolved by the Board of County Commissioners of Collier County, Florida, that said plat is hereby approved and shall be recorded in the Public Records of Collier County, Florida.

BOARD OF COUNTY COMMISSIONERS, COLLIER COUNTY, FLORIDA.

Attest: James C. Gries  
Clerk

By: John A. Pastor  
Chairman

# TITLE CERTIFICATION

STATE OF FLORIDA.  
COUNTY OF DADE.

I, PETER D. HECHT, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that the above described property is vested to SOUTHEAST BANKS TRUST COMPANY N.A., and THE DELTONA CORPORATION, and MARCO TROPICAL PROPERTIES, INC.; that the current taxes have been paid; and that the property is free of encumbrances, except those set forth hereon.

Peter D. Hecht  
PETER D. HECHT  
3250 S.W. Third Avenue  
Miami, Florida 33129

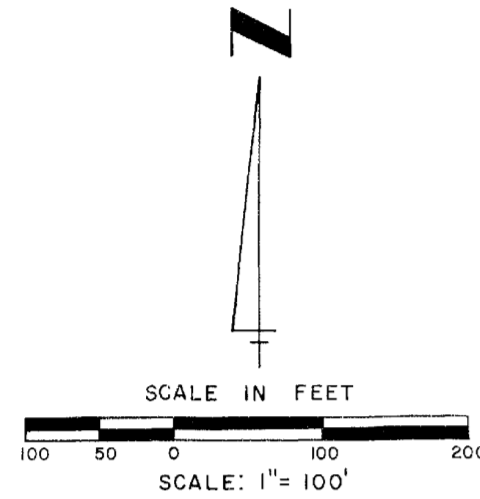
SHEET 2 OF 6 SHEETS



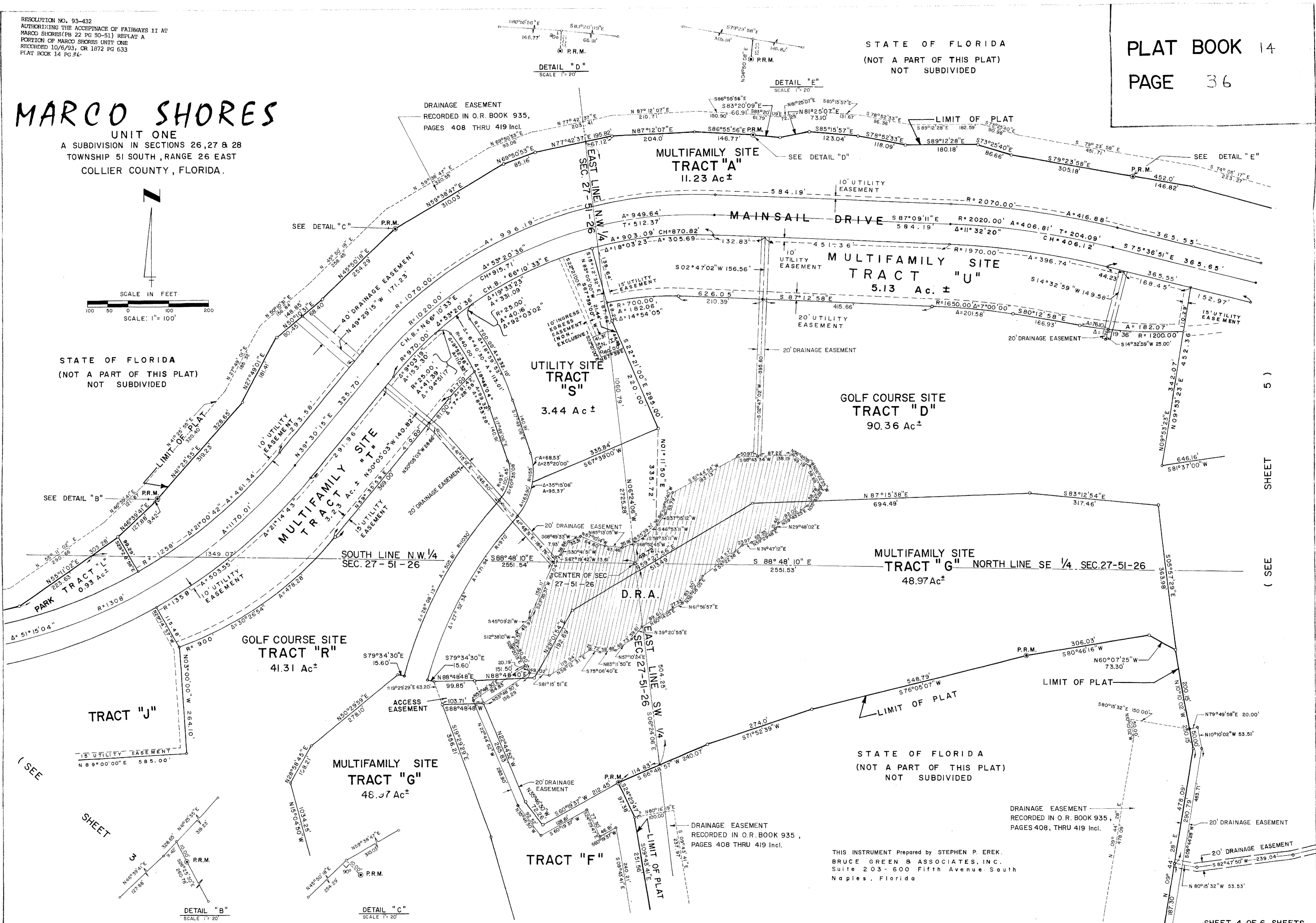
RESOLUTION NO. 93-432  
AUTHORIZING THE ACCEPTANCE OF HIGHWAYS II AT  
MARCO SHORES (PB 22 PG 50-51) REPLAT A  
PORTION OF MARCO SHORES UNIT ONE  
RECORDED 10/6/93, OR 1872 PG 633  
PLAT BOOK 14 PG 36

# MARCO SHORES

UNIT ONE  
A SUBDIVISION IN SECTIONS 26, 27 & 28  
TOWNSHIP 51 SOUTH, RANGE 26 EAST  
COLLIER COUNTY, FLORIDA.



STATE OF FLORIDA  
(NOT A PART OF THIS PLAT)  
NOT SUBDIVIDED



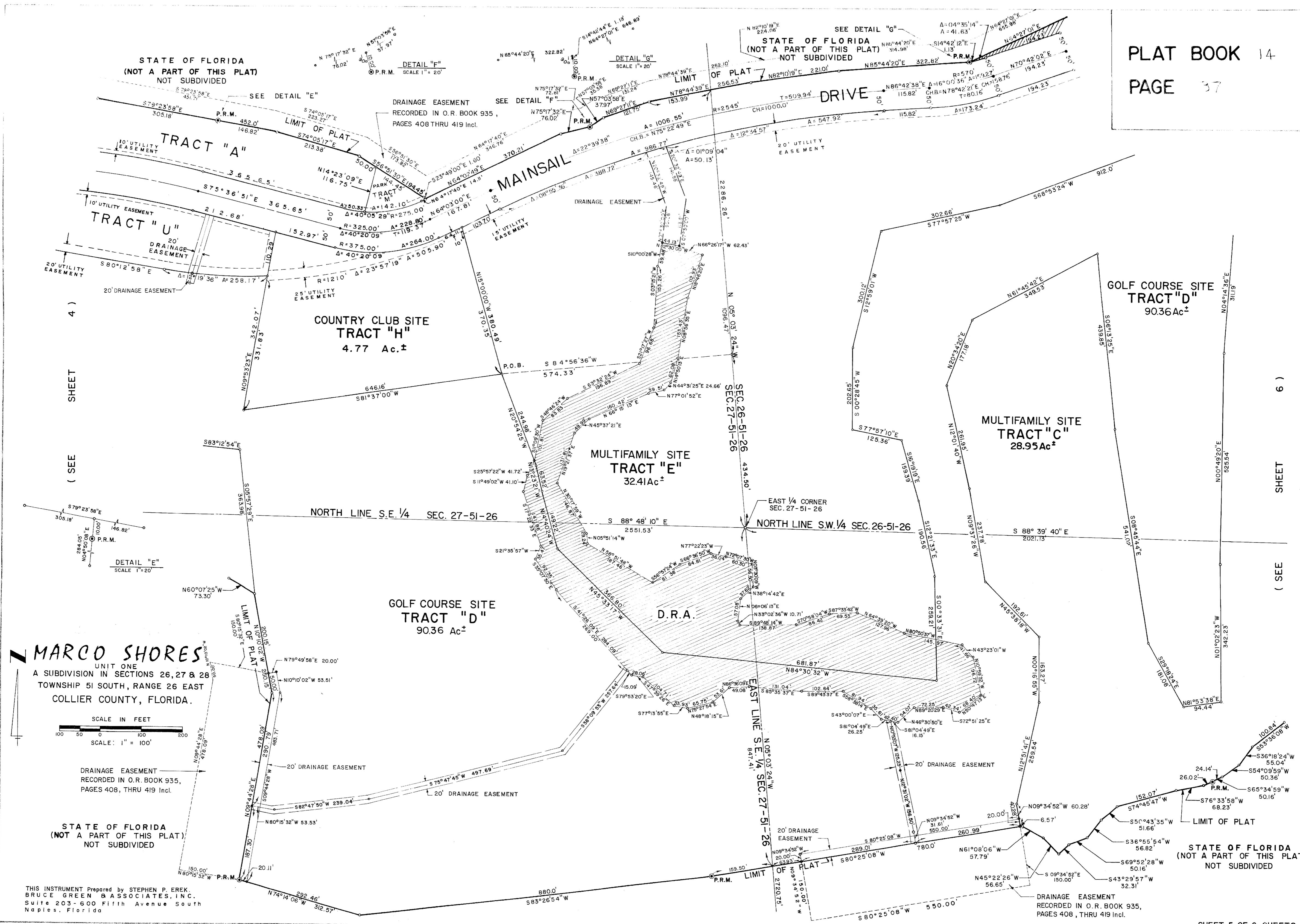
STATE OF FLORIDA  
(NOT A PART OF THIS PLAT)  
NOT SUBDIVIDED

PLAT BOOK 14  
PAGE 36

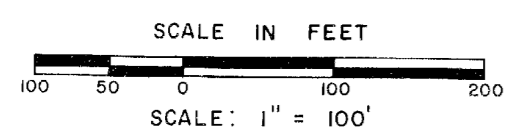
( SEE SHEET 5 )

STATE OF FLORIDA  
(NOT A PART OF THIS PLAT)  
NOT SUBDIVIDED

THIS INSTRUMENT Prepared by STEPHEN P. ERE,  
BRUCE GREEN & ASSOCIATES, INC.,  
Suite 203 - 600 Fifth Avenue South  
Naples, Florida

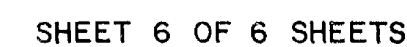


**MARCO SHORES**  
UNIT ONE  
A SUBDIVISION IN SECTIONS 26, 27 & 28  
TOWNSHIP 51 SOUTH, RANGE 26 EAST  
COLLIER COUNTY, FLORIDA.



THIS INSTRUMENT Prepared by STEPHEN P. EREK  
BRUCE GREEN & ASSOCIATES, INC.  
Suite 203-600 Fifth Avenue South  
Naples, Florida

DRAINAGE EASEMENT  
RECORDED IN O.R. BOOK 935,  
PAGES 408, THRU 419 Incl.



ORDINANCE NO. 16- 37

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 81-6, AS AMENDED, THE MARCO SHORES GOLF COURSE COMMUNITY PLANNED UNIT DEVELOPMENT (PUD), PROVIDING FOR AMENDMENT TO THE PUD DOCUMENT TO REMOVE 6.5± ACRES FROM THE PUD; PROVIDING FOR AMENDMENTS TO THE LEGAL DESCRIPTION; PROVIDING FOR AMENDMENT TO THE MASTER PLAN; PROVIDING FOR REPEAL OF RESOLUTION NO. 09-256, WHICH GRANTED A PARKING EXEMPTION AND PROVIDING FOR AN EFFECTIVE DATE FOR PROPERTY LOCATED NEAR THE MARCO ISLAND EXECUTIVE AIRPORT IN SECTION 26, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA. [PUDA-PL20150002550]**

WHEREAS, on September 8, 1998, The Board of County Commissioners approved Ordinance Number 81-6, which established the Planned Unit Development (PUD) now known as the Marco Shores Golf Course Community PUD zoning classification; and

WHEREAS, the PUD was amended by Ordinance Nos. 85-56 and 94-41 and Collier County Planning Commission Resolution No. 01-29; and

WHEREAS, the Collier County Airport Authority, represented by Robert Mulhere, of Hole Montes, Inc. petitioned the Board of County Commissioners to amend the Marco Shores Golf Course Community PUD, to remove property from the PUD that will become part of the Marco Island Executive Airport.

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

**SECTION I: AMENDMENTS TO THE PLANNED UNIT DEVELOPMENT DOCUMENT, OF ORDINANCE NUMBER 81-6, AS AMENDED**

The Planned Unit Development Document to Ordinance Number 81-6, as amended, is hereby amended and superseded by Exhibit A attached hereto and incorporated by reference herein.



**SECTION II: AMENDMENT TO MASTER PLAN**

Exhibit E, Site Plan also known as the Master Plan, is hereby amended and replaced with Exhibit E attached hereto and incorporated by reference herein.

**SECTION III: AMENDMENTS TO THE LEGAL DESCRIPTION**

The Legal Description, Exhibit G of the Development Plan, is hereby amended to remove the 6.5 acre parcel described in Exhibit G attached hereto and incorporated herein.

**SECTION IV: REPEAL OF RESOLUTION NO. 09-256 WHICH GRANTED A PARKING EXEMPTION**

Resolution No. 09-256 is hereby repealed in its entirety.

**SECTION V: EFFECTIVE DATE**

This Ordinance shall become effective upon filing with the Department of State.

PASSED AND DULY ADOPTED by super-majority vote by the Board of County Commissioners of Collier County, Florida, this 15<sup>th</sup> day of November, 2016.

ATTEST:  
DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

By: [Signature]  
Attest as to Chairman's Deputy Clerk  
signature only.

BY: [Signature]  
DONNA FIALA, Chairman

Approved as to form and legality:

[Signature] HIFAC 8/31/16  
Heidi Ashton-Cicko  
Managing Assistant County Attorney

Exhibit A – Planned Development Document  
Exhibit E – Master Plan  
Exhibit G – Legal Description

This ordinance filed with the  
Secretary of State's Office the  
18<sup>th</sup> day of November, 2016  
and acknowledgement of that  
filing received this 18<sup>th</sup> day  
of November, 2016  
By: [Signature]  
Deputy Clerk

PLANNED UNIT DEVELOPMENT DOCUMENT  
FOR  
MARCO SHORES GOLF COURSE COMMUNITY  
A PLANNED RESIDENTIAL COMMUNITY

BY  
~~THE DELTONA CORPORATION~~

~~JUNE 18, 1979~~  
~~REVISED OCTOBER 2, 1980~~  
~~REVISED JANUARY 19, 1981~~  
~~REVISED FEBRUARY 12, 1981~~  
~~REVISED OCTOBER 8, 1985~~  
REVISED AUGUST \_\_, 2016

**Exhibit A**



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## LIST OF EXHIBITS

Exhibit B	Vicinity Map
Exhibit C	Aerial Photograph
Exhibit D	Boundary Map
Exhibit E	Master Plan
Exhibit G	Legal Description
Exhibit H	EIS Waiver
Exhibit J	Statement of Conditions for Approval



## STATEMENT OF COMPLIANCE

The development of approximately ~~321~~ 314.7 acres of property in Sections 26, 27 and 28, Township 51 South, Range 26 East, Collier County, Florida, as a Planned Unit Development to be known as Marco Shores Golf Course Community will comply with the planning and development objectives of Collier County. These objectives are set forth in the Comprehensive Plan which includes the Growth Policy and Official Land Use Guide, all of which were adopted by the Board of County Commissioners on October 14, 1974. Marco Shores Golf Course Community will meet the planning and development objectives for the following reasons:

- (1) The project is vested under the provisions of Chapter 380, Florida Statutes. The determination of vesting provided for in Chapter 380.06(4)(a) has been completed. The project is vested for 1980 residential units.
- (2) The project is in compliance with Collier County Ordinance Number 77-66 requiring an Environmental Impact Statement (E.I.S.) prior to rezoning. An E.I.S. Waiver, Exhibit H, has been approved in accordance with the provisions of Ordinance Number 77-66.
- (3) The project is in compliance with Collier County Comprehensive Plan and Official Land Use Guide.
- (4) The project has adequate community facilities and services as defined in Section 48, Paragraph 5 of the Collier County Zoning Ordinance as provided by existing services and facilities or to be provided by the developer as indicated within this PUD Document.
- (5) The project shall comply with the applicable zoning and subdivision regulations and all other County and State laws dealing with platting and subdividing of property at the time improvements and plat approvals are sought.

## SECTION I

### PROPERTY OWNERSHIP & GENERAL DESCRIPTION

#### 1.01 INTRODUCTION AND PURPOSE

It is the intent of The Deltona Corporation (hereinafter called "applicant" or "developer") to establish and develop a planned unit development on approximately ~~321~~ 314.7 acres of property located in the Marco Island community, Collier County, Florida. It is the purpose of this document to provide the required detail and data concerning the development of the property.

#### 1.02 NAME

The development will be known as Marco Shores Golf Course Community (hereinafter called "Marco Shores").

#### 1.03 LEGAL DESCRIPTION

The legal description is as described in Exhibit G, Legal Description.

#### 1.04 TITLE TO PROPERTY

The property is partially developed, and ownership is in multiple parties at the present time. The Johnson Bay Development Corporation is the contract purchaser of currently platted Tracts B, C-2, D, E-2, F, G, H, J, K, L, M, P and R as depicted on Exhibit "E".

#### 1.05 GENERAL DESCRIPTION OF PROPERTY AREA

The general location of Marco Shores is illustrated by Exhibit B, Vicinity Map.

The project site contains approximately ~~321~~ 314.7 acres of property. It is bordered on the west by State Road 951. At the time of this application, the property was zoned A. A portion of the property at the western boundary includes approximately 0.5 acres of tidally influenced wetlands composed of both excavated drainage canals and mangrove areas.

Within the boundary of the project site, there presently exists a golf course with supporting clubhouse and maintenance facilities and a road providing access to the golf course and the Marco Island Airport located to the east of the subject area.

## 1.06 PHYSICAL DESCRIPTION

The entire site, except for a small portion of the wetland area (mangroves) adjacent to SR-951, has been subject to previous construction alterations. Development of man-made lakes outside and along the northern limits of the site, as well as several lakes within the property boundary, were the source for the fill material used to bring the site to its present elevational setting. Elevations within the site range from a maximum of +15' N.G.V.D. to approximately +5' N.G.V.D. along the top of bank adjacent to both the unnamed lake to the north and the mangrove area bordering Macilivane Bay to the south. Lower elevations are found immediately adjacent to and within the internal lake areas. The topography generally slopes gently towards the internal lakes or the boundaries of the site.

The soils of the site are composed of the sands, shells and crushed limerock deposited as the spoil fill material from lake construction within and adjacent to the project area. Aside from the landscaped and grassed areas of the golf course and support facility, the vegetation of the site is characterized by scrub ground cover which normally establishes itself on disturbed fill area.

SECTION II  
PROJECT DEVELOPMENT

2.01 PURPOSE

The purpose of this Section is to describe the general plan of the development and delineate the conditions that will apply to the project.

2.02 GENERAL PLAN OF DEVELOPMENT

The general plan of development of Marco Shores is for a planned residential community of multi-family dwelling units and golf course.

2.03 SITE PLAN APPROVAL

When site plan approval is required by this document, a written request for site plan approval shall be submitted to the Community Development Administrator for approval. The request shall include materials necessary to demonstrate that the approval of the site plan will be in harmony with the general intent and purpose of this document, will not be injurious to the neighborhood or to adjoining properties, or otherwise detrimental to the public welfare. Such materials may include, but is not limited to the following, where applicable:

- A. Site plans at an appropriate scale showing proposed placement of structures on the property; provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas; and required yards and other open spaces;
- B. Plans showing proposed locations for utilities hook-up;
- C. Plans for screening and buffering with references as to type, dimensions and character;
- D. Proposed landscaping and provisions for trees protected by County regulations; and
- E. Proposed signs and lighting, including type, dimensions and character.

2.04 LAND USE

Unless otherwise stated, what is discussed in this Section is the 320 acres of upland depicted in Exhibit E. This in turn is part of Unit 30 for purposes of planning and land management. For purposes of this Ordinance, Unit 30 shall mean that area which is more specifically described on that joint permit application of Applicant filed on May 3, 1977 with the Florida Department of Environmental Regulation and the U.S. Army Corps of

Engineers. A schedule of the intended land use types subject to this Section, with approximate acreages and total dwelling units, is shown on Exhibit E, Site Plan. Minor variations in acreages, not to exceed 3% of the total 320 upland acres, shall be permitted at final design to accommodate final development plans. The specific location and size of the individual tracts and the assignment of dwelling units on the 320 acre uplands site shall be submitted to and approved by the Community Development Administrator at the time of Site Plan approval of each development phase.

Approval is hereby given to construct up to 500 dwelling units on the 320-acre Marco Shores site. Beyond the initial 500 units, construction of additional units requires approval by the Board of County Commissioners in accordance with the standards set forth below. While the 500 units are hereby approved, it has been determined that the Marco Shores site will accommodate construction of the number of units allowed by the Land Use Element of the Collier County Comprehensive Plan dated May 8, 1979 (the Collier County Comprehensive Plan) subject, however, to the following:

1. Traffic improvements as required to alleviate congestion and improve safety on Route 951, such as widening to accommodate additional traffic lanes, traffic signals, turn lanes, reduced speed limits, or alternatives as may be required in accordance with Section 8.04.B of this Ordinance.
2. Reduction of wetlands now proposed by applicant for development in Unit 30. Such efforts may include clustering, more intensive use of uplands, and land trades that would shift development to uplands.

In determining the maximum number of allowable dwelling units on the 320-acre Marco Shores site, consideration shall be given to Applicant's overall development plans for the Marco Beach Subdivision, including a review of:

- A. The status of permitting as it affects property in the Marco area which is owned or being required by Applicant, including Unit 30;
- B. The status of any completed or pending land exchanges through which Applicant has obtained, or has the prospect of obtaining, developable property located in the Marco area;
- C. Combined density for the 320-acre Marco Shores site, the rest of the Unit 30 site, and any contiguous land which Applicant has acquired or may acquire through exchange; and
- D. Based upon proper land management considerations, principally involving a preference for upland as opposed to wetland development, the most suitable distribution of density over the property Applicant may develop as part of the Marco Beach Subdivision.

If, as a result of the foregoing review, it is determined that the maximum number of dwelling units on the 320-acre Marco Shores development should be other than the number allowed by the Collier County Comprehensive Plan, this Ordinance shall be amended with respect to the maximum number of dwelling units to be permitted on the Marco Shores site. In order to afford flexibility to the County in determining the maximum number and distribution of dwelling units on the 320-acre Marco Shores site, Applicant shall not make irrevocable commitments to purchasers with respect to land uses on the unsold portions of the 320-acre site, or any other portion of the Unit 30 planning site.

## 2.05 PROJECT DENSITY

The total acreage of the Marco Shores property is approximately ~~321~~ 314.7 acres. The maximum number of dwelling units to be built on the total acreage is 1580. The number of dwelling units per gross acres is approximately ~~4.9~~ 5.0. The density on individual parcels of land throughout the project will vary according to the type of dwelling units placed on each parcel of land.

## 2.076 AMENDMENT OF ORDINANCE

Both the County and the developer, with knowledge that the long range development plan permitted by the ordinance will not be complete for a period of 3 to 10 years, recognize that exceptions, variances or amendments to this ordinance may be necessary in the future. There may be changes in planning techniques, engineering techniques, transportation methods, and other factors that would warrant this ordinance being amended to meet standards of the time. All petitions or requests for exceptions, variances and amendments shall conform with the procedures existing at the time of the application for the exception or amendments.

## 2.087 TREE REMOVAL

All clearing, grading, earthwork, and site drainage work shall be performed in accordance with the approved PUD site plan and all applicable codes.

## 2.098 DEFINITIONS

Definitions shall be as contained in the Zoning Ordinance of Collier County.

## 2.1009 FRACTIONALIZATION OF TRACTS

Each fractionalized tract shall be a minimum of five acres.

## SECTION III

### UTILITY SERVICES TO MARCO SHORES

#### 3.01 WATER SUPPLY AND TREATMENT FACILITIES

Marco Island Utilities, Inc. will provide water supply and treatment facilities to the project.

Untreated water is available from 12" and 14" Marco Island Utilities, Inc. water mains adjacent to State Road 951 on the west boundary of the property.

Location of the water treatment facility is indicated on Exhibit E, Site Plan.

#### 3.02 SEWAGE TREATMENT FACILITIES

Marco Island Utilities, Inc. will provide sewage treatment facilities to the project.

Location of the sewage treatment facility is indicated on Exhibit E, Site Plan.

#### 3.03 SOLID WASTE COLLECTION

Solid waste collection for the Marco Shores project will be handled by the company holding the franchise for solid waste collection for the County.

#### 3.04 ELECTRIC POWER SERVICE

Florida Power & Light Corporation will provide electric service to the entire project.

#### 3.05 TELEPHONE SERVICE

Telephone service will be supplied to the Marco Shores project by United Telephone Company of Florida.

#### 3.06 TELEVISION CABLE SERVICE

Television cable service will be provided by Gulf-Coast Cable-Vision, Inc. of Naples.

#### 3.07 EASEMENTS FOR UNDERGROUND UTILITIES

On-site utilities such as telephone, electrical power, TV cable service, wastewater collection, water distribution, etc. shall be installed underground. Except that electrical feeder lines serving commercial and other high use areas, water pumping stations, lift stations, transformer banks, etc. shall be permitted above ground. Easements shall be

provided for all utility purposes. Said easements and improvements shall be done in accordance with subdivision regulations.



SECTION IV  
MULTI-FAMILY

4.01 PURPOSE

The purpose of this Section is to set forth the regulation for the area designated on Exhibit E, Site Plan, as Multi-Family.

4.02 MAXIMUM DWELLING UNITS

A maximum number of 1580 dwelling units may be constructed subject to stipulations in attached Exhibit J.

4.03 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or part, for other than the following:

A. Principal Uses:

- (1) Multi-family residential buildings and single family detached.
- (2) Parks, playgrounds, playfields and commonly owned open space.
- (3) Water management facilities.
- (4) Golf Course uses (1), (5) and (6) as set forth in 5.02.A.

B. Principal Uses Requiring Site Plan Approval:

- (1) Non-commercial boat launching facilities and multiple docking areas with a maximum extension into the waterway of 20 feet.
- (2) Residential clubs, intended to serve the surrounding residential area.
- (3) Individual housing units including townhouses, zero lot line, villas and cluster housing.
- (4) Boardwalks, viewing stands or docks, and nature trails not associated with any particular multi-family development.

C. Permitted Accessory Uses and Structures:

- (1) Customary accessory uses and structures, including parking structures.

- (2) Signs as permitted by the Zoning Ordinance of Collier County.
- (3) Model homes, apartments and sales offices shall be permitted in conjunction with the promotion of the development.

#### 4.04 REGULATIONS AS TO RESIDENTIAL TRACTS

Regulations as to Tracts A, T, U and Tracts C-1 and E-1:

##### 4.04.01 MINIMUM LOT AREA:

Multi-Family: One (1) net acre.

Single Family Detached: 7500 square feet.

Other Residential Types: In conformance with approved site development plan.

##### 4.04.02 MINIMUM YARDS: MULTI-FAMILY

- A. From right-of-way lines of public and private roads, thirty (30) feet or one-half (1/2) the height of the structure, whichever is greater.
- B. From the tract boundary lines, twenty (20) feet or one-half (1/2) the height of the structure, whichever is greater.
- C. Distance between any two principal structures, one-half (1/2) the sum of their heights but not less than twenty (20) feet on the same tract.
- D. In the case of the clustered buildings with a common architectural theme, these distances may be less provided that a site plan is approved in accordance with Section II.

##### 4.04.03 MINIMUM YARDS: INDIVIDUAL UNITS

- A. Single Family Detached:
  - (1) Front setback 30'
  - (2) Side setback 7-1/2'
  - (3) Rear setback 20'
- B. Other than single family detached: All setbacks in accordance with the approved site plan.

- 4.04.04 MAXIMUM HEIGHT OF PRINCIPAL AND ACCESSORY STRUCTURES:
- A. Seven (7) stories above the finished grade with option of having one (1) floor of parking beneath the allowable seven (7) stories.
  - B. Accessory structures shall be limited to a maximum of thirty (30) feet above finished grade of the lot.
- 4.04.05 MINIMUM LIVING AREA OF PRINCIPAL STRUCTURES:
- Principal use structures shall contain a minimum of seven hundred and fifty (750) gross square feet of living area per dwelling unit within principal structures.
- 4.04.06 OFF-STREET PARKING:
- Principal uses shall provide a minimum of 1.5 parking spaces per dwelling unit. An additional one-half (.5) space per unit must be reserved for future parking if needed. This reserve area shall be grassed or landscaped.
- 4.04.07 OFF-STREET PARKING LANDSCAPING:
- Landscaping shall be provided as required by the Zoning Ordinance of Collier County.
- 4.04.08 USABLE OPEN SPACE:
- For each multi-family dwelling unit, a minimum of one-hundred (100) square feet of usable open space, exclusive of the golf course area, shall be provided on the site. This space may be provided as swimming pools, pool decks, tennis courts, landscaped area or other common recreational facilities.
- 4.05 REGULATIONS FOR RESIDENTIAL PARCEL ONE
- 4.05.01 MINIMUM LOT AREA:
- Multi-family: One (1) net acre.
- Single Family Detached: 7500 square feet.
- Other Residential Types: In conformance with approved site development plan.
- 4.05.02 MINIMUM YARDS – MULTI-FAMILY
- A. Setbacks from parcel boundaries – thirty feet (30’).

- B. Distance between any two principal structures, one-half (1/2) the sum of their heights but not less than twenty feet (20').
- C. Setbacks from edge of pavement of roadways (public or private) – thirty feet (30').
- D. In the case of clustered buildings with a common architectural theme, setbacks may be reduced pursuant to a site development plan approved by the Development Services Director.
- E. Principal structures shall be set back a minimum of 500' from the pavement edge on Mainsail Drive and a minimum of 500' from Tract T.

#### 4.05.03 MAXIMUM HEIGHT AND NUMBER OF PRINCIPAL STRUCTURES

- A. Principal structures – twenty (20) stories above required flood plain or two (2) levels of parking.
- B. Accessory structures – thirty feet (30') above required flood plain or two (2) levels of parking.
- C. Principal structures – a maximum of five (5) on this residential parcel.

#### 4.05.04 MINIMUM LIVING AREA OF PRINCIPAL STRUCTURES

Principal use structures shall contain a minimum of one thousand (1,000) gross square feet of living area per dwelling unit within principal structure.

#### 4.05.05 OFF-STREET PARKING

Principal uses shall provide a minimum of 2 parking spaces per dwelling unit.

### 4.06 REGULATIONS FOR RESIDENTIAL PARCEL TWO

#### 4.06.01 MINIMUM LOT AREA:

Multi-family: One (1) net acre.

Single Family Detached: 7500 square feet.

Other Residential Types: In conformance with approved site development plan.

#### 4.06.02 MINIMUM YARDS – MULTI-FAMILY

- A. Setbacks from parcel boundaries – twenty feet (20') or one-half (1/2) the height of the structure, whichever is greater.
- B. Setbacks from edge of pavement of public roadways – thirty feet (30').
- C. Distance between any two principal structures, one-half (1/2) the sum of their heights, but not less than twenty feet.
- D. In the case of clustered buildings with a common architectural theme, these distances may be less provided that a site development plan is approved by the Development Services Director.

#### 4.06.03 MINIMUM YARDS – SINGLE FAMILY

- A. Single Family Detached:
  - (1) Front setback: 30'
  - (2) Side setback: 7-1/2'
  - (3) Rear setback: 20'
- B. Other than single-family detached: All setbacks in accordance with the approved site plan.

#### 4.06.04 MAXIMUM HEIGHT

- A. Principal structures – three (3) stories above the required flood plain elevation or one level of parking.
- B. Accessory structures – twenty feet (20') above required flood plain elevation.

#### 4.06.05 MINIMUM LIVING AREA OF PRINCIPAL STRUCTURES

Principal use structures shall contain a minimum of seven hundred and fifty (750) gross square feet of living area per dwelling unit within principal structure.

#### 4.06.06 OFF-STREET PARKING

Principal uses shall provide a minimum of 2 parking spaces per dwelling unit.

SECTION V  
GOLF COURSE

5.01 PURPOSE

The purpose of this Section is to set forth the regulations for the area designated on Exhibit E, Site Plan, as Golf Course.

5.02 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

A. Permitted Principal Uses and Structures:

- (1) Golf Course
- (2) Golf Clubhouse
- (3) Tennis Courts
- (4) Tennis Clubhouses
- (5) Transient lodging facilities not to exceed 50 units.
- (6) Water management facilities; lakes, including lakes with seawall and other types of architectural bank treatment.
- (7) Sales Office.

B. Permitted Accessory Uses and Structures:

- (1) Pro-shop, practice driving range and other customary accessory uses of golf courses, tennis clubs or other recreational facilities.
- (2) Small commercial establishments, including gift shops, golf and tennis equipment sales, restaurants, cocktail lounges, and similar uses, intended to exclusively serve patrons of the golf course or tennis club or other permitted recreational facilities, subject to the provisions of the Zoning Ordinance of Collier County.
- (3) Shuffleboard courts, swimming pools, and other types of facilities intended for recreation.

- (4) Signs as permitted in the Zoning Ordinance of Collier County.
- (5) Maintenance shops and equipment storage.
- (6) Non-commercial plant nursery.

#### 5.03 PLAN APPROVAL REQUIREMENTS

Plans for all principal and all accessory uses shall be submitted to the Director who will review these plans and approve their construction. All construction shall be in accordance with the approved plans and specifications. The perimeter boundary of the overall golf course tract shall be recorded in the same manner as a subdivision plat.

##### A. General Requirements:

- (1) Overall site design shall be harmonious in terms of landscaping, enclosure of structures, location of access streets and parking areas and location and treatment of buffer areas.
- (2) Buildings shall be setback a minimum of fifty (50) feet from abutting residential districts and the setback area shall be landscaped and maintained to act as a buffer zone.
- (3) Lighting facilities shall be arranged in a manner which will protect roadways and neighboring properties from direct glare or other interference.
- (4) A site plan shall be provided showing pertinent structure locations and landscaping.
- (5) Tracts T, U, and E-1 as depicted on the PUD Master Plan and the Marco Shores Unit One Plat, are not owned by Petitioner, and are developed or under development. These tracts are currently contiguous to the golf course. Petitioner agrees that in any reconfiguration of the golf course, these tracts will continue to have an equal or greater amount of contiguity with the golf course tract as described on the record Plat of March Shores Unit One.

#### 5.04 MAXIMUM HEIGHT

Forty-five (45) feet above the finished grade of the lot.

#### 5.05 MINIMUM OFF-STREET PARKING

As required by the Zoning Ordinance of Collier County.

#### 5.06 OFF-STREET PARKING LANDSCAPING

Landscaping shall be provided as required by the Zoning Ordinance of Collier County.

SECTION VI  
UTILITY AREA

6.01. PURPOSE

The purpose of this Section is to set forth the regulations for the area designated on Exhibit E, Site Plan, as Utility Area.

6.02 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered, or used, or land or water used, in whole or in part, for other than the following:

A. Principal Uses:

- (1) Potable water treatment and distribution facilities.
- (2) Sanitary waste water collection treatment and disposal facilities.
- (3) Utility services equipment, storage and maintenance.
- (4) Utility services offices.
- (5) Lawn or golf course maintenance shops and equipment storage.
- (6) Any other use associated with maintenance or utility services when approved by the Director.
- (7) Water management facilities.

B. Permitted Accessory Uses and Structures:

- (1) Accessory uses and structures customarily associated with the uses permitted in this district.
- (2) Signs as permitted in the zoning ordinance.

6.03 MINIMUM YARD REQUIREMENTS

- A. From right-of-way lines of public and private roads, thirty (30) feet.
- B. All other, none.

6.04 MAXIMUM HEIGHT

Thirty-five (35) feet above the finished grade of the lot.

6.05 MINIMUM FLOOR AREA

None.

## SECTION VII

### DEVELOPMENT COMMITMENTS

#### 7.01 NATURAL RESOURCES

Prior to undertaking any alterations within or affecting the tidally-influenced wetland included in the site, the applicant shall:

- A. Obtain all necessary permits, approvals, or waivers from the County, state and federal agencies; and,
- B. Limit the extent of alterations within the wetlands areas to reduce short and long term environmental impacts; and,
- C. Insure that no alteration or filling within the wetland area shall be conducted except as required to improve the access road at its intersection with State Road 951 unless otherwise approved by the Director for work required by the future development of Unit 30, Marco Shores.

#### 7.02 DRAINAGE

##### A. Upland Areas

- (1) The applicant shall provide all necessary detailed drainage plans, studies and specifications to the State of Florida Department of Environmental Regulation, the South Florida Water Management District and Collier County for approval prior to issuance of permits by Collier County. The detailed drainage plans shall include the data requested by the South Florida Water Management District in their letter dated August 29, 1980 and which is made a part of this PUD Document.
- (2) The minimum building floor elevation shall be as indicated on the Flood Insurance Rate Map for Collier County.

##### B. Wetland Area

The applicant shall provide necessary detailed drainage plans, studies and specifications to the Environmental Advisory Council, Water Management Advisory Board, Coastal Area Planning Commission and Board of County Commissioners of Collier County, the State of Florida Department of Environmental Regulation and the South Florida Water Management District for approval prior to the issuance of any construction/development permits by Collier County.

C. Upland and Wetland Areas

- (1) Detailed site drainage plans demonstrating extensive use of "Best Management Practices" (BMP's) for all impervious surfaces shall be submitted to the County Engineer for review. No construction permits shall be issued unless and until approval of the proposed construction in accordance with the submitted plans is granted by County Engineer.
- (2) Petitioner shall modify S.F.W.M.D. Surface Water Permit No. 11-00202-S, reflecting the proposed modifications prior to the issuance of any building permit in the P.D.A. modified area.

7.03 PUBLIC FACILITIES

A. Sewage Treatment Facility

Marco Island Utilities, Inc. will provide sewage treatment facilities for the project. Marco Island Utilities, Inc. will provide necessary detailed plans and specifications for the collection, treatment and disposal of sewage from this development to the Department of Environmental Regulations and Collier County for approval prior to the issuance of development permits.

B. Water Treatment Facilities

Water treatment facilities will be provided by Marco Island Utilities, Inc. Marco Island Utilities, Inc. will provide necessary detailed plans and specifications to the Department of Environmental Regulations and Collier County for approval prior to the issuance of development permits. Deltona Corporation will construct additional raw water transmission facilities from the rock pit southward along SR 951 and to the Marco Island Water Treatment Plan by 1984.

7.04 TRANSPORTATION

A. Internal

The project will be served internally by a system of public and private roads. Public roads will be located within public rights of way as indicated in Exhibit E, Site Plan. Private roads will serve the individual multi-family tracts.

B. External

Subject to the approval of the Florida Department of Transportation, the developers shall provide improvements as indicated in the attached Exhibit J.

C. Improvements within the right-of-way

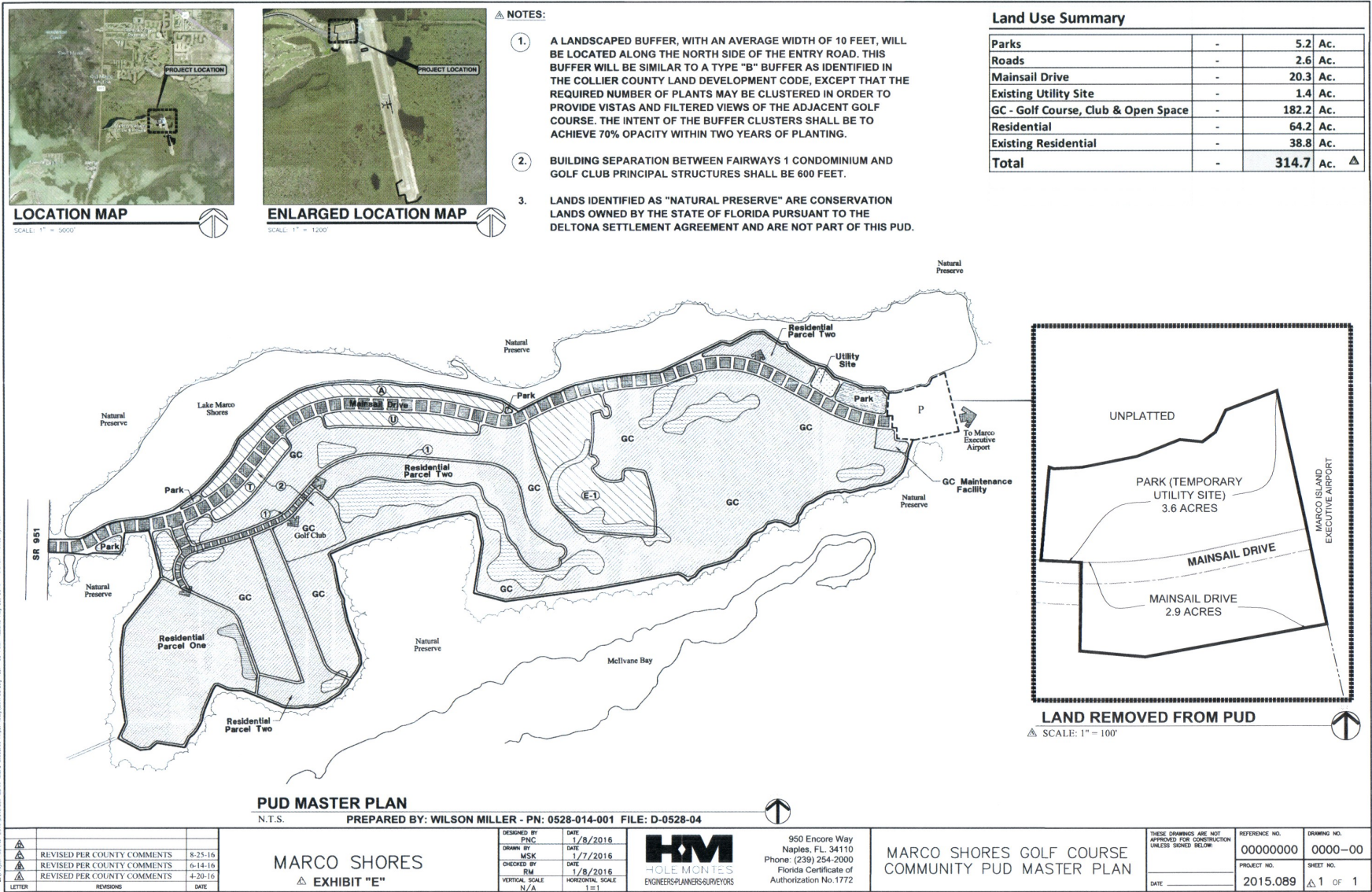
Mainsail Drive is a divided, multi-lane, public right-of-way with a center median, and provides access to the development parcels in Marco Shores Golf Course Community and to the Marco Executive Airport. Landscaping within the platted right-of-way would improve aesthetics, and be of benefit to the community and Marco Executive Airport. Landscaping within the right-of-way is encouraged, and conceptual approval is hereby given for landscaping and signage within the public right-of-way, including the median, subject to the permits required pursuant to Ordinance 93-64, as that ordinance may be amended.

7.05 FIRE PROTECTION

The applicant shall provide for the strategic placement of fire hydrants as required in the Collier County Subdivision Regulations. A fire station shall be constructed in accordance with the Southern Standard Building Code and as approved by the East Naples Fire Department on a site approved by the East Naples Fire Department.

7.06 MOSQUITO CONTROL

Through proper engineering design and closely coordinated construction activities, a positively graded drainage system without numerous or extensive isolated depressions (stagnant water areas) will be created. Those assurances, in conjunction with appropriate lake maintenance operations, will reduce the potential for increasing mosquito breeding areas within the property.



## EXHIBIT G

LESS AND EXCEPT:

TRACT Q, MARCO SHORES, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 38, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. CONTAINING 3.6 ACRES, MORE OR LESS.

AND

LEGAL DESCRIPTION OF A PARCEL OF LAND LOCATED IN A PORTION OF MAINSAIL DRIVE, MARCO SHORE UNIT ONE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT 14, PAGES 33-38 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT Q, MARCO SHORES UNIT ONE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, AT PAGES 33-38 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN S11°59'55"E, ALONG THE EAST LINE OF SAID TRACT Q FOR A DISTANCE OF 332.93 FEET TO THE MOST NORTHEASTERLY CORNER OF MAINSAIL DRIVE OF SAID MARCO SHORES UNIT ONE, THE SAME BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S11°59'55"E FOR A DISTANCE OF 230.00 FEET; THENCE RUN S79°48'17"W FOR A DISTANCE OF 435.12 FEET; THENCE RUN N84°45'47"W FOR A DISTANCE OF 153.41 FEET; THENCE RUN N00°52'45"E FOR A DISTANCE OF 208.51 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1305.00 FEET, AT A BEARING OF N00°52'47"E THEREFROM, THROUGH A CENTRAL ANGLE OF 12°58'26" AND BEING SUBTENDED BY A CHORD OF 294.87 FEET AT A BEARING OF N84°23'34"E, FOR AN ARC LENGTH OF 295.50 FEET; THENCE RUN N77°54'19"E FOR A DISTANCE OF 241.91 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 2.9 ACRES, MORE OR LESS.

BEARINGS REFER TO THE EAST LINE OF TRACT Q, MARCO SHORES UNIT ONE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, AT PAGES 33-38 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS BEING S11°59'55"E.



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

November 18, 2016

Honorable Dwight E. Brock  
Clerk of the Circuit Court  
Collier County  
Post Office Box 413044  
Naples, Florida 34101-3044

Attention: Martha Vergara, BMR Senior Clerk

Dear Mr. Brock:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 16-37, which was filed in this office on November 18, 2016.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

Return To: 904810  
Florida Title & Guarantee  
2020 Clubhouse Dr.  
Sun City Center, FL 33573

**THIS INSTRUMENT PREPARED BY  
AND RETURN TO:**

WCI Communities, LLC  
24301 Walden Center Drive  
Bonita Springs, Florida 34134  
Attn: Legal Department

**Parcel Id#: 59430080007**

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 24<sup>th</sup> day of May, 2011, between WCI COMMUNITIES, LLC, a Delaware limited liability company, whose address is 24301 Walden Center Drive, Bonita Springs, FL 34134 (hereinafter called the "Grantor"), and NM MARCO SHORES, LLC, a Florida limited liability company, whose address is 225 Banyan Boulevard, Suite 240, Naples, FL 34102 (hereinafter called the "Grantee").

**WITNESSETH**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Collier, State of Florida, as more particularly described on Exhibit "A" hereto (the "Land");

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

SUBJECT TO the matters set forth on Exhibit "B" hereto, without any intention to reimpose same;

TO HAVE AND TO HOLD the above described Land, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said Land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

WITNESSES:

WCI COMMUNITIES, LLC, a Delaware  
limited liability company

Ledia Metaj  
Print Name: LEDIA METAJ

By: John Ferry  
John Ferry, Vice President

Margaret A. Sisk  
Print Name: MARGARET A. SISK

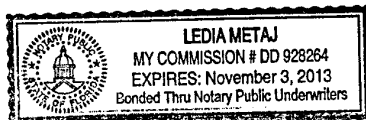
STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2011, by John Ferry, as Vice President of WCI COMMUNITIES, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

Ledia Metaj  
Notary Public, State of Florida at Large

LEDIA METAJ  
Printed Name of Notary Public

My Commission expires:



**Exhibit "A"**

**LEGAL DESCRIPTION OF THE LAND**

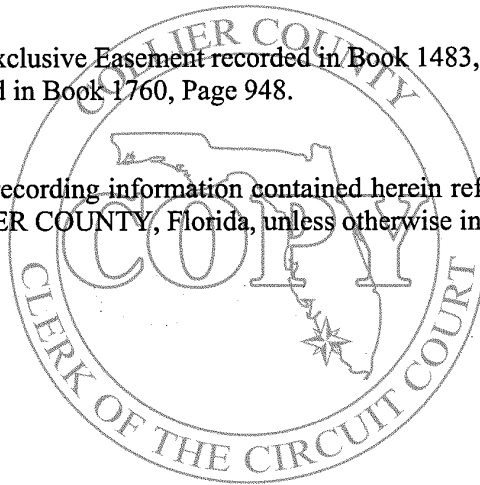
All of Tract B, MARCO SHORES, UNIT ONE, according to the plat thereof, recorded in Plat Book 14, pages 33-38, the Public Records of Collier County, Florida.



**Exhibit "B"**

1. Taxes and assessments for the year 2011 and subsequent years, which are not yet due and payable.
2. Matters appearing on the plat of Marco Shores Unit One recorded in Plat Book 14, Page(s)33.
3. Declaration of Restrictions recorded in Book 888, Page 1805; together with Assignments of Authority in Book 2106, Page 1631; and Book 2979, Page 680, re-filed in Book 3018, Page 2869; Amendment in Book 4647, Page 1137; and Instrument of Termination of Covenants in Book 4647, Page 1156.
4. Deed of Non-Exclusive Easement recorded in Book 1483, Page 500; and Corrective Deed in Book 1760, Page 948.

NOTE: All of the recording information contained herein refers to the Public Records of COLLIER COUNTY, Florida, unless otherwise indicated.





COLLIER COUNTY GOVERNMENT  
GROWTH MANAGEMENT DEPARTMENT  
[www.colliergov.net](http://www.colliergov.net)

2800 NORTH HORSESHOE DRIVE  
NAPLES, FLORIDA 34104  
(239) 252-2400 FAX: (239) 252-6358

STATEMENT OF UTILITY PROVISIONS  
FOR PUD REZONE REQUEST

APPLICANT CONTACT INFORMATION

Name of Applicant(s): NM Marco Shores LLC  
Address: 225 Banyan Blvd Ste 240 City: Naples State: FL ZIP: 34102  
Telephone: 239-234-5941 Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-Mail Address: al@nmdev.com  
Address of Subject Property (If available): 1665 Mainsail Drive  
City: Naples State: FL ZIP: \_\_\_\_\_

PROPERTY INFORMATION

Section/Township/Range: 26 / 51 / 26  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: Tract "B", Marco Shores Unit One  
Metes & Bounds Description: \_\_\_\_\_  
Plat Book: 14 Page #: 38 Property I.D. Number: 59430080007

TYPE OF SEWAGE DISPOSAL TO BE PROVIDED

Check applicable system:

- a. County Utility System ☐
- b. City Utility System ☒
- c. Franchised Utility System ☐
- d. Package Treatment Plant ☐
- e. Septic System ☐

Provide Name: Marco Island  
(GPD Capacity): \_\_\_\_\_

TYPE OF WATER SERVICE TO BE PROVIDED

Check applicable system:

- a. County Utility System ☐
- b. City Utility System ☒
- c. Franchised Utility System ☐
- d. Private System (Well) ☐

Provide Name: Marco Island

Total Population to be Served: 100 MF units or 240 Group Housing units

Peak and Average Daily Demands:

A. Water-Peak: See following page Average Daily: See following page  
B. Sewer-Peak: See following page Average Daily: See following page

If proposing to be connected to Collier County Regional Water System, please provide the date service is expected to be required: Not applicable



COLLIER COUNTY GOVERNMENT  
GROWTH MANAGEMENT DEPARTMENT  
[www.colliergov.net](http://www.colliergov.net)

2800 NORTH HORSESHOE DRIVE  
NAPLES, FLORIDA 34104  
(239) 252-2400 FAX: (239) 252-6358

**Narrative statement:** Provide a brief and concise narrative statement and schematic drawing of sewage treatment process to be used as well as a specific statement regarding the method of affluent and sludge disposal. If percolation ponds are to be used, then percolation data and soil involved shall be provided from tests prepared and certified by a professional engineer.

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Not Applicable

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**Collier County Utility Dedication Statement:** If the project is located within the service boundaries of Collier County's utility service system, a notarized statement shall be provided agreeing to dedicate the water distribution and sewage collection facilities within the project area to the Collier County Utilities. This shall occur upon completion of the construction of these facilities in accordance with all applicable County ordinances in effect at that time. This statement shall also include an agreement that the applicable system development charges and connection fees will be paid to the County Utilities Division prior to the issuance of building permits by the County. If applicable, the statement shall contain an agreement to dedicate the appropriate utility easements for serving the water and sewer systems.

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**Statement of Availability Capacity from other Providers:** Unless waived or otherwise provided for at the pre-application meeting, if the project is to receive sewer or potable water services from any provider other than the County, a statement from that provider indicating adequate capacity to serve the project shall be provided.

**MF**

**ADF:**

**Water:** 100 MF units @350 pgd/unit = 35,000 gpd

**WW:** 100 MF units @250 gpd/unit = 25,000 gpd

**PDF:**

**Water:** ADFx1.35 = 47,250 gpd

**WW:** ADFx1.35 = 33,750 gpd

**OR**

**Group Housing**

**ADF:**

**Water:** 240 MF units @161 pgd/unit = 38,640 gpd

**WW:** 240 MF units @115 gpd/unit = 27,600 gpd

**PDF:**

**Water:** ADFx1.35 = 52,164 gpd

**WW:** ADFx1.35 = 37,260 gpd

## Sharon Umpenhour

---

**From:** Sharon Umpenhour  
**Sent:** Wednesday, November 08, 2017 4:35 PM  
**To:** 'Jeff Poteet'  
**Cc:** Justin Martin  
**Subject:** RE: FW: Marco Shores PUD PL20170001345  
**Attachments:** Submittal 2 Proposed PUD Master Plan-v1.pdf; StatementUtilityProvisions-rev1.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jeff,

We don't have a timeline for building. We are amending the PUD in order for the owner to either sell or develop the site in the future.

The proposed amendment to the Marco Shores Golf Course Community PUD is being requested in order to allow group housing for seniors as a permitted use in the PUD. The use is only proposed to be added for the Residential Parcel Two A tract as identified on the Conceptual PUD Master Plan (attached). The PUD already allows 100 Multi-family dwelling units to be developed on this property.

I have also attached a copy of the revised Statement of Utility Provisions, which will be included with our next submittal.

**Sharon Umpenhour**  
Senior Planning Technician

---

**From:** Jeff Poteet [mailto:JPoteet@cityofmarcoisland.com]  
**Sent:** Wednesday, November 08, 2017 4:08 PM  
**To:** Sharon Umpenhour <SUmpenhour@gradyminor.com>  
**Cc:** Justin Martin <JMartin@cityofmarcoisland.com>  
**Subject:** RE: FW: Marco Shores PUD PL20170001345

Sharon,

Can you tell me your timeline on building this project?

Jeff

---

**From:** Sharon Umpenhour [mailto:SUmpenhour@gradyminor.com]  
**Sent:** Wednesday, November 8, 2017 2:02 PM  
**To:** Jeff Poteet <JPoteet@cityofmarcoisland.com>  
**Subject:** RE: FW: Marco Shores PUD PL20170001345  
**Importance:** High

Good afternoon Jeff,

Please see my email below to Bart.

I received the attached 2011 letter from our client. Could you please let me know if it is still applicable, if not could you please provide a letter of service availability? We are getting ready to make our resubmittal to the County and will need your letter as part of our insufficiency response.

Thank you.

**Sharon Umpenhour**  
Senior Planning Technician

---

**From:** Bart Bradshaw [<mailto:BBradshaw@cityofmarcoisland.com>]  
**Sent:** Wednesday, November 08, 2017 10:29 AM  
**To:** Sharon Umpenhour <[SUMpenhour@gradyminor.com](mailto:SUMpenhour@gradyminor.com)>  
**Subject:** Re: FW: Marco Shores PUD PL20170001345

I sent your request to GM Jeff Poteet

Get [Outlook for Android](#)

---

**From:** Sharon Umpenhour <[SUMpenhour@gradyminor.com](mailto:SUMpenhour@gradyminor.com)>  
**Sent:** Wednesday, November 8, 2017 10:08:24 AM  
**To:** Bart Bradshaw  
**Subject:** FW: Marco Shores PUD PL20170001345

Good morning Bart,

I am following up to the email below sent to your attention October 13, 2017.

Please provide a statement of capacity that I can include with our insufficiency response letter to the County.

Thank you.

**Sharon Umpenhour**  
Senior Planning Technician

---

**From:** Sharon Umpenhour  
**Sent:** Friday, October 13, 2017 2:23 PM  
**To:** 'bbradshaw@cityofmarcoisland.com' <[bbradshaw@cityofmarcoisland.com](mailto:bbradshaw@cityofmarcoisland.com)>  
**Subject:** Marco Shores PUD PL20170001345

Good afternoon Bart,

Attached is a copy of the Statement of Utility Provisions that will be submitted to the County with our next RAI response.

The following are Eric Fey's review comments.

*Rejected Review: Public Utilities - PUED Review*

*Reviewed By: Eric Fey*

*Email: EricFey@colliergov.net Phone #: (239) 252-2434*

Correction Comment 4:

Statement of Utility Provisions form depicting water/sewer demand & peak calculations, broken down by customer type (res/multi-family/commercial) & Basis of Design.

8/3/2017: A statement of available capacity from Marco Island Utilities is required, however the Hammock Bay service area has frequently exceeded its contracted capacity per the Potable Water Bulk Services Agreement Between the Collier County Water-Sewer District and the City of Marco Island. This agreement may need to be amended.

8/18/2017: Please provide the previously requested statement of available capacity. Collier County Public Utilities will approach the City of Marco Island about purchasing additional capacity per the current Potable Water Bulk Services Agreement.

Thank you for your assistance.

**Sharon Umpenhour**

Senior Planning Technician



Q. Grady Minor and Associates, P.A.

3800 Via Del Rey

Bonita Springs, FL 34134

Phone - 239.947.1144

Fax - 239.947.0375

Email - [sumpenhour@gradyminor.com](mailto:sumpenhour@gradyminor.com)

Web - <http://www.gradyminor.com>

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# City of Marco Island

---

May 25, 2011

John C. English, P.E.  
Wilson Miller Stantec  
3200 Bailey Lane, Suite 200  
Naples, FL 34105

Subject: Service Availability for Tract B, Marco Shores

Dear Mr. English:

We received your email dated February 28, 2011 for service availability for potable water and sanitary sewer service for the site to be developed with 100 condominiums.

Marco Island Utilities (MIU) has capacity to provide potable water service and sanitary sewer service at the subject site. The wastewater collected from subject the site is treated at the Marco Shores Wastewater Treatment Plant at 1955 Mainsail Drive which is about 500 feet east of the subject site. The developer of the site is responsible for making the connections to water main and forcemain in accordance with MIU standards that are available on the City of Marco Island web page. At the location of the subject site the forcemain is located across Mainsail Drive and the water main is in the median.

MIU most likely will also be able to provide reclaimed water (i.e., treated wastewater) for irrigation. The specific terms for having reclaimed water available at the site would be determined at the time such service is requested. Using the reclaimed water instead of potable water for irrigation reduces the total monthly charges for water and sewer service.

Impact fees for water and sewer service would be due before water and sewer and service is provided for the subject site.

If I can be of further service please contact me at 239-389-5181.

Very truly yours,

Jeffrey Poteet  
General Manager of Water and Sewer  
Marco Island Utilities

cc. file

807 E. Elkcarn Circle, Marco Island, Florida 34145  
(239) 389-5000 Fax (239) 389-1094  
[www.cityofmarcoisland.com](http://www.cityofmarcoisland.com)



# City of Marco Island

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## Sharon Umpenhour

---

**From:** LobbJustin <JustinLobb@colliergov.net>  
**Sent:** Wednesday, October 11, 2017 1:50 PM  
**To:** Sharon Umpenhour  
**Subject:** RE: LDC - ZONING MAP B. MARCO ISLAND [EXECUTIVE] AIRPORT

Hi Sharon- You are correct, the proposed development area is officially outside of the noise contours, although noise impacts would certainly be felt by residents living in this area. From my standpoint, a disclosure would be entirely optional, but highly recommended given the close proximity to the airport. I will withdraw my comment, but I strongly urge the developer to give this serious consideration to protect the interests of all parties, including any future residents.



**Justin E. Lobb, ACE** | Airports Manager  
Collier County Airport Authority  
2005 Mainsail Drive | Naples, FL 34114  
tel (239) 642-7878 | fax (239) 394-3515  
[website](#) | [map](#) | [email](#) | [flyMKY](#) [flyIMM](#)

---

**From:** Sharon Umpenhour [mailto:SUmpenhour@gradyminor.com]  
**Sent:** Wednesday, October 11, 2017 9:20 AM  
**To:** LobbJustin <JustinLobb@colliergov.net>  
**Subject:** RE: LDC - ZONING MAP B. MARCO ISLAND [EXECUTIVE] AIRPORT

Good morning Justin,

I am following up to my email below, did you get a chance to review?

**Sharon Umpenhour**  
Senior Planning Technician

---

**From:** Sharon Umpenhour  
**Sent:** Friday, October 06, 2017 11:10 AM  
**To:** 'LobbJustin' <[JustinLobb@colliergov.net](mailto:JustinLobb@colliergov.net)>  
**Subject:** RE: LDC - ZONING MAP B. MARCO ISLAND [EXECUTIVE] AIRPORT

Justin,

In our last comment letter from staff regarding the Marco Shores PUD Amendment PL20170001345, they indicated that you requested that we provide a condition in the PUD document requiring notification to property owners regarding the proximity to the airport. We do not appear to be within any noise contours of the airport and it is our understanding that other condominiums along Mainsail Drive are not required to provide this notice.

Can you please confirm that we are not within the noise contour and if so, would you please retract your comment?

Thank you for your consideration.

**Sharon Umpenhour**  
Senior Planning Technician

---

**From:** LobbJustin [<mailto:JustinLobb@colliergov.net>]  
**Sent:** Friday, October 06, 2017 10:43 AM  
**To:** Sharon Umpenhour <[SUmpenhour@gradyminor.com](mailto:SUmpenhour@gradyminor.com)>  
**Subject:** RE: LDC - ZONING MAP B. MARCO ISLAND [EXECUTIVE] AIRPORT

Hi Sharon- Absolutely. Please see attached. Let me know if you need any additional information.



**Justin E. Lobb, ACE** | Airports Manager  
Collier County Airport Authority  
2005 Mainsail Drive | Naples, FL 34114  
tel (239) 642-7878 | fax (239) 394-3515  
[website](#) | [map](#) | [email](#) | [flyMKY](#) [flyIMM](#) 

---

**From:** Sharon Umpenhour [<mailto:SUmpenhour@gradyminor.com>]  
**Sent:** Friday, October 06, 2017 10:38 AM  
**To:** LobbJustin <[JustinLobb@colliergov.net](mailto:JustinLobb@colliergov.net)>  
**Subject:** FW: LDC - ZONING MAP B. MARCO ISLAND [EXECUTIVE] AIRPORT

Good morning Justin,

Would you have a legible copy of the attached map you could send me?

**Sharon Umpenhour**  
Senior Planning Technician

---

**From:** BellowsRay [<mailto:RayBellows@colliergov.net>]  
**Sent:** Wednesday, October 04, 2017 10:24 AM  
**To:** Sharon Umpenhour <[SUmpenhour@gradyminor.com](mailto:SUmpenhour@gradyminor.com)>  
**Cc:** DumaisMike <[MikeDumais@colliergov.net](mailto:MikeDumais@colliergov.net)>  
**Subject:** RE: LDC - ZONING MAP B. MARCO ISLAND [EXECUTIVE] AIRPORT

Hi Sharon,

I discussed your request with Jeremy Frantz and he has indicated that the applicable airport zoning maps are scheduled to be updated as part of a future LDC amendment. I have also copied Mike Dumais to see if he has a more legible copy that you can use until the new maps are created. Lastly, you may want to check with the Airport Authority to see if they have a better copy.

*Ray*

Raymond V. Bellows, Zoning Manager  
Zoning Division -Zoning Services Section  
Growth Management Department  
Telephone: 239.252.2463; Fax: 239.252.6350



---

**From:** Sharon Umpenhour [<mailto:SUMpenhour@gradyminor.com>]  
**Sent:** Wednesday, October 04, 2017 9:34 AM  
**To:** BellowsRay <[RayBellows@colliergov.net](mailto:RayBellows@colliergov.net)>  
**Subject:** LDC - ZONING MAP B. MARCO ISLAND [EXECUTIVE] AIRPORT

Good morning Ray,

I am trying to locate a legible copy of Zoning Map B. Marco Island [Executive] Airport. Do you know if there is one available?

**Sharon Umpenhour**  
Senior Planning Technician



Q. Grady Minor and Associates, P.A.  
3800 Via Del Rey  
Bonita Springs, FL 34134  
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---

Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.

## Sharon Umpenhour

---

**From:** Sharon Umpenhour  
**Sent:** Wednesday, November 08, 2017 4:35 PM  
**To:** 'Jeff Poteet'  
**Cc:** Justin Martin  
**Subject:** RE: FW: Marco Shores PUD PL20170001345  
**Attachments:** Submittal 2 Proposed PUD Master Plan-v1.pdf; StatementUtilityProvisions-rev1.pdf

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We don't have a timeline for building. We are amending the PUD in order for the owner to either sell or develop the site in the future.

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**To:** Bart Bradshaw  
**Subject:** FW: Marco Shores PUD PL20170001345

Good morning Bart,

I am following up to the email below sent to your attention October 13, 2017.

Please provide a statement of capacity that I can include with our insufficiency response letter to the County.

Thank you.

**Sharon Umpenhour**  
Senior Planning Technician

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**From:** Sharon Umpenhour  
**Sent:** Friday, October 13, 2017 2:23 PM  
**To:** 'bbradshaw@cityofmarcoisland.com' <[bbradshaw@cityofmarcoisland.com](mailto:bbradshaw@cityofmarcoisland.com)>  
**Subject:** Marco Shores PUD PL20170001345

Good afternoon Bart,

Attached is a copy of the Statement of Utility Provisions that will be submitted to the County with our next RAI response.

The following are Eric Fey's review comments.

**Rejected Review: Public Utilities - PUED Review**

**Reviewed By: Eric Fey**

**Email: [EricFey@colliergov.net](mailto:EricFey@colliergov.net) Phone #: (239) 252-2434**

**Correction Comment 4:**

Statement of Utility Provisions form depicting water/sewer demand & peak calculations, broken down by customer type (res/multi-family/commercial) & Basis of Design.

8/3/2017: A statement of available capacity from Marco Island Utilities is required, however the Hammock Bay service area has frequently exceeded its contracted capacity per the Potable Water Bulk Services Agreement Between the Collier County Water-Sewer District and the City of Marco Island. This agreement may need to be amended.

8/18/2017: Please provide the previously requested statement of available capacity. Collier County Public Utilities will approach the City of Marco Island about purchasing additional capacity per the current Potable Water Bulk Services Agreement.

Thank you for your assistance.

**Sharon Umpenhour**

Senior Planning Technician



Q. Grady Minor and Associates, P.A.

3800 Via Del Rey

Bonita Springs, FL 34134

Phone - 239.947.1144

Fax - 239.947.0375

Email - [sumpenhour@gradyminor.com](mailto:sumpenhour@gradyminor.com)

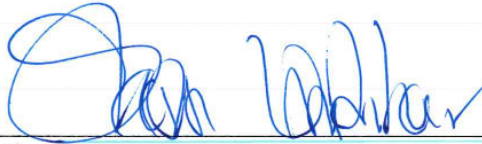
Web - <http://www.gradyminor.com>

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**AFFIDAVIT OF COMPLIANCE**  
**Petition PUDA-PL20170001345, Marco Shores Golf Course Community RPUD**

I hereby certify that pursuant to Ordinance 2004-41, of the Collier County Land Development Code, I did cause the attached newspaper advertisement to appear and I did give notice by mail to the following property owners and/or condominium and civic associations whose members may be affected by the proposed land use changes of an application request for a rezoning, PUD amendment, or conditional use, at least 15 days prior to the scheduled Neighborhood Information Meeting. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the county to be notified.* The said notice contained the laymen's description of the site property of proposed change and the date, time, and place of a Neighborhood Information Meeting.

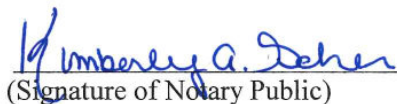
Per the attached letters, property owner's list, and copy of newspaper advertisement which are hereby made a part of this Affidavit of Compliance



(Signature of Applicant)

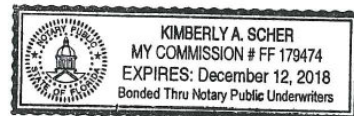
State of Florida  
County of Lee

The foregoing Affidavit of compliance was acknowledged before me this 1st day of September, 2017 by Sharon Umphenour, who is personally known to me ~~or who has produced~~  
\_\_\_\_\_ as identification.

  
(Signature of Notary Public)

Kimberly A. Scher  
Printed Name of Notary

(Notary Seal)





**Civil Engineers • Land Surveyors • Planners • Landscape Architects**

August 30, 2017

**RE: Neighborhood Information Meeting (NIM)  
Petition PL20170001345, Marco Shores Golf Course Community Planned Unit Development (PUD)**

Dear Sir or Madam:

Formal applications have been submitted to Collier County, seeking approval of a Planned Unit Development (PUD) Amendment, by NM Marco Shores, LLC, represented by D. Wayne Arnold, AICP of Q. Grady Minor and Associates, P.A. for the following described property:

The subject property is comprised of approximately 5.57± acres, located on the north side of Mainsail Drive in Section 26, Township 51 South, Range 26 East, Collier County, Florida.

NM Marco Shores, LLC is asking the County to approve this application, which proposes to amend the previously approved PUD and PUD Master Plan to permit group housing units for seniors to be developed on their property. The amendment re-designates this parcel as Two A in the PUD and will continue to allow residential uses in addition to the proposed group housing for seniors option. Building heights for Parcel Two A will permit buildings 4 stories above the required flood elevation or 1 level of parking. A deviation is proposed to permit an increase in the allowable FAR (Floor Area Ratio) from 0.45 to 0.6 for the proposed group housing for seniors use.

You are invited to attend a neighborhood information meeting hosted by NM Marco Shores, LLC to inform nearby property owners, neighbors and the public of the proposed amendment for the subject property. The NIM is for informational purposes only, it is not a public hearing, and will be held on **Tuesday, September 19, 2017, 5:30 pm at the Marco Island Library, Rose Hall, 210 S. Heathwood Drive Marco Island, FL 34145.**

If you have questions or comments, they can be directed to Sharon Umpenhour: [sumpenhour@gradyminor.com](mailto:sumpenhour@gradyminor.com), phone **239-947-1144**, fax **239-947-0375**, **Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134**. Project information is posted online at [www.gradyminor.com/planning](http://www.gradyminor.com/planning).

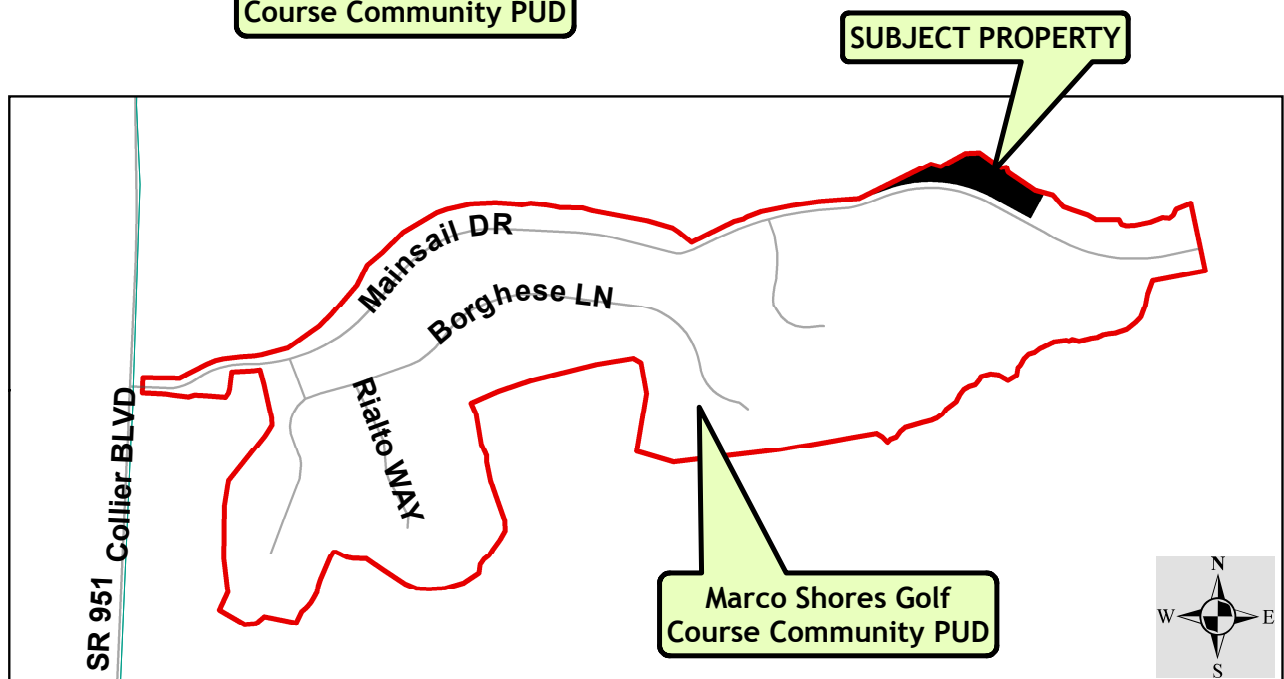
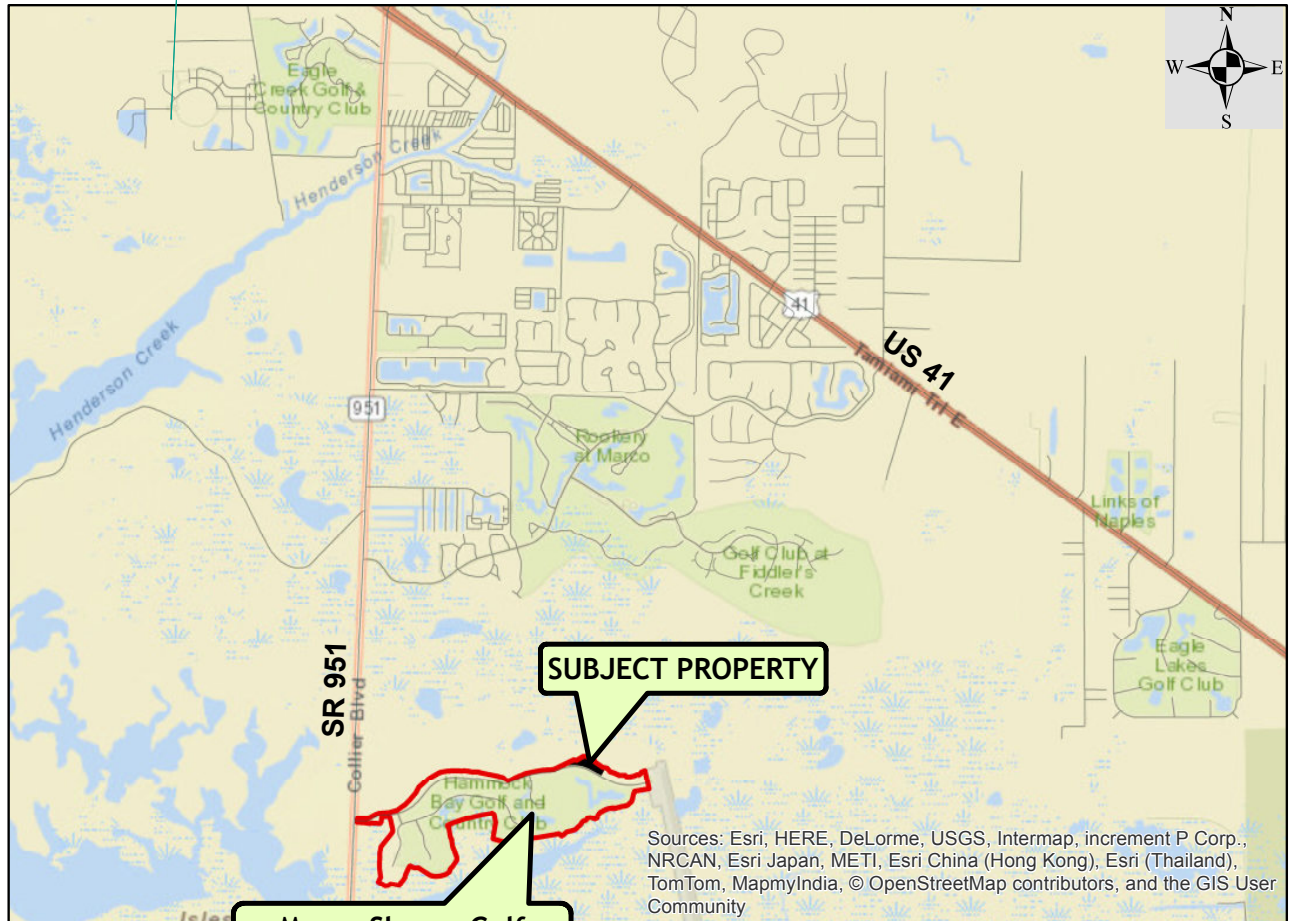
Sincerely,

Sharon Umpenhour  
Senior Planning Technician

Q. Grady Minor & Associates, P.A.  
3800 Via Del Rey  
Bonita Springs, FL 34134

Ph. 239-947-1144 Fax. 239-947-0375  
EB 0005151 LB 0005151 LC 26000266  
[www.gradyminor.com](http://www.gradyminor.com)

# G Marco Shores Golf Course Community Planned Unit Development (PL20170001345)



RECKEY	NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	SECT	TWP	RANGE	LOT	UNIT	LEGAL
77767640008	CLARK, KENNETH M	LYNN DALE	372 CENTRAL PARK W			NEW YORK, NY 10025---8240	27	51		26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 48-C
22670901588	LSI, DAWN L	4 DAWN DRIVE				MILLERSBURG, PA 17061---0000	27	51		26		1505 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1505
22670901928	BEHDAD, MEHDY & REZVAN	MASOUD= & ELHAM AMIN-JAVAHERI	8869 BLOOMFIELD BLVD			SARASOTA, FL 34238---0000	27	51		26		1804 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1804
24670000160	PAPPAS, JAMES H & DIANNE L	1418 BORGHESE LANE #201				NAPLES, FL 34114---0000	26	51		26		201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 3-201
56420002768	SKAFF TR, FREDERICK G & JANE E	SKAFF FAMILY REV TRUST	UTD 10/10/07	1165 MAINSAIL DR UNIT 603		NAPLES, FL 34114---8897	27	51		26		603 MAINSAIL III A CONDOMINIUM #603
59430620001	COLLIER CNTY	C/O REAL PROPERTY MANAGEMENT	3335 TAMIAAMI TR E, STE 101			NAPLES, FL 34112---0000	26	51		26		2 MARCO SHORES UNIT 1 THAT POR- TION OF TRACT Q DESC AS FOLL: BEG NE CNR OF TR Q, THENCE ALG E LI S 11DEG 59'55"E 332.93FT
55625901982	GEHBARD, KATLYN GRACE	PATRICIA A GEBHARD	1050 BORGHESE LN #1901			NAPLES, FL 34114---7931	26	51		26		1901 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1901
77765840004	MCCALLUM, RICHARD B	LISA L DEL VILLANO	1387 BRIDGESTONE LANE		MISSISSAUGA, ON	CANADA L5J 4E1	27	51		26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 37-B
77761920009	LEVESQUE, ROBERT F & SHIRLEY S	NADYNE T L KARAS	DENISE J L WEST	1502 MAINSAIL DR UNIT 8		NAPLES, FL 34114---7804	27	51		26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 12-D
55625900501	JONES JR, RALPH WENDELL	VICKI LEE JONES	4606 VIE STREET			KNOXVILLE, TN 37918---0000	26	51		26		505 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 505
73229102208	DOHERTY, LAWRENCE	MARGARET CORBOY	207 FOREST AVE			AMBLER, PA 19002---5903	26	51		26		2006 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 2006
77764040009	LAYDON, TODD D	N-4801 HARDING PARK DRIVE				IRON MOUNTAIN, MI 49801---0000	27	51		26	A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 26-A
31775001222	LARIA, SHLOML	NADIA BOUALI	671 S COLLIER BLVD			MARCO ISLAND, FL 34145---5605	26	51		26		1511 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1511
56420004588	RJKT INVESTMENTS LLC	1884 CASCADE COURT				MARCO ISLAND, FL 34145---4209	27	51		26		314 MAINSAIL IV A CONDOMINIUM #314
77763320005	TALLMAN, PETER C & HARRIET E	1516 MAINSAIL DR UNIT 2				NAPLES, FL 34114---7833	27	51		26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 21-C
22670900068	PRISCHAK TR, JOSEPH J	ISABEL J PRISCHAK TR	JOSEPH J PRISCHAK REV TRUST	ISABEL J PRISCHAK REV TRUST	4370 ASBURY RD	ERIE, PA 16506---3624	27	51		26		201 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 201
73229100365	LEO A & ERIKA ZOLLER FAM TRUST	54320 ARROWHEAD DR				SHELBY TOWNSHIP, MI 48315---1206	26	51		26		404 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 404
69538501041	HAGEN, JEROD J	700 LAKESHORE DR				LEXINGTON, KY 40502---3186	27	51		26		202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 13-202
55625901966	EASTHOPE, MICHAEL & DIANA	29393 S SEAWAY COURT				HARRISON TWP, MI 48045---0000	26	51		26		1806 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1806
31765000628	CURATOLA, MICHAEL	PO BOX 157				MEDWAY, MA 02053---0000	27	51		26		524 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 524
56420003343	JONES, ANNE T	1295 MAINSAIL DR UNIT 902				NAPLES, FL 34114---8836	27	51		26		902 MAINSAIL III A CONDOMINIUM #902
77763640002	CAGGIANO SR, DANNY & FRANCES	138 SPRINGDALE DR				RONKONKOMA, NY 11779---5936	27	51		26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 23-C
31775000126	BRAMM, PAMELA SUE B	115 CABRINI BLVD APT B51				NEW YORK, NY 10033---3426	26	51		26		921 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 921
22670901504	BUTTS, RANDY A & ELIZABETH A	1219 E EMERSON ST				BLOOMINGTON, IL 61701---0000	27	51		26		1501 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1501
22670901986	JANICE D TALKINGTON TRUST	53 STONEBROOK COURT				BLOOMINGTON, IL 61704---0000	27	51		26		1901 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1901
59430400001	WCI COMMUNITIES LLC	24301 WALDEN CENTER DR				BONITA SPRINGS, FL 34134---4965	26	51		26		1 MARCO SHORES UNIT 1, TR K
56420004627	GRAFT FAMILY TRUST	1045 MAINSAIL DR UNIT 401				NAPLES, FL 34114---7801	27	51		26		401 MAINSAIL IV A CONDOMINIUM #401
22670901407	E S WROBLEWSKI IRREV TRUST	PO BOX 217				KEARSARGE, NH 03847---0000	27	51		26		1402 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1402
77766880005	MARK, TERRY & DIANE	1530 MAINSAIL DR UNIT 8				NAPLES, FL 34114---8864	27	51		26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 43-D
55625900349	FLANNERY TR, JANICE T	JANICE T FLANNERY LIVING TRUST	THOMAS FLANNERY TR	THOMAS FLANNERY LIVING TRUST	1050 BORGHESE LN APT 403	NAPLES, FL 34114---7924	26	51		26		403 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 403
55625902266	RICHARD D SCHONHOFF TRUST	1504 OLD OAK PL				DARIEN, IL 60561---8470	26	51		26		2103 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 2103
24670000827	JOHN P SHUMATE SR REV TRUST	PO BOX 2777				WESTERVILLE, OH 43086---2777	26	51		26		201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 14-201
69538501588	L A BOSSIDY JR REV TRUST	16 SHADOW LN				RIDGEFIELD, CT 06877---4925	27	51		26		201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 20-201
31765000961	PODY, JAMES & TERRY	PO BOX 293				SPRINGFIELD, WI 53176---0000	27	51		26		823 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 823
77767040006	HOWARD, WILLIAM A & ALICE E	7112 SALEM ROAD				WONDER LAKE, IL 60097---0000	27	51		26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 44-D
55625900763	MARGULIES, RICHARD A	ESTHER CORINNE MARGULIES	303 E 57TH STREET APT 43B			NEW YORK, NY 10022---0000	26	51		26		706 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 706
22670902121	BLAKEMAN, MARK KENNETH	1060 BORGHESE LANE #2002				NAPLES, FL 34114---0000	27	51		26		2002 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 2002
22670901300	CHARLES R DELLA CROCE RV TRUST	1060 BORGHESE LANE #1203				NAPLES, FL 34114---0000	27	51		26		1203 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1203
31775001183	MINOR, GARY A & JANET R	20 ALGONQUIN CT				MARCO ISLAND, FL 34145---0000	26	51		26		1424 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1424
56420002001	SHOWALTER, RONALD & SHARON	5001 SELKIRK DRIVE				SOUTH BEND, IN 46614---0000	27	51		26		1303 MAINSAIL II A CONDOMINIUM #1303
73229101144	ABOUD, JOHN	JEANETTE ABOUD	276 GRAPEWOOD CT			MARCO ISLAND, FL 34145---3818	26	51		26		1101 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1101
31765000880	SCHOOF, STEVEN KENDALL	JILL YRIS	641 BARFIELD DR			MARCO ISLAND, FL 34145---0000	27	51		26		814 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 814
77764080001	DISANTO, ANGELA	700 FAIRFIELD ROAD				PLYMOUTH, PA 19462---0000	27	51		26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 26-B
77767760001	CARVELLI, LUIGI	881 PANAMA CT APT 301				MARCO ISLAND, FL 34145---6257	27	51		26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 49-B
24670001062	DIMAIO, NICHOLAS & LAURA	33 JEANNES PL				TAPPAN, NY 10983---2215	26	51		26		201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 18-201
73229100666	STRITESKY, BRUCE & TERESA	1065 BORGHESE LN #701				NAPLES, FL 34114---0000	26	51		26		701 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 701
73229100860	PRESTON, STEPHEN C & MARTHA H	1065 BORGHESE LN APT 805				NAPLES, FL 34114---7913	26	51		26		805 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 805
56420000126	DI DOMENICO, RALPH & TERESA	PO BOX 201				EBEN JUNCTION, MI 49825---0201	27	51		26		1411 MAINSAIL I A CONDOMINIUM UNIT 1411
77766840003	ST GERMAIN JR, EDGER R & JOAN	27 VALLEY VIEW RD				WESTON, MA 02493---1728	27	51		26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 43-C
31765000288	REME AG	PO BOX 565				MARCO ISLAND, FL 34146---0565	27	51		26		225 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 225
56420004122	TARSI, PATRICK J & DEBBIE S	2700 LLOYD LN				EAGLEVILLE, PA 19403---1364	27	51		26		111 MAINSAIL IV A CONDOMINIUM #111
77767520005	MULDOON, BRIAN & JOSEPHINE	LOUISE J MULDOON	PO BOX 34			EAST HAMPTON, NY 11937---0034	27	51		26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 47-D
73229102185	HAMMOCK BAY SERANO PRTRNS LLC	32 S 9TH ST				NOBLESVILLE, IN 46060---0000	26	51		26		2005 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 2005
77761240006	KORZYM, DARRELL M & DOROTHY M	17077 DUNSWOOD RD				NORTHVILLE, MI 48168---2357	27	51		26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 8-C
77769000002	GORSKI SR, WILLIAM S	MARGARET G GORSKI	160 JUNE CT			MARCO ISLAND, FL 34145---3533	27	51		26	A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 57-A
22670901148	BANKUNITED N A	C/O BANKUNITED N A	7815 NW 148TH STREET			MIAMI LAKES, FL 33016---0000	27	51		26		1101 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1101
24670000843	STROSNIIDER, JAMES EUGENE	ROBERTA STROSNIIDER	MICHAEL KENT STROSNIIDER	1462 BROGHESE LN 301		NAPLES, FL 34114---0000	26	51		26		301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 14-301
31775000540	BARBARA R BISCAN TRUST	8743 W 142ND PLACE				ORLAND PARK, IL 60462---0000	26	51		26		1122 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1122
24670000542	WILBURN, VAN & JENNIFER	814 MACARTHUR DR				PITTSBURGH, PA 15228---1704	26	51		26		301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 9-301
73229100527	ANN MIZGERD REV TRUST	26455 S TAMIAAMI TRL #1201				BONITA SPRINGS, FL 34134---0000	26	51		26		506 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 506
24670000267	GUADREAU, RICHARD E	CATHERINE L GUADREAU	PO BOX 391			NORTH FALMOUTH, MA 02556---0000	26	51		26		101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 5-101
31765000686	MEYER, RICHARD F	1030 MAINSAIL DR #612				NAPLES, FL 34114---0000	27	51		26		612 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 612
22670900107	MUNAFO, CHRISTOPHER J	1595 BLUFFTON TERRACE DR				MAINEVILLE, OH 45039---7982	27	51		26		203 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 203
55625900080	OLIVER, JUDITH	1050 BORGHESE LN #1101				NAPLES, FL 34114---0000	26	51		26		202 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 202
77762720004	DOUGLAS III, MONSON H	MARY ANN DOUGLAS	1512 MAINSAIL DR UNIT 8			NAPLES, FL 34114---8831	27	51		26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 17-D
73229101005	DUNCAN KEYSTONE INHRTNC TRUST	6722 COUNTY RD 40				MOUNT GILEAD, OH 43338---0000	26	51		26		906 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 906
56420002069	NELSON, RANDALL T & ANGELA E	6911 COMPTON LN S				NAPLES, FL 34104---7824	27	51		26		1311 MAINSAIL II A CONDOMINIUM #1311
31765000181	CLUTE, TERRY E	90 CATALPA CT				LAFAYETTE, IN 47905---0000	27	51		26		215 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 215
31765000547	HACKMAN, STEVEN R	610 KENDALL DR				MARCO ISLAND, FL 34145---1942	27	51		26		515 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 515
22670900903	AQUILINA, RONALD & ROSANNE	14 ROBERT CRESCENT				STONY BROOK, NY 11790---0000	27	51		26		901 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 901
31765000026	MOAG, SUZANNE A	1000 MAINSAIL DR UNIT 111				NAPLES, FL 34114---7812	27	51		26		111 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 111
77760840009	BURKE, REBECCA & DENNIS	27251 VAN HORN				FLAT ROCK, MI 48134---0000	27	51		26	A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 6-A
56420002865	STGLINSKI, BARBARA A	180 CHILSON RD				WEST SPRINGFIELD, MA 01089---2145	27	51		26		613 MAINSAIL III A CONDOMINIUM #613
56420002988	FITZWATER, RONALD L	PAMELA L FITZWATER	8036 BELMONT CT			NAPLES, FL 34113---2670	27	51		26		704 MAINSAIL III A CONDOMINIUM #704
69538501287	ATKIN, JOSEPH R & CAROL F	1256 FAIRFIELD ROAD				GLENCOE, IL 60022---0000	27	51		26		202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 16-202
56420004766	WOOLDRIDGE, JILL ANN	2830 ANNABELLE CT				GROVE CITY, OH 43123---0000	27	51		26		413 MAINSAIL IV A CONDOMINIUM #413
22670900505	PERNO, PATRICK R & BEVERLY	226 COLONIAL BLVD				TOWNSHIP OF WASH, NJ 07676---4905	27	51		26		505 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 505
31775001303	BROOKS, ELIZABETH ANN	MARY BETH WAGNER	743 KRIGER RD			ATTICA, NY 14011---9558	26	51		26		1515 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1515
55625902321	CASSATA, ROSARIO S & CAROLYN	111 ROUTE 110 SUITE 300				FARMINGDALE, NY 11736---0000	26	51		26		2106 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 2106
73229101225	BRIAN M GREENBERG REV TRUST	719 MONARCH RIDGE ROAD				FREDERICK, MD 21703---0000	26	51		26		1105 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1105
77769520003	BERTOLANI, MARIO & LOLITA	440 N MAIN ST				WAUCONDA, IL 60084---1775	27	51		26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 60-B
22670901863	CLIFTON R RAMPALU R/L TRUST	607 AMHERST DRIVE				LAKE VILLA, IL 60046---0000	27	51		26		1801 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1801
56420000087	NEUMANN, DIETRICH	288 8TH ST NE				NAPLES, FL 34120---2043	27	51		26		1404 MAINSAIL I A CONDOMINIUM UNIT 1404
73229100323	TRACZ, LAWRENCE J	1065 BORGHESE LN #402				NAPLES, FL 34114---7917	26	51		26		402 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 402

31765000385 SOLDWEDEL, JOHN S & CHARLOTTE	1663 E MYRTLE ST				CANTON, IL 61520---1522	27	51	26	411 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 411
55625902004 BRUMMER, DEREK V	SHIRLEY H FANG	1905 SKIPPACK PIKE			BLUE BELL, PA 19422---0000	26	51	26	1902 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1902
73229101940 ISLAM, DAVID	2331 PINEHURST ST				TYLER, TX 75703---5810	26	51	26	1805 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1805
31765000945 1042-822 MAINSAIL LLC	% 69 MAYWOOD RD				DARIEN, CT 06820---0000	27	51	26	822 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 822
69538501025 SCOPE, JOSEPH N	PO BOX 297				AURORA, OH 44202---0000	27	51	26	201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 13-201
31765000741 J M ARCHIPLEY TRUST #1	6190 W GOLFRIDGE DR				EAST LANSING, MI 48823---9741	27	51	26	711 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 711
56420003521 PICONE, JAMES V & ROSE M	1365 MAINSAIL DR UNIT 1603				NAPLES, FL 34114---8803	27	51	26	1001 MAINSAIL III A CONDOMINIUM #1001
24670001389 TRZCINSKI, RON E & PATRICIA D	12769 PATRICIA DR	1155 MAINSAIL DR #513			NORTH ROYALTON, OH 44133---1021	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 23-301
56420002661 CHARETTE, CHRISTINE	RICHARD W CHARETTE				NAPLES, FL 34114---0000	27	51	26	513 MAINSAIL III A CONDOMINIUM #513
55625901869 BOOKMAN, MARK E & MICHELE	1050 BORGHESE LN APT 1801				NAPLES, FL 34114---7930	26	51	26	1801 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1801
69538501465 DUBICKI, EDWARD J & MELISSA M	58 ALGONQUIN CT				MARCO ISLAND, FL 34145---4101	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 19-101
73229100349 PLOTKE, JOHN M & VALERIE M	16911 MOHICAN DR				LOCKPORT, IL 60441---4386	26	51	26	403 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 403
69538500149 KAREN, HARVEY & LISA	150 TENNIS CT				WALL TOWNSHIP, NJ 07719---9434	27	51	26	201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 2-201
56420004546 SHABTAI, MALKI	1035 MAINSAIL DR UNIT 312				NAPLES, FL 34114---7823	27	51	26	312 MAINSAIL IV A CONDOMINIUM #312
73229102143 MINGIONE, MICHAEL	PATRICIA F QUARTUCIO	133 ELEVEN LEVELS ROAD			RIDGEFIELD, CT 06877---0000	26	51	26	2003 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 2003
77766800001 ANDREWS, JEFFREY D & JADEA M	1817 STATE ROUTE 83	UNIT 433			MILLERSBURG, OH 44654---0000	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 43-B
73229102305 RICHARD TR, PAMELA B	RMT TRUST	6518 E TOWN AND RIVER RD			FORT MYERS, FL 33919---5908	26	51	26	2105 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 2105
69538501122 HOMEYER REVOCABLE TRUST	15920 MILTON POINT				ALPHARETTA, GA 30004---0000	27	51	26	202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 14-202
55625900747 MASONBORO ISLAND LLC	%RALPH H GRIFFIN JR	PO BOX 205			WRITSVILLE BCH, NC 28480---0205	26	51	26	705 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 705
56420004643 GOLIBER, JOHN T & CAROL A	15 PINE HILL BND				BALLSTON LAKE, NY 12019---1617	27	51	26	402 MAINSAIL IV A CONDOMINIUM #402
55625900569 BIEDERMAN, LUCIA C	L EARL LAURENCE	1050 BORGHESE LN APT 602			NAPLES, FL 34114---7925	26	51	26	602 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 602
31775000582 MOLLO, ROBERTO P & MELANIE C	1326 MAINSAIL DR #1124				NAPLES, FL 34114---0000	26	51	26	1124 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1124
48900000942 HB NAPLES GOLF OWNER LLC	% CORNERSTONE REAL ESTATE ADV	180 GLASTONBURY BLVD STE 200			GLASTONBURY, CT 06033---4439	26	51	26	1 HAMMOCK BAY TRACT I
22670900424 WHITE, DOUG S	PO BOX 104				ARCHIBALD, LA 71218---0104	27	51	26	501 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 501
24670000885 WILLIE J CLARKE REV TRUST	1466 BORGHESE LN UNIT 201				NAPLES, FL 34114---7899	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 15-201
31765000165 KLINGINSMITH, DOROTHY	1006 MAINSAIL DR APT 214				NAPLES, FL 34114---7810	27	51	26	214 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 214
73229101241 LASUSA, FRANK T & DEBORAH J	7467 S TRINITY CT				FRANKLIN, WI 53132---1967	26	51	26	1106 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1106
22670900026 WITTE, JOHN A & SUSAN E	100 CENTRAL AVE				HILLSIDE, NJ 07205---0000	27	51	26	101 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 101
55625900860 MCKNIGHT, LISA	1050 BORGHESE LN APT 805				NAPLES, FL 34114---7926	26	51	26	805 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 805
69538500165 WAUTERS, KEITH B	JILL L FLAVIN	553 ACORN PARK DR			ACTON, MA 01720---4178	27	51	26	202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 2-202
56420004342 VAN BUSKIRK, ERIC & NANCY L	5996 MINE CIRCLE				NORTH FORT MYERS, FL 33903---0000	27	51	26	212 MAINSAIL IV A CONDOMINIUM #212
5642000304 STONEMAN, FLORENCE H	1355 MAINSAIL DR UNIT 1505				NAPLES, FL 34114---7802	27	51	26	1505 MAINSAIL I A CONDOMINIUM UNIT 1505
31775001442 LOKER, PAUL AARON	KENNETTE MARIE LOKER	1366 MAINSAIL DRIVE #1526			NAPLES, FL 34114---0000	26	51	26	1526 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1526
77766320002 GIANOLA TR, MARIE C	ITF MARIE C GIANOLA	UTD 11-6-95	8655 BLACK FOREST CIR		FAIRFAX, VA 22031---3303	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 40-B
77765520007 RICKENBACH JR, PAUL F & JEAN E	PO BOX 34				EAST HAMPTON, NY 11937---0034	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 35-B
69538500369 SUSAN FARBER REV TRUST	1268 RIALTO WAY #102				NAPLES, FL 34114---0000	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 5-102
77761440000 KELLY, EILEEN	1500 MAINSAIL DR	UNIT 4			NAPLES, FL 34114---0000	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 9-D
56420002920 GONIWIECHA, JAMES C & NATALIE	38167 HURON POINTE DR				HARRISON TWP, MI 48045---2834	27	51	26	701 MAINSAIL III A CONDOMINIUM #701
69538501546 KELLER, ROBERT & GLORIA	1259 RIALTO WAY #101				NAPLES, FL 34114---0000	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 20-101
77767880004 ROEDER, CALRENCE J & MARIANNE	61241 CORALBURST DR				WASHINGTON TWP, MI 48094---1746	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 50-A
69538501766 LAROSA, DANNY W & NAN E	565 WHIMS LN				ROCHESTER HILLS, MI 48306---2672	27	51	26	202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 22-202
31765000903 SETOLA III, MICHAEL J & SANDRA	167 STANIE BRAE DR				WATCHUNG, NJ 07069---0000	27	51	26	815 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 815
22670900602 ANWER & TERESA DHALA R/L TRUST	10021 N MILLER DR				MEQUON, WI 53092---6187	27	51	26	604 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 604
55625900925 FLANNERY, RALPH M & JANNETTE M	1050 BORGHESE LN #902				NAPLES, FL 34114---0000	26	51	26	902 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 902
22670901643 WROBLEWSKI TR, THEODORE R	E SHARON WROBLEWSKI TR	T R WROBLEWSKI REVOCABLE TRUST	E S WROBLEWSKI REVOCABLE TRUST	PO BOX 217	KEARSARGE, NH 03847---0217	27	51	26	1602 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1602
77765480008 CONDT B BOUTEN TRUST	8460 FRANLO ROAD				EDEN PRAIRIE, MN 55344---0000	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 35-A
69538500181 DEBORAH A KEWIN FL LAND TRUST	4-381 GEORGE ST NORTH				CANADA N1S 4X4	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 3-101
73229100569 LAUNDY, PHILIP	43 MARIELLE CT			CAMBRIDGE, ON	CANADA K2B 8P2	26	51	26	602 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 602
31765000563 BOYER II, MICHAEL J	MICHEL J=& JENNIFER BOYER SR	1024 MAINSAIL DRIVE #521		OTTAWA, ON	NAPLES, FL 34114---0000	27	51	26	521 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 521
77762800005 JAQUAY, JOHN PAUL	LAUREN PATRICIA JAQUAY	178 LOCUST ST			FLORAL PARK, NY 11001---0000	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 18-B
31775001002 KRESS III, JOHN WILLIAM	MARGARET VICTORIA KRESS	118 TORREY VIEW DRIVE			SPARTA, WI 54656---0000	26	51	26	1325 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1325
56420003327 LOCKE, HUBERT G	2801 1ST AVE APT 609				SEATTLE, WA 98121---1138	27	51	26	901 MAINSAIL III A CONDOMINIUM #901
55625901542 FUCCILLO, CHERYL A	1050 BORGHESE LN #1503				NAPLES, FL 34114---0000	26	51	26	1503 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1503
69538500741 ROCCO, THOMAS P & PAULA E	60 MONTVIEW STREET				W ROXBURY, MA 02132---0000	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 10-101
73229100064 CAMARDA, MITCHELL S & SUSAN A	1 GREYSTONE CIR				BRONXVILLE, NY 10708---2314	26	51	26	201 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 201
69538500767 ROSE FLORIDA TRUST AGREEMENT	2140 HIGHWAY 127 N				OWENTON, KY 40359---0000	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 10-102
77762040001 PALAZZO, NICHOLAS & MICHELLE	30 BRIARWOOD LN				STAMFORD, CT 06903---4502	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 13-C
56420000702 PERCELLA, ANGELA	31 SEABREEZE RD				MASSAPEQUA, NY 11758---6628	27	51	26	1703 MAINSAIL I A CONDOMINIUM UNIT 1703
56420003589 GUILDS, JERRY L & CANDACE B	1072 BUCKWHEAT HOLLOW RD				LAWRENCEVILLE, PA 16929---8846	27	51	26	1004 MAINSAIL III A CONDOMINIUM #1004
55625902224 RUBENSTEIN, LEE A & SHARON L	1050 BORGHESE LANE #2101				NAPLES, FL 34114---0000	26	51	26	2101 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 2101
56420001662 SHOOK, SCOTT H & LEANNE M	100 STEVENS LANDING DR APT 403				MARCO ISLAND, FL 34145---6910	27	51	26	1113 MAINSAIL II A CONDOMINIUM #1113
77762240005 MCGARRY III, MICHAEL J	MARY ELLEN MCGARRY	4940 CLUBSIDE RD			CLEVELAND, OH 44124---2532	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 14-D
77765760003 GRANT IV, JAMES	DONELDA SUZANNE MCKECHNIE	1528 MAINSAIL DR #4			NAPLES, FL 34114---0000	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 36-D
56420001743 FRANK IPPOLITO REV TRUST	GLORIA IPPOLITO REV TRUST	1410 SALVADORE CT			MARCO ISLAND, FL 34145---0000	27	51	26	1202 MAINSAIL II A CONDOMINIUM #1202
77762480001 DUTCHER, JOSEPH	772 UNION STREET E				BRIDGEWATER, MA 02333---0000	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 16-B
24670001444 WAMBACH, KURT A H	JANE WAMBACH KNAPP	1502 BORGHESE LANE	UNIT 301		NAPLES, FL 34114---0000	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 24-301
56420001808 GRAF, STEFAN R & MARY KATHLEEN	6232 MUNGER RD				YPSILANTI, MI 48197---0000	27	51	26	1205 MAINSAIL II A CONDOMINIUM #1205
56420000689 CROSS, BRIAN JEFFREY	SHELLY RENE CROSS	1649 VICTORIA POINTE CIR			WESTON, FL 33327---1311	27	51	26	1702 MAINSAIL I A CONDOMINIUM UNIT 1702
24670000209 RUE, THOMAS D & D LORANN	201 N BROADMOOR BLVD				SPRINGFIELD, OH 45504---1119	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 4-101
55625900608 ELAINE RENNER LIVING TRUST	12434 BACK MASSILLON RD				ORRVILLE, OH 44667---9702	26	51	26	604 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 604
77762280007 MONTROY, WILLIAM & OLGA	1200 FOXDALE DR #203				ADDISON, IL 60101---0000	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 15-A
24670000568 JEFFREY P GILMAN TRUST	930 CAPE MARCO DR APT 602				MARCO ISLAND, FL 34145---6336	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 10-101
77760600003 DRUMMOND, ROBERT & JANET	1508 MAINSAIL DR #2				NAPLES, FL 34114---0000	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 4-C
55625902020 GILBRIDE, KEVIN B & DEBORAH D	1050 BORGHESE LN #1903				NAPLES, FL 34114---0000	26	51	26	1903 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1903
31775000906 LAMMERS, HANK & RITA	408 BLYTHEWOOD RD			BURLINGTON, ON	CANADA L7L 2G8	26	51	26	1315 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1315
55625901665 LORENZETTI, EUGENE V & MARIA E	1050 BORGHESE LN #1603				NAPLES, FL 34114---0000	26	51	26	1603 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1603
56420001688 ENTRUST FREEDOM LLC	C/O DEBORAH BINGHAM	1067 W SHADOWLANE ST			SPRINGFIELD, MO 65810---0200	27	51	26	1114 MAINSAIL II A CONDOMINIUM #1114
73229100640 NEILSON REVOCABLE TRUST	1065 BORGHESE LANE #606				NAPLES, FL 34114---7912	26	51	26	606 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 606
69538500987 PALYS, RICHARD P & LAURA N	1289 RIALTO WAY #101				NAPLES, FL 34114---0000	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 13-101
69538500644 FUNDINGSLAND, SUZANNE J	1282 RIALTO WAY UNIT 202				NAPLES, FL 34114---7865	27	51	26	202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 8-202
56420004287 PERUTKOVA, JITKA	1025 MAINSAIL DRIVE #204				NAPLES, FL 34114---0000	27	51	26	204 MAINSAIL IV A CONDOMINIUM #204
55625900226 POLSKY, HARRY S & SHARON M	1050 BORGHESE LN APT 303				NAPLES, FL 34114---7924	26	51	26	303 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 303
55625900103 CASSATA, ROSARIO S	1111 ROUTE 110 STE 300				FARMINGDALE, NY 11735---4800	26	51	26	203 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 203
77767320001 SHULL TRUST #8337	1212 WHEATFIELD DR				MORTON, IL 61550---9083	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 46-C
24670000966 TRZCINSKI, CHERYL M	8220 TANGLEWOOD LN				PARMA, OH 44129---6902	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 16-301

22670901960 TAVELLA, DOMINICK	PATRICIA QUARTUCCIO	2680 MERRICK RD		BELLMORE, NY 11710---5718	27	51	26	1806 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1806
77762520000 CLARKE, JOSEPH & MARY L	MARIE R CLARKE	1512 MAINSAIL DR #10		NAPLES, FL 34114---0000	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 16-C
22670901229 SWEENEY, MARY B	1060 BORGHESE LANE #1105			NAPLES, FL 34114---0000	27	51	26	1105 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1105
24670000940 SUITOR, ALAN J & BERNICE	1470 BORGHESE LN			NAPLES, FL 34114---0000	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 16-201
556259002169 RINGLING, KENNETH J	SYLVIA J RINGLING	1050 BORGHESE LN APT 2004		NAPLES, FL 34114---7933	26	51	26	2004 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 2004
55625900967 HARRIS, DAVID A	RAMONA A ANDERSON	1050 BORGHESE LANE #904		NAPLES, FL 34114---0000	26	51	26	904 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 904
56420003149 NEWMAN, CHARLES L & PATRICIA R	7803 41.5 RD			RAPID RIVER, MI 49878---9718	27	51	26	802 MAINSAIL III A CONDOMINIUM #802
55625900488 MARTIN J POWERS DEC OF TRUST	1050 BORGHESE LN APT 504			NAPLES, FL 34114---7925	26	51	26	504 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 504
73229101186 GRECO, MARK L & SABRINA A	25 WENDEE WAY			SEWELL, NJ 08080---3527	26	51	26	1103 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1103
77768880003 DAVIES, GEORGE	1540 MAINSAIL DR UNIT 7			NAPLES, FL 34114---8891	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 56-B
69538501106 ANSPACH, LAWRENCE W & FRAN E	1285 RIALTO WAY #201			NAPLES, FL 34114---0000	27	51	26	201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 14-201
77761720005 REY, URS	BRUGGERSTRASSE 35			SWITZERLAND 5413	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 11-C
69538500848 MICHELE M FENNELL REV TRUST	16 WHIPPLE WAY			KENSINGTON, NH 03833---6816	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 11-102
56420001646 POULIN, RICHARD & CATHERINE	45 HOPKINS CRESCENT			CANADA L3Z 0R6	27	51	26	1112 MAINSAIL II A CONDOMINIUM #1112
69538500822 BLOOM, MICHAEL	DEBORAH L BLOOM	36 PARKVIEW DR		SUCCASUNNA, NJ 07876---1023	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 11-101
22670900806 TABATABAIAN, JAVAD & SHAHIN	10711 CORY LAKE DR			TAMPA, FL 33647---0000	27	51	26	802 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 802
22670900262 LAUTH TR, CAROL A & ALBERT W	CAROL A LAUTH REVOCABLE TRUST	UTD 02/08/08	9407 PARKSIDE DR	BRENTWOOD, MO 63144---0000	27	51	26	305 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 305
77768760000 COMEI, MICHAEL P & MARY A	18 HOPKINS CIRCLE			METHUEN, MA 01844---0000	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 55-C
22670900864 CONNELLY JR, WILLIAM T	KEVIN P CONNELLY	BRIAN F CONNELLY	40 S ADDISON RD STE 100	ADDISON, IL 60101---3881	27	51	26	805 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 805
22670902244 SOLARINO, VINCENT J	CAROL SIGNORE-SOLARINO	8 RIDGEVIEW AVE		ATLANTIC HIGHLNDS, NJ 07716---0000	27	51	26	2103 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 2103
77761600002 J M & N A WOJCIK REV TRUST	N2895 CTH Q			MEDFORD, WI 54451---0000	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 10-D
56420002027 RIDEN, LARRY C & PATRICIA A	17905 N 2300 ROAD			GOOD HOPE, IL 61438---0000	27	51	26	1304 MAINSAIL II A CONDOMINIUM #1304
48900001103 HAMMOCK BAY OWNERS ASSN INC	% VOLHR CORPORATION	979 N COLLIER BLVD		MARCO ISLAND, FL 34145---0000	26	51	26	1 HAMMOCK BAY TRACT N LESS THAT PORTION NKA BORGHESE AT HAMMOCK BAY CONDOMINIUM AS DESC IN OR 3676 PG 239
77765440006 ANDERSON, MARK M & DIANE M	249 RIDGE RD			NORTH AURORA, IL 60542---9172	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 34-D
55625901623 WRESCHNER, HERBERT & LEONA	1050 BORGHESE LN APT 1601			NAPLES, FL 34114---7929	26	51	26	1601 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1601
56420002849 LINDBLOOM, BRUCE	BRUCE DAVID LINDBLOOM TRUST	UTD 06/27/96	4916 PASTURE GATE PL	FORT WAYNE, IN 46804---6570	27	51	26	612 MAINSAIL III A CONDOMINIUM #612
55625901160 KELLAR TR, PHILIP E	119 S 200 W			VALPARAISO, IN 46385---9651	26	51	26	1102 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1102
31775000281 RAINERI, JOHN M & JUDITH E	95 CAMELBACK RD			MARSTONS MILLS, MA 02648---1029	26	51	26	1014 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1014
31775000346 HUISMAN, DEREK J	ANDREEA E LASCAR	1316 MAINSAIL DRIVE #1022		NAPLES, FL 34114---0000	26	51	26	1022 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1022
73229100789 BEARD, ARTHUR E & KITTY S	1065 BORGHESE LN APT 801			NAPLES, FL 34114---7912	26	51	26	801 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 801
24670000241 WEINSTEIN, BRUCE & ELAINE	6000 ROYAL MARCO WAY UNIT 456			MARCO ISLAND, FL 34145---1885	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 4-301
69538500246 ROLF TR, STANLEY K & ANN E	S K & A E ROLF REV LIV TRUST	UTD 03/22/90	1095 S HIGHWAY 79	WINFIELD, MO 63389---3400	27	51	26	202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 3-202
24670001428 KRAMER, FREDERICK C	960 CAPE MARCO DR UNIT 2305			MARCO ISLAND, FL 34145---6357	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 24-201
31765000440 HURST, STEPHEN J	1018 MAINSAIL DR #422			NAPLES, FL 34114---0000	27	51	26	422 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 422
55625900844 BOILLAT, PASCAL & SUZANNE	ROUTE DE LA BOUILLETTE 21			SWITZERLAND 1978	26	51	26	804 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 804
56420001947 PEREZ, SUSAN E	1325 MAINSAIL DR UNIT 1216			NAPLES, FL 34114---0810	27	51	26	1216 MAINSAIL II A CONDOMINIUM #1216
77764280005 LACOST, SHERMAN D & SHARON A	PO BOX 2157			MARCO ISLAND, FL 34146---2157	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 27-C
56420003301 BESKID FAMILY REV TRUST	1285 MAINSAIL DRIVE #815			NAPLES, FL 34114---0000	27	51	26	815 MAINSAIL III A CONDOMINIUM #815
56420003408 JELSEMA, BRUCE A	KENNETH VAN LOO	2445 OKEMOS DR SE		GRAND RAPIDS, MI 49506---5354	27	51	26	905 MAINSAIL III A CONDOMINIUM #905
73229101047 HECHLER, STEPHEN H & SANDRA S	1065 BORGHESE LN #1002			NAPLES, FL 34114---0000	26	51	26	1002 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1002
31775000427 HANSON, THOMAS A & LINDA D	1688 MCILVAINE CT			MARCO ISLAND, FL 34145---6626	26	51	26	1111 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1111
73229102046 BOUCHARD, PIERRE & JULIA	37 NORWOOD FARMS ROAD			YORK, ME 03909---0000	26	51	26	1904 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1904
56420000566 YIP, STEPHEN F & PRAIMIE G	86 ST BEES CRT			CANADA N6G 4C1	27	51	26	1611 MAINSAIL I A CONDOMINIUM UNIT 1611
55625900187 FERRIE, JOHN E & AMY M	36 GRASSHOPPER LANE			SCITUATE, MA 02066---0000	26	51	26	301 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 301
73229100404 CASH, GARY W & VIVIAN L	2736 MURFIELD CT			ROCHESTER, MI 48306---2354	26	51	26	406 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 406
55625901940 SCHWEPPE, JAMES A	ELIZABETH B SCHWEPPE	168 WILDWOOD AVE		UPPER MONTCLAIR, NJ 07043---1828	26	51	26	1805 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1805
77763120001 KENDALL JR, EDWIN W & MARYANN	1516 MAINSAIL DR UNIT 7			NAPLES, FL 34114---8837	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 20-B
77767000004 WITTHOFF TR, CURTIS	STACY WITTHOFF TR	1241 LILAC AVE		MARCO ISLAND, FL 34145---2535	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 44-C
56420002823 1154799 ONTARIO LIMITED	KINGSLEY CHEN	23 FREEMAN ROAD		CANADA L3P 4E9	27	51	26	611 MAINSAIL III A CONDOMINIUM #611
31765000123 GARBINSKI EST, DANIEL	PATRICIA D GARBINSKI	961 SWALLOW AVE # PH301B		MARCO ISLAND, FL 34145---7215	27	51	26	212 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 212
73229101801 KLASEN, BRIGITTA	KARIN KLASEN	KARL KLASEN	MELODI SLINGAN 14, 7TR	SWEDEN 11551	26	51	26	1704 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1704
55625900129 AST, WOLF E	C/O 93 CARDINAL DRIVE			N FORT MYERS, FL 33917---0000	26	51	26	204 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 204
22670902008 GORSKI, DANIEL W & REGINA	21448 BELLA TERRA BLVD			ESTERO, FL 33928---0000	27	51	26	1902 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1902
56420000346 WITTHOFF, RONALD E & SUZANNE	8408 SILVER STRAND RD			LEVERING, MI 49755---0000	27	51	26	1511 MAINSAIL I A CONDOMINIUM UNIT 1511
73229102088 LORENZETTI, WALTER & ANNE	125 KENTUCKY WAY			FREEHOLD, NJ 07728---0000	26	51	26	1906 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1906
69538501067 RUDOLPH JOINT TRUST	1285 RIALTO WAY #101			NAPLES, FL 34114---7858	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 14-101
77766400003 GARCIA, EDUARDO GONZALEZ	OFELIA ORTA DMITRISHIN	1534 MAINSAIL DRIVE UNIT 8		NAPLES, FL 34114---0000	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 40-D
56420004520 KASTER, PHILLIP & CAROLYN	13776 CHERTON ST NW			CANAL FULTON, OH 44614---9759	27	51	26	311 MAINSAIL IV A CONDOMINIUM #311
31775001387 STUMPP, WILLIAM F & FRANCES	DANIEL & CARYL BARNES	6838 SEMINOLE DR		BELLE ISLE, FL 32812---0000	26	51	26	1523 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1523
77763960009 CABASSI, JAVIER & MARILIN	12950 N CALUSA CLUB DRIVE			MIAMI, FL 33186---0000	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 25-C
73229101102 ZANNETTI, MICHAEL J	JOSEPHINE ZANNETTI	19852 ORTONA ST		VENICE, FL 34293---0000	26	51	26	1005 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1005
77765240002 KASKOW, FRANCES M	348 BAY MEADOWS DR			NAPLES, FL 34113---8300	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 33-C
55625902240 H ROBERT CRACKNELL LIV TRUST	LINDA S CRACKNELL LIV TRUST	1050 BORGHESE LN APT 2102		NAPLES, FL 34114---7933	26	51	26	2102 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 2102
69538500929 SETOLA, MICHAEL & SANDRA	167 STANIE BRAE DR			WATCHUNG, NJ 07069---0000	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 12-102
77763400006 KUCHARSKY, SAMUEL N & MARSHA	1514 MAIANSAIL DR #5			NAPLES, FL 34114---0000	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 22-A
22670901122 DUTMERS TR, LYNNE A	LYNNE A DUTMERS TRUST	UTD 07/17/89	1848 ANTISDALE RD	NORTON SHORES, MI 49441---5202	27	51	26	1006 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1006
77763360007 LIAROS, BILL P & DOLORES	848 CHILTON LN			WILMETTE, IL 60091---2153	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 21-D
56420001785 WALSH JR, PATRICK J	MARLYNN M WALSH	874 MAGNOLIA COURT		MARCO ISLAND, FL 34145---0000	27	51	26	1204 MAINSAIL II A CONDOMINIUM #1204
22670900547 TALKINGTON, MICHAEL	DANIEL J O'BRIEN	1608 S MORRISSEY DR		BLOOMINGTON, IL 61704---0000	27	51	26	601 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 601
56420000281 PURCELL, DAVID H & JANE R	214 MEADOWLARK CT			MARCO ISLAND, FL 34145---3820	27	51	26	1504 MAINSAIL I A CONDOMINIUM UNIT 1504
77768800009 POWELL TR, EDWIN & LINDA	448 SCARBOROUGH RD			VALPARAISO, IN 46385---8014	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 55-D
77766640009 SHERLOCK, MARTIN J	18420 DIXIE HWY			HOMEWOOD, IL 60430---3230	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 42-B
69538500026 GEMAS, KEVIN W & BONNIE K	207 RIVEREDGE COURT			THIENSVILLE, WI 53092---1746	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 1-101
24670000665 SUNDY, JOHN R & MARY GRACE	1450 BORGHESE LN UNIT 301			NAPLES, FL 34114---7894	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 11-301
77764880007 DEVITO, VICTOR F & JOAN A	PO BOX 28			LATHAM, NY 12110---0000	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 31-B
24670000746 HOYO, EDUARDO J	PO BOX 1433			MARCO ISLAND, FL 34145---0000	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 13-101
77765160001 GOD IS GREAT LLC	940 CAPE MARCO DRIVE UNIT 1902			MARCO ISLAND, FL 34145---0000	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 33-A
56420000401 DANIELS, GREGORY A	1355 MAINSAIL DR UNIT 1514			NAPLES, FL 34114---8815	27	51	26	1514 MAINSAIL I A CONDOMINIUM UNIT 1514
73229100103 VERA, WILFREDO & NORA L	1065 BORGHESE LANE #203			NAPLES, FL 34114---0000	26	51	26	203 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 203
73229101720 JOHNSON, DUANE R	1065 BORGHESE LANE #1606			NAPLES, FL 34114---0000	26	51	26	1606 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1606
73229101348 THIELEKE, CLIFF G	119 PEMBROOK DRIVE			YONKERS, NY 10710---2805	26	51	26	1205 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1205
56420000045 HERMAN TR, GEORGE R & NANCY R	G R & N R HERMAN LIV TRUST	1199 BOSWORTH LN		ELK GROVE VLG, IL 60007---4505	27	51	26	1402 MAINSAIL I A CONDOMINIUM UNIT 1402
22670900628 ELIAS, FARES M & MARGARET M	122 CATALPA DR			ROYAL OAK, MI 48067---1242	27	51	26	605 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 605
59430201103 TROPIC SCHOONER CONDO APTS OF	MARCO	C/O ALLIANCE MGMT	3806 EXCHANGE AVE	NAPLES, FL 34104---3778	27	51	26	1.2 MARCO SHORES UNIT 1 THAT POR- TION OF TR E DESC AS FOLL: COM AT NE CNR OF SE1/4 OF SEC 27, N 5DEG W 333.81FT, S 84DEG W
24670000144 PATTON, JAMES HOMER	3401 N DORT HWY			FLINT, MI 48506---2372	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 3-101

55625901128 KENNY, GARRETT JOSEPH	ANGELA MARY FORD	11845 WATERSTONE LOOP		WINDERMERE, FL 34786---8306	26	51	26	1006 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1006
77767800000 VACCARO, NICOLA & ANGELA	1544 MAINSAIL DR UNIT 6			NAPLES, FL 34114---8879	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 49-C
55625901348 LOUIS A HARVIEUX LIV TRUST	DIANE R HARVIEUX LIV TRUST	1050 BORGHESE LN APT 1205		NAPLES, FL 34114---7928	26	51	26	1205 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1205
73229100682 KING, JOHN CHAD & MICHELE	5 ASHWORTH CT			JOHNSON CITY, TN 37615---2969	26	51	26	702 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 702
56420000207 HOFFMAN LIVING TRUST	13775 W 51ST STREET			SHAWNEE, KS 66216---0000	27	51	26	1415 MAINSAIL I A CONDOMINIUM UNIT 1415
56420003602 PEEPLES, KAREN L	1305 MAINSAIL DR #1005			NAPLES, FL 34114---0000	27	51	26	1005 MAINSAIL III A CONDOMINIUM #1005
31765000068 VIZZONE, ALFRED & LOUISE A	20 FAY DR			EAST HANOVER, NJ 07936---3053	27	51	26	121 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 121
77768040005 RUSSELL JR, CARL P & EMILY P	11895 FROST RD			FREELAND, MI 48623---8873	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 51-A
73229101665 MICHALSKI, JOHN G & PATRICIA A	3770 HAMLET DRIVE E			SAGINAW, MI 48606---0000	26	51	26	1603 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1603
69538501384 ALEXANDER, DAVID & JUDY	394 MAKI AVENUE		SUDBURY, ON	CANADA P3E 2P2	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 18-101
55625901005 PONDER, MARK	13415 CLAYSPARROW RD			CHARLOTTE, NC 28278---6870	26	51	26	906 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 906
77763200002 DAVIES JR, GEORGE KENDALL	1516 MAINSAIL DR UNIT 8			NAPLES, FL 34114---8837	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 20-D
77764680003 HINNEN, KENT WILSON	ROBERT MICHAEL HINNEN	JOHN RICHARD HINNEN	323 ARBOR TERRACE	KINGSPORT, TN 37660---0000	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 30-A
77765880006 CLEMENS TR, RONALD H	RONALD H CLEMENS TRUST	CURTIS H CLEMENS TR	62 GREYSTONE CT NE	ROCKFORD, MI 49341---1528	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 37-C
73229101063 SHIN, JAN J	9249 BURTON WAY #305			BEVERLY HILLS, CA 90210---0000	26	51	26	1003 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1003
56420002742 MARIE DONALD LLC	831 KELLYTOWN ROAD			MANSFIELD, PA 16933---0000	27	51	26	602 MAINSAIL III A CONDOMINIUM #602
69538500725 DAY, BERNARD D & CARYL S	1286 RIALTO WAY UNIT 202			NAPLES, FL 34114---7864	27	51	26	202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 9-202
77760240007 PETERS, KAREN	18 CEDAR ST			MARBLEHEAD, MA 01945---1944	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 2-B
31775001345 D & H HIGUCHI REV TRUST	21 RUSTIC ROAD			YAPHANK, NY 11980---9754	26	51	26	1521 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1521
56420002645 MCCLOSKEY, JAMES P	PATRICK J MCCLOSKEY	5885 ROLLAWAY DR NE		COMSTOCK PARK, MI 49321---9572	27	51	26	512 MAINSAIL III A CONDOMINIUM #512
56420000223 FOLEY, ANN MARIE	1355 MAINSAIL DR UNIT 1501			NAPLES, FL 34114---7802	27	51	26	1501 MAINSAIL I A CONDOMINIUM UNIT 1501
31765000929 CLINE, KENNETH TYLER	1042 MAINSAIL DRIVE #821			NAPLES, FL 34114---0000	27	51	26	821 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 821
55625901089 AVS FLORIDA LLC	C/O FRANK STOLT	PO BOX 25500	1618 PENFIELD RD	ROCHESTER, NY 14625---2302	26	51	26	1004 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1004
24670001282 OLVERA, GABRIEL	MARIA CHECO	1494 BORGHESE LANE UNIT 101		NAPLES, FL 34114---0000	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 22-101
22670900686 ZIERING, REGINA JEANI	50 SUTTON PL S			NEW YORK, NY 10022---4167	27	51	26	702 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 702
55625901607 STEVEN K HAVENS REV TRUST	1050 BORGHESE LN #1506			NAPLES, FL 34114---0000	26	51	26	1506 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1506
31775001523 KASAP, BARIS & PELIN	1372 MAINSAIL DRIVE UNIT 1622			NAPLES, FL 34114---0000	26	51	26	1622 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1622
56420000647 ZALE, PHILOMENA GRAY	1365 MAINSAIL DR UNIT 1615			NAPLES, FL 34114---8803	27	51	26	1615 MAINSAIL I A CONDOMINIUM UNIT 1615
77767360003 JACKSON, JEFFREY D & SHARON J	8 HAYWOOD DR	FELDEN		ENGLAND HP3 0SA	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 46-D
56420001620 CUCCHIARA, VITO & GIUSEPPA	339 ASTLE ST			TEWKSBURY, MA 01876---2560	27	51	26	1111 MAINSAIL II A CONDOMINIUM #1111
24670000283 FRATE, JOHN A & CHRISTINE M	309 MINER RD			HIGHLAND HEIGHTS, OH 44143---1536	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 5-201
73229102266 BARBERA, SALVATORE J	SUSAN E BARBERA	131 W POPLAR ST		FLORAL PARK, NY 11001---3108	26	51	26	2103 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 2103
77764360006 ESOFF, JOSEPH F	146 CLARK ST			WEST BABYLON, NY 11704---3020	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 28-A
77764160002 BARDELL, NORMAN	1518 MAINSAIL DR UNIT 12			NAPLES, FL 34114---8848	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 26-D
77760160006 WEIDE, BRUCE W & JANE R	1141 S COLLIER BLVD #302			MARCO ISLAND, FL 34145---0000	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 1-D
73229101160 J T & L A RAMBLER REV TRUST	1065 BORGHESE LANE	UNIT 1102		NAPLES, FL 34114---0000	26	51	26	1102 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1102
55625901568 BRODIE, ROBERT & CAROL	1050 BORGHESE LN #1504			NAPLES, FL 34114---7929	26	51	26	1504 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1504
22670900204 LYNCH, WILLIAM F	JACQUELINE J LYNCH	1800 HINDURAS AVENUE		MARCO ISLAND, FL 34145---0000	27	51	26	302 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 302
22670901889 STIO, MARINO	MICHELE ORZA	2135 ARIELLE DR APT 2409		NAPLES, FL 34109---0369	27	51	26	1802 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1802
77766080009 ATIEH, MIMMO M & CATHERINE J	1526 MAINSAIL DR #4			NAPLES, FL 34114---0000	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 38-D
24670001101 CLASS, LYNN	TORY LYNN CLASS	TIMOTHY JAMES CLASS	392 ALLENBY CT	CANADA N2K 3J8	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 19-101
22670901203 SHEWCHUK, JOHN P & SUSAN M	1083 N COLLIER BLVD # 338			MARCO ISLAND, FL 34145---2539	27	51	26	1104 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1104
31775000566 RAY, GARY D & JUDITH C	1326 MAINSAIL DR UNIT 1123			NAPLES, FL 34114---7815	26	51	26	1123 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1123
31765000482 SPINNER, STEVE	MICHAEL LINGENFELTER	RUSTY LINGENFELTER	GOBUDDY2 INC	DECATUR, IL 62521---0000	27	51	26	512 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 512
56420004083 FELBINGER, MARK J	JODI ARDITO	1601 MOCKINGBIRD DR		NAPLES, FL 34120---0000	27	51	26	104 MAINSAIL IV A CONDOMINIUM #104
77767680000 STINE, MICHAEL & CINDY	522 HALYARD WAY			ENOLA, PA 17025---1329	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 48-D
77762880009 GIAQUINTO, ROBERT & JOANNE V	29 WALL STREET			MILFORD, CT 06460---0000	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 18-D
22670901083 RHEINER FLORIDA LAND TRUST	1060 BORGHESE LN #1004			NAPLES, FL 34114---0000	27	51	26	1004 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1004
24670000186 DELEONIBUS, ANTHONY & JUDITH	1021 GENERALS HWY			CROWNSVILLE, MD 21032---1421	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 3-301
77760280009 ABBALE, ROBERT F & VICTORIA C	1508 MAINSAIL DR UNIT 10			NAPLES, FL 34114---7840	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 2-C
73229101306 MINOIE, RICHARD & SUSAN	1065 BORGHESE LN APT 1203			NAPLES, FL 34114---7915	26	51	26	1203 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1203
55625901241 MCLENAGHAN, ALAN & JUNE	11942 HAWTHORN RIDGE			FISHERS, IN 46037---0000	26	51	26	1106 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1106
55625901827 DWIGHT M UPSTON REV TRUST	DEBORAH K UPSTON REV TRUST	5 MINGES LANE		BATTLE CREEK, MI 49015---0000	26	51	26	1705 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1705
55625901924 MARY P BEHIMER LIVING TRUST	1050 BORGHESE LN #1804			NAPLES, FL 34114---7930	26	51	26	1804 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1804
56420001882 GANESH, DANIEL	BRENDA HENRY-GANESH	5 OLD STONE COURT		CANADA N1G 4P1	27	51	26	1213 MAINSAIL II A CONDOMINIUM #1213
77761640004 TSSWF ASSOCIATES LLC	2137 ART SCHOOL RD			CHESTER SPRINGS, PA 19425---1313	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 11-A
31775000223 KORN TR, JOHN A	VERNEAL R KORN TR	KORN TRUST #81 4-16-81	4915 BRIGADOON RD	ROCKFORD, IL 61107---1613	26	51	26	1011 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1011
55625900802 BORR, SAM H	1050 BORGHESE LN #802			NAPLES, FL 34114---7932	26	51	26	802 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 802
56420001604 SPIGNO, GENNARO & CAROL	1812 WARWICK STREET			SYLVAN LAKE, MI 48320---0000	27	51	26	1105 MAINSAIL II A CONDOMINIUM #1105
77767200008 DAGOSTINO FAMILY TRUST	5155 LYLE DRIVE			CLAY, NY 13041---0000	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 45-D
55625900323 NEAL, MICHAEL M & YVONNE F	1050 BORGHESE LANE UNIT 402			NAPLES, FL 34114---0000	26	51	26	402 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 402
56420002700 BROAD, GARY R	GARY R BROAD TRUST	277 N BARFIELD DR		MARCO ISLAND, FL 34145---4205	27	51	26	515 MAINSAIL III A CONDOMINIUM #515
55625901762 VEITIA, JORGE	220 S COLLIER BLVD #605			MARCO ISLAND, FL 34145---4800	26	51	26	1702 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1702
24670000102 KIRWIN, ERIKA K	1414 BORGHESE LN APT 201			NAPLES, FL 34114---7885	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 2-201
77765200000 LINMAN INVESTMENTS LLC	1250 OSPREY CT			MARCO ISLAND, FL 34145---5820	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 33-B
22670900563 DICENSO FAMILY REALTY TRUST	1060 BORGHESE LN APT 602			NAPLES, FL 34114---7876	27	51	26	602 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 602
22670900987 HENNIGAN CHATHAM LLC	107 TISBURY CT			MOORESVILLE, NC 28117---6026	27	51	26	905 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 905
69538501326 GALATIS, MICHAEL & VICKY	1273 RIALTO WAY			NAPLES, FL 34114---0000	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 17-102
55625901063 VACCCHIANO, TED S & LINDA M	295 CRANBERRY RD			FARMINGDALE, NJ 07727---3507	26	51	26	1003 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1003
55625902208 MRP 1031 LLC	ALL STAR MASONRY LLC	1210 NE 29TH STREET		ANKENY, IA 50021---0000	26	51	26	2006 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 2006
55625901788 FALK, DAVID F & NANCY P	7326 STATE ROUTE 19 UNIT 5202			MOUNT GILEAD, OH 43338---9317	26	51	26	1703 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1703
22670901106 DUGAN, JOHN T	1060 BORGHESE LN APT 1005			NAPLES, FL 34114---7878	27	51	26	1005 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1005
69538500505 PEREZ, ROBERTO	RUTH M BOHORQUEZ	1276 RIALTO WAY #101		NAPLES, FL 34114---0000	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 7-101
69538500204 ANDREWS, DOUGLAS K	1260 RIALTO WAY #102			NAPLES, FL 34114---0000	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 3-102
69538501601 MURDOCK, SUSAN	1259 RIALTO WAY UNIT 202			NAPLES, FL 34114---7852	27	51	26	202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 20-202
77760800007 ONEILL, THOMAS W & JULIE M	6105 STANNYE DR			LOUISVILLE, KY 40222---6339	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 5-D
77768280001 NEEDHAM, JANE WILCOX	1542 MAINSAIL DR APT 2			NAPLES, FL 34114---8883	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 52-C
77768600005 MICHALIK, STANISLAVA A	1536 MAINSAIL DRIVE #2			NAPLES, FL 34114---0000	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 54-C
77766360004 SANTIAGO, RAPHAEL & RAMONA A	VICTORIA L SANTIAGO CORIO	365 PORT ROYAL DRIVE		TOMS RIVER, NJ 08753---0000	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 40-C
55625901843 WARREN, GREGORY V & SHOBHA	335 E MAHN CT			OAK CREEK, WI 53154---2155	26	51	26	1706 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1706
56420003644 MC CANN, TERRANCE J & NANCY J	93 WALCREEK DR E			GAHANNA, OH 43230---2156	27	51	26	1012 MAINSAIL III A CONDOMINIUM #1012
22670900929 RUDICH, LUKE	10408 MCKENNA COURT			ORLAND PARK, IL 60647---0000	27	51	26	902 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 902
31765000848 MICHALIK, MATTHEW J & LISA	1042 MAINSAIL DR #812			NAPLES, FL 34114---0000	27	51	26	812 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 812
56420003084 CAULFIELD, LISA KAY	55 DANIEL AVE			RUTHERFORD, NJ 07070---0000	27	51	26	714 MAINSAIL III A CONDOMINIUM #714
77767400002 NAMI, GHOLAMREZA RAY & JOANN P	7 MOELLER ST			HICKSVILLE, NY 11801---1917	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 47-A

77764120000 MCNEELEY, KATHLEEN M	14322 MONTFORT DR #3307				DALLAS, TX 75254---0000	27	51	26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 26-C
77762840007 STERNBERG TR, WILLIAM E	SUSAN M STERNBERG TR	WE & SM STERNBERG TRUST AGREE	N5300 SACKETT DR		MEDFORD, WI 54451---9491	27	51	26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 18-C
69538501148 GIUNTA, JOSEPH & CAROL	2420 SHINY LEAF DR				DENVER, NC 28037---0000	27	51	26		101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 15-101
24670001402 HOLM, STEVEN J & LYNN E	635 DEER MEADOW TRL				VALPARAISO, IN 46385---8920	26	51	26		101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 24-101
73229101364 BAUGUESS TR, MICHAEL L	M L BAUGUESS REV LIV TRUST	PHYLLIS A BAUGUESS TR	P A BAUGUESS REV LIV TRUST	4 EDGEWATER CT	JOHNSON CITY, TN 37615---2968	26	51	26		1206 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1206
55625900527 OCONNELL, JAMES P & RUTH A	7252 BRIXTON LANE				CINCINNATI, OH 45255---0000	26	51	26		506 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 506
56420002807 GEORGIC, ALBERT R & CAROLYN B	1583 COUNTRY DR				TRENTON, MI 48183---1767	27	51	26		605 MAINSAIL III A CONDOMINIUM #605
56420004067 FOLEY, PHYLLIS J	NICHOLAS ANDREW FOLEY	1015 MAINSAIL DR #103			NAPLES, FL 34114---8810	27	51	26		103 MAINSAIL IV A CONDOMINIUM #103
56420001549 MIKLOSH, JEROME J & DEBORAH L	1561 BUCCANEER CT				MARCO ISLAND, FL 34145---4136	27	51	26		1102 MAINSAIL II A CONDOMINIUM #1102
77760400009 ALLIKER, ESTA	1508 MAINSAIL DRIVE #7				NAPLES, FL 34114---0000	27	51	26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 3-B
56420004148 SHIMKO, RONALD G	4705 VENICE HEIGHTS BLVD # 139				SANDUSKY, OH 44870---1433	27	51	26		112 MAINSAIL IV A CONDOMINIUM #112
69538501203 L P & J K TRAYNOR LIVING TRUST	1281 RIALTO WAY UNIT 202				NAPLES, FL 34114---0000	27	51	26		202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 15-202
77768640007 LUNDIN, DAVID & WILHELMINA	459 LANDMARK ST				MARCO ISLAND, FL 34145---4470	27	51	26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 54-D
69538501562 DONOVAN JR, FRANK P	4730 N 900 E				BROWNSBURG, IN 46112---0000	27	51	26		102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 20-102
77767560007 POSTER, GEORGE M	1544 MAINSAIL DR #9				NAPLES, FL 34114---8868	27	51	26	A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 48-A
73229100161 CIKACH FAMILY TRUST REV TRUST	ALBERT LUCAS	6942 CANDACE PLACE			WORTHINGTON, OH 43085---0000	26	51	26		206 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 206
31775000948 WECHTER, ROBERT M & DEBRA A	26778 PRIMROSE LN				WESTLAKE, OH 44145---5492	26	51	26		1322 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1322
73229100967 MINOIE, SCOTT	1065 BORGHESE LN APT 1203				NAPLES, FL 34114---7915	26	51	26		904 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 904
56420004326 KLINGENSMITH, MARGO R	1025 MAINSAIL DR UNIT 211				NAPLES, FL 34114---7800	27	51	26		211 MAINSAIL IV A CONDOMINIUM #211
22670901261 KEERAN, ROGER H & SUELLEN	1060 BORGHESE LN #1201				NAPLES, FL 34114---0000	27	51	26		1201 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1201
77760960002 LOMAX, JOAN E	WILLIAM VERNON REECE	1510 MIANSAIL DR APT 4			NAPLES, FL 34114---8829	27	51	26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 6-D
73229102062 PUCCIO, JOSEPH & CAREN	42 ESTHER DEPEW ST				STATEN ISLAND, NY 10306---0000	26	51	26		1905 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1905
77762200003 ALAN A JOHNSON TRUST	VALERIE L JOHNSON TRUST	35 GLENDALE ROAD			BOXFORD, MA 01921---1020	27	51	26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 14-C
24670001509 KLEINMAN, LEONARD	1506 BORGHESE LN #301				NAPLES, FL 34114---0000	26	51	26		301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 25-301
56420000948 JONGERDEN, FRANCISCUS	JANICE A JONGERDEN	PO BOX 711			LIMINGTON, ME 04049---0000	27	51	26		1805 MAINSAIL I A CONDOMINIUM UNIT 1805
55625901283 BFI LESINA LLC	1050 N MACOMB ST				MONROE, MI 48162---3127	26	51	26		1202 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1202
31775001468 SMITH, JOHN	1372 MAINSAIL DR UNIT 1611				NAPLES, FL 34114---7826	26	51	26		1611 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1611
55625902127 HERMANN, CHARLES & THERESA	1050 BORGHESE LANE #2002				NAPLES, FL 34114---0000	26	51	26		2002 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 2002
24670000526 SHOKRANI, JAFAR	ZOHREH MOTAMEDI MASSOODIEH	2432 CARR LANE		WEST VANCOUVER, BC	CANADA V7S 3H5	26	51	26		201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 9-201
73229100022 VELEZ ESTATE LLC	9540 SW 80TH AVE				MIAMI, FL 33156---0000	26	51	26		105 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 105
55625902088 DINSMORE, HOWARD L & CAROLYN G	1050 BORGHESE LN APT 1906				NAPLES, FL 34114---7931	26	51	26		1906 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1906
56420002522 WILLIAM F SMITH REV TRUST	DONNA S SMITH REV TRUST	2512 LINCOLN HILL RD			SHREWSBURY, VT 05738---9644	27	51	26		501 MAINSAIL III A CONDOMINIUM #501
73229100941 STAROS, EDWARD V & PATRICIA G	1065 BORGHESE LN APT 903				NAPLES, FL 34114---7913	26	51	26		903 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 903
22670902228 CINDY L TURNER REV DEC TRUST	1060 BORGHESE LN PH 2101				NAPLES, FL 34114---7883	27	51	26		2101 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 2101
55625900941 FRIEDHOFF, DENNIS & TOURIA	1050 BORGHESE LN APT 903				NAPLES, FL 34114---7926	26	51	26		903 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 903
77761840008 CARROLL, JOSEPH F	10425 S CAMPBELL				CHICAGO, IL 60655---0000	27	51	26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 12-B
73229101704 MEDA, GEORGE & ELIZABETH ANN	1791 ELK LANE				OKEMOS, MI 48864---0000	26	51	26		1605 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1605
73229101209 SEA, SARAH M	GAIL E SMITH	1065 BORGHESE LN APT 1104			NAPLES, FL 34114---7914	26	51	26		1104 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1104
24670000908 CUSICK, JAMES E & BARBARA B	1466 BORGHESE LN UNIT 301				NAPLES, FL 34114---7899	26	51	26		301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 15-301
77761080004 HIGHT, RALPH & DONNA	4971 FAIRWAYS DR				BRIGHTON, MI 48116---5192	27	51	26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 7-C
77768480005 DALE, KENNETH M & JUNE I	KENNETH CLARK & LINDA DALE	1379 BAYPORT AVE			MARCO ISLAND, FL 34145---3907	27	51	26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 53-D
73229101526 PRUETT SR, THOMAS V & PASTY S	5200 WILDCAT RUN				SPRINGFIELD, IL 62711---7802	26	51	26		1502 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1502
31775001361 ERSPAMER, DAVID M & HEIDI J	931 LONGWOOD RD				AMERY, WI 54001---4839	26	51	26		1522 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1522
56420003204 MICKEY, LEONA	1285 MAINSAIL DR UNIT 805				NAPLES, FL 34114---8894	27	51	26		805 MAINSAIL III A CONDOMINIUM #805
22670901847 THURSTON, PATRICIA A	1060 BORGHESE LN APT 1706				NAPLES, FL 34114---0000	27	51	26		1706 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1706
77763520009 BOSCO, GERALD J	3310 HOLEMAN AVE				SOUTH CHICAGO HE, IL 60411---5520	27	51	26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 22-D
77763760005 B A & D S NANCE REV LIV TRUST	1522 MAINSAIL DR # 7				NAPLES, FL 34114---0000	27	51	26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 24-B
69538501261 CHUSTZ, SHARON JOANN	1277 RIALTO WAY UNIT 201				NAPLES, FL 34114---7856	27	51	26		201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 16-201
77764520008 TROPIC FORREST INC	PO BOX 353				FORREST, IL 61741---0353	27	51	26	A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 29-A
56420001523 MCLAIN, MARK K	JANE G GROVES	10488 STARHILL DR			SAINT LOUIS, MO 63128---0000	27	51	26		1101 MAINSAIL II A CONDOMINIUM #1101
55625901322 ATALLAH, JOSEPH & CHRISTINE	4168 BACK RIDGE WAY				MONCLOVA, OH 43542---8309	26	51	26		1204 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1204
22670901902 FARINA, LINDA L	1060 BORGHESE LANE #1803				NAPLES, FL 34114---0000	27	51	26		1803 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1803
77760120004 QUILES, PABLO D & YOLANDA	9930 SW 47TH ST				MIAMI, FL 33165---5735	27	51	26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 1-C
73229101924 NAP INVESTMENTS LLC	156 E COMMODORE BLVD				JACKSON, NJ 08527---3083	26	51	26		1804 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1804
24670001305 BANC OF AMERICA MTG SECURITIES	INC MTG P/T CERT SERIES 2006-A	C/O NATIONSTAR MORTGAGE LLC	8950 CYPRESS WATERS BLVD		COPPLL, TX 75019---0000	26	51	26		201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 22-201
73229102169 UNDERWOOD, H RAY & CAROL	NEW PRESTON	PO BOX 2427			NEW PRESTON MARB, CT 06777---0427	26	51	26		2004 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 2004
73229101429 KARTER, JAMES B	540 S HEATHWOOD DR				MARCO ISLAND, FL 34145---5036	26	51	26		1403 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1403
31765000343 CASTELLANO, RALPH W & IRENE L	DIANE L TEDESCHI	770 FILLMORE CT			PARAMUS, NJ 07652---1728	27	51	26		321 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 321
56420000265 HOEGER, RICHARD P	1355 MAINSAIL DR APT 1503				NAPLES, FL 34114---7802	27	51	26		1503 MAINSAIL I A CONDOMINIUM UNIT 1503
55625900064 DDJ SUNSHINE LLC	PO BOX 159				HUXLEY, IA 50124---0000	26	51	26		201 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 201
77766280003 MULCAHY SEYMOUR, MAURA A	SEAN MULCAHY	69 WEBSTER ST			WESTBROOK, ME 04092---0000	27	51	26	A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 40-A
77760760008 B S BRADEN & A M BRADEN TRUST	5550 CADDIS BEND APT 407				FITCHBURG, WI 53711---0000	27	51	26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 5-C
55625900284 KATHLEEN M BEAUFIT REV TRUST	1050 BORGHESE LN #306				NAPLES, FL 34114---7924	26	51	26		306 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 306
69538501368 PERROTTI, RICHARD J & PATRICIA	1273 RIALTO WAY UNIT 202				NAPLES, FL 34114---7855	27	51	26		202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 17-202
77763920007 PINTO, ANTHONY J & MARY R	REBECCA PINTO	1522 MAINSAIL DR UNIT 3			NAPLES, FL 34114---8886	27	51	26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 25-B
77765600008 MULDOON, BRIAN	1 KINGSCOLE RD	EDGEBASTON		BIRMINGHAM	ENGLAND B15 3LA	27	51	26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 35-D
69538500042 MUELLER, ANDREW G & VALERIE J	1252 RIALTO WAY #102				NAPLES, FL 34114---0000	27	51	26		102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 1-102
31765000408 DOLAN, DONNA W	BRUCE E YAKOLA TR	BLAIRE W YAKOLA TR	1018 MAINSAIL DR UNIT 412		NAPLES, FL 34114---7819	27	51	26		412 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 412
77764920006 RENO, RALPH ALLEN	1520 MAINSAIL DR UNIT 2				NAPLES, FL 34114---8849	27	51	26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 31-C
59430560006 CITY OF MARCO ISLAND	% CITY MANAGER CITY HALL	50 BALD EAGLE DR			MARCO ISLAND, FL 34145---3528	26	51	26		1 MARCO SHORES UNIT 1, TR P
69538500602 BOLGER, GENEVIEVE	1282 RIALTO WAY #102				NAPLES, FL 34114---0000	27	51	26		102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 8-102
73229102282 RAPP, VAN E	43 FALCON HILLS DR				HIGHLANDS RANCH, CO 80126---2901	26	51	26		2104 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 2104
55625901908 MCCABE, MICHAEL A & KAREN M	37 ERIK ROAD				MEDFIELD, MA 02052---0000	26	51	26		1803 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1803
55625901429 LEE, MYUNG SAE	YOUNG SOON LEE	5227 ROTHESAY CT		MISSISSAUGA, ON	CANADA L5M 4Y3	26	51	26		1403 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1403
73229100983 TAYLOR, CRAIG P & LISA G	11 WILLIAM PUCKEY DR				CORTLANDT MANOR, NY 10567---6205	26	51	26		905 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 905
77760720006 BATLLE, RAMMEL	1510 MAINSAIL DRIVE #7				NAPLES, FL 34114---0000	27	51	26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 5-B
77763040000 SULLIVAN, FRANCIS P & NANCY J	61 OLD PROVIDENCE RD				SWANSEA, MA 02777---3315	27	51	26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 19-D
56420001866 BARBARA A MACK REV TRUST	2 BLALOCK CIRCLE				HOUSTON, TX 77024---6513	27	51	26		1212 MAINSAIL II A CONDOMINIUM #1212
22670900783 BULL, RANDY A & GERI L	14 THE KINGS PATH				HOPEWELL, NJ 08525---1317	27	51	26		801 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 801
24670000649 ROHRER, NEIL & ELIZABETH	9 KINGSFIELD DR				PITTSFORD, NY 14534---9623	26	51	26		201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 11-201
77767240000 CALLESANO, PETER J	20 THUNDER RUN				GANSEVOORT, NY 12831---1786	27	51	26	A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 46-A
73229101869 CRUSHRITE HOLDINGS LTD INC	PO BOX 790			ESTERHAZY, SK	CANADA SOA OXO	26	51	26		1801 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1801
22670901287 ONG FLORIDA TRUST	1060 BORGHESE LN #1202				NAPLES, FL 34114---0000	27	51	26		1202 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1202
77765280004 SELLERS, PAUL A	740 N BARFIELD DR				MARCO ISLAND, FL 34145---2302	27	51	26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 33-D
77767840002 E & L POWELL FAMILY TRUST	448 SCARBOROUGH RD				VALPARAISO, IN 46385---8014	27	51	26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 49-D

31775000029	RUDOLPH, HAROLD R & ANNE B	ADAM CAMPKIN	1308 MAINSAIL DR #911			NAPLES, FL 34114---0000	26	51	26	911 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 911
56420002564	MOONS, THOMAS M & DEBORAH L	7900 COLONY				CLAY TOWNSHIP, MI 48001---0000	27	51	26	503 MAINSAIL III A CONDOMINIUM #503
22670901041	MASTRMARINO, JOHN L & MARY E	52 FAIR OAKS LANE				COHASSET, MA 02025---0000	27	51	26	1002 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1002
22670901245	GIAMMARELLA, JOHN & VICTORIA	432 OCEAN BLVD UNIT 502				LONG BRANCH, NJ 07740---5689	27	51	26	1106 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1106
77766000007	ERICKSON, ROBERT J & LOUISE A	24943 S WHITE OAK LN				CRETE, IL 60417---3402	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 42-A
22670901067	LATOS, ERIC & SUSAN	1060 BORGHESE LN #1003				NAPLES, FL 34114---7878	27	51	26	1003 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1003
22670900767	VILLEI, ROBERT J	BETTY SUE SMITH	1060 BORGHESE LN #706			NAPLES, FL 34114---0000	27	51	26	706 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 706
24670001460	BRIMMEIER III, JOSEPH G	JEANNE E BRIMMEIER	141 RENFER ST			PITTSBURGH, PA 15237---3122	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 25-101
56420003686	BOWEN, JOHN P	29939 S RIVER RD				HARRISON TWP, MI 48045---3031	27	51	26	1014 MAINSAIL III A CONDOMINIUM #1014
56420000663	SHEA, EDWARD F	1375 MAINSAIL DR UNIT 1701				NAPLES, FL 34114---8830	27	51	26	1701 MAINSAIL I A CONDOMINIUM UNIT 1701
58820040001	TIITF /DNR	MARINE RESOURCES	ROOKERY BAY NAT EST	% DEP DOUGLAS BLDG	3900 COMMONWEALTH BLVD	TALLAHASSEE, FL 32399---6575	19	51	26	1 MARCO BCH UNIT 24 ALL INCLUDING 1ST REPLAT & 2ND REPLAT OF MARCO BCH UNIT 24 & DEVELOPMENT AREA 2A & 2B AS
56420003440	WIDES-SANDBERG TRUST	7606 VENTURA DR				CHEYENNE, WY 82009---2042	27	51	26	912 MAINSAIL III A CONDOMINIUM #912
56420000728	YOUNG, REFord	260 FAIRWAY LAKES DRIVE				FRANKLIN, IN 46131---0000	27	51	26	1704 MAINSAIL I A CONDOMINIUM UNIT 1704
31775001264	COLBERT R WATSON LIV TRUST	1366 MAINSAIL DRIVE #1513				NAPLES, FL 34114---0000	26	51	26	1513 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1513
31775001141	ANDREWS, MARK W & JOYCE M	35 BELLWOOD ROAD				SPRINGFIELD, MA 01119---0000	26	51	26	1422 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1422
31765000660	STRENZ, ROBERT A	1201 E MAIN STREET	STE 100			PULASKI, VA 24301---0000	27	51	26	611 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 611
31775000443	DORR, TRACIE M	1178 LAGUNA SPRINGS DR				WESTON, FL 33326---2910	26	51	26	1112 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1112
56420000605	SHARON ANN SANDERS	2000 REVOCABLE TRUST	44 NEW LONDON ROAD			SALEM, CT 06420---0000	27	51	26	1613 MAINSAIL I A CONDOMINIUM UNIT 1613
56420003165	MILLER, GREGORY ALLEN	JAMES PATRICK GODFREY	1125 NW 12TH AVE #1504			PORTLAND, OR 97209---0000	27	51	26	803 MAINSAIL III A CONDOMINIUM #803
77767920003	MCKECHNIE, DONELDA S	1544 MAINSAIL DRIVE #3				NAPLES, FL 34114---0000	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 50-B
69538501229	SWENEY, SCOTT R	DANA D HENDRICKS	41 MOLSON ROAD N			BLAUVELT, NY 10913---0000	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 16-101
31765000369	SPINA, IGNASIO P & MARIE G	59 ADAMS ST				EDISON, NJ 08820---3942	27	51	26	322 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 322
77769560005	DREW FL REALTY I LLC	PO BOX 7267				WARWICK, RI 02887---7267	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 60-C
73229101607	KUMAR, ULLATTIL NANDA	BASIL VARKEY	AYKERETHU MAMMEN	LEELA MENON	120 LAKOTA PASS	AUSTIN, TX 78738---6563	26	51	26	1506 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1506
69538501627	GRASSI, DONALD E & REGINA M	5562 HOLLYTHORN DR				BRECKSVILLE, OH 44141---4128	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 21-101
56420000964	SCOTT III, MELVIN O	6530 SUNNY LANE				INDIANAPOLIS, IN 46220---0000	27	51	26	1811 MAINSAIL I A CONDOMINIUM UNIT 1811
22670902066	FAST, DELMAR A & JANET M	1060 BORGHESE LANE	UNIT 1905			NAPLES, FL 34114---0000	27	51	26	1905 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1905
59430040005	MAINSAIL COMMUNITIES CORP	3531 PLANTATION WAY				NAPLES, FL 34112---4440	26	51	26	1 MARCO SHORES UNIT 1, TR A, LESS MAINSAIL I CONDO DESC IN OR 1456 PG 306, OR 1424 PG 594 LESS MAINSAIL II CONDO DESC IN
77761880000	VIRGINIA E BRANDT REV TRUST	97 CHARING ROAD				DEWITT, NY 13214---0000	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 12-C
31775001507	CHESHIRE, DAVID G & DENISE A	PO BOX 991				MATTITUCK, NY 11952---0000	26	51	26	1621 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1621
24670001143	LEHOTAN LIVING TRUST	4490 PINELAKE DR				MEDINA, OH 44256---0000	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 19-301
31775001206	MAHONEY, JOHN J & MARLENE	1356 MAINSAIL DR UNIT 1425				NAPLES, FL 34114---7825	26	51	26	1425 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1425
77762640003	NGUYEN, PHUONG H N	LIEU T HOANG	1512 MAINSAIL DRIVE #7			NAPLES, FL 34114---0000	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 17-B
77764560000	WAGNER, MARK S	59 SKYLINE DRIVE				GLEN MILLS, PA 19342---0000	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 29-B
73229102224	MUNOZ, OSCAR	1707 W 47TH ST				CHICAGO, IL 60609---3823	26	51	26	2101 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 2101
56420002580	FLORKA, RICHARD	STANLEY FLORKA	301 CHURCH ST			MOUNT CLEMENS, MI 48043---2180	27	51	26	504 MAINSAIL III A CONDOMINIUM #504
55625902046	TROBAUGH, DANNA M	1050 BORGHESE LN #1904				NAPLES, FL 34114---0000	26	51	26	1904 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1904
73229101542	BANSAL, GIRRAJ K & VEENA	2028 LOCH LOMOND DRIVE				POWELL, OH 43065---0000	26	51	26	1503 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1503
77765320003	ROSALIE M ABBATE LIV TRUST	820 KALAMAZOO CIR				VERNON HILLS, IL 60061---3402	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 34-A
31775001086	BRODAK, ROMANA M	PIOTR WISZNIEWSKI	1356 MAINSAIL DR UNIT 1414			NAPLES, FL 34114---7825	26	51	26	1414 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1414
77760920000	HODGE REVOCABLE TRUST	4710 CEDAR LAKE RD				HOWELL, MI 48843---7620	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 6-C
31775000249	MONTAGOVA, KATERINA	1316 MAINSAIL DR #1012				NAPLES, FL 34114---0000	26	51	26	1012 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1012
22670901669	STODDARD, DEBORAH	1060 BORGHESE LANE #1603				NAPLES, FL 34114---0000	27	51	26	1603 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1603
73229101982	FLYNN, DANIEL F & MICHELLE C	1065 BORGHESE LANE #1901				NAPLES, FL 34114---0000	26	51	26	1901 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1901
77768080007	ECKLUND, WILLIAM A & LORREL	5221 LEWSINDA AVE				KALAMAZOO, MI 49009---0000	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 51-B
77764600009	EARLS, SANDRA	1520 MAINSAIL DR UNIT 10				NAPLES, FL 34114---8844	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 29-C
22670902147	LYNCH, WILLIAM FRANCIS	JACQUELINE JEAN LYNCH	1800 HONDURAS AVENUE			MARCO ISLAND, FL 34145---0000	27	51	26	2003 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 2003
24670000584	VERTIN, MARY	1446 BORGHESE LANE #201				NAPLES, FL 34114---0000	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 10-201
31775000760	ASHFORD, FRANK E	4526 BRIARCREST CIR				NORMAN, OK 73072---3420	26	51	26	1223 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1223
31765000466	GRUBER, PAMELA S	1024 MAINSAIL DR UNIT 511				NAPLES, FL 34114---7809	27	51	26	511 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 511
31765000149	JOSEPH & JULIA OMAHEN RV TRUST	429 DUMBARTON BLVD				RICHMOND HGTS, OH 44143---1703	27	51	26	213 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 213
69538500123	ELLIS, DONN	CYNTHIA ELLIS	15225 PINEWOOD TRL			LINDEN, MI 48451---9015	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 2-102
73229100187	ROBERT M SHEA REV LIV TRUST	2809 SUNFLOWER DRIVE				FITCHBURG, WI 53711---0000	26	51	26	301 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 301
22670900521	MIKULSKI, STANISLAW MARIAN	WANDA JANINA MIKULSKI	47 AVON DRIVE			ESSEX FALLS, NJ 07021---1717	27	51	26	506 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 506
22670901009	RUTH LORENE FURROW R/E TRUST	PO BOX 246				EL PASO, IL 61738---0246	27	51	26	906 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 906
77763880008	NELSON REVOCABLE TRUST	1522 MAINSAIL DR #1				NAPLES, FL 34114---0000	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 25-A
77766000005	CARR, RICHARD & ROSEMARY	15 PERKINS DR				WALLINGFORD, CT 06492---2537	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 38-B
77764640001	ROSSI, JAMES A	525 ABERDEEN DR				CRETE, IL 60417---1202	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 29-D
24670001004	THOMPSON, BERTON S & JOAN N	1474 BORGHESE LANE UNIT 201				NAPLES, FL 34114---0000	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 17-201
56420000320	MONTGOMERY, RANDY L	CAROLYN J MONTGOMERY	1355 MAINSAIL DRIVE #1506			NAPLES, FL 34114---0000	27	51	26	1506 MAINSAIL I A CONDOMINIUM UNIT 1506
56420002629	KNIGHT, LINDA	1155 MAINSAIL DR #511				NAPLES, FL 34114---0000	27	51	26	511 MAINSAIL III A CONDOMINIUM #511
31765000262	GLORIA Z CARDINALE REV TRUST	1006 MAINSAIL DR #224				NAPLES, FL 34114---0000	27	51	26	224 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 224
24670001046	HUMBERT, JAMES J & BARBARA A	1478 BORGHESE LN UNIT 101				NAPLES, FL 34114---7896	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 18-101
77762360008	WIESENER, HOWARD A	JENNIFER L WIESENER	1504 MAINSAIL DR # 2			NAPLES, FL 34114---0000	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 15-C
56420000029	STEPHEN W CLARK LIVING TRUST	1345 MAINSAIL DR UNIT 1401				NAPLES, FL 34114---8800	27	51	26	1401 MAINSAIL I A CONDOMINIUM UNIT 1401
56420003385	NIGHTINGALE, KATHLEEN A	1295 MAINSAIL DRIVE #904				NAPLES, FL 34114---0000	27	51	26	904 MAINSAIL III A CONDOMINIUM #904
56420000744	HALL, FRANCIS N & ELLEN M	1375 MAINSAIL DRIVE #1705				NAPLES, FL 34114---0000	27	51	26	1705 MAINSAIL I A CONDOMINIUM UNIT 1705
56420004685	DOLLINGER, JULIA F	1045 MAINSAIL DR #404				NAPLES, FL 34114---0000	27	51	26	404 MAINSAIL IV A CONDOMINIUM #404
56420000388	MCKAY, RITA L	1355 MAINSAIL DR UNIT 1513				NAPLES, FL 34114---8815	27	51	26	1513 MAINSAIL I A CONDOMINIUM UNIT 1513
24670001020	T C KOH & S A KOH REV TRUST	1474 BORGHESE LN UNIT 301				NAPLES, FL 34114---7897	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 17-301
73229100446	MODESTINA ALOIA TRUST	571 HARRISON AVENUE				GARFIELD, NJ 07026---1003	26	51	26	502 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 502
56420003628	COLEMAN, RICHARD	MARY COLEMAN	40 KNOX LANE			MANALAPAN, NJ 07726---0000	27	51	26	1011 MAINSAIL III A CONDOMINIUM #1011
77761040002	BISHOF III, RAYMOND J	1500 MAINSAIL DR UNIT 11				NAPLES, FL 34114---8814	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 7-B
69538501504	JAMES W WILLER 1999 REV TRUST	1680 N COPELAND DR				MARCO ISLAND, FL 34145---6631	27	51	26	201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 19-201
55625900909	DARBY, RADCLIFFE & TONI	1050 BORGHESE LN #901				NAPLES, FL 34114---7926	26	51	26	901 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 901
22670902189	CONDER, MARY ELIZABETH	1065 BORGHESE LANE #1206				NAPLES, FL 34114---0000	27	51	26	2005 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 2005
22670900149	ROBERT A BENETTI LIVING TRUST	12021 25 MILE RD				SHELBY TOWNSHIP, MI 48315---1021	27	51	26	205 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 205
77769440002	MINYARD, TERRY	1538 MAINSAIL DR UNIT 8				NAPLES, FL 34114---8871	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 59-D
56420000100	GROVER, ANNETTE	7677 OHIO RIVER RD				LESAGE, WV 25537---0000	27	51	26	1405 MAINSAIL I A CONDOMINIUM UNIT 1405
77764840005	KAREN D VIRKKALA REV TRUST	17116 COMO AVE				LOCKPORT, IL 60441---4610	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 31-A
55625901102	TURTLE ROCK 5051 LLC	PO BOX 2463				EVERGREEN, CO 80437---2463	26	51	26	1005 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1005
56420004106	WILLIAMS TR, JAMES O	DORIS T BOONE TR	WILLIAMS-BOONE FAMILY TRUST	1015 MAINSAIL DR UNIT 105		NAPLES, FL 34114---8810	27	51	26	105 MAINSAIL IV A CONDOMINIUM #105
55625900446	READY REVOCABLE TRUST	24 ISLAND ROCK				PLYMOUTH, MA 02360---6364	26	51	26	502 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 502
31775000663	POPOVICI, ANNE E	1329 OCEANIA DR N				NAPLES, FL 34113---8467	26	51	26	1213 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1213
31775001565	CONOVER, KENT & CONNIE J	816 TANNER AVENUE				GREENDALE, IN 47025---0000	26	51	26	1712 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1712

77766960006	LONG, GERALD R & PATTI S	17133 BURTON AVENUE			LOCKPORT, IL 60441---0000	27	51	26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 44-B
77766720000	SUE M WATSON REV TRUST	109 N LAIRD ST			WHITE PIGEON, MI 49099---8713	27	51	26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 42-D
55625901445	YOUNG, RICHARD A & JOSEPHINE B	1050 BORGHESE LANE #1404			NAPLES, FL 34114---0000	26	51	26		1404 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1404
31775000702	J K & M M SCHEER J/R TRUST	13154 LAKE SHORE DR			FENTON, MI 48430---1018	26	51	26		1215 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1215
56420001701	SAVIANO, THOMAS P & THERESA J	567 W PARK AVE			ADDISON, IL 60101---3735	27	51	26		1115 MAINSAIL II A CONDOMINIUM #1115
56420002124	IBISHI, MIRANDA	1335 MAINSAIL DR #1314			NAPLES, FL 34114---0000	27	51	26		1314 MAINSAIL II A CONDOMINIUM #1314
77769240008	EDWIN T DREW REV TRUST	LEONA A DREW REV TRUST	40 PEVEAR AVE		WARWICK, RI 02886---9023	27	51	26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 58-C
77761520001	MURPHY, ROBERT C & PATRICIA R	1158 GLENWOOD AVE			JOLIET, IL 60435---5982	27	51	26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 10-B
31775000045	POWELL FAMILY TRUST	PO BOX 725			FENTON, MI 48430---0000	26	51	26		912 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 912
56420001028	JETT ET AL, LINDA J	9077 NOTTINGHAM WAY			MASON, OH 45040---1285	27	51	26		1814 MAINSAIL I A CONDOMINIUM UNIT 1814
73229100909	GRESIK, GERALD M	PO BOX 170			SUMMIT, IL 60501---0170	26	51	26		901 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 901
31765000589	ARMENTROUT, WILLIAM A	SHIRLEY K ARMENTROUT	1201 2ND AVE		RADFORD, VA 24141---3146	27	51	26		522 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 522
22670902024	PORTER, THOMAS W	1060 BORGHESE LN UNIT 1903			NAPLES, FL 34114---7872	27	51	26		1903 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1903
22670901708	BENKOVIC, JAMES	1060 BORGHESE LN #1605			NAPLES, FL 34114---7881	27	51	26		1605 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1605
744320004	SPRINT FLORIDA INC	% EMBARQ CORP	ATTN: PROPERTY TAX	PO BOX 7909	OVERLAND PARK, KS 66207---0909	27	51	26		1 27 51 26 THAT PORTION NOT INCLUDED IN THE MARCO SHORES UNIT 1 PLAT FURTHER DESC AS FOLL: BEG AT NE CNR OF TR "S"
77766680001	JOHN J & MARY C LAGERQUIST JT	LIVING TRUST	548 SOMERSET DR		GREEN BAY, WI 54301---2724	27	51	26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 42-C
22670900165	CONNELLY TRUST	37 KELLY WAY			CANTON, MA 02021---0000	27	51	26		206 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 206
24670001088	MASOUDIIEH, MAHMOUD MOTAMEDI	SHAHZRZAD ALAM	1478 BORGHESE LN #301		NAPLES, FL 34110---0000	26	51	26		301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 18-301
55625901526	JOHN M ROGUE TRUST	3 POKANOKET TRAIL			WARREN, RI 02885---1204	26	51	26		1502 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1502
56420000786	RHINE, GLENN GARY	CHARLOTTE A RHINE	1375 MAINSAIL DR UNIT 1712		NAPLES, FL 34114---8808	27	51	26		1712 MAINSAIL I A CONDOMINIUM UNIT 1712
31775000207	CEREMUGA, GARY J & NANCY L	1132 E LAKE RD			TRANSFER, PA 16154---0000	26	51	26		925 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 925
77761680006	JEPSON, CHARLES L & SALLY M	848 S BRIDGE ST			MANAWA, WI 54949---9207	27	51	26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 11-B
55625901649	ELLA SOSKIN REVOCABLE TRUST	6573 BERRY CREEK LANE			WEST BLOOMFIELD, MI 48322---0000	26	51	26		1602 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1602
31765001009	ANDERSON, DEAN LEROY & GLORIA	511 MIDDLE ST W			CANNON FALLS, MN 55009---2538	27	51	26		825 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 825
77768400001	MORRISSEY JR, THOMAS F	1536 MAINSAIL DR UNIT 7			NAPLES, FL 34114---8876	27	51	26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 53-B
55625901380	MONDELLI, PHYLLIS A	44 ELM ST			MORRISTOWN, NJ 07960---4110	26	51	26		1401 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1401
77762680005	LESIEUR, CHRISTOPHER J	1512 MAINSAIL DR #6			NAPLES, FL 34114---0000	27	51	26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 17-C
73229100307	GOETTSCHE, CHARLES R	DOROTHY A GOETTSCHE	1065 BORGHESE LN #401		NAPLES, FL 34114---7910	26	51	26		401 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 401
77760440001	ZAPPOLA, JON & SUZANNE	603 1ST ST			LIVERPOOL, NY 13088---4921	27	51	26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 3-C
73229100543	SONG TR, HWE JAE	YOUNG JOO SONG TR	HWE JAE & YOUNG JOO SONG TRUST	1065 BORGHESE LN APT 601	NAPLES, FL 34114---7911	26	51	26		601 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 601
31775000485	LEWIS, DAVID A & MARY ANN	PO BOX 4306			LAFAYETTE, IN 47903---4306	26	51	26		1114 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1114
59430080007	NM MARCO SHORES LLC	225 BANYAN BLVD STE 240			NAPLES, FL 34102---5156	26	51	26		1 MARCO SHORES UNIT 1, TR B
73229101908	YOUNG, JAMES WEN	AIPING HUANG YOUNG	7 SANDFIELD ROAD	TORONTO, ON	CANADA M3B 2B5	26	51	26		1803 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1803
55625900682	NUDELMAN, TOVY & EMILYA	1552 HEMLOCK FARMS			LORDS VALLEY, PA 18428---0000	26	51	26		702 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 702
73229102101	SHARFF, BRENT & CONNIE	CHARLES--& KAREEN SHARFF	7378 N AVE		MAYNARD, IA 50655---7552	26	51	26		2001 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 2001
22670901601	FIUME, FRANK	1060 BORGHESE LN APT 1506			NAPLES, FL 34114---7880	27	51	26		1506 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1506
55625900666	TUCKER, UNDA	1050 BORGHESE LANE #701			NAPLES, FL 34114---0000	26	51	26		701 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 701
77767960005	CARDARELLA, STEVEN & JOAN	3418 MARCY RD			MADISON, WI 53704---2212	27	51	26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 50-C
55625901681	OGARA, JOHN J & THERESA A	8 ROCK RIDGE COURT			NEW FAIRFIELD, CT 06812---0000	26	51	26		1604 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1604
31775000469	MAHONEY, GAETAN & JOSEE	26 RUE DE LA CROIX			CANADA JSR 6J4	26	51	26		1113 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1113
55625902305	BALLINGER, DENNIS & CATHERINE	PO BOX 1452			DECATUR, IL 62525---1452	26	51	26		2105 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 2105
22670901627	JERKAT LLC	7503 CHESTNUT HILL DR			PROSPECT, KY 40059---9485	27	51	26		1601 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1601
56420003000	FRAUSTO-MAJER, JOAN	5373 N BOWMANVILLE AVE			CHICAGO, IL 60625---1009	27	51	26		705 MAINSAIL III A CONDOMINIUM #705
77765800002	TULLIA TR, WILLIAM J	SANDRA M TULLIA TR	16053 S ARBOR DR		PLAINFIELD, IL 60586---8020	27	51	26	A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 37-A
56420000540	CABRERA, JORGE & MIRTHA	16136 SW 66 TERRACE			MIAMI, FL 33193---0000	27	51	26		1605 MAINSAIL I A CONDOMINIUM UNIT 1605
77766160000	S M GAGLIOSTRO IRREV TRUST	7285 SCHOOL ST			AUBURN, NY 13021---0000	27	51	26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 39-B
73229101762	LANE, STEVEN A & JEANNINE M	32 STONEFIELD MEWS LANE			PITTSFORD, NY 14534---0000	26	51	26		1702 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1702
77764320004	WILSON TR, RONALD JESSE	MARCO LAND TRUST	UTD 7/13/04	623 HWY 2227	SOMERSET, KY 42503---0000	27	51	26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 27-D
22670900385	VERRA, RUDOLPH & SHARON	1060 BORGHESE LN #405			NAPLES, FL 34114---0000	27	51	26		405 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 405
77765360005	MURPHY, DAN	1528 MAINSAIL DR UNIT 11			NAPLES, FL 34114---8888	27	51	26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 34-B
22670901724	BATES, EDWARD ALAN	BONNIE BRIMMEIER	9803 BRAEWICK DR		ALLISON PARK, PA 15101---1643	27	51	26		1606 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1606
55625901144	OLIVER, JAMES J & JUDITH M	1050 BORGHESE LN #1101			NAPLES, FL 34114---0000	26	51	26		1101 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1101
56420000362	HINGSTON FAMILY TRUST	288 BORDER RD			CONCORD, MA 01742---4600	27	51	26		1512 MAINSAIL I A CONDOMINIUM UNIT 1512
77765680002	DELIA, WILLIAM A & MICHELLE C	8340 BOYKO FARM			CICERO, NY 13039---0000	27	51	26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 36-B
77760080005	STEINER TR, FREDERICK L	DOROTHY L STEINER TR	STEINER LIVING TRUST	1731 HUMMINGBIRD CT	MARCO ISLAND, FL 34145---4107	27	51	26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 1-B
24670000762	LINDA F BUTTERS FREUND TRUST	11235 LONGSHORE WAY W			NAPLES, FL 34119---0000	26	51	26		201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 13-201
69538500628	CARLISLE, GREG	1282 RIALTO WAY #201			NAPLES, FL 34114---0000	27	51	26		201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 8-201
69538500068	HILBUN TR, BEN G	BEN G HILBUN REV LIV TRUST	55 TONGA NOXIE RD		CHEROKEE VILLAGE, AR 72529---0000	27	51	26		201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 1-201
77760320008	SAFRAN, STEVE	1508 MAINSAIL DR UNIT 12			NAPLES, FL 34114---8826	27	51	26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 2-D
24670000429	SOLAN, GEORGE & BRIGITTE	600 SIMMS LANDING RD			CROWNSVILLE, MD 21032---1005	26	51	26		301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 7-301
56420000142	GERMAIN, LAURA LEE	1345 MAINSAIL DR UNIT 1412			NAPLES, FL 34114---8800	27	51	26		1412 MAINSAIL I A CONDOMINIUM UNIT 1412
31765000987	SWEENEY, LESLIE A	PO BOX 2151			SEFFNER, FL 33583---2151	27	51	26		824 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 824
77763840006	OLLMER, DIRK & RENEE	1768 GRANADA DR			MARCO ISLAND, FL 34145---6730	27	51	26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 24-D
77760680007	FINCH, JAMES K & JOYCE Z	1510 MAINSAIL DR #5			NAPLES, FL 34114---0000	27	51	26	A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 5-A
22670901821	D R & C J PELLOT LIV TRUST	4864 SHERRY LANE			FORT MYERS, FL 33908---2024	27	51	26		1705 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1705
55625900365	HOWARD FAMILY TRUST	1050 BORGHESE LN #404			NAPLES, FL 34114---0000	26	51	26		404 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 404
77769360001	MARYANN L JANSKE LIVING TRUST	1538 MAINSAIL DRIVE #7			NAPLES, FL 34114---8871	27	51	26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 59-B
31765000042	BARRON, ROBERT A & ANNA RITA	4183 NE TORCH LAKE DRIVE			CENTRAL LAKE, MI 49622---0000	27	51	26		112 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 112
73229101322	PELLEGRINO TR, GERARD R	GERARD R PELLEGRINO TRUST	1065 BORGHESE LN APT 1204		NAPLES, FL 34114---7915	26	51	26		1204 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1204
77761160005	WEISS, JANA	409 W ROCKWELL ST			FENTON, MI 48430---2082	27	51	26	A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 8-A
77768960004	AVERS, ROBERT & BARBARA	1540 MAINSAIL DRIVE #8			NAPLES, FL 34114---0000	27	51	26	D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 56-D
31775000647	SANDERS, RICKY D & KATHLEEN A	2313 ARGONNE AVENUE			SPRINGFIELD, IL 62704---0000	26	51	26		1212 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1212
56420004180	ROCKY MOUNTAIN FESTIVALS INC	409 F SOUTH WILCOX			CASTLE ROCK, CO 80104---0000	27	51	26		114 MAINSAIL IV A CONDOMINIUM #114
56420000485	MONA YOUNG FAMILY TRUST	260 FAIRWAY LAKES DR			FRANKLIN, IN 46131---8317	27	51	26		1602 MAINSAIL I A CONDOMINIUM UNIT 1602
31775001549	DENNEY, RONALD J & ROBERTA A	5634 DENNEY LN			LAWRENCEBURG, IN 47025---9414	26	51	26		1711 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1711
31775000744	ACCORDINO, KAREN	41 SILVERSIDES WAY			BALDWINVILLE, NY 13027---0000	26	51	26		1222 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1222
22670900369	CARTER, JOHN T & CORINNE E	PO BOX 73			SAINT HELEN, MI 48656---0000	27	51	26		404 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 404
69538500301	THOMAS A HARB TRUST	1264 RIALTO WAY #201			NAPLES, FL 34114---0000	27	51	26		201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 4-201
77760560004	G A HAMORI REV TRUST OF 2005	1508 MAINSAIL DR UNIT 3			NAPLES, FL 34114---8825	27	51	26	B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 4-B
69538501300	CATILLO FAMILY TRUST	1273 RIALTO WAY UNIT 101			NAPLES, FL 34114---7855	27	51	26		101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 17-101
69538500288	BUZZETTA, RON & RENEE	24 HEARTHSTONE LN			MARLTON, NJ 08053---5364	27	51	26		102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 4-102
77766440005	ZDRAVKOVIC, IVAN	6770 BEACH RESORT DRIVE	UNIT 2		NAPLES, FL 34114---0000	27	51	26	A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 41-A
77765560009	WILLIAM & MAUREEN BARTO TRUST	3351 PRIMROSE DRIVE			HUDSONVILLE, MI 49426---0000	27	51	26	C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 35-C
69538500408	SULLIVAN TR, DONALD J	1268 RIALTO WAY UNIT 202			NAPLES, FL 34114---7868	27	51	26		202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 5-202
56420000760	LAROCHELLE, MICHAEL J	JEFFREY A CARTER	1375 MAINSAIL DRIVE UNIT 1711		NAPLES, FL 34114---0000	27	51	26		1711 MAINSAIL I A CONDOMINIUM UNIT 1711

77769480004	HAZARD, DONALD E & JEAN N	30 FULLIN RD				NORWALK, CT 06851---3419	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 60-A
56420004025	MARANDINO, JAMES V	3960 OAK RD				VINELAND, NJ 08360---9223	27	51	26	101 MAINSAIL IV A CONDOMINIUM #101
56420002108	SPIGNO, CAROL	1812 WARWICK				SYLVAN LAKE, MI 48320---0000	27	51	26	1313 MAINSAIL II A CONDOMINIUM #1313
55625901885	STODDARD, DUNCAN C	ELIZABETH F STODDARD	1050 BORGHESE LN #1802			NAPLES, FL 34114---0000	26	51	26	1802 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1802
56420004562	JOAN E VAN KEULEN TRUST	% VAN DONGEN & ASSOCIATES	PO BOX 3230			GRAND RAPIDS, MI 49501---3230	27	51	26	313 MAINSAIL IV A CONDOMINIUM #313
31775000320	EDWARD H KANE REVOCABLE TRUST	8819 GAYTON RD				RICHMOND, VA 23229---6332	26	51	26	1021 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1021
73229101966	JANICE E SCHMITZ REV TRUST	1065 BORGHESE LN APT 1806				NAPLES, FL 34114---7918	26	51	26	1806 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1806
77761360009	STOYE, ELENA V	1500 MAINSAIL DRIVE #3				NAPLES, FL 34114---0000	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 9-B
56420004782	STACHLER, SCOTT M & MARY L	153 PINE STREET				CRESTON, OH 44217---0000	27	51	26	414 MAINSAIL IV A CONDOMINIUM #414
56420001905	HOFFMEISTER, GEORGE E	305 GOODLETTE ROAD S #204C				NAPLES, FL 34102---0000	27	51	26	1214 MAINSAIL II A CONDOMINIUM #1214
24670000607	WOLF, GARY J & JUDITH D	3355 OAK RIDGE TRAIL				HARBOR SPRINGS, MI 49740---0000	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 10-301
73229100501	PAIDEL, VICTOR & MARJORIE	615 DONALD ST			ESTERHAZY, SK	CANADA S0A 0X0	26	51	26	505 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 505
69538500107	GEORGE T CALLAS REV TRUST	JANE R PAVETTO REV TRUST	1382 MEDINAH DRIVE			ITASCA, IL 60143---0000	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 2-101
22670900301	TURNER, JOHN W & YVONNE M	1060 BORGHESE LANE #401				NAPLES, FL 34114---0000	27	51	26	401 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 401
77762920008	MEDENWALD ET AL, JAMES J	1516 MAINSAIL DR UNIT 9				NAPLES, FL 34114---8838	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 19-A
56420004245	TRIMINEA CAPITAL LLC	1845 SAN MARCO RD #C-203				MARCO ISLAND, FL 34145---0000	27	51	26	202 MAINSAIL IV A CONDOMINIUM #202
56420004423	MORROW EST, EVELYN	JAMES=& LYNN FELDPAUSCH	50665 REGINALD			NEW BALTIMORE, MI 48047---0000	27	51	26	301 MAINSAIL IV A CONDOMINIUM #301
	746600007 TIITF /ST OF FL	3900 COMMONWEALTH BLVD				TALLAHASSEE, FL 32399---6575	34	51	26	34 51 26 ALL 250 AC.
56420003262	JACOBSON, MARK	1285 MAINSAIL DRIVE #813				NAPLES, FL 34114---0000	27	51	26	813 MAINSAIL III A CONDOMINIUM #813
31765000204	PALMERINO, JOHN A & DENISE M	106 RILEY COVE ROAD				MALTA, NY 12020---0000	27	51	26	221 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 221
77760520002	LINDSEY, ALEXANDER F	1508 MAINSAIL DR UNIT 1				NAPLES, FL 34114---8825	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 4-A
69538501449	SUAREZ FAMILY TRUST	1003 SANTIAGO ST				CORAL GABLES, FL 33134---2586	27	51	26	202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 18-202
55625901500	PRON, MICHAEL J	1050 BORGHESE LN APT 1501				NAPLES, FL 34114---7929	26	51	26	1501 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1501
55625900242	FARACI, JAMES & ANDREA	311 WOODLAND AVE				AVON BY THE SEA, NJ 07717---0000	26	51	26	304 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 304
77765400004	LONGO, WILLIAM A & KAREN M	84 SEAFLOWER RD				MILFORD, CT 06460---5923	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 34-C
31775000508	DONOVAN, JULIE A	4870 N CR 900E				BROWNSBURG, IN 46112---0000	26	51	26	1115 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1115
73229100721	DE VITO, ANTHONY J & ELSBETH	8 OAKWOOD DR				WOODCLIFF LAKE, NJ 07677---7819	26	51	26	704 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 704
69538501481	GRANT FAMILY TRUST	3416 ANTOINE PL				ST CHARLES, IL 60175---0000	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 19-102
22670901782	INSEL, MICHAEL S	RACHEL D LEE	1060 BORGHESE LN #1703			NAPLES, FL 34114---0000	27	51	26	1704 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1703/1704
31765000864	WHITSITT, TERENCE A & KAREN S	112 FALCON RIDGE DRIVE				LE ROY, IL 61752---0000	27	51	26	813 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 813
56420002687	CIENNIK, JAMES J & MARY ANN	26136 DOVER AVE				WARREN, MI 48089---1345	27	51	26	514 MAINSAIL III A CONDOMINIUM #514
77769400000	COX, WILLIAM P & MAGGIE	989 BAL ISLE DRIVE				FORT MYERS, FL 33919---0000	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 59-C
73229101584	EGIZII, THOMAS E	3104 PANTHER CREEK DRIVE				SPRINGFIELD, IL 62711---0000	26	51	26	1505 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1505
22670901025	TINTERA, STEVEN & DEBORAH	1418 MAGNOLIA WAY				CAROL STREAM, IL 60188---0000	27	51	26	1001 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1001
24670000322	DURRENBERGER, GERALD	NANCY DURRENBERGER	1430 BORGHESE LN #101			NAPLES, FL 34114---0000	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 6-101
22670901685	MCCONNELL, MARY C & MICHAEL	1060 BORGHESE LN #1604				NAPLES, FL 34114---0000	27	51	26	1604 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1604
31775001329	JEAN M BLOMMEL LIVING TRUST	1214 EVERGREEN STREET				WEST BEND, WI 53095---0000	26	51	26	1516 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1516
22670900440	PAVLOVSKY ET AL, VLADIMIR	1060 BORGHESE LN APT 502				NAPLES, FL 34114---7875	27	51	26	502 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 502
69538501083	KENNETH R JANIS S/D OF TRUST	CAROL A JANIS DEC OF TRUST	1285 RIALTO WAY UNIT 102			NAPLES, FL 34114---0000	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 14-102
69538500864	OLTMAN, GREGORY R & CANDANCE A	1211 S GROVE AVE				BARRINGTON, IL 60010---5028	27	51	26	201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 11-201
77764200001	KRUCZKOWSKI, BRUCE & HEATHER	CRAIG RAND	9 PARK DR			PITTSFIELD, MA 01201---0000	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 27-A
56420002946	BRENDA A BARBOSA TRUST	274 CROMESETT ROAD				WAREHAM, MA 02571---0000	27	51	26	702 MAINSAIL III A CONDOMINIUM #702
73229101283	FINGER, CHARLES	1065 BORGHESE LANE #1202				NAPLES, FL 34114---0000	26	51	26	1202 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1202
777694040004	BARGET, ANNE MARIE	1540 MAINSAIL DR UNIT 3				NAPLES, FL 34114---8877	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 57-B
24670000380	POST, BRUCE	913 GRAND CYPRESS CT				CINCINNATI, OH 45245---0000	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 7-101
55625901209	JERRY & PAMELA SHERMAN	BROWN PERSONAL RES TRUST	1050 BORGHESE LN #1104			NAPLES, FL 34114---7927	26	51	26	1104 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1104
77767720009	SHAFFER, HAROLD & MARGARET L	1315 DETWILER DR				YORK, PA 17404---1109	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 49-A
73229100129	COLLINS, THOMAS M & DIANE	5831 W 126TH PL				ALSIP, IL 60803---3517	26	51	26	204 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 204
22670900123	ZINK, JEFFREY	5865 PARADISE CIRCLE				NAPLES, FL 34110---0000	27	51	26	204 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 204
56420004164	LOWELL L CARPENTER TRUST	JOANN R CARPENTER TRUST	6616 JONQUIL WAY			MAPLE GROVE, MN 55360---0000	27	51	26	113 MAINSAIL IV A CONDOMINIUM #113
24670001185	MICHAEL T HEALY LIVING TRUST	1486 BORGHESE LANE #201				NAPLES, FL 34114---0000	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 20-201
22670901164	MONOPOLY ENTERPRISES LLC	C/O LEGACY FAMILY OFFICE	23160 FASHION DR #227			ESTERO, FL 33928---0000	27	51	26	1102 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1102
55625900462	MOUSSEAU, JOHN C & DARCY M	1 DAVIS COURT				ALBANY, NY 12206---0000	26	51	26	503 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 503
22670900880	HAROLD WAYNE ROSE R/L TRUST	1060 BORGHESE LN APT 806				NAPLES, FL 34114---7877	27	51	26	806 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 806
73229101128	REED, RUSSELL	2500 FAIRWAY WINDS CT NE				ADA, MI 49301---8316	26	51	26	1006 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1006
77767280002	BRODERSON, JOHN & SANDY	1532 MAINSAIL DR APT 46-B				NAPLES, FL 34114---8863	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 46-B
24670000500	FRATE, CHARLES J & PAMELA M	305 MINER RD				HIGHLAND HTS, OH 44143---1536	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 9-101
77764720002	RYAN, FRANCIS X	1520 MAINSAIL DR UNIT 7				NAPLES, FL 34114---8843	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 30-B
56420003660	SCARPA, PHILIP & DOROTHY P	536 SPAR AVENUE				BEACHWOOD, NJ 08722---3619	27	51	26	1013 MAINSAIL III A CONDOMINIUM #1013
69538500880	SPARICIO, FRANK J & NANCY M	1294 RIALTO WAY UNIT 202				NAPLES, FL 34114---7862	27	51	26	202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 11-202
56420003547	SROWICH, PAULA A	69 MARYWOOD ROAD				DARIEN, CT 06820---0000	27	51	26	1002 MAINSAIL III A CONDOMINIUM #1002
73229100145	GONZALEZ, RAMON E & VICTORIA C	46 SILVER CHARM RD				MANALAPAN, NJ 07726---0000	26	51	26	205 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 205
69538501245	SALISBURY, HENRY W	DEBRA A KIMACK	1277 RIALTO WAY #102			NAPLES, FL 34114---0000	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 16-102
73229100828	ROSENBERG LIVING TRUST	1065 BORGHESE LN APT 803				NAPLES, FL 34114---7913	26	51	26	803 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 803
31775000304	BRAZ, CONNIE	1316 MAINSAIL DRIVE UNIT 1015				NAPLES, FL 34114---0000	26	51	26	1015 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1015
56420000922	CASHIN JR, JAMES J & ALINE T	1385 MAINSAIL DR #1804				NAPLES, FL 34114---0000	27	51	26	1804 MAINSAIL I A CONDOMINIUM UNIT 1804
56420001840	YEE, MICHAEL & ANN	65 CRANDALL DR			MARKHAM, ON	CANADA L3P 6L4	27	51	26	1211 MAINSAIL II A CONDOMINIUM #1211
77768920002	HUBERT, HELMUT J & ROSEMARIE	1540 MAINSAIL DR UNIT 6				NAPLES, FL 34114---8891	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 56-C
73229100242	KWON, TAE H & MUNJA	11 ROSE HILL RD				BRIARCLIFF MANOR, NY 10510---0000	26	51	26	304 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 304
56420001002	VANDEPUTTE, THOMAS M & KAREN C	5638 GREENWOOD ST				SHAWNEE, KS 66216---0000	27	51	26	1813 MAINSAIL I A CONDOMINIUM UNIT 1813
31775001044	DEMARCO, JOANNE M	12 SHANNON LANE				MANSFIELD, MA 02048---0000	26	51	26	1412 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1412
77763280006	FONTAINE, EDWARD A	1516 MAINSAIL DR UNIT 3				NAPLES, FL 34114---8837	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 21-B
56420002881	BOEREMA, KENNETH A & BONNIE K	1165 MAINSAIL DR #614				NAPLES, FL 34114---0000	27	51	26	614 MAINSAIL III A CONDOMINIUM #614
56420002784	BECK, JOHN	1165 MAINSAIL DR #604				NAPLES, FL 34114---8897	27	51	26	604 MAINSAIL III A CONDOMINIUM #604
31765000644	MOUSSAWEL, MAHMOUD H	14050 SW 16TH ST				MIAMI, FL 33175---7013	27	51	26	525 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 525
77768320000	STAFFORD, EDWIN R	1542 MAINSAIL DR UNIT 4				NAPLES, FL 34114---8883	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 52-D
31775000401	SULLIVAN, JOHN M & LAUREEN J	PO BOX 69				EAST WAKEFIELD, NH 03830---0069	26	51	26	1025 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1025
56420000524	KIRK, LOIS	RICHARD J MCCAIN TR	R J MCCAIN MAY 1996 REV TRUST	UTD 05/06/96	1365 MAINSAIL DR #1604	NAPLES, FL 34114---0000	27	51	26	1604 MAINSAIL I A CONDOMINIUM UNIT 1604
24670000225	KRUSE, ROBERT A & MARGARET	1422 BORGHESE LANE #201				NAPLES, FL 34114---0000	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 4-201
56420001727	SPIGNO, CIRO & DEBORAH	692 HOGARTH AVE				WATERFORD, MI 48328---4127	27	51	26	1201 MAINSAIL II A CONDOMINIUM #1201
24670000461	SOLAN, MICHELE C	1438 BORGHESE LN UNIT 201				NAPLES, FL 34114---7891	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 8-201
56420003709	KNIGHT, KEITH & SANDRA L	3552 CARROLLTON AVE				WANTAGH, NY 11793---2930	27	51	26	1015 MAINSAIL III A CONDOMINIUM #1015
31775001109	ZEILER, DANIEL M & MAUREEN P	12029 FLINT DRIVE				HOMER GLEN, IL 60491---0000	26	51	26	1415 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1415
31775000980	FINK, EDITH	1346 MAINSAIL DR UNIT 1324				NAPLES, FL 34114---7805	26	51	26	1324 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1324
69538501009	SPARANO JR, JOHN W	CHRISTINE M SPARANO	7443 OLD QUARRY LANE			BRECKSVILLE, OH 44141---0000	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 13-102

73229100462	NESVADBA, GEORGE & RUZENA	1065 BORGHESE LN APT 503				NAPLES, FL 34114---7911	26	51	26	503 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 503
73229101445	BURNS, CATHERINE M	STEVEN R RILOFF	1065 BORGHESE LN APT 1404			NAPLES, FL 34114---7915	26	51	26	1404 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1404
56420000883	STEVEN G & AMY I GERTZ TRUST	13948 WOODENS LANE				REISTERSTOWN, MD 21136---0000	27	51	26	1802 MAINSAIL I A CONDOMINIUM UNIT 1802
56420001769	SCHROEDERS, KARL & NATASCHA	MOZARTSTR 9			GEILENKIRCHEN	GERMANY D52511	27	51	26	1203 MAINSAIL II A CONDOMINIUM #1203
55625901225	LECY, THOMAS M & MARY JO	11421 BLUESTEM LN				EDEN PRAIRIE, MN 55347---4744	26	51	26	1105 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1105
56420003246	MARTEL, MALINDA CHRISTINE	1285 MAINSAIL DRIVE #812				NAPLES, FL 34114---0000	27	51	26	812 MAINSAIL III A CONDOMINIUM #812
77763680004	STONER, SUSAN H	1514 MAINSAIL DR APT 4				NAPLES, FL 34114---8835	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 23-D
31765000783	RIENECKER TR, HENRY & MARILYN	HENRY F RIENECKER REV TRUST	M A RIENECKER REVOCABLE TRUST	355 EASTWOOD DRIVE EXTENTION	PO BOX 990	CUTCHOGUE, NY 11935---0990	27	51	26	721 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 721
69538500686	CLINE, STEPHEN D	8360 CARRIAGE HILLS DRIVE				BRENTWOOD, TN 37027---0000	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 9-102
77761400008	O'NEILL, LYNETTE D	1500 MAINSAIL DR UNIT 2				NAPLES, FL 34114---8812	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 9-C
22670901326	CAMPOBASSO, VINCENT J	COLLEEN M CAMPOBASSO	PO BOX 723			STERLING, MA 01564---0723	27	51	26	1204 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1204
55625900268	JENSEN, DAVID H & KIMBERLY I	120 CEDAR LANE				HUXLEY, IA 50124---0000	26	51	26	305 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 305
55625900200	LOUTSCH, JASON J	2403 NE BELLAGIO CT				ANKENY, IA 50021---0000	26	51	26	302 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 302
55625901186	MARAKOVITS, KATHY L	4638 STEVEN LN				WALNUTPORT, PA 18088---9618	26	51	26	1103 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1103
77765080000	KING, ALEX R & KAREN S	140 W SAINT CHARLES RD				VILLA PARK, IL 60181---2428	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 32-C
69538500466	SCHAEFFER, WILLIAM & SUE	110 BIRDIE				WILLIAMSBURG, VA 23188---0000	27	51	26	201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 6-201
73229102321	SILVER RIVER PARTNERS LLC	1444 WESLEYS RUN				GLADWYNE, PA 19035---1050	26	51	26	2106 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 2106
22670900709	AYDIN, ALI & DURSUNE	720 RIVER KNOLL DRIVE				MARIETTA, GA 30067---0000	27	51	26	703 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 703
24670001127	TREMBLAY, E JEAN	JOAN TREMBLAY EST	1482 BORGHESE LN APT 201			NAPLES, FL 34114---7902	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 19-201
73229100747	PUGLIESE, JOHN & ANTOINETTE	84 WOODLAND AVE				NEW ROCHELLE, NY 10805---2014	26	51	26	705 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 705
56420004041	GOLIBER, RICHARD F	1040 STERLING RIDGE DR				RENSSELAER, NY 12144---8460	27	51	26	102 MAINSAIL IV A CONDOMINIUM #102
31775000825	HOENSTINE, RONALD S	13 SAINT ANDREWS BLVD				LIMERICK, PA 19468---4300	26	51	26	1311 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1311
22670901481	SCHROEDER, KEITH L & BEVERLY A	3522 APPLE VALLEY RD				OKEMOS, MI 48864---0000	27	51	26	1406 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1406
77762760006	REWALD, JOHN J & BARBARA	1512 MAINSAIL DR UNIT 1				NAPLES, FL 34114---7841	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 18-A
22670901342	ARCALIS INC	18528 40TH TERR SW				NAPLES, FL 34116---0000	27	51	26	1205 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1205
31775000265	FRYE FAMILY REV LIV TRUST	1316 MAINSAIL DRIVE #1013				NAPLES, FL 34114---0000	26	51	26	1013 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1013
77767120007	MCCABE EST, TERENCE P	1532 MAINSAIL DR UNIT 11				NAPLES, FL 34114---8850	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 45-B
73229100226	O'BRIEN, JOHN	1706 YATES AVE				BRONX, NY 10461---1910	26	51	26	303 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 303
69538500385	ROBERT JAMES LUDLAM TRUST	1416 WHITESPIRE CT				NAPERVILLE, IL 60565---0000	27	51	26	201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 5-201
56420004368	ZBOZIEJ JR, JOHN J	3924 HILLTOP DR				VERMILION, OH 44089---0000	27	51	26	213 MAINSAIL IV A CONDOMINIUM #213
22670901740	DAN CLAUDE COLLARDEY LIV TRUST	DINA M SCHLEIFER DEC OF TRUST	1060 BORGHESE LANE #1701			NAPLES, FL 34114---0000	27	51	26	1701 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1701
31775000087	LIOLIS TR, NICK & FARINICKI	NICK & FARINICKI LIOLIS TRUST	UTD 4/29/05	32 NORWICH ST		CONCORD, NH 03301---2216	26	51	26	914 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 914
73229101380	RENNER, GARY LEE	1065 BORGHESE LANE #1401				NAPLES, FL 34114---7915	26	51	26	1401 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1401
31775001400	JAMED LLC	1417 BLUE WATER DR				FENTON, MI 48430---1101	26	51	26	1524 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1524
77767160009	FRONCKOWIAK, JOSEPH & MAUREEN	1532 MAINSAIL DR #10				NAPLES, FL 34114---8850	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 45-C
77761120003	MUISE, BARRY	RUTH KEENE	350 MAIN STREET			BAR HARBOR, ME 04609---0000	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 7-D
56420000249	RENNER, JANET M	1355 MAINSAIL DR UNIT 1502				NAPLES, FL 34114---7802	27	51	26	1502 MAINSAIL I A CONDOMINIUM UNIT 1502
77769320009	MULLER, WILLIAM	1538 MAINSAIL DR #5				NAPLES, FL 34114---0000	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 59-A
69538501708	CURRIE, BRUCE TIMOTHY	JACQUELINE MARIE CURRIE	225-20 BURKEBROOK PL		TORONTO, ON	CANADA M4G 0A1	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 22-101
55625902101	DONALD L JOHNSON TRUST	KAVIN E JOHNSON TRUST	1050 BORGHESE LN #2001			NAPLES, FL 34114---0000	26	51	26	2001 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 2001
22670900220	HARDER, JOHN L & KATHY A	4323 BUTTERFLY ORCHID LN				NAPLES, FL 34119---0000	27	51	26	303 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 303
77766120008	SELIGSON, ZACHARY	1534 MAINSAIL DR UNIT 9				NAPLES, FL 34114---8851	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 39-A
56420000184	LUCAS, PAUL E & LAURA	519 HIGHTREE CT				BRIGHTON, MI 48116---0000	27	51	26	1414 MAINSAIL I A CONDOMINIUM UNIT 1414
31765000301	RISCHER, RAYMOND J	PATRICIA L RISCHER	163 HAMPSTEAD ST			METHUEN, MA 01844---1234	27	51	26	311 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 311
31775000964	JOYNER II, OWEN B	CANDACE M JOYNER	27071 MORA RD			BONITA SPRINGS, FL 34135---0000	26	51	26	1323 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1323
77765000006	MILITELLO, SAMUEL J	1090 BUCKINGHAM DR				CAROL STREAM, IL 60188---4315	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 32-A
73229100608	PLUTA, LAWRENCE & ANITA	1065 BORGHESE LN #604				NAPLES, FL 34114---0000	26	51	26	604 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 604
77768000003	GLEESON, CORNELIUS & ELLEN	83 MIDLAND TER				YONKERS, NY 10704---2854	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 50-D
31775000388	FOLEY, ROBERT W & LINDA R	1821 PURDIE LN				MAPLE GLEN, PA 19002---3116	26	51	26	1024 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1024
55625900161	CHEREVATY, LOUISE	3601 HIGHWAY 7 EAST #1001				CANADA L3R 0M3	26	51	26	206 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 206
55625901704	CASH, GARY W	VIVIAN L CASH	1050 BORGHESE LN #1605		MARKHAM, ON	NAPLES, FL 34114---0000	26	51	26	1605 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1605
77763560001	KUGLER, THOMAS & JOANNE	28 COONS RD				VALLEY FALLS, NY 12185---3446	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 23-A
77768560006	CHONG, CHUNG PING & MOLLY GEE	27 F BAMPFYLDE ROAD	KUCHING		SARAWAK	MALAYSIA 50450	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 54-B
55625901801	MAIORANA, MARTIN & FRANCINE	1050 BORGHESE LANE UNIT 1704				NAPLES, FL 34114---0000	26	51	26	1704 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1704
24670000788	WILLER, JAMES	1337 CREEKSIDE LN				GRAFTON, WI 53024---9589	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 13-301
24670000681	GROVER, THOMAS D & PHYLLIS M	1454 BORGHESE LN UNIT 101				NAPLES, FL 34114---7895	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 12-101
77763000008	CALLERY, FRANCIS X & MARIA M	22 HOMESTEAD VILLAGE DRIVE				WARWICK, NY 10990---0000	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 19-C
69538500783	SVEN A WASBERG TRUST	1553 BUCCANEER COURT				MARCO ISLAND, FL 34145---0000	27	51	26	201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 10-201
56420003482	MORGAN, SUSAN M	56 GANNET DR				MONTAUK, NY 11954---5109	27	51	26	914 MAINSAIL III A CONDOMINIUM #914
77768680009	ORLANDI, DOM & CLAUDIA	PO BOX 169				ESSEX JUNCTION, VT 05453---0169	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 55-A
55625900640	CAROLE D SAKS TRUST	LAWRENCE E SAKS TRUST	13121 SW 107TH AVE			MIAMI, FL 33176---0000	26	51	26	606 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 606
73229101267	ADAMS, JAMES E & LINDA A	1065 BORGHESE LN # 1201				NAPLES, FL 34114---0000	26	51	26	1201 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1201
69538500903	RIALTO HOLDINGS LAND TRUST	1298 RIALTO WAY #12-101				NAPLES, FL 34114---0000	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 12-101
24670000487	WALSH, MICHAEL C & BETTY JEAN	1438 BORGHESE LN #301				NAPLES, FL 34114---0000	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 8-301
77765640000	LESKO, JOHN M & MEGAN I	113 N 20TH ST				CAMP HILL, PA 17011---0000	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 36-A
31775000621	DUFF, JOANNA	1336 MAINSAIL DRIVE #1211				NAPLES, FL 34114---0000	26	51	26	1211 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1211
77769600004	WITTHOFF TR, CURTIS E	STACY WITTHOFF TR	1241 LILAC AVE			MARCO ISLAND, FL 34145---2535	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 60-D
73229100080	BARKER TR, MARTIN	HELEN JAYNE BARKER TR	COACH ROAD		CHICHESTER -W SU	ENGLAND P020 2BQ	26	51	26	202 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 202
31775000867	ROSS III, DONALD K	1293 JAMAICA RD				MARCO ISLAND, FL 34145---0000	26	51	26	1313 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1313
56420003220	SULLIVAN, NEIL J	1285 MAINSAIL DR UNIT 811				NAPLES, FL 34114---8894	27	51	26	811 MAINSAIL III A CONDOMINIUM #811
69538501520	GOLEMBIESKI, JOHN W	SUZANNE M GOLEMBIESKI	1263 RIALTO WAY UNIT 202			NAPLES, FL 34114---7853	27	51	26	202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 19-202
77766560008	MITCHELL JR, WALTER B	JENIFER ADAMS-MITCHELL	36187 COOKIE LN			FRANKFORD, DE 19945---3470	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 41-D
31775001060	PLANCK, KENTON E & BONNIE M	7504 FIRENZE LN				NAPLES, FL 34114---0000	26	51	26	1413 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1413
55625901403	MARINAKIS, MARKOS & MARIA	242 EAST 74TH STREET				NEW YORK, NY 10021---0000	26	51	26	1402 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1402
73229102240	KELLERMAN III, EDWARD A	KATHLEEN M KELLERMAN	132 LAKEFRONT BLVD UNIT 501			BUFFALO, NY 14202---0000	26	51	26	2102 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 2102
77763080002	BROWN, ROBERT L & CAROL D	395 GRAHAM RD				SOUTH WINDSOR, CT 06074---1411	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 20-A
22670900644	REGINELLI, PHILIP A & KAREN L	16 SMOKEY COURT				BLOOMINGTON, IL 61704---2706	27	51	26	606 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 606
55625900381	BECHTHOLD, SCOTT F & DENISE I	1050 BORGHESE LN #405				NAPLES, FL 34114---0000	26	51	26	405 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 405
55625900145	CLAPPER, MARC T & BRENDA L	PO BOX 509				BROOKSTON, IN 47923---0000	26	51	26	205 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 205
56420004669	THIMBLE, RICHARD D & MARIE F	4 YORK CT				LATHAM, NY 12110---4953	27	51	26	403 MAINSAIL IV A CONDOMINIUM #403
24670001224	B & T LLC	752 WINTERFIELD CT				BEL AIR, MD 21015---5630	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 21-101
55625900721	CLAUDIA L HALUSKA TRUST	2063 MEDINA DRIVE				WIXOM, MI 48393---1279	26	51	26	704 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 704
77766240001	SCHINAGL FLORIDA TRUST	140 SHORECREST COURT				MARCO ISLAND, FL 34145---4120	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 39-D
22670900408	DIRILTEN ET AL, MUSTAFA	1060 BORHGESE LANE #406				NAPLES, FL 34114---0000	27	51	26	406 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 406
31775000524	WILLIAM F KOVACIC REV TRUST	527 KEEPATAW DR				LEMONT, IL 60439---4356	26	51	26	1121 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1121

69538501423	KUCZMARSKI, RONALD J & MARY L	6660 BEECHWOOD DR			INDEPENDENCE, OH 44131---4633	27	51	26	201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 18-201
77762160004	DISCIPIO, MARIO & ROSITA	1504 MAINSAIL DR UNIT 7			NAPLES, FL 34114---8817	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 14-B
55625901267	A W MIKE SEIGFRIED REV TRUST	BONNIE LEE SEIGFRIED REV TRUST	1050 BORGHESE LN #1201		MARCO ISLAND, FL 34114---0000	26	51	26	1201 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1201
77762320006	JOYCE III, GEORGE HENRY	23 PHILLIPS ST			WATERTOWN, MA 02472---3916	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 15-B
77769280000	BLOMMEL, JEAN MARIE	1214 EVERGREEN ST			WEST BEND, WI 53095---0000	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 58-D
56420000980	SARANITI, KENNETH J	PATTI-ANN SARANITI	9352 RIDGEVIEW DR		MACEDONIA, OH 44056---1355	27	51	26	1812 MAINSAIL I A CONDOMINIUM UNIT 1812
77762960000	LAPORE, FRANCIS J & PEGGE A	1516 MAINSAIL DR UNIT 11			NAPLES, FL 34114---8838	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 19-B
73229102004	MCGREEVY, WILLIAM K & CAROL F	1065 BORGHESE LN APT 1902			NAPLES, FL 34114---7918	26	51	26	1902 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1902
77762400007	DARMOFAL, DAVID S & JANET L	14 MANUEL ST			FAIRHAVEN, MA 02719---4409	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 15-D
69538501407	CHUN, ANNE KING	259 BEAR CREEK ROAD		LAKEHURST, ON	CANADA K0L 1J0	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 18-102
77763160003	ANDERSON FAMILY TRUST	249 RIDGE RD			NORTH AURORA, IL 60542---9172	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 20-C
22670902202	WALTER, ANTHONY	SCOTT J WALTER	JAMES A GRAY-WALTER	1060 BORGHESE LANE #2006	NAPLES, FL 34114---7883	27	51	26	2006 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 2006
69538500343	JK MARCO PROPERTIES LLC	83 SALIERNO ROAD			TUXEDO PARK, NY 10987---0000	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 5-101
55625900404	PETERSEN, TODD & JULIE	207 RIDGEWOOD DRIVE			HUXLEY, IA 50124---0000	26	51	26	406 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 406
31765000107	WICKETS IS LLC	203 LA PENINSULA BLVD			NAPLES, FL 34113---0000	27	51	26	211 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 211
56420004724	SULLIVAN, JERRY R & GAIL H	2732 W 86TH PL			CHICAGO, IL 60652---3936	27	51	26	411 MAINSAIL IV A CONDOMINIUM #411
77760040003	SEMBLEWSKI, KRISTINE	1508 MAINSAIL DR UNIT 13			NAPLES, FL 34114---8826	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 1-A
56420004805	CROSS, JEFFREY A	208 DENT DR			NAPLES, FL 34112---5255	27	51	26	415 MAINSAIL IV A CONDOMINIUM #415
77769800006	CUTLIP, THOMAS L & WANDA G	617 SOMERSET CT			MARCO ISLAND, FL 34145---2450	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 57-C
56420004481	LOSINSKE, MICHAEL & CAROL	1272 AUTUMN HILL DRIVE			COLUMBUS, OH 43235---0000	27	51	26	304 MAINSAIL IV A CONDOMINIUM #304
73229101788	D'ANDREA, F JOSEPH	23 CREEKVIEW CIR			WEST CHESTER, PA 19382---8366	26	51	26	1703 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1703
77766200009	LEVI, THOMAS FRANKLIN & JOAN C	76 E BEL MEADOW LN			CHAGRIN FALLS, OH 44022---4220	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 39-C
31775001604	GORDON, ROBERT D & KATHY A	1378 MAINSAIL DR UNIT 1722			NAPLES, FL 34114---7845	26	51	26	1722 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1722
77767440004	SIMPSON, WALTER E & BRENDA C	8 SUSAN RD			CAPE ELIZABETH, ME 04107---2420	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 47-B
77763720003	PARSONS, GLORIA	1522 MAINSAIL DR UNIT 5			NAPLES, FL 34114---8886	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 24-A
73229101500	KOMAROWSKI, BRUCE C	JOYCE L KOMAROWSKI	1065 BORGHESE LANE UNIT 1501		NAPLES, FL 34114---0000	26	51	26	1501 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1501
77764480009	CENA, JOHN J	66 COFFIN STREET			WEST NEWBURY, MA 01985---0000	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMETNS OF MARCO BLDG 28-D
73229102127	MIROSLAVICH, JOHN G	GERALDINE A MIROSLAVICH	1065 BORGHESE LANE #2002		NAPLES, FL 34114---0000	26	51	26	2002 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 2002
22670900482	MORRIS SR, JOHN A	JOHN A MORRIS JR	TRACIE KRIEBEL	1214 E MAIN ST	CLARION, PA 16214---1212	27	51	26	504 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 504
22670901368	REINFRIED, ROBERT A & SUSAN A	1060 BORGHESE LANE #1206			NAPLES, FL 34114---0000	27	51	26	1206 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1206
56420004229	SMITH JR, WILLIAM O & MARJORIE	1025 MAINSAIL DR UNIT 201			NAPLES, FL 34114---0813	27	51	26	201 MAINSAIL IV A CONDOMINIUM #201
24670001208	NARATH 2014 FAMILY TRUST	1486 BORGHESE LN # 301			NAPLES, FL 34114---0000	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 20-301
77768720008	KELLEY, DONALD R	PO BOX 8051			BANGOR, ME 04402---8051	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 55-B
69538500660	KOVAL, DAVID	1286 RIALTO WAY UNIT 101			NAPLES, FL 34114---7864	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 9-101
24670000348	HUMPHREYS, MARSDEN J & JANET A	1430 BORGHESE LANE #201			NAPLES, FL 34114---0000	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 6-201
56420002043	NORKO, MARY E	1335 MAINSAIL DR UNIT 1305			NAPLES, FL 34114---8893	27	51	26	1305 MAINSAIL II A CONDOMINIUM #1305
56420003563	REARDON, JAMES & JEANNE	1305 MAINSAIL DR #1003			NAPLES, FL 34114---0000	27	51	26	1003 MAINSAIL III A CONDOMINIUM #1003
56420002726	GRABENSTEIN SR, JOHN M & CAROL	163 CLAY ST			MILLTOWN, NJ 08850---1407	27	51	26	601 MAINSAIL III A CONDOMINIUM #601
73229101089	DOERR, LANNY D & PAULA H	PO BOX 1513			ELKINS, WV 26241---0000	26	51	26	1004 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1004
56420000621	BULEY, LARRY & ELLEN	35 RENEE LN			NORTH HAVEN, CT 06473---3436	27	51	26	1614 MAINSAIL I A CONDOMINIUM UNIT 1614
73229100802	MARGARET M HACKETT TRUST	11236 STRATFORD RD			MOKENA, IL 60448---2009	26	51	26	802 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 802
24670001363	TORREY, STEVEN P & MARCIA L	6045 BYRAM LAKE DR			LINDEN, MI 48451---8784	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 23-201
22670900327	BARR, FRANK & JANE M	1 LIVINGSTONE RISE	GLENBRAE		UNITED KINGDOM FK1 2AE	27	51	26	402 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 402
56420003369	CRANK, JEFFREY A & BOBBI J	4691S HAYES RD			SHELBY TWP, MI 48315---0000	27	51	26	903 MAINSAIL III A CONDOMINIUM #903
56420003288	GARY R BROAD REVOCABLE TRUST	277 N BARFIELD DR			MARCO ISLAND, FL 34145---4205	27	51	26	814 MAINSAIL III A CONDOMINIUM #814
31775000809	DONAHUE, CHRISTOPHER M	SUSAN J DONAHUE	83 LONGVIEW ST		HAVERHILL, MA 01830---2846	26	51	26	1225 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1225
77761760007	BAISI, LINDA ANN	1506 MAINSAIL DR UNIT 4			NAPLES, FL 34114---8820	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 11-D
31765000709	SMITH, PETER J & LINDA M	6 LAKERIDGE SOUTH DR			ORCHARD PARK, NY 14127---3370	27	51	26	621 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 621
22670902082	AMORUSO, MICHAEL E & EVELYN	155 GREENVILLE CT			BERWYN, PA 19312---2071	27	51	26	1906 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1906
22670900741	BORYCA, DANIEL S & MARY ELLEN	CHRISTOPHER K- & PATRICIA M	6472 BOBBY JONES LN		WOODRIDGE, IL 60517---5407	27	51	26	705 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 705
77763600000	VASSALLO, KEITH J & SANDRA J	6131 KING RD		NOBLETON, ON	CANADA LG 1N0	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 23-B
77760360000	LABADIE JR, LAWRENCE J	DIANE M LABADIE	24 PRIMROSE LANE #F2		NORTH PROVIDENCE, RI 02904---0000	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 3-A
22670901546	WALCZAK, STANLEY & MARIA S	5 EDGEWOOD ROAD			GLEN COVE, NY 11542---0000	27	51	26	1503 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1503
77760640005	CAGGIANO, EDWARD & ANNA	4 CLOVERWOOD PL			ISLIP, NY 11751---4618	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 4-D
69538500521	1276 RIALTO WAY #102-7 LLC	219 WINDBROOK CT			MARCO ISLAND, FL 34145---0000	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 7-102
22670901944	GAUDREAU, CHRISTOPHER	CRISTY HOBAN GAUDREAU	829 NORWEST ROAD #815	KINGSTON, ON	CANADA K7P 2N3	27	51	26	1805 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1805
24670000047	BEYRODT, FRANK	87 LANDING LN			BAITING HOLLOW, NY 11933---1202	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 1-201
22670900084	PAULSON, RICHARD & SHARON	9101 167TH AVE NW			RAMSEY, MN 55303---5311	27	51	26	202 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 202
69538501180	GORDON B POTTER REV TRUST	1431 OAKLAND ST			SAINT CLAIR, MI 48079---5122	27	51	26	201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 15-201
77761800006	MAYER, ROBERT J & JUDITH A	12049 JOAN MARIE DR			HOMER GLEN, IL 60491---7897	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 12-A
77768240009	KENT TR, LLOYD S & PAULINE T	KENTS LIVING TRUST	DATED 12/11/00	1023 HETH PL	WINCHESTER, VA 22601---0000	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 52-B
77762000009	BLACKIE, EVA	136 AVONDALE CT		BURLINGTON, ON	CANADA L7L 2M8	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 13-B
24670000089	MARGARET A HAWES REV TRUST	1414 BORGHESE LANE UNIT #101			NAPLES, FL 34114---0000	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 2-101
77761200004	PETERECK, BEVERLY L	1321 HOWLAND DR			JOLIET, IL 60431---0000	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 8-B
31775000184	KATHLEEN M GEORGIS DEC TRUST	11901 S LAKEWOOD AVE			PALOS PARK, IL 60464---1150	26	51	26	924 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 924
69538501724	ZIEGLER, LOUIS P & JEANETTE M	6 SPRUCE LANE			OAKDALE, CT 06370---0000	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 22-102
69538500547	WOODHULL, WILLIAM S	1749 SKYLINE DRIVE			ROCHESTER, MI 48306---0000	27	51	26	201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 7-201
56420000867	HOLDSWORTH, SCOTT	1650 BEGONIA CT			MARCO ISLAND, FL 34145---5155	27	51	26	1801 MAINSAIL I A CONDOMINIUM UNIT 1801
24670000924	MACDONALD FAMILY REV TRUST	32 MOUNTAIN AVENUE			SAUGUS, MA 01906---3749	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 16-101
31775000142	TEAGUE, JOHN H & JOANN H	1901 CAMBERLEY CT			MANKIN-SABOT, VA 23103---0000	26	51	26	922 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 922
56420004504	ARNOLD, ALVIN W	2740 RIVERSIDE DR			BELOIT, WI 53511---2160	27	51	26	305 MAINSAIL IV A CONDOMINIUM #305
77761560003	LORO, JOSEPH R & DONNA V	204 LANCASHIRE PL			SCHENECTADY, NY 12309---4852	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 10-C
77763800004	GARDNER, GLORIA B	1522 MAINSAIL DR UNIT 6			NAPLES, FL 34114---8887	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 24-C
77767480006	ARATA HOLDING COMPANY LTD	9855 E 64S S			WOLCOTTVILLE, IN 46795---0000	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 47-C
77761280008	BLUM, BRIAN E	3823 TAMiami TRl E APT 214			NAPLES, FL 34112---6224	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 8-D
31775000689	QUINN, KATHLEEN	1336 MAINSAIL DR UNIT 1214			NAPLES, FL 34114---7817	26	51	26	1214 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1214
31775001484	WINKELMAN FLORIDA TRUST	N82 W16355 VALLEY VIEW DRIVE			MENOMONEE FALLS, WI 53051---0000	26	51	26	1612 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1612
56420003107	HUPPERT, J C & BEVERLY K	4995 610TH ST			ELLSWORTH, WI 54011---0000	27	51	26	715 MAINSAIL III A CONDOMINIUM #715
69538501342	MULLANEY, RUTH ANN	1273 RIALTO WAY UNIT 201			NAPLES, FL 34114---7855	27	51	26	201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 17-201
69538500440	ZEIDLER, EILEEN F	1272 RIALTO WAY APT 102			NAPLES, FL 34114---7867	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 6-102
22670901766	MAZER FAMILY I/V REV TRUST	2000 TOWERSIDE TERRACE #702			MIAMI, FL 33138---0000	27	51	26	1702 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1702
22670900042	BREKKE, BLAIR & RHEA	1060 BORGHESE LN #106			NAPLES, FL 34114---0000	27	51	26	106 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 106
55625900983	MARINO, ANTHONY	7 CELIA ST			PORT JEFF STA, NY 11776---3201	26	51	26	905 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 905
69538501164	VITTARDI, GREGORY A	9378 SCOTTSDALE DR			BROADVIEW HTS, OH 44147---2357	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 15-102
56420000582	SANSONE, JOANN	DAN KINTCHEN	3280 FAIRWAY CIRCLE		DAVIE, FL 33328---0000	27	51	26	1612 MAINSAIL I A CONDOMINIUM UNIT 1612

31775001125	HOLMES, WILLIAM R & PATRICIA M	1356 MAINSAIL DR UNIT 1421			
56420002904	KEYCAN FLORIDA TRUST	3 RUE O BRADLEY			
24670000403	LAMBERT FAMILY LIV TRUST	1434 BORGHESE LN #201			
55625901461	KIEMEL, PETER & JANET	1050 BORGHESE LN APT 1405			
24670000869	VAN SANT, RICHARD	120 N 127TH PLAZA			
73229100705	DANGELO, CHARLES	1065 BORGHESE LANE #703			
55625901047	ROBERTS, LOREN L & JUDY A	1050 BORGHESE LANE #1002			
77761480002	LOW, PENNY L	CHAD B LAMB	JASON P EDWARDS	1506 MAINSAIL DR UNIT 5	
69538500262	GUSTAFSON, ELAINE A	1264 RIALTO WAY #101			
24670000801	ANSARI, RAFAT H	51160 ERIN GLEN DR			
77763240004	DANIELS TR, JAMES R	JAMES R DANIELS TRUST	DANIELS TR, SHIRLEY	SHIRLEY DANIELS TRUST	1516 MAINSAIL DR #1
77766920004	JOSEPH M HOFFMAN & JULIE L	WILLIAMS-HOFFMAN TRUST	3 OAK BROOK CLUB DR #E208		
24670000128	DANA M CURTIS REVOCABLE TRUST	932 PILGRIM AVENUE			
69538500084	ZAIKOV, BONNIE	1252 RIALTO WAY UNIT 202			
31775001167	SCHLINGENSIEF, SUSANNE B	ROSA-BAVARESE-STR. 20			
56420003123	WELTER, LUCILLE F	1285 MAINSAIL DR UNIT 801			
55625900022	JENSEN SOUTH FL HOLDINGS LLC	120 CEDAR LN			
73229100925	AQUINO, VINCENT	VIRGINIA AQUINO	1708 YATES AVE		
24670001486	MCINTYRE, CURTIS J & LINDA G	3191 SANDY POINTE DR			
56420001581	PAGENKOPF LIVING TRUST	5310 NW 85TH ST			
56420003068	S & J A TULUMELLO REV LV TRUST	7 STUTZMAN ROAD			
31775001248	HARRIS JR, ROBERT W	KATHLEEN D HARRIS	P O BOX 107		
55625900048	MARION, MARVIN & JOAN	14587 REGATTA LANE			
56420004740	BAGLINI, DONALD	44C TERRY LN			
22670902105	AL-LAMADANI, MUHAMMAD	5601 TURTLE BAY DR APT 2101			
22670900466	STOVOLD, BARBARA IRVIN	1060 BORGHESE LN APT 503			
55625902282	FERGUSON TR, JUDITH C	JUDITH C FERGUSON REV TRUST	1 VICTORY DR STE 200		
56420000906	DUFFY-JOHNSON TR, PATRICIA	PATRICIA DUFFY-JOHNSON TRUST	1385 MAINSAIL DR UNIT 1803		
77763440008	CLARK, KENNETH	LYNN DALE	372 CENTRAL PARK W APT 6W		
55625900886	KRUSE, TORSTEN	1050 BORGHESE LN APT 806			
22670900660	DIDONATO, PETER & LINDA	1060 BORGHESE LANE #701			
24670000364	PASQUA, PAUL N & JOANNE Y	1430 BORGHESE LN UNIT 301			
22670900961	GLESMAANN, HERBERT C & MARIANNE	1060 BORGHESE LANE #904			
22670901180	BLOEMER, BERNARD W	MELISSA W BLOEMER	200 MIDDLETON COURT		
73229100844	WARD TR, MELBA	1065 BORGHESE LN APT 804			
24670000623	BORGHESE ELEVEN LLC	5126 E EARL YOUNG RD			
77762120002	COVILL, DAVID R	REBECCA M COVILL	PO BOX 1901		
69538500327	DEPTULA, BARBARA H	1264 RIALTO WAY UNIT 202			
22670902260	CERAVOLO, FRANCIS	PO BOX 2118			
56420001044	SUPPO SR, DEL M & JUDITH A	991 NORTH BARFIELD DRIVE	UNIT 406		
77766040007	KADY 2014 FAMILY TRUST	1526 MAINSAIL DR #2			
77760480003	HINKLEY, RON D & TONI L	2734 NORTH 48TH			
56420004300	JONES, JEANNE P	1025 MAINSAIL DR UNIT 205			
73229101649	VONO TR, DOROTHY M	VONO EXEMPT FAMILY TRUST	DOROTHY M VONO DEC TRUST	2303 SILVER STONE CT	
69538500589	COHEN, JODY P	1282 RIALTO WAY #101			
31775000061	HOWARD, TAMBRIA	DEVIN T LEIBERT	1308 MAINSAIL DR UNIT 913		
77765920005	OCONNOR, THOMAS & MARGARET	208 HERKIMER STREET			
73229100488	PICCINICH, MARTIN J	KATHLEEN A PICCINICH	1065 BORGHESE LN #504		
56420004261	ZBOZIEN JR ET AL, JOHN J	3924 HILLTOP DR			
77769160007	MEDEIROS, FRANK A	48 CEDAR COVE LN			
77762600001	HAY, JOHN & AFRODITE	CATHERINE HAY	PO BOX 2067		
56420004449	NOE, MARY	5 PLYMOUTH DR S			
69538500563	GOLATO, PETER A & VIRGINIA O	959 HERITAGE STREET			
56420003026	LINDBLOOM LIVING TRUST	9325 SKYHILL DR			
22670900288	ROSENAU TR, PAULETTA A	PAULETTA A ROSENAU LIV TRUST	1060 BORGHESE LN APT 306		
77761000000	EXPRESS HOME SOLUTION LLC	1819 S INLET DRIVE			
77764760004	MAXON REALTY TRUST	1520 MAINSAIL DR UNIT 6			
22670901423	RISKALLA, RIAD & NABILA	193 HUMPHREY ST			
56420001565	TANGREDI, SALVATORE & MARIA A	204 NASSAU RD			
77766480007	J & M ABRIJAN ENTERPRISES	3641 24TH AVE NE			
77765120009	PINARD SR, DENIS	1524 MAINSAIL DR #8			
56420004384	ROTHWELL FAMILY TRUST	4657 WESTHAMPTON			
31765000806	BAKER, LARRY K	450 GROVE ST			
77765720001	GAZZILLO, THOMAS & JANICE	109 LINDLEY LN			
22670901465	LOWE, ERNEST L & BARBARA L	1060 BORGHESE LN #1405			
77764240003	FANSLER III, THOMAS MAURICE	TINA LAREVA FANSLER	9366 SHOAL CREEK LANE		
24670001240	CLOUSE, GREGORY M & ANA M	65 MEADOW BROOK LN			
55625900543	HEADLEY, WINTHROP S & PATRICIA	1050 BORGHESE LN APT 601			
56420000809	MATTERA FAMILY IRREV TRUST	1375 MAINSAIL DR #1713			
56420003424	SIMS, SCOTT W & GAYE T	4103 PINEWOOD DR			
73229101461	RICE, LAWRENCE E & IRELAND	1065 BORGHESE LN APT 1405			
56420003466	WHITLOCK, JERRY & JEANNINE	6826 REDFORD CIR			
55625901364	LESKE, FRED S & ERIN R	4 MOCKINGBIRD LN			
73229101843	ALFRED D MILLER TRUST	PATRICIA A MILLER TRUST	7465 MACEDAY LAKE ROAD		
69538501740	KRAMER, GARY JOSEPH EDWARD	CYNTHIA LEE ANN KRAMER	2249 LAKESIDE DR		
56420000427	DE VRIES, EWOUT RIJK	JILL BERCE DE VRIES	1116 N COLLIER BLVD		
31765000767	SLATER, LARRY D & DARLA J	308 DURST DR NW			
24670000063	HOOVER TR, PATRICIA & MARK	PATRICIA M HOOVER TRUST NO.1	16619 THORNGATE RD		
31765000725	JENKINS, TERESA	1030 MAINSAIL DR UNIT 622			
24670000982	BONFIELD, KENNETH L & DIANNE P	1474 BORGHESE LANE #101			
69538501685	MASSA, ROBERT S	64 ALDER DRIVE			
77768520004	P & S ELECTRICAL CONTRACTORS	2535 NE 135TH ST N			
22670901562	CARL F SENICA REV TRUST	1060 BORGHESE LANE #1504			
69538501669	PETER J HOLLER REV TRUST	260 MARQUESAS CT			
77761320007	PEREZ JR, ARTURO	1500 MAINSAIL DR UNIT 1			

LUXEMBOURG

1516 MAINSAIL DR #1

MUENCHEN

200 MIDDLETON COURT

PO BOX 1901

UNIT 406

DOROTHY M VONO DEC TRUST

1308 MAINSAIL DR UNIT 913

1065 BORGHESE LN #504

PO BOX 2067

1060 BORGHESE LN APT 306

SARNIA, ON

NAPLES, FL	34114---	7825	26	51	26	1421 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1421
LUXEMBOURG	L1279		27	51	26	615 MAINSAIL III A CONDOMINIUM #615
NAPLES, FL	34114---	0000	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 7-201
NAPLES, FL	34114---	7928	26	51	26	1405 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1405
OMAHA, NE	68154---	2164	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 15-101
NAPLES, FL	34114---	0000	26	51	26	703 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 703
NAPLES, FL	34114---	0000	26	51	26	1002 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1002
NAPLES, FL	34114---	8821	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 10-A
NAPLES, FL	34114---	0000	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 4-101
GRANGER, IN	46530---	8627	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 14-101
NAPLES, FL	34114---	0000	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 21-A
OAK BROOK, IL	60523---	0000	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 44-A
BIRMINGHAM, MI	48009---	1213	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 2-301
NAPLES, FL	34114---	0000	27	51	26	202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 1-202
GERMANY	80639		26	51	26	1423 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1423
NAPLES, FL	34114---	8894	27	51	26	801 MAINSAIL III A CONDOMINIUM #801
HUXLEY, IA	50124---	0000	26	51	26	101 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 101
BRONX, NY	10461---	1910	26	51	26	902 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 902
FREEPORT, IL	61032---	2824	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 25-201
KANSAS CITY, MO	64154---	2803	27	51	26	1104 MAINSAIL II A CONDOMINIUM #1104
BOWMANSVILLE, NY	14026---	0000	27	51	26	713 MAINSAIL III A CONDOMINIUM #713
MELVIN VILLAGE, NH	03850---	0000	26	51	26	1512 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1512
NAPLES, FL	34114---	0000	26	51	26	106 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 106
CHEPACHET, RI	02814---	2159	27	51	26	412 MAINSAIL IV A CONDOMINIUM #412
NAPLES, FL	34108---	2720	27	51	26	2001 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 2001
NAPLES, FL	34114---	7875	27	51	26	503 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 503
LIBERTY, MO	64068---	1974	26	51	26	2104 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 2104
NAPLES, FL	34114---	0806	27	51	26	1803 MAINSAIL I A CONDOMINIUM UNIT 1803
NEW YORK, NY	10025---	8205	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 22-B
NAPLES, FL	34114---	7926	26	51	26	806 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 806
NAPLES, FL	34114---	0000	27	51	26	701 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 701
NAPLES, FL	34114---	7887	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 6-301
NAPLES, FL	34114---	0000	27	51	26	904 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 904
NASHVILLE, TN	37215---	0000	27	51	26	1103 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1103
NAPLES, FL	34114---	7913	26	51	26	804 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 804
BLOOMINGTON, IN	47408---	9451	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 11-101
NEW BEDFORD, MA	02741---	1901	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 14-A
NAPLES, FL	34114---	7869	27	51	26	202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 4-202
MARCO ISLAND, FL	34146---	2118	27	51	26	2106 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 2106
MARCO ISLAND, FL	34145---	0000	27	51	26	1815 MAINSAIL I A CONDOMINIUM UNIT 1815
NAPLES, FL	34114---	0000	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 38-C
LINCOLN, NE	68504---	0000	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 3-D
NAPLES, FL	34114---	7800	27	51	26	205 MAINSAIL IV A CONDOMINIUM #205
SPRINGFIELD, IL	62704---	8715	26	51	26	1602 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1602
NAPLES, FL	34114---	0000	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 8-101
NAPLES, FL	34114---	7814	26	51	26	913 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 913
NORTH BELLMORE, NY	11710---	0000	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 37-D
NAPLES, FL	34114---	0000	26	51	26	504 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 504
VERMILION, OH	44089---	0000	27	51	26	203 MAINSAIL IV A CONDOMINIUM #203
SWANSEA, MA	02777---	1408	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 58-A
CAPE MAY, NJ	08204---	0000	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 17-A
GLEN HEAD, NY	11545---	1131	27	51	26	302 MAINSAIL IV A CONDOMINIUM #302
BLACKLICK, OH	43004---	0000	27	51	26	202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 7-202
FORT WAYNE, IN	46804---	4373	27	51	26	711 MAINSAIL III A CONDOMINIUM #711
NAPLES, FL	34114---	7874	27	51	26	306 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 306
MARCO ISLAND, FL	34145---	0000	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 7-A
NAPLES, FL	34114---	8843	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 30-C
SWAMPSCOTT, MA	01907---	2564	27	51	26	1403 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1403
HUNTINGTON, NY	11743---	4341	27	51	26	1103 MAINSAIL II A CONDOMINIUM #1103
NAPLES, FL	34120---	0000	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 41-B
NAPLES, FL	34114---	0000	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 32-D
WILLIAMSBURG, VA	23188---	0000	27	51	26	214 MAINSAIL IV A CONDOMINIUM #214
WELDON, IL	61882---	4601	27	51	26	722 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 722
POTTSTOWN, PA	19465---	7567	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 36-C
NAPLES, FL	34114---	0000	27	51	26	1405 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1405
BROWNSBURG, IN	46112---	0000	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 27-B
SPRINGBORO, OH	45066---	0000	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 21-201
NAPLES, FL	34114---	7925	26	51	26	601 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 601
NAPLES, FL	34114---	8808	27	51	26	1713 MAINSAIL I A CONDOMINIUM UNIT 1713
BENTON HARBOR, MI	49022---	9430	27	51	26	911 MAINSAIL III A CONDOMINIUM #911
NAPLES, FL	34114---	7916	26	51	26	1405 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1405
TROY, MI	48085---	1202	27	51	26	913 MAINSAIL III A CONDOMINIUM #913
CRANBURY, NJ	08512---	2118	26	51	26	1206 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1206
WATERFORD, MI	48329---	0000	26	51	26	1706 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1706
CANADA	N7T 7H4		27	51	26	201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 22-201
MARCO ISLAND, FL	34145---	0000	27	51	26	1515 MAINSAIL I A CONDOMINIUM UNIT 1515
WARREN, OH	44483---	1106	27	51	26	712 FAIRWAYS I AT MARCO

56420002140	DEMATTEO, ANTHONY F	44 BUD BROWNING CIR			
73229100420	MORSE SR, FRANK DANIEL	MARIA GALATRO MORSE	1065 BORGHESE LN APT 501		
31765000602	SCHLEIFER II, DONALD M	1024 MAINSAIL DR #523			
55625900307	ZIRINSKY, ROBERT L	GERALDINE A ZIRINSKY	107 N VASSAR DR		
22670902040	WILLIAM R RUTSTEIN REV TRUST	PAULA K MCDOUGALL REV TRUST	408 PARKERS LAKE ROAD #306		
56420002962	GAE BORLAND REVOCABLE TRUST	1175 MAINSAIL DR #703			
22670902163	HUEMER, HANS & KARIN J	1060 BORGHESE LANE #2004			
73229100886	WOJCINSKI, ROBERT F & NANCY A	7201 BLACKBURN AVE			
73229101403	ROBIN LENOACH GRAMS TRUST	1201 SOUTH PRAIRIE AVE #3205			
31775000362	EVANS, ROBERT CHARLES	ALLISON PEARL EVANS	1316 MAINSAIL DR UNIT 1023		
22670900589	COLAVITA, LOUCKY J	J DAVID RHOADS	JOHN F HORGAN	2062 WEBER RD	
73229101746	LEONARD G ANGERAME LIV TRUST	PO BOX 6163			
56420004407	DUVA, ELISE	317 HALF MOON BAY DR			
77765040008	RIZZUTI JR, JOSEPH R	MARIA GRACI RIZZUTI	475 JUNIPER LANE		
31775000168	COLE, BARRY	ADELEID COLE	WATERFIELD HOUSE	HIGH CROSS	SUSSEX
55625902062	SALLSTROM, KEVIN E & SUSAN F	58905 STATE HIGHWAY 19			
31775000883	JOHNSON, WESLEY D & SUSAN	52145 WINDING WATERS LN			
73229102020	CAULFIELD, LISA	55 DANIEL AVE			
73229101623	VISO, ROBERT C & MARY E	1065 BORGHESE LN #1601			
55625902185	MCNAMER, MARTIN J	NANCY A COMER MCNAMER	1800 MANSON ROAD		
31775001280	ARNOLD, SUSANNE F	PHILIP J PANOS	1366 MAINSAIL DRIVE #1514		
56420003181	CIONE, MARK A	5748 S SUNSET AVENUE			
77765960007	NOWOSIELSKI, GREGORY A	ANGELA NOWOSIELSKI	6464 HOLDEN AVENUE		
73229100284	306 SERANO LAND TRUST	20W301 BELMONT PL			
31775000786	GEORGE DIMAURO REVOCABLE TRUST	411 29TH ST NW			
56420002548	SULLIVAN, WILLIAM J & PATSY J	15813 SOUTH KENWOOD STREET			
77768360002	TEIWES, HARRY A & MARGARET MAY	2200 STIRRUP LN			
73229101487	BOYD, DARCY	1065 BORGHESE LANE #1406			
77769120005	HENRY, CONRAD & LAVERNE	58 WEST PHILLIPS AVE			
55625901584	BAILEY, JEFFREY B	SUE HENDRICKS BAILEY	111 MONUMENT CIR SUITE 2700		
22670901520	JOHN G FALCONE JR REV TRUST	LISA E FALCONE REV TRUST	25 PLYMOUTH STREET		
22670901384	WEINMANN, JAMES R	700 ADAMS AVE			
69538500482	GRIMWOOD, NEIL S & JULIE	8 KINGS PATH			
56420003042	KEELEN, PETER C	1175 MAINSAIL DR APT 712			
77769200006	NEAL, MARK F & PATRICIA J	6418 PEMBROOK DR			
77768160008	MIKULECKY, THOMAS & TERESA	33417 RIDGE LANE			
56420000825	HALLER, HENRY C & MARYANNE D	631 SARATOGA DR			
31765000084	CARMENZA FLOREZ REV TRUST	JORGE W URES REV TRUST	1000 MAINSAIL DR #122		
31775001581	AMELIA G ENNIS TRUST EST	PO BOX 2260			
31765000424	NERON, MARC	CAROLE NERON	JEAN FRANCOIS NERON	6 BAYARD AVE	CANDIAC, QC
77766520006	GRIMSHAW, GARY D	5753 HIGHWAY 85 N #3389			
55625901746	BARRY, JAMES R & SUBHA V	39 GRASMERE WAY			
56420001921	SZEDELYI, DENISE M DONNELLY -	1325 MAINSAIL DR UNIT 1215			
55625902143	CLARK, BARRY E & NORINE G	3790 BIRKDALE DRIVE			
77767600006	WALTHOUR, MATTHEW E	1544 MAINSAIL DR UNIT 11			
77768120006	NEEDHAM, THOMAS D & JANE A	2829 OLD POND COVE			
56420000168	WASBERG TR, SVEN A	S A WASBERG TRUST UTD 6/26/03	1553 BUCCANEER CT		
31770000105	FAIRWAYS AT MARCO SHORES	COMMONS ASSOCIATION INC	303 FILLMORE ST		
73229101568	MIGUEL, JOHN M & MARIA L	9 DOWNING DR			
31775000605	MILLS JR, ROBERT	KAREN CARTER MILLS	3 POLE BRIDGE RD		
69538500220	PEERY, THOMAS H	1260 RIALTO WAY UNIT 201			
55625901306	WAGNER, ROY A & JUDITH	970 CAPE MARCO DR #2202			
56420002603	FLORKA, DORIS J & STANLEY J	16422 WOODSTREAM DR			
56420004708	ZALEWSKI, JODI D	21482 LONG GROVE RD			
69538500709	LOLA R MONSON REV TRUST	1141 THATCHER AVE			
31775000841	WILLIAMS, JAMES G & PATRICIA J	19451 SW 94TH ST			
73229100624	FRITZ, ROSEMARIE A	1065 BORGHESE LN #605			
22670901449	GAYNER, STEPHEN HERSH	LESLIE ANN GAYNER	1060 BORGHESE LN #1404		
77762080003	ADAMS, KENNETH R	1502 MAINSAIL DR UNIT 4			
69538500806	ROSA SARACENO REVOCABLE TRUST	665 MOUNT KEMBLE AVE			
73229100381	AQUILINA, RONALD A & ROSEANNE	14 ROBERT CRES			
22670900848	MOBERLY, IMMY	2200 UTICA PIKE APT 11			
31765000505	SANTANA, JOSUE M	MAYRA L SANTANA	2535 NE 135TH ST		
31775000100	AMMERMAN, JACKIE L	1308 MAINSAIL DR UNIT 915			
24670000445	MCCANN, CAROL	1438 BORGHESE LN #101			
77762560002	GREELISH TR, JOSEPH P	D L GREELISH BYPASS TRUST	1512 MAINSAIL DR #12		
77760880001	GAITA, ANTHONY J & LINDA S	4 SPENSER CT			
73229100268	BALL, ROBERT R & ROBIN L	10 WOODSIDE DRIVE			
77768840001	R L & R P KACZMAREK TRUST	6728 NORTH RIVER ROAD			
77768200007	RUFF, ELSON L	1542 MAINSAIL DR UNIT 1			
56420000841	FALCONE EST, HANNIBAL J	1375 MAINSAIL DR UNIT 1715			
31765000822	HUMBERT, LACEY CARLYN	LORINDA CAROL PASSINI	1748 PIEDMONT COURT		
24670001169	BONE, RICHARD ANTHONY	JACQUELIN M BONE	69 SCENIC OAK DRIVE		
55625900624	HOLLOWAY, JOSEPH W & PAMELA R	1050 BORGHESE LN APT 605			
56420001824	WALING SR, PAUL J	601 WINWOOD CIR			
31775001426	CAPARO, CHARLES D & DIANE M	1500 BOYER BLVD			
31765000220	HARIZANOVA, MARIYA	1006 MAINSAIL DRIVE #222			
24670001321	HANSELL, RONALD L & KIMBERLY A	1494 BORGHESE LANE #301			
69538501643	DONOVAN, JULIE ANNE	4870 NCR 900 E			
31765000327	LEFEBVRE, JEAN D	1012 MAINSAIL DR UNIT 312			
77760200005	BARBOUR, RICHARD M	1508 MAINSAIL DR UNIT 9			
55625901487	CHANDRA F AQUILINA REV TRUST	39 LITTLE WOLF ROAD			
73229101827	BRANDING, JOHN A & CELESTE E	10631 WILDWOOD DR			
56420000061	SULLIVAN, JOHN	AMY SULLIVAN	5880 VIRGINIA AVE		
73229100585	MARCHI ET AL, NORA	806 CLARENCE STREET			WOODBIDGE, ON

S KINGSTOWN, RI	02879----	4543	27	51	26	1315 MAINSAIL II A CONDOMINIUM #1315
NAPLES, FL	34114---	7911	26	51	26	501 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 501
NAPLES, FL	34114---	0000	27	51	26	523 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 523
QUAKERTOWN, PA	18951---	2270	26	51	26	401 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 401
WAYZATA, MN	55391---	0000	27	51	26	1904 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1904
NAPLES, FL	34114---	0000	27	51	26	703 MAINSAIL III A CONDOMINIUM #703
NAPLES, FL	34114---	0000	27	51	26	2004 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 2004
DOWNERS GROVE, IL	60516---	3923	26	51	26	806 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 806
CHICAGO, IL	60605---	0000	26	51	26	1402 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1402
NAPLES, FL	34114---	0000	26	51	26	1023 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1023
LANSDALE, PA	19446---	0000	27	51	26	603 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 603
ALBANY, NY	12206---	0000	26	51	26	1701 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1701
CROTON ON HUDSON, NY	10520---	3102	27	51	26	215 MAINSAIL IV A CONDOMINIUM #215
CHESHIRE, CT	06410---	0000	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 32-B
ENGLAND	TN6 3QE		26	51	26	923 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 923
WINTHROP, MN	55396---	2213	26	51	26	1905 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1905
ELKHART, IN	46514---	5723	26	51	26	1314 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1314
RUTHERFORD, NJ	07070---	2704	26	51	26	1903 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1903
NAPLES, FL	34114---	7916	26	51	26	1601 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1601
DUBUQUE, IA	52003---	0000	26	51	26	2005 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 2005
NAPLES, FL	34114---	0000	26	51	26	1514 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1514
LA GRANGE, IL	60525---	0000	27	51	26	804 MAINSAIL III A CONDOMINIUM #804
INDIAN RIVER, MI	49749---	9219	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 38-A
ADDISON, IL	60101---	1943	26	51	26	306 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 306
NAPLES, FL	34120---	1723	26	51	26	1224 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1224
OLATHE, KS	66062---	0000	27	51	26	502 MAINSAIL III A CONDOMINIUM #502
WHEATON, IL	60189---	8955	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 53-A
NAPLES, FL	34114---	0000	26	51	26	1406 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1406
MILAN, MI	48160---	0000	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 57-D
INDIANAPOLIS, IN	46204---	0000	26	51	26	1505 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1505
MONTCLAIR, NJ	07042---	2607	27	51	26	1502 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1502
HARVEY, ND	58341---	1623	27	51	26	1401 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1401
HOPEWELL, NJ	08525---	0000	27	51	26	202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 6-202
NAPLES, FL	34114---	8870	27	51	26	712 MAINSAIL III A CONDOMINIUM #712
WESTLAND, MI	48185---	7759	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 58-B
BURLINGTON, WI	53105---	0000	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 51-D
AVON LAKE, OH	44012---	0000	27	51	26	1714 MAINSAIL I A CONDOMINIUM UNIT 1714
NAPLES, FL	34114---	0000	27	51	26	122 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 122
HIGHLANDS, NC	28741---	2260	26	51	26	1721 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1721
CANADA	J5R 2C4		27	51	26	421 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 421
CRESTVIEW, FL	32536---	0000	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 41-C
PRINCETON, NJ	08540---	7548	26	51	26	1701 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1701
NAPLES, FL	34114---	0810	27	51	26	1215 MAINSAIL II A CONDOMINIUM #1215
CARMEL, IN	46033---	0000	26	51	26	2003 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 2003
NAPLES, FL	34114---	8868	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 48-B
FORT WAYNE, IN	46815---	0000	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 51-C
MARCO ISLAND, FL	34145---	4136	27	51	26	1413 MAINSAIL I A CONDOMINIUM UNIT 1413
NAPLES, FL	34104---	3835	27	51	26	1 FAIRWAYS II AT MARCO SHORES TRACT "U1"
NORTON, MA	02766---	2558	26	51	26	1504 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1504
SANDY HOOK, CT	06482---	0000	26	51	26	1125 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1125
NAPLES, FL	34114---	7870	27	51	26	201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 3-201
MARCO ISLAND, FL	34145---	0000	26	51	26	1203 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1203
CLINTON TOWNSHIP, MI	48038---	4193	27	51	26	505 MAINSAIL III A CONDOMINIUM #505
KILDEER, IL	60047---	8691	27	51	26	405 MAINSAIL IV A CONDOMINIUM #405
RIVER FOREST, IL	60305---	1332	27	51	26	201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 9-201
DUNNELLON, FL	34432---	2719	26	51	26	1312 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1312
NAPLES, FL	34114---	0000	26	51	26	605 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 605
NAPLES, FL	34114---	0000	27	51	26	1404 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 1404
NAPLES, FL	34114---	8816	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 13-D
MORRISTOWN, NJ	07960---	6766	27	51	26	202 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 10-202
STONY BROOK, NY	11790---	3204	26	51	26	405 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 405
JEFFERSONVILLE, IN	47130---	5083	27	51	26	804 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 804
NORTH MIAMI, FL	33181---	0000	27	51	26	513 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 513
NAPLES, FL	34114---	7814	26	51	26	915 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 915
NAPLES, FL	34114---	0000	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 8-101
NAPLES, FL	34114---	8832	27	51	26 D	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 16-D
BRICK, NJ	08724---	0000	27	51	26 B	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 6-B
MOUNT VERNON, OH	43050---	0000	26	51	26	305 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 305
FREELAND, MI	48623---	0000	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 56-A
NAPLES, FL	34114---	8883	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 52-A
NAPLES, FL	34114---	8808	27	51	26	1715 MAINSAIL I A CONDOMINIUM UNIT 1715
MARCO ISLAND, FL	34145---	0000	27	51	26	811 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 811
BLOOMFIELD HILLS, MI	48304---	0000	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 20-101
NAPLES, FL	34114---	7932	26	51	26	605 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 605
WALLED LAKE, MI	48390---	3579	27	51	26	1206 MAINSAIL II A CONDOMINIUM #1206
PLYMOUTH MEETING, PA	19462---	0000	26	51	26	1525 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1525
NAPLES, FL	34114---	0000	27	51	26	222 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 222
NAPLES, FL	34114---	0000	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 22-301
BROWNSBURG, IN	46112---	0000	27	51	26	102 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 21-102
NAPLES, FL	34114---	7818	27	51	26	312 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 312
NAPLES, FL	34114---	7840	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 2-A
SUMMIT, NJ	07901---	0000	26	51	26	1406 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1406
PALOS PARK, IL	60464---	1582	26	51	26	1705 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 1705
CLARENDON HILLS, IL	60514---	1708	27	51	26	1403 MAINSAIL I A CONDOMINIUM UNIT 1403
CANADA	L4L 8V2		26	51	26	603 SERANO AT HAMMOCK BAY A CONDOM

69538500945	G AND W LLC	314 2ND ST SW		
69538500424	CALVIN, DENNNIS B	KATHRYN CALVIN	1029 RIO DR	
22670900822	BYRNES TR, KATHLEEN	MONICA HARGIS TR	4780 HAMILTON RD	
22670900343	LYNCH, DANIEL J & JOAN E	1174 SHENANDOAH COURT		
48900001462	TROPIC SCHOONER CONDOMINIUM	APARTNMENTS OF MARCO IN	C/O ALLIANCE MGMT	3806 EXCHANGE AVE
24670000704	G & M J ROCHE LIV TRUST	PO BOX 2537		
31765000521	SCHRYVERS, MARILYN	5315 HAWKESBURY WAY		
77768440003	BAASCH, KEITH E	1536 MAINSAIL DR UNIT 6		
55625900789	JAMES J WERWIE & CHARLENE M	GRIMES REV LIV TRUST	1050 BORGHESE LANE #801	
31775000922	MOORE TR, JOSEPH A & ARLENE L	ALM TRUST	UTD 1/7/00	1346 MAINSAIL DR UNIT 1321
24670000720	GRAFF, CAROL A	1640 SPIKE CT		
56420004203	BALOCKI, RUDOLPH J	%BARBARA M DOWNEY	1445 PARK AVE	
55625900585	CAROLE D SAKS REV TRUST	13121 S W 107TH AVENUE		
56420004465	SKOTNY, SYLVIA	1035 MAINSAIL DR UNIT 303		
77767080008	DAVIS, ROBERT ALLEN	VICTORIA SUE DAVIS	6362 RED OAK DR	
55625901720	DELMAN, ELLIOTT J & MEREDITH A	1050 BORGHESE LN #1606		
77763480000	PETERSON, DEAN	1514 MAINSAIL DRIVE UNIT 6		
56420000443	MICHAEL KEELER & SHERRY HAYDEN	FAMILY TRUST	813 MAXINE ST	
22670900945	VALENTE, ENIO & MARY	690 OLD MEDFORD AVE		
31775001028	ROYAEL, EDWARD & EILEEN	4 COLUMBUS COURT		
24670000021	DUFFIN, GENE R & ANNA K	832 FOXBRIAR LN		
56420001989	D MERLE WETZEL & JANET M	WETZEL 2016 REV TRUST	205 CRESTMONT DRIVE	
24670001266	DUDLEY LIV TRUST	2851 ARROWOOD CT		
24670000306	MCCORMICK, KEVIN JAMES	MARTHA JANE MCCORMICK	1426 BORGHESE LN #301	
55625900828	JOSEPH J PRISCHAK IRREV TRUST	4370 ASBURY RD		
56420002085	QUINN, DENNIS & ETHEL	1335 MAINSAIL DR #1312		
55625900705	ERNST, THOMAS G & GAIL A	3 BRIAR HILL CT		
24670001347	SUSAN H DUFFORD REV TRUST	Z E PELICAN ST		
31775000728	EHLEN, EDWARD R	THOMAS EHLEN	616 CRESCENT ST	
77761960001	DEANNA LIVING TRUST	11 3RD ST		
73229100200	MURRAY, STEVEN O & REBECCA S	4501 N WHEELING AVENUE	7A 307	
22670900725	COLES, JOHN J	2418 TRACI DRIVE		

INDEPENDENCE, IA	50644---	2511	27	51	26	201 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 12-201
GRAND BLANC, MI	48439---	0000	27	51	26	101 RIALTO AT HAMMOCK BAY A CONDOMINIUM BLDG 6-101
MEDINA, OH	44256---	0000	27	51	26	803 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 803
MARCO ISLAND, FL	34145---	0000	27	51	26	403 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 403
NAPLES, FL	34104---	3778	27	51	26	1 HAMMOCK BAY TRACT S
DUXBURY, MA	02331---	2537	26	51	26	201 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 12-201
NAPLES, FL	34119---	0000	27	51	26	514 FAIRWAYS I AT MARCO SHORES A CONDOMINIUM UNIT 514
NAPLES, FL	34114---	8876	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 53-C
NAPLES, FL	34114---	0000	26	51	26	801 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 801
NAPLES, FL	34114---	7805	26	51	26	1321 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1321
CANFIELD, OH	44406---	8311	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 12-301
RIVER FOREST, IL	60305---	0000	27	51	26	115 MAINSAIL IV A CONDOMINIUM #115
MIAMI, FL	33178---	0000	26	51	26	603 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 603
NAPLES, FL	34114---	7823	27	51	26	303 MAINSAIL IV A CONDOMINIUM #303
AVON, IN	46123---	9459	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 45-A
NAPLES, FL	34114---	0000	26	51	26	1606 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 1606
NAPLES, FL	34114---	0000	27	51	26 C	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 22-C
FLINT, MI	48503---	5317	27	51	26	1516 MAINSAIL I A CONDOMINIUM UNIT 1516
MEDFORD, NY	11763---	3520	27	51	26	903 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 903
PUTNAM VALLEY, NY	10579---	0000	26	51	26	1411 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1411
GOSHEN, IN	46526---	0000	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 1-101
SHIPPENVILLE, PA	16254---	4009	27	51	26	1302 MAINSAIL II A CONDOMINIUM #1302
ROCHESTER HILLS, MI	48309---	1372	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 21-301
NAPLES, FL	34114---	0000	26	51	26	301 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 5-301
ERIE, PA	16506---	3624	26	51	26	803 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 803
NAPLES, FL	34114---	8893	27	51	26	1312 MAINSAIL II A CONDOMINIUM #1312
BELLE MEAD, NJ	08502---	4911	26	51	26	703 LESINA AT HAMMOCK BAY A CONDOMINIUM UNIT 703
NAPLES, FL	34113---	0000	26	51	26	101 BORGHESE AT HAMMOCK BAY A CONDOMINIUM BLDG 23-101
MARCO ISLAND, FL	34145---	1910	26	51	26	1221 FAIRWAYS II AT MARCO SHORES A CONDOMINIUM UNIT 1221
MATTEPOISETT, MA	02739---	0000	27	51	26 A	TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO BLDG 13-A
MUNCIE, IN	47304---	0000	26	51	26	302 SERANO AT HAMMOCK BAY A CONDOMINIUM UNIT 302
PITTSBURGH, PA	15237---	1600	27	51	26	704 AVERSANA AT HAMMOCK BAY A CONDOMINIUM UNIT 704

**NEIGHBORHOOD INFORMATION MEETING**  
**Petition PL20170001345, Marco Shores Golf Course Community Planned**  
**Unit Development (PUD)**

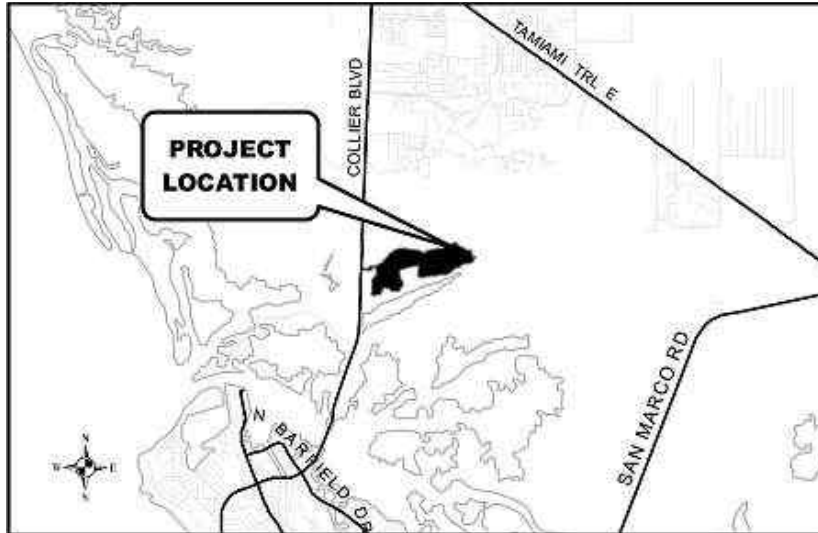
The public is invited to attend a neighborhood meeting held by D. Wayne Arnold, AICP, of Q. Grady Minor and Associates, P.A., representing NM Marco Shores, LLC on:

**Tuesday, September 19, 2017, 5:30 pm**

**At**

**Marco Island Library, Rose Hall, 210 S. Heathwood Drive, Marco Island, FL 34145**

The subject property is comprised of approximately 5.57± acres, located on the north side of Mainsail Drive in Section 26, Township 51 South, Range 26 East, Collier County, Florida.



NM Marco Shores, LLC is asking the County to approve this application, which proposes to amend the previously approved PUD and PUD Master Plan to permit group housing units for seniors to be developed on their property. The amendment re-designates this parcel as Two A in the PUD and will continue to allow residential uses in addition to the proposed group housing for seniors option. Building heights for Parcel Two A will permit buildings 4 stories above the required flood elevation or 1 level of parking. A deviation is proposed to permit an increase in the allowable FAR (Floor Area Ratio) from 0.45 to 0.6 for the proposed group housing for seniors use.

Business and property owners, residents and visitors are welcome to attend the presentation. The Neighborhood Information Meeting is for informational purposes only, it is not a public hearing. Project information is posted online at [www.gradymenor.com/planning](http://www.gradymenor.com/planning). If you have questions or comments, they can be directed by mail, phone, fax or e-mail to:

Sharon Umpenhour, Senior Planning Technician  
 Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134  
 Phone: 239.947.1144 Fax: 239.947.0375 [sumpenhour@gradymenor.com](mailto:sumpenhour@gradymenor.com)

August 30, 2017

ND-1732098

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NEIGHBORHOOD INFORMATION MEETING  
PETITION NUMBER PL20170001345, MARCO SHORES GOLF COURSE COMMUNITY PUD  
SEPTEMBER 19, 2017

NAME: ERIC JOHNSON EMAIL: ERICJOHNSON@collier.gov.net  
ADDRESS: 2800 Horseshoe PHONE: 239-252-2931

NAME: KURT WAMBACH EMAIL: FIRSTBASALT-KW@PRODIGY.NET  
ADDRESS: 1502 BARGHUSA UNIT 301 PHONE: 732-266-5054  
NAPLES, FL 34114

NAME: \_\_\_\_\_ EMAIL: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

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TRANSCRIPT OF THE  
NEIGHBORHOOD INFORMATION MEETING  
FOR MARCO SHORES PUD  
SEPTEMBER 19, 2017

Appearances:

WAYNE ARNOLD

ERIC JOHNSON

SHARON UMPENHOUR

MR. ARNOLD: Well, hello, everybody. I'm Wayne Arnold with Grady Minor, and this is Sharon Umpenhour from Grady Minor. Eric Johnson is from Collier County in the back and is taking notes.

And we're here representing the Marco Shores Country Club PUD. We're trying to do a PUD amendment to add senior housing as an option on a five and a half acre tract in the PUD.

I handed out some information regarding the project. You have the proposed changes in strike-through, underlined format. There's a proposed master plan, and then a couple of exhibits that are location exhibits.

Eric, if you would like them, I've got copies.

MR. JOHNSON: Sure.

MR. ARNOLD: Oh, Sharon's got them right next to her. I brought them over here.

So the Marco Shores PUD has been around for a long time. And, obviously, you all are residents of that PUD. It includes the Hammock Bay project and all the other condominium units on Mainsail Drive. And until last year, the county's airport and the Marco airport took itself out of this PUD and kept its own. It's a public use, I think is what they rezoned themselves to for the airport

property.

So this piece of property on the exhibit is just west of the utility plant that's being abandoned by Marco Island Utilities. And it's currently designated residential on the PUD master plan.

And if you note on there, we're redesignating the tract as tract 2A. And we did that so we can establish our own development standards for that tract because there's already another residential tract as part of the project.

So ours will be 2A. So there's our -- a 2 is this finger down here that goes into the golf course. And then the 2A will be ours that's next to the utility plant.

So what we're proposing to do is add senior housing. And it's called group housing for seniors. And it's going to allow the full gamut of potential senior housing uses. So it could be anything from just independent living units, like a lot of those we've seen develop in the community, where they're not giving a great level of care, but they are providing an aging-in-place opportunity, but you have to be at least 55 to live there. And, in reality, most of the time, their typical

residents end up being in their mid-70s and later by the time people make that decision, that's the kind of living they need.

But we've also made provisions for continuing care retirement communities, assisted living or even memory care facilities. It seems like the memory care component is different. It's one of the options that we have.

And like I said before we started the meeting, the developer's entitled to 100 multifamily units on the site today. And it seems like, you know, people knock on his door and every other time somebody says, hey, are you allowed to have a senior housing project here, and he has to say no.

So he's proposing to go through the process to obtain that zoning entitlement for it. We don't have architectural plans. I mean, there's not an imminent project here. So this is really just to allow, as a zoning opportunity, for them to develop that type of use.

UNIDENTIFIED MALE VOICE: So it's just for rezoning?

MR. ARNOLD: Correct. And one of the changes that we're making, in addition to setting up this parcel 2A with development standards, we are

changing the proposed height for buildings located there. Right now, they're three stories over one level of parking. And what, are we going to four over one level of parking, Sharon? Is that what we're proposing? I haven't run -- I don't want to look at that wrong.

UNIDENTIFIED FEMALE VOICE: Is this the same information that you had available on the website?

MS. UMPENHOUR: Yes.

MR. ARNOLD: It should be.

MS. UMPENHOUR: Zoned height, 58 feet.

MR. ARNOLD: One of the things -- we've got one comment back --

MS. UMPENHOUR: Actual height, 72.

MR. ARNOLD: -- from the county, and even though the PUD says your height is three stories over one level of parking, now they want us to convert that to a real number. That's why you see it expressed differently than if you follow the initial submittal.

So our client has been involved in a number of projects. And as I mentioned, he's a former WCI person. So, you know, we believe a four-story building over parking could have a top height of 72 feet. So that's the maximum height we asked for.

And then you'll see we've also structured with some development standards setbacks and things like that for the buildings, but the good -- to me, the good news for this site, unlike many that we deal with, there's no immediate neighbor, residential neighbor across the street or across the waterway.

And we did a traffic analysis and the PUD would allow 240 senior housing units, which is a direct conversion from the 100 multifamily units, traffic conversion. So it's net neutral with regard to traffic.

That seems to be an issue for, you know, everybody in the community, and especially people along Collier Boulevard. And so it's a net neutral proposal.

UNIDENTIFIED FEMALE VOICE: Is the plan to take the abandoned utility site as well and absorb it into this tract?

MR. ARNOLD: No. We're making no changes to that. I talked to a gentleman -- I got a call a few weeks ago from a gentleman who said he's helping Marco Island Utilities assess their potential, and he wanted to talk to our client to find out if there was any interest in doing this. I said well, we're in for an amendment. We would

have to start over, essentially, to do that, but it's not unheard of.

But he said they didn't really know what they're doing with the utility at this point.

UNIDENTIFIED FEMALE VOICE: Okay.

UNIDENTIFIED MALE VOICE: Closing it down?

MR. ARNOLD: They are. Apparently, part of it has already been phased out, and the balance of it is going away fairly soon.

UNIDENTIFIED MALE VOICE: The water treatment facility?

MR. ARNOLD: It's water and sewer.

UNIDENTIFIED MALE VOICE: Water and sewer.

MR. ARNOLD: Uh-huh. So that's kind of it in a nutshell. And those are the proposed changes.

And if -- you all are, I'm sure, e-mail accessible.

UNIDENTIFIED MALE VOICE: Right.

MR. ARNOLD: We can certainly e-mail you any proposed new changes or the county has, you know, a pretty good website, and we're putting all of these documents on our Grady Minor website as well.

UNIDENTIFIED FEMALE VOICE: I did see them. That's where I saw them, on your website.

MR. ARNOLD: So, hopefully, that was easy to

use. That's kind of new. I mean, these meetings, for us, I mean, we've done well over 100 of them now, maybe more, I don't know, but some of the meetings, you know, we send out -- we have -- we do legal notices, and then you have to post signage, and then you have to do -- arrange for space and sometimes we have two people, sometimes we have no people, sometimes we have 700 people.

UNIDENTIFIED MALE VOICE: Depending on --

UNIDENTIFIED FEMALE VOICE: All depending on how hot it is.

MR. ARNOLD: Right. Exactly. So we've run the gamut.

But, anyway, I'll be happy to answer any other questions that you all may have. I appreciate you taking the time --

UNIDENTIFIED MALE VOICE: That sewer treatment, so that is not through the facilities in this PUD at all. It's just for Marco?

MR. ARNOLD: No. It's whoever is served by Marco Island Utilities. And I think the water, I believe, is now served by Collier County Utilities, which is why I think that part has been taken off line. And I don't know exactly what's happening with the sewer, but I thought there was going to be

like an interlocal with the county to take over the sewer services as well.

I can get you an answer and certainly e-mail you that answer.

UNIDENTIFIED MALE VOICE: Yeah.

UNIDENTIFIED FEMALE VOICE: Yeah.

MR. ARNOLD: Can you note that, Sharon, for me to get an answer on that?

MS. UMPENHOUR: Yeah.

MR. ARNOLD: I'll ask Justin tomorrow when I see him.

UNIDENTIFIED MALE VOICE: Yeah, I'd like (indiscernible).

MR. ARNOLD: Anything else?

UNIDENTIFIED MALE VOICE: I think that's it.

UNIDENTIFIED MALE VOICE: (Indiscernible).

MR. ARNOLD: Yeah, it will be.

UNIDENTIFIED MALE VOICE: That has water access, that property? Is it --

MR. ARNOLD: You know, it's on --

UNIDENTIFIED MALE VOICE: (Indiscernible).

MR. ARNOLD: It doesn't look like it's got the best views to me. It's not on the wide, wide part of the bay.

UNIDENTIFIED FEMALE VOICE: No.

MR. ARNOLD: But it is on the water, and I don't know if it has -- I don't know. This was all part of what was called the Marco Island Settlement Agreement years ago, Deltona Settlement Agreement years ago, which included Marco Island, Isle of Capri, Marco Shores Country Club and Fiddlers Creek. They were all part of this large settlement where they divvied up a whole bunch of residential dwellings and uses, and then set aside, you know, thousands of acres of preserve to allow them to develop this.

UNIDENTIFIED MALE VOICE: So Fiddlers Creek was all part of this?

MR. ARNOLD: It was.

UNIDENTIFIED MALE VOICE: They split it off as a separate --

MR. ARNOLD: They did. Yeah, Fiddlers became its own standalone project.

UNIDENTIFIED MALE VOICE: That was a pretty big project.

MR. ARNOLD: Uh-huh. It is. 6,000 units.

But, anyway, we're not adding -- in this Marco Shores, we're not adding any new units. We're simply converting -- the option would be to convert (indiscernible) associated with the hundred units

in senior housing.

UNIDENTIFIED FEMALE VOICE: Okay, then. So you have to find someone to come in and really want to do that project.

MR. ARNOLD: We will. And I'll just, from a process standpoint, I like to tell people -- we're kind of early in the process. We're required to hold these before our Planning Commission hearing. So we'll have hearings before the Collier County Planning Commission at some point, probably within the next few months. I don't think -- we're a little bit too early to have a date specific, but it will be in the next few months. It's probably going to be during the season, if you will, and we'll have a public hearing before Planning Commission. They'll make a recommendation to the County Commission, and the County Commission will make a final decision on whether or not to approve our change with -- as we proposed it or with changes.

UNIDENTIFIED FEMALE VOICE: Will we also be notified about those?

MR. ARNOLD: You'll get notification for the Planning Commission meeting if you received a notice for ours. The BCC notices, we post a sign

on the site for Planning Commission and the BCC with those dates on it. So if you happen to drive by, you'll see a four by eight plywood sign that has the hearing notifications on it.

UNIDENTIFIED FEMALE VOICE: Oh, okay.

MR. ARNOLD: But the BCC doesn't send out individual property notices. They post a legal ad in the newspaper and that's --

UNIDENTIFIED FEMALE VOICE: Okay.

MS. UMPENHOUR: The hearing sign will be posted on Collier Boulevard, because it's for Marco Shores.

MR. ARNOLD: Oh, for the whole PUD, of course, yeah.

MS. UMPENHOUR: Yeah. So it will be posted by the entrance to the community.

UNIDENTIFIED FEMALE VOICE: Okay.

MR. ARNOLD: Yeah, I don't know how many signs we have to post yet, if it's one or two.

MS. UMPENHOUR: It's only one.

MR. ARNOLD: Only one?

MS. UMPENHOUR: Yeah, because they're no bigger than --

MR. ARNOLD: It's based on how many linear feet they have.

MS. UMPENHOUR: Yeah, it's like 1,200 feet.  
If the frontage is 1,200 feet, but there's no way  
that the frontage is 1,200 feet.

MR. ARNOLD: I don't think so.  
(Indiscernible) one or more. There will be a sign  
close (indiscernible).

MS. UMPENHOUR: There will probably just be  
one sign.

MR. ARNOLD: And feel free to take one of  
Sharon's cards, my cards, and feel free to give us  
a call. We'll be happy to answer any other  
questions that maybe come to your mind after you  
all leave.

UNIDENTIFIED FEMALE VOICE: Okay.

UNIDENTIFIED MALE VOICE: It's a lot of red  
tape to go through.

MR. ARNOLD: That, it is. Yeah.

UNIDENTIFIED MALE VOICE: Unbelievable.

MR. ARNOLD: That, it is.

Eric, anything you want to add?

MR. JOHNSON: No. You know, I'm always  
available for any questions that you may have.

MR. ARNOLD: Yeah. We represent the  
developer. Eric represents the county. So it's  
(indiscernible).

MR. JOHNSON: Anything that you e-mail, I will include in packets. So be careful about what you write.

MR. ARNOLD: Yeah. Staff reports -- the staff report with staff's information in it -- and there could be changes. We've resubmitted information to the county. We haven't received their input back, so we don't know what the county is going to tell us they want modified or not.

So if you're curious, just stay tuned to our website or the county's website.

UNIDENTIFIED FEMALE VOICE: Yeah, yeah.  
That's --

MR. JOHNSON: But you can always call me. If you have any questions about when we think this is going to public hearing, I can confirm a date for you.

UNIDENTIFIED FEMALE VOICE: Okay. Great.

MR. JOHNSON: Once that's been determined, of course.

UNIDENTIFIED MALE VOICE: Sure.

MR. ARNOLD: Well, thank you all for venturing this way.

UNIDENTIFIED MALE VOICE: No problem.

MR. ARNOLD: Appreciate it. This was the

closest place we could find that had community space, because, you know, your PUD itself has over 1,500 residences that are allowed. So we have to accommodate something that could, you know -- we didn't think this was going to rise to a high level of attention, but you just never know.

UNIDENTIFIED FEMALE VOICE: Yeah. No, you never know.

MR. ARNOLD: Yeah.

UNIDENTIFIED FEMALE VOICE: You never know.

MR. ARNOLD: So, anyway, thanks for --

UNIDENTIFIED FEMALE VOICE: Well, thank you very much. Appreciate the information and the help.

UNIDENTIFIED MALE VOICE: All right. Take care.

MR. ARNOLD: Nice to meet you.

(Recording concluded.)

STATE OF FLORIDA  
COUNTY OF COLLIER

I, Joyce B. Howell, do hereby certify that:

1. The foregoing pages numbered 1 through 15 contain a full, true and correct transcript of proceedings in the above-entitled matter, transcribed by me to the best of my knowledge and ability from a digital audio recording.

2. I am not counsel for, related to, or employed by any of the parties in the above-entitled cause.

3. I am not financially or otherwise interested in the outcome of this case.

DATED: October 2, 2017

SIGNED AND CERTIFIED:

\_\_\_\_\_  
Joyce B. Howell



**SIGN POSTING INSTRUCTIONS**

(CHAPTER 8, COLLIER COUNTY ADMINISTRATIVE CODE FOR LAND DEVELOPMENT)

A zoning sign(s) must be posted by the petitioner or the petitioner's agent on the parcel for a minimum of fifteen (15) calendar days in advance of the first public hearing and said sign(s) must be maintained by the petitioner or the petitioner's agent through the Board of County Commissioners Hearing. Below are general guidelines for signs, however these guidelines should not be construed to supersede any requirement of the LDC. For specific sign requirements, please refer to the Administrative Code, Chapter 8 E.

1. The sign(s) must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
2. The sign(s) must be securely affixed by nails, staples, or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
3. The petitioner or the petitioner's agent must maintain the sign(s) in place, and readable condition until the requested action has been heard and a final decision rendered. If the sign(s) is destroyed, lost, or rendered unreadable, the petitioner or the petitioner's agent must replace the sign(s)

**NOTE: AFTER THE SIGN HAS BEEN POSTED, THIS AFFIDAVIT OF POSTING NOTICE SHOULD BE RETURNED NO LATER THAN TEN (10) WORKING DAYS BEFORE THE FIRST HEARING DATE TO THE ASSIGNED PLANNER.**

**AFFIDAVIT OF POSTING NOTICE**

STATE OF FLORIDA  
COUNTY OF COLLIER

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Sharon Umpenhour  
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 10.03.00 OF THE  
COLLIER COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN PETITION NUMBER  
PL20170001345, Marco Shores RPUD

[Signature]  
SIGNATURE OF APPLICANT OR AGENT

Q. Grady Minor and Associates, P.A.  
3800 Via Del Rey  
STREET OR P.O. BOX

Sharon Umpenhour, Senior Planning Technician  
NAME (TYPED OR PRINTED)

Bonita Springs, FL 34134  
CITY, STATE ZIP

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 23rd day of February, 2018, by  
Sharon Umpenhour, personally known to me or who produced \_\_\_\_\_ as identification  
and who ~~did~~/did not take an oath.

[Signature]  
Signature of Notary Public

Joanne Janes  
Printed Name of Notary Public

My Commission Expires:  
(Stamp with serial number)

Rev. 3/4/2015



## Marco Shores Golf Course Community PUD

PL20170001345 – Posted February 22, 2018



February 22, 2018  
Hearing Sign Photos.docx



Civil Engineers • Land Surveyors • Planners • Landscape Architects

Page 1 of 1



COLLIER COUNTY GOVERNMENT  
GROWTH MANAGEMENT DIVISION  
[www.colliergov.net](http://www.colliergov.net)

2800 NORTH HORSESHOE DRIVE  
NAPLES, FLORIDA 34104  
(239) 252-2400

### Pre-Application Meeting Notes

Petition Type: PUDA

Date and Time: Thursday, April 27, 2017 3:00 PM-4:00 PM

Assigned Planner: Eric Johnson

Engineering Manager (for PPL's and FP's): \_\_\_\_\_

#### Project Information

Project Name: Marco Shores PUD

PL #: PL20170001345

Property ID #: 59430080007

Current Zoning: PUD

Project Address: 1665 MAINSAIL DR City: NAPLES State: FL Zip: 34114

Applicant: GradyMinor

Agent Name: Sharon Umpenhour Phone: (239) 947-1144

Agent/Firm Address: 3800 Via Del Rey City: Bonita Springs State: FL Zip: 34134

Property Owner: NM MARCO SHORES LLC

225 BANYAN BLVD STE 240, NAPLES FL 34102

Please provide the following, if applicable:

- i. Total Acreage: 5.57 out of 314.7
- ii. Proposed # of Residential Units: \_\_\_\_\_
- iii. Proposed Commercial Square Footage: \_\_\_\_\_
- iv. For Amendments, indicate the original petition number: \_\_\_\_\_
- v. If there is an Ordinance or Resolution associated with this project, please indicate the type and number: 16-37
- vi. If the project is within a Plat, provide the name and AR#/PL#: \_\_\_\_\_

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NAPLES, FLORIDA 34104  
(239) 252-2400

Meeting Notes

ZONING

wanting to develop group housing for seniors  
+ 240 housing units in lieu of Dwelling units

Dependent / Independent / Memory Care

[proposed 4-stories over parking]

Amend Section IV 4.03.A and 4.06 Residential

Parcel Two. If no group housing is proposed, then  
the maximum height would be applied to the  
multi-family residential. The County Attorney's Office  
identified that multiple "Two" tracts are shown on  
The Master Plan; so The PUD Document would  
have to be amended differently

- possibly request a deviation to The FAR.

Staff will be evaluating The petition w/ particular  
attention to maximum building height, setbacks  
and buffering

Pud monitoring - add<sup>the</sup> "One Entity" completes the  
annual monitoring reports language - Contact Barry Ernst.



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2800 NORTH HORSESHOE DRIVE  
NAPLES, FLORIDA 34104  
(239) 252-2400

Meeting Notes

Camp Planning: Future Land Use Map designation is Urban Coastal Fringe + is within Coastal High Hazard Area. Group Housing for Senior citizens allowable use in this designation. Please address Policies 5-4 & 7.1-7.4 (in the Future Land Use Element). Please include discussion for any necessary ~~weather-related parking~~ conservation methods.



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NAPLES, FLORIDA 34104  
(239) 252-2400

Meeting Notes

- TRANSPORTATION - E-MAIL METHODOLOGY (NOTE RE: FEES) SUBMITTAL. ADDRESS TRANSPORTATION ELEMENTS OF THE GMP. CLEARLY NOTE TYPE OF HOUSING PROVIDED AND INCLUDE CURRENTLY ~~PROVIDED~~ PROVIDED BY/IN PUD.



COLLIER COUNTY GOVERNMENT  
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NAPLES, FLORIDA 34104  
(239) 252-2400

Meeting Notes

Impact fees - IF school impact fee exemption is desired,  
please add that no school age children will be  
residing in the senior housing.

PROVIDE COPY OF ENVIRONMENTAL SITE ASSESSMENT  
DONE FOR SITE.

*Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.*



**Submittal Checklist for  
PUD Rezone, Amendment to PUD or PUD to PUD Rezone**

**Final Submittal Requirement Checklist for:**

- ☐ PUD Rezone- Ch. 3 G. 1 of the Administrative Code  
☒ Amendment to PUD- Ch. 3 G. 2 of the Administrative Code  
☐ PUD to PUD Rezone- Ch. 3 G. 1 of the Administrative Code

The following Submittal Requirement checklist is to be utilized during the Pre-Application Meeting and at time of application submittal. At final submittal, the checklist is to be completed and submitted with the application packet. Please provide the submittal items in the exact order listed below, with cover sheets attached to each section. **Incomplete submittals will not be accepted.**

1 copy

REQUIREMENTS	# OF COPIES	REQUIRED	NOT REQUIRED
Cover Letter with Narrative Statement including a detailed description of why amendment is necessary	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Completed Application with required attachments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pre-application meeting notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Affidavit of Authorization, signed and notarized	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Notarized and completed Covenant of Unified Control	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Completed Addressing Checklist	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Warranty Deed(s)	3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
List Identifying Owner and all parties of corporation	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Signed and sealed Boundary Survey	4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Architectural Rendering of proposed structures	4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Current Aerial Photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Statement of Utility Provisions	4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Data Requirements pursuant to LDC section 3.08.00	4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) packet at time of public hearings. Coordinate with project planner at time of public hearings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Listed or Protected Species survey, less than 12 months old. Include copies of previous surveys.	4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic Impact Study	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historical Survey *	4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
School Impact Analysis Application, if applicable	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of all required documents	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Checklist continued onto next page...			

Completed Exhibits A-F (see below for additional information)*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
List of requested deviations from the LDC with justification for each (this document is separate from Exhibit E)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Revised Conceptual Master Site Plan 24" x 36" and One 8 1/2" x 11" copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Original PUD document/ordinance, and Master Plan 24" x 36" – Only if Amending the PUD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Revised PUD document with changes crossed thru & underlined	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Official Interpretation and/or Zoning Verification	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>*If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement</b>			

\*The following exhibits are to be completed on a separate document and attached to the application packet:

- ☒ **Exhibit C: Master Plan- See Chapter 3 E. 1. of the Administrative Code**
- ☒ **Exhibit D: Legal Description**
- ☒ **Exhibit E: List of Requested LDC Deviations and justification for each**
- ☒ **Exhibit F: List of Development Commitments**

If located in RFMU (Rural Fringe Mixed Use) Receiving Land Areas

Pursuant to LDC subsection 2.03.08.A.2.a.2.(b).i.c., the applicant must contact the Florida Forest Service at **239-690-3500** for information regarding "Wildfire Mitigation & Prevention Plan."

**PLANNERS – INDICATE IF THE PETITION NEEDS TO BE ROUTED TO THE FOLLOWING REVIEWERS:**

<input type="checkbox"/> School District (Residential Components): Amy Lockheart	<input checked="" type="checkbox"/> Conservancy of SWFL: Nichole Ryan
<input checked="" type="checkbox"/> Utilities Engineering: <del>Kris Van Lengen</del> <b>ERK FEY</b>	<input type="checkbox"/> Parks and Recreation: Vicky Ahmad
<input checked="" type="checkbox"/> Emergency Management: Dan Summers	<input type="checkbox"/> Immokalee Water/Sewer District:
<input type="checkbox"/> City of Naples: Robin Singer, Planning Director	<input type="checkbox"/> Other:

**ASSOCIATED FEES FOR APPLICATION**

- PAID** ☒ **Pre-Application Meeting: \$500.00**
- ☐ **PUD Rezone: \$10,000.00\*** plus \$25.00 an acre or fraction of an acre
  - ☐ **PUD to PUD Rezone: \$8,000.00\*** plus \$25.00 an acre or fraction of an acre
  - ☒ **PUD Amendment: \$6,000.00\*** plus \$25.00 an acre or fraction of an acre
  - ☒ **Comprehensive Planning Consistency Review: \$2,250.00**
  - ☒ **Environmental Data Requirements-EIS Packet (submittal determined at pre-application meeting): \$2,500.00**
  - ☐ **Listed or Protected Species Review (when an EIS is not required): \$1,000.00**
  - ☒ **Transportation Review Fees:**
    - ☒ **Methodology Review: \$500.00**, to be paid directly to Transportation at the Methodology Meeting\* **EMAIL W/NOTE AND COVER SHEET RE: FEES & SUBMITTAL**
    - \*Additional fees to be determined at Methodology Meeting.
    - ☐ **Minor Study Review: \$750.00**
    - ☐ **Major Study Review \$1,500.00**
  - ☒ **Legal Advertising Fees:**
    - ☐ **CCPC: \$1,225.00**
    - ☐ **BCC: \$500.00**
  - ☐ **School Concurrence Fee, if applicable:**
- Fees are subject to final receipt of NAPLES Daily News and Phase II*

- Mitigation Fees, if application, to be determined by the School District in coordination with the County

*\*Additional fee for the 5<sup>th</sup> and subsequent re-submittal will be assessed at 20% of the original fee.  
All checks may be made payable to: Board of County Commissioners*



COLLIER COUNTY GOVERNMENT  
GROWTH MANAGEMENT DEPARTMENT  
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2800 NORTH HORSESHOE DRIVE  
NAPLES, FLORIDA 34104  
(239) 252-2400

Pre-Application Meeting Sign-In Sheet  
PL# PL20170001345

Collier County Contact Information:

Name	Review Discipline	Phone	Email
<input type="checkbox"/> David Anthony	Environmental Review	252-2497	davidanthony@colliergov.net
<input type="checkbox"/> Summer Araque	Environmental Review	252-6290	summerbrownaraque@colliergov.net
<input type="checkbox"/> Steve Baluch	Transportation Planning	252-2361	StephenBaluch@colliergov.net
<input type="checkbox"/> Mark Burtchin	ROW Permitting	252-5165	markburtchin@colliergov.net
<input type="checkbox"/> George Cascio	Utility Billing	252-5543	georgescascio@colliergov.net
<input type="checkbox"/> Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidiashton@colliergov.net
<input checked="" type="checkbox"/> Scott Stone	Assistant County Attorney	252-5740	Scottstone@colliergov.net
<input type="checkbox"/> Dale Fey	North Collier Fire Safety		dalefey@colliergov.net
<input type="checkbox"/> Eric Fey, P.E.	Utility Plan Review	252-2434	ericfey@colliergov.net
<input checked="" type="checkbox"/> Paul Fleishman	Impact Fee Administration	252-2924	PaulFleishman@colliergov.net
<input type="checkbox"/> Michael Gibbons	Structural/Residential Plan Review	252-2426	michaelgibbons@colliergov.net
<input type="checkbox"/> Nancy Gundlach, AICP, PLA	Zoning Services	252-2484	nancygundlach@colliergov.net
<input type="checkbox"/> Shar Hingson	East Naples Fire District	687-5650	shingson@ccfco.org
<input type="checkbox"/> John Houldsworth	Engineering Services	252-5757	johnhouldsworth@colliergov.net
<input type="checkbox"/> Jodi Hughes	Transportation Pathways	252-5744	jodihughes@colliergov.net
<input type="checkbox"/> Alicia Humphries	Right-Of-Way Permitting	252-2326	aliciahumphries@colliergov.net
<input type="checkbox"/> Marcia Kendall	Comprehensive Planning	252-2387	marciakendall@colliergov.net
<input checked="" type="checkbox"/> Stephen Lenberger	Environmental Review	252-2915	stevelenberger@colliergov.net
<input type="checkbox"/> Paulo Martins	Utilities	252-4285	paulomartins@colliergov.net
<input type="checkbox"/> Thomas Mastroberto	Greater Naples Fire Safety	252-7348	Thomasmastroberto@colliergov.net
<input type="checkbox"/> Jack McKenna, P.E.	Engineering Services	252-2911	jackmckenna@colliergov.net
<input type="checkbox"/> Matt McLean, P.E.	Principal Project Manager	252-8279	matthewmclean@colliergov.net
<input type="checkbox"/> Gilbert Moncivaiz	Utility Impact Fees	252-4215	gilbertmoncivaiz@colliergov.net
<input type="checkbox"/> Michele Mosca, AICP	Impact Fee Administration	252-2466	michelemosca@colliergov.net
<input type="checkbox"/> Annis Moxam	Addressing	252-5519	annismoxam@colliergov.net
<input type="checkbox"/> Mariam Ocheltree	Graphics	252-2315	mariamocheltree@colliergov.net
<input type="checkbox"/> Brandy Otero	Transit	252-5859	brandyotero@colliergov.net
<input type="checkbox"/> Bill Pancake	North Collier Fire Safety	252-2310	billpancake@colliergov.net
<input type="checkbox"/> Brandi Pollard	Utility Impact fees	252-6237	brandipollard@colliergov.net
<input type="checkbox"/> Fred Reischl, AICP	Zoning Services	252-4211	fredreischl@colliergov.net



## Collier County Property Appraiser Property Summary

Parcel No.	59430080007	Site Adr.	1665 MAINSAIL DR, NAPLES, FL 34114
------------	-------------	-----------	------------------------------------

Name / Address	NM MARCO SHORES LLC		
	225 BANYAN BLVD STE 240		
City	NAPLES	State	FL
Zip	34102-5156		

Map No.	Strap No.	Section	Township	Range	Acres	*Estimated
6B26	480400 B 16B26	26	51	26	5.57	

Legal	MARCO SHORES UNIT 1, TR B
-------	---------------------------

Millage Area ❶	2	Millage Rates ❶ *Calculations		
Sub./Condo	480400 - MARCO SHORES UNIT 1	School	Other	Total
Use Code ❶	0 - VACANT RESIDENTIAL	5.245	6.258	11.503

### Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
05/24/11	<u>4688-1042</u>	\$ 260,000
09/03/09	<u>4490-417</u>	\$ 0
09/03/09	<u>4490-109</u>	\$ 0
09/03/09	<u>4490-106</u>	\$ 0
02/08/02	<u>2979-663</u>	\$ 29,000,000
03/31/95	<u>2044-267</u>	\$ 7,400,000
09/01/92	<u>1756-1718</u>	\$ 0
11/01/89	<u>1483-495</u>	\$ 0

### 2016 Certified Tax Roll

(Subject to Change)

Land Value	\$ 614,014
(+) Improved Value	\$ 0
(=) Market Value	\$ 614,014
(-) 10% Cap	\$ 114,643
(=) Assessed Value	\$ 499,371
(=) School Taxable Value	\$ 614,014
(=) Taxable Value	\$ 499,371

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

# Collier County Property Appraiser Property Detail

Parcel No.	59430080007	Site Adr.	1665 MAINSAIL DR, NAPLES, FL 34114		
Name / Address	NM MARCO SHORES LLC				
	225 BANYAN BLVD STE 240				
City	NAPLES	State	FL	Zip	34102-5156

## Permits

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
--------	--------	----------	---------	--------	------------	------

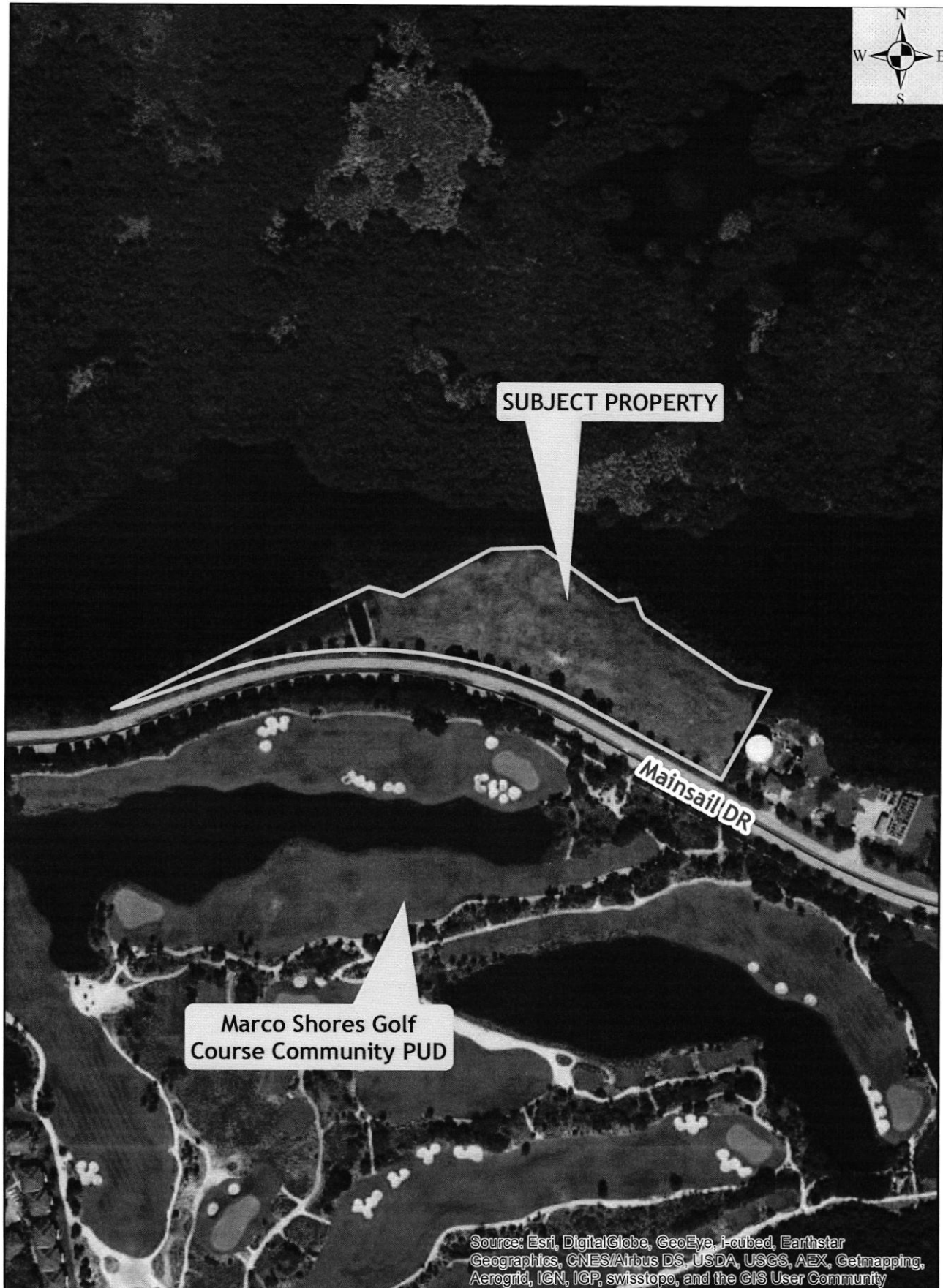
## Land

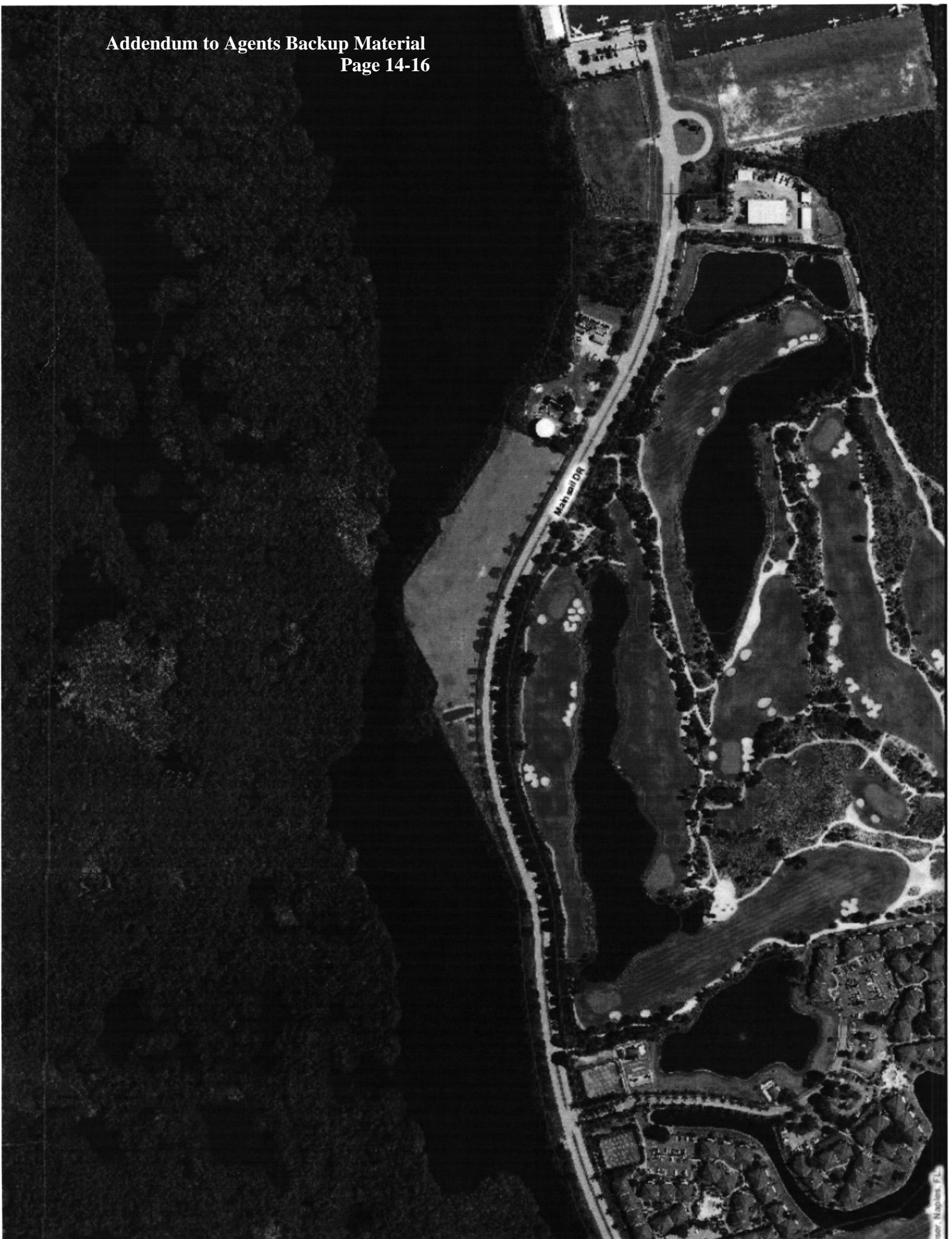
#	Calc Code	Units
10	ACREAGE	0.66
20	ACREAGE	4.91

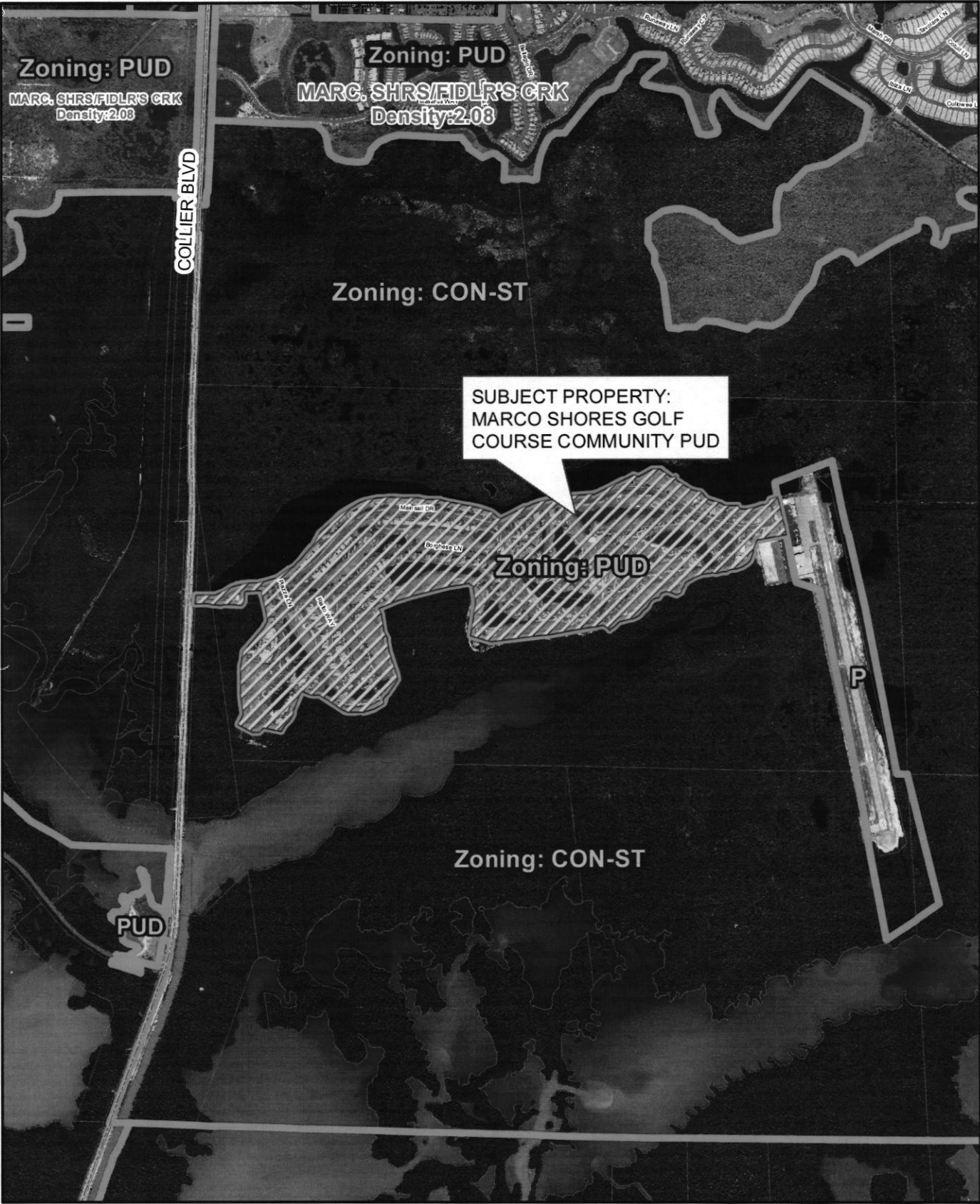
## Building/Extra Features

#	Year Built	Description	Area	Adj Area
---	------------	-------------	------	----------

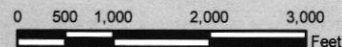
# Marco Shores Unit One Tract B







**GROSS DENSITY UNITS PER ACRE (UPA)  
FOR MARCO SHORES GOLF COURSE COMMUNITY  
PUD AND SURROUNDING PROPERTIES**



Prepared by: Beth Yang, AICP  
Growth Management Department  
Date: August, 2016



DeBlasiisJohn

---

**Subject:** FW: PL20170001345 (PUDA)  
**Location:** Conf Room C  
  
**Start:** Thu 4/27/2017 3:00 PM  
**End:** Thu 4/27/2017 4:00 PM  
  
**Recurrence:** (none)  
  
**Meeting Status:** Accepted  
  
**Organizer:** CDS-C

-----Original Appointment-----

**From:** CDS-C

**Sent:** Thursday, April 13, 2017 8:34 AM

**To:** CDS-C; AcevedoMargarita; AhmadVicky; AlcornChris; Amy Lockhart-Taylor; AnthonyDavid; ArnoldMichelle; AshtonHeidi; AuclairClaudine; BaluchStephen; BeardLaurie; BeasleyRachel; BrownAraqueSummer; BrownCraig; CascioGeorge; CondominaDanny; CrotteauKathynell; CrowleyMichaelle; David Ogilvie; dfey@northcollierfire.com; DumaisMike; FaulknerSue; FeyEric; FleishmanPaula; GarciaShirley; GewirtzStorm; GosselinLiz; GundlachNancy; HouldsworthJohn; HughesJodi; HumphriesAlicia; JacobLisa; jnageond@sfwmd.gov; JohnsonEric; KendallMarcia; KurtzGerald; LenbergerSteve; LevyMichael; Imartin@sfwmd.gov; LouviereGarrett; MartinezOscar; MastrobertoThomas; McCaughtryMary; McKennaJack; McKuenElly; McLeanMatthew; MoscaMichele; MoxamAnnis; NawrockiStefanie; OrthRichard; PajerCraig; PancakeBill; KulakPatricia; PattersonAmy; PepinEmily; pjimenez@sfwmd.gov; PochmaraNatalie; ReischlFred; RodriguezWanda; RomanDaniel; RosenblumBrett; SantabarbaraGino; SawyerMichael; ScottChris; Shar Hingson; ShawinskyPeter; Shawn Hanson; SheaBarbara; SmithCamden; SmithDaniel; StoneScott; StrainMark; SuleckiAlexandra; SummersEllen; SweetChad; ScottTami; TempletonMark; VanLengenKris; WalshJonathan; WeeksDavid; WickhamFlannery; WilloughbyChristine; Sharon Umpenhour

**Subject:** PL20170001345 (PUDA)

**When:** Thursday, April 27, 2017 3:00 PM-4:00 PM (UTC-05:00) Eastern Time (US & Canada).

**Where:** Conf Room C

Planner: Eric Johnson

Fire District: Greater Naples

~~~~~

Project Description: Proposed PUD Amendment to permit Group Housing for Seniors on the Residential Parcel Two north of Mainsail Drive

Parcel #: 59430080007



Growth Management Department  
Zoning Division  
Comprehensive Planning Section

**MEMORANDUM**

To: Eric Johnson, AICP, CFM, Principal Planner, Zoning Services

From: Sue Faulkner, Principal Planner, Comprehensive Planning

Date: January 30, 2018

Subject: Future Land Use Element (FLUE) Consistency Review

---

PETITION NUMBER: PUDA-PL201700001345 - REV:5

PETITION NAME: Marco Shores Golf Course Community Planned Unit Development (PUD) Amendment

REQUEST: To amend the Marco Shores Golf Course Community Planned Unit Development (Marco Shores PUD), originally approved via Ordinance #81-6 and most recently amended via Ordinance #16-37, to add a new Section IV Multi-Family, 4.07 Regulations for the newly proposed Residential Parcel Two A. Residential Parcel Two A is proposed to have all the same uses as the previously approved Section IV Multi-Family, but also add an additional use for an Assisted Living Facility, however, the proposed language states, “residential and group housing may not be jointly developed on Parcel Two A.” The amendment is also proposing a new PUD text section (7.07 PUD Monitoring) that would regulate the entire PUD to ensure that should the managing entity wish to transfer the monitoring and commitments to a successor entity, a legally binding document must be submitted to the County Attorney for legal sufficiency approval. This petition proposed a new PUD text section (7.08 Miscellaneous) to address permitting issuance. Submittal 3 included a revised statement of utility provisions and a withdrawal of a request for a deviation. Submittal 4 revised the Statement of Utility Provisions and revised the PUD document to indicate the maximum of 240 units/beds. Submittal 5 has revised the PUD document to add a one-time hurricane mitigation commitment for 50 cots.

LOCATION: The ±314.7-acre subject property, Marco Shores Golf Course Community PUD, is located approximately 4 miles south of Tamiami Trail East (US 41) and on the east side of Collier Blvd. (SR 951) at the Mainsail Drive, in Sections 26, 27, and 28, Township 51 South, Range 26 East.

COMPREHENSIVE PLANNING COMMENTS: The subject PUD is designated Urban, Urban Mixed-Use District, Urban Coastal Fringe Subdistrict and within the Coastal High Hazard Area (CHHA) as depicted on the Future Land Use Map and in the Future Land Use Element of the Growth Management Plan.

The Urban Mixed-Use District is intended to accommodate a variety of residential and non-residential uses, including Planned Unit Developments. “Group housing uses”, which include Assisted Living Facilities, are allowed in the Urban designation. FLUE Policy 5.10 states, “Group Housing, which may include the following: Family Care Facility, Group Care Facility, Care Units, Assisted Living Facility, and Nursing

Home, shall be allowed within the Urban designated area, and may be allowed in other future land use designations, subject to the definitions and regulations as outlined in the Collier County Land Development Code (Ordinance 04-41, adopted June 22, 2004 and effective October 18, 2004) and consistent with the locational requirements in Florida Statutes (Chapter 419.001 F.S.). Family Care Facilities, which are residential facilities occupied by not more than six (6) persons, shall be permitted in residential areas.” The project site is located within an Urban designated area, and therefore, group housing is allowed.

The Growth Management Plan’s Conservation and Coastal Management Element Policy 12.1.14 requires, “All new nursing homes and assisted living facilities that are licensed shall have a core area to shelter residents and staff on site. The core area will be constructed to meet the Public Shelter Design Criteria that are required for new public schools and public community colleges and universities (“State Requirements for Educational Facilities,” (2014). Additionally, this area shall be capable of ventilation or air conditioning provided by back-up generator for a period of no less than seventy-two (72) hours.” This requirement should be addressed in the design at the time of the site development application.

The purpose of the Urban Coastal Fringe Subdistrict is to provide transitional densities between the Conservation designated area (primarily located to the south of the Subdistrict) and the remainder of the Urban designated area (primarily located to the north of the Subdistrict). The Marco Shores PUD is partially built-out.

Relevant to this petition, the subject PUD is a portion of the lands addressed by the Deltona Settlement Agreement (Unit 27). In this agreement, the developer was allotted certain developable tracts while other acreage was placed into State ownership.

According to Ordinance #81-6 (which was the original Ordinance for Marco Shores PUD), “The project is vested under the provisions of Chapter 380, Florida Statutes. The determination of vesting provided for in Chapter 380.06 (4)(a) has been completed. The project is vested for 1980 residential units.” 321 acres were approved for development via Ordinance #81-6, which is a density of approximately 6.17 dwelling units per acre (DU/A) ( $1980 \text{ DUs} / 321 \text{ acres} = 6.17 \text{ DU/A}$ )

The vested 1980 residential units was amended via Ordinance #94-41 Section 2.05 Project Density stating, “The maximum number of dwelling units to be built on the total acreage is 1580.”

Ordinance #16-37 reduced the total number of gross acres from  $\pm 321$  to  $\pm 314.7$  acres and kept the maximum number of dwelling units at 1580. Ordinance #16-37 Section 2.05 Project Density states, “The number of dwelling units per gross acres is approximately 5.0.” ( $1580 \text{ DUs} / 314.7 \text{ Acres} = 5.02 \text{ DU/A}$ ).

Although the PUD is only eligible for 3 DU/A (base of 4 DU/A less 1 DU/A for lying within the CHHA = 3 DU/A) according to the FLUE Density Rating System, the PUD is currently approved for 1580 DUs, or 5.02 DU/A. Since this PUDA does not increase or decrease the number of total acres or the number of requested dwelling units, no change is proposed to the Marco Shores PUD density.

Relevant FLUE Objectives and policies are stated below (*in italics*); each policy is followed by staff analysis [**in bold**].

#### **FLUE Policy 5.4:**

*New developments shall be compatible with, and complementary to, the surrounding land uses, as set forth in the Land Development Code (Ordinance 04-41, adopted June 22, 2004 and effective October 18, 2004, as amended).* [**Comprehensive Planning staff leaves this determination to Zoning staff as part of their review of the petition in its entirety to perform the compatibility analysis.**]

**FLUE Policy 7.1:** *The County shall encourage developers and property owners to connect their properties to fronting collector and arterial roads, except where no such connection can be made without violating intersection spacing requirements of the Land Development Code. [Marco Shores Golf Course Community PUD fronts Collier Blvd. (SR 951), an arterial road and the proposed Master Plan Exhibit ‘E’ depicts existing Mainsail Drive running along the northern portion of the subject property from Collier Blvd. (SR 951) on the western boundary to the Marco Island Executive Airport on the eastern boundary and with an access into the subject site, Residential Parcel Two A. Mainsail Drive connects the varying residential areas and golf course of Marco Shores PUD to Collier Blvd. (SR 951), an arterial road.]*

**FLUE Policy 7.2:** *The County shall encourage internal accesses or loop roads in an effort to help reduce vehicle congestion on nearby collector and arterial roads and minimize the need for traffic signals. [The proposed Master Plan Exhibit ‘E’ shows an internal access to the subject site proposed to allow ALF use, extending northward from Mainsail Drive. Although, there are no loop roads shown on the Updated Master Plan Exhibit ‘E’, Mainsail Drive does act as a collector to bring traffic from all parts of Marco Shores PUD to Collier Blvd. (SR 951), with internal circulation roads running throughout the PUD.]*

**FLUE Policy 7.3:** *All new and existing developments shall be encouraged to connect their local streets and/or interconnection points with adjoining neighborhoods or other developments regardless of land use type. The interconnection of local streets between developments is also addressed in Policy 9.3 of the Transportation Element. [The proposed Marco Shores Golf Course PUD Master Plan shows an interconnection to the east to the Marco Island Executive Airport. Marco Shores western boundary abuts Collier Blvd. (SR 951), the north and south boundaries abut undeveloped wetlands designated in the FLUM as Conservation land.]*

**FLUE Policy 7.4:** *The County shall encourage new developments to provide walkable communities with a blend of densities, common open spaces, civic facilities and a range of housing prices and types. [The proposed Marco Shores Master Plan does not show any sidewalks; however, there is no request for a sidewalk deviation and therefore, sidewalks should be provided in accordance with the Land Development Code. This application is expanding the types of housing that will be permitted allowing for a range of housing prices and types. The proposed Master Plan indicates there will be 5.2 acres of Parks and 182.2 acres of open space, golf course and club in the land use summary. The PUD allows an accessory use such as a clubhouse, which is sometimes used for civic uses, e.g. polling place.]*

## **CONCLUSION:**

**Based upon the above analysis, the proposed PUDA may be deemed consistent with the Future Land Use Element.**

## **PETITION ON CITYVIEW**

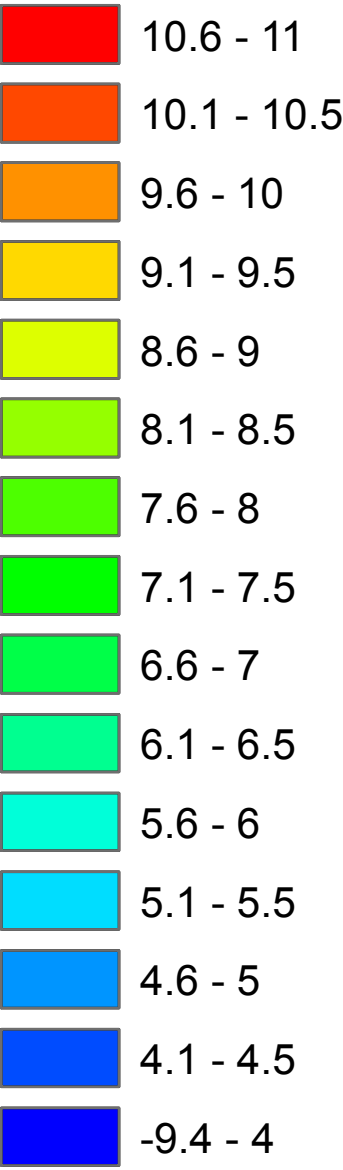
cc: Mike Bosi, AICP, Director, Zoning Division  
David Weeks, AICP, Growth Management Manager, Zoning Division, Comprehensive Planning Section  
Ray Bellows, Manager, Zoning Services Section  
[PUDA-PL2017-1345 Marco Shores R5.docx](#)



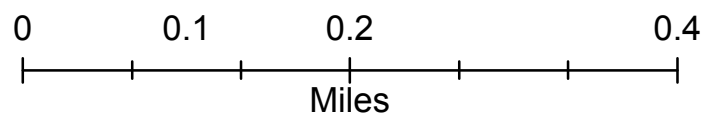
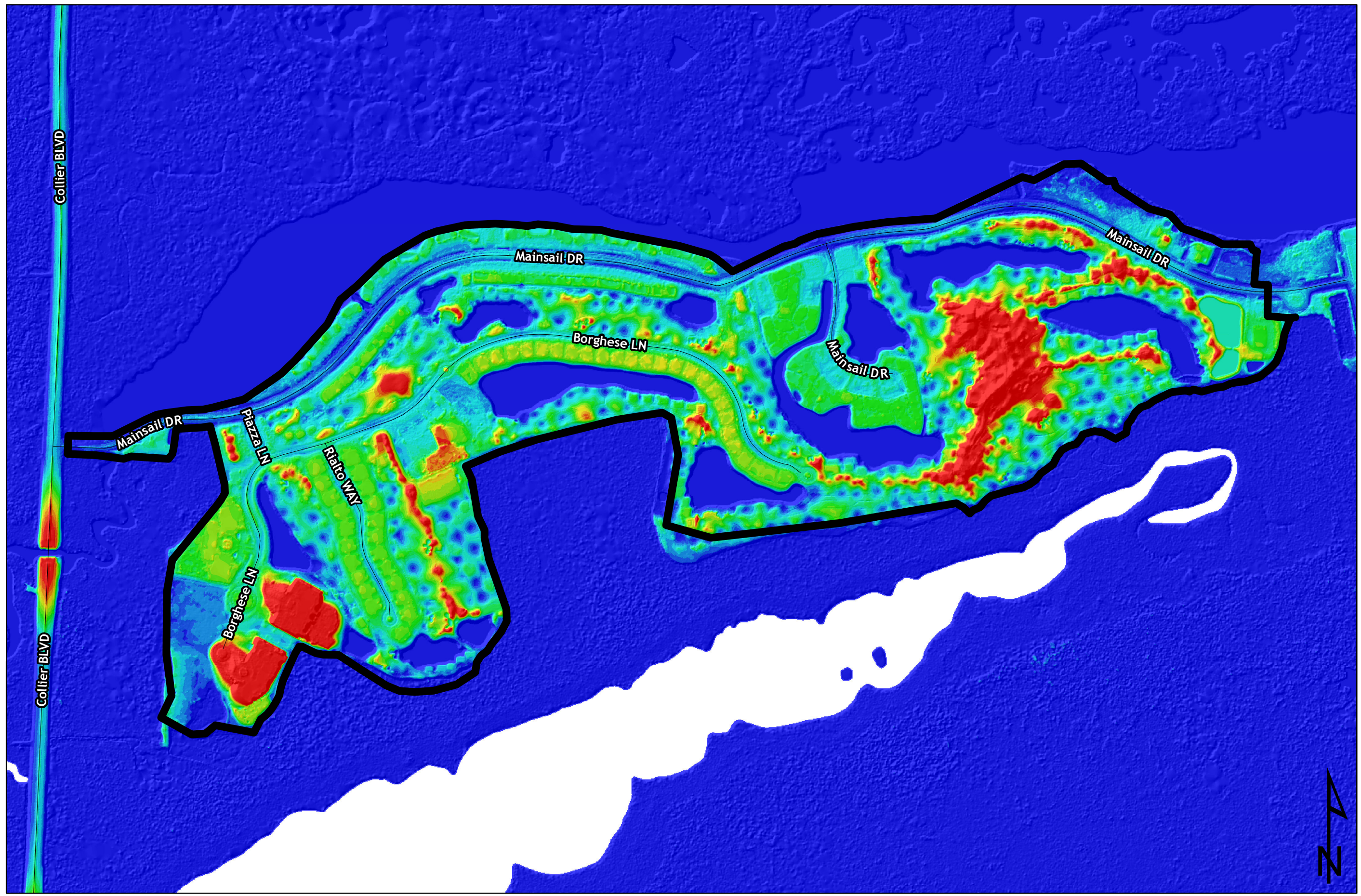
# Marco Shores PUD Lidar

## LIDAR 2007

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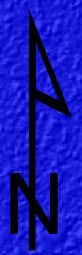


\*ALL GRADES NAVD



Disclaimer: These lidar maps are provided for internal County government use. They are not intended to be relied upon by any third parties.

Created by: GIS Team - GMDN  
7/17



# Naples Daily News

NaplesNews.com

Published Daily  
Naples, FL 34110

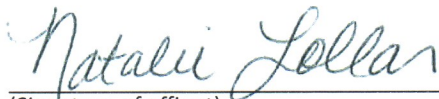
## Affidavit of Publication

State of Florida  
Counties of Collier and Lee


Before the undersigned they serve as the authority, personally appeared Natalie Zollar who on oath says that she serves as **Inside Sales Manager** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

| Customer              | Ad Number | Copyline           | P.O.#      |
|-----------------------|-----------|--------------------|------------|
| BCC/ZONING DEPARTMENT | 1927004   | PUDA-PL20170001345 | 4500182060 |

Pub Dates  
February 23, 2018

  
(Signature of affiant)

Sworn to and subscribed before me  
This February 23, 2018

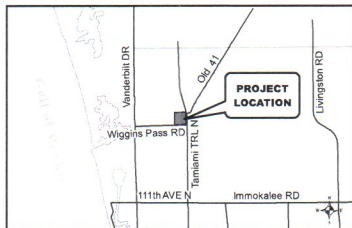
  
(Signature of affiant)



## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the **Collier County Planning Commission (CCPC)** at 9:00 A.M., **March 15, 2018**, in the Board of County Commissioners Meeting Room, Third Floor, Collier Government Center, 3299 East Tamiami Trail, Naples FL., to consider:

A RESOLUTION OF THE COLLIER COUNTY PLANNING COMMISSION FOR AN INSUBSTANTIAL CHANGE TO ORDINANCE NO. 2002-51, AS AMENDED, THE LAWMETKA PLAZA PUD, TO ADD A THIRD ACCESS POINT ON WIGGINS PASS ROAD, TO LIMIT THE EASTERN MOST ACCESS POINT ON WIGGINS PASS ROAD TO RIGHT IN/RIGHT OUT, TO LIMIT THE WESTERN MOST ACCESS POINT ON WIGGINS PASS ROAD TO SERVICE AND DELIVERY VEHICLES ONLY, TO ADD A DEVELOPER COMMITMENT RELATING TO TRANSPORTATION, AND TO AMEND THE MASTER PLAN. THE SUBJECT PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF THE U.S. 41 AND WIGGINS PASS ROAD INTERSECTION, IN SECTION 16, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF ±34 ACRES. [PL20160002106]



All interested parties are invited to appear and be heard. Copies of the proposed RESOLUTION will be made available for inspection at the Collier County Clerk's Office, Fourth Floor, Collier County Government Center, 3299 East Tamiami Trail, Suite 401, Naples, FL, one week prior to the scheduled hearing. Written comments must be filed with the Zoning Division, Zoning Services Section, prior to **March 15, 2018**.

If a person decides to appeal any decision made by the **Collier County Planning Commission** with respect to any matter considered at such meeting or hearing, he will need a record of that proceeding, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

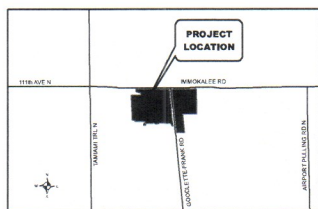
Collier County Planning Commission  
Mark Strain, Chairman  
February 23, 2018

ND-1927040

## NOTICE OF PUBLIC HEARING NOTICE OF INTENT TO CONSIDER AN ORDINANCE

Notice is hereby given that a public hearing will be held by the **Collier County Planning Commission (CCPC)** at 9:00 A.M., **March 15, 2018**, in the Board of County Commissioners Meeting Room, Third Floor, Collier Government Center, 3299 East Tamiami Trail, Naples FL., to consider:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NUMBER 2006-50, THE CREEKSIDE COMMERCE PARK COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), AS AMENDED, BY ADDING OUTDOOR RECREATION FACILITIES AS A GENERAL PERMITTED USE, BY PROVIDING THAT WELLNESS CENTERS ASSOCIATED WITH EMPLOYEES AND HOTEL GUESTS SHALL NOT COUNT TOWARDS SQUARE FOOTAGE MAXIMUMS IN THE BUSINESS DISTRICT AND INDUSTRIAL COMMERCIAL DISTRICT, BY ALLOWING A 169 ROOM HOTEL ON TRACT 6 WEST OF GOODLETTE FRANK ROAD, BY DECREASING THE ALLOWABLE SQUARE FOOTAGE IN THE INDUSTRIAL COMMERCIAL DISTRICT BY 6,900 SQUARE FEET FOR A TOTAL OF 799,100 SQUARE FEET OF FLOOR AREA OF INDUSTRIAL/COMMERCE USES, BY DECREASING THE ALLOWABLE SQUARE FOOTAGE IN THE BUSINESS DISTRICT BY 23,000 SQUARE FEET TO 269,000 SQUARE FEET INCLUDING A REDUCTION FROM 242,000 SQUARE FEET TO 219,000 SQUARE FEET OF OFFICE USES; BY ADDING INDOOR AND OUTDOOR RECREATIONAL FACILITIES AS A PERMITTED ACCESSORY USE IN THE BUSINESS DISTRICT AND INDUSTRIAL COMMERCIAL DISTRICT; BY ADDING DEVIATIONS TO ALLOW ANY USE ON TRACTS 3 AND 6 ON THE MASTER PLAN TO BE ELIGIBLE FOR THE COUNTY'S ARCHITECTURAL REVIEW PROCESS AND A DEVIATION TO PERMIT EXISTING STREET TREES TO SATISFY THE BUFFER TREE REQUIREMENTS FOR TRACT 5. THE SUBJECT PROPERTY IS LOCATED SOUTH OF IMMOKALEE ROAD AND BOTH EAST AND WEST OF GOODLETTE FRANK ROAD IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA CONSISTING OF 106 ACRES; AND BY PROVIDING AN EFFECTIVE DATE. [PL20170000425]



All interested parties are invited to appear and be heard. Copies of the proposed ORDINANCE will be made available for inspection at the Collier County Clerk's office, fourth floor, Collier County Government Center, 3299 East Tamiami Trail, Suite 401, Naples, FL, one week prior to the scheduled hearing. Written comments must be filed with the Zoning Division, Zoning Services Section, prior to **March 15, 2018**.

If a person decides to appeal any decision made by the **Collier County Planning Commission** with respect to any matter considered at such meeting or hearing, he will need a record of that proceeding, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

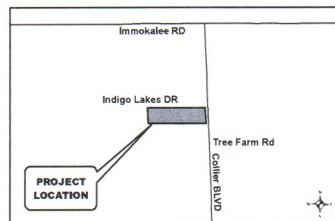
Collier County Planning Commission  
Mark Strain, Chairman  
February 23, 2018

ND-1926369

## NOTICE OF PUBLIC HEARING NOTICE OF INTENT TO CONSIDER AN ORDINANCE

Notice is hereby given that a public hearing will be held by the **Collier County Planning Commission (CCPC)** at 9:00 A.M., **March 15, 2018**, in the Board of County Commissioners Meeting Room, Third Floor, Collier Government Center, 3299 East Tamiami Trail, Naples FL., to consider:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NUMBER 2004-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH ESTABLISHED THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM A RURAL AGRICULTURAL (A) ZONING DISTRICT TO A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) ZONING DISTRICT FOR THE PROJECT TO BE KNOWN AS THE RUSHTON POINTE RPUD, TO ALLOW CONSTRUCTION OF A MAXIMUM OF 229 RESIDENTIAL DWELLING UNITS ON PROPERTY LOCATED ON THE WEST SIDE OF COLLIER BOULEVARD, APPROXIMATELY TWO THIRDS OF A MILE SOUTH OF IMMOKALEE ROAD, IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 26 EAST, CONSISTING OF 38.1± ACRES. [PL 20150000306]



All interested parties are invited to appear and be heard. Copies of the proposed ORDINANCE will be made available for inspection at the Collier County Clerk's Office, Fourth Floor, Collier County Government Center, 3299 East Tamiami Trail, Suite 401, Naples, FL, one week prior to the scheduled hearing. Written comments must be filed with the Zoning Division, Zoning Services Section, prior to **March 15, 2018**.

If a person decides to appeal any decision made by the **Collier County Planning Commission** with respect to any matter considered at such meeting or hearing, he will need a record of that proceeding, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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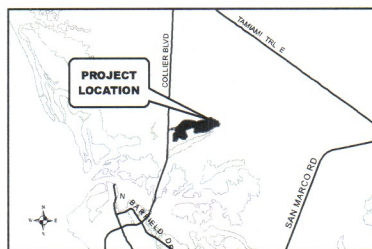
Collier County Planning Commission  
Mark Strain, Chairman  
February 23, 2018

ND-1927015

## NOTICE OF PUBLIC HEARING NOTICE OF INTENT TO CONSIDER AN ORDINANCE

Notice is hereby given that a public hearing will be held by the **Collier County Planning Commission (CCPC)** at 9:00 A.M., **March 15, 2018**, in the Board of County Commissioners Meeting Room, Third Floor, Collier Government Center, 3299 East Tamiami Trail, Naples FL., to consider:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 81-6, AS AMENDED, THE MARCO SHORES GOLF COURSE COMMUNITY PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW GROUP HOUSING FOR SENIORS ON RESIDENTIAL PARCEL TWO A, AND TO ADD NEW DEVELOPMENT STANDARDS FOR RESIDENTIAL PARCEL TWO A; AND PROVIDING FOR AN EFFECTIVE DATE, FOR PROPERTY LOCATED NEAR THE MARCO ISLAND EXECUTIVE AIRPORT IN SECTION 26, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA. [PUDA-PL20170001345]



All interested parties are invited to appear and be heard. Copies of the proposed ORDINANCE will be made available for inspection at the Collier County Clerk's Office, Fourth Floor, Collier County Government Center, 3299 East Tamiami Trail, Suite 401, Naples, FL, one week prior to the scheduled hearing. Written comments must be filed with the Zoning Division, Zoning Services Section, prior to **March 15, 2018**.

If a person decides to appeal any decision made by the **Collier County Planning Commission** with respect to any matter considered at such meeting or hearing, he will need a record of that proceeding, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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Collier County Planning Commission  
Mark Strain, Chairman  
February 23, 2018

ND-1927004

**SIGN POSTING INSTRUCTIONS**

(CHAPTER 8, COLLIER COUNTY ADMINISTRATIVE CODE FOR LAND DEVELOPMENT)

A zoning sign(s) must be posted by the petitioner or the petitioner's agent on the parcel for a minimum of fifteen (15) calendar days in advance of the first public hearing and said sign(s) must be maintained by the petitioner or the petitioner's agent through the Board of County Commissioners Hearing. Below are general guidelines for signs, however these guidelines should not be construed to supersede any requirement of the LDC. For specific sign requirements, please refer to the Administrative Code, Chapter 8 E.

1. The sign(s) must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
2. The sign(s) must be securely affixed by nails, staples, or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
3. The petitioner or the petitioner's agent must maintain the sign(s) in place, and readable condition until the requested action has been heard and a final decision rendered. If the sign(s) is destroyed, lost, or rendered unreadable, the petitioner or the petitioner's agent must replace the sign(s)

**NOTE: AFTER THE SIGN HAS BEEN POSTED, THIS AFFIDAVIT OF POSTING NOTICE SHOULD BE RETURNED NO LATER THAN TEN (10) WORKING DAYS BEFORE THE FIRST HEARING DATE TO THE ASSIGNED PLANNER.**

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA  
COUNTY OF COLLIER

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Sharon Umpenhour

WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 10.03.00 OF THE COLLIER COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN PETITION NUMBER PL20170001345, Marco Shores RPUD

  
SIGNATURE OF APPLICANT OR AGENT

Q. Grady Minor and Associates, P.A.  
3800 Via Del Rey  
STREET OR P.O. BOX

Sharon Umpenhour, Senior Planning Technician  
NAME (TYPED OR PRINTED)

Bonita Springs, FL 34134  
CITY, STATE ZIP

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 23rd day of February, 2018, by Sharon Umpenhour, personally known to me or who produced \_\_\_\_\_ as identification and who ~~did~~/did not take an oath.

  
Signature of Notary Public

Joanne Janes  
Printed Name of Notary Public

My Commission Expires:  
(Stamp with serial number)

Rev. 3/4/2015



JOANNE JANES  
MY COMMISSION # FF 090820  
EXPIRES: March 14, 2018  
Bonded Thru Budget Notary Services

# Marco Shores Golf Course Community PUD

PL20170001345 – Posted February 22, 2018



# COLLIER COUNTY

## Growth Management Department

February 23, 2018

Dear Property Owner: This is to advise you that because you may have interest in the proceedings or you own property located within 500 feet (urban areas) or 1,000 feet (rural areas) of the following described property, that a public hearing will be held by the Collier County Planning Commission at 9:00 A.M., on March 15, 2018, in the Board of County Commissioners meeting room, third floor, Collier Government Center, 3299 East Tamiami Trail, Naples, FL., to consider:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 81-6, AS AMENDED, THE MARCO SHORES GOLF COURSE COMMUNITY PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW GROUP HOUSING FOR SENIORS ON RESIDENTIAL PARCEL TWO A, AND TO ADD NEW DEVELOPMENT STANDARDS FOR RESIDENTIAL PARCEL TWO A; AND PROVIDING FOR AN EFFECTIVE DATE, FOR PROPERTY LOCATED NEAR THE MARCO ISLAND EXECUTIVE AIRPORT IN SECTION 26, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA. [PUDA-PL20170001345].

You are invited to appear and be heard at the public hearing. You may also submit your comments in writing.

**NOTE:** INDIVIDUAL SPEAKERS WILL BE LIMITED TO 5 MINUTES ON ANY ITEM. INDIVIDUALS SELECTED TO SPEAK ON BEHALF OF AN ORGANIZATION OR GROUP ARE ENCOURAGED AND MAY BE ALLOTTED 10 MINUTES TO SPEAK ON AN ITEM IF SO RECOGNIZED BY THE CHAIRMAN. PERSONS WISHING TO HAVE WRITTEN OR GRAPHIC MATERIALS INCLUDED IN THE CCPC AGENDA PACKETS MUST SUBMIT SAID MATERIAL A MINIMUM OF 10 DAYS PRIOR TO THE RESPECTIVE PUBLIC HEARING. IN ANY CASE, WRITTEN MATERIALS INTENDED TO BE CONSIDERED BY THE CCPC SHALL BE SUBMITTED TO THE COUNTY STAFF MEMBER NOTED BELOW, A MINIMUM OF SEVEN DAYS PRIOR TO THE PUBLIC HEARING. ALL MATERIAL USED IN PRESENTATIONS BEFORE THE CCPC WILL BECOME A PERMANENT PART OF THE RECORD AND WILL BE AVAILABLE FOR PRESENTATION TO THE BOARD OF COUNTY COMMISSIONERS IF APPLICABLE.

Any person who decides to appeal a decision of the **Collier County Planning Commission** will need a record of the proceedings pertaining thereto, and therefore may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

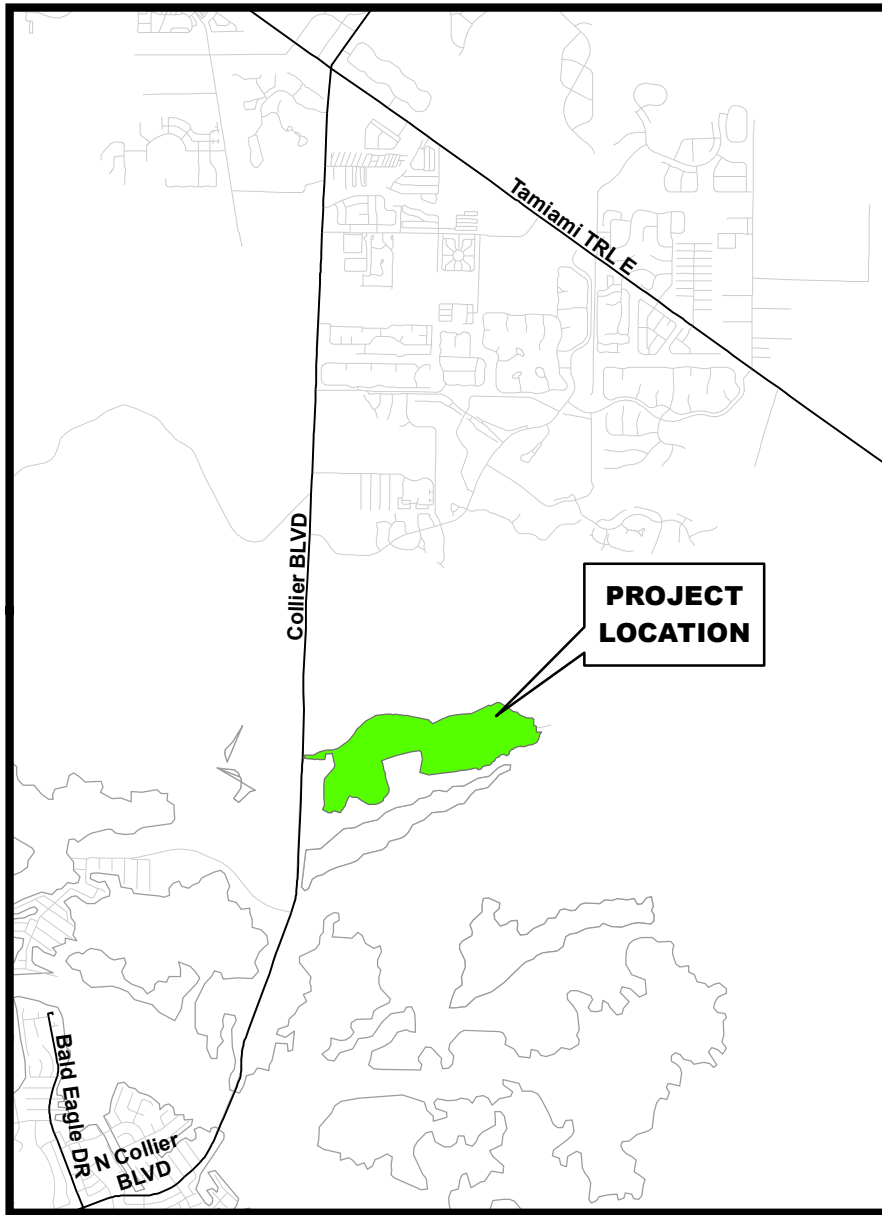
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Department, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

This petition, and other pertinent information related to this petition, is kept on file and may be reviewed at the Growth Management Department building located at 2800 North Horseshoe Drive, Naples, Florida 34104. Please contact the staff member noted below at (239)-252-2931 to set up an appointment if you wish to review the file.

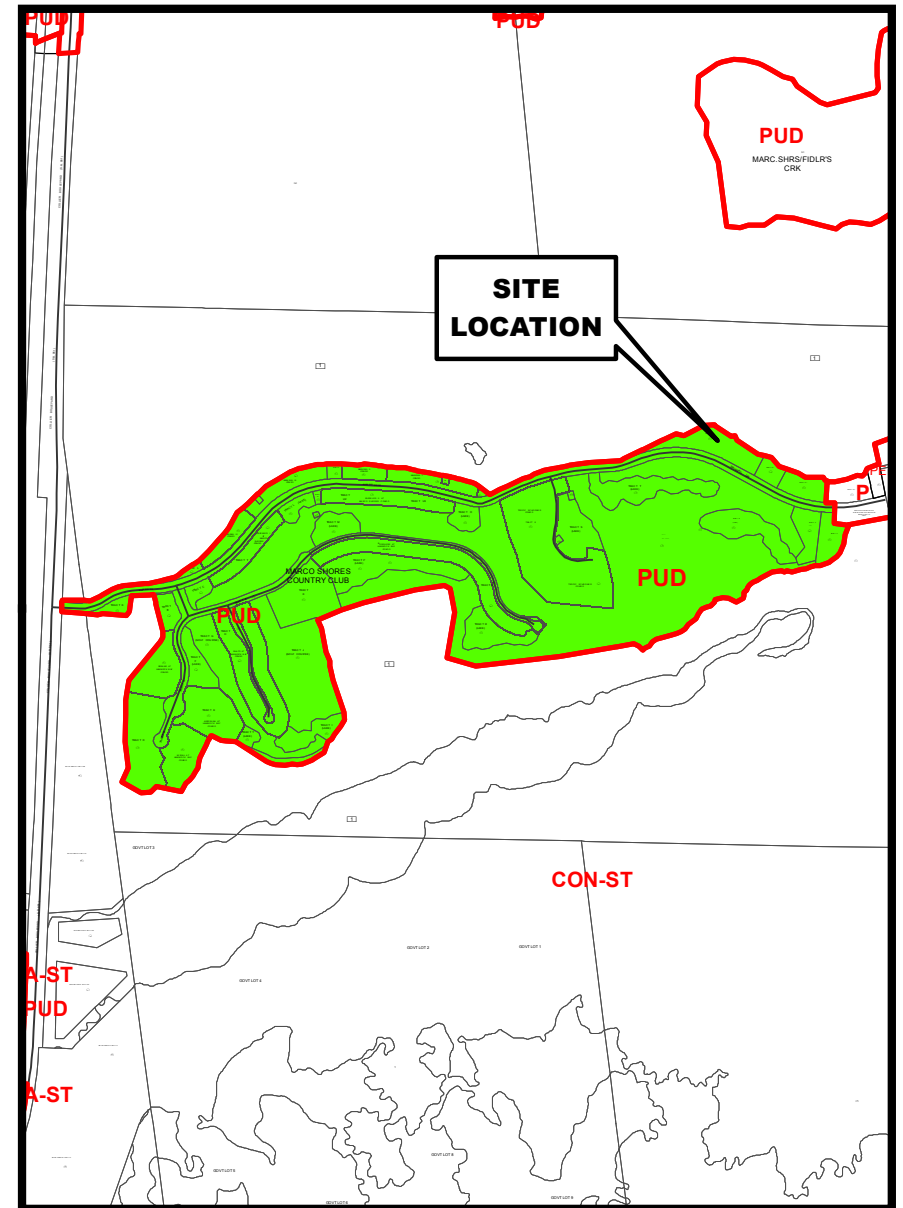
Sincerely,

*Eric Johnson*

Eric Johnson  
Principal Planner



Location Map



Zoning Map



*Protecting Southwest Florida's unique natural environment and quality of life ... now and forever.*

September 26, 2017

*Sent via email*

Eric Johnson, Principal Planner  
Growth Management Division  
Collier County  
2800 North Horseshoe Drive  
Naples, FL 34114

Re: PL20170001345- Proposed Amendment to PUD for Marco Shores

Dear Eric:

Thank you for including our letter of July 25, 2017 in your response to the proposed amendment for Marco Shores PUD, referenced above. The Conservancy of Southwest Florida, as a signatory to the 1982 Deltona Settlement Agreement and in fulfillment of its oversight authority stands by the position expressed in that letter.

The events of Hurricane Irma underscore the importance of ensuring development projects such as this are built on smart growth principles-- in particular, preserving mangrove fringe for protection from storm surge, and coastal erosion. I have enclosed a copy of the July 25<sup>th</sup> letter for the record.

Thank you for your consideration.

Sincerely,

Alison Wescott  
Senior Environmental Planning Specialist



Conservancy of Southwest Florida has been awarded Charity Navigator's prestigious 4-Star top rating for good governance, sound fiscal management and commitment to accountability and transparency. Charity Navigator is America's largest and most respected independent evaluator of charities.



*Protecting Southwest Florida's unique natural environment and quality of life ... now and forever.*

July 25, 2017

Eric Johnson, Principal Planner  
Growth Management Division  
Collier County  
2800 North Horseshoe Drive  
Naples, FL 34104

Re: PL20170001345-Amendment to PUD for Marco Shores

Dear Eric,

The Conservancy of Southwest Florida, as a signatory to the 1982 Deltona Settlement Agreement (Settlement), and in fulfillment of our oversight authority, respectfully submits the following comments regarding the review of the Project PL20170001345- for an amendment to the PUD for Marco Shores, by Collier County.

The parcel, known as "Track B", or "Residential Parcel Two" (on the north side of the PUD) is located within an "Approved Development Area", as identified within Exhibit B of the Settlement, and therefore can be developed. However, the mangrove fringe waterward of Tract B, according to the Collier County Property Appraiser's website, is owned by the State of Florida's Trustees of the Internal Improvement Trust Fund. This area is included in Exhibit F of the Settlement, and is outside the "Approved Development Area". Per Paragraph 2 of the Settlement, "No dredging, filling, drainage or destruction of vegetation outside the Development Areas is permitted under the terms of this Stipulation and Agreement." Therefore, everything waterward of Tract B is protected and therefore cannot be impacted by this proposed PUD amendment, or any subsequent proposed Site Development Plans.

Specifically, any proposed construction on this site must not touch or impact the protected mangroves along the shoreline. This would necessarily preclude the construction of any boat docks, walkways, boardwalks, or seawalls and other structures along the shoreline that might come in contact with the fringe of mangrove trees. In addition, there should be no trimming or cutting of the mangrove trees.

We would be happy to discuss this with you to clarify matters. The Conservancy will continue its oversight of the Marco Shores PUD, in fulfillment of its responsibilities under the Deltona Settlement.

Sincerely,

Alison O. Wescott



Conservancy of Southwest Florida has been awarded Charity Navigator's prestigious 4-Star top rating for good governance, sound fiscal management and commitment to accountability and transparency. Charity Navigator is America's largest and most respected independent evaluator of charities.

Petition No. PL20170001345

AFFIDAVIT OF COMPLIANCE FOR PROVIDING INDIVIDUAL MAIL  
NOTICE TO AFFECTED PROPERTY OWNERS

1. I hereby certify that pursuant to Subsections 10.03.05.B.8 and 10.03.05.B.10 of the Collier County Land Development Code, I did give notice of the public hearing before the **Collier County Planning Commission** scheduled for March 15<sup>th</sup>, 2018 by U.S. mail to the affected property owners at the addresses provided to me by the Collier County Property Appraiser's Office on February 23<sup>th</sup> 2018. A copy of the list of addresses from the Collier County Property Appraiser's Office is attached to this Affidavit.

2. Copies of the letters mailed to the affected property owners are attached to this Affidavit.

Dated this 9<sup>th</sup> day of March 2018.

Melissa Eger  
Signature

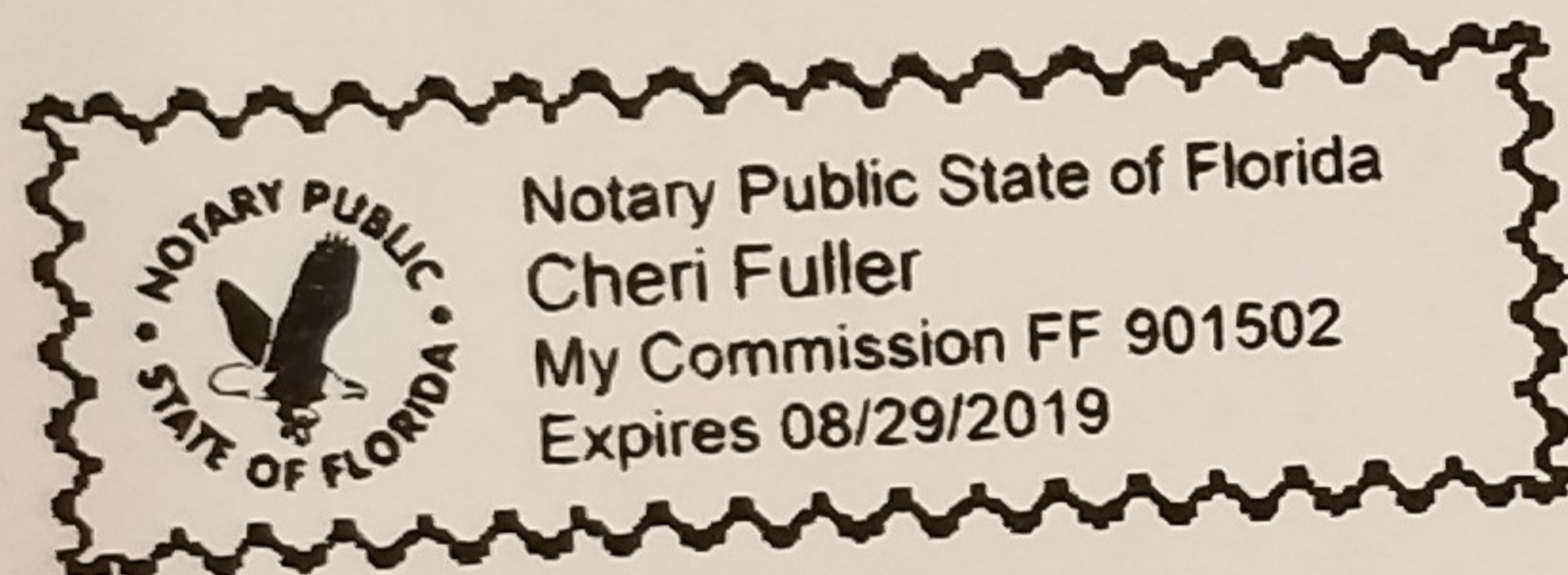
Melissa Eger  
Print Name

Mail Production Mgr.  
Print Title

STATE OF FLORIDA       )  
                                      ) ss  
COUNTY OF COLLIER)

BEFORE ME, a duly authorized notary of the State of Florida, personally appeared  
Melissa Eger, who is personally known to me or produced \_\_\_\_\_  
\_\_\_\_\_ as identification, and under oath stated that the above is true and correct  
and to the best of his/her knowledge.

DATED this 9 day of March, 2018.



Cheri Fuller  
Notary, State of Florida

Cheri Fuller  
Notary Printed Name

My commission expires:

**JohnsonEric**

---

**From:** Susan Scott <susans@conservancy.org>  
**Sent:** Wednesday, March 14, 2018 1:00 PM  
**To:** 'warnold@gradyminor.com'; JohnsonEric; EbertDiane; FryerEdwin; SchmittJoseph; HomiakKaren; StrainMark; Patrick Dearborn; ChrzanowskiStan; Thomas Eastman  
**Cc:** nicole johnson  
**Subject:** Correspondence from Policy Dept., Conservancy of SW Florida  
**Attachments:** Letter - Deltona Settlement - Protection of State Mangroves - General Policy Letter - 2-18.pdf; 3-14-18 Eric Johnson re Amendment to Marco Shores PUD.pdf

Dear Mr. Johnson:

Thank you for your time and consideration of the attached correspondence from Alison Wescott, Senior Environmental Planning Specialist at the Conservancy of SW Florida, regarding the proposed amendment to the Marco Shores PUD.

**Susan Scott**

Administrative Assistant to Policy & Science Depts.  
 Conservancy of Southwest Florida  
 1495 Smith Preserve Way  
 Naples, FL 34102  
 (239)262-0304 ext. 232



Protecting Southwest Florida's unique natural environment and quality of life...now and forever.

Attachment: Attachment 4 - Items Forwarded to CCPC (5166 : Marco Shores PUDA)



Protecting Southwest Florida's unique natural environment and quality of life ... now and forever.

March 14, 2018

Sent via email

Eric Johnson, Principal Planner  
Growth Management Division, Collier County  
2800 Horseshoe Drive  
Naples, FL 34104

Re: PL20170001345 Amendment to Marco Shore PUD

Dear Eric,

We write on behalf of the Conservancy of Southwest Florida, as a signatory to the 1982 Deltona Settlement Agreement (Settlement), and in fulfillment of our oversight authority, regarding PL20170001345, which proposes an amendment to the PUD for Marco Shores.

We have sent two other letters to your office regarding this project: the first on July 25<sup>th</sup> and subsequently, on September 26 of last year (2017). The purpose of this letter is to share with you a recent correspondence received by the Conservancy from the Florida Department of Environmental Protection (Florida DEP) on February 16, 2018, Re: Deltona Settlement Lands. As you will recall, the Deltona Settlement identified agreed upon lands for future development (under specific conditions), and conveyed the remaining Deltona-owned lands to the State of Florida DEP for conservation in perpetuity.

The letter reminds us that while the applicant's property is within the area identified through the Settlement as an approved location for development, beyond the private property line are state-owned lands and waters subject to additional protections per the Settlement. Because the Conservancy, Collier County and State of Florida are all signatories to the Settlement, we must be cognizant of the restrictions contained therein including a prohibition on structures (such as nature trails, boardwalks, docks and boat launching facilities) not specifically authorized by the Settlement. Therefore, any allowances regarding this PUD such as boat docks or boardwalks that go beyond the property owner's boundary will be subject to the Deltona Settlement. The State DEP's letter is attached for your review.

Sincerely,

Alison Wescott  
Senior Environmental Planning Specialist

Cc: Nicole Johnson, COSWFL  
Collier County Planning Commission  
D. Wayne Arnold



Conservancy of Southwest Florida has been awarded Charity Navigator's prestigious 4-Star top rating for good governance, sound fiscal management and commitment to accountability and transparency. Charity Navigator is America's largest and most respected independent evaluator of charities.

1495 Smith Preserve Way | Naples, Florida 34102 | 239.262.0304 | Fax 239.262.0672 | [www.conservancy.org](http://www.conservancy.org)

Attachment: Attachment 4 - Items Forwarded to CCPC (5166 : Marco Shores PUDA)



# Florida Department of Environmental Protection

South District  
Post Office Box 2549  
Fort Myers, Florida 33902-2549  
[SouthDistrict@dep.state.fl.us](mailto:SouthDistrict@dep.state.fl.us)

9.B.4  
Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Noah Valenstein  
Secretary

February 16, 2018

Nicole Johnson, Director of Environmental Policy  
Conservancy of Southwest Florida  
1495 Smith Preserve Way  
Naples, FL 34102  
[nicolej@conservancy.org](mailto:nicolej@conservancy.org)

Re: Deltona Settlement Lands


Dear Nicole:

As you know, the State of Florida acquired lands for protection and preservation as part of the 1982 Deltona Settlement Agreement (Settlement). The Settlement resulted in the creation of much of the development of the Marco Island area. It was the result of years of litigation between the original developer (the Deltona Corporation), several governmental agencies, and multiple environmental groups. The Settlement identified the agreed-upon lands for future development (under specific conditions), and conveyed the remaining Deltona-owned lands to the State of Florida for conservation in perpetuity.

The Settlement precedes the 1996 Mangrove Trimming and Preservation Act (Mangrove Act). Therefore, the Mangrove Act does not apply to the mangroves waterward of the properties designated for development in the Settlement which means the mangroves on the state-owned lands cannot be trimmed or altered. The Settlement also prohibits structures on state-owned lands (such as nature trails, boardwalks, docks, and boat launching facilities) that are not specifically authorized in the Settlement.

Any mangrove trimming or alteration, or placement of unauthorized structures on state-owned Settlement lands would be considered as destruction of state lands. Both regulatory and state lands (proprietary) statutes and rules may apply. Regulatory penalties of up to \$10,000 per day per offense and proprietary penalties of up to \$10,000 could be imposed along with requiring restoration and mitigation. In all cases, the person performing the work (contractor) and the project owner or client (contractee) are jointly and severally liable for penalties, Department costs, restoration and mitigation. Should non-compliance be discovered or an on-going pattern of non-compliance be documented, appropriate enforcement action will be taken against the responsible party(s).

If you have any questions or comments, please contact Greg O'Connell at (239) 344-5678 or by via e-mail at [GregoryOConnell@dep.state.fl.us](mailto:GregoryOConnell@dep.state.fl.us).

Sincerely,  
  
Jennifer L. Carpenter  
Asst. Director of District Management

Attachment: Attachment 4 - Items Forwarded to CCPC (5166 : Marco Shores PUDA)

**JohnsonEric**

**From:** Karen Accordino <kaccordino@msn.com>  
**Sent:** Thursday, March 08, 2018 6:51 PM  
**To:** JohnsonEric  
**Subject:** Re: Marco Shores PUDA staff report

Eric,

We want to oppose this proposal for the following reasons:  
 Reading through PUDA-PL20170001345 we have the following concerns:

1. There is no mention of input or involvement from Rookery Bay.
2. There is no mention of alternative use for this space.
3. There seems to be ambiguous documentation such as "standards would be **nearly** identical". "**Most** of the above changes are minor", and "**not expected** to create drainage problems. " **Not anticipated**" is used no less than four times.
4. There is no indication of any advantages to the existing property owners.

Please let us know if this is the correct format to express our concerns at the upcoming meeting.

Respectfully submitted.

Greg McGraw

----- Original Message -----

**From:** [JohnsonEric](#)  
**To:** [kaccordino@msn.com](mailto:kaccordino@msn.com)  
**Sent:** Tuesday, March 06, 2018 1:12 PM  
**Subject:** Marco Shores PUDA staff report

Greg,

As promised, attached is the staff report for this petition.

Respectfully,

Eric Johnson, AICP, CFM  
*Principal Planner - Zoning Division*  
 2800 Horseshoe Drive North, Naples Florida 34104  
 Phone: 239.252.2931  
 Fax: 239.252.6503

**Note: Email Address Has Changed** [Eric.Johnson@colliercountyfl.org](mailto:Eric.Johnson@colliercountyfl.org)

Tell us how we are doing by taking our Zoning Division Survey at <http://bit.ly/CollierZoning>



Attachment: Attachment 4 - Items Forwarded to CCPC (5166 : Marco Shores PUDA)



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Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.

Agenda Item No. D Agenda Item Topic PUDA-PL 20170001345  
 (For Public Comment, list topic) Marco Shores Golf Course Com.

Meeting Date: 3-15-18

Name: MARK ANDREWS Address: 1356 MAINSTAIL DR UNIT #1422

Representing/Petitioner: \_\_\_\_\_ Other: \_\_\_\_\_

COLLIER COUNTY ORDINANCE NO: 2003-53, AS AMENDED BY ORDINANCE 2004-05 AND 2007-24, REQUIRES THAT ALL LOBBYIST SHALL, BEFORE ENGAGING IN ANY LOBBYING ACTIVITIES (INCLUDING, BUT NOT LIMITED TO, ADDRESSING THE BOARD OF COUNTY COMMISSIONERS), REGISTER WITH THE CLERK TO THE BOARD AT THE BOARD MINUTES AND RECORDS DEPARTMENT

**YOU ARE LIMITED TO THREE (3) MINUTES FOR YOUR COMMENTS AND ARE TO ADDRESS ONLY THE CHAIR**

PUBLIC COMMENT IS NOT INTENDED TO BE A FORUM FOR SELF-PROMOTION. PUBLIC COMMENT SPEAKERS WHO ENGAGE IN ADVERTISING THEIR BUSINESS, PERSONAL POLITICKING OR OTHER FORMS OF SELF-PROMOTION WILL BE ASKED TO LEAVE THE PODIUM.

**PLACE COMPLETED FORM ON THE TABLE TO THE LEFT OF THE DAIS – PLEASE PRINT CLEARLY**

Agenda Item No. 9D. Agenda Item Topic AMENDING ORDINANCE # 81-6, AS A  
 (For Public Comment, list topic) THE MARCO SHORES GOLF COURSE COMMUNITY PUD

Meeting Date: 15 MARCH 2018

Name: ALISON WESCOTT FOR THE Address: CONSERVANCY OF SOUTH WEST FL., SMITH PRESERVE  
CONSERVANCY OF SWFL NAPLES.

Representing/Petitioner: ALISON WESCOTT Other: \_\_\_\_\_

COLLIER COUNTY ORDINANCE NO. 2003-53, AS AMENDED BY ORDINANCE 2004-05 AND 2007-24, REQUIRES THAT ALL LOBBYIST SHALL, BEFORE ENGAGING IN ANY LOBBYING ACTIVITIES (INCLUDING, BUT NOT LIMITED TO, ADDRESSING THE BOARD OF COUNTY COMMISSIONERS), REGISTER WITH THE CLERK TO THE BOARD AT THE BOARD MINUTES AND RECORDS DEPARTMENT

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**PLACE COMPLETED FORM ON THE TABLE TO THE LEFT OF THE DAIS – PLEASE PRINT CLEARLY**

# Naples Daily News

NaplesNews.com

Published Daily  
Naples, FL 34110

## Affidavit of Publication

State of Florida  
Counties of Collier and Lee

Before the undersigned they serve as the authority, personally appeared Natalie Zollar who on oath says that she serves as **Inside Sales Manager** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

| Customer              | Ad Number | Copyline             | P.O.#      |
|-----------------------|-----------|----------------------|------------|
| BCC/ZONING DEPARTMENT | 1973385   | NOTICE OF PUBLIC HEA | 4500182060 |

Pub Dates  
April 4, 2018

*Natalie Zollar*  
(Signature of affiant)

Sworn to and subscribed before me  
This April 04, 2018



*Karol E Kangas*  
(Signature of affiant)

Attachment: Attachment 6 - NDN Ad (BCC) (5166 : Marco Shores PUDA)

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Naples, FL, 34110

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# Naples Daily News

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marco eagle

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# Naples Daily News

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DEALINES

# Naples Daily News

Tuesday - Saturday Editions  
2PM, one day prior

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## Free Merchandise Ads

We offer FREE classified ads for non-commercial items \$100 or less (the price must appear in the ad). 1 free ad per week. Ads are 3 lines, run for 7 days, and the item will run one time as a free ad. These ads are not processed by phone. E-mail classads@naplesnews.com or mail to: Free Ads 1100 Immokalee Road Naples, FL 34110.

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**Corrections:** Please check your ad for errors on the first day it appears. Naples Daily News will not be responsible for incorrect ads after the first day of publication.

## Notice To Creditors

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO. 11-2018-CP-000667-0001-XX  
IN RE: THE ESTATE OF  
JOHN P. PEARL,  
Deceased.

### NOTICE TO CREDITORS

Notice is hereby given that the administration of the Estate of John P. Pearl, deceased (Case No. 11-2018-CP-000667-0001-XX), whose date of death was January 11, 2018, is now pending in the Circuit Court of Collier County, Florida. Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112-5324.

The name and address of the personal representative, personal representative's attorney, and personal representative's resident agent are set forth below:

Personal Representative: Commerce Trust Company a division of Commerce Bank 416 Main Street Peoria, Illinois 61602

Attorney for Personal Representative: Robert C. Hall, Miller, Hall & Triggs, LLC 416 Main Street, Suite 1125 Peoria, Illinois 61602

Resident Agent for Personal Representative: William F. Brock 162 Bears Paw Trail Naples, Florida 34105

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this Notice is required to be served must file their claims with the Circuit Court of Collier County, Florida, Probate Division WITHIN 30 DAYS AFTER THE DATE OF SERVICE OF THIS NOTICE.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with the Circuit Court of Collier County, Florida, Probate Division WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The date of first publication of this Notice is March 28, 2018.

ALL CREDITORS MUST FILE CLAIMS AGAINST THE DECEDENT'S ESTATE WITH THE CIRCUIT COURT OF COLLIER COUNTY, FLORIDA, PROBATE DIVISION DURING THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE, OR SUCH CLAIMS SHALL BE FOREVER BARRED.

By: E. Ann Galik, Vice President, Commerce Trust Company a division of Commerce Bank, Personal Representative  
March 28, April 4, 2018  
No.1968809

## Public Notices

### NOTICE OF PUBLIC HEARING

Notice is hereby given that on April 24, 2018, in the Board of County Commissioners Meeting Room, Third Floor, Collier Government Center, 3299 East Tamiami Trail East, Naples FL, the Board of County Commissioners (BCC) will consider the enactment of a County Resolution. The meeting will commence at 9:00 A.M. The title of the proposed Resolution is as follows:

RESOLUTION NO. 2018-\_\_\_\_\_

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA TO DISCLAIM, RENOUNCE, AND VACATE THE COUNTY AND THE PUBLIC INTEREST IN THAT ROADWAY EASEMENT RECORDED IN OR BOOK 2355, PAGE 2715, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. THE SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF COUNTY BARN ROAD, APPROXIMATELY ONE QUARTER MILE SOUTH OF DAVIS BOULEVARD IN SECTION 8, TOWNSHIP 50 EAST, RANGE 15 EAST, COLLIER COUNTY, FLORIDA. (PETITION VAC-PL20170901644)

Any person who decides to appeal any decision of the Board will need a record of the proceedings pertaining thereto and therefore, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

NOTE: All persons wishing to speak on any agenda item must register with the County manager prior to presentation of the agenda item to be addressed. Individual speakers will be limited to 3 minutes on any item. The selection of any individual to speak on behalf of an organization or group is encouraged. If recognized by the Chairman, a spokesperson for a group or organization may be allotted 10 minutes to speak on an item.

Persons wishing to have written or graphic materials included in the Board agenda packets must submit said material a minimum of 3 weeks prior to the respective public hearing. In any case,

## Public Notices

written materials intended to be considered by the Board shall be submitted to the appropriate County staff a minimum of seven days prior to the public hearing. All materials used in presentations before the Board will become a permanent part of the record.

Any person who decides to appeal any decision of the Board will need a record of the proceedings pertaining thereto and therefore, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Division, located at 3315 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA  
ANDY SOLIS, CHAIRMAN

DWIGHT E. BROCK, CLERK  
By: Martha Vergara, Deputy Clerk (SEAL)  
April 4 & 11, 2018 No.1965511

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### NOTICE OF PUBLIC HEARING

NOTICE OF INTENT TO CONSIDER AN ORDINANCE

Notice is hereby given that a public hearing will be held by the Collier County Board of County Commissioners on April 24, 2018, in the Board of County Commissioners Meeting Room, Third Floor, Collier Government Center, 3299 East Tamiami Trail, Naples FL, the Board of County Commissioners (BCC) will consider the enactment of a County Ordinance. The meeting will commence at 9:00 A.M. The title of the proposed Ordinance is as follows:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 81-6, AS AMENDED, THE MARCO SHORES GOLF COURSE COMMUNITY PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW GROUP HOUSING FOR SENIORS ON RESIDENTIAL PARCEL TWO A AND TO ADD NEW DEVELOPMENT STANDARDS FOR RESIDENTIAL PARCEL TWO A; AND PROVIDING FOR AN EFFECTIVE DATE. FOR PROPERTY LOCATED NEAR THE MARCO ISLAND AIRPORT IN SECTION 26, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA. [PUDA-PL20170001345].

A copy of the proposed Ordinance is on file with the Clerk to the Board and is available for inspection. All interested parties are invited to attend and be heard.

NOTE: All persons wishing to speak on any agenda item must register with the County manager prior to presentation of the agenda item to be addressed. Individual speakers will be limited to 3 minutes on any item. The selection of any individual to speak on behalf of an organization or group is encouraged. If recognized by the Chairman, a spokesperson for a group or organization may be allotted 10 minutes to speak on an item.

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BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA  
ANDY SOLIS, CHAIRMAN  
DWIGHT E. BROCK, CLERK  
By: Ann Jennejohn, Deputy Clerk (SEAL)  
April 4, 2018 No.1973694

NOTICE OF PUBLIC HEARING

NOTICE OF INTENT TO CONSIDER AN ORDINANCE

Notice is hereby given that a public hearing will be held by the Collier County Board of County Commissioners on April 24, 2018, in the Board of County Commissioners Meeting Room, Third Floor, Collier Government Center, 3299 East Tamiami Trail, Naples FL, the Board of County Commissioners (BCC) will consider the enactment of a County Ordinance. The meeting will commence at 9:00 A.M. The title of the proposed Ordinance is as follows:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NUMBER 2006-50, THE

## Public Notices

COMMISSIONERS  
COLLIER COUNTY, FLORIDA  
ANDY SOLIS, CHAIRMAN  
DWIGHT E. BROCK, CLERK  
By: Ann Jennejohn, Deputy Clerk (SEAL)  
April 4, 2018 No.197385

### NOTICE OF PUBLIC HEARING

NOTICE OF INTENT TO CONSIDER AN ORDINANCE

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 2004-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH ESTABLISHED THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM A RURAL TO AGRICULTURAL, (A) ZONING DISTRICT TO A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) ZONING DISTRICT FOR THE PROJECT TO BE KNOWN AS THE RUSHTON POINTE RPUD, TO ALLOW CONSTRUCTION OF A MAXIMUM OF 229 RESIDENTIAL DWELLING UNITS ON PROPERTY LOCATED ON THE WEST SIDE OF COLLIER BOULEVARD, APPROXIMATELY TWO THIRDS OF A MILE SOUTH OF IMMOKALEE ROAD, IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 26 EAST, CONSISTING OF 38.1± ACRES. [PL20150000306]

A copy of the proposed Ordinance is on file with the Clerk to the Board and is available for inspection. All interested parties are invited to attend and be heard.

NOTE: All persons wishing to speak on any agenda item must register with the County manager prior to presentation of the agenda item to be addressed. Individual speakers will be limited to 3 minutes on any item. The selection of any individual to speak on behalf of an organization or group is encouraged. If recognized by the Chairman, a spokesperson for a group or organization may be allotted 10 minutes to speak on an item.

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Any person who decides to appeal any decision of the Board will need a record of the proceedings pertaining thereto and therefore, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Division, located at 3315 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA  
ANDY SOLIS, CHAIRMAN

DWIGHT E. BROCK, CLERK  
By: Ann Jennejohn, Deputy Clerk (SEAL)  
April 4, 2018 No.1973694

### NOTICE OF PUBLIC HEARING

NOTICE OF INTENT TO CONSIDER AN ORDINANCE

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NUMBER 2006-50, THE

## Public Notices

CREEKSIDE COMMERCE PARK COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), AS AMENDED, BY ADDING OUTDOOR RECREATION FACILITIES AS A GENERAL PERMITTED USE, BY PROVIDING THAT WELLNESS CENTERS ASSOCIATED WITH EMPLOYEES AND HOST GUESTS SHALL NOT COUNT TOWARDS SQUARE FOOTAGE MAXIMUMS IN THE BUSINESS DISTRICT AND INDUSTRIAL COMMERCIAL DISTRICT; BY ALLOWING A 169 ROOM HOTEL ON TRACT 6 WEST OF GOODLETTE FRANK ROAD, BY DECREASING THE ALLOWABLE SQUARE FOOTAGE IN THE INDUSTRIAL COMMERCIAL DISTRICT BY 900 SQUARE FEET FOR A TOTAL OF 709,100 SQUARE FEET OF FLOOR AREA OF INDUSTRIAL/COMMERCE USES; BY DECREASING THE ALLOWABLE SQUARE FOOTAGE IN THE BUSINESS DISTRICT BY 22,000 SQUARE FEET TO 269,000 SQUARE FEET INCLUDING A REDUCTION FROM 24,000 SQUARE FEET TO 219,000 SQUARE FEET OF OFFICE USES; BY ADDING INDOOR AND OUTDOOR RECREATIONAL FACILITIES AS A PERMITTED ACCESSORY USE IN THE BUSINESS DISTRICT AND INDUSTRIAL COMMERCIAL DISTRICT; BY ADDING DEVIATIONS TO ALLOW ANY USE ON TRACTS 3 AND 6 ON THE MASTER PLAN TO BE ELEGIBLE FOR THE COUNTY'S ARCHITECTURAL DEVIATION PROCESS AND A DEVIATION TO PERMIT EXISTING STREET TREES TO SATISFY THE BUFFER TREE REQUIREMENTS FOR TRACT 48 SOUTH OF IMMOKALEE ROAD, IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 106 ACRES; AND BY PROVIDING AN EFFECTIVE DATE. [PL20170000425]

A copy of the proposed Ordinance is on file with the Clerk to the Board and is available for inspection. All interested parties are invited to attend and be heard.

NOTE: All persons wishing to speak on any agenda item must register with the County manager prior to presentation of the agenda item to be addressed. Individual speakers will be limited to 3 minutes on any item. The selection of any individual to speak on behalf of an organization or group is encouraged. If recognized by the Chairman, a spokesperson for a group or organization may be allotted 10 minutes to speak on an item.

Persons wishing to have written or graphic materials included in the Board agenda packets must submit said material a minimum of 3 weeks prior to the respective public hearing. In any case, written materials intended to be considered by the Board shall be submitted to the appropriate County staff a minimum of seven days prior to the public hearing. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

Any person who decides to appeal any decision of the Board will need a record of the proceedings pertaining thereto and therefore, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Division, located at 3315 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA  
ANDY SOLIS, CHAIRMAN

DWIGHT E. BROCK, CLERK  
By: Ann Jennejohn, Deputy Clerk (SEAL)  
April 4, 2018 No.1973294

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**JohnsonEric**

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**From:** Alison Wescott <alisonw@conservancy.org>  
**Sent:** Tuesday, April 10, 2018 10:53 AM  
**To:** sumpenhour@gradyminor.com; JohnsonEric  
**Cc:** StoneScott; nicole johnson; Susan Scott  
**Subject:** PL20170001345 Marco Shores Golf Course Community PUD, Revised PUD Language  
**Attachments:** 4-10-18 Letter GM Marco Shores Golf Course Community PUD Revisions.pdf

Dear Wayne and Eric,

Please find enclosed a letter from the Conservancy regarding the newly proposed language for revisions to Marco Shores Golf Course Community PUD.

Eric, Grateful if you would kindly share this letter with Scott Stone and the County Planning Commission.

All the best,  
 Alison

**Alison O. Wescott**

Senior Environmental Planning Specialist  
 1495 Smith Preserve Way  
 Naples, Florida 34102  
 239.430.2461



Attachment: Attachment 7 - Letter from Conservancy SWFL (Apr 10 2018) (5166 : Marco Shores PUDA)



Protecting Southwest Florida's unique natural environment and quality of life ... now and forever.

April 10, 2018

*Sent by email*

D. Wayne Arnold, AICP  
GradyMinor  
3800 Via Del Rey  
Bonita Springs, FL 34134  
EMAIL-sumpenhour@gradyminor.com

RE: PL20170001345 Marco Shores Golf Course Community PUD, Revised PUD Language

Dear Wayne,

Thank you for working with County staff to address the concerns we raised through various letters, and publically at the March 15<sup>th</sup> meeting of the Collier County Planning Commission, with regard to the protection of emergent mangroves in State-owned waters along the Deltona Settlement lands of Marco Shores Golf Course Community PUD.

The newly proposed revisions to section 4.07.01. A (paragraphs 1 and 6) satisfy our concerns by referencing the Deltona Settlement and acknowledging the principal uses shown in these paragraphs are "subject to approval, as applicable, through the process required in the Deltona Settlement Agreement (Case No. 80-1308 R and YY-76, dated July 20, 1982)". We would like to thank you for your efforts, and we are pleased to say we have no further objections to the language as currently proposed.

Sincerely,

Alison O. Wescott  
Senior Environmental Planning Specialist

Cc: Nicole Johnson, COSWFL  
Eric Johnson, Collier County Growth Management Department  
Scott Stone, County Attorney  
Collier County Planning Commission



Conservancy of Southwest Florida has been awarded Charity Navigator's prestigious 4-Star top rating for good governance, sound fiscal management and commitment to accountability and transparency. Charity Navigator is America's largest and most respected independent evaluator of charities.

1495 Smith Preserve Way | Naples, Florida 34102 | 239.262.0304 | Fax 239.262.0672 | [www.conservancy.org](http://www.conservancy.org)

Attachment: Attachment 7 - Letter from Conservancy SWFL (Apr 10 2018) (5166 : Marco Shores PUDA)

**NOTICE OF PUBLIC HEARING  
NOTICE OF INTENT TO  
CONSIDER AN ORDINANCE**

Notice is hereby given that a public hearing will be held by the **Collier County Board of County Commissioners** on **April 24, 2018**, in the Board of County Commissioners Meeting Room, Third Floor, Collier Government Center, 3299 East Tamiami Trail, Naples FL., the **Board of County Commissioners (BCC)** will consider the enactment of a County **Ordinance**. The meeting will commence at **9:00 A.M.** The title of the proposed **Ordinance** is as follows:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 81-6, AS AMENDED, THE MARCO SHORES GOLF COURSE COMMUNITY PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW GROUP HOUSING FOR SENIORS ON RESIDENTIAL PARCEL TWO A, AND TO ADD NEW DEVELOPMENT STANDARDS FOR RESIDENTIAL PARCEL TWO A; AND PROVIDING FOR AN EFFECTIVE DATE, FOR PROPERTY LOCATED NEAR THE MARCO ISLAND EXECUTIVE AIRPORT IN SECTION 26, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA. [PUDA-PL20170001345].

A copy of the proposed **Ordinance** is on file with the Clerk to the Board and is available for inspection. All interested parties are invited to attend and be heard.

NOTE: All persons wishing to speak on any agenda item must register with the County manager prior to presentation of the agenda item to be addressed. Individual speakers will be limited to 3 minutes on any item. The selection of any individual to speak on behalf of an organization or group is encouraged. If recognized by the Chairman, a spokesperson for a group or organization may be allotted 10 minutes to speak on an item.

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Any person who decides to appeal any decision of the **Board** will need a record of the proceedings pertaining thereto and therefore, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

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BOARD OF COUNTY

**Public Notices**

COMMISSIONERS  
COLLIER COUNTY, FLORIDA

ANDY SOLIS, CHAIRMAN

DWIGHT E. BROCK, CLERK  
By: Ann Jennejohn  
Deputy Clerk (SEAL)  
April 4, 2018 No.1973385