Pelican Preserve Advisory Committee

Thursday, February 13, 2025 - 2:00 PM
Boardroom
13240 Griffin Drive, Fort Myers, FL 33913

Click on the below link to listen to the meeting:
https://www.youtube.com/@GSCDD/streams

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **PUBLIC COMMENT**

5. **APPROVAL OF MINUTES**
   - **A.** November 14, 2024 PPAC Minutes

6. **FINANCIAL REPORT**
   - **A.** Financial Summary Review

7. **SUBCOMMITTEE UPDATE(S)**
   - **A.** October 24, 2024 Landscape Meeting Minutes
   - **B.** November 22, 2024 Landscape Meeting Minutes
   - **C.** Ponds February Update

8. **ITEMS FOR DISCUSSION**
   - **A.** PPAC Member Selection/Recommendation
   - **B.** Award Recommendation Consideration: RFP-25-06-PW: Pelican Preserve Landscape, Irrigation Maintenance to Ameri-scape
   - **C.** Award Consideration: Atlantic Southern Paving for Aviano Drive and Ravenna Way
   - **D.** Treeline and Colonial Monument Parcel Appraisal

9. **MEMBER ITEMS AND REPORT**
   - **A.** Revised Financial Report for December from Mr. Hedges

10. **SET NEXT MEETING AGENDA**

11. **ADJOURNMENT**

At times, members of various committees established by the Board of Supervisors (BOS) may be present at meetings of the BOS and the members of those committees may participate at meetings of the BOS as to matters being heard by the BOS. Such committees include, but are not limited to: Pelican Preserve Advisory Committee, Parks and Recreation Advisory Committee and any other committee or subcommittees that may be established by the BOS of the District. Further, at times, members of the BOS and members of various committees or subcommittees may be present at and may participate at meetings of other committees or subcommittees.

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 5.A**

November 14, 2024 PPAC Minutes

1. **Requested Motion**: **Meeting Date**: February 13, 2025

Review and approve the minutes.

2. **Agenda**:
APPROVAL OF MINUTES

3. **Requirement/Purpose**:
Approval of Minutes

4. **Submitter of Information**:
Georgia Johnson

Attachments:

1. PPAC Minutes 11.14.24 .mm-GJ.pdf

Minutes of Pelican Preserve Advisory Committee Meeting
Monday, November 14, 2024, at 2:00 p.m.
DRAFT

Chair:	Peggy Hall
Vice Chair:	Ed Hedges
Committee Members:	Martin Mantenfel
	Tom Shaner
	Allen Steinbeck
	John Barry
Staff Members	Chelsea O'Riley, District Manager
Other Guests:	Carole Pankau - BOS
	Bob Geppert - BOS
	Doug Zanter - Ponds
	Perry Dragon

1. CALL TO ORDER

The meeting was called to order.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Six members were in attendance and a quorum was established.

4. PUBLIC COMMENT

None.

5. APPROVAL OF MINUTES

None.

6. **FINANCIAL REPORT**

A. Review Financial Report

Mr. Hedges noted this is the same as we had at our last meeting.

Mr. Hedges commented on Ponds and Landscaping being switched, the reserves.

Mr. Hedges was asked to email his financial statement comments and requests to Ms. LeRoy and copy Ms. O'Riley.

Payoff of the bond was briefly discussed.

7. SUBCOMMITTEE UPDATES

A. Landscape Subcommittee Meeting Summary from October 24, 2024

It was noted Ms. Nancy Smith, the liaison for the Landscape Subcommittee submitted an update which noted the drip lines are complete and still planning on doing the repainting of the monuments but will happen after the Christmas lights are taken down.

The wild boars were briefly discussed. Unless they are damaging District property that is the only time it would warrant removal.

B. Ponds Subcommittee Update

Mr. Zanter noted the next financial report will indicate we are approximately $100K over budget.

Mr. Zanter noted the next ponds for restoration are pond 43, the large one, 47 or 48, we either do one large or two small. We asked Tetra Tech to do the specs at not to exceed $15K. We will not do anything in wet season. Pond 36 restoration completed.

C. Cleaning of Pond Interconnect Pipes in Pelican Preserve

Mr. Zanter provided a financial chart which was discussed and included in today's agenda package. Mr. Zanter noted we are fixing fountain 17 which is across from the Brokke Center. He also noted once pond 36 gets lowered we will have an aggressive planting of littorals as there are none there now after the restoration.

D. Conservation Maintenance Services-Solitude, 1 Year Renewal

> On MOTION by Mr. Mantenfel, seconded by Mr. Barry, with all in favor the recommendation to renew the Solitude Lake Management in the amount of $53,568 for conservation maintenance services covering the period November 1, 2024 through October 31, 2025 and authorizing the District Manager to take appropriate action was approved. 6-0

8. ITEMS FOR DISCUSSION

A. Professional Services Agreement with Passarella for Geographic Information (GIS) Services

> On MOTION by Mr. Hedges, seconded by Mr. Barry, with all in favor the Professional Services Agreement with Passarella for GIS Services was accepted. 6-0

B. Recommendation of the Sale of Monuments at Colonial & Treeline

Ms. Hall asked if the monuments are sold where do the assets go.

Ms. O'Riley responded that would be determined by the Board of Supervisors but we recommend that those proceeds go to the Pelican Preserve fund.

Lengthy discussion ensued regarding obtaining an appraisal for the monuments at Colonial and Treeline.

> On MOTION by Mr. Hedges, seconded by Mr. Steinbeck, with Mr. Barry, Ms. Hall, Mr. Hedges, Mr. Shaner and Mr. Steinbeck voting Aye and Mr. Mantenfel voting Nay, getting a formal appraisal at a cost of not to exceed $2,000 for the two monuments bringing the appraisal back to the PPAC for consideration at the next meeting was approved. 5-1

C. Status of Golf Carts on the Boardwalk

The Passarella Environmental Supplement report that will be submitted to SFWMD regarding permit modifications was included in today's agenda package and was discussed.

> On MOTION by Mr. Mantenfel, seconded by Mr. Barry, moving forward with submitting the permit modification application to SFWMD was approved. 6-0

D. Pelican Preserve American Flag Responsibility

Ms. O'Riley noted at the last Safety & Security meeting the subcommittee members recommended adding the flag responsibilities to the upcoming Weiser contract and staff supports their recommendation.

The PPAC members agreed with adding the flag responsibilities to the Weiser contract and the Safety & Security members will be notified of the agreement.

E. Pelican Preserve Refrigerator Magnets & Brochure

This item was briefly discussed. The brochure will be added to Gateway and Pelican Preserve websites.

F. Series 2023-2 Bond Disbursement Request 0

Ms. LeRoy briefly explained this item and noted these items normally go before the CDD Board for acceptance, however Ms. Pankau has requested the matter be discussed by the PPAC.

> On MOTION by Mr. Shaner, seconded by Mr. Barry, with Mr. Shaner, Mr. Barry, Ms. Hall, Mr. Hedges, and Mr. Steinbeck voting AYE with Mr. Mantenfel voting Nay, staff recommendation to approve the disbursement of $189 from the Pelican Preserve Series 2023-2 bond for expenses incurred and authorizing District staff to take appropriate action was approved. 5-1

9. MEMBER ITEMS AND REPORT

Mr. Shaner requested the status of the speed table on Bonita.

Ms. O'Riley responded the project is underway.

Mr. Shaner also commented on Pelican Preserve residents putting golf carts that are for sale on Gateway property, at Cypress Lake and Pelican.

Mr. Hedges responded the property in question is golf course property.

Mr. Hedges reported we did the agreements with Passarella for the GIS services and he is working with them to reorganize the legend and make it more user friendly.

Mr. Mantenfel commented on being run off the road on the Preserve path that runs parallel to the boardwalk that comes out by the Brokke Center. He requested something be done to make that pathway safer.

Mr. Steinbeck commented on the debris collected from the hurricane and put on the parking lot.

Ms. O'Riley responded the City of Fort Myers came out yesterday and got one full truckload and staff has coordinated with them to come back for the remaining debris.

Ms. Hall commented on a survey that went out to Gateway residents on the park and asked if Pelican Preserve would be getting the survey as well.

Ms. O'Riley responded the GSCDD Board has not decided to push that to Pelican Preserve residents yet.

Mr. Geppert asked the PPAC to make a motion to recommend to the GSCDD to send out the same, identical, survey that was sent to Gateway residents to Pelican Preserve residents.

Ms. O'Riley responded as of today, the Assessment Methodology we are working under today, Pelican does not pay into the Parks and Recreation category. Regarding the numbers, she does not know what Pelican's portion of that would be. She can assume 14% which has been, historically, what Pelican has paid into the General Fund.

Discussion ensued.

> On MOTION by Ms. Hall seconded by Mr. Barry with all in favor, directing staff to recommend to the GSCDD to send out the same survey that was sent to Gateway residents to Pelican Preserve residents with a caveat on the numbers and any decision by the Board of Supervisors should be deferred until Pelican Preserve residents have a chance to respond, was approved. 6-0

10. SET NEXT MEETING AGENDA

The next meeting is scheduled for December 12, 2024

Ms. Hall noted she will not be attending the December meeting.

> On MOTION by Mr. Mantenfel seconded by Mr. Shaner with all in favor, the December 12, 2024 meeting was canceled. 6-0

The next meeting is scheduled for January 9, 2025.

Ms. O'Riley gave an update on the Pelican Preserve landscaping bid that went out on the street today and the Landscape Subcommittee is working diligently at getting it together and put out. The bids are due around Christmas. Nancy Smith and staff will be the selection committee on that.

For the next agenda the bond will be discussed, and completion notice on the speed table.

11. ADJOURNMENT

> On MOTION by Mr. Mantenfel seconded by Mr. Barry with all in favor, the meeting was adjourned.

PPAC

Adopted:_____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

Board of Supervisors

Adopted:_____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

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Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 6.A**

Financial Summary Review

1. **Requested Motion**: **Meeting Date**: February 13, 2025

2. **Agenda**: FINANCIAL REPORT

3. **Requirement/Purpose**: Administrative Agenda Items

4. **Submitter of Information**: Laura LeRoy

Attachments:

1. PP December Financial Summary.pdf

Financial Report
Committee/Sub-Committee: Pelican Preserve Advisory Committee
Period For: October 2024 - December 2024
Total Budget: $ 3,654,350

Balance Sheet Data:

Total Current Assets	$	6,053,134
Total Current Liabilities	$	156,990
Total Fund Bal./Retained Earnings	$	5,896,144
Assigned to:		
Reserves - Capital	$	3,067,300
Reserves - Emergency	$	100,000
Reserves - Landscape	$	294,265
Reserves - Ponds	$	136,294
Reserves - Safety & Security	$	-
Unassigned*	$	2,298,285

Investments	$3,551,911

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	YTD Encumbered	Remaining Balance	% of Budget Remaining
Administrative	$ 29,147	$ 6,380	$ 5,597	$ 17,171	58.9%
Op. Admin. Services	$ 295,019	$ 69,977	$ 2,838	$ 222,204	75.3%
Op. Expenses	$ 316,437	$ 59,665	$ 15,206	$ 241,566	76.3%
Safety & Security - Ops & Maint	$ 1,023,500	$ 137,831	$ 312,963	$ 572,706	56.0%
Landscape Services - Ops & Maint	$ 911,000	$ 192,930	$ 154,144	$ 563,926	61.9%
Ponds - Ops & Maint	$ 804,000	$ 145,494	$ 279,754	$ 378,752	47.1%
Prof Services - Trustee Fees	$ -	$ 137,831	$ -	$ (137,831)	0.0%
Assessment Collection Costs	$ 9,767	$ 192,928	$ -	$ (183,161)	-1875.3%
Cap Outlay - Admin Bldg Constructio	$ 265,480	$ 145,495	$ -	$ 119,985	45.2%
Capital Reserve	$ -	$ 7,559	$ -	$ (7,559)	0.0%
Totals	**$ 3,654,350**	**$ 1,096,090**	**$ 770,501**	**$ 1,787,759**	**48.9%**

*Any increase or decrease in actual revenues & expenditures for the Fund automatically post to the Unassigned Fund Balance.

Unassigned Reserves Transfers

Date	Amount	Account Number	Account Name	Reason

Financial Report
Committee/Sub-Committee: Pelican Preserve Safety & Security Subcommittee
Period For: October 2024 - December 2024
Total Budget: $ 1,023,500

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	Amount Encumbered	Remaining Balance	% of Budget Remaining
Contracts-Security Services	$ 440,000	$ 76,278	$ 243,497	$ 120,225	27.3%
Contractual Services-Police Patrol	$ 10,500	$ 260	$ 10,240	$ -	0.0%
Utilities - Gatehouse	$ 10,500	$ 371	$ -	$ 10,129	96.5%
R&M Sidewalks	$ 40,000	$ 837	$ -	$ 39,163	97.9%
R&M Signage	$ 17,500	$ -	$ -	$ 17,500	100.0%
R&M Roadway	$ 40,000	$ 4,793	$ -	$ 35,207	88.0%
Safety & Security-Other	$ 40,000	$ 3,325	$ 2,575	$ 34,100	85.3%
Street Sweeping Services	$ 15,000	$ 2,550	$ 6,147	$ 6,303	42.0%
Gatehouse Repair & Maintenance	$ 25,000	$ 10,339	$ 5,137	$ 9,524	38.1%
R&M Streetlights	$ 70,000	$ 31,308	$ -	$ 38,692	55.3%
Speed Calming Devices	$ 40,000	$ 5,580	$ 32,557	$ 1,863	4.7%
Cap Outlay - Roads	$ 260,000	$ -	$ -	$ 260,000	100.0%
GIS Web Portal	$ 15,000	$ 2,190	$ 12,810	$ -	0.0%
Total	**$ 1,023,500**	**$137,831**	**$ 312,963**	**$ 572,706**	**56.0%**

Balance Sheet Data:

Reserves	$ -

Pelican Preserve
Unassigned Reserves Transfers

Date	Amount	Account Number	Account Name	Reason

Financial Report
Committee/Sub-Committee: Pelican Preserve Landscape Subcommittee
Period For: October 2024 - December 2024
Total Budget: $ 911,000

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	Amount Encumbered	Remaining Balance	% of Budget Remaining
Contr Svsc - Landscaping	$ 567,000	$ 132,671	$ 132,672	$ 301,657	53.2%
R&M-Other Landscape	$ 30,000	$ 16,915	$ -	$ 13,085	43.6%
Plant Replacement Program	$ 53,000	$ 14,000	$ 565	$ 38,435	72.5%
Annual Tree Trimming	$ 154,000	$ -	$ -	$ 154,000	100.0%
Monuments and Signs	$ 15,000	$ 2,579	$ 2,500	$ 9,921	66.1%
Tree/Sod Replacement	$ 32,000	$ -	$ -	$ 32,000	100.0%
Shared Entry Feature	$ 16,000	$ -	$ -	$ 16,000	100.0%
Irrigation Maintenance	$ 4,000	$ 5,171	$ -	$ (1,171)	-29.3%
Holiday Lighting & Decorations	$ 25,000	$ 20,000	$ 5,000	$ -	0.0%
GIS Web Portal	$ 15,000	$ 1,594	$ 13,406	$ (0)	0.0%
Total	**$ 911,000**	**$ 192,930**	**$ 154,144**	**$ 563,926**	**61.9%**

Balance Sheet Data:

Reserves - Landscape	$ 294,265

Financial Report
Committee/Sub-Committee: Pelican Preserve Ponds Subcommittee
Period For: October 2024 - December 2024
Total Budget: $ 804,000

GSCDD Allocated Expenses

Account Description	Annual Budget (revised)	YTD Actual	Amount Encumbered	Remaining Balance	% of Budget Remaining	FY2023 Adopted Budget
Contr Svcs - Lakes	$ 135,000	$ 30,573	$ 89,859	$ 14,568	11%	$ 130,000
R&M Stormwater System	$ 75,000	$ 73,802	$ 31,629	$ (30,431)	-41%	$ 90,000
Fish Gate & Aerator Maintenance	$ 10,000	$ -	$ -	$ 10,000	100%	$ 10,000
Vine Control & Removal	$ 10,000	$ -	$ -	$ 10,000	100%	$ 10,000
Littoral Restoration	$ 25,000	$ -	$ -	$ 25,000	100%	$ 25,000
Pond Aeration	$ 145,000	$ 21,202	$ 31,908	$ 91,890	63%	$ 115,000
Downspouts Initiative	$ 25,000	$ -	$ -	$ 25,000	100%	$ 258,000
Conservation & Wetlands	$ 90,000	$ 17,412	$ 93,744	$ (21,156)	-24%	$ 110,000
Pond Bank Improvements	$ 269,000	$ 840	$ 14,280	$ 253,880	94%	$ 10,000
GIS Web Portal	$ 20,000	$ 1,665	$ 18,335	$ -	0%	$ 20,000
Total	**$ 804,000**	**$ 145,494**	**$ 279,754**	**$ 378,752**	**47.1%**	**$ 778,000**

Balance Sheet Data:

Reserves - Ponds	$ 136,294

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 7.A**

October 24, 2024 Landscape Meeting Minutes

1. **Requested Motion**: **Meeting Date**: February 13, 2025

Review and approve the October 24, 2024 Landscape Meeting Minutes.

Why the action is necessary:

Accurate record keeping.

2. **Agenda**: SUBCOMMITTEE UPDATE(S)

3. **Requirement/Purpose**: Approval of Minutes

4. **Submitter of Information**: Georgia Johnson

Attachments:

1. 2024.10.24 Landscape Minutes-signed - needs 2 more sigs.pdf

Financial Impact:

N/A

7. **Staff Recommendations**:

Approve October 24, 2024 Landscape Meeting Minutes.

Minutes of the Pelican Preserve Landscape Subcommittee Meeting
Thursday, October 24, 2024 9:00 a.m.

Chair:	Mark Eversman
Committee Members:	Cindy Watterson Sherri Brusco (remote) Bruce Blatt Susan Atkinson
Staff Members:	Chelsea O'Riley, District Manager
Guests	Bob Geppert, BOS Carol Pankau, BOS Martin Mantenfel, PPAC Nancy Smith, PPAC Ed Hedges, PPAC Jim Bolinger

1. CALL TO ORDER

A call to order was announced.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Four subcommittee members were physically in attendance with Ms. Brusco attending online. A quorum was established.

Ms. Atkinson, a resident of Carena, introduced herself to the committee as she was the newest member of the subcommittee.

4. PUBLIC COMMENT

Ms. Sheri Schiller stated since the public is invited to these meetings she is attending to get more knowledge.

Mr. Mantenfel asked if we were in the dry season now and inquired when painting the monuments would begin again.

Mr. Eversman responded Pelican get 40 hours per week from the District and that gets shared with Safety & Security and Ponds and the District prioritizes the tasks.

Ms. Nancy Smith asked what is the status of the drip lines and if it is not completed, when will it be?

Mr. Eversman responded they are completed.

Ms. Smith also asked is the maintenance team aware of peeling signs? For example, The street limit sign on Veneto.

The response was that would go to Safety & Security.

5. APPROVAL OF MINUTES

A. Approve the August 22, 2024 Landscape Minutes

On MOTION by Ms. Watterson seconded by Mr. Blatt with all in favor, the August 22, 2024 minutes were approved. 5-0.

B. Approve the September 26, 2024 Landscape Meeting Minutes

On MOTION by Ms. Watterson seconded by Mr. Blatt with all in favor, the September 26, 2024 minutes were approved. 5-0

6. FINANCIAL REPORT

A. Financial Review

- Mr. Eversman noted the financials have not changed a whole lot.
- We have money left over. So far the hurricane has cost approximately $12,000 for cleanup etc.
- Ms. O'Riley noted we will not have the final roll over number until the auditor completes their job which should be done in March, 2025.

7. ITEMS FOR DISCUSSION

A. Appoint a Chair to the Landscaping Subcommittee

On MOTION by Mr. Blatt seconded by Ms. Watterson with all in favor, appointing Mr. Mark Eversman to serve as the Chair of the Landscaping Subcommittee was approved. 5-0

B. Professional Services Agreement with Passarella for Geographic Information System (GIS) Services

Mr. Eversman noted this is something we do every year and as a formality we need to approve the funds for them.

The GIS can be viewed on the District's website under "I want to…" view Pelican Preserve GIS.

On MOTION by Mr. Blatt seconded by Ms. Watterson with all in favor, the Professional Services Agreement with Passarella for the GIS Services was approved. 5-0

C. Monument Lighting Replacement Procurement

Mr. Eversman reported on where we are with this noting Mr. Potter previously procured lighting supplies for the conversion of monument lighting to LED. All LED's have been used and now he wants to finish the project at a cost of $2,654.10.

> On MOTION by Mr. Blatt seconded by Ms. Watterson with all in favor, purchasing additional LED lighting supplies for the monuments to complete the project in the amount of not to exceed $3,000 was approved. 5-0

D. Convert Irrigation on 38 Monuments to the Drip System

Mr. Eversman noted the drip system is done and it was approximately $17,100. You will see the drip system on top of the ground and that is how it is. The next time they mulch, it will be underneath the Pine Straw not obvious to everyone.

> On MOTION by Ms. Watterson seconded by Mr. Blatt with all in favor, ratification of the work already performed to convert irrigation on 38 monuments to the drip system was approved. 5-0

E. Pelican Preserve American Flag Responsibility

Ms. O'Riley noted someone from this subcommittee should be appointed to take the responsibility to take the Pelican Preserve flags down when required or we can send a maintenance tech to do it which could take some time from other duties.

Discussion ensued.

Mr. Eversman suggested that Safety and Security should be approached on this matter.

It was also noted there may be an opportunity to add the flag task to the new post order contract.

F. Stone Staining Around Pelican Preserve Entrance Sign

Ms. Smith noted she looked at some of the quotes and some of the quotes were for cleaning and staining and some for cleaning and sealing.

Discussion ensued.

The committee directed staff to reach out to alternative companies with the purpose of staining the Travertine, matching the existing color.

G. Areas of Inspection Responsibility by Committee Members

Mr. Eversman noted this is something that Sherri has worked on.

Most of the comments Ms. Brusco made regarding this item were inaudible as she was attending this meeting remotely. She asked to table this item until next month.

Ms. O'Riley noted items for the next meeting agenda need to be given to staff one week in advance of the actual meeting.

Mr. Blatt suggested to Ms. Brusco that none of the subcommittee members should be given a zone that covers their own home.

Item 7G was tabled and Ms. Brusco will resubmit it for the November meeting agenda.

H. Landscaping Contract Draft Request for Proposal

Mr. Eversman noted we need to finish this up so it can go out for bid.

Mr. Blatt asked Ms. O'Riley if three people will be reviewing the bids when they are opened? Ms. O'Riley responded no. This subcommittee will take the Landscape hat off and you will put on a selection advisory hat. The members of this committee as well as one staff member who will be a designated representative of the Community Association to be on the selection committee. They cannot speak to one another and once it goes out on the street everyone is under the cone of silence. Vendor questions must be submitted to our contracts manager and he will work with Ms. O'Riley and Mr. Potter on answering questions. Once the bids are received, Randy will disseminate to the committee the criteria. A public meeting will convene at the District office and the ranking will be discussed and a recommendations will be made and forwarded to PPAC.

Discussion ensued.

The committee read and reviewed the contract again and made comments.

Ranking was discussed.

Forms will need to be filled out for each proposal that is received.

Randy will compile them and the committee will not need to do any reference checks as staff will do that.

Performance bonds were discussed and Mr. Eversman noted it was not necessary but he would like to have other assurances.

This is anticipated to be a three-year contract with two one-year renewals.

The renewals are a not to exceed a certain percentage, like 3%.

Additional information can be requested from the bidders regarding their financial health.

Ms. O'Riley noted she will have staff clean the contract up and the actual date will be put together. Randy will reach out to this subcommittee for a tentative date for your selection of advisory committee meeting which will be over at the District Boardroom.

Ms. O'Riley noted we are obligated to put this out for 30 days and asked the committee if they want to put it out for more than 30 days to give bidders the opportunity to bid on. The committee agreed to 45 days.

A tentative timeline will be put together and will be sent to the committee.

Seven members, a staff member and a member from the community association will review the bids.

8. MEMBER ITEMS AND REPORTS

Ms. Watterson noted Christmas lights will be coming next week to be installed and the greenery will be installed in November.

Randy will provide residents information about the Christmas lights. Ms. Watterson will send information to Randy.

Ms. Atkinson inquired about residents calling with comments.

Ms. O'Riley explained how to sign up on the website to get notified of agendas or agenda packages going out.

She also asked subcommittee members to accept or decline the invitations sent out by Georgia for each meeting as that is how staff determines if there will be a quorum for the next meetings.

9. SET NEXT MEETING'S AGENDA

The next meeting date is November 22, 2024 at 9 a.m. at the Pelican Conference Room

10. ADJOURNMENT

There being no further business, the meeting adjourned.

On MOTION by Mr. Blatt seconded by Ms. Watterson with all in favor, the meeting was adjourned. 5-0

Landscape

Adopted: 1/23/2025 (DATE) with/without changes. Motion by: Mark Eversman

Vote: 6-0 Signature: Mark Eversman

PPAC

Adopted:_____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

Board of Supervisors

Adopted:_____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

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Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 7.B**

November 22, 2024 Landscape Meeting Minutes

1. **Requested Motion**: **Meeting Date**: February 13, 2025

Review and approve the minutes

2. **Agenda**: SUBCOMMITTEE UPDATE(S)

3. **Requirement/Purpose**: Approval of Minutes

4. **Submitter of Information**: Georgia Johnson

Attachments:

1. 2024.11.22 Landscape Minutes, signed needs 2 more sig.pdf

7. **Staff Recommendations**:

Approve November 22, 2024 Landscape Meeting Minutes.

Minutes of the Pelican Preserve Landscape Subcommittee Meeting
Friday November 22, 2024 9:00 a.m.

Chair:	Mark Eversman
Vice Chair:	Vincent Pagetto
Committee Members:	Cindy Watterson Sherri Brusco Bruce Blatt (remote) Susan Atkinson Kathleen Anderson
Staff Member:	Daniel Potter, Public Works Director
Guests:	Bob Geppert, BOS Carol Pankau, BOS Martin Mantenfel, PPAC Ed Hedges, PPAC Nancy Smith, PPAC Jay Gann, Safety & Security Jim Bolinger Maxine Hansen

1. CALL TO ORDER

A call to order was announced.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Six subcommittee members were physically in attendance. A quorum was established. Mr. Blatt attended remotely.

4. PUBLIC COMMENT

Ms. Maxine Hansen addressed the subcommittee regarding the Trentino Estates bridge which is falling and in disrepair. Mr. Potter will look at it and evaluate.

5. APPROVAL OF MINUTES

There were no minutes included in today's agenda package.

6. FINANCIAL REPORT

A. Financial Review

A summary of the financial report for October 2024 was included in today's agenda package.

Mr. Eversman noted we have adequate funds and he is concerned that a lot is going in one line item which is a miscellaneous landscape and other. That line item will run short of cash but we can move cash from another area into that.

On MOTION by Ms. Atkinson with all in favor, allocating $50,000 out of Tree Trimming line item into the Landscape R&M and Other was approved. 6-0

Mr. Potter noted right now you have 67.5% of budget remaining across the entire budget line.

Mr. Hedges commented on the budget regarding the 2026 budget and line item allocations.

Mr. Eversman noted our budget went down $100,000 but he does not see an issue going forward. Our group is doing well and we are helping the other groups.

7. ITEMS FOR DISCUSSION

A. Pelican Preserve Entrance Signs Travertine Painting

Mr. Eversman noted Mr. Blatt was handling this item and quotes were included in today's agenda package. He had questions about the quotes and requested to table this item until Mr. Blatt can respond.

Mr. Eversman noted his main question was what color will it be. We are seeking to make them with the same color scheme we are already utilizing.

This item was tabled until Mr. Blatt can join the discussion.

Mr. Potter noted that is a very difficult thing to paint.

B. Areas of Inspection Responsibility by Committee Members

Mr. Eversman noted Ms. Brusco has finished areas of inspection responsibility for committee members. She put together an excellent presentation.

Ms. Brusco noted the presentation can be used for new committee members orientation as it has a lot of information and background.

The presentation documents were included in today's agenda package. The zones included in the presentation were discussed.

Ms. Anderson noted she can take zone 2.

Ms. Atkinson noted she can take zone 3.

Ms. Watterson, zone 4.

Mr. Pagetto, zone 5.

Mr. Blatt will take zone 6.

Mr. Eversman noted you have to put a ticket in on everything. Tickets are being given to Ameri-Scape.

The members responsibility for each zone was discussed.

> On MOTION by Mr. Pagetto seconded by Mr. Eversman with all in favor, allowing Mr. Bruce Blatt to fully participate in today's meeting due to exceptional circumstances was approved. 6-0

Mr. Blatt joined the meeting remotely and noted Nathan found three vendors to bid on the painting of the Pelican Preserve Entrance Signs Travertine. We did not want the signs to be stained.

Mr. Potter commented on the process of the painting.

Mr. Eversman suggested waiting on approval for this item.

C. Discussion of Effects of Hurricane on Plants

Mr. Eversman reported we came out better than he thought. We did lose some plants and they will be addressed. Things are rejuvenating themselves as expected.

D. Discuss New Plants to be Added in Pelican Preserve

Mr. Eversman read a list of plants he would like to propose and proceeded to name them and its placement. He would like to put all the plants in one purchase order.

Everything being proposed by Mr. Eversman has been run by Fabian and he said he will warranty it for a year. These are things he does not have on his normal list and he has approved these for warranty.

The list of plants discussed by Mr. Eversman are included in today's agenda package.

> On MOTION by Ms. Anderson seconded by Ms. Watterson with all in favor, the list of new plants and their placement as proposed by Mr. Eversman was approved. 7-0

E. Discussion of Irrigation Changeout of Colonial/Treeline Monuments

Mr. Eversman noted this is going to a drip system which is what we did on the other monuments so we don't have the staining issue. $1,500 is a reasonable price to go with a drip system out there.

> On MOTION by Ms. Watterson seconded by Ms. Anderson with all in favor, the irrigation changout of the Colonial/Treeline monuments at a cost of $1,500 was approved. 7-0

F. Irrigation Changeout of Monuments at 4-way stop and Planting of Annuals in Inside Bed

Mr. Eversman noted the cost is $1,500 to do the four monuments. So far the drip system seems to be working okay.

> On MOTION by Ms. Anderson seconded by Mr. Pagetto with all in favor, the irrigation changout of monuments at 4-way stop and Planting of Annuals in inside bed at a cost of $1,500 was approved. 7-0

G. Villa Trentino Monument Request

Mr. Eversman explained this item. The proposal for this item was provided by Ms. Brusco and Mr. Eversman requested some changes. He will look at the area and bring back suggestions for the next meeting.

H. Materita 1 – Request for Monument Landscape Funding

Mr. Eversman noted they qualified for the $2,500 because they have not redone their monument.

> On MOTION by Ms. Watterson seconded by Mr. Pagetto with all in favor, the $2,500 funding for Materita 1 to redo their monument was approved and Mr. Eversman will tell them to pick something else besides Oyster plants. 7-0

8. MEMBER ITEMS AND REPORTS

A. Clean Monuments

Mr. Eversman noted the annuals get pulled out on Monday. The new ones will be installed December 3rd and 4th. Mulch will be done December 19th through the 23rd.

90% of holiday lights are done; electrician will be here today. Ms. Watterson gave an update.

Up-lighting on the Washingtonians was suggested.

Mr. Blatt commented on the raising of the flags.

Mr. Potter responded the GSCDD will maintain the flag, minus the Pelican flag, and the raising and dropping will be put it into the orders for the guardhouse. The website for the flag information was sent to the subcommittee members.

Mr. Geppert commented on the maintenance work done for Pelican Preserve and the weekly report.

Mr. Potter commented on see-click-fix noting residents are now very in tune with the fact that see-click-fix exists for putting in requests.

9. SET NEXT MEETING'S AGENDA

The next meeting is scheduled for January 23, 2025, a workshop at 9:00 a.m. and the meeting starts at 9:30 a.m. at the GSCDD Boardroom.

For the January agenda, we need to vote if we want to keep Outdoor Necessities, as it is a timely item.

10. ADJOURNMENT

There being no further business, the meeting adjourned.

On MOTION by Ms. Atkinson seconded by Ms. Watterson with all in favor, the meeting was adjourned. 7-0

Landscape

Adopted: 1/23/2025 with/without changes. Motion by: Mark Everman
(DATE)

Vote: 6-0 Signature: Mark Everman

PPAC

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

Board of Supervisors

Adopted:_____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

- End of document

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 7.C**

Ponds February Update

1. **Requested Motion**: **Meeting Date**: February 13, 2025

Provide a Ponds update to the Pelican Preserve Advisory Committee.

Why the action is necessary:

Keeps PPAC informed

2. **Agenda**: SUBCOMMITTEE UPDATE(S)

3. **Requirement/Purpose**: Informational Items

4. **Submitter of Information**: Laura LeRoy

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5. **Background**:

Present an update report for each month.

Submitted by Doug Zanter

Attachments:

1. Ponds Update Feb 2025.pdf

PPAC Pond's Sub Committee Sept 12th Update

Pelican Preserve Ponds Subcommittee Financial

Financial Report
Committee/Sub-Committee: Pelican Preserve Ponds Subcommittee
Period For: October 2024 - December 2024
Total Budget: $ 804,000

GSCDD Allocated Expenses

Account Description	Annual Budget (revised)	YTD Actual	Amount Encumbered	Remaining Balance	% of Budget Remaining	FY2023 Adopted Budget
Contr Svcs - Lakes	$ 135,000	$ 30,573	$ 89,859	$ 14,568	11%	$ 130,000
R&M Stormwater System	$ 75,000	$ 73,802	$ 31,629	$ (30,431)	-41%	$ 90,000
Fish Gate & Aerator Maintenance	$ 10,000	$ -	$ -	$ 10,000	100%	$ 10,000
Vine Control & Removal	$ 10,000	$ -	$ -	$ 10,000	100%	$ 10,000
Littoral Restoration	$ 25,000	$ -	$ -	$ 25,000	100%	$ 25,000
Pond Aeration	$ 145,000	$ 21,202	$ 31,908	$ 91,890	63%	$ 115,000
Downspouts Initiative	$ 25,000	$ -	$ -	$ 25,000	100%	$ 258,000
Conservation & Wetlands	$ 90,000	$ 17,412	$ 93,744	$ (21,156)	-24%	$ 110,000
Pond Bank Improvements	$ 269,000	$ 840	$ 14,280	$ 253,880	94%	$ 10,000
GIS Web Portal	$ 20,000	$ 1,665	$ 18,335	$ -	0%	$ 20,000
Total	**$ 804,000**	**$ 145,494**	**$ 279,754**	**$ 378,752**	**47.1%**	**$ 778,000**

Balance Sheet Data:

Reserves - Ponds	$ 136,294

Pond 48 Restoration Changes

The Gateway BOS approved pond 47 with Extreme Divers and pond 48 with Copeland at their last board meeting. Since then, Copeland has withdrawn their bid for pond 48 due to other project he was awarded before we were able to award pond 48. The Ponds group will make a recommendation on pond 48 after their meeting on Feb 11th.

Lake Maintenance Easement (LME)

At the last Ponds subcommittee meeting, the group recommended the restoration of ponds 47 and 48. PPAC recommended to BOS to accept the ponds group recommendation. The BOS approved this recommendation but informed the Ponds Group that an LME clear cut must be done on all trees and bushes in the LME. This affects 19 homes on pond 47 and 48. This change was not discussed or recommended by the ponds group. We need this to be discussed and our options. Here are the 19 homes.

Pond	Street Number
47	Giulia 11503
47	Giulia 11505
47	Giulia 11509
47	Giulia 11511
47	Vitale Way 11205
47	Vitale Way 11211
47	Carena Court 10645
47	Carena Court 10641
48	Giulia 11611
48	Giulia 11619
48	Giulia 11623
48	Vitale Way 11200
48	Vitale Way 11204
48	Vitale Way 11208
48	Vitale Way 11210
48	Vitale Way 11212
48	Carena Court 10599
48	Carena Court 10601
48	Carena Court 10621

Pond Contract Renewal

There are 4 contracts that are expiring in Sept. Littoral management (New and Old Pelican), Aeration and Conservation Management. We need to start seeing what changes we might want to make in these contracts. The ITQ process will be used for these four contracts.

Ponds Interconnect Pipe Cleaning Project

These interconnect pipes are how the ponds self-level.
All of this work has been completed.

Proposal to Gateway regarding LME - Jim Latham -resident

I would like to discuss the 20’ LME that is currently a matter of concern for the residents of Pelican Preserve and Gateway. I understand and agree with the need to maintain a 20’ easement to allow for pond maintenance, but question the current practice of clearcutting all landscaping within this easement if the full 20’ is not needed for the work currently being performed. This unnecessary clearcutting not only negatively affects the homeowner’s property value, but it also affects the overall community esthetics that we strive to create.
Most of the landscape in question was installed by the builder to make their properties more desirable and to now go back and demand that rear yard landscaping be removed should not be taken lightly. In some cases, homeowners have spent a lot of money to enhance the landscaping without being warned about the possible consequences. To demand landscape removal when not necessary to complete the work is a terrible disservice to the communities you serve.
I would like to propose that Gateway modify the way they enforce the LME to limit landscape removal to only what is needed to complete the contracted work. If the scope of work requires the full 20’ then removal of any interfering landscape is warranted. To arbitrarily call for clear cutting the whole easement when it is not necessary is wrong and should be reconsidered.

Proposal to Gateway regarding LME – Doug Zanter - resident

The Ponds Group Subcommittee used the ITQ request quotes for restoration of pond 47 and 48. Recommendations for these quotes were done for the ITQ quotes without Clear cut. PPAC made their recommendations to BOS without clearcut. BOS approved these recommendations but then added Clear cut requirement after the entire process. The 20ft clearcut is not needed for these ponds that have an erosion drop of 10 inches or less. Our worse pond 36 was done needing only 10ft. I would like you to reconsider your 20 ft clearcut and use the contractor's extensive knowledge to make this decision.

The ponds group subcommittee is in place to make sure pelican preserve non ad-valorem fees are spent wisely in PP and to protect the PP resident's property value. I believe this 20ft clearcut violates both of these principles.

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 8.A**

PPAC Member Selection/Recommendation

1. **Requested Motion**: **Meeting Date**: February 13, 2025

Review candidate application and make a recommendation to the Board of Supervisors.

Why the action is necessary:

Maintain a seven member committee.

2. **Agenda**:
ITEMS FOR DISCUSSION

3. **Requirement/Purpose**:
Administrative Agenda Items

4. **Submitter of Information**:
Georgia Johnson

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5. **Background**:

Mr. Mantenfel's 2-year term will end on February 16, 2025. The open seat has been made public and Mr. Mantenfel applied to remain on PPAC.

Attachments:

1. Mantenfel, Marty.pdf

Financial Impact:

None

6. **Alternative Action**:

Take no action.

7. **Staff Recommendations**:

Review candidate application and make a recommendation to the Board of Supervisors.

GATEWAY SERVICES
Community Development District

11922 Fairway Lakes Dr., Ste. 1
Fort Myers, FL 33913

www.gatewaydistrict.org

Gateway Services Community Development District (GSCDD)
Advisory Boards, Committees and Sub-Committees Application

Complete one form for each application/committee appointment.
Your application will be a public record subject to disclosure on request.

Today's Date: 1/26/25

Name: Martin Mantenfel

Telephone: 508.737.0064

Email: PPACMember4@gatewaydistrict.org

Home Address: 9295 Breno Drive Ft. Myers FL 33913

Mailing Address: Same

Are you currently serving on any of the District's committees? ☑ Yes ☐ No

If yes, which committee(s)? PPAC

If yes, when is your term expiration? 02.16.2025

I am applying for appointment to: (Select one)

- ☐ Parks and Recreation Advisory Committee
- ☑ Pelican Preserve Advisory Committee
- ☐ Landscape Sub-Committee
- ☐ Safety and Security Sub-Committee
- ☐ Ponds/Conservation Sub-Committee

Have you been convicted of a felony, an offense involving moral turpitude while in office? ☐ Yes ☑ No

Do you have unpaid fines or liens due to the District? ☐ Yes ☑ No

Are you a registered voter within Gateway? ☑ Yes ☐ No

GATEWAY SERVICES
Community Development District

11922 Fairway Lakes Dr., Ste.1
Fort Myers, FL 33913

www.gatewaydistrict.org

Are you a resident of Gateway ☑ Full-time ☐ Part-time

Gateway Community: Pelican Preserve, Monticello

Are you an owner of real property within GSCDD? ☑ Yes ☐ No

Are you currently serving on a board, authority, committee, or commission for another governmental agency? ☐ Yes ☑ No

If yes, what board etc. and since when? _____

Why are you seeking appointment to this board or committee?

Our community is in flux with regards to the CDD and I want to communicate to Pelican Preserve what PPAC and all is subcommittee's do for the community.
Our CDD infrastructure needs continuing attention keeping our taxes low and avoid increases that will price residents out of the community.

Community Involvement:

Monticello HOA Landscape Committee member.
PPCA Architectural Control Committee member.
PPAC Member #4 (2years).

Interests/Activities:

Porsche Club of America charitable events, cars and coffee, reading, and investing.

You may attach a resume in addition to the above information.

Do you qualify for Special Exemptions per § 119.071(4)(d)3., F.S.? ☐ Yes ☑ No
If yes, fill out the Public Records Exemption Request form and submit with the application.

I swear or affirm that all information on this form is true and accurate.

Signature: _____ Date: 1/26/25

Please return this form to the District Office, 11922 Fairway Lakes Drive, Fort Myers, FL 33913.

Office Use ONLY: Appointed: Yes ____ No _____ Date: _____

Gateway Services Community Development District
Agenda Item Summary **Yellow Sheet Number: 8.B**

Award Recommendation Consideration: RFP-25-06-PW: Pelican Preserve Landscape, Irrigation Maintenance to Ameri-scape

1. **Requested Motion**: **Meeting Date**: February 13, 2025

Approve the recommendation from the Selection Advisory Committee and the Landscape Subcommittee to award RFP-25-06-PW: Pelican Preserve Landscape, Irrigation Maintenance to Ameri-Scape in the not to exceed amount of $1,782,986.19 for 3 years and authorize the District Manager to execute associated contract documents.

Why the action is necessary:
Contract is above the District Manager's spending threshold.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ITEMS FOR DISCUSSION	Administrative Agenda Items	Randy Paniagua

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5. **Background**:
Gateway Services Community Development District (GSCDD) issued a request for proposals (RFP) for landscape and irrigation services. The RFP sought qualified respondents capable of providing all necessary equipment, labor, and materials as outlined in the bid.

The initial term of each agreement under this bid was set to commence from April 1, 2025, through September 30, 2028. Additionally, there was an option to renew the agreement for two additional one-year periods.

The SAC members received proposals and a workbook to assess each submission against specified evaluation criteria. The purpose of the meeting is to discuss the reasoning behind each member's rankings and to recommend a Proposer for selection based on their evaluation of the most advantageous vendor to provide access control services to the District. The District received bids from the following vendors:

- Ameri-Scape
- Brightview
- Greenscapes

Bids are available upon request.

RFP Issuance	November 14, 2024
Non-Mandatory Pre-Bid Meeting	December 2, 2024 @ 1 PM
Questions Due	December 9, 2024 @ 2:00 PM
Question Responses Due	December 12, 2024

Submittals Due	December 19, 2024 @ 2:00 PM
Bids Opened	December 19, 2024 @ 3:00 PM
Selection Advisory Committee Review	Thursday, January 23, 2025, at 9 A.M.
Notice of Intent to Award/Recommendation of Award	Monday, January 27, 2025
Award/Contract Approval by Board of Supervisors (TENTATIVE)	Thursday, February 20, 2025

LSC 1.23.2025 PPAC 2.13.2025

Bids available upon request.

Attachments:

1. REVISED- Bid Opening Tabulation-RFP-25-06-PW.pdf

Financial Impact:

$1,782,986.19 for first three years- Ameri-Scape
$1,704,564.00 for first three years- Brightview Landscape Services, Inc.
$3,507,500.00 for first three years- Greenscapes of SWFL

The FY2025 budget for Contractual Landscaping is $567,000 (002-534382-53902)

6. **Alternative Action**:

Do not approve and re-advertise or piggyback another governmental agencies contract.

7. **Staff Recommendations**:

Approve the award.

GATEWAY SERVICES DISTRICT

REVISED- Bid Opening Tabulation:

Bid Number: RFP-25-06-PW
Bid Title: PELICAN PRESERVE LANDSCAPE AND IRRIGATION MAINTENANCE
Opening Date 19-Dec-24
Opening Time: 3:00 PM
Staff Present: Randy Paniagua, Chelsea O'Riley, Daniel Potter

Firm Name	Initial Term Cost	Year 1	Year 2	Year 3	Renewal 1	Renewal 2	Total with Renewal
Greenscapes of SWFL	$3,507,500.00	$1,150,000.00	$1,150,000.00	$1,207,500.00	$1,249,762.50	$1,312,250.63	$6,069,513.13
Brightview Landscape Services, Inc.	$1,704,564.00	$562,560.00	$562,560.00	$579,444.00	$579,444.00	$596,820.00	$2,880,828.00
Ameri-Scape of SW Florida, Inc.	$1,782,986.19	$575,989.00	$593,274.00	$613,723.19	$634,907.08	$656,880.16	$3,074,773.43

The bid tabulation has been revised to reflect the correction of an arithmetic error in a bidder's submitted bid form. As stated in the bid documents, the District reserves the right to request corrections of minor errors or irregularities, as well as waive any informalities or irregularities in the proposal or evaluation process.

Award to be made after recommendation by the Selction Advisory Committee and Board of Supervisors' Approval at a later date.

NOTE: THE ABOVE BID AMOUNTS HAVE NOT BEEN CHECKED AND BID TOTALS ARE SUBJECT TO CORRECTION AFTER THE BIDS HAVE BEEN COMPLETELY REVIEWED. DISTRICT STAFF MAKE RECOMMENDATIONS TO AWARD. HOWEVER, THE BOARD OF SUPERVISORS DECIDES THE AWARD.

12/30/2024

Gateway Services Community Development District
Agenda Item Summary **Yellow Sheet Number: 8.C**

Award Consideration: Atlantic Southern Paving for Aviano Drive and Ravenna Way

1. **Requested Motion**: **Meeting Date**: February 13, 2025

Review and approve the recommendation from the Safety and Security Subcommittee for the lowest, most responsive and responsible bidder, Atlantic Southern for Ravenna and Aviano for road resurfacing in the not to exceed amount of $157,804 and authorize District Staff to take appropriate action.

Why the action is necessary:
Vendor selection and staff guidance.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ITEMS FOR DISCUSSION	Administrative Agenda Items	Nathan Nalley

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5. **Background**:
Roads – Mill and Repave (Priority from the Engineering Report):
Pelican Preserve Boulevard (Formal ITB solicitation)
Ravenna Drive
Aviano Drive

Attachments:
1. ITQ-25-01-PW PP Roads Resurface Project Quote Comparison.pdf
2. Aerial View of PP Roads_Redacted.pdf
3. ITQ-25-01-PW_b-Updated PP Roads Resurface Project ITQ Package_FINAL.pdf

Financial Impact:
FY25 Available Budget: $260,000 Cap. Outlay Roads (002-564100-52910) Additional funding available in R&M Roadway $40k and R&M Sidewalks $40k

If awarded to low bidder, Atlantic Southern:
Ravenna - $53,106.00
Aviano - $104,698.00
TOTAL: $157,804.00

6. **Alternative Action**:
Do nothing.

7. **Staff Recommendations**:
Approve Atlantic Southern to mill and repave Ravenna and Aviano (NET $157,804) and authorize District Staff to take appropriate action.

PROJECT QUOTE COMPARISON:

Quote Number:	ITQ-25-01-PW
ITQ Title:	PP Road Mill/Resurface
Date:	10-Jan-25

	Atlantic Southern	Paramount Asphalt	Southern Striping Solutions	Scott	AJAX	PMI	Berner
~~Pelican Preserve Blvd.~~	~~$224,677.00~~	~~$251,600.00~~	~~$256,616.47~~	~~$260,175.40~~	~~$227,599.15~~	~~$273,162.50~~	~~$260,355.00~~
Aviano Dr.	$104,698.00	$109,300.00	$124,905.59	$118,526.51	$110,012.69	$121,418.61	$108,605.04
Ravenna Way	$53,106.00	$67,100.00	$82,440.38	$71,718.10	$61,624.20	$72,586.00	$62,244.20

Recommended Quote(s) Highlighted in Yellow

Atlantic Southern	~~$224,677.00~~
Atlantic Southern	$104,698.00
Atlantic Southern	$53,106.00
Total Cost of Recommedation:	**$157,804.00**

AVIANO DR
TREELINE AVE
TRIESTE DR
TIRANO CT
BRENO DR
RAVENNA WAY
RAVENNA WAY
PELICAN PRESERVE BL

TRIESTE DR
AVIANO DR
BRENO DR
RAVENNA WAY
ENLIGHTENMENT WAY
PELICAN PRESERVE BLVD
PELICAN PRESERVE BLVD

Pelican Preserve Roads Projects Invitation to Quote ("ITQ")

ITQ#: ITQ-25-01-PW_a	**Project Title:** Pelican Preserve Roads Mill/Resurface **Project Location:** Pelican Preserve Community

Brief Description of Commodity/Services/Project:

Mill and Resurface portion of Pelican Preserve Blvd, Aviano Dr, and a portion of Ravenna Way. Replace thermoplastic striping in kind.

Refer to Exhibit "A" – Scope of Services for complete description of commodity/ services.

Method of Submittal: Vendor shall submit all quote documents included herein electronically to bids@gatewaydistrict.org. The Vendor is responsible for reviewing all documentation associated with this project.

Non-Mandatory Site Visit
Date: December 4, 2024
Time: Schedule a time with PM

Proposals Due
Date: January 10, 2025
Time: 3:00 PM

Request for Information
Requests for information or questions regarding this invitation shall be submitted in writing to bids@gatewaydistrict.org no later than **December 13, 2024. Ensure that the ITQ# and Project Title are in the Subject of the Email.**

Associated Exhibits:

Exhibit "A" – Scope of Services

Exhibit "B" – Invitation to Quote (ITQ) Form

Exhibit "C" – Quotation Form

Exhibit "D" – ITQ Submittal Checklist

Exhibit "E" - Bid Bond Document

Attachment "A"- Aerial View

Prepared by:
Gateway Services CDD ("District")
Nathan Nalley, Project Manager
11922 Fairway Lakes Dr., Suite #1
Fort Myers, FL 33913
Email: bids@gatewaydistrict.org
Phone: (239) 561-1313 ext. 223

ITQ GENERAL TERMS AND CONDITIONS

Definitions:

"District" means Gateway Services Community Development District; "Seller" "Vendor" and "Contractor" means a business that sells or provides commodities/goods and/or services to District pursuant to this Invitation to Quote ("ITQ").

1) It is the policy of the District to encourage full and open competition among all available qualified vendors. All vendors regularly engaged in providing the type of commodities or services/work specified in this ITQ are encouraged to submit quotes.

2) Only quotes received as of opening date and time will be considered timely. Quotes and modifications received after the due date and time may be rejected as late. The District will not be responsible in the event that delivery or e-mail transmittal fails to deliver any quotes by the above referenced deadline. Late submissions shall not be accepted.

3) The selection of the successful respondent(s) shall be at the District's discretion applying the criteria outlined in the ITQ and the District's Rules and shall be made in a prompt manner after the receipt and evaluation of all quotation responses. The District reserves the right to reject any and all submissions, to waive any and all irregularities in any submission, and to make awards in the best interest of the District.

4) Prices quoted and deliveries are to be FOB Destination and unloaded, unless otherwise specified in this ITQ, and made during regular business hours. Inspection and acceptance will be destination unless otherwise provided. Title to/or risk of loss or damage to all items shall be the responsibility of Seller until acceptance by the District unless loss or damage results from negligence by the District. If the materials or services supplied to the District are found to be defective or to not conform to specifications, the District reserves the right to cancel the order upon written notice to the Seller and return the product at Seller's expense. "Final acceptance" shall occur when all proper and corrected items have been received and accepted by District, or all work has been completed, and accepted by District, and District has authorized final payment to the Seller.

5) If delivery/completion dates cannot be met, Seller shall inform District immediately in writing. However, such notice shall not constitute a change to the delivery/completion terms of the contract or Purchase Order (PO) unless District modifies the PO in writing. If any item is not received or if any element of the work is not completed by the date specified, District, at the District's option and without prior notice to Seller, may either approve a revised date or may cancel the PO and obtain such goods or work elsewhere. Seller also shall be liable to District for compensatory damages arising from such failure to timely perform.

6) Any containers, reels, or pallets shipped with supplies by Seller are to remain the property of District unless otherwise agreed in writing.

7) The District specifically reserves the right to accept all or any part of the quote, to split the award, to increase or decrease the quantity to meet additional or reduced requirements of the District, without such change affecting the contract unit price set forth in the quote form by the Seller.

8) Seller's attention is called to the fact that the estimate of quantities to be furnished under the specifications is approximate only and not guaranteed. The District does not assume any responsibility that the final quantities shall remain in strict accordance with the estimated quantities, nor shall the Seller assert misunderstanding or deception because of such estimate of quantities.

9) No substitutions, quantity changes, price increases, etc. shall be made without a written change order by the District to the PO.

10) Any manufacturer's names, trade names, brand names, or catalog numbers used in these applications are for the purpose of describing and establishing minimum requirements or level of quality, standards of performance, and design required, and are in no way intended to prohibit the quoting of other manufacturers' items of equal material, unless specifications state "NO SUBSTITUTIONS."

Seller must indicate any variances to the specifications, terms, and conditions, no matter how slight. If variations are not stated in the Proposal, it shall be construed that the quote fully complies with the Specifications, Terms and Conditions.

Seller will submit, with their proposal, necessary data (factory information sheets, specifications,

brochures, etc.) for the District to use to evaluate and determine the quality of the item(s) they are quoting.
The District shall be the sole judge of the necessary data provided and its decision shall be final.

11) Unless otherwise specified, all items proposed by the Seller shall include a warranty covering services, parts and/or labor for a minimum of the specified period of time outlined by District in this ITQ. The Seller shall submit information on both manufacturer and dealer warranties, where applicable, with the quote submittal. All goods furnished shall be fully guaranteed by the successful Seller against factory defects and workmanship for a minimum specified period of time outlined by District in this ITQ. At no expense to the District, the successful Seller shall correct any and all apparent and latent defects that may occur within the manufacturer's standard warranty. Special conditions dictated in this ITQ may supersede the manufacturer's standard warranty.

12) All invoices should be emailed to: Gateway Services Development District at accountspayable@gatewaydistrict.org. The District cannot make advance payments, make deposits in advance of receipt of goods, or pay C.O.D. Sellers should state any payment discount in the space provided on the proposal form. Payments for services are subject to the provisions of the "Local Government Prompt Payment Act.", Part VII of Chapter 218, Florida Statutes.

13) The District is exempt from payment to its vendors of State of Florida sales tax and, therefore, such taxes should not be figured into the quote. However, this exemption does not apply to the vendor's purchases of goods or services, or goods or services supplied to the District. Sellers are responsible for any taxes, sales or otherwise, levied on their purchases, subcontracts, employment, etc. An exemption certificate will be signed where applicable, upon request.

14) Seller agrees to comply, subject to applicable professional standards, with the provisions of any and all applicable Federal, State, County and District orders, statutes, ordinances, rules and regulations which may pertain to the Services required herein, including but not limited to:

- Equal Employment Opportunity (EEO), in compliance with Executive Order 11246 as amended and applicable to this Contract.
- Occupational Safety and Health Act (OSHA) as applicable to this contract.
- Environmental Protection Agency (EPA), as applicable to this Contract.
- Seller and any subcontractors performing work or providing commodities in connection with this contract shall provide equal opportunity for employment because of race, religion, color, age, sex, national origin, sexual preference, disability or marital status. The aforesaid provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Seller agrees to post in a conspicuous place available for employees and applicants for employment, such notices as may be required by the authority having jurisdiction over the Work setting forth the provisions of the nondiscrimination law.

Notwithstanding any other provision herein, Seller shall not be required pursuant to the contract to take any action or abstain from taking any action if such action or abstention would, in the good faith determination of the Seller, constitute a violation of any law or regulation to which Seller is subject, including, but not limited to, laws and regulations requiring that Seller conduct its operations in a safe and sound manner.

15) Under the terms of the Florida Right-to-Know Law (Chapter 442, Florida Statutes), all suppliers of products deemed to be toxic in substance, as indicated in the State of Florida Substance List, are required to submit a Safety Data Sheet (SDS) for each substance as a condition of award by the District.

16) Seller shall not assign, transfer, hypothecate, or otherwise dispose of this contract, including any

rights, title or interest therein, or its power to execute such contract to any person, company or corporation without the prior written consent of the District, which consent may be withheld in the sole and absolute discretion of the District.

17) The District Project Manager may issue an addendum in response to any inquiry received prior to the ITQ deadline, which changes, adds to or clarifies the terms, provisions or requirements of the solicitation. The Seller should not rely on any representation, statement or explanation, whether written or verbal, other than those made in this ITQ solicitation document or in any addenda issued. Where there appears to be a conflict between this ITQ and any addendum, the last addendum issued shall prevail. It is the Seller's responsibility to ensure receipt of all addenda and any accompanying documents. Seller shall acknowledge receipt of any formal addenda by signing them and including it with their quote.

18) The using department will make a recommendation based upon the lowest responsive and responsible Seller whose quote conforms to the ITQ and is most advantageous to and in the best interest of the District. If the lowest fails to comply, then the second will be called upon, and so on.

The District reserves the right to accept and award item by item, and/or by group, or in the aggregate, unless the Seller qualifies his quote by specified limitations.

One or more Sellers may be designated as approved Primary or Secondary Vendor(s) for the delivery of material and/or services from this contract through the effective period of the award. In any situation where obtaining services from the Primary Vendor(s) is not in the best interest of the District, or the vendor cannot deliver material and/or services within 24 hours of date required, or on an emergency basis, the District may obtain services from the Secondary Vendor(s).

Successful Seller shall be notified in writing of award. Delivery of materials and/or services shall be performed upon receipt by successful Seller of a numbered, signed PO.

19) All employees of the Seller shall be considered to be at all times the sole employees of the Seller, under the Seller's sole direction, and not employees or agents of the District. The Seller shall supply competent and physically capable employees and the District is authorized to require the Seller to remove any employee it deems careless, incompetent, insubordinate or otherwise objectionable and whose presence on District property is not in the best interest of the District.

20) The Seller is, and shall be, in the performance of all work services and activities herein an independent Seller, and not an employee, agent or servant of the District. All persons engaged in any of the work or services performed pursuant to this ITQ shall at all times, and in all places, be subject to the Seller's sole direction, supervision and control. The Seller shall exercise control over the means and manner in which it and its employees perform the work, and in all respects the Seller's relationship and the relationship of its employees to the District shall be that of an independent Seller and not as employees and agents of the District.

The Seller does not have the power or authority to bind the District in any promise, agreement or representation other than specifically provided for herein.

21) The District may terminate this agreement if an individual or corporation or other entity engages in fraud, misrepresentation or material misstatement.

22) In addition to cancellation or termination as otherwise provided herein, the District may at any time, in its sole discretion, without cause, terminate the agreement by written notice to the Seller. Seller acknowledges and agrees that Ten Dollars ($10.00) of the compensation to be paid by the District, the receipt and adequacy of which is hereby acknowledged by Seller, is given as special consideration to Seller for the District's right to terminate this Agreement for convenience

23) Florida Statute § 287.135: Contractor must certify that the company is not participating in a boycott of Israel. Contractor must also certify that Contractor is not on the Scrutinized Companies that Boycott Israel list, not on the Scrutinized Companies with Activities in Sudan List, and not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or been engaged in business operations in Cuba or Syria. Contractor must submit the

certification that is included in this ITQ and attached to the contract. Submitting a false certification disqualify the quote and venora and shall be deemed a material breach of contract. If a contract is entered into, the District shall provide notice, in writing, to the Contractor of the District's determination concerning the false certification. The Contractor shall have ninety (90) days following receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If the Contractor does not demonstrate that the District's determination of false certification was made in error, then the District shall have the right to terminate the contract and seek civil remedies pursuant to Florida Statute § 287.135.

24) Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and
b) All persons (including sub-vendors/subconsultants/subcontractors) assigned by Vendor/Consultant/Contractor to perform work pursuant to the contract. The Vendor/Consultant/Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the District.

By entering into a Contract, the Contractor shall comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of the Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this contract is terminated by the District for a violation of section 448.095, F. S. by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of this contract.

25) During the solicitation of any quote or proposal, any firm and its agents, officers or employees who intend to submit, or who have submitted, quotes, quotes or proposals shall not lobby, either individually or collectively, any District Board of Supervisors members or members-elect, or any employee or agent of the District. Contact should only be made through regularly scheduled District Board meetings, or meetings scheduled through the Public Works Department for purposes of obtaining additional or clarifying information. Any action, including meals, invitations, gifts or gratuities by a submitting firm, its officers, agents, or employees shall be within the purview of this prohibition and shall result in the immediate disqualification of that firm from further consideration.

During the solicitation process, contact with personnel of the District other than the Project Manager and/or designated representative regarding any such solicitation may be grounds for elimination from the selection process.

26) Prices shall remain firm and fixed for the term of the Contract, including any option or extension periods; however, the Contractor may offer incentive discounts to the District at any time during the Contract term, including any renewal or extension thereof.

27) The District reserves the right to reject quotes from vendors that are currently in litigation or that have previously been in litigation with the District.

28) The District reserves the right, in its sole judgment in the best interest of the District, to waive any informalities in any quotes; to make award(s) including multiple awards; to waive any non-substantive, in District's sole judgment,

irregularity or technicality in quotes received, and/or to reject any or all quotes.

29) The District may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor and, the District will not give preference to a vendor based on the vendor's social, political, or ideological interests. See Section 287.05701, F.S.

30) Litigation for any issues arising out of this Contract shall be in the Florida state court of appropriate jurisdiction in Lee County, Florida.

31) The Seller will keep and maintain adequate records and supporting documentation applicable to all the services, work, information, expense, costs, invoices and materials provided and performed pursuant to this Contract. Said records and documentation will be retained by the Seller for a minimum of three years from the date of termination of this Contract, or for such period as required by law. District and its authorized agents will, with reasonable prior notice, have the right to audit, inspect and copy all such records and documentation as often as District deems necessary during the term of this Contract and the next succeeding three years.

IF THE SELLER **HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE** SELLER**'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF THE PUBLIC RECORDS AT (239) 561-1313, LAURA.LEROY@GATEWAYDISTRICT.ORG, 11922 FAIRWAY LAKES DRIVE, SUITE 1, FORT MYERS, FL. 33913.**

END OF SECTION

Certificate of Insurance Requirements

The District in no way represents that the insurance required is sufficient or adequate to protect the Vendor's interest or liabilities. The District reserves the right to request additional documentation regarding insurance provided.

All such insurance certificates shall be in a form and underwritten by an insurance company(s) acceptable to the District and licensed in the State of Florida. Each certificate of insurance shall be issued by an insurance agent and/or agency duly authorized to do so by and on behalf of the insurance company affording the insurance coverage(s) indicated on each certificate of insurance.

The following clause must appear on the Certificate of Insurance:
"CANCELLATION – Should any of the above-described policies be cancelled before the expiration date thereof, notice will mail not less than 30 days advance written notice to the District."

The Provider shall provide, obtain and maintain the following minimum insurance coverages:

a) Workers Compensation Coverage to comply for all employees for Statutory Limits in compliance with the applicable State and Federal laws.

b) Employer's Liability with a minimum limit per accident in accordance with statutory requirements.

c) Commercial General Liability Insurance with minimum limits of 1,000,000 per occurrence and 1,000,000 aggregate for Bodily Injury Liability and a minimum limit of 1,000,000 for Property Damage Liability, or a minimum combined single limit of $2,000,000.

d) Business Automobile Liability Insurance with minimum limits of 1,000,000 per person and 1,000,000 per accident for Bodily Injury Liability and a minimum limit of 1,000,000 for Property Damage Liability, or a minimum combined single limit of 1,000,000, with coverage including owned vehicles, hired and non-owned vehicles, and employee non-ownership.

e) The GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT must be named as **"ADDITIONAL INSURED"** on the Insurance Certificate for Commercial General Liability.

f) The GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT shall be named as the Certificate Holder. NOTE: The "Certificate Holder" should read as follows:

GATEWAY SERVICES
COMMUNITY DEVELOPMENT DISTRICT
11922 Fairway Lakes Drive, Suite #1
Fort Myers, FL 33913

The following will also be required:

a) Copy of Company W-9.
b) ACH Enrollment Form- *(to be provided if selected)*

END OF SECTION

Exhibit "A"
Scope of Services

Specifications

The District seeks a qualified contractor to provide mill and resurface services for the Pelican Preserve Community roadways. The roads targeted in this project are; a portion of Pelican Preserve Blvd, a portion of Ravenna Way and all Aviano Dr. as identified in an aerial view in Exhibit "A". This project will be conducted in increments, based on board approval and timelines, with the District reserving the right to execute all, or a portion of the project under this ITQ with one or multiple vendors. The selected contractor(s) must confirm all measurements prior to providing a quote for this project.
This project is in planning for after "peak" season when most community residents are not in state. Once proposals are in they must go through a review process of three board meetings before final approval can be attained. The tentative start date is

Standard Plans for Road Construction and associated IRs are available at the following website: http://www.fdot.gov/design/standardplans.

Manual on Uniform Traffic Control Devices (MUTCD) is available at the following website: https://mutcd.fhwa.dot.gov.

Florida Department of Transportation, FY24-25 Standard Specifications for Road and Bridge Construction at the following website:
http://www.fdot.gov/programmanagement/Implemented/SpecBooks

MINIMUM REQUIREMENTS
• Must have minimum of five (5) years of Florida road repairs experience
• Certified Intermediate Temporary Traffic Control (FDOT compliant MOT)

BOND REQUIREMENTS:
- A bid bond is required for this project. A certified or cashier's check on a national or state bank issued in the State of Florida, or a bid bond, in a sum not less than 5 percent of the amount of the bid, made payable to: GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT shall accompany each proposal as a guarantee that the bidder will, if award is made, promptly enter into agreement to do the work and furnish the required Certificate of Insurance and other necessary assurances.

Anticipated Schedule:

Task	Date
Quote Letting	October 31, 2024
Non-Mandatory Site Visit	December 4, 2024
Request for Information (RFI) Due	December 13, 2024
RFI Responses Due	December 20, 2024
Proposals Due	January 10, 2024 @ 3:00 PM
Safet and Security Sub Committee Meeting	January 23, 2025 @ 11:00 AM
PP Advisory Committee	February 13, 2025
BOS Meeting	March 6, 2025 @ 3:00 PM
Tentative Start Date	Summer 2025

PRINT NAME: Phil Cooper

COMPANY/TITLE: Atlantic Southern Paving, Account Manager

SIGNATURE: _____ **DATE:** 1/9/25

END OF SECTION

Exhibit "B"

Invitation To Quote (ITQ) Form

PROJECT: **1" Mill and Resurface, replace thermoplastic striping in kind.**

PROPOSED START DATE: 3/1/25

JOB LOCATION: **Pelican Preserve Community**

WORK DESCRIPTION: Mill and pave 3 roadways. Pelican Preserve Blvd, Ravenna Way and Aviano Dr Includes FDOT and thermoplastic striping

PROPER'S NAME: Atlantic Southern Paving

ADDRESS: 9039 High Cotton Lane, Fort Myers, FL 33905

TELEPHONE: 239-260-0655

EMAIL: pcooper@atlanticsouthernpaving.com

Proposed Estimate: $ $157,804.00

ADDRESSED TO: **GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT**
11922 Fairway Lakes Dr. Ste. 1
Fort Myers, FL. 33913
Bids@gatewaydistrict.org

PRINT NAME: Phil Cooper

COMPANY/TITLE: Atlantic Southern Paving, Account Manager

SIGNATURE: _____ **DATE:** 1/9/25

END OF SECTION

Exhibit "C"

Pelican Preserve Blvd. Quotation Form

Item #	Description of Services	Unit	Qty	Unit Price	Total
1	Mobilization	LS	1256		1256
2	Maintenance of Traffic	LS	12678		12678
3	Milling existing Asphalt, 1" Avg. depth (approx. 16,150 SY)	SY	16150	2.58	41667
4	Sediment Control and Inlet Protection	EA	726		726
5	Type S-III Compacted Asphalt, 1" depth (approx. 16,150 SY)	SY	16150	9.5	153425
6	Temporary Striping Services	LS	8695		8695
7	Thermoplastic Striping in Kind	LS	6230		6230
8					
9					
10					
11					
12					
13					
	TOTAL				224677

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY

Notes: **USE AS APPLICABLE**

1. Unit prices shall be shown and where there is an error in the total price, the unit price shall govern.
2. Alternate quote forms will be considered pending they contain all the original information, quantities and verbiage authorized in the ITQ document and the District Project Manager accepts them.
3. The above proposal shall remain in full force and effect for a period of 90 calendar days after the time of the submission of this proposal and it shall not be revoked, withdrawn or canceled within that time frame, except that the DISTRICT may in its sole discretion, release any Quote prior to that date. Once the vendor has been notified that its quote has been awarded by the District, within the above time frame the price proposed as submitted shall constitute the contract price and a formal contract for that amount shall be executed within the time frames established by these documents.
4. Any change to prices quoted will have to be approved by the District Project Manager prior to implementation.

PRINT NAME: Phil Cooper

COMPANY/TITLE: Atlantic Southern Paving, Account Manager

SIGNATURE: _____ **DATE:** 1/9/25

Aviano Dr. Quotation Form

Item #	Description of Services	Unit	Qty	Unit Price	Total
1	Mobilization	LS	1256		1256
2	Maintenance of Traffic	LS	8433		8433
3	Milling existing Asphalt, 1" Avg. depth (approx. 9,342.67 SY)	SY	9343	2.63	24587
4	Sediment Control and Inlet Protection	EA	500		500
5	Type S-III Compacted Asphalt, 1" depth (approx. 9342.67 SY)	SY	9343	7.48	69922
6	~~Temporary Striping Services~~	~~LS~~			
7	~~Thermoplastic Striping in Kind~~	~~LS~~			
8					
9					
10					
11					
12					
13					
	TOTAL				$104,698.00

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY

Notes: **USE AS APPLICABLE**

1. Unit prices shall be shown and where there is an error in the total price, the unit price shall govern.
2. Alternate quote forms will be considered pending they contain all the original information, quantities and verbiage authorized in the ITQ document and the District Project Manager accepts them.
3. The above proposal shall remain in full force and effect for a period of 90 calendar days after the time of the submission of this proposal and it shall not be revoked, withdrawn or canceled within that time frame, except that the DISTRICT may in its sole discretion, release any Quote prior to that date. Once the vendor has been notified that its quote has been awarded by the District, within the above time frame the price proposed as submitted shall constitute the contract price and a formal contract for that amount shall be executed within the time frames established by these documents.
4. Any change to prices quoted will have to be approved by the District Project Manager prior to implementation.

PRINT NAME: Phil Cooper

COMPANY/TITLE: Atlantic Southern Paving, Account Manager

SIGNATURE: _____ **DATE:** 1/9/25

Ravenna Way Quotation Form

Item #	Description of Services	Unit	Qty	Unit Price	Total
1	Mobilization	LS	1256		1256
2	Maintenance of Traffic	LS	4222		4222
3	Milling existing Asphalt, 1" Avg. depth (approx. 5153 SY)	SY	5153	2.42	12520
4	Sediment Control and Inlet Protection	EA	500		500
5	Type S-III Compacted Asphalt, 1" depth (approx. 5153 SY)	SY	5153	6.71	34608
6	~~Temporary Striping Services~~	~~LS~~			
7	~~Thermoplastic Striping in Kind~~	~~LS~~			
8					
9					
10					
11					
12					
13					
	TOTAL				$53,106.00

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY

Notes: **USE AS APPLICABLE**

1. Unit prices shall be shown and where there is an error in the total price, the unit price shall govern.
2. Alternate quote forms will be considered pending they contain all the original information, quantities and verbiage authorized in the ITQ document and the District Project Manager accepts them.
3. The above proposal shall remain in full force and effect for a period of 90 calendar days after the time of the submission of this proposal and it shall not be revoked, withdrawn or canceled within that time frame, except that the DISTRICT may in its sole discretion, release any Quote prior to that date. Once the vendor has been notified that its quote has been awarded by the District, within the above time frame the price proposed as submitted shall constitute the contract price and a formal contract for that amount shall be executed within the time frames established by these documents.
4. Any change to prices quoted will have to be approved by the District Project Manager prior to implementation.

PRINT NAME: Phil Cooper

COMPANY/TITLE: Atlantic Southern Paving, Account Manager

SIGNATURE: _____ **DATE:** 1/9/25

END OF SECTION

Exhibit "D"

ITQ Submittal Checklist

Vendors remain responsible for reading the entire ITQ document to ensure that they are in compliance. Quotes may be considered subject to rejection if, in the sole opinion of the District, there is a serious omission, unauthorized alteration of form, an unauthorized alternate Quote, incomplete or unbalanced unit price, or irregularities of any kind. The District reserves the right to request corrections of minor errors or irregularities. The District may reject as non-responsive, any or all Quotes where Vendors fail to acknowledge receipt of Addenda as prescribed.

- ☐ Exhibit "A" Signed, acknowledging the Scope of Services
- ☐ Exhibit "B" Invitation to Quote Form- completed and signed
- ☐ Exhibit "C" Quotation Form – (an alternate Excel spreadsheet version may be accepted if it contains all the required details and is signed and dated)
- ☐ Certificate of Insurance with the District as the Certificate Holder and "Additional Insured".
- ☐ W-9 – completed and signed
- ☐ Provide Anticipated Service Timeline
- ☐ Completed Bid Bond Document

This checklist shall not be construed as a complete list. Vendor is responsible to ensure all requirements of the solicitation are completed.

END OF SECTION

Exhibit "E"

ITQ-25-01-PW - BID BOND DOCUMENT

KNOW ALL MEN BY THESE PRESENTS, that we Atlantic Southern Paving and Sealcoating as Principal, and
(BIDDER'S Name)
Arch Insurance Company a Corporation licensed to do
(Surety's Name)
business under the laws of the State of Florida as a Surety, are held and firmly bound to the GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, LEE COUNTY, FLORIDA, a community development district established pursuant to Florida law,
in the penal SUM OF $ Five Percent of Amount Bid (5%)
for the payment whereof, well and truly to be made, we bind ourselves, our heirs, successors, personal representatives, administrators and assigns, jointly and severally, firmly, by these presents.

SIGNED AND SEALED this 10th day of January, 2025

WHEREAS, said Principal is herewith submitting a Bid Proposal for the construction of:

PELICAN PRESERVE ROADS PROJECT
ITQ-25-01-PW_a

NOW, THEREFORE, the condition of the above obligation is such that if said Principal shall be awarded the Contract upon said Proposal within the specified time and shall enter into a written Contract, satisfactory in form, provide an acceptable Public Construction Bond from a Surety acceptable to the DISTRICT and provide other Insurance as may be required to the DISTRICT within such time period as the DISTRICT may allow, then this obligation shall be null and void; otherwise said Principal and Surety shall pay to said DISTRICT in money the difference between the amount of the Bid of said Principal and the amount for which said DISTRICT may legally contract with another party to perform said work, if the latter amount be in excess of the former, together with any expenses and reasonable attorney's fees incurred by said DISTRICT if suit be brought hereon, but in no event shall said Surety's liability exceed the penal sum hereof plus such expenses and attorney's fees. The liability of the Surety shall not exceed the penal sum of the bid bond. The Surety executing this instrument agrees that its obligation is not impaired by any extension(s) of the time for acceptance of the bid that the Principal may grant to the DISTRICT. Notice to the surety(ies) of extension(s) is waived. However, waiver of the notice applies only to extensions aggregating not more than sixty (60) calendar days in addition to the period originally allowed for acceptance of the bid.

Witness as to Principal

(SEAL)
Atlantic Southern Paving and Sealcoating
Principal

By: Witness Signature

Witness as to Surety

(SEAL)
Arch Insurance Company
Surety's Name

By: Witness Signature

Emma J. Bryant

By: As-Attorney-in-Fact, Surety
Oana R. Dimulescu

Affix Corporate Seals and attach proper Power of Attorney for Surety

Arch Insurance Company
CORPORATE SEAL 1971
Missouri

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:
That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Bradley Mapes, Emma J Byrant, Kelli E Housworth, Oana Dimulescu, Ryan Norman and Shana Kae Meyer of Atlanta, GA (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars ($150,000,000.00). This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:
"**VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this **2nd day of October, 2024**.

Attested and Certified

Regan A. Shulman, Secretary

Arch Insurance Company CORPORATE SEAL 1971 Missouri

Arch Insurance Company

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

Commonwealth of Pennsylvania - Notary Seal
MICHELE TRIPODI, Notary Public
Philadelphia County
My Commission Expires July 31, 2025
Commission Number 1168622

Michele Tripodi, Notary Public
My commission expires 07/31/2025

CERTIFICATION
I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated October 2, 2024** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 10th **day of** January, **20 25**.

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:
Arch Insurance Company Claims Department
Surety Claims
P.O. Box 542033
Omaha, NE 68154
suretyclaims@archinsurance.com

Arch Insurance Company CORPORATE SEAL 1971 Missouri

To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 8.D**

Treeline and Colonial Monument Parcel Appraisal

1. **Requested Motion**: **Meeting Date**: February 13, 2025

Review the appraisals from Cunningham Realty Advisory Group for the monument parcels at the intersection of Treeline Avenue and Colonial and make a recommendation to the Board of Supervisors for next steps, if any.

Why the action is necessary:

Review of the appraisal(s).

2. **Agenda**:
ITEMS FOR DISCUSSION

3. **Requirement/Purpose**:
Administrative Agenda Items

4. **Submitter of Information**:
Chelsea O'Riley

---

5. **Background**:

Executive Summary:

Market value assuming the site could be put to any Commercial General (CG) zoning: $900,000 (included demo).

Market value assuming no change in use to the sites: $400,000 (includes site improvements).

Attachments:

1. Gateway Services CDD - Treeline Colonial Blvd_.pdf

6. **Alternative Action**:

Do nothing.

7. **Staff Recommendations**:

Provide a recommendation to the Board of Supervisors for next steps, if any.

APPRAISAL OF REAL PROPERTY

LOCATED AT

Access Undetermined
Fort Myers, FL 33913
See Deed of Last Recording

FOR

Gateway Services CDD
11922 Fairway Lakes Dr
Fort Myers, FL 33913

OPINION OF VALUE

900,000 if commercial 400,000 AS IS

AS OF

January 6, 2025

BY

Stephen A Cunningham, MAI, SRA, CCIM
CUNNINGHAM REALTY ADVISORY GROUP
6900 Daniels Pkwy #206
Fort Myers, FL 33912
(239) 910-4085
steve@cunninghamrealtyag.com

CUNNINGHAM
REALTY ADVISORY GROUP

February 6, 2025

Client: Gateway Services CDD
Attn: Chelsea O'Riley, CDM, CFM, MPA, District Manager
11922 Fairway Lakes Dr.
Fort Myers, FL 33913

RE: Our File #202452
Market Value estimate of the vacant site located at Colonial Boulevard and Treeline Avenue – Two vacant sites with a Strap # 35-44-25-P2-00001.0010 in Fort Myers, FL.

Chelsea:

At your request and authorization, I have undertaken the analysis and investigations necessary to form an opinion of the market value of the fee simple interest in the involving two vacant sites with at the corner of Colonial Boulevard and Treeline Avenue. These sites are identified by the Lee County, Florida Property Appraisers Office as STRAP #35-44-25-P2-00001.0010. The date of this estimate is as of November 19, 2024, the date of a physical inspection of the properties by Stephen A. Cunningham. The intended use of this appraisal assignment is to establish the market value of the property for possible disposition. The sites are zoned CG and are improved with monument signs. We are valuing each site as combined under two hypothetical conditions. The first hypothetical is that the sites could be put to any allowed commercial use in the CG zoning district. The second is that the sites cannot be utilized in a commercial capacity and will remain as signage for the development Plantation Preserve. The intended user of this report and market value estimate is our client only and/or their authorized designees.

At your request, the estimated market values will be reported to you in an **Appraisal Report** format. The Appraisal Report format is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the January 1, 2024 Uniform Standards of Professional Appraisal Practice for an Appraisal Report. The appraisers are not responsible for unauthorized use of this report.

This appraisal and market value estimates are not based upon a minimum valuation, a specific valuation or the approval of a loan. The appraisal adheres to the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Standards Board of the Appraisal Foundation Mr. Stephen A. Cunningham, MAI, SRA, CCIM has complied with the Uniform Standards of Professional Appraisal Practice, Competency Provision. Additionally, this Appraisal Report is in

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WWW.CUNNINGHAMREALTYAG.COM

CUNNINGHAM
REALTY ADVISORY GROUP

full compliance with the Code of Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The subject property is assumed to be free of all liens and encumbrances, except for market level rental rates and typical conventional financing at market rates. Mr. Stephen A. Cunningham certifies that during the completion of this assignment, a thorough inspection of the subject property was undertaken. Further, both Stephen A. Cunningham and Cunningham Realty Advisory Group further certify that we have no past, present or future interest in the real estate appraised and to the best of our knowledge, the facts contained herein and retained in our work file are true and correct. Additionally, we have not performed any real estate appraisal services on this property within the previous three years.

Accordingly, it is my opinion that the market value of the fee simple interest in the subject properties as of November 19, 2024 is:

MARKET VALUE AS A USEABLE SITE:	**$900,000**
MARKET VALUE "AS IS":	**$400,000**

$

Respectfully submitted:

Stephen Cunningham

CUNNINGHAM REALTY ADVISORY GROUP
Stephen A. Cunningham, MAI, SRA, CCIM
State-certified general real estate appraiser, RZ 300
CEO/Broker of Record

6900-29 Daniels Pkwy, #206, Fort Myers, FL 33912
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WWW.CUNNINGHAMREALTYAG.COM

Client	Gateway Services CDD				File No.	202452	
Property Address	Access Undetermined						
City	Fort Myers	County	Lee	State	FL	Zip Code	33913
Client	Gateway Services CDD						

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SUMMARY OF SALIENT FEATURES & OPINION OF VALUE

File No.: 202452

SALIENT FEATURES

Location of Subject Property:	Access Undetermined Fort Myers, FL 33913
Asset Name/Identification:	
Legal Description:	See Deed of Last Recording
Parcel ID #(s):	35-44-25-P2-00001.0010
Map Reference:	15980
Current Owner of Record:	Gateway Services CDD
Occupant:	
Site:	Two vacant sites zoned CG at the southeast corner and southwest corner of Colonial Boulevard and Treeline Avenue. Each site contains 25,000 sf.
Description of the Improvements:	Substantial monument sign on both parcels.
Zoning Classification:	CG
Zoning Description:	Commercial General (City of Fort Myers)
Highest & Best Use:	Commercial as permitted in CG zoning or "As Is" if commercial not approved
Real Estate Taxes:	$ 0.00
Tax Year:	2024
Date of Inspection:	November 19, 2024
Date of Signature & Report:	02/06/2025

OPINION OF VALUE

APPROACH TO VALUE	INDICATION OF VALUE
Cost Approach:	$
Income Approach:	$
Sales Comparison Approach:	$
Total Site Value:	$
Personal Property/Non-Realty Interests (if included):	$ Signage in As Is Valuation
Appraiser's Opinion of Value (as defined):	$ 900,000 (Commercial) $400,000 As Is
Effective Date of Appraisal ('As Of'):	November 19, 2024

APPRAISAL STAFF

CUNNINGHAM REALTY ADVISORY GROUP
Stephen A Cunningham, MAI, SRA, CCIM
state-certified general real estate appraiser
Certification #: RZ 300
State: FL Expires: 11/30/2026
steve@cunninghamrealtyag.com

Subject Location Map

This instrument prepared by:
Kenneth Y. Gordon, Esq.
24301 Walden Center Drive
Bonita Springs, FL 34134

Parcel ID No.(s): 35-44-25-P2-00001.0000

INSTR # 5860027
Official Records BK 03964 PG 2950
RECORDED 06/19/2003 01:37:52 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY
RECORDING FEE 28.50
DEED DOC 64.40
DEPUTY CLERK S Jensen

WARRANTY DEED

THIS WARRANTY DEED made this 12th day of May, 2003, by

BAY COLONY GATEWAY, INC., a Delaware corporation, having their principal place of business at 24301 Walden Center Drive, Bonita Springs, Florida, (hereinafter referred to as "Grantor"), to

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under the laws of the State of Florida, whose Post Office address is: c/o Anthony P. Pires, Esquire, 3200 Tamiami Trail North, Suite 200, Naples, Florida 34103, (hereinafter referred to as "Grantee"),

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

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 (Ten Dollars) and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Lee County, Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof

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

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

AND the Grantor hereby covenants, with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for taxes and assessments for 2003 and subsequent years; and easements, restrictions, reservations, covenants, limitations and conditions of record, if any, and other matters set forth above.

Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

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

Witnesses:

Lisa M. Gjovini
Signature
LISA M. GJOVINI
Printed Name

Margaret A. Sisk
Signature
MARGARET A. SISK
Printed Name

BAY COLONY-GATEWAY, INC., a Delaware corporation

By:
Print: Joseph P. Covelli
Its: Vice President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 12th day of May, 2003 by Joseph P. Covelli, as Vice President of Bay Colony-Gateway, Inc., a Delaware corporation, on behalf of said corporation. He is personally known to me or has produced his N/A, as identification.

(AFFIX SEAL)

DAVID W. CALDWELL
MY COMMISSION # CC 993168
EXPIRES: February 13, 2005
Bonded Thru Notary Public Underwriters

David W. Caldwell
Notary Public - State of Florida
Printed Name: DAVID W. CALDWELL
Commission Expires: CC993168
Commission No.: 2/13/05

Official Records BK 03964 PG 2951

Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

LEGAL DESCRIPTION
LYING IN
SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA.

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35;
THENCE ALONG THE NORTH LINE OF SAID SECTION 35, N.89°38'27"W., FOR 2,502.82 FEET;
THENCE S.00°21'33"W., FOR 125.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COLONIAL BOULEVARD (SR 884) (250' WIDE) AND THE **POINT OF BEGINNING**;

THENCE S.89°38'27"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COLONIAL BOULEVARD FOR 150.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF TREELINE AVENUE (160' WIDE AT THIS POINT), RECORDED IN OFFICIAL RECORD BOOK 3681, PAGE 1946, PUBLIC RECORDS LEE COUNTY, FLORIDA;
THENCE S.00°21'33"W. ALONG SAID WEST RIGHT-OF-WAY LINE FOR 200.00 FEET;
THENCE N.89°38'27"W., FOR 50.00 FEET;
THENCE N.44°38'24"W., FOR 141.42 FEET;
THENCE N.00°21'33"E., FOR 100.00 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF COLONIAL BOULEVARD (SR 884) (250' WIDE) AND TO THE POINT OF BEGINNING.

CONTAINING 25,000 SQUARE FEET OR 0.57 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY (WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED).

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING N.89°38'27"W.

RWA, INC.
LAND SURVEYORS AND MAPPERS
1342 COLONIAL BOULEVARD
SUITE H-60
FORT MYERS, FLORIDA 33907
(941) 278-5224
FLORIDA CERTIFICATE OF AUTHORIZATION #6952

BY: _____ DATE: 1/13/03
RICHARD V. NESTLER, PROFESSIONAL LAND SURVEYOR LS# 4786
-NOT VALID UNLESS EMBOSSED WITH THE PROFESSIONAL'S SEAL.
Ref: 99-0165-08-WEF
12-12-02

EXHIBIT
"A"
Page 1 of 4

Official Records BK 03964 PG 2952

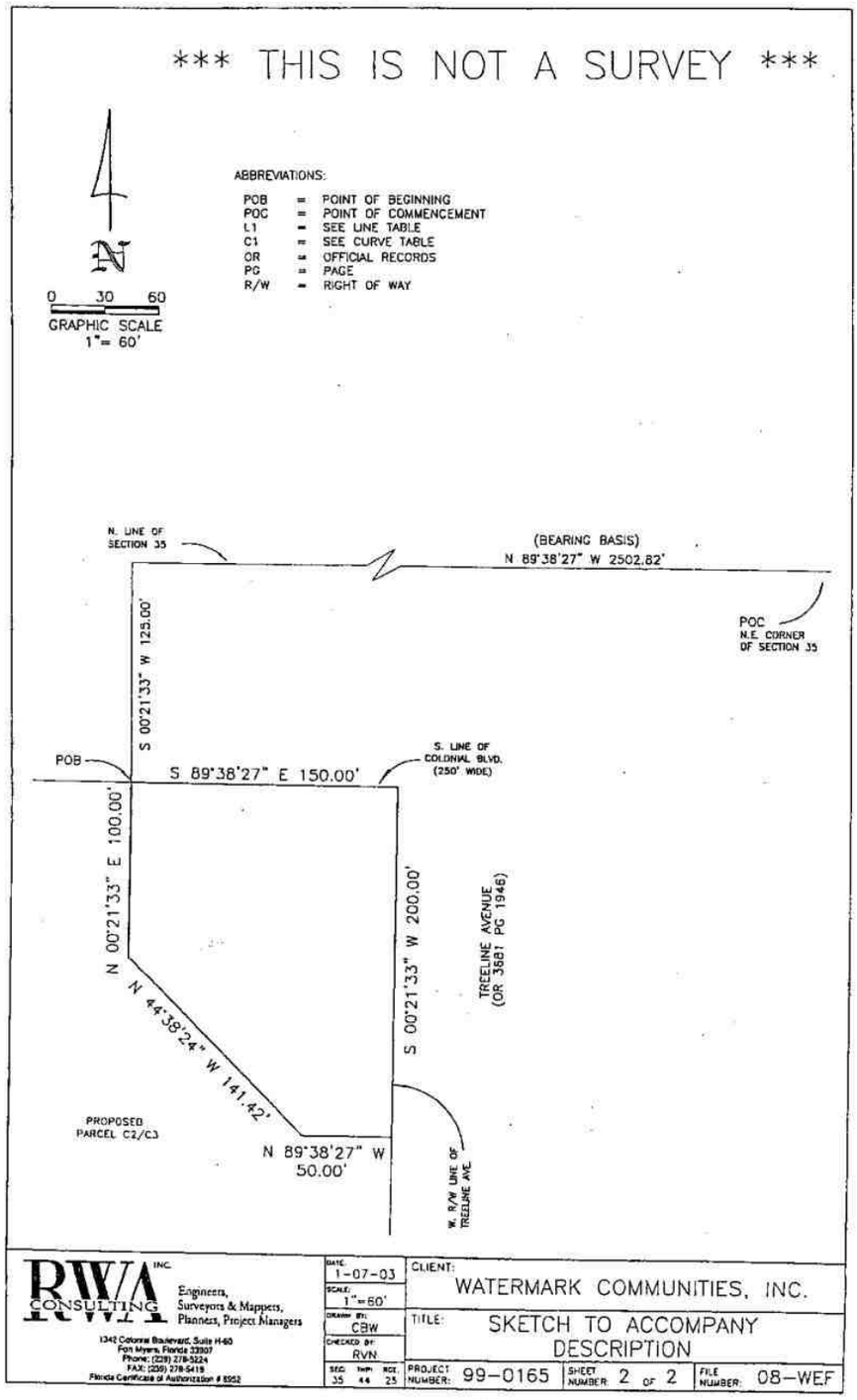

EXHIBIT
"A"
Page 2 of 4

Official Records BK 03964 PG 2953

LEGAL DESCRIPTION
LYING IN
SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA.

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35;
THENCE ALONG THE NORTH LINE OF SAID SECTION 35, N.89°38'27"W., FOR 2,042.82 FEET;
THENCE S.00°21'33"W., FOR 125.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COLONIAL BOULEVARD (SR 884) (250' WIDE) AND THE **POINT OF BEGINNING**;

THENCE CONTINUE S.00°21'33"W. ALONG SAID LINE, FOR 100.00 FEET;
THENCE S.45°21'30"W., FOR 141.42 FEET;
THENCE N.89°38'27"W., FOR 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF TREELINE AVENUE (160' WIDE AT THIS POINT), RECORDED IN OFFICIAL RECORD BOOK 3681, PAGE 1946, PUBLIC RECORDS LEE COUNTY, FLORIDA;
THENCE N.00°21'33"E., ALONG SAID EAST RIGHT-OF-WAY FOR 200.00 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF COLONIAL BOULEVARD (SR 884) (250' WIDE);
THENCE S.89°38'27"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,000 SQUARE FEET OR 0.57 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY (WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED).

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING N.89°38'27"W.

RWA, INC.
LAND SURVEYORS AND MAPPERS
1342 COLONIAL BOULEVARD
SUITE H-60
FORT MYERS, FLORIDA 33907
(941) 278-5224
FLORIDA CERTIFICATE OF AUTHORIZATION #6952

BY: LS. 4786 DATE: 1/13/03
RICHARD V. NESTLER, PROFESSIONAL LAND SURVEYOR LS# 4786
NOT VALID UNLESS EMBOSSED WITH THE PROFESSIONAL'S SEAL.
Ref. 99-0165-08-EEF
12-12-02

EXHIBIT
"A"
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Official Records BK 03964 PG 2954

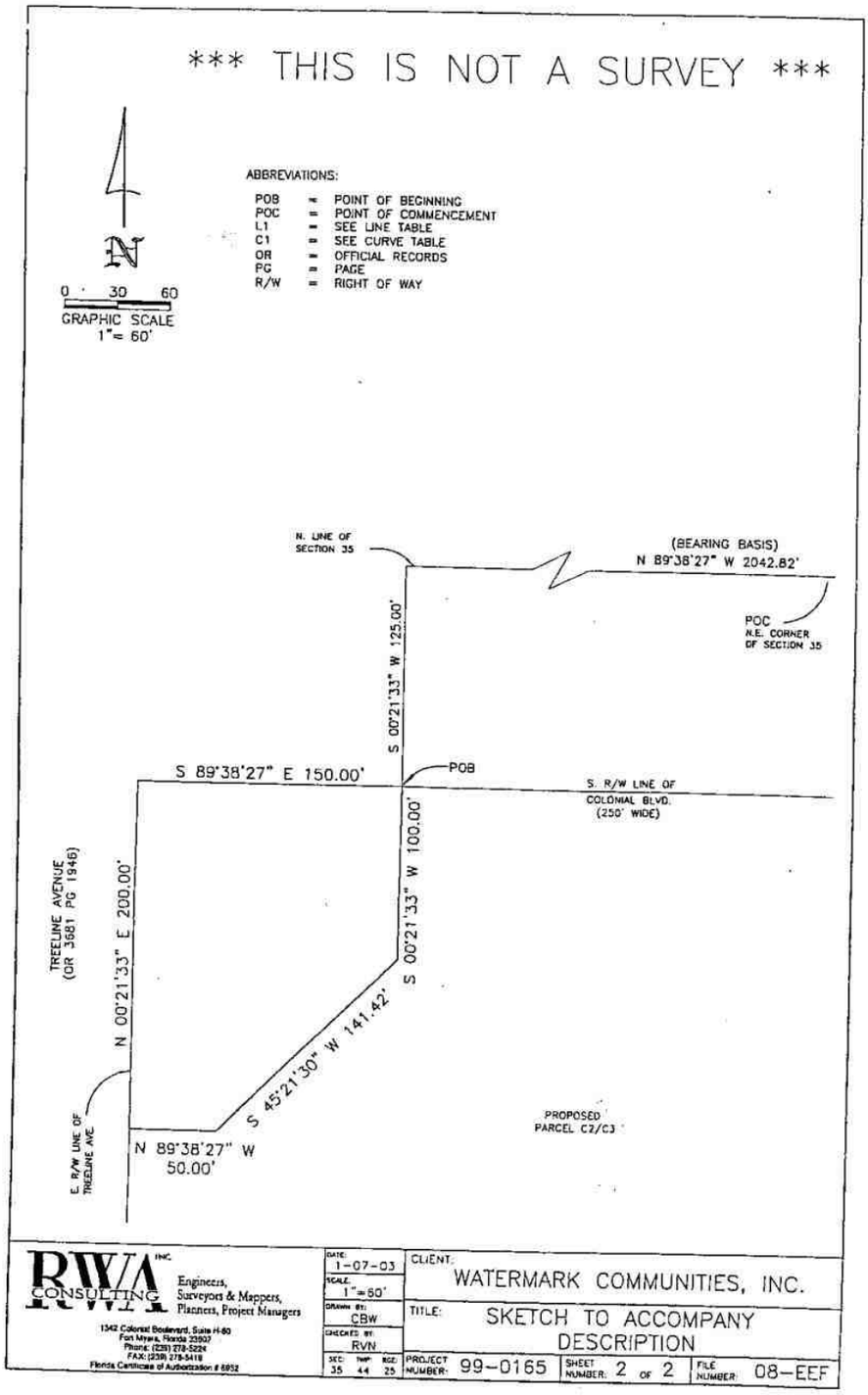

EXHIBIT "A"
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Official Records BK 03964 PG 2955

Subject Land Photo Page

Client	Gateway Services CDD						
Property Address	Access Undetermined						
City	Fort Myers	County	Lee	State	FL	Zip Code	33913
Client	Gateway Services CDD						

Subject Front West Parcel

Treeline and Colonial Blvd.

Sales Price	
Date of Sale	
Site Area	25,000
Location	Signalized Corner
Zoning	CG

Subject Front West Parcel

Subject Rear West Parcel

Subject Land Photo Page

Client	Gateway Services CDD						
Property Address	Access Undetermined						
City	Fort Myers	County	Lee	State	FL	Zip Code	33913
Client	Gateway Services CDD						

Subject Rear West Parcel

Treeline and Colonial Blvd.

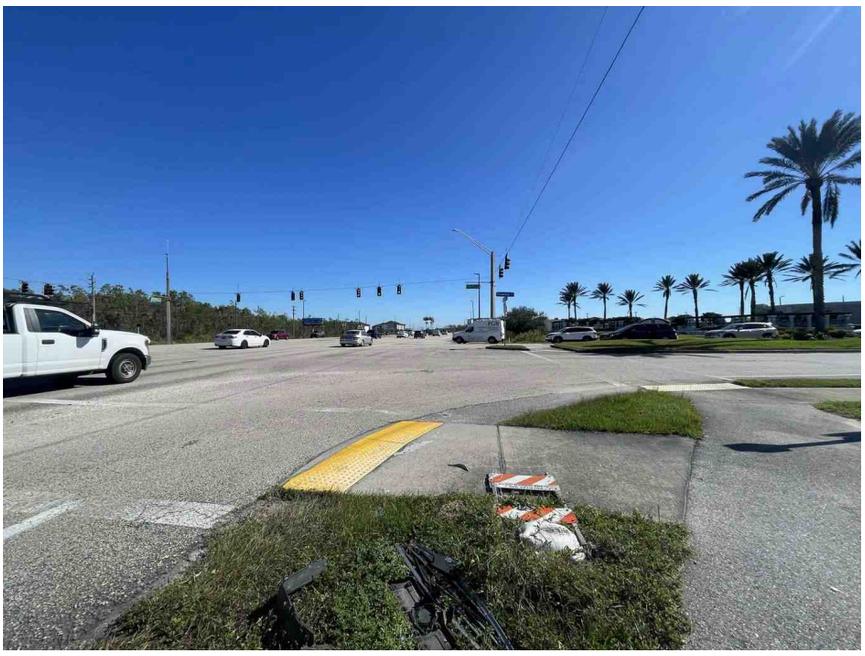
Sales Price	
Date of Sale	
Site Area	25,000
Location	Signalized Corner
Zoning	CG

Subject Side West Parcel

Subject Street West Prop.

Subject Land Photo Page

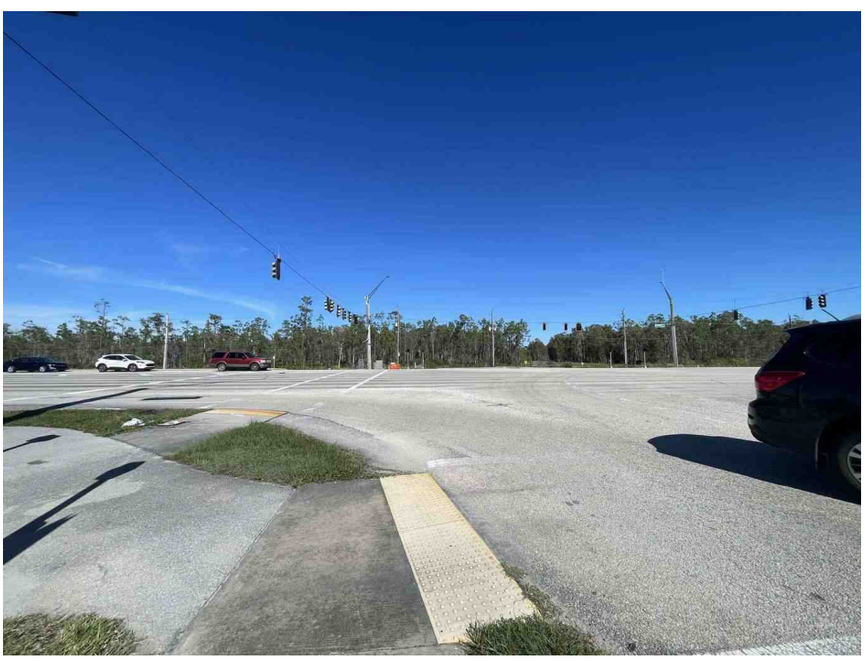
Client	Gateway Services CDD						
Property Address	Access Undetermined						
City	Fort Myers	County	Lee	State	FL	Zip Code	33913
Client	Gateway Services CDD						



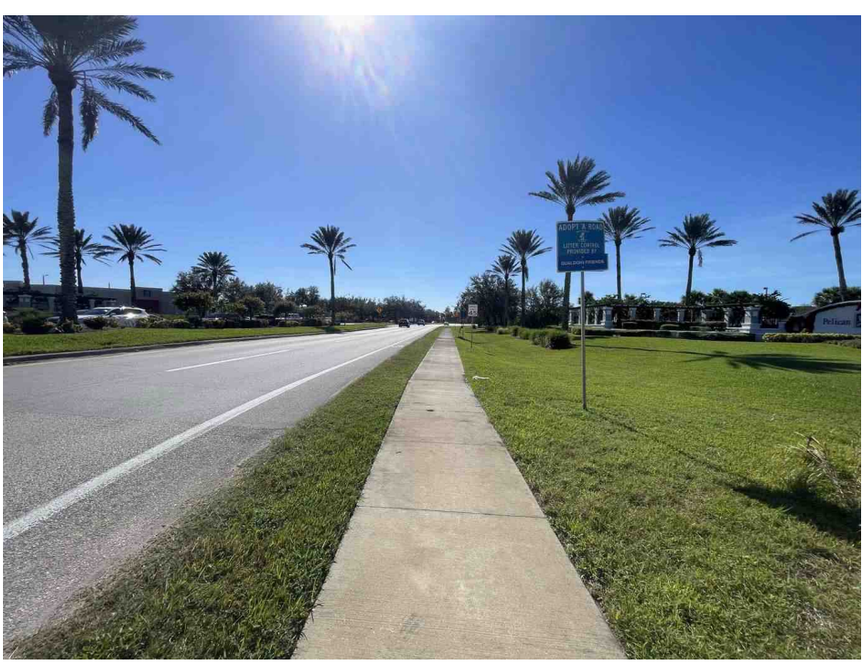
Subject Street West Prop.

Treeline and Colonial Blvd.

Sales Price	
Date of Sale	
Site Area	25,000
Location	Signalized Corner
Zoning	CG



Subject Street West Prop.



Subject Street West Prop.

Subject Land Photo Page

Client	Gateway Services CDD						
Property Address	Access Undetermined						
City	Fort Myers	County	Lee	State	FL	Zip Code	33913
Client	Gateway Services CDD						

Subject Front East Prop.

Treeline and Colonial Blvd.

Sales Price	
Date of Sale	
Site Area	25,000
Location	Signalized Corner
Zoning	CG

Subject Front East Prop.

Subject Front East Prop.

Subject Land Photo Page

Client	Gateway Services CDD						
Property Address	Access Undetermined						
City	Fort Myers	County	Lee	State	FL	Zip Code	33913
Client	Gateway Services CDD						

Subject Rear East Prop.

Treeline and Colonial Blvd.

Sales Price	
Date of Sale	
Site Area	25,000
Location	Signalized Corner
Zoning	CG

Subject Rear East Prop.

Subject Rear East Prop.

Subject Land Photo Page

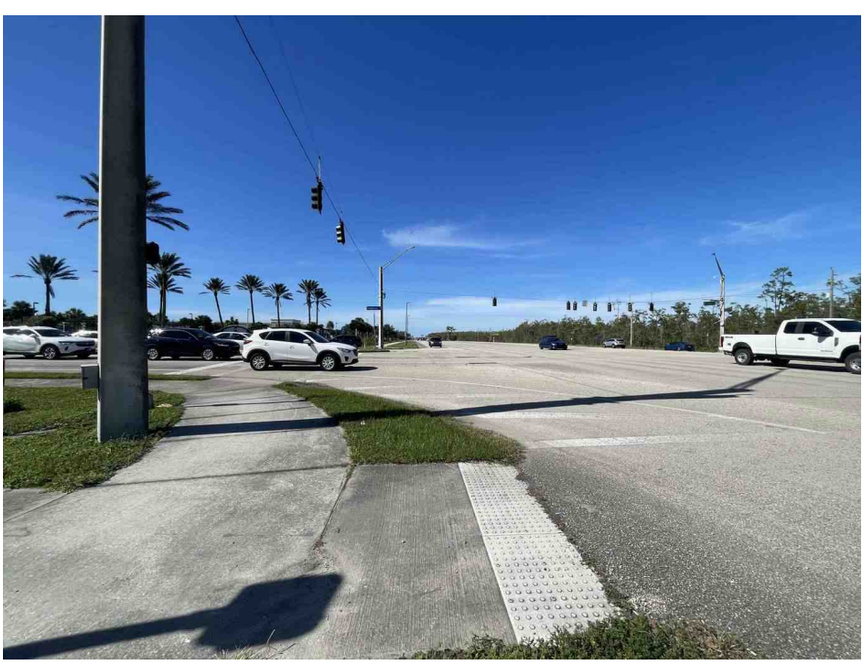
Client	Gateway Services CDD						
Property Address	Access Undetermined						
City	Fort Myers	County	Lee	State	FL	Zip Code	33913
Client	Gateway Services CDD						

Subject Street East Prop.

Treeline and Colonial Blvd.

Sales Price	
Date of Sale	
Site Area	25,000
Location	Signalized Corner
Zoning	CG

Subject Street East Prop



Subject Street Est Prop.

LAND APPRAISAL REPORT

File No.: 202452

SUBJECT

Property Address: Access Undetermined City: Fort Myers State: FL Zip Code: 33913
County: Lee Legal Description: See Deed of Last Recording
Assessor's Parcel #: 35-44-25-P2-00001.0010 Tax Year: 2024 R.E. Taxes: $ 0.00 Special Assessments: $
Market Area Name: Economic Market is corner arterial vacant parcels Map Reference: 15980 Census Tract: 0007.00
Current Owner of Record: Gateway Services CDD Borrower (if applicable):
Project Type (if applicable): [X] PUD [ ] De Minimis PUD [ ] Other (describe) HOA: $ [ ] per year [ ] per month
Are there any existing improvements to the property? [ ] No [X] Yes If Yes, indicate current occupancy: [ ] Owner [ ] Tenant [ ] Vacant [X] Not habitable
If Yes, give a brief description: There are two identical lots located at the corner of Colonial Boulevard and Treeline Avenue within the city limits of Fort Myers, Florida. Each site is improved with a monument sign advertising Pelican Preserve. Photos in this report show these improvements. The valuation in this report will assume that the signs can be demolished and each site can be put to a higher, commercial use.

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: [X] Market Value (as defined), or [ ] other type of value (describe)
This report reflects the following value (if not Current, see comments): [X] Current (the Inspection Date is the Effective Date) [ ] Retrospective [ ] Prospective
Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Leased Fee [ ] Other (describe)
Intended Use: See Supplemental Addendum
Intended User(s) (by name or type): See Supplemental Addendum
Client: Gateway Services CDD Address: 11922 Fairway Lakes Dr. Suite 1, Fort Myers, FL 33913
Appraiser: Stephen A Cunningham, MAI, SRA, CCIM Address: 6900-29 Daniels Pwky #206, Fort Myers, FL 33912

MARKET AREA DESCRIPTION

Characteristics			
Location:	[ ] Urban	[X] Suburban	[ ] Rural
Built up:	[ ] Over 75%	[ ] 25-75%	[ ] Under 25%
Growth rate:	[ ] Rapid	[X] Stable	[ ] Slow
Property values:	[ ] Increasing	[X] Stable	[ ] Declining
Demand/supply:	[ ] Shortage	[X] In Balance	[ ] Over Supply
Marketing time:	[ ] Under 3 Mos.	[X] 3-6 Mos.	[ ] Over 6 Mos.

Predominant Occupancy	
[X] Owner	75
[X] Tenant	25
[X] Vacant (0-5%)	
[ ] Vacant (>5%)	

One-Unit Housing	PRICE $(000)	AGE (yrs)
Low	315	0
High	1,295	15
Pred	613	7

Present Land Use	
One-Unit	50 %
2-4 Unit	%
Multi-Unit	20 %
Comm'l	30 %
	%
	%

Change in Land Use: [X] Not Likely [ ] Likely * [ ] In Process * * To:

Factors Affecting Marketability

Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	[ ]	[X]	[ ]	[ ]	[ ]	Adequacy of Utilities	[ ]	[X]	[ ]	[ ]	[ ]
Convenience to Employment	[ ]	[X]	[ ]	[ ]	[ ]	Property Compatibility	[ ]	[X]	[ ]	[ ]	[ ]
Convenience to Shopping	[ ]	[X]	[ ]	[ ]	[ ]	Protection from Detrimental Conditions	[ ]	[X]	[ ]	[ ]	[ ]
Convenience to Schools	[ ]	[X]	[ ]	[ ]	[ ]	Police and Fire Protection	[ ]	[X]	[ ]	[ ]	[ ]
Adequacy of Public Transportation	[ ]	[X]	[ ]	[ ]	[ ]	General Appearance of Properties	[ ]	[X]	[ ]	[ ]	[ ]
Recreational Facilities	[ ]	[X]	[ ]	[ ]	[ ]	Appeal to Market	[ ]	[X]	[ ]	[ ]	[ ]

Market Area Comments: The subject property consists of two sites located at the southeast and southwest corner of Colonial Boulevard and Treeline Avenue within the city limits of Fort Myers, Florida. Both parcels are located at the same signalized corner. Trafffic counts at this location as of 2023 were at 59,500 vehicles per day. Currently, each site is utilized for signage for the residential PUD known as Plantation Preserve. These monument signs are lighted and of high quality as the pictures show. Both sites are zoned CG-Commercial General as described in the City of Fort Myers Zoning Code. It is not clear as to whether these large monument signs can be removed and the sites be able to be put to a higher use, typical of small parcels located at busy, signalized corners. We have been asked to value the sites under two scenarios. Scenario 1 is assuming these sites could be put to a use permitted within the CG zoning, such as bank, fast food, convenience store, etc. Scenario 2 is assuming the sites CANNOT be utilized in a higher use and must remain in their current state. Two different data base sets of closed sales will be utilized in this report, resulting in two different market value estimates.

SITE DESCRIPTION

Dimensions: 150' X 200' X 50' X 141.42' X 100' Site Area: 25,000 Sq.Ft.
Zoning Classification: CG Description: Commercial General (City of Fort Myers)
Do present improvements comply with existing zoning requirements? [X] Yes [ ] No [ ] No Improvements
Uses allowed under current zoning: See Supplemental Addendum
Are CC&Rs applicable? [ ] Yes [ ] No [X] Unknown Have the documents been reviewed? [ ] Yes [X] No Ground Rent (if applicable) $ ____ / ____
Comments: Nothing provided by our client.
Highest & Best Use as improved: [ ] Present use, or [X] Other use (explain) See Supplemental Addendum
Actual Use as of Effective Date: Signalized corner with signage Use as appraised in this report: Any use permitted in CG zoning
Summary of Highest & Best Use: See Supplemental Addendum

Utilities	Public	Other	Provider/Description
Electricity	[X]	[ ]	FPL
Gas	[ ]	[ ]	
Water	[X]	[ ]	
Sanitary Sewer	[X]	[ ]	
Storm Sewer	[X]	[ ]	
Telephone	[X]	[ ]	Multiple
Multimedia	[X]	[ ]	Multiple

Off-site Improvements	Type	Public	Private
Street	Corner Arterial	[X]	[ ]
Width			
Surface	Asphalt Pavement		
Curb/Gutter	Yes	[X]	[ ]
Sidewalk	Yes	[X]	[ ]
Street Lights	Yes	[ ]	[ ]
Alley	None	[ ]	[ ]

Frontage	Corner Parcel
Topography	Filled and use for signage.
Size	Smaller than typical
Shape	Irregular
Drainage	Natural run off
View	Commercial

Other site elements: [ ] Inside Lot [X] Corner Lot [ ] Cul de Sac [X] Underground Utilities [ ] Other (describe)
FEMA Spec'l Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone X FEMA Map # 12071C0288H FEMA Map Date 11/17/2022
Site Comments: Each site is irregular shaped with frontage along both Colonial Boulevard and Treeline Avenue. Currently, they are filled and above road grade and improved with substantial signage for Plantation Preserve, a concentrated residential PUD located south. Both sites benefit from the exceptional traffic counts along both Colonial Boulevard and Treeline Avenue.

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LAND APPRAISAL REPORT

File No.: 202452

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Public Records

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Treeline and Colonial Blvd. Fort Myers, FL 33913	10500 Colonial Blvd Fort Myers, FL 33913		Commons Colonial & Winkler Fort Myers, FL		Colonial Gateway Comm Park Fort Myers, FL 33905	
Proximity to Subject		.25 miles west		2.0 miles west		.50 miles east	
Sale Price	$		$ 1,250,000		$ 1,575,000		$ 1,850,000
Price/ Sq.Ft.	$	$ 25.33		$ 16.67		$ 20.42	
Data Source(s)	Public Records	Inst #2023000330283		Inst #2023000253515		Inst #2024000234617	
Verification Source(s)		Buyer		Buyer		Buyer	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) % Adjust	DESCRIPTION	+(-) % Adjust	DESCRIPTION	+(-) % Adjust
Sales or Financing		Arms Length		Arms Length		Arms Length	
Concessions		None		None		None	
Date of Sale/Time		10/23		7/23		8/24	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Signalized Corner	Non signal corner		No arterial	+25	Non signal	
Site Area (in Sq.Ft.)	25,000	49,353		94,455		90,605	
Zoning	CG	CI		CG		CI	
Net Adjustment (Total, in $)		☐ + ☐ −	$	☒ + ☐ −	$ 393,641	☐ + ☐ −	$
Net Adjustment (Total, in % of $ / Sq.Ft.)					(25.00 % of $/Sq.Ft.)		
Adjusted Sale Price (in $ / Sq.Ft.)			$ 25.33		$ 20.84		$ 20.42

Summary of Sales Comparison Approach The Sales Comparison Approach is based on the principle of substitution which states that a buyer will pay no more for a property than what similar properties are selling for in the open marketplace. The subject parcels are located at the signalized corner of Colonial Boulevard and Treeline Avenue. Sales #1-4 have a highest and best use as commercial properties and are located on sites with high traffic exposure. These four sales are utilized to estimate the market value assuming the sites can be put to a commercial use. The unit of comparison utilized for valuation as a buildable commercial site will be the adjusted sales price per square foot. Sale #1 is located in the same shopping center as the westerly subject parcel. The site contains more land area yet has the same traffic exposure to Colonial as the subject parcels. Sale #2 is located two miles west of the subject. The site has parcel exposure to Colonial Boulevard at Glenford Blvd and is adjusted upward 25% for this factor. Sale #3 is an outparcel of Colonial Gateway Commerce Park and has direct frontage along Colonial Boulevard with the same traffic exposure. The site has full turn radius access and as such, no adjustments are made. CONTINUED ON COMPARABLE 4 GRID SHEET.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☒ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $

Final Reconciliation Final Value includes approxomately $100,000 in sign removal and site preparation for a prospective buyer for the market value is commercial. For market value estimate "As Is", market value of signage included in estimate.

This appraisal is made ☐ "as is", or ☒ subject to the following conditions: THIS VALUE ASSUMES BOTH SITES CAN OBTAIN LEGAL ACCESS AND CAN BE PUT TO ANY FEASIBLE USE IN THE DESCRIBED ZONING.

☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $, as of: November 19, 2024 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

Appraiser Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop) | Co-Appraiser Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect

Appraiser Inspection Date: November 19, 2024 | Co-Appraiser Inspection Date:

ATTACH.

A true and complete copy of this report contains 84 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Scope of Work

☒ Limiting cond./Certifications ☒ Narrative Addendum ☒ Location Map(s) ☒ Flood Addendum ☒ Additional Sales

☒ Photo Addenda ☐ Parcel Map ☒ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

GENERAL COMMENTS

Market value of the subject sites if they are able to be put to a commercial use is summarized as follows:

($900,000):50,000 sf @ $20.00 per sqare foot, minus $100,000 in sign demolition and site preparation

Market Value of the subject sites "As Is"

$400,000; 50,000 sf @$6.00 psf, plus $100,000 in contributory market value of signage

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ADDITIONAL COMPARABLE SALES

File No.: 202452

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	Treeline and Colonial Blvd. Fort Myers, FL 33913	5710 Lee Blvd Lehigh Acres, FL 33971		184 Meadow Rd Lehigh Acres, FL 33973		712 Meadow Rd Lehigh Acres, FL 33973	
Proximity to Subject		2.0 miles east					
Sale Price	$		$ 875,000		$ 50,000		$ 290,000
Price/ Sq.Ft.	$	$ 20.08		$ 5.71		$ 6.61	
Data Source(s)	Public Records	Inst #2024000239604		Inst #2024000152227		Inst #2024000056224	
Verification Source(s)		Seller		Seller		Seller	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) % Adjust	DESCRIPTION	+(-) % Adjust	DESCRIPTION	+(-) % Adjust
Sales or Financing		Arms Length		Arms Length		Arms Length	
Concessions		None		None		None	
Date of Sale/Time		8/24		5/24		02/24	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Signalized Corner	Non signal corner		Interior Parcel		Interior Parcel	
Site Area (in Sq.Ft.)	25,000	43,571		8,750		43,891	
Zoning	CG	PUD		C-2		C-2	
Net Adjustment (Total, in $)		☐ + ☐ −	$	☐ + ☐ −	$	☐ + ☐ −	$
Net Adjustment (Total, in % of $ / Sq.Ft.)							
Adjusted Sale Price (in $ / Sq.Ft.)			$ 20.08		$ 5.71		$ 6.61

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach Sale #4 is an outparcel of Olympia Point and fronts along Lee Boulevard. The site is zoned PUD yet is permitted for a wide range of commecial uses. Traffic counts along Lee Boulevard are at 43,100 vehicles per day, slightly less than Colonial Blvd in the subject area but still high.

The four sales range in adjusted sales price per square foot from $20.08-$25.33. All sites contained more area than the subject sites and are all pad ready for commercial use. The average sales price per square foot is $21.67. The subject sites both contain only 25,000 sf of site area which reduces the number of feasible commercial uses. Recognizing this, the subject sites estimated market value is $20.00 psf. Both sites contain 25,000. sf each At $20.00 psf, this results in an estimated market value, combined at $1,000,000. Both sites have monument signage. The demolition cost of this is estimated at $100,000, resulting in an estimated market value of the two sites, ASSUMING THEY CAN BE PUT TO A COMMERCIAL USE, at $900,000.

MARKET VALUE "AS IS"

Sales #5-7 are utilized to estimate the market value of the site assuming that it is unknown if the sites could be put to a commercial use. We call this the market value "As Is" in this report. These comparables are all located in an emerging commercial area with high traffic counts. There is no demand at this time to build on these sites as the highest and best use is for future commercial use. This uncertainty as to use is considered to be somewhat similar to the uncertainty under current conditions of the subject site as to use.

Sale #5 is located along State Route 82, a major east-west artery. This sale is a single lot with a highest and best use as future commercial. The indicated sales price per square foot is $5.71.

Sale #6 is located along State Route 82, a major east-west artery. This parcel has a highest and best use as future commercial. The indicated sales price per square foot is $6.61.

Sale #7 is located along State Route 82, a major east-west artery. This parcel has a highest and best use as future commercial. The indicated sales price per square foot is $5.94.

These three sales range in price per square foot from $5.71-$6.61 with an average adjusted sales price of $6.09 psf. Equal weight is given to all three sales. The estimated market value of the subject site "As Is" with uncertainty as to whether commercial use will be allowed is $6.00 psf. Applying this to the 50,000 sf of the subject sites arrives at an market value estimate of $300,000. Each site is improved with monument signs estimated to have a contributory value of $100,000. The market value "As Is" is therefore $400,000.

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ADDITIONAL COMPARABLE SALES

File No.: 202452

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 7		COMPARABLE NO. 8		COMPARABLE NO. 9	
Address	Treeline and Colonial Blvd. Fort Myers, FL 33913	148 Meadow Rd Lehigh Acres, FL 33973					
Proximity to Subject							
Sale Price	$		$ 52,000		$		$
Price/ Sq.Ft.	$	$ 5.94		$		$	
Data Source(s)	Public Records	Inst #2025000014019					
Verification Source(s)		Seller					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) % Adjust	DESCRIPTION	+(-) % Adjust	DESCRIPTION	+(-) % Adjust
Sales or Financing Concessions		Arms Length None					
Date of Sale/Time		1/25					
Rights Appraised	Fee Simple	Fee Simple					
Location	Signalized Corner	Interior Parcel					
Site Area (in Sq.Ft.)	25,000	8,750					
Zoning	CG	C-2					
Net Adjustment (Total, in $)		☐ + ☐ −	$	☐ + ☐ −	$	☐ + ☐ −	$
Net Adjustment (Total, in % of $ / Sq.Ft.)							
Adjusted Sale Price (in $ / Sq.Ft.)			$ 5.94		$		$

Summary of Sales Comparison Approach

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SUPPLEMENTAL ADDENDUM

Type of Report: This is an Appraisal Report as described in Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice, January 1, 2024 Edition, adopted by the Appraisal Foundation.

Extraordinary Assumption: As defined in the Uniform Standards of Professional Appraisal Practice, this is "an assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions." There are no extraordinary assumptions in this appraisal report.

Hypothetical Conditions: As defined in the Uniform Standards of Professional Appraisal Practice, this is "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of assignment results, but is used for purposes of analysis." ***The subject sites are currently utilized as signage for a developed area. They are located at the corners of commercial shopping centers and have the same characteristics as outparcels. The sites are zoned CG, Commercial General. It is unknown if these sites can be put to a commercial use as allowed in the CG zoning. Therefore, we have been asked by our client to value the sites as if they can be put to a commercial use, and value the sites as they cannot be put to a commercial use and must remain as signage.***

Intended Use: The intended use of this report and market value estimate is for our client to utilize the market value estimate for possible disposition.

Intended User: The intended users are our client Gateway Services CDD.

Exposure Time: The Uniform Standards of Professional Appraisal Practice defines Exposure Time as: "an opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Exposure time estimated at one year or less.

Scope of Work: For each appraisal, an appraiser must: (1) Identify the problem to be solved, (2) determine and perform the scope of work necessary to develop credible assignment results, and (3) disclose the scope of the work in the report. The problem to be solved in this assignment is to estimate the market value as November 19, 2024, the date of inspection. On the date of inspection, each site was inspected. The site size and total site area is also taken from the Deed of Last Recording. Each site contains a total area of 25,000 sf for a total site area of 50,000 sf. ***The subject sites are currently utilized as signage for a PUD to the south. They are located at the corners of commercial shopping centers and have the same characteristics as outparcels. The sites are zoned CG, Commercial General. It is unknown if these sites can be put to a commercial use as allowed in the CG zoning. Therefore, we have been asked by our client to value the sites as if they can be put to a commercial use, and value the sites as they cannot be put to a commercial use and must remain as signage.*** The Sales Comparison Approach will be utilized. Two data base sets of sales were analyzed. Sales 1-4 are commercial sites with a highest and best use as immediate commercial development. These will be used to estimate the market value of the sites assuming they can be put to a commercial use. A second data base will be used for the estimated market value "As Is". These sales are commercially zoned vacant sites with a highest and best use as future commercial development. This uncertainty as to the timing of commercial development is similar to the uncertainty of the subject sites as to use. The source of closed sales is CREXI, a national data based widely utilized by real estate professionals, MLS, and Lee County Public Records. The results of the Sales Comparison Approach will arrive at an estimated market value of the subject sites assuming they can be put to a higher use, and an estimated market value of the subject sites with the assumption that they remain as is until a legal determination as to use can be identified.

Highest and Best Use: The "Dictionary of Real Estate Appraisal", 6th Edition by The Appraisal Institute defines Highest and Best Use as:

"*The reasonably probable of property that results in the highest value. " In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The definition of market value includes the words "most probable price."* In the context of highest and best use, the concept of "reasonably probable use" is utilized. The definition of highest and best use indicates there are two types of highest and best use. The first type is highest and best use of the site as though vacant. The second type is highest and best use of a property as improved. Each type requires a separate analysis. There are four criteria in the highest and best use analysis: uses are legally permissible, physically possible, financially feasible, and maximum productivity.

Highest and Best Use as though Vacant

Legally Permissible

The sites contains a total of 50,000 sf (25,000 sf each) according to the legal description in the Deed. The sites have frontage along Colonial Boulevard and Treeline Avenue. Each site has the following dimensions: 150' x 200' x 50' x 141.42' x 100'. The subject is located within the city limits of Fort Myers, Florida and is zoned CG (Commerical General).

It is the express intent of the CG District to provide areas for commercial activities that meet the retail shopping and service needs of the community. See Tables 118.2.1.H for nonresidential use dimensional standards and refer to Table 118.2.1.E and F, RM-16 standards for townhomes and multifamily residential dimensional requirements.

Permitted uses

1) Animal boarding, animal shelter, kennel, doggy day care (See 118.3.3.C.2).

2) Animal grooming

3) Animal hospital, veterinary clinic (See 118.3.3.C.2).

4) Art studio, gallery (See 118.3.3.C.3).

5) Assisted living facility; nursing home; life care facilities.

6) Auction room, auction house.

7) Bank.

8) Bar, dancehall, nightclub, restaurant with entertainment, bottle club (See 118.3.3.C.1).

9) Bed and breakfast.

10) Butcher, baker, catering.

11) Call center

12) Car wash, full or self-service.

13) College; university, trade school, enrichment classes such as dance or martial arts.

14) Convenience store with or without gas pumps, gas station (See 118.3.3.C.4).

15) Copy, print, pack and ship, printing, publishing, post office, and other office type services.

16) Day care center (adult or child), preschool.

17) Dock or pier (commercial), wet or dry storage of boats, marina (See 118.3.3.C.6), boat rental, ferry.

18) Drug and alcohol rehabilitation treatment or clinic, detoxification centers.

19) Funeral home (crematorium and mortuary accessory only).

20) Greenhouse or nursery, commercial, garden center.

21) Health club.

22) Hotel, motel, inn, extended stay facility.

23) Indoor commercial recreation.

24) Laundromat, dry-cleaning, and carpet cleaning plants and drop-off, diaper service, linen supply.

25) Live-work

26) Lodge, membership club (See 118.3.3.C.1).

27) Medical, dental, chiropractor, counseling, outpatient surgery centers and offices.

28) Medical or dental laboratory.

29) Museum, library, community center (public).

30) Offices; business, professional, financial, governmental or operational.

31) Park, recreation field, beaches.

32) Parking, surface or garage, as accessory or primary use.

33) Personal care services.

34) Pharmacy (stand-alone).

35) Police, fire, EMS substation.

36) Radio, TV or recording studio.

37) Religious institutions (See 118.3.3.B.2).

38) Repair services, non-automotive.

39) Residential, multifamily (See 118.3.3.A.3).

40) Residential, townhouse (See 118.3.3.A.1).

41) Research, testing, and development laboratory.

42) Restaurant/food service establishment, with or without sale of alcoholic beverages (See 118.3.3.C.1).

43) Retail, wholesale or rental store.

44) School, public or private (K-12).

45) Self-storage; fully enclosed indoor multi-story or mini storage (See 118.3.3.C.8).

46) Student Dormitory, Fraternity, Sorority.

47) Water management structures, wells, reservoirs.

Conditional uses

48) Alternative or post-incarceration facility, transitional home, halfway house.

49) Auditorium, arena, stadium, indoor athletic, tennis, swim club.

50) Boarding; rooming or lodging facility; youth hostel.

51) Bus and train passenger terminal, taxi dispatch, limo service.

52) Campground, travel trailer park, recreational vehicle park (See 118.3.3.A.4).

53) Light manufacturing, repair or assembly of equipment and instruments.

54) Machine shop.

55) Major utilities.

56) Manufactured housing sales.

57) Psychiatric institution.

58) Recycling drop-off facility.

59) Vehicle (all kinds) and machinery sales, rental or leasing (See 118.3.3.C.12).

60)Vehicle service: minor and major repairs, modifications and maintenance (See 118.3.3.C.11).

The minimum site size is 10,000 sf. The minimum width is 100'. Front setback is 25'. Side setback is 10' or 20'. Rear setback is 10'. Maximum height is 70' or 5 stories. Maximum coverage ratio is 45%. The site complies physically with these development standards and can accommodate any legal use in the CG zoning district, if no other restriction exists. *If the site cannot be put to a use in this district, than only specialized uses are legally possible.*

Physically Possible

Each site is a slightly irregulary shaped parcel with a total area of 25,000 sf each and both sites front along Colonial Boulevard and Treeline Avenue. This analysis focuses on uses that are legally permissible, recognizing physical attributes of the subject site, including but not limited to size, shape, terrain, topography, access, utility availability, soil and subsoil conditions. The subject site has enough frontage and an ample amount of depth for any type of development. Therefore, no size or shape factors are considered to be a deterrent. Access to the subject sites is from the signalized intersection of Colonial Boulevard and Treeline Avenue, as well as an internal road access into the shopping centers that each site is a part of. Utilities are available in the form of public electricity, water and sewer, which is an enhancement for potential development. Topographically, each site is filled and improved with a monument sign.cleared and ready for development. Soil and subsoil are assumed to be of sandy loam with adequate load bearing capacities, although this cannot be warranted by the appraiser as no bore tests were made. The site as vacant is legally permissible and physically possible for use and development under the regulations within the existing zoning district, *or a specialized use such as the current use.*

Financially Feasible
This focus of the highest and best use analysis shifts the emphasis from legal and physical factors to financial considerations. Any use is financially feasible if it produces a positive return to the land. Typically, if a site such as the subject were vacant, the question of feasibility becomes one of two general choices. The first choice is to simply acquire the property at a given price and resell in the future at a profit. This obviously results in a financially feasible use. The second option would be for an investor to acquire the sites and construct a commercial use permitted within the CG District. *If this is not legal, the some sort of specialized use might be feasible, such as the current use.*

Maximally Productive
The maximally productive use is that single use that provides the highest return. If commercial uses are allowed under the current CG zoning, than the maximally productive use is for a commerical use in compliance with CG zoning. *If this is not allowed, then a specialized use such as the current use will be maximally productive.*

Assumptions, Limiting Conditions & Scope of Work

File No.: 202452

Property Address:	Access Undetermined	City:	Fort Myers	State: FL	Zip Code: 33913
Client:	Gateway Services CDD	Address:	11922 Fairway Lakes Dr., Fort Myers, FL 33913		
Appraiser:	Stephen A Cunningham, MAI, SRA, CCIM	Address:	6900 Daniels Pkwy # 206, Fort Myers, FL 33912-7513		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

– The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

– The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

– If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

– The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

– The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

– The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

– The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

– An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser–client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

– The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.

– Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.): See Supplemental Addendum

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Certifications & Definitions

File No.: 202452

Property Address:	Access Undetermined	City:	Fort Myers	State: FL	Zip Code: 33913
Client:	Gateway Services CDD	Address:	11922 Fairway Lakes Dr., Fort Myers, FL 33913		
Appraiser:	Stephen A Cunningham, MAI, SRA, CCIM	Address:	6900 Daniels Pkwy # 206, Fort Myers, FL 33912-7513		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

– The statements of fact contained in this report are true and correct.

– The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

– I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

– Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

– I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

– My engagement in this assignment was not contingent upon developing or reporting predetermined results.

– My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

– My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

– I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.

– Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

– Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, Stephen A. Cunningham has completed the continuing education program for Designated Members of the Appraisal Institute.
Certification is current through June 20, 2026.

Stephen A. Cunningham is currently certified and has completed the continuing education requirements set forth within the State of Florida.
Certification is current through November 30, 2026.

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*** This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.**

SIGNATURES

Client Contact:	Chelsea O'Riley	Client Name:	Gateway Services CDD
E-Mail:	chelsea.oriley@gatewaydistrict.org	Address:	11922 Fairway Lakes Dr., Fort Myers, FL 33913

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Stephen A Cunningham, MAI, SRA, CCIM	Supervisory or Co-Appraiser Name:
Company: CUNNINGHAM REALTY ADVISORY GROUP	Company:
Phone: (239) 910-4085 Fax:	Phone: Fax:
E-Mail: steve@cunninghamrealtyag.com	E-Mail:
Date Report Signed: 02/06/2025	Date Report Signed:
License or Certification #: RZ 300 State: FL	License or Certification #: State:
Designation: state-certified general real estate appraiser	Designation:
Expiration Date of License or Certification: 11/30/2026	Expiration Date of License or Certification:
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)	Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection: November 19, 2024	Date of Inspection:

GP LAND
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Form GPLNDAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE 3/2007

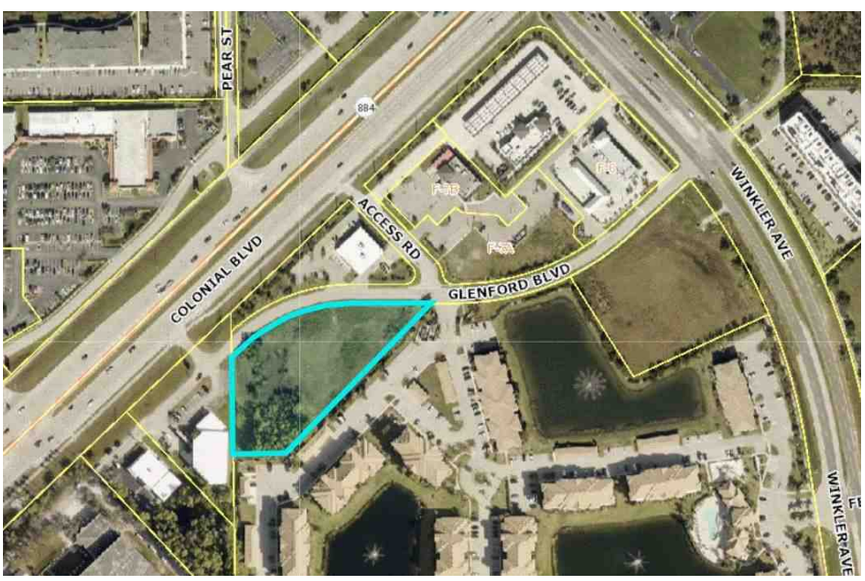
Comparable Land Photo Page

Client	Gateway Services CDD						
Property Address	Access Undetermined						
City	Fort Myers	County	Lee	State	FL	Zip Code	33913
Client	Gateway Services CDD						

Comparable 1

10500 Colonial Blvd

Prox. to Subj.	.25 miles west
Sales Price	1,250,000
Date of Sale	10/23
Site Area	49,353
Location	Non signal corner
Zoning	CI



Comparable 2

Commons Colonial & Winkler

Prox. to Subject	2.0 miles west
Sales Price	1,575,000
Date of Sale	7/23
Site Area	94,455
Location	No arterial
Zoning	CG

Comparable 3

Colonial Gateway Comm Park

Prox. to Subject	.50 miles east
Sales Price	1,850,000
Date of Sale	8/24
Site Area	90,605
Location	Non signal
Zoning	CI

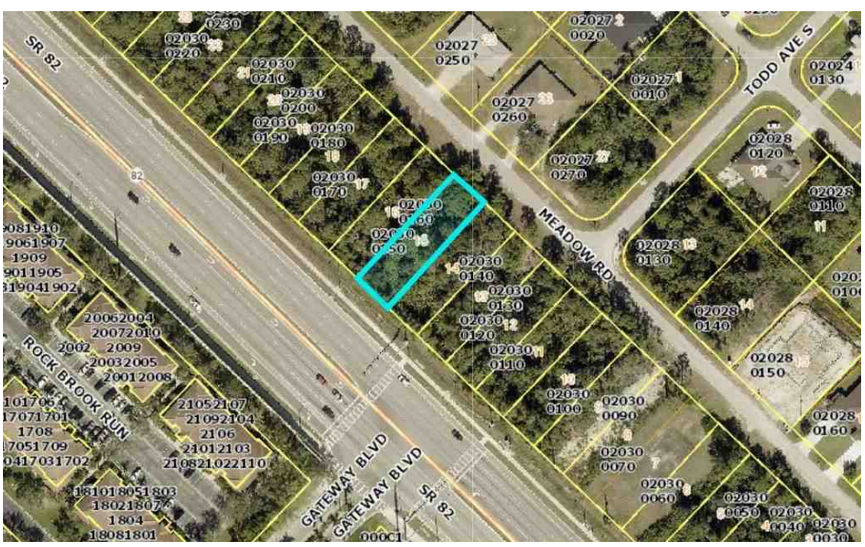
Comparable Land Photo Page

Client	Gateway Services CDD						
Property Address	Access Undetermined						
City	Fort Myers	County	Lee	State	FL	Zip Code	33913
Client	Gateway Services CDD						

Comparable 4

5710 Lee Blvd

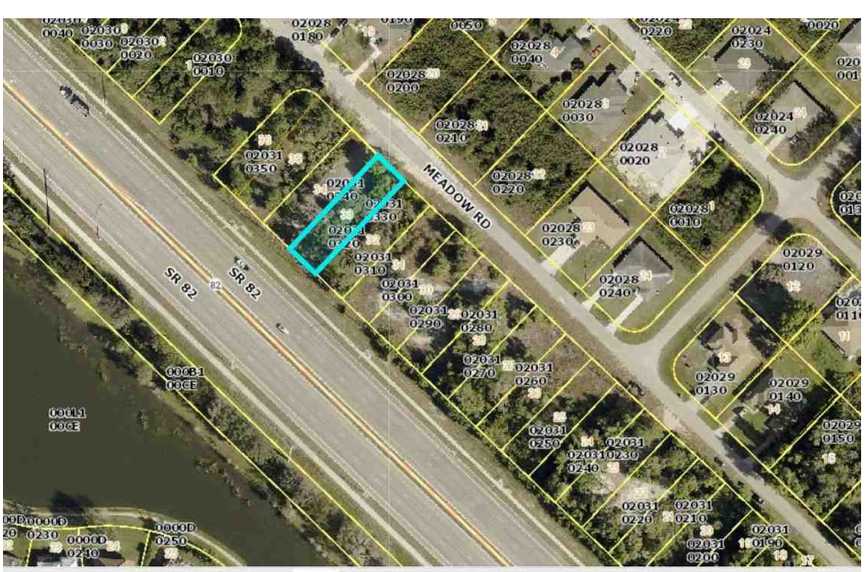
Prox. to Subj.	2.0 miles east
Sales Price	875,000
Date of Sale	8/24
Site Area	43,571
Location	Non signal corner
Zoning	PUD



Comparable 5

184 Meadow Rd

Prox. to Subject	
Sales Price	50,000
Date of Sale	5/24
Site Area	8,750
Location	Interior Parcel
Zoning	C-2



Comparable 6

712 Meadow Rd

Prox. to Subject	
Sales Price	290,000
Date of Sale	02/24
Site Area	43,891
Location	Interior Parcel
Zoning	C-2

Comparable Land Photo Page

Client	Gateway Services CDD						
Property Address	Access Undetermined						
City	Fort Myers	County	Lee	State	FL	Zip Code	33913
Client	Gateway Services CDD						

Comparable 7

148 Meadow Rd

Prox. to Subj.	
Sales Price	52,000
Date of Sale	1/25
Site Area	8,750
Location	Interior Parcel
Zoning	C-2

Comparable 8

Prox. to Subject	
Sales Price	
Date of Sale	
Site Area	
Location	
Zoning	

Comparable 9

Prox. to Subject	
Sales Price	
Date of Sale	
Site Area	
Location	
Zoning	

Property Data

STRAP: 35-44-25-P1-41000.0040 Folio ID: 10619419

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 12/30/2024 1:59 PM

Owner Of Record - Sole Owner [Change Mailing Address]

COLONIAL BOULEVARD BELLS LLC
520 D STREET #C
CLEARWATER FL 33756

Site Address

Site Address maintained by E911 Program Addressing

10500 COLONIAL BLVD
FORT MYERS FL 33913

Property Description

Do not use for legal documents!

SHOPPES AT PELICAN PRESERVE II AS DESC IN 2023000066539 LOT 4

View Recorded Plat at LeeClerk.org - Use this link to view recorded plat information on the Lee County Clerk of Courts website.

Attributes and Location Details

Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

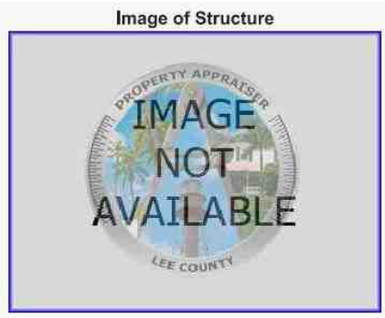
Township	Range	Section	Block	Lot
44	25E	35	41000	0040
Municipality	**Latitude**	**Longitude**		
City of Fort Myers	26.61219	-81.78575		

View Parcel on Google Maps

[Tax Map Viewer] [View Comparables]

[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 12/30/2024 1:59 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	987,060	987,060	987,060	987,060	0	0	987,060
2023 / Additional Info	2023 (Final Value)	1,727,355	1,727,355	1,727,355	271,442	0	0	271,442

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (*F.S. 193.011*) . For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (*F.S. 193.461 (6) (a)*). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 12/29/2024)

Generated on 12/30/2024 1:59 PM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	49353.00	Square Feet

Property Details (2024 Tax Roll)

Generated on 12/30/2024 1:59 PM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	49353.00	Square Feet

Taxing Authorities

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CITY OF FORT MYERS / 090

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
CITY OF FORT MYERS FIRE RESCUE SERVICES / 189	Special District	CITY OF FORT MYERS
CITY OF FORT MYERS STORMWATER / 142	Special District	CITY OF FORT MYERS
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410

GATEWAY SERVICES CDD / 043	Special District	INRAMARK 2005 PAN AM CIR #300 TAMPA FL 33607
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 12/30/2024 1:59 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
1,250,000.00	10/05/2023	2023000330283	01		V
0.00	02/06/2023	2023000066539	88	There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 35-44-25-P1-41000.000A 35-44-25-P1-41000.0020	I

View Recorded Plat at LeeClerk.org

Use the above link to view recorded plat information on the Lee County Clerk of Courts website.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free Property Fraud Alert.

Building / Construction Permit Data

Generated on 12/30/2024 1:59 PM

Permit Number	Permit Type	Date

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.
Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the appropriate permit issuing agency.

Parcel Numbering History

Generated on 12/30/2024 1:59 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
35-44-25-P1-40000.0020	10611280	Split (From another parcel - Delete Occurs	02/22/2023

Solid Waste (Garbage) Roll Data

Generated on 12/30/2024 1:59 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
009 - City of Fort Myers	-			0.00

Flood and Storm Information

Generated on 12/30/2024 1:59 PM

Community	Flood Insurance Panel	Find my flood zone Version	Date	Evacuation Zone
071C	0431	G	12/7/2018	D

Generated on 12/30/2024 1:59 PM

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 2023000330283, DocType D, Pages 5, Recorded 10/10/2023 at 4:30 PM, DeputyClerk SJENSEN
Rec Fees: $44.00 Deed Doc: $8,750.00 ERECORD

Prepared by/Record and Return to:
Edward P. Canterbury, Esq.
HENDERSON, FRANKLIN, STARNES & HOLT, P.A.
1715 Monroe St.
Fort Myers, FL 33902
239-344-1100
File Number: 13296.72
Parcel ID: 35-44-25-P1-41000.0040

Special Warranty Deed

This Indenture made this 5 day of October, 2023 between **CR Pelican Preserve, LLC**, a Florida limited liability company, whose post office address is 1427 Clarkview Road, Suite 500, Baltimore, MD 21209, grantor, and **Colonial Boulevard Bells, LLC**, a Delaware limited liability company, whose post office address is 520 D Street, Suite C, Clearwater, Florida 33756, grantee.

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

> **Lot 4, SHOPPES AT PELICAN PRESERVE II, according to the plat thereof, as recorded in Official Records Instrument No. 2023000066539, of the Public Records of Lee County, Florida.**

Subject to taxes for the current year and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, including but not limited to those matters set forth in **Exhibit "A"** attached hereto.

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

To have and to hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

SIGNATURE PAGE FOLLOWS

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

Signed, sealed and delivered in our presence:

Grantor:
CR Pelican Preserve, LLC, a Florida limited liability company

Witness #1
Lisa Munter
Print/Type Name of Witness #1

Witness #2
Lauren Filson
Print/Type Name of Witness #2

By:
Print Name: Steve Roenick
Its: Vice President

STATE OF MARYLAND
COUNTY OF BALTIMORE

The foregoing instrument was acknowledged before me by [X] personal appearance or [ ] online notarization this 5th day of October, 2023 by Steve Roenick, as Vice President, of CR Pelican Preserve, LLC, a Florida limited liability company, on behalf of said company, and who [x] is personally known or [ ] has produced _____ as identification.

[Notary Seal]

SUZANNE R. ELLIS
Notary Public-Maryland
Baltimore County
My Commission Expires
12/19/25

Notary Public
Printed Name: Suzanne R. Ellis
My Commission Expires: 12/19/2025

EXHIBIT "A" – Permitted Exceptions

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Shoppes at Pelican Preserve, recorded in Official Records Instrument No. 2021000420183, of the Public Records of Lee County, Florida.
4. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Shoppes at Pelican Preserve II, recorded in Official Records Instrument No. 2023000066539, of the Public Records of Lee County, Florida.
5. Ordinance No. 2215 of the City of Fort Myers and Annexation Agreement recorded in Official Records Book 1709, Page 1061, of the Public Records of Lee County, Florida.
6. Resolution of the Board of County Commissioners of Lee County recorded in Official Records Book 1885, Page 3144, of the Public Records of Lee County, Florida.
7. Subject property lies within the boundaries of the Gateway Services District as evidenced by those certain instruments recorded in Official Records Book 2489, page 1987, Official Records Book 2581, page 2855, Official Records Book 2582, page 3524 and Official Records Book 3028, page 331, Official Records Book 3817, Page 140, amended in Official Records Book 3886 Page 3592, Official Records Book 4118 Page 926, Instrument No. 2006000143293, Instrument No. 2007000067065 and Official Records Instrument Number 2017000204445 of the public records of Lee County, Florida, and is subject to the levying of assessments thereof.
8. Notice of Adoption of DRI Development Order Sun City Center Fort Myers recorded in Official Records Book 3350, page 1096, of the public records of Lee County, Florida.
9. Memorandum of Agreement between Peoples Gas System and WCI Communities, Inc. recorded in Official Records Book 3332 page 3692 Public Records of Lee County, Florida.
10. Final Order of the Florida Water Adjudicatory Commission recorded in Official Records Book 2227, page 4620, of the public records of Lee County, Florida.
11. Interlocal Agreement between the City of Fort Myers and Gateway Services District recorded in Official Records Book 3518, Page 3876, Public Records of Lee County, Florida.
12. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Community Declaration recorded in Official Records Book 3535, Page 4531 and Amendments in Official Records Book 3538, Page 2881, Official Records Book 3588, Page 2856 Official Records Book 4157 Page 1411, Official Records Book 4542 page 3057, Official Records Book 4676 page 86, Official Records Instrument Number 200600199546, Official Records Instrument Number 2006000314676, Official Records Instrument Number 2006000314677, Official Records Instrument Number 2007000256008, Official Records Instrument Number 2007000271867, Official Records Instrument Number 2009000243857, Official Records Instrument Number 2011000256428, Official Records Instrument Number 2012000038371, Official Records Instrument Number 2012000164649, Official Records Instrument Number 2012000219899, Official Records Instrument Number 2013000096307, Official Records

Instrument Number 2013000171437, Official Records Instrument Number 2014000114467, Official Records Instrument Number 2015000087209, Official Records Instrument Number 2015000244406, Official Records Instrument Number 2016000150879, Official Records Instrument Number 2016000156627, Official Records Instrument Number 2016000176682, Official Records Instrument Number 2016000208221, Official Records Instrument Number 2018000053337, Official Records Instrument Number 2018000274486, Official Records Instrument Number 2018000286519, Official Records Instrument Number 2019000240843, Official Records Instrument Number 2019000250481 and Official Records Instrument Number 2022000071831, of the Public Records of Lee County, Florida.

13. Easement(s) granted to ComCast Cablevision by instrument, recorded in Official Records Book 3947, Page 3139, of the Public Records of Lee County, Florida.
14. Agreement to Assign Reservations and Dedicate and/or Convey recorded in Official Records Book 3964, Page 2917, Public Records of Lee County, Florida.
15. Interlocal Agreement recorded in Official Records Book 4005, Page 2698, Public Records of Lee County, Florida.
16. Grant of Easement to the Pelican Preserve Community Association, Inc. recorded in Official Records Book 4544 page 3073, Public Records of Lee County, Florida.
17. Matters set out in that certain deed recorded in Official Records Book 4544, Page 3096, of the Public Records of Lee County, Florida including the right of first refusal.
18. Environmental Resource Permit Notices recorded under Official Records Instrument Number 2005000092691, Official Records Instrument Number 2005000028643, Official Records Instrument Number 2007000204600, Official Records Instrument Number 2007000241724, Official Records Instrument Number 2008000061977 and Official Records Instrument Number 2011000130596, Public Records of Lee County, Florida.
19. Restrictions set forth in unrecorded lease between Pelican Commercial Partners, LLC, a Florida limited liability company and Kash n Karry Food Stores, Inc., a Delaware corporation, as evidenced by instruments recorded in Official Records Instrument Number 2006000062002 and Official Records Instrument Number 2007000000443, Public Records of Lee County, Florida.
20. Notice filed by PR III Pelican Preserve Shoppes, LLC on August 6, 2007 in Official Records Instrument Number 2007000243251 as affected by Amended Notice recorded in Official Records Instrument Number 2012000144875, Public Records of Lee County, Florida.
21. Easement granted to Florida Power & Light Company recorded in Official Records Instrument Number 2007000059927, Public Records of Lee County, Florida.
22. Cross Parking and Easement Agreement by PRIII Pelican Preserve Shoppes, LLC recorded in Official Records Instrument Number 2007000243252 and amendment recorded in Official Records Instrument Number 2012000144874, of the Public Records of Lee County, Florida.
23. Reciprocal Easement Agreement recorded in Official Records Instrument Number 20120000144877, Public Records of Lee County, Florida.
24. Grant of Public Utility Easement recorded in Official Records Instrument Number 2012000196651, Public Records of Lee County, Florida.
25. Pelican Preserve Development Agreement No. 1 recorded in Official Records Instrument Number 2014000108103, Public Records of Lee County, Florida.
26. Sign Easement Agreement recorded on even date herewith in the Public Records of Lee County, Florida.

27. Declaration of Covenants, Conditions, Restrictions, and Easements of the Shoppes at Pelican Preserve, a Commercial Subdivision recorded on even date herewith in the Public Records of Lee County, Florida.

Property Data

STRAP: 33-44-25-P1-0160F.0040 Folio ID: 10563964

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 12/30/2024 2:07 PM

Owner Of Record - Sole Owner [Change Mailing Address]

SC HOLDINGS GLENFORD LLC
15951 SW 41ST ST #800
DAVIE FL 33331

Site Address

Site Address maintained by E911 Program Addressing

ACCESS UNDETERMINED
FORT MYERS FL

Property Description

Do not use for legal documents!

COMMONS AT COLONIAL AND WINKLER AS DESC IN INST# 2013000284575 TRACT F-4

View Recorded Plat at LeeClerk.org - Use this link to view recorded plat information on the Lee County Clerk of Courts website.

Attributes and Location Details

Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Township	Range	Section	Block	Lot
44	25E	33	0160F	0040
Municipality	**Latitude**	**Longitude**		
City of Fort Myers	26.60696	-81.82267		

View Parcel on Google Maps

[Tax Map Viewer] [View Comparables]

[Pictometry Aerial Viewer]

Image of Structure

Photo Date January of 2014 View other photos

Last Inspection Date: 05/23/2019

Property Values / Exemptions / TRIM Notices

Generated on 12/30/2024 2:07 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	1,416,833	1,416,833	1,416,833	1,416,833	0	0	1,416,833
2023 / Additional Info	2023 (Final Value)	1,889,110	1,889,110	1,889,110	628,602	0	0	628,602
2022 / Additional Info	2022 (Final Value)	661,189	661,189	661,189	571,456	0	0	571,456
2021 / Additional Info	2021 (Final Value)	519,505	519,505	519,505	519,505	0	0	519,505
2020 / Additional Info	2020 (Final Value)	519,505	519,505	519,505	519,505	0	0	519,505
2019 / Additional Info	2019 (Final Value)	519,505	519,505	519,505	519,505	0	0	519,505
2018 / Additional Info	2018 (Final Value)	519,505	519,505	519,505	519,505	0	0	519,505
2017 / Additional Info	2017 (Final Value)	519,505	519,505	519,505	519,505	0	0	519,505
2016	2016 (Final Value)	519,505	519,505	519,505	519,505	0	0	519,505
2015	2015 (Final Value)	519,505	519,505	519,505	519,505	0	0	519,505

2014	2014 (Final Value)	519,505	519,505	519,505	519,505	0	0	519,505

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (*F.S. 193.011*) . For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (*F.S. 193.461 (6) (a)*). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 12/29/2024)

Generated on 12/30/2024 2:07 PM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	94455.50	Square Feet

Property Details (2024 Tax Roll)

Generated on 12/30/2024 2:07 PM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	94455.50	Square Feet

Taxing Authorities

Generated on 12/30/2024 2:07 PM

CITY OF FORT MYERS / 090

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408

CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
CITY OF FORT MYERS FIRE RESCUE SERVICES / 189	Special District	CITY OF FORT MYERS
CITY OF FORT MYERS STORMWATER / 142	Special District	CITY OF FORT MYERS
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 12/30/2024 2:07 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
1,575,000.00	07/26/2023	2023000253515	01		V
3,150,000.00	12/21/2012	2012000285881	37	There are 4 additional parcel(s) with this document (may have been split after the transaction date)... 33-44-25-P1-0160C.0000 33-44-25-P1-0160F.0020 33-44-25-P1-0160F.0030 33-44-25-P1-0160F.0050	V
12,536,000.00	06/10/2005	4759/2682	06		V
134,400.00	01/01/1992	2272/1114	04		V
3,136,400.00	11/01/1990	2184/2370	04		V

View Recorded Plat at LeeClerk.org

Use the above link to view recorded plat information on the Lee County Clerk of Courts website.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free Property Fraud Alert.

Building / Construction Permit Data

Generated on 12/30/2024 2:07 PM

Permit Number	Permit Type	Date
SIT2016-00032	Site Development - Driveway / Sidewalks	08/08/2016
TRD2016-00887	Plumbing	08/08/2016

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.
Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the appropriate permit issuing agency.

Parcel Numbering History

Generated on 12/30/2024 2:07 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
33-44-25-P1-00074.0000	10254908	Split (From another parcel - Delete Occurs	01/06/2014

Solid Waste (Garbage) Roll Data

Generated on 12/30/2024 2:07 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
009 - City of Fort Myers	-		0	0.00

Flood and Storm Information

Generated on 12/30/2024 2:07 PM

Flood Insurance		Find my flood zone		Evacuation Zone
Community	Panel	Version	Date	
071C	0427	G	12/7/2018	D

Generated on 12/30/2024 2:07 PM

Kevin C. Karnes, Lee County Clerk of Circuit Court
INSTR. # 2023000253515, Doc Type D, Pages 2, Recorded 7/26/2023 at 2:52 PM, Deputy Clerk WMILLER ERECORD
Rec Fees: $18.50 Deed Doc: $11,025.00

Prepared by and return to:
Michael P. Lehnert, Esq.
PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, FL 33901
239-336-6281
File Number: **93811.011**

Parcel Identification No. **33-44-25-P1-0160F.0040**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 26th day of **July, 2023** between **Terracap CW Partners, L.P., a Florida Limited Partnership** whose post office address is **100 Sheppard Avenue East, Suite 502, Toronto, M2N 6N5 CA**, grantor, and **SC-Holdings Glenford, LLC, a Florida limited liability company** whose post office address is **15951 SW 41st Street, Suite 800, Davies, FL 33331**, grantee:

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

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

> **Tract F-4, The Commons at Colonial and Winkler, according to the plat thereof recorded in Instrument Number 2013000284575, Public Records of Lee County, Florida.**
>
> **Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

[Remainder of Page Intentionally Left Blank. Signature Page Follows]

DoubleTime®

INSTR. # 2023000253515 Page Number: 2 of 2

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

Signed, sealed and delivered in our presence:

Witness Name: DAN FORSYTH

Witness Name: Regina Sandler

Terracap CW Partners, LP, a Florida Limited Partnership

By: Terracap CW Developers, Inc., a Florida corporation, its General Partner

By: _____
Larry Krauss, President

(Corporate Seal)

Province of Ontario
City of Toronto

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 21st day of July, 2023 by Larry Krauss, President of Terracap CW Developers, Inc., a Florida corporation, as General Partner of Terracap CW Partners, LP, a Florida Limited Partnership. He [X] is personally known to me or [_] has produced _____ as identification.

[Notary Seal]

Notary Public

Printed Name: Daniel Weinapb

My Commission Expires: n/a

Property Data

STRAP: 25-44-25-P4-10000.0100 Folio ID: 10610743

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 12/30/2024 2:12 PM

Owner Of Record - Sole Owner [Change Mailing Address]

COLONIAL CREST LLC
11148 YELLOW POPLAR DR
FORT MYERS FL 33913

Site Address

Site Address maintained by E911 Program Addressing

ACCESS UNDETERMINED
FORT MYERS FL 33905

Property Description

Do not use for legal documents!

COLONIAL GATEWAY COMMERCE PARK PHASE 2 AS DESC IN 2021000348013 LOT 10

View Recorded Plat at LeeClerk.org - Use this link to view recorded plat information on the Lee County Clerk of Courts website.

Attributes and Location Details

Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

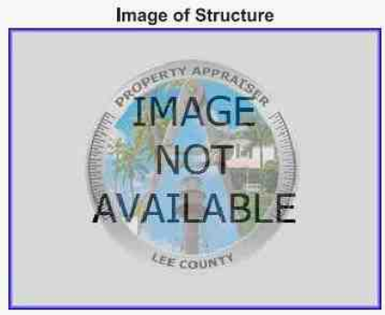
Township	Range	Section	Block	Lot
44	25E	25	10000	0100
Municipality	**Latitude**	**Longitude**		
City of Fort Myers	26.61425	-81.77484		

View Parcel on Google Maps

[Tax Map Viewer] [View Comparables]

[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 12/30/2024 2:12 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	1,812,100	1,812,100	1,812,100	1,812,100	0	0	1,812,100
2023 / Additional Info	2023 (Final Value)	1,812,100	1,812,100	1,812,100	1,812,100	0	0	1,812,100
2022 / Additional Info	2022 (Final Value)	1,177,865	485	485	485	0	1,177,380	485

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (*F.S. 193.011*) . For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (*F.S. 193.461 (6) (a)*). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 12/29/2024)

Generated on 12/30/2024 2:12 PM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	90605.00	Square Feet

Property Details (2024 Tax Roll)

Generated on 12/30/2024 2:12 PM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	90605.00	Square Feet

Taxing Authorities

Generated on 12/30/2024 2:12 PM

CITY OF FORT MYERS / 090

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
CITY OF FORT MYERS FIRE RESCUE SERVICES / 189	Special District	CITY OF FORT MYERS
CITY OF FORT MYERS STORMWATER / 142	Special District	CITY OF FORT MYERS

FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 12/30/2024 2:12 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
1,850,000.00	08/19/2024	2024000234617	01		V
0.00	10/04/2021	2021000348013	88	There are 7 additional parcel(s) with this document (may have been split after the transaction date)... 25-44-25-P4-10000.000A 25-44-25-P4-10000.0070 25-44-25-P4-10000.0080 25-44-25-P4-10000.0090 25-44-25-P4-1000C.0000 25-44-25-P4-100R2.0000 26-44-25-P3-1000D.0000	V

View Recorded Plat at LeeClerk.org

Use the above link to view recorded plat information on the Lee County Clerk of Courts website.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free Property Fraud Alert.

Building / Construction Permit Data

Generated on 12/30/2024 2:12 PM

Permit Number	Permit Type	Date

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.
Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the appropriate permit issuing agency.

Parcel Numbering History

Generated on 12/30/2024 2:12 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
25-44-25-P4-00062.0000	10254188	Split (From another parcel - Delete Occurs	12/03/2021
25-44-25-P4-00062.0000	10578556	Split (From another parcel - Delete Occurs	12/03/2021

26-44-25-P3-00063.0000	10254203	Split (From another parcel - Delete Occurs	12/03/2021

Solid Waste (Garbage) Roll Data

Generated on 12/30/2024 2:12 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
009 - City of Fort Myers	-			0.00

Flood and Storm Information

Generated on 12/30/2024 2:12 PM

Flood Insurance Find my flood zone

Community	Panel	Version	Date	Evacuation Zone
071C	0432	F	8/28/2008	D

Generated on 12/30/2024 2:12 PM

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 2024000234617, DocType D, Pages 2, Recorded 8/21/2024 at 1:03 PM, DeputyClerk LFAHRNER
Rec Fees: $18.50 Deed Doc: $12,950.00 ERECORD

Prepared by and return to:
Joseph M. Madden, Jr.
Manager
MADDEN LAW FIRM, LLC
2277 Main St.
Fort Myers, FL 33901
239-332-2100
File Number: **9917.000**
Consideration: $1,850,000.00

Special Warranty Deed

This Special Warranty Deed made this **19th** day of **August**, **2024** between **NUMBER 9 TRUST LLC, a Florida limited liability company** whose post office address is **6908 Erin Marie Court, Fort Myers, FL 33919**, grantor, and **COLONIAL CREST LLC, a Florida limited liability company** whose post office address is **11148 Yellow Poplar Dr., Fort Myers, FL 33913**, grantee:

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

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

Lot 10, Colonial Gateway Commerce Park, Phase 2, according to plat thereof as recorded in Official Records Instrument Number 2021000348013, of the Public Records of Lee County, Florida.

Parcel Identification Number: 25-44-25-P4-10000.0100

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

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

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

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

Signed, sealed and delivered in our presence:

NUMBER 9 TRUST LLC

By: _____
W. KIRK BECK, Manager

_____
Witness Name: Stacy Hartman
Witness Address: 2277 Main St., Fort Myers, FL, 33901

_____
Witness Name: Joseph M. Madden, Jr.
Witness Address: 2277 Main St., Fort Myers, FL, 33901

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 14th day of August, 2024 by W. KIRK BECK, Manager of NUMBER 9 TRUST LLC, on behalf of the company, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

JOSEPH M. MADDEN JR
Notary Public - State of Florida
Commission # HH 315621
My Comm. Expires Dec 18, 2026
Bonded through National Notary Assn.

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

Property Data

STRAP: 25-44-25-P2-01000.001A Folio ID: 10625445

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 12/30/2024 2:13 PM

Owner Of Record - Sole Owner [Change Mailing Address]

GRATIA PROPERTIES OLYMPIA LLC
302 CIMARRON RD
APPLE VALLEY MN 55124

Site Address

Site Address maintained by E911 Program Addressing

5710 LEE BLVD
LEHIGH ACRES FL 33971

Property Description

Do not use for legal documents!

OLYMPIA POINTE PPC REPLAT AS DESC IN 2023000325148 LOT 1A

View Recorded Plat at LeeClerk.org - Use this link to view recorded plat information on the Lee County Clerk of Courts website.

Attributes and Location Details

Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

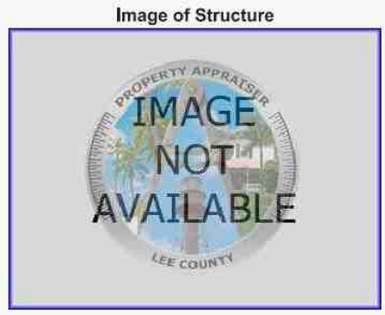
Township	Range	Section	Block	Lot
44	25E	25	01000	001A
Municipality	**Latitude**	**Longitude**		
City of Fort Myers				

View Parcel on Google Maps

[Tax Map Viewer] [View Comparables]

[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 12/30/2024 2:13 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	370,354	370,354	370,354	167,619	0	0	167,619

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (*F.S. 193.011*) . For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (*F.S. 193.461 (6) (a)*). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 12/29/2024)

Generated on 12/30/2024 2:13 PM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	43571.00	Square Feet

Property Details (2024 Tax Roll)

Generated on 12/30/2024 2:13 PM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	43571.00	Square Feet

Taxing Authorities

Generated on 12/30/2024 2:13 PM

CITY OF FORT MYERS / 090

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
CITY OF FORT MYERS FIRE RESCUE SERVICES / 189	Special District	CITY OF FORT MYERS
CITY OF FORT MYERS STORMWATER / 142	Special District	CITY OF FORT MYERS
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410

GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 12/30/2024 2:13 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
875,000.00	08/22/2024	2024000239604	01		V
0.00	09/18/2023	2023000325148	88	There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 25-44-25-P2-01000.000A 25-44-25-P2-01000.001B	V

View Recorded Plat at LeeClerk.org

Use the above link to view recorded plat information on the Lee County Clerk of Courts website.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free Property Fraud Alert.

Building / Construction Permit Data

Generated on 12/30/2024 2:13 PM

Permit Number	Permit Type	Date
BLDC-037665-2023	Building New Construction	08/19/2024
SITC-037466-2023	Site Development - Driveway / Sidewalks	08/19/2024

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.
Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the appropriate permit issuing agency.

Parcel Numbering History

Generated on 12/30/2024 2:13 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
25-44-25-P2-00700.0010	10565822	Split (From another parcel - Delete Occurs	10/05/2023

Solid Waste (Garbage) Roll Data

Generated on 12/30/2024 2:13 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
009 - City of Fort Myers	-			0.00

Flood and Storm Information

Generated on 12/30/2024 2:13 PM

Flood Insurance		Find my flood zone		Evacuation Zone
Community	Panel	Version	Date	
071C	0432	F	8/28/2008	E

Generated on 12/30/2024 2:13 PM

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 2024000239604, DocType D, Pages 2, Recorded 8/27/2024 at 11:55 AM, DeputyClerk ADOSS
Rec Fees: $18.50 Deed Doc: $6,125.00 ERECORD

Prepared by and return to:
Amanda K. Barritt, Esq.
Quarles & Brady LLP
1395 Panther Lane, Suite 300
Naples, FL 34109
File Number: **182759.00001**

Consideration Amount: $875,000.00
Parcel ID Number.: 25-44-25-P2-01000.001A

[Space Above This Line For Recording Data]

Special Warranty Deed

This Indenture made this 22nd day of August, 2024 between **Lehigh Real Estate Partnership, LLP, a Florida limited liability partnership** whose post office address is **12730 New Brittany Blvd., Suite 602, Fort Myers, FL 33907** of the County of **Lee**, State of **Florida**, Grantor*, and **Gratia Properties Olympia LLC, a Florida limited liability company** whose post office address is **302 Cimarron Road, Apple Valley, MN 55124** of the County of **Dakota**, State of **Minnesota**, Grantee*,

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

Parcel 1:
Lot 1A, Olympia Pointe-PPC Replat, according to plat thereof as recorded in Official Records Instrument Number 2023000325148, of the Public Records of Lee County, Florida.

Parcel 2:
Together with a non-exclusive easement for ingress, egress and access over, across and through the entry road by that certain Access Easement recorded in Official Records Book 4349, Page 3468, of the Public Records of Lee County, Florida.

Parcel 3:
Together with a non-exclusive easement for the installation, construction, maintenance and use of utility lines and facilities by that certain Utilities Easement recorded in Official Records Book 4349, Page 3480, of the Public Records of Lee County, Florida.

Parcel 4:
Together with a non-exclusive easement for drainage by that certain Grant of Drainage Easement recorded in Official Records Book 4349, Page 3492, of the Public Records of Lee County, Florida.

Subject to the following exceptions, without reimposing same:
1) ad valorem and non ad valorem real property taxes for the year 2024 and subsequent years;
2) zoning, building code and other use restrictions imposed by governmental authority;
3) outstanding oil, gas and mineral interests of record, if any; and
4) restrictions, reservations and easements of record.

Further subject to the following restrictive covenant, which shall apply to and be covenants running with the land, and Grantee, its successors and assigns, hereby covenants and agrees to comply with, abide by and be bound by such restrictive covenant:

The Property is prohibited from being used as a casino, casino/gambling related business, law firm or attorney which handles malpractice cases, or primary care medial office or facility.

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

To Have And To Hold the same in fee simple forever.

QB 90038121.1

DoubleTime®

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

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

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

Signed, sealed and delivered in our presence:

Lehigh Real Estate Partnership, LLP, a Florida limited liability partnership

By: _____
Jerry Von Thomas, M.D., Managing Partner

Witness Name: Melissa Lara
Witness Address : 8651 Bellingham Ct
Cape Coral, FL 33991

Witness Name: Sara Cartmell
Witness Address : 2107 SW 15th Terr
Cape Coral, FL 33991

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 22nd day of August, 2024, by Jerry Von Thomas, M.D., as Managing Partner of Lehigh Real Estate Partnership, LLP, a Florida limited liability partnership, on behalf of the partnership. He [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

BRITTANY RENEE FARLEY
MY COMMISSION # HH 087603
EXPIRES: February 3, 2025
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Brittany Farley

My Commission Expires: 2/3/2025

Property Data

STRAP: 31-44-26-L1-02030.0150 Folio ID: 10328762

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 2/6/2025 10:37 AM

Owner Of Record - Sole Owner [Change Mailing Address]

ALIZADEH SOMAYEH
10417 CANAL BROOK LN
LEHIGH ACRES FL 33936

Site Address

Site Address maintained by E911 Program Addressing

148 MEADOW RD
LEHIGH ACRES FL 33973

Property Description

Do not use for legal documents!

LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 15

View Recorded Plat at LeeClerk.org - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 15 and 82 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Township	Range	Section	Block	Lot
44	26E	31	020300	150

Municipality
Lee County Unincorporated - L (Newer Subdivisions)

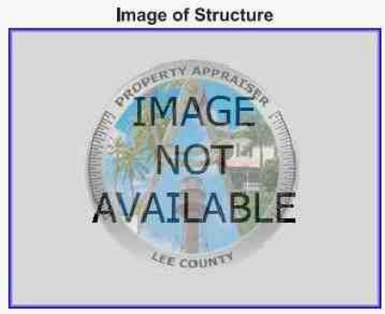
Latitude Longitude
26.60893-81.7559

View Parcel on Google Maps

[Tax Map Viewer] [View Comparables]

[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 2/6/2025 10:37 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	43,750	43,750	43,750	0	0	0	43,750
2023 / Additional Info	2023 (Final Value)	35,000	35,000	35,000	0	0	0	3,095
2022 / Additional Info	2022 (Final Value)	35,000	35,000	35,000	0	0	0	2,814
2021 / Additional Info	2021 (Final Value)	35,000	35,000	35,000	0	0	0	2,558
2020 / Additional Info	2020 (Final Value)	13,125	13,125	13,125	0	0	0	2,325
2019 / Additional Info	2019 (Final Value)	7,438	7,438	7,438	0	0	0	2,114
2018 / Additional Info	2018 (Final Value)	7,438	7,438	7,438	0	0	0	1,922
2017 / Additional Info	2017 (Final Value)	6,856	6,856	6,856	0	0	0	1,747
2016	2016 (Final Value)	3,500	3,500	3,500	0	0	0	1,588
2015	2015 (Final Value)	4,375	4,375	4,375	0	0	0	1,444
2014	2014 (Final Value)	1,313	1,313	1,313	0	0	0	1,313

1/5

2013	2013 (Final Value)	1,313	1,313	1,313	0	0	0	1,313
2012	2012 (Final Value)	2,188	2,188	2,188	0	0	0	2,188
2011	2011 (Final Value)	2,625	2,625	2,625	0	0	0	2,625
2010	2010 (Final Value)	3,063	3,063	3,063	0	0	0	3,063
	2009 (Final Value)	9,630	9,630	9,630	0	0	0	9,630
	2008 (Final Value)	19,690	19,690	19,690	0	0	0	19,690
	2007 (Final Value)	39,380	39,380	0	0	0	0	39,380
	2006 (Final Value)	39,380	39,380	0	0	0	0	39,380
	2005 (Final Value)	30,630	30,630	0	0	0	0	30,630
	2004 (Final Value)	5,250	5,250	0	0	0	0	5,250
	2003 (Final Value)	4,810	4,810	0	0	0	0	4,810
	2002 (Final Value)	4,810	4,810	0	0	0	0	4,810
	2001 (Final Value)	3,000	3,000	0	0	0	0	3,000
	2000 (Final Value)	6,700	6,700	0	0	0	0	6,700
	1999 (Final Value)	6,700	6,700	0	0	0	0	6,700
	1998 (Final Value)	6,700	6,700	0	0	0	0	6,700
	1997 (Final Value)	6,700	6,700	0	0	0	0	6,700
	1996 (Final Value)	6,700	6,700	0	0	0	0	6,700
	1995 (Final Value)	6,700	6,700	0	0	0	0	6,700
	1994 (Final Value)	6,700	6,700	0	0	0	0	6,700
	1993 (Final Value)	6,700	6,700	0	0	0	0	6,700
	1992 (Final Value)	6,700	6,700	0	0	0	0	6,700

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (*F.S. 193.011*) . For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (*F.S. 193.461 (6) (a)*). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 2/5/2025)

Generated on 2/6/2025 10:37 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	8750.00	Square Feet

Property Details (2024 Tax Roll)

Generated on 2/6/2025 10:37 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	8750.00	Square Feet

Taxing Authorities

Generated on 2/6/2025 10:37 AM

LEHIGH ACRES FIRE & LIGHT / 048

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEHIGH ACRES STREET LIGHTING UNIT MSTU / 055	Dependent District	LEE COUNTY MSTU/MSBU PO BOX 398 FORT MYERS FL 33902-0398
LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DIST / 350	Drainage	LEHIGH ACRES MUNICIPAL SERVICES 601 E COUNTY LN LEHIGH ACRES FL 33936
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEHIGH ACRES FIRE CONTROL & RESCUE / 054	Independent District	LEHIGH ACRES FIRE CONTROL & RESCUE 636 THOMAS SHERWIN AVE S LEHIGH ACRES FL 33974
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
LEHIGH ACRES FIRE CONTROL & RESCUE DIST / 341	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

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SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 2/6/2025 10:37 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
52,000.00	01/15/2025	2025000014019	01		V
0.00	05/15/2023	2024000213542	11		V
0.00	12/29/2007	2024000089678	11		V
0.00	06/12/1982	2024000053195	11		V
0.00	06/01/1982	1613/2119	03		V
7,000.00	08/01/1981	1544/1988	07		V

View Recorded Plat at LeeClerk.org

Use the above link to do a search on the Lee County Clerk of Courts website, using **15** and **82** for the book and page numbers and **Plats Book** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free Property Fraud Alert.

Building / Construction Permit Data

Generated on 2/6/2025 10:37 AM

Permit Number	Permit Type	Date

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.
Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the appropriate permit issuing agency.

Parcel Numbering History

Generated on 2/6/2025 10:37 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
31-44-26-02-00030.0150	N/A	Reserved for Renumber ONLY	01/01/2024

Solid Waste (Garbage) Roll Data

Generated on 2/6/2025 10:37 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
004 - Service Area 4	-		0	0.00

Collection Days

4/5

Garbage	Recycling	Horticulture
Monday	Monday	Monday

Flood and Storm Information

Generated on 2/6/2025 10:37 AM

Flood Insurance Find my flood zone

Community	Panel	Version	Date	Evacuation Zone
071C	0432	F	8/28/2008	E

Generated on 2/6/2025 10:37 AM

5/5

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 2025000014019, DocType D, Pages 3, Recorded 1/15/2025 at 3:38 PM, DeputyClerk LAMBROSIO
Rec Fees: $27.00 Deed Doc: $364.00 ERECORD

Return to:
Name: Homestead Land & Title, Inc.
Address: 1412 Homestead Road N.
Lehigh Acres, Florida 33936

This instrument prepared by:
Homestead Land & Title, Inc.
1412 Homestead Road N.
Lehigh Acres, FL 33936

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel Identification (Folio) Number(s): **31-44-26-L1-02030.0150**

File No.: 2024-286-L

WARRANTY DEED

This Warranty Deed Made this 15 day of January, 2025 by **Patrick McMahon, Single,** whose post office address is: 1540 Lindale Cir, Lehigh Acres, FL 33936 **and Earl W McKnight, Single,** whose post office address is: 3702 Century Ln., Chadds Ford, PA 19317, hereinafter called the grantor;

to: **Somayeh Alizadeh, Married,** whose post office address is: 10417 Canal Brook Ln, Lehigh Acres, FL 33936 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of $10.00 Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Lee County, Florida, viz:

Lot 15, Block 30, Unit 2, LEHIGH ESTATES, Section 31, Township 44 South, Range 26 East, Lehigh Acres, according to plat thereof, as recorded in Plat Book 15, Page 82, of the Public Records of Lee County, Florida.

This property is vacant land and is not the homestead of the Grantor (s).

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

To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31st 2024, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

INSTR# 2025000014019 Page Number: 2 of 3

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

*****MUST HAVE TWO SEPARATE WITNESSES THAT DO NOT HAVE THE SAME LAST NAME AS ANYONE ELSE ON THE DOCUMENT*****

Signed, Sealed and Delivered in Our Presence:

WITNESS

Witness
Printed Name: BETSY ELROD
P.O. Address: 1412 Homestead RD N
Lehigh Acres, FL 33936

SIGN HERE

Patrick McMahon

WITNESS

Witness
Printed Name: Ruth Serio
P.O. Address: 1412 Homestead RD N
Lehigh Acres, FL 33936

STATE OF: FLORIDA
COUNTY OF: LEE

The foregoing instrument, by means of [✓] physical presence or [ ] online notarization, was acknowledged before me this 15 day of January, 2025 by Patrick McMahon who is/are personally known to me or who has/have produced driver license(s) as identification.

Notary Public

Printed Name: BETSY ELROD

My Commission expires: 4-12-2026

Serial Number: _____

Notary Public State of Florida
Betsy K Elrod
My Commission
HH 216991
Exp. 4/12/2026

SEAL

NOTARIZE

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

*****MUST HAVE TWO SEPARATE WITNESSES THAT DO NOT HAVE THE SAME LAST NAME AS ANYONE ELSE ON THE DOCUMENT*****

Signed, Sealed and Delivered in Our Presence:

WITNESS WITNESS

Witness
Printed Name: Joe Brennan
P.O. Address: 1 Beaver Valley Rd., Chadds Ford, PA 19317

Witness
Printed Name: Trail L Punkett
P.O. Address: 1 Beaver Valley Chaddsford PA 19317

Earl W. McKnight
Earl W McKnight

STATE OF: Pennsylvania
COUNTY OF: Delaware

The foregoing instrument, by means of [✓] physical presence or [ ] online notarization, was acknowledged before me this 13th **day of January, 2025 by Earl W McKnight who is/are personally known to me or who has/have produced driver license(s) as identification.**

Notary Public

Printed Name: William Dondero
My Commission expires: May 25 2027
Serial Number: 1434358

SEAL

Commonwealth of Pennsylvania - Notary Seal
William A. Dondero, Notary Public
Delaware County
My Commission Expires May 25, 2027
Commission Number 1434358

NOTARIZE

Property Data

STRAP: 31-44-26-L1-02031.0330 Folio ID: 10328810

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 2/6/2025 10:40 AM

Owner Of Record - Sole Owner [Change Mailing Address]

LEHIGH TAX SERVICES LLC
302 LEE BLVD #102
LEHIGH ACRES FL 33936

Site Address

Site Address maintained by E911 Program Addressing

184 MEADOW RD
LEHIGH ACRES FL 33973

Property Description

Do not use for legal documents!

LEHIGH ESTATES UNIT 2 BLK 31 PB 15 PG 82 LOT 33

View Recorded Plat at LeeClerk.org - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 15 and 82 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Township	Range	Section	Block Lot
44	26E	31	020310330

Municipality
Lee County Unincorporated - L (Newer Subdivisions)

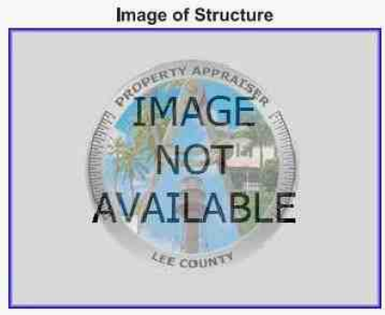
Latitude Longitude
26.60706-81.7537

View Parcel on Google Maps

[Tax Map Viewer] [View Comparables]

[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 2/6/2025 10:40 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	43,750	43,750	43,750	0	0	0	43,750
2023 / Additional Info	2023 (Final Value)	35,000	35,000	35,000	0	0	0	3,095
2022 / Additional Info	2022 (Final Value)	35,000	35,000	35,000	0	0	0	2,814
2021 / Additional Info	2021 (Final Value)	35,000	35,000	35,000	0	0	0	2,558
2020 / Additional Info	2020 (Final Value)	13,125	13,125	13,125	0	0	0	2,325
2019 / Additional Info	2019 (Final Value)	7,438	7,438	7,438	0	0	0	2,114
2018 / Additional Info	2018 (Final Value)	7,438	7,438	7,438	0	0	0	1,922
2017 / Additional Info	2017 (Final Value)	6,420	6,420	6,420	0	0	0	1,747
2016	2016 (Final Value)	3,500	3,500	3,500	0	0	0	1,588
2015	2015 (Final Value)	4,375	4,375	4,375	0	0	0	1,444
2014	2014 (Final Value)	1,313	1,313	1,313	0	0	0	1,313

1/5

2013	2013 (Final Value)	1,313	1,313	1,313	0	0	0	1,313
2012	2012 (Final Value)	2,188	2,188	2,188	0	0	0	2,188
2011	2011 (Final Value)	2,625	2,625	2,625	0	0	0	2,625
2010	2010 (Final Value)	3,063	3,063	3,063	0	0	0	3,063
	2009 (Final Value)	9,630	9,630	9,630	0	0	0	9,630
	2008 (Final Value)	19,690	19,690	19,690	0	0	0	19,690
	2007 (Final Value)	39,380	39,380	0	0	0	0	39,380
	2006 (Final Value)	39,380	39,380	0	0	0	0	39,380
	2005 (Final Value)	30,630	30,630	0	0	0	0	30,630
	2004 (Final Value)	5,250	5,250	0	0	0	0	5,250
	2003 (Final Value)	4,810	4,810	0	0	0	0	4,810
	2002 (Final Value)	4,810	4,810	0	0	0	0	4,810
	2001 (Final Value)	3,000	3,000	0	0	0	0	3,000
	2000 (Final Value)	6,700	6,700	0	0	0	0	6,700
	1999 (Final Value)	6,700	6,700	0	0	0	0	6,700
	1998 (Final Value)	6,700	6,700	0	0	0	0	6,700
	1997 (Final Value)	6,700	6,700	0	0	0	0	6,700
	1996 (Final Value)	6,700	6,700	0	0	0	0	6,700
	1995 (Final Value)	6,700	6,700	0	0	0	0	6,700
	1994 (Final Value)	6,700	6,700	0	0	0	0	6,700
	1993 (Final Value)	6,700	6,700	0	0	0	0	6,700
	1992 (Final Value)	6,700	6,700	0	0	0	0	6,700

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (*F.S. 193.011*) . For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (*F.S. 193.461 (6) (a)*). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 2/5/2025)

Generated on 2/6/2025 10:40 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	8750.00	Square Feet

Property Details (2024 Tax Roll)

Generated on 2/6/2025 10:40 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	8750.00	Square Feet

Taxing Authorities

Generated on 2/6/2025 10:40 AM

LEHIGH ACRES FIRE & LIGHT / 048

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEHIGH ACRES STREET LIGHTING UNIT MSTU / 055	Dependent District	LEE COUNTY MSTU/MSBU PO BOX 398 FORT MYERS FL 33902-0398
LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DIST / 350	Drainage	LEHIGH ACRES MUNICIPAL SERVICES 601 E COUNTY LN LEHIGH ACRES FL 33936
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEHIGH ACRES FIRE CONTROL & RESCUE / 054	Independent District	LEHIGH ACRES FIRE CONTROL & RESCUE 636 THOMAS SHERWIN AVE S LEHIGH ACRES FL 33974
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
LEHIGH ACRES FIRE CONTROL & RESCUE DIST / 341	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

3/5

SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 2/6/2025 10:40 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
50,000.00	05/06/2024	2024000152227	01		V
0.00	01/09/2023	2023000310274	11	There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 27-45-27-L4-10051.0040	V
0.00	03/03/2010	2023000306028	11		V
8,000.00	04/01/1980	1435/944	07		V

View Recorded Plat at LeeClerk.org

Use the above link to do a search on the Lee County Clerk of Courts website, using **15** and **82** for the book and page numbers and **Plats Book** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free Property Fraud Alert.

Building / Construction Permit Data

Generated on 2/6/2025 10:40 AM

Permit Number	Permit Type	Date

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.
Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the appropriate permit issuing agency.

Parcel Numbering History

Generated on 2/6/2025 10:40 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
31-44-26-02-00031.0330	N/A	Reserved for Renumber ONLY	01/01/2024

Solid Waste (Garbage) Roll Data

Generated on 2/6/2025 10:40 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
004 - Service Area 4	-		0	0.00

Collection Days

4/5

Garbage	Recycling	Horticulture
Monday	Monday	Monday

Flood and Storm Information

Generated on 2/6/2025 10:40 AM

Flood Insurance Find my flood zone

Community	Panel	Version	Date	Evacuation Zone
071C	0432	F	8/28/2008	E

Generated on 2/6/2025 10:40 AM

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 2024000152227, DocType D, Pages 6, Recorded 5/29/2024 at 2:42 PM, DeputyClerk WMILLER
Rec Fees: $52.50 Deed Doc: $350.00 ERECORD

Prepared by and return to:
Madison Dietter
Experienced Title & Escrow, LLC
391 Lee Boulevard
Suite 100
Lehigh Acres, FL 33936
(239) 230-7025
File No 1-2024-12366

Parcel Identification No 31-44-26-02-00031.0330

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **6th day of May, 2024** between

Neil Bigioni, Lisa Bigioni Brodsky, Nicole Bigioni Varchetto and Nadine Bigioni Craig, individually and as Joint Successor Trustees of The Bradford R Bigioni & Kathleen Bigioni Revocable Living Trust dated January 18, 2013, and Donald A. Bigioni, whose post office address is
20 Glenolden Road, Yardley, PA, 19067, Grantors, to

Lehigh Tax Services LLC, a Florida Limited Liability Company, whose post office address is
302 Lee Blvd, Ste. 102, Lehigh Acres, FL 33936, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee, Florida, to-wit:

LOT 33, BLOCK 31, UNIT 2, LEHIGH ESTATES, SECTION 31, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 82, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: .

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

INSTR# 2024000152227 Page Number: 2 of 6

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Donald A. Bigioni

WITNESS
PRINT NAME: Dora Garcia

WITNESS
PRINT NAME: David Garcia

6028 W. Wood St. Phoenix AZ 85043
WITNESS 1 ADDRESS

6028 W Wood St.
Phoenix AZ. 85043
WITNESS 2 ADDRESS

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 1st day of May, 2024, by Donald A. Bigioni.

Nicholas K. Yeo
Signature of Notary Public
Print, Type/Stamp Name of Notary Nicholas K. Yeo

NICHOLAS K. YEO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 595015
Expires November 20, 2024

Personally Known:_____ OR Produced Identification: Drivers license
Type of Identification
Produced: Drivers license

Warranty Deed

File No.: 1-2024-12366

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Bradford R Bigioni & Kathleen Bigioni Revocable Living Trust dated January 18, 2013

By: _____
Neil Bigioni, individually and as Joint Successor Trustee

_____
WITNESS
PRINT NAME: Emily Bigioni

_____
WITNESS
PRINT NAME: Jennifer Bigioni

20 Glenolden Rd
Yardley PA
WITNESS 1 ADDRESS

20 Glenolden Rd
Yardley, PA 19067
WITNESS 2 ADDRESS

STATE OF Pennsylvania
COUNTY OF Bucks

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 1 day of May, 2024, by Neil Bigioni, individually and as Joint Successor Trustees of The Bradford R Bigioni & Kathleen Bigioni Revocable Living Trust dated January 18, 2023.

Commonwealth of Pennsylvania - Notary Seal
MARK SCOTT - Notary Public
Bucks County
My Commission Expires April 1, 2025
Commission Number 1393757

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary
Mark Scott
Personally Known:_____ OR Produced Identification: ✓
Type of Identification
Produced: State Drivers Lic

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Bradford R Bigioni & Kathleen Bigioni Revocable Living Trust dated January 18, 2013

By: Nicole Bigioni Varchetto
Nicole Bigioni Varchetto, individually and as Joint Successor Trustee

Jane M Cobb
WITNESS
PRINT NAME: Jane M Cobb

Andrea F Sasaki
WITNESS
PRINT NAME: Andrea F Sasaki

234 6th Ave
Roebling NJ 08554
WITNESS 1 ADDRESS

816 Salem Rd
Burlington NJ 08016
WITNESS 2 ADDRESS

STATE OF New Jersey
COUNTY OF Burlington

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 2nd day of May, 2024, by Nicole Bigioni Varchetto, individually and as Joint Successor Trustees of The Bradford R Bigioni & Kathleen Bigioni Revocable Living Trust dated January 18, 2023.

Andrea F Sasaki
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: X OR Produced Identification:_____
Type of Identification
Produced:_____

Andrea F Sasaki
NOTARY PUBLIC
State of New Jersey
ID # 2105405
My Commission Expires October 21, 2027

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Bradford R Bigioni & Kathleen Bigioni Revocable Living Trust dated January 18, 2013

By: Nadine Bigioni Craig
Nadine Bigioni Craig, individually and as Joint Successor Trustee

Janet M Cobb
WITNESS
PRINT NAME: Janet M Cobb

Andrea F Sasaki
WITNESS
PRINT NAME: Andrea F Sasaki

234 6th Ave
Roebling NJ 08554
WITNESS 1 ADDRESS

816 Salem Rd
Burlington NJ 08016
WITNESS 2 ADDRESS

STATE OF New Jersey
COUNTY OF Burlington

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 2nd day of May, 2024, by Nadine Bigioni Craig, individually and as Joint Successor Trustees of The Bradford R Bigioni & Kathleen Bigioni Revocable Living Trust dated January 18, 2023.

Andrea F Sasaki
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: X OR Produced Identification:_____
Type of Identification
Produced:_____

Andrea F Sasaki
NOTARY PUBLIC
State of New Jersey
ID # 2105405
My Commission Expires October 21, 2027

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Bradford R Bigioni & Kathleen Bigioni Revocable Living Trust dated January 18, 2013

By: _____
Lisa Bigioni Brodsky, individually and as Joint Successor Trustee

_____
WITNESS
PRINT NAME: Raymond C Katz

Kathleen M Wallis
WITNESS
PRINT NAME: Kathleen M Wallis

10 Ramsgate Rd
Cherry Hill NJ 08003
WITNESS 1 ADDRESS

2708 County House Rd
Deptford NJ 08096
WITNESS 2 ADDRESS

STATE OF New Jersey
COUNTY OF Gloucester

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 2nd day of May, 2024, by Lisa Bigioni Brodsky, individually and as Joint Successor Trustees of The Bradford R Bigioni & Kathleen Bigioni Revocable Living Trust dated January 18, 2023.

Kathleen M. Wallis
Signature of Notary Public
Print, Type/Stamp Name of Notary

Kathleen M Wallis
NOTARY PUBLIC
State of New Jersey
ID # 50161155
My Commission Expires 5/26/2026

Personally Known: ✗ OR Produced Identification:_____
Type of Identification
Produced:_____

Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Property Data

STRAP: 05-45-26-04-00024.0010 Folio ID: 10344074

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 2/6/2025 11:03 AM

Owner Of Record - Sole Owner [Change Mailing Address]

COSTA FLORIDA HOMES LLC
2475 NW 16TH ST #607
MIAMI FL 33125

Site Address

Site Address maintained by E911 Program Addressing

712 MEADOW RD
LEHIGH ACRES FL 33973

Property Description

Do not use for legal documents!

LEHIGH ESTATES UNIT 4 BLK.24 PB 15 PG 84 LOTS 1 THRU 5

View Recorded Plat at LeeClerk.org - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 15 and 84 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

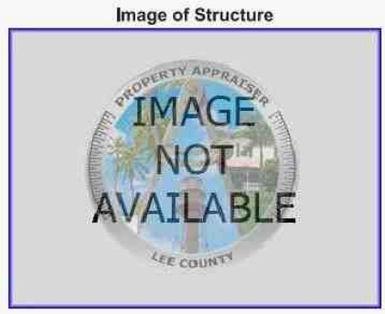
Township	Range	Section	Block	Lot
45	26E	05	00024	0010
Municipality	**Latitude**	**Longitude**		
Lee County Unincorporated - 0	26.59116	-81.73409		

View Parcel on Google Maps

[Tax Map Viewer] [View Comparables]

[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 2/6/2025 11:03 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	219,455	219,455	219,455	0	0	0	37,512
2023 / Additional Info	2023 (Corrected Value)	175,564	175,564	175,564	34,102	0	0	34,102
2022 / Additional Info	2022 (Final Value)	120,700	120,700	120,700	0	0	0	31,002
2021 / Additional Info	2021 (Final Value)	87,782	87,782	87,782	0	0	0	28,184
2020 / Additional Info	2020 (Final Value)	37,307	37,307	37,307	0	0	0	25,622
2019 / Additional Info	2019 (Final Value)	32,918	32,918	32,918	0	0	0	23,293
2018 / Additional Info	2018 (Final Value)	32,918	32,918	32,918	0	0	0	21,175
2017 / Additional Info	2017 (Final Value)	33,740	33,740	33,740	0	0	0	19,250
2016	2016 (Final Value)	17,500	17,500	17,500	0	0	0	17,500
2015	2015 (Final Value)	21,875	21,875	21,875	0	0	0	21,875
2014	2014 (Final Value)	1,313	1,313	1,313	0	0	0	1,313

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2013	2013 (Final Value)	1,313	1,313	1,313	0	0	0	1,313
2012	2012 (Final Value)	2,188	2,188	2,188	0	0	0	2,188
2011	2011 (Final Value)	2,625	2,625	2,625	0	0	0	2,625
2010	2010 (Final Value)	3,063	3,063	3,063	0	0	0	3,063
	2009 (Final Value)	9,630	9,630	9,630	0	0	0	9,630
	2008 (Final Value)	19,690	19,690	19,690	0	0	0	19,690
	2007 (Final Value)	39,380	39,380	0	0	0	0	39,380
	2006 (Final Value)	39,380	39,380	0	0	0	0	39,380
	2005 (Final Value)	21,880	21,880	0	0	0	0	21,880
	2004 (Final Value)	5,250	5,250	0	0	0	0	5,250
	2003 (Final Value)	4,810	4,810	0	0	0	0	4,810
	2002 (Final Value)	8,310	8,310	0	0	0	0	8,310
	2001 (Final Value)	8,500	8,500	0	0	0	0	8,500
	2000 (Final Value)	8,500	8,500	0	0	0	0	8,500
	1999 (Final Value)	8,500	8,500	0	0	0	0	8,500
	1998 (Final Value)	8,500	8,500	0	0	0	0	8,500
	1997 (Final Value)	8,500	8,500	0	0	0	0	8,500
	1996 (Final Value)	8,500	8,500	0	0	0	0	8,500
	1995 (Final Value)	8,500	8,500	0	0	0	0	8,500
	1994 (Final Value)	8,500	8,500	0	0	0	0	8,500
	1993 (Final Value)	8,500	8,500	0	0	0	0	8,500
	1992 (Final Value)	8,500	8,500	0	0	0	0	8,500

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

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(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 2/5/2025)

Generated on 2/6/2025 11:03 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	43891.00	Square Feet

Property Details (2024 Tax Roll)

Generated on 2/6/2025 11:03 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	43891.00	Square Feet

Taxing Authorities

Generated on 2/6/2025 11:03 AM

LEHIGH ACRES FIRE & LIGHT / 048

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEHIGH ACRES STREET LIGHTING UNIT MSTU / 055	Dependent District	LEE COUNTY MSTU/MSBU PO BOX 398 FORT MYERS FL 33902-0398
LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DIST / 350	Drainage	LEHIGH ACRES MUNICIPAL SERVICES 601 E COUNTY LN LEHIGH ACRES FL 33936
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEHIGH ACRES FIRE CONTROL & RESCUE / 054	Independent District	LEHIGH ACRES FIRE CONTROL & RESCUE 636 THOMAS SHERWIN AVE S LEHIGH ACRES FL 33974
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
LEHIGH ACRES FIRE CONTROL & RESCUE DIST / 341	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

3/5

SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 2/6/2025 11:03 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
290,000.00	02/28/2024	2024000056224	01		V
0.00	08/04/2015	20151007956CM		**Not a Sale** Parcel has been split or combined at the request of the property owner. Click Here for staff assistance.	V
0.00	08/04/2015	20151007955CM		**Not a Sale** Parcel has been split or combined at the request of the property owner. Click Here for staff assistance.	V
0.00	08/04/2015	20151007954CM		**Not a Sale** Parcel has been split or combined at the request of the property owner. Click Here for staff assistance.	V
25,000.00	03/27/2014	2014000071465	03		V
0.00	07/06/2011	2011000154023	11		V
0.00	03/19/2011	2014000071469	XX		V
100.00	12/12/2002	3832/4117	04		V
100.00	11/24/1998	3049/1413	04		V
100.00	07/15/1996	2792/2400	04		V
54,700.00	11/01/1993	2451/878	04		V
100.00	03/01/1993	2369/3665	04		V

View Recorded Plat at LeeClerk.org

Use the above link to do a search on the Lee County Clerk of Courts website, using **15** and **84** for the book and page numbers and **Plats Book** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free Property Fraud Alert.

Building / Construction Permit Data

Generated on 2/6/2025 11:03 AM

Permit Number	Permit Type	Date

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.
Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the appropriate permit issuing agency.

Parcel Numbering History

Generated on 2/6/2025 11:03 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
04-45-26-04-00024.0010	N/A	Reserved for Renumber ONLY	N/A
05-45-26-04-00024.0020	10344075	Combined (With another parcel-Delete Occurs)	08/06/2015
05-45-26-04-00024.0030	10344076	Combined (With another parcel-Delete Occurs)	08/06/2015
05-45-26-04-00024.0040	10344077	Combined (With another parcel-Delete Occurs)	08/06/2015
05-45-26-04-00024.0050	10344078	Combined (With another parcel-Delete Occurs)	08/06/2015

Solid Waste (Garbage) Roll Data

Generated on 2/6/2025 11:03 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
004 - Service Area 4	-			0.00

Collection Days

Garbage	Recycling	Horticulture
Monday	Monday	Monday

Flood and Storm Information

Generated on 2/6/2025 11:03 AM

Community	Flood Insurance Panel	Find my flood zone Version	Date	Evacuation Zone
071C	0475	F	8/28/2008	E

Generated on 2/6/2025 11:03 AM

5/5

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 2024000056224, DocType D, Pages 2, Recorded 2/28/2024 at 12:19 PM, DeputyClerk LFAHRNER
Rec Fees: $18.50 Deed Doc: $2,030.00 ERECORD

Prepared by and return to:
Eugene C. Ged Jr.
HEIGHTS TITLE SERVICES LLC
21105 Design Parc Lane
Ste. 101
Estero, FL 33928
(239) 676-7523
File No 24-33
Consideration $290,000.00

Parcel Identification No 05-45-26-04-00024.0010

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 28 **day of February, 2024** between **Miguel Alonso a/k/a Miguel Alonso Trujillo and Liudmila Alonso, husband and wife**, whose post office address is **5135 Balmer Street, Lehigh Acres, FL 33971**, Grantors, to **Costa Florida Homes LLC, a Florida Limited Liability Company**, whose post office address is **2475 Northwest 16th Street Road, Apt 607, Miami, FL 33125**, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee, Florida, to-wit:

Lots 1, 2, 3, 4 and 5, Block 24, Unit 4, Lehigh Estates, a subdivision of Lehigh Acres, Section 4 and Section 5, Township 45 South, Range 26 East, according to the map or plat thereof recorded in Plat Book 15, Page 84, of the Public Records of Lee County, Florida.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

INSTR# 2024000056224 Page Number: 2 of 2

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Miguel Alonso a/k/a Miguel Alonso Trujillo

Liudmila Alonso

WITNESS
PRINT NAME: Janelle Danielson

WITNESS
PRINT NAME: Keith Camacho

21105 Design Park Ln #101
Estero, FL 33928
WITNESS 1 ADDRESS

5136 Buffle St. Lehigh Acres FL 33971
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 16th day of February, 2024, by Miguel Alonso a/k/a Miguel Alonso Trujillo and Liudmila Alonso.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Notary Public State of Florida
Janelle Danielson
My Commission HH 092467
Expires 12/06/2024

Personally Known:_____ OR Produced Identification: ✓
Type of Identification Produced: Drivers Lic

Certificate

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

CUNNINGHAM, STEPHEN A

6900-29 DANIELS PARKWAY
SUITE 206
FORT MYERS FL 33912

LICENSE NUMBER: RZ300

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/01/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Stephen A. Cunningham, MAI, SRA, CCIM

Stephen A. Cunningham, MAI, SRA, CCIM

- Real Estate Counselor
- Licensed Real Estate Broker (BK3419991)
- State-certified general real estate appraiser #RZ300

6900-29 Daniels Parkway #206
Fort Myers, FL 33912

239.910.4085

steve@cunninghamrealtyag.com

www.cunninghamrealtyag.com

CUNNINGHAM
REALTY ADVISORY GROUP

Steve has been actively involved in sales, leasing, and consulting services of commercial properties and development sites in Southwest and Central Florida since 1976. As the chief Executive Officer and Qualifying Broker his duties include strategic planning, leadership, operational analysis and organizational structure.

EDUCATION

- University of Illinois, Bachelor of Science Degree – Finance
- The Appraisal Institute, Course Work
- CCIM Institute, Course Work

CAREER HIGHLIGHTS

- Over 48 years of real estate experience
- CEO of Cunningham Realty Advisory Group
- Former Managing Director of SVN | KOVA
- Former Partner & Qualifying Broker of LandQwest Commercial
- Former Partner of LandQwest Asset Recovery
- Former Partner of LandQwest Property Management
- Former Managing Partner of Grubb & Ellis VIP-D'Alessandro's Division of Valuation and Research
- Qualified as an expert witness for real estate valuation in State and Federal Court
- Former Member – City of Fort Myers Planning Board
- Special Magistrate – Value Adjustment Boards, Lee and Collier Counties, Florida
- Expertise in all property types with emphasis on Investment sales and land development sites

SPECIALTY ASSIGNMENTS

- Highest and Best Use Studies, Comparative Lease Analysis, Lease vs Owner Analysis, Comparing Ownership and Disposition Alternatives, Valuation and Feasibility Studies, Economic Base Analysis, GAP Analysis
- Court Appointed Receiver of multiple properties
- Asset Manager
- Disposition of REO Properties
- Workout assignments with various banks
- Real Estate Appraisal and Consultation

PROFESSIONAL AFFILIATION & RECOGNITIONS

- State-certified general real estate appraiser
- Florida Licensed Real Estate Broker
- Assistant Baseball Coach at South Fort Myers High
- Former Member of the Board of Directors of South Fort Myers Little League
- Former Member of Board of Directors for Salvation Army
- Former Member of Board of Directors for YMCA

CUNNINGHAM REALTY ADVISORY GROUP

Disclaimer: Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 9.A**

Revised Financial Report for December from Mr. Hedges

1. **Requested Motion**: **Meeting Date**: February 13, 2025

Review and discuss the financial reports prepared and submitted by Mr. Hedges

2. **Agenda**:
MEMBER ITEMS AND REPORT

3. **Requirement/Purpose**:
Informational Items

4. **Submitter of Information**:
Laura LeRoy

Attachments:

1. Eds PPAC Financials - 2024 Dec.pdf

7. **Staff Recommendations**:

Continue to use District financial reports as the official financial reports of record.

Ed's PPAC Financials 2025 31-Dec

GSCDD Balance Sheet						
Total Current Assets	**$ 6,053,134**					* To be based on UNAUDITED 2024 financials from 01/16/2025
Total Liabilities	$ (156,990)	Unspent 2024 Budget*	Projected Balance	Future 2025 Bdgt Transfers**	Projected Future Balance	** Not yet reflected in 002 financial statement
Fund Balance	$ 5,896,144					*** Does not include encumbered funds
Assignments						
Reserves-Capital	$ 3,067,300	$ (723,541)	$ 2,343,759	$ (130,000)	$ 2,213,759	$955,450.39 bond payoff and $231,909 bond income. $130kTransfer to Pond Rest. Proj.
Reserves-Emergancy	$ 100,000	$ -	$ 100,000	$ -	$ 100,000	
Reserves-Landscape	$ 294,265	$ 245,470	$ 539,735	$ (294,265)	$ 245,470	Future transfer of landscape reserve to fund 2025 budget
Reserves-Ponds	$ 136,294	$ (139,176)	$ (2,882)	$ 2,882	$ -	Future use of Unassigned funds to cover Pond deficit
Reserves-Safety&Sec	$ -	$ 98,457	$ 98,457	$ -	$ 98,457	
Unassigned	$ 2,298,285				$ 3,238,458	
Projected Addtnl 2025 Revenue	$ 346,898	$ (518,790)		$ (421,383)	$ 346,898	
2025 Unspent Oper Budget ***	$ (3,317,015)				$ (3,317,015)	Unfunded Budget from Assessments
Future Unspent Bdgt Transfers*	$ 518,790					$ 344,265 Budgeted use of reserves included 50k from ponds
Future Reserve Transfers**	$ 421,383					$ 199,678 Income shortfall due to allocstion methodology change
Fund Balance Surplus	**$ 268,341**				**$ 268,341**	

Pelican Preserve (002) General Fund (Operating)	Approved 2025 Budget	Amended 2025 Budget	2025 Actuals 25% 12/31	YTD %	Unspent Budget	Encumbered Funds	Available Budget	Notes
Administrative	$ 28,887	$ 29,147	$ 6,380	**22%**	**$ 22,767**	$ 5,597	**$ 17,170**	Discrepancy between financial and published budget
Operal Admin Services	$ 295,018	$ 295,018	$ 69,977	**24%**	**$ 225,041**	$ 2,838	**$ 222,203**	
Operating Expenses	$ 316,437	$ 316,437	$ 59,665	**19%**	**$ 256,772**	$ 15,206	**$ 241,566**	
Safety & Security	$ 1,023,500	$ 1,023,500	$ 137,831	**13%**	**$ 885,669**	$ 312,963	**$ 572,706**	
Landscaping Services	$ 911,000	$ 911,000	$ 192,928	**21%**	**$ 718,072**	$ 154,144	**$ 563,928**	
Waterway Mgt Services	$ 804,000	$ 934,000	$ 145,495	**16%**	**$ 788,505**	$ 279,754	**$ 508,751**	$130K Future transfer from Cap Res for pond bank
Monuments & Signs	$ -	$ -	$ 2,500	**- -**	**$ (2,500)**	**$ -**	**$ (2,500)**	
Prof Service-Trustee Fees	$ -	$ -	$ -	**- -**	**$ -**	**$ -**	**$ -**	
Prof Service-Assessment Methology	$ -	$ -	$ 760	**- -**	**$ (760)**	**$ -**	**$ (760)**	
Assessment Collection	$ 9,768	$ 9,768	$ 4,299	**44%**	**$ 5,469**	**$ -**	**$ 5,469**	
Capital - Admin Building	$ 265,480	$ 417,980	$ -	**0%**	**$ 417,980**		**$ 417,980**	Increased 152,500 to cover new bldg cost estimate
Reserve - Capital	$ -	$ -	$ -	**- -**	**$ -**		**$ -**	
Total Operating Budget	$ 3,654,090	$ 3,936,850	$ 619,835	16%	**$ 3,317,015**	**$ 770,502**	**$ 2,546,513**	