



Case # LU 16-0002

REQUEST TO PLANNING & ZONING COMMISSION/LOCAL PLANNING AGENCY AND COUNCIL
FOR A **LARGE SCALE** COMPREHENSIVE LAND USE MAP AMENDMENT

FEE \$1,225.00 first 3 acres plus \$220.00 each additional acre over 3 up to 20 acres; \$22.00 per acre over the first 20 acres. In addition to the application fee, all required advertising costs are to be paid by the applicant (ORD 39-03, Sec. 5.4). An initial payment of \$1,125 for advertising costs is to be paid at submittal. Additional advertising costs, if applicable, will be billed prior to hearing.

OWNER OF PROPERTY

See Attachment A

Address: _____

Email: _____

City: _____ State: _____ Zip _____

APPLICANT

Phone: _____

City of Cape Coral

Address: 1015 Cultural Park Boulevard

Email: _____

City: Cape Coral State: FL Zip 33915

AUTHORIZED REPRESENTATIVE

Phone: _____

Wyatt Daltry, AICP, Plng Team Coordinator

Address: 1015 Cultural Park Boulevard

Email: wdaltry@capecoral.net

City: Cape Coral State: FL Zip 33915

Phone: 239-573-3160

Unit _____ Block _____ Lot(s) _____ Subdivision Cape Coral

Legal Description See Attachment A

Address of Property See Attachment A

Plat _____ Page _____

Current Zoning varies Strap Number See Attachment A

Current Land Use CP, MF, PK, SF Proposed Land Use Downtown Mixed

THIS APPLICATION SHALL ALSO HAVE ANY ADDITIONAL REQUIRED SUPPORTING DOCUMENTS

The owner of this property, or his authorized representative agrees to conform to all applicable laws of the City of Cape Coral and to all applicable Federal, State, and County laws and certifies that all information supplied is correct to the best of their knowledge.

A. John Szerlag, City Manager
NAME (PLEASE TYPE OR PRINT) AUTHORIZED SIGNATURE

(SIGNATURE MUST BE NOTARIZED)

STATE OF FL, COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this ____ day of ____, 2016, by
____ who is personally known or produced _____
as identification.

NOTARY STAMP HERE

Exp. Date: _____ Commission Number: _____

Signature of Notary Public: _____

Printed name of Notary Public: _____



**LARGE SCALE COMPREHENSIVE LAND USE AMENDMENT
APPLICATION CONTINUED**

Parcel Size: Width _____ Depth _____ Sq. Ft. _____ Acreage 51.13
Soil Type: Multiple soil types

Urban Services Area: (check one) ☒ Infill ☐ Transition ☐ Reserve

Natural Resources: (state habitat type, e.g. high lands, wetlands, upland forest, oak hammocks, etc.):
vacant platted parcels, developed platted parcels

Animal Species: (list any endangered, threatened, or species of special concern on-site)

Burrowing owls exist on the site

Estimated Development:

Estimate total lot coverage: 50 %

Estimate total building floor area _____ sq. ft.

Estimate type of future development and percentages (e.g. business offices, commercial retail, automotive repair, etc.

Mixture of Single Family Residential and Multi-Family Residential, some commercial

Estimated peak hour trip ends:

If 300 or less peak hour trip ends are projected, the applicant must provide the source of the traffic projection. If more than 300 peak hour trip ends are projected, a traffic impact study must be completed and submitted as part of the application (see attachments).

City Sewer: Yes ☒ No ☐

City Water: Yes ☒ No ☐



AUTHORIZATION TO REPRESENT PROPERTY OWNER(s)

PLEASE BE ADVISED THAT Wyatt Daltry, Planning Team Coordinator
(Name of person giving presentation)

IS AUTHORIZED TO REPRESENT ME IN THE REQUEST TO THE PLANNING & ZONING
COMMISSION/ LOCAL PLANNING AGENCY, BOARD OF ZONING ADJUSTMENTS AND APPEALS
AND/OR CITY COUNCIL FOR

Large Scale Land Use Map Amendment

(Type of Public Hearing – i.e., PDP, Zoning, Special Exception, Variance, etc.)

UNIT multiple BLOCK multiple LOT(S) SUBDIVISION Cape Coral

OR LEGAL DESCRIPTION See Attachment A

LOCATED IN THE CITY OF CAPE CORAL, COUNTY OF LEE, FLORIDA.

A. John Szerlag, City Manager
PROPERTY OWNER (Please Print) PROPERTY OWNER (Please Print)

PROPERTY OWNER (Signature & Title) PROPERTY OWNER (Signature & Title)

STATE OF FL , COUNTY OF LEE

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 2016, by
_____ who is personally known or produced _____
as identification.

Exp. Date: _____ Commission Number: _____

NOTARY STAMP HERE

Signature of Notary Public: _____

Printed name of Notary Public: _____

Note: Please list all owners. If a corporation, please supply the Planning and Growth Management Division
with a copy of corporation papers.



ACKNOWLEDGEMENT FORM

I have read and understand the above instructions. Hearing date(s) will be confirmed when I receive a copy of the Notice of Public Hearing stipulating the day and time of any applicable hearings.

I acknowledge that I, or my representative, must attend any applicable meetings scheduled for the Planning & Zoning Commission/Local Planning Agency, Board of Zoning Adjustments and Appeals, and Council.

I will have the opportunity, at the hearing, to present verbal information pertaining to my request that may not be included in my application.

I understand any decision rendered by the CITY shall be subject to a thirty (30) day appeal period. Any work performed within the thirty (30) day time frame or during the APPEAL process will be completed at the applicant's risk.

Please obtain all necessary permits prior to commencing any phase of construction.

Please indicate on a separate sheet those persons to whom you wish a copy of the Public Hearing Notice sent.

By submitting this application, I acknowledge and agree that I am authorizing the City of Cape Coral to inspect the subject property and to gain access to the subject property for inspection purposes reasonably related to this application and/or the permit for which I am applying.

I hereby acknowledge that I have read and understood the above affidavit on the _____ day of _____, 2015

NAME (PLEASE TYPE OR PRINT)

APPLICANT'S SIGNATURE

STATE OF FL, COUNTY OF LEE

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 2016, by _____ who is personally known or produced _____ as identification.

Exp. Date: _____ Commission Number: _____

NOTARY STAMP HERE

Signature of Notary Public: _____

Printed name of Notary Public: _____

CITY OF CAPE CORAL
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM

TO: John Szerlag, City Manager

FROM: Vincent A. Cautero, Community Development Director
Amy Yearsley Thomas, Acting Planning Manager
Wyatt Daltry, Planning Team Coordinator

DATE: January 5, 2016

SUBJECT: Future Land Use Map Amendment Request—LU16-0002

Staff proposes a large scale future land use map amendment for a large area in Southern Cape Coral – the proposed area is 51.13 acres. This request amends 1.38 acres of Commercial/Professional (CP), 43.88 acres of Multi-Family Residential (MF), 3.33 acres of Parks and Recreation (PK) and 2.53 acres of Single Family Residential (SF) to the Downtown Mixed (DM) future land use map classification. The purpose of this city-initiated amendment is to assist in the effectuation of the Bimini Basin project in the CRA by having all such properties in the future Bimini Basin district share the same mixed-use future land use map classification.

Thank you for your consideration of this future land use map amendment request. Please contact Wyatt Daltry, Planning Team Coordinator, at 573-3160 if you have any questions.

VAC/wad (Bimini Basin memoofintent)
Attachment

Planning Division Staff Report
LU 16-0002

Review Date: January 29, 2016

Prepared By: Wyatt Daltry, AICP, Planning Team Coordinator

Review Approval: Amy L. Yearsley, AICP, Acting Planning Manager

Applicant City of Cape Coral
1015 Cultural Park Blvd.
Cape Coral, FL 33915-0027

Property Owner: Multiple, See Attachment A

Owner Address: Multiple, See Attachment A

**Authorized Representative/
Applicant:** Wyatt Daltry, AICP, Planning Team Coordinator

Request: The applicant is requesting a large-scale future land use map amendment for 126 properties comprising 51.13 acres. The proposed amendment includes the following changes:

Multi-Family Residential to Downtown Mixed: 43.88 acres
Commercial/Professional to Downtown Mixed: 1.38 acres
Single Family Residential to Downtown Mixed: 2.53 acres
Parks and Recreation to Downtown Mixed: 3.33 acres

Recommendation: **Approval**

Location: Southern Cape Coral, the western end of the Community Redevelopment Area.

Properties located in Unit 2-1, Block 229, Cape Coral Subdivision,
Properties located in Unit 5, Block 102, Cape Coral Subdivision, and
Properties located in Unit 9, Blocks 284, 285, 286, 287, 316, 317, 318, and 320,
Cape Coral Subdivision.

STRAP Numbers: See Attachment A

Site Area: 2,227,069 square feet
51.13 acres, more or less

Current Zoning: Pedestrian Commercial (C-1), Single Family Residential (R-1B), Multi-Family Residential (R-3), and South Cape Downtown District (SC)

Surrounding

Zoning:

North: Multi-Family Residential (R-3) and Single Family Residential (R-1B)

South: Multi-Family Residential (R-3) and Single Family Residential (R-1B)
(across canal)

East: South Cape Downtown District (SC) and Multi-Family Residential (R-3)

West: Multi-Family Residential (R-3) and Single Family Residential (R-1B)

Current

Future Land Use:

Commercial/Professional (CP), Multi-Family Residential (MF), Parks and Recreation (PK), and Single Family Residential (SF)

Surrounding

Land Use:

North: Multi-Family Residential (MF), Parks and Recreation (PK), and Single Family Residential (SF)

South: Multi-Family Residential (MF) and Single Family Residential (SF) (across canal)

East: Downtown Mixed (DM) and Multi-Family Residential (MF)

West: Multi-Family Residential (MF) and Single Family Residential (SF)

Urban Service

Area:

Infill

City Water:

Yes

City Sewer:

Yes

Type of

Access Road:

Cape Coral Parkway, a major arterial roadway, Coronado Parkway, a minor arterial roadway, Palm Tree Boulevard, a collector roadway, and local roads

Site Visit:

December 29, 2015

Soil Types:

Hallandale fine sand (Soil Type 6), Matlacha-Urban land complex (Soil Type 7), Matlacha gravelly fine sand, limestone substratum (Soil Type 18), Urban Land (Soil Type 59), Hallandale-Urban land complex (Soil Type 64) and Matlacha gravelly fine sand (Soil Type 69)

Soil Limitations for Development:

Map Unit		Limitations	
		Dwellings without basements	Small commercial buildings
6	Hallandale fine sand	Severe (wetness)	Severe (wetness)
7	Matlacha-Urban land complex	Moderate (wetness)	Moderate (wetness)
18	Matlacha gravelly fine sand, limestone substratum	Moderate (wetness)	Moderate (wetness)
59	Urban land	N/A	N/A
64	Hallandale-Urban land complex	Severe (wetness)	Severe (wetness)
69	Matlacha gravelly fine sand	Moderate (wetness)	Moderate (wetness)

The soil in the area presents moderate and severe limitations for dwellings and small commercial buildings. These severe limitations are typically overcome by using various engineering solutions, such as importing fill. The soil type, therefore, may not present an obstacle to any proposed amendment. However, special feasibility studies may be required at the development stage of the property.

Drainage: Must comply with South Florida Water Management District and the City of Cape Coral Engineering Design Standards.

Natural Resources: The site consists of undeveloped vacant land. The hydrology of the property due to soil types is considered non-hydric.

Flora & Fauna Habitat: Prior to any permit for development being issued, an environmental survey must be undertaken, and mitigation performed to minimize the impacts of development, if any, on the protected species habitat.

Property Description:

The site consists of 126 parcels totaling approximately 51.13 acres, which is located in southeastern Cape Coral.

Background

The subject area is located at the western end of the Community Redevelopment Area (CRA), in close proximity to the Bimini Basin area. The Bimini Basin area is a focus of redevelopment efforts in the Community Redevelopment Area. In 2015, a series of design workshops were led by University of South Florida architecture students that resulted in three separate alternatives for redevelopment of this area. Each of the three alternatives presented redevelopment options for the subject properties, with a focus towards mixed use development, focusing on the Bimini Basin area to the south of the subject area, south of Cape Coral Parkway, with the possible connection of that basin with the Rubicon Canal, located north of Cape Coral Parkway.

To prepare for the mixed use redevelopment of this area, three activities need to be undertaken; this proposed future land use map amendment is the first of these three activities. The other two activities include the preparation, creation and adoption of a new zoning district for the subject properties and other properties to the south near Bimini Basin, and a rezoning of these properties to the new Bimini Basin-specific zoning district.

Analysis

Downtown Mixed (DM) was identified as the proper future land use map classification for two primary reasons. First, the future land use map classification provided a broad range of mixed use that could incorporate residential, entertainment, office, retail, and recreational uses. Furthermore, the vast majority of the downtown component of the CRA has the DM future land use, and it was logical to amend the subject properties' mixture of Multi-Family Residential, Commercial/Professional, Single Family Residential, and Parks and Recreation into a common land use, compatible with the rest of the urbanized CRA.

Staff reviewed the Comprehensive Plan for policy guidance, particularly the Future Land Use Element, and identified the following policies:

Policy 1.14: The City of Cape Coral's commercial siting guidelines are based upon comparison of the locational characteristics of a property proposed for conversion to a commercial future land use classification with the ideal commercial node concept, as described in Policy 1.13, above. The guidelines are also based upon the need to maintain compatibility between commercial development and adjacent or nearby residential future land use classifications. Additional guidance for consideration of such properties is contained in Future Land Use Objectives 2 and 3 and Policy 1.12 of this comprehensive plan. Within this broad, general context, consideration of properties proposed for conversion to a commercial future land use shall be based upon the following commercial siting guidelines:

Commercial Siting Guidelines

Major Intersection

Preferred locations for commercial properties are in the vicinity of major intersections (i.e., intersections of two or more arterial and/or collector roadways). Development of a commercial node at such an intersection may involve multiple parcels and, sometimes, multiple quadrants of the intersection. The benefits derived by having commercial properties located in the vicinity of the intersection diminish with distance, but the distance at which a property ceases to derive benefit from proximity to the intersection varies, based upon whether the subject property would represent a "new" commercial property (a commercial property not abutting any existing commercial properties) or an expansion of an existing commercial area. New commercial properties should preferably be located adjacent to the intersection, while commercial properties that clearly represent an expansion of an existing commercial area can be any distance from the intersection, provided that such properties are integrated with existing properties (see below: Integration).

The subject properties are located at an intersection of two or more arterial and/or collector roadways. Major intersections serving the proposed amendment are the intersections of Cape Coral Parkway and

Palm Tree Boulevard, and Cape Coral Parkway and Coronado Boulevard. The proposed amendment meets this commercial siting guideline.

Adequate Depth

Ideally, a commercial property should extend not only along the adjacent collector or arterial roadway, but also should extend inward with adequate depth to accommodate the necessary parking, buffering, retention, and open area for the future commercial development. In Cape Coral, most City blocks are rows of back-to-back lots approximately 250 feet deep. Ideally, then, adequate depth is achieved if any number of contiguous properties, owned by the same landowner (see Ownership Pattern, below) occupy the entire 250 feet of depth. Adequate depth would not be achieved if the subject properties have different owners or if the contiguous properties are not reasonably compact (see below).

The subject properties have a depth in excess of the recommended 250 feet. The proposed amendment meets this commercial siting guideline.

Compactness

Compactness measures the ability of a property proposed for a commercial future land use to take advantage of economies of scale. The shape of an ideal compact commercial property approaches that of a square or rectangle. This quality allows for an orderly arrangement of development on the subject property and acts to reduce adverse visual, noise or aesthetic impacts to neighboring properties.

The subject properties roughly resemble a square or rectangle, which is consistent with the guideline's ideal compact shape. The proposed amendment meets this commercial siting guideline.

Integration

Integration, for the purposes of these guidelines, refers to the interrelatedness of development within a commercial node or area. The presence of features, such as internal access roads, shared parking, courtyards, walkways, or other features, binds the various commercial properties within the node together. This pattern of development reduces the traffic impacts associated with commercial development and often promotes a pedestrian-friendly environment. Integration of neighboring commercial properties should always be encouraged. Therefore, properties proposed for conversion to a commercial future land use should be evaluated for the likelihood that such properties would or could be integrated with adjacent existing commercial properties.

Much like the established entertainment district within the CRA to the east, the proposed amendment will provide a significant degree of interrelatedness within the area, with shared features such as stormwater retention, an intact sidewalk network, public space and parking. These shared features will provide an environment that is pedestrian-friendly. The proposed amendment meets this commercial siting guideline.

Assembly

For commercial areas to provide the most benefit to the surrounding community, they must be of relatively large size. The majority of buildable lots within the City of Cape Coral are approximately 10,000 square

feet (0.23 acre) in size. These lots were designed primarily for single family residential development and do not typically have adequate width or depth for larger commercial developments that might serve the City as shopping and/or employment centers. Therefore, it is important for the City to encourage commercial applicants to assemble relatively large parcels (properties comprising 3 acres or more). Assembly of pre-platted parcels into tracts of 3 acres or more will promote the development of commercial properties that do not express the indicators of strip commercial development. Assembly of larger parcels also allows the developer to provide a greater variety of commercial land uses, and to provide architectural and landscape features that result in a more attractive end-product. Properties proposed for conversion to a commercial future land use, where such properties would represent an expansion of an existing commercial area may be considered "assembled," for the purposes of these guidelines if the proposed expansion properties are either owned by the landowner of one or more adjacent commercial properties, or if the expansion property is likely to be integrated with (see above) adjacent commercial properties.

The subject properties with the proposed amendment include 126 properties comprising 51.13 acres. The subject properties within the amendment have a variety of sizes from 10,000 square feet to just under 4 acres. The nature of the request, as part of the Bimini Basin initiative, will strongly support assemblage of properties, which meets this commercial siting guideline.

Intrusion

"Intrusion," as defined for the purpose of these guidelines, is a measure of the objectionable qualities of the proposed commercial development. This guideline applies primarily to new commercial property (a property proposed for conversion to a commercial future land use in an area where it would not abut existing commercial properties). Intrusion evaluates the potential adverse impacts on surrounding properties that could be caused by converting a property from its existing future land use to a commercial use. There are no hard and fast guidelines for determining when a proposed commercial use would be intrusive to surrounding development. However, expansions of existing commercial areas are generally considered less intrusive than the establishment of new commercial areas. Commercial areas may be considered less intrusive to adjacent multi-family development than to adjacent single family development. Commercial development that is separated from a residential area by a street, canal, a vegetative buffer, or other geographic features, may be considered less intrusive than commercial development that directly abuts a residential area. The degree of compactness (see above) of a commercial property can also reduce or increase its intrusion upon adjacent or nearby properties.

Typically, new commercial properties (properties proposed for conversion to a commercial future land use classification, which do not abut existing commercial properties) are less likely to be considered intrusive if the surrounding or adjacent residential areas are sparsely developed. While intrusion is subjective and depends on many factors, a rule of thumb is that the proposed commercial property would not likely be intrusive if adjacent residential areas are 25% or less developed. The area analyzed to determine the percentage of adjacent residential development may vary from 300 feet to 1,000 feet from the subject property, depending upon the degree to which streets, canals, landscaping or other geographic features separate the subject property from nearby residential areas.

The proposed amendment is a redevelopment opportunity incorporated multiple land use classifications, some of which are already non-residential in nature. The subject area has been located in the CRA for decades. The proposed amendment meets this commercial siting guideline.

Access

In the City of Cape Coral there are two ideal access provisions for a commercial property. If a subject property would meet the requirements for one or more of these provisions, the creation of a commercial future land use at the proposed location should be encouraged. These provisions are as follows:

a) Access via a platted City parking area. The City of Cape Coral contains a number of dedicated commercial parking areas; some created by plat, and some deeded to the City by landowners. The Comprehensive Plan and City Land Use and Development Regulations refer to these as “dedicated City parking areas.” These parking areas are often surrounded by smaller platted lots originally intended for commercial development with access to these lots only, or primarily, from the dedicated City parking area. In implementing this provision, it may sometimes be in the City’s interest to promote conversion of a dedicated City parking area to a fully functional commercial development (i.e., a portion of the dedicated parking area would become a commercial building site) in return for the applicant’s agreement to own and manage the site.

b) Direct access onto an arterial or collector roadway having an adopted City access management plan. The City has adopted access management plans for certain arterial and collector roadways. Access management plans serve to facilitate mobility of the traveling public; therefore, such roadways more readily accommodate the impacts of commercial development than roadways without such access management plans.

The subject properties do not access a platted City parking area or have direct access onto an arterial or collector roadway with an adopted access management plan. The proposed amendment does not meet this commercial siting guideline.

Ownership Pattern

An ideal commercial node is a cohesive, compact, interrelated network of commercial properties. Properties proposed for conversion to a commercial future land use, which properties consist of multiple parcels, or groups of parcels, under multiple ownership are unlikely to develop as a true “commercial node.” Instead, these properties are more likely to develop as separate, small commercial developments with multiple access points, leading to adverse, unsafe traffic conditions. Each small development may also have its own stormwater management pond, dumpster, and an appearance and/or landscaping design that is inconsistent with surrounding development. This pattern is a characteristic of strip commercial development (see Policy 1.13, above). Therefore, the City of Cape Coral encourages land owners and developers to assemble the properties involved in a commercial future land use request under common ownership. Multiple, small properties under separate ownership, even if such properties are included in a single future land use amendment request, may not be appropriate for the full array of commercial uses.

The subject properties are owned by separate property owners. The proposed amendment does not meet this commercial siting guideline.

Overall, the existing commercial area meets six of the eight commercial siting criteria, indicating a strong candidate for commercial or mixed use development.

***Policy 8.5:** The City encourages the use of multi-family residential, compound buildings, professional offices, and parks as transitional uses between commercial development and low-density residential neighborhood. Such development should include:*

- a. Design elements such as: height and scale compatible with the surrounding residential uses;*
- b. Site design that is compatible with surrounding residential neighborhoods with consideration given to extensive screening, architectural features, building and parking orientation, and preservation of natural features; and*
- c. Primary site access provided from arterials, collectors or access streets in order to discourage traffic from directly entering residential areas.*

This policy supports the request to amend the subject properties to Downtown Mixed.

Policy 3.2 of the Economic Development Element provides some guidance regarding the location of commercial development:

***Policy 3.2:** The City of Cape Coral shall provide for the location of industrial and commercial development according to the following guidelines:*

- The Future Land Use Element's Commercial Node Criteria;*

As analyzed above, Policy 1.14, of the Future Land Use Element (FLUE) supports commercial and mixed use development for the subject properties.

- Access to the transportation network, notably proximity to arterials and collectors;*

The subject properties are located on both sides of Cape Coral Parkway, one of the major east-west routes within Cape Coral.

- Access to utilities;*

The subject properties have access to full centralized utilities.

- Acceptable impacts on the environment and adjacent land uses;*

Impacts on the environment are minimal, the analysis of Policy 1.14, FLUE has indicated that the impacts to adjacent land uses are acceptable.

- A focus on scale and clustered development, such as research and technology parks, as valuable economic assets to the City and give such projects high priority;*

The site would have the strong potential to develop as a clustered development, though it's unlikely to be a research and technology park.

- *Developments will also attract post-secondary education assets, including vocational schools, undergraduate colleges and universities and post-graduate education and research institutions.*

The mixed-use, urban nature of the area may prevent a development of the classic educational campus, though educational resources such as museums are possible.

Through the analysis above, the proposed amendment is supported by this policy.

Per Policy 1.15.I of the Future Land Use Element, the Downtown Mixed future land use map classification has a hard cap on the maximum number of dwelling units permitted within the CRA, that of 11,146 dwelling units. Portions of the subject area are located in the Coastal High Hazard Area (CHHA). The City has provisions to limit residential increases within the CHHA, though the dwelling unit cap for properties in the Downtown Mixed FLU negates the impacts of such increases. The proposed amendment could result in an increase of the number of dwelling units, based on the impact assessment summary below. However, the estimated 310-dwelling unit increase in dwelling units still would result in a total number of dwelling units that is well below the cap, based on current development.

For these reasons, Staff recommends **approval** of the future land use map amendment.

Impact Assessment Summary

The following calculations summarize approximate conditions for each municipal service analyzed. A more complete analysis of each service is included in the text that follows the calculations. To determine the impact assessment, staff utilized the adopted future land use and zoning designations to determine the existing impacts. Therefore, the impacts discussed in this assessment do not necessarily reflect the actual amount of dwelling units, population, etc.

The proposed land use classification for these parcels is Downtown Mixed. The maximum intensity permitted under the Commercial/Professional future land use classification is a floor-to-area ratio (FAR) of 4.0, with an area-wide maximum average of 2.23, but based on historical development in the City it is assumed that development would occur at a FAR of 1.0, or 2,227,069 square feet of commercial space. While this assumption is lower than the maximum FAR permitted in the Downtown Mixed future land use map classification, the average FAR for mixed use and commercial development within Cape Coral is 0.22, so this still represents a major increase in building bulk and intensity. For purposes of the land use amendment, the impact assessment summary of the proposed use, a density of 20 dwelling units per acre for the entire site. All of the subject properties are undeveloped.

Dwelling Units

Existing:	713 (CP: 0, MF: 702, PK: 0, SF: 11)
Proposed:	1,023 (20 du/acre x 51.13 acres)
Net Change:	+310

Population*

Existing:	1,811
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Proposed: 2,598
 Net Change: +787

* 2.54 persons/household = avg. household size; 2010 Census

Water Use

Existing: 147,108 gal/day total (4,508 (0.3 gal/sq. ft./day x 15,028 sq. ft.) and 142,600 (200 gal/day x 713 DU's))
 Proposed: 872,721 gal/day total (668,121 (0.3 gal/sq. ft./day x 2,227,069 sq. ft.) and 204,600 (200 gal/day x 1,023 DU's))
 Net Change: +725,613 gal/day
 Facility Capacity: 30.1 MGD
 Permitted Usage: 16.9 MGD
 Avg. Daily Usage: 9.4 MGD

Sewage

Existing: 147,108 gal/day total (4,508 commercial (0.3 gal/sq. ft./day x 15,028 sq. ft.) and 142,600 residential (200 gal/day x 713 DU's))
 Proposed: 872,721 gal/day total (668,121 commercial (0.3 gal/sq. ft./day x 2,227,069 sq. ft.) and 204,600 residential (200 gal/day x 1,023 DU's))
 Net Change: +725,613 gal/day
 Facility Capacity: 28.4 MGD
 Avg. Daily Usage: 12.8 MGD

Solid Waste

Existing Generation: 10,628 lbs. total (2,044 lbs./day commercial 0.136 lbs/sq ft./day x 15,028 sq. ft.) and 8,584 lbs./day residential (4.74 lbs./person/day x 1,811))
 Proposed: 319,651 lbs. total (307,336 lbs./day commercial 0.136 lbs/sq ft./day x 2,227,069 sq. ft.) and 12,315 lbs./day residential (4.74 lbs./person/day x 2,598))
 Net Change: +309,023 lbs./day
 Facility Capacity: 1,836 tons/day
 Existing Demand: 1,384 tons/day
 Capacity Available: Yes

Traffic/Daily Trips

Existing Generation: 199 AM peak trips/hour and 285 PM peak trips/hour
 Proposed: 2,550 AM peak trips/hour and 8,669 PM peak trips/hour
 Net Change: +2,351 AM peak hour trips and +8,384 PM peak hour trips
 Facility Capacity: Four Mile Cove Parkway, a major arterial roadway, Coronado Parkway, a minor arterial roadway, Country Club Boulevard, a minor arterial roadway, SE 47th Terrace, a collector roadway, and Palm Tree Boulevard, a collector roadway, currently access the subject properties.
 Capacity Available: Yes

Development Impact Analysis

Potable Water

The site is currently served by City water. With the proposed future land use designation of Downtown Mixed, the amount of potable water use at maximum density would be approximately 872,721 gallons per day, an increase of 725,613 gallons per day from the current future land use map classification of Commercial. The City has a facility capacity of 30.1 million gallons per day (MGD), with an average daily flow as of FY 2014 of 9.4 MGD. The City is permitted water withdrawals by the South Florida Water Management District (SFWMD) not to exceed 16.93 MGD. The potable water consumed would be evaluated as part of those later reviews and concurrency requirements are required at the time of those respective reviews.

Wastewater

City sewer is currently available to these sites. With the proposed future land use designation, the amount of daily wastewater generation at maximum density would be approximately 872,721 gallons per day, an increase of 725,613 gallons per day from the current future land use map classification, assuming commercial development as discussed in the impact assessment summary. The city has two treatment facilities with a combined total capacity of 28.4 MGD. The annual average daily flow as of FY 2014 is 12.8 MGD. The wastewater generated by development permitted by future land use map amendments in the future would be evaluated as part of those later reviews and concurrency requirements would be required to be met at the time of those respective reviews.

Solid Waste

At maximum allowed density, the current mixture of future land use designations would create 10,628 lbs. of solid waste. With the proposed Multi-Family Residential future land use map classification, the amount of solid waste produced by anticipated development on the site would be increased to 319,651 lbs./day. Currently, most household waste, other than recyclable or horticultural waste, is processed by a Lee County waste-to-energy facility. It has a capacity of 1,836 tons per day and is currently receiving approximately 1,384 tons per day.

Hurricane Evacuation

The subject properties are located in the Storm Surge A/Evacuation Zone B. The subject properties are located in the Coastal High Hazard Area. The proposed Future Land Use Map classification of Downtown Mixed could increase residential dwelling units in this area by 310 dwelling units, thus causing an impact on hurricane evacuation times.

Park Lands

The levels of service standard (LOS) for parkland and facilities are based on permanent population. Based on the existing permitted densities, there could be a maximum increase in park demand by 3.15 acres.

Protected Species

The City requires an environmental survey prior to the issuance of any land clearing/site clearing or development permits. Any future land alteration activities will be preceded by the completion of an environmental survey identifying the presence of protected flora and fauna. Based on the results of the environmental survey, City, State or Federal protective or mitigation may be needed by the developer.

School Impacts

There will be an increase in the number of dwelling units because of the proposed future land use map amendment request and an increase in the projected number of students. The increase in dwelling units will result in an increase upon the demand on school facilities.

Existing dwelling units:	713 dwelling units
Existing students:	67 (64 MF students (702 DU x .091 students per multi-family dwelling unit) and 3 SF students (11 DU x .292 students per multi-family dwelling unit))
Proposed dwelling units:	1,023 dwelling units
Proposed students:	93 (1,023 DU x .091 students per multi-family dwelling unit)
Change:	+26 students

Traffic Analysis

The maximum allowed density for these properties would create a peak volume of 2,550 trips during the AM peak hour, and 8,669 trips during PM peak hour. This increase in traffic is generated primarily by the mixed use nature of the anticipated development, with a robust assumption of an FAR of 1.0. The traffic generated by development allowed by future land use amendments would be evaluated as part of that review and concurrency requirements would be met.

Recommendation:

Planning Division staff recommends **approval** of the proposed large-scale future land use map amendment request.

Department of Community Development
Planning Division

AFFIDAVIT

IN RE: APPLICATION OF: City of Cape Coral

APPLICATION NO: LU16-0002

STATE OF FLORIDA)
) §
COUNTY OF LEE)

I, Vincent A. Cautero, AICP having first been duly sworn according to law, state on my oath the following:

That I am the Director of the Department of Community Development and responsible in performing duties as required for the City of Cape Coral.

That pursuant to City of Cape Coral code. Section 8.3.2A and Section 8.11.3.A all required written notice and publication has been provided. Also posting of a sign has been done when applicable per Section 8.3.2A.

DATED this 24 day of March, 2016.

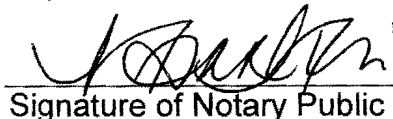


Vincent A. Cautero, AICP

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 24 day of March, 2016, by Vincent A. Cautero, AICP, who is personally known to me and who did not take an oath.

Exp. Date 11/30/17 Commission # FF060852


Signature of Notary Public

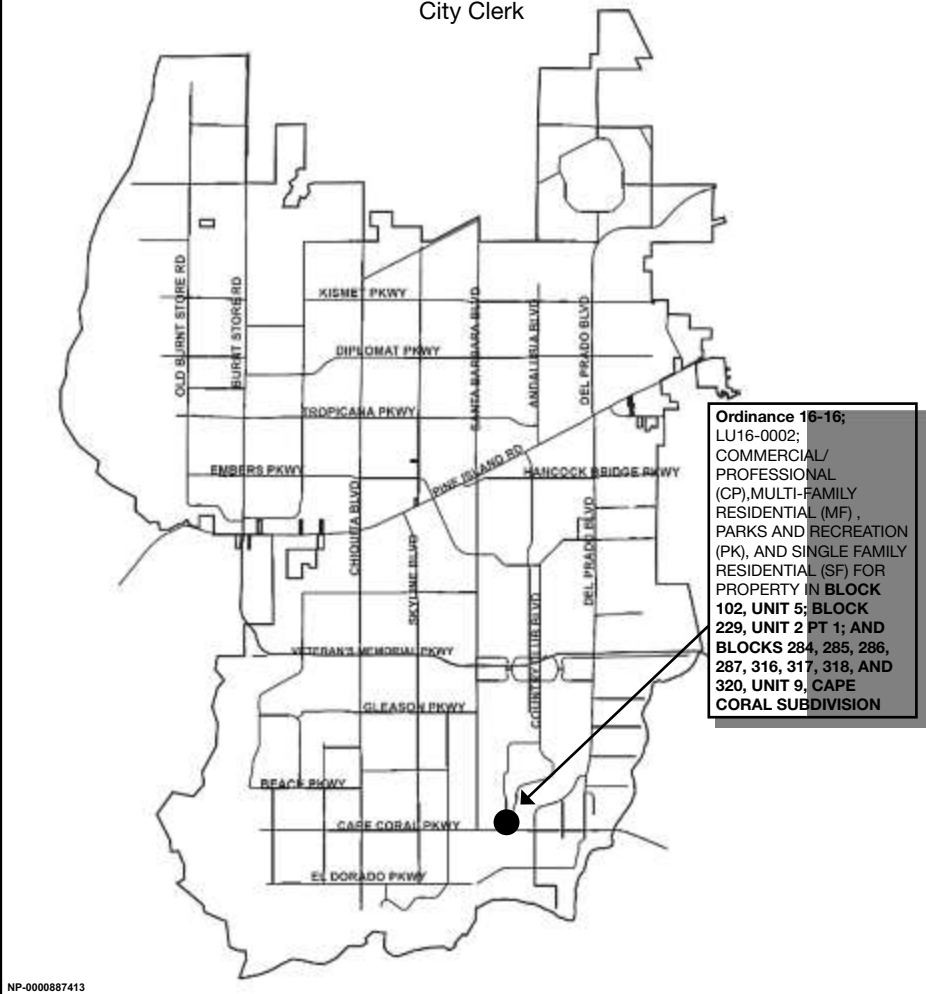
Michelle Miller
Print Name of Notary Public

NOTICE OF
CHANGE OF LAND USE

The City of Cape Coral proposes to adopt ORDINANCE 16-16, AN ORDINANCE AMENDING THE CITY OF CAPE CORAL COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP FROM COMMERCIAL/PROFESSIONAL (CP), MULTI-FAMILY RESIDENTIAL (MF), PARKS AND RECREATION (PK), AND SINGLE FAMILY RESIDENTIAL (SF), TO DOWNTOWN MIXED (DM) LAND USE DESIGNATION FOR PROPERTY LOCATED IN BLOCK 102, UNIT 5; BLOCK 229, UNIT 2, PART 1; AND BLOCKS 284, 285, 286, 287, 316, 317, 318, AND 320, UNIT 9, CAPE CORAL SUBDIVISION, ALL AS MORE PARTICULARLY DESCRIBED HEREIN; PROPERTY IS LOCATED IN THE AREA OF CAPE CORAL PARKWAY EAST AND ITS INTERSECTION WITH CORONADO PARKWAY AND PALM TREE BOULEVARD; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

A public hearing on the ordinance will be held Wednesday, April 6, 2016 at 9:00 a.m. at the City of Cape Coral, City Hall Chambers, 1015 Cultural Park Blvd., Cape Coral, Florida 33990. At this public hearing, the Planning and Zoning Commission will consider recommendation of the future land use map amendment request. Accordingly, members of the general public and real property owners in the community are invited to appear and speak at the public hearing. Written comments filed with the Director will also be entered into the record. A copy of the map and the proposed amendment under consideration will be available for inspection and will be provided to the public at cost at the City Clerk’s office between 7:30 a.m. and 4:30 p.m., Monday through Friday excluding holidays. Any person who decides to appeal any decision made by the City Council at that meeting will need a record of proceedings, and that subject person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk no later than 4:00 p.m. on the day prior to the meeting.

Rebecca van Deutekom, CMC
City Clerk

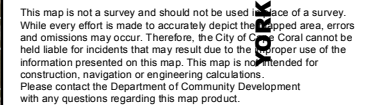


NP-0000887413

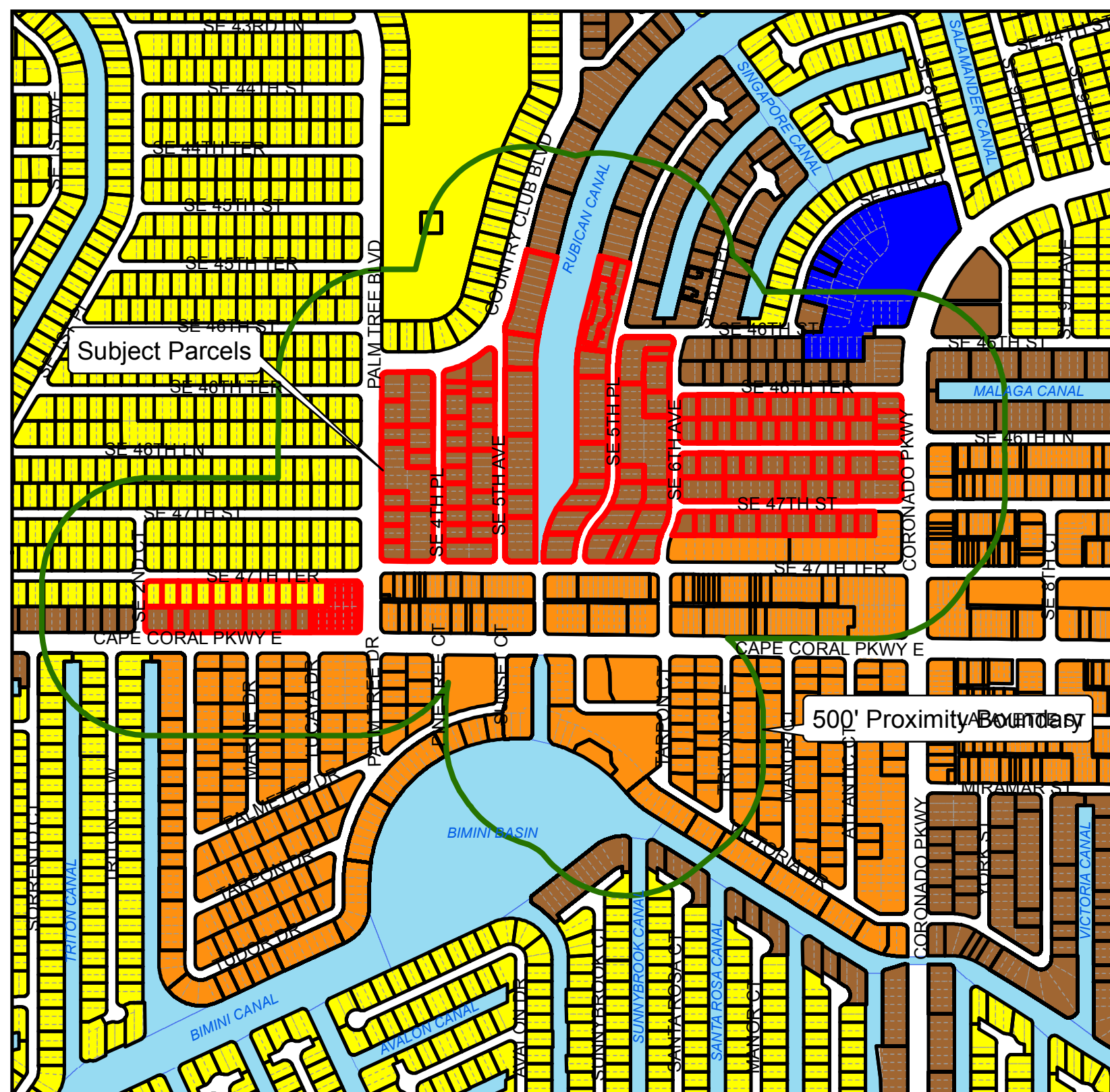
☐ PROOF O.K. BY: _____ ☐ O.K. WITH CORRECTIONS BY: _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

ADVERTISER: CITY OF CAPE CORAL_DEPT	PROOF CREATED AT: 3/21/2016 3:49 PM	NP-0000887413.INDD
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PUBLICATION: NP-CAPE SUN PRESS	SIZE: 3 col X 10 in	



KRKA



CITY OF CAPE CORAL





Department of
Community Development
Planning Division

FUTURE LAND USE MAP


500 Proximity Boundary

Case No. LU16-0002

Legend

-  500' buffer
-  Subject parcels
-  Parcel Lines
-  Lot Lines

Future Land Use

-  SF
-  MF
-  DM
-  CP
-  PF
-  PK

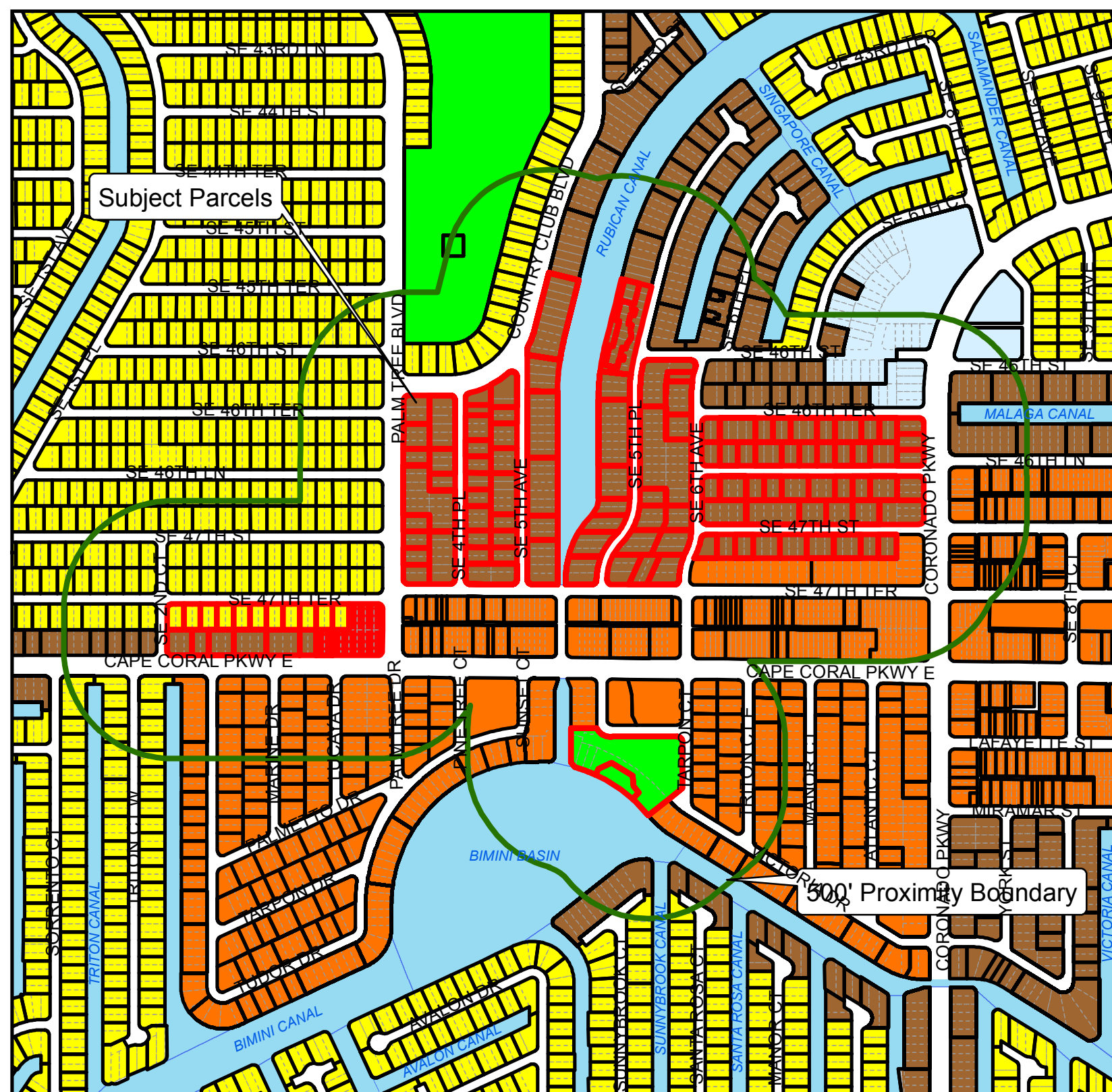


JANUARY 29TH, 2016

0 260 520 780 1,040
Feet

This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation or engineering calculations. Please contact the Department of Community Development with any questions regarding this map product.

KRKA



CITY OF CAPE CORAL





Department of
Community Development
Planning Division

PROPOSED FUTURE LAND USE

500 Proximity Boundary

Case No. LU16-0002

Legend

-  Subject_Parcel
-  500' buffer
-  Parcel Lines
-  Lot Lines

Future Land Use

-  SF
-  MF
-  DM
-  CP
-  PF
-  PK

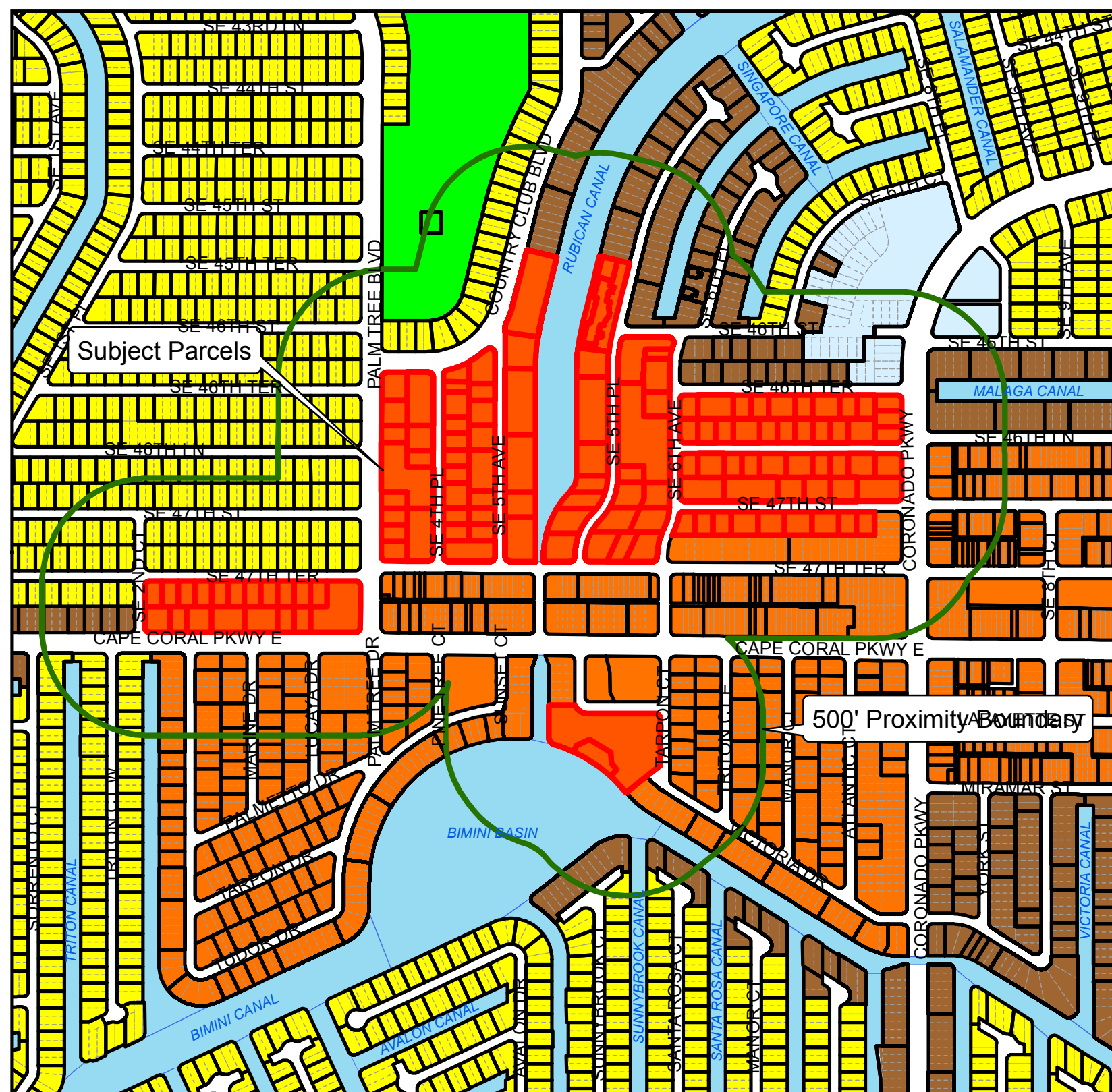


FEBRUARY 9, 2016

0 260 520 780 1,040
Feet

This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation or engineering calculations. Please contact the Department of Community Development with any questions regarding this map product.

KRKA



Owner_Name	Mailing_Ad	Mailing_Ci	Mailing_Zi
KOLAR CHRISTINE +			
SCHEITHAUER EDITH J/T	PROSCHKOGANG 15	4040 LINZ	AUSTRIA
BORKOWSKI MARC J +	50 PINEVIEW TRAIL	UTOPIA	ON L0M 1T0 CANAD
CHASTENAIS DANIEL +			
TREMBLAY SONIA H/W	1388 CARRE DES NOYERS ST	FELICIEN	QC G8K 2X6 CANAD/
HENAULT GUY	1045 RENOIR	BROSSARD	QC J4X 2G7 CANADA
HENRICKS WAYNE +	6 HOYT CT	WHITBY	ON L1N 8Z3 CANAD/
JOHNSTON CHRISTOPHER	3321 LAKEVIEW DR RR # 2	ALMYER	ON N5H 2R2 CANAD
KOZINA JO-ANN	PO BOX 2022	ANGUA	ON L0M 1B0 CANAD
PARENT C S N + THERESE	50 DE LA BARRE #1708	LONGUEUIL	QC J4K 5G2 CANADA
PARENT CHARLES S N	1708-50 DE LA BARRE ST	LONGUEUIL	QC J4K 5G2 CANADA
POETA JEFFREY + MARY	6 DOVE CRES	BARRIE	ON L4N 7Z1 CANAD/
PROVOST GABRIEL + JANET	1193 PARK AVE	TIMMINS	ON P4R 1M3 CANAD
PUDWILL SHIRLEY L/E	8 MACAULEY AVE	TURKEY POINT	ON N0E 1T0 CANAD/
ROGERS ERICA + ROGERS			
RICHARD + ROGERS	31 MILLSTREAM WAY	WINNIPEG	MB R3T 5R2 CANAD/
SHEFFIELD DAVID MARK +	3464 LOYALIST CRT	LONDON	ON N6P 0A5 CANAD
TROTTIER YVON + GRAVEL	271 TALBOT ST	ALPHONSE	QC J0K 1W0 CANAD/
REVENIEAUD JEAN-CLAUDE	20 AVENUE DU HART	06200 NICE	FRANCE
BEHR DETLEF + HEIKE	DREWITZER STRASSE 54	13467 BERLIN	GERMANY
ENGEL THOMAS F	KAETHE KOLLWITZ STR 27	16540 HOHEN NEUENDORF	GERMANY
KEMNITZ GABRIELE	BRESLAUERSTR 59	40880 RATINGEN	GERMANY
KOLMER STEFFAN	ECKENHEIMER	604351 FRANKFURT	GERMANY
M+M BARRA VILLA LLC	137 DONNERSCHWEER STR	OLDENBURG NI 26123	GERMANY
MEHLGARTEN TORSTEN +	MARIE-CURIE STR 15	28816 STUHR	GERMANY
MEHLGARTEN TORSTEN +	MARIE-CURIE-STR15	28816 STUHR	GERMANY
SCHELLENBERG WERNER +	STORMARNRING 10	21509 GLINDE	GERMANY
YASSOUR JOSEPH + NAOMI	4 MUL HAYAN ST	KFAR VITKIN 4020000	ISRAEL
ABOGADO MARGARET C	CDA 1 DE PORFIRIO DIAZ	DELQ CONTRERAS 10200	MEXICO
TIERNEY TERESA	WATERMUNT 8	2498 DP DENHAAG	NETHERLANDS
VENTURES WEST HOLDINGS	1 SING MING AVE #11 02	SINGAPORE 575728	SINGAPORE
AHMAN EDDIE	STRANDVAGEN 19	196 30 KUNGSANGEN	SWEDEN
AHMAN EDDIE	STRANDVAGEN 19	196 30 KUNGSANGEN	SWEDEN
FRIBERG ROLF	BODARNA 3	S-75591 UPPSALA	SWEDEN
MANSSON HANS +	RYSSLINGEVAGEN 12	FALSTERBO	SWEDEN
MANSSON HANS +	RYSSLINGEVAGEN 12	FALSTERBO	SWEDEN
FREY MARKUS + FREY-			
ZIEGLER SANDRA H/W	STERENWEG 7	ZUG 7 CH-6300	SWITZERLAND
HENCHLEYS LLC KEVIN	5 WEST PRESTON MEWS		
HENCHLEY	STATION ROAD -	LITTLEHAMPTON BN16 3AT	UNITED KINGDOM
HUGGINS JONATHAN M	68 NORTH RD SOUTHWOLD	SUFFOLK IP 186 BH	UNITED KINGDOM
407 CAPE CORAL PARKWAY	407 CAPE CORAL PKWY E	CAPE CORAL	FL 33904
4816 PALM BREEZE LLC	727 SW 6TH ST	CAPE CORAL	FL 33991
523 CAPE CORAL PKWY LLC	2090 W 1ST ST STE 605	FORT MYERS	FL 33901
523 CAPE CORAL PKWY LLC	2090 W 1ST ST STE 605	FORT MYERS	FL 33901
523 CAPE CORAL PKWY LLC	2090 W 1ST ST STE 605	FORT MYERS	FL 33901

5353 CORAL AVE LLC	5341 SW 11TH PL	CAPE CORAL	FL	33914
608 SE 46TH LANE	608 SE 46TH LANE	CAPE CORAL	FL	33904
ABRAHAMSEN ARTHUR	PO BOX 101583	CAPE CORAL	FL	33910
ACME ENTERPRISES				
PROPERTIES + CAPE CORAL	4149 11TH AVE	BAY SAINT LOUIS	MS	39520
ACOSTA HOLDINGS LLC	2797 FIRST ST # 1902	FORT MYERS	FL	33916
ACQUARULO GERALD +	133 SOUTH AVE	NORTH HAVEN	CT	06473
ACTIVE INVEST SOUTH	5205 SARASOTA CT	CAPE CORAL	FL	33904
ADAMS GENE + BARBARA	2608 SW 48TH TER	CAPE CORAL	FL	33914
ADAMS IRENE E	4805 SORRENTO CT APT 1	CAPE CORAL	FL	33904
ADAMSON CHESTER +				
ADAMSON CONNIE T/C	4613 SE 5TH AV #106	CAPE CORAL	FL	33904
ADAMSON CHESTER +	4613 SE 5TH AVE UNIT 210	CAPE CORAL	FL	33904
ADMIRALS WALK CONDO				
AMERICAN CONDO MGMT	PO BOX 100399	CAPE CORAL	FL	33910
ADVANTAIRA TRUST LLC				
FBO WARREN S MACING				
IRA #7375002 80% + FBO	1520 ROYAL PALM SQ BLVD			
MARGUERITE MACING IRA	STE 320	FORT MYERS	FL	33919
AGRELLA ROBERT J	4711 SE 5TH AVE #11	CAPE CORAL	FL	33904
AGRIFOGLIO JAMES	344 VAN BUREN ST	CRYSTAL LAKE	IL	60014
ALLEN JOELL	3812 N NORTHWOOD	PEORIA	IL	61614
ALLEN ST PROPERTIES LLC	2604 FAIRMONT COVE CT	CAPE CORAL	FL	33991
ALTMAN SOLOMON	602 SE 46TH LN	CAPE CORAL	FL	33904
ALVAREZ LUIS P	4641 SE 5TH PL	CAPE CORAL	FL	33904
AMICUCCI ANTHONY R +				
AMICUCCI ANTHONY R JR +				
AMICUCCIE ANGELA M J/T	300 TORIAN LN	ERIN	TN	37061
AMLIN INC	788 PRESERVE TER	HEATHROW	FL	32746
AMSS LLC	3060 MEANDERING WAY #	FORT MYERS	FL	33905
ANDERSON CHRISTIAN +	16 OTSEGO AVE	DIX HILLS	NY	11746
ANDERSON JAMES +	4549 SE 5TH PL APT 113	CAPE CORAL	FL	33904
ANDERSON JOHN M +	423 SE 12TH CT	CAPE CORAL	FL	33990
ANDERSON ROBERT W +	5141 S MCVICKER AVE	CHICAGO	IL	60638
ANDON DONATO A +	11 STONE RD	BOXFORD	MA	01921
ANDROMEDA PORTFOLIO	5732 SANDPIPER PL	FORT MYERS	FL	33919
ANIRON CONDOMINIUM	4524 SE 5TH PL	CAPE CORAL	FL	33904
ANTLE JOSEPH + MARY	3802 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
ANTLE JOSEPH S + MARY C	3802 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
APPLE ELDEN P + DORIS J	929 WHISPERING TRL	GREENFIELD	IN	46140
APPLE RUSSELL WAPPLE	2443 EARLSWOOD CT	BRANDON	FL	33510
AQUINO AUDOLIA JULIA	4608 SE 4TH PL #8	CAPE CORAL	FL	33904
ARANGO ODERAY	6 TAPPAN ZEE LN	LONGWOOD	FL	32750
ARC ENTERPRISES LLP	5743 SW 9TH CT	CAPE CORAL	FL	33914
ARCHER KEVIN +	9672 CAREYTOWN RD	HILLSBORO	OH	45133
ARIAS MARIA ELENA +	PO BOX 100097	CAPE CORAL	FL	33910

ARNDT GARY ALAN + LANGE

HELENA FRANCES J/T	321 SE 47TH TER	CAPE CORAL	FL	33904
ARROW RE SUB 1 LLC	6358 OLD MAHOGANY CT	NAPLES	FL	34109
ASHER DAVID + MARY	4802 TUDOR DR #107	CAPE CORAL	FL	33904
ATOLLOTS LLC	18484 DEEP PASSAGE LN	FORT MYERS BEACH	FL	33931
AVALON PLACE CONDO	4539 SE 6TH PL #2C	CAPE CORAL	FL	33904
BADIE TERRY D	13750 S NATCHEZ	ORLAND PARK	IL	60467
BAILEY ANNE D	4423 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
BAILEY CARL + RUTH	5335 PELICAN BLVD	CAPE CORAL	FL	33914
BAJOR JOHN J + LOIS J	15 HUDDY AVE	HIGHLANDS	NJ	07732
BAKER JOANN C	4604 SE 5TH PL #103	CAPE CORAL	FL	33904
BAKER JOY	4717 SE 4TH PL #5	CAPE CORAL	FL	33904
BAKER THOMAS W +				
CAROLE A TR FOR WILDCAT	5106 SANTA ROSA CT	CAPE CORAL	FL	33904
BALAGUE KATRINA +				
BALAGUE FELISA + DOCAN	4641 PALM TREE BLVD #3	CAPE CORAL	FL	33904
BALDIGA MARK	5325 CORAL AVE	CAPE CORAL	FL	33904
BALL DAVID ROBERT	5107 SANTA ROSA CT #2B	CAPE CORAL	FL	33904
BANK OF NEW YORK	1661 WORTHINGTON RD			
MELLON OCWEN LOAN	STE 100	WEST PALM BEACH	FL	33409
BARBUTO ANTHONY V	4626 SE 5TH PL #103	CAPE CORAL	FL	33904
BARING PROPERTY	5781 LEE BLVD STE 208	LEHIGH ACRES	FL	33971
BARLOTTA ENRICO SR +				
BARLOTTA DANIELLE +	4803 TRITON CT W #2	CAPE CORAL	FL	33904
BARRAGAN MARCOS	4641 PALM TREE BLVD APT	CAPE CORAL	FL	33904
BARTLETT MICHAEL W TR	1217 E CAPE CORAL PKWY #			
FOR 4635 CORONADO	135	CAPE CORAL	FL	33904
BASKIN GALINA + YEFIM	512 W LAWRENCE ST	ALBANY	NY	12208
BATCHELDER BLANCHE R TR				
FOR BLANCHE R				
BATCHELDER TRUST	PO BOX 1482	WINDHAM	ME	04062
BATTAGLIA NANCY HART TR				
FOR HART FAMILY TRUST	335 WEXFORD GLN	ROSWELL	GA	30075
BEATSON MICHAEL +	310 SE 46TH LN	CAPE CORAL	FL	33904
BEAVER PATRICIA L + COOK	5101 SANTA ROSA CT	CAPE CORAL	FL	33904
BECKER WILLIAM C	4229 SE 19TH PL # 2B	CAPE CORAL	FL	33904
BEGUHN DAVID R +	1331 GOLDFINCH WAY	OCONOMOWOC	WI	53066
BEN BERMAN LLC	375 S END AVE 34-G	NEW YORK	NY	10280
BENNER LEON	4900 E JOPPA RD	PERRY HALL	MD	21128
BENSON CAROLYN R TR FOR				
CONSTANTINE W +				
CAROLYN R BENSON TRUST	4611 SE 5TH PL APT 3	CAPE CORAL	FL	33904
BERGET MARGIE + BRUCE H	4803 TRITON CT W #6	CAPE CORAL	FL	33904
BERNAL ROMULO + FILLER				
BERNAL ANA + BERNAL	3925 DEL PRADO BLVD S	CAPE CORAL	FL	33904
BERWICK FRANK + TYL	4554 SE 5TH PL #401	CAPE CORAL	FL	33904
BETANCES LUIS E + LIBIA E	4704 SE 6TH AVE # C	CAPE CORAL	FL	33904

BETANCUR MERCEDES	4608 SE 6TH AVE #1C	CAPE CORAL	FL	33904
BIMINI TOWERS INC	16751 ROYAL POINCIANA	WESTON	FL	33326
BINOY ABRAHAM + SUSAN	328 N RIVER RD	VENICE	FL	34293
BLANCO GROUP LLC	2823 SW 25TH ST	CAPE CORAL	FL	33914
BLUEGRASS CONNECTION	2212 SE 26TH ST	CAPE CORAL	FL	33904
BOCHERT KLAUS + MARIA B	4616 SE 5TH PL UNIT 207	CAPE CORAL	FL	33904
BODIMER MARILYN J	5109-7 SUNNYBROOK CT	CAPE CORAL	FL	33904
BOHANNON JEFFREY	251 PLANTATION RD	VENICE	FL	34293
BOLLERUP EDWIN J +				
DEBRA K TR FOR EDWIN J +	4810 TRITON CT W	CAPE CORAL	FL	33904
BOMHOFF MELVIN F JR +	365 BONSAI ST	BALTIMORE	MD	21224
BORKOWSKI RAYMOND +	4428 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
BOWLIN NORMAND H +	22 EAGLES NEST RD	GOFFSTOWN	NH	03045
BOWMAN BERNARD K +	120 GOLF CLUB DR	KEY WEST	FL	33040
BRANDT RAYMOND K TR				
FOR RAYMOND K BRANDT	5109 SUNNYBROOK CT #12	CAPE CORAL	FL	33904
BRC EQUITY PARTNERS I LLC	643 CAPE CORAL PKWY E	CAPE CORAL	FL	33904
BREAULT MARLA L + JOHN E	346 SE 47TH ST	CAPE CORAL	FL	33904
BREEDING FRED H + CAROL	814 SE 46TH ST APT 1G	CAPE CORAL	FL	33904
BRENNAN MICHAEL E +	4563 SE 5TH PL # 105	CAPE CORAL	FL	33904
BRIAN COURT CONDO	4619 SE 5TH PL	CAPE CORAL	FL	33904
BRODERICK DENNIS A +				
BRODERICK BARBARA L M	9237 178TH ST	TINLEY PARK	IL	60487
BROWN F D + CATHERINE L	4816 MARINE DR #4	CAPE CORAL	FL	33904
BROWN KENNETH L +	404 NANTASKET AVE	HULL	MA	02045
BROWN WILLIAM D +	4629 SE 5TH AVE # 102	CAPE CORAL	FL	33904
BUCKWALTER HAROLD S +				
SYBIL + ROLAND MILDRED	6337 OKLAHOMA RD	SYKESVILLE	MD	21784
BUECKERT ROBERT D	620 VICTORIA DR #3	CAPE CORAL	FL	33904
BUILDERS GRADE LLC	1985 CEDAR BRIDGE AVE	LAKEWOOD	NJ	08701
BUNDY MARY KATHRYN +	4123 HILL BROOK DR	LOUISVILLE	KY	40220
BURGESS SCOTT	322 SE 47TH ST	CAPE CORAL	FL	33904
BURKE EDRIC N + GOODING				
WAVERLY E J/T	222 SE 47TH ST	CAPE CORAL	FL	33904
BURKE HELEN M TR FOR				
HELEN M BURKE TRUST	4541 SE 5TH PL APT 207	CAPE CORAL	FL	33904
BURKHARDT LINDA L	4539 SE 6TH PL APT 1A	CAPE CORAL	FL	33904
BURNS RONALD + KRISTINA	112 MIRAGE BLVD	BARNEGAT	NJ	08005
BUSCH HANS-JURGEN +				
CARDWELL ISOLDA M H/W	4707 SE 5TH AVE #203	CAPE CORAL	FL	33904
BUSH CHRISTOPHER A +				
PRINCIPE-BUSH WANDY R +	PO BOX 155	HELLERTOWN	PA	18055
BUSH JACKIE A	347 SE 46TH LN	CAPE CORAL	FL	33904
CALDERONE ANTONINA	17115 DEER RUN DR	ORLAND PARK	IL	60467
	4525 COUNTRY CLUB BLVD			
CALIFANO PAULINE	APT 108	CAPE CORAL	FL	33904

CALOOSAHATCHEE LODGE				
#2395 LOYAL ORDER OF	419 CAPE CORAL PKWY E	CAPE CORAL	FL	33904
CAMBIO ROSE A TR FOR				
ROSE A CAMBIO TRUST	4148 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
CAMPAIGN MURIEL A	4624 SE 6TH AVE # 1G	CAPE CORAL	FL	33904
CAMPANO JEAN + LOUIS	706 NORTHFIELD RD	BEDFORD	OH	44146
CAMPBELL ELLEN A 1/2 +				
CAMPBELL ELLEN A PER REP				
FOR JOHN R LYTL E ST 1/2	2629 CARDINGTON GREEN	UNIONTOWN	OH	44685
CAMPBELL SUSAN J +				
CANDELARIA ANGEL L T/C	4629 SE 5TH PL #15	CAPE CORAL	FL	33904
CAMPI JAMES RUSSELL +	13 MARINERS CT	CROSSVILLE	TN	38558
CAMPI JOSEPH P TR + VISTA				
GOEBEL LLC + BELLISSIMO	4320 INTRACOASTAL DR	HIGHLAND BEACH	FL	33487
CANALE PETER	4608 SE 6TH AVE # 1A	CAPE CORAL	FL	33904
CANARY PALM CONDO	4704 SE 6TH AVE	CAPE CORAL	FL	33904
CAPE CORAL CARISSA	5111 SANTA ROSA CT	CAPE CORAL	FL	33904
CAPE CORAL FINANCE LLC				
IAN BRUCE EICHNER	30 W 21ST ST FL 11	NEW YORK	NY	10010
CAPE CORAL KIWANIS	PO BOX 100006	CAPE CORAL	FL	33910
CAPE SHORE	4538 SE 5TH PL	CAPE CORAL	FL	33904
CAPE TRUST INVESTMENTS	13335 SW 124TH ST STE 107	MIAMI	FL	33186
CAPE VILLANOVA CONDO	620 VICTORIA DR	CAPE CORAL	FL	33904
CAPITAL PROPERTIES				
GROUP INC TR FOR CAPITAL	3364 CLEVELAND AVE	FORT MYERS	FL	33901
CAPITAL PROPERTY	8301 SUMMER AVE	FORT MYERS	FL	33908
CAPONIGRO MARIO +	4736 194TH ST	FLUSHING	NY	11358
CAPOTORTO CONCETTA M				
+ CAPOTORTO PAUL M T/C	134 SE 33RD ST	CAPE CORAL	FL	33904
CAPOTORTO PAUL M +				
ELBON CARTER + CONCETTA	134 SE 33RD ST	CAPE CORAL	FL	33904
CARDER RHONDA J	4525 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
CARIBBEAN BREEZE CONDO	4717 SE 4TH PL	CAPE CORAL	FL	33904
CARL GRUNDBERG REAL				
ESTATE HOLDINGS LLC +				
SUE GRUNDBERG REAL	PO BOX 90725	ANCHORAGE	AK	99509
CARNOVALE ANTHONY EST	6 WILDWOOD DR	DERRY	NH	03038
CARPENTER LINDA A +	4520 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
CARPENTER RICHARD B +	PO BOX 2093	FORT MYERS	FL	33902
CARR JOSEPH G + MARILYN	632 VICTORIA DR APT 206	CAPE CORAL	FL	33904
CARR TERESA LYNN	318 SE 47TH ST	CAPE CORAL	FL	33904
CARROLL JAMES P +	12374 KENWOOD LN STE 35	FORT MYERS	FL	33907
CARTMAN & CLOUD LLC	157 CENTENNIAL DR	AVON LAKE	OH	44012
CASA DE RUBICAN CONDO	4708-4712 SE 5TH PL	CAPE CORAL	FL	33904
CASA MARBELLA AMERICAN				
CONDO MGMT	PO BOX 100399	CAPE CORAL	FL	33910

CASE MICHAEL W 75% +	17570 N TAMIAMI TRL STE			
COLLINS SUSAN + CLE 25%	2	NORTH FORT MYERS	FL	33903
CASEY KAREL G	4550 SE 5TH PL # 102	CAPE CORAL	FL	33904
CASEY PATRICK L	PO BOX 100429	CAPE CORAL	FL	33910
CASTILLO LUIS A +				
SUMMERS JEANET T H/W	1927 SE 8TH AVE	CAPE CORAL	FL	33990
CATERINACCI JOHN JR	2788 E STREETSBORO RD	HUDSON	OH	44236
CATERSON BERYL +				
BRENNAN KIRK P +	1950 PIMA DR N	LAKE HAVASU CITY	AZ	86403
CAUCHON RICHARD P +	241 SALT SPRINGS ST	FAYETTEVILLE	NY	13066
CAVALIERI MARION	4614 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
CAVANAUGH FRANK	14060 KING RD	HOMER GLEN	IL	60491
CERZA JOSEPH S	2907 SEIDENBERG AVE	KEY WEST	FL	33040
CHANGAR KRIS + CHANGAR	12505 LIBERTY AVE	SOUTH RICHMOND HILL	NY	11419
CHAPUT ELLEN A	31 ALLEN PL	HARTFORD	CT	06106
CHARKOWSKIE LUCILLE M +				
CHARKOWSKI PAUL E J/T	632 VICTORIA DR #103	CAPE CORAL	FL	33904
CHARLESTON GARY R	4805 SORRENTO CT APT 6	CAPE CORAL	FL	33904
CHERWATY LINDA G + JOHN	4561 SE 5TH PLACE APT 202	CAPE CORAL	FL	33904
CHOCHON STEPHEN + JON	520 S 178TH ST	OMAHA	NE	68118
CHRISMAN ROGER L +				
CHRISMAN DAVID J +	3760 CARRINGTON CIR	FORT COLLINS	CO	80525
CHURCH PATRICIA KAY +				
HOLMES THOMAS R J/T	2713 SOUTHERNHILLS BLVD	SPRINGFIELD	MO	65804
CIAO WOOD FIRED PIZZA				
AND TRATTORIA INC	1901 SE 13TH ST	CAPE CORAL	FL	33990
CIARLA GIUSEPPA +	4427 COUNTRY CLUB BLVD			
JIULIANA + TOKANEL STELLA	#14	CAPE CORAL	FL	33904
CIRCLE K STORES INC	1130 W WARNER RD	TEMPE	AZ	85284
CIRRINCIONE BENJAMIN	4242 N CENTRAL AVE	CHICAGO	IL	60634
CIRRINCIONE KAREN	12 SHORESIDE	SOUTH BARRINGTON	IL	60010
CLAUS CRAIG R + MARIAN A	342 SE 46TH LN	CAPE CORAL	FL	33904
CLEMONS CARLA +	4427 COUNTRY CLUB PKWY	CAPE CORAL	FL	33904
CLENDENEN DAWN M	4803 SUNSET CT # 104	CAPE CORAL	FL	33904
COAST TO COAST				
ACQUISITIONS	4645 SE 11TH PL STE 103	CAPE CORAL	FL	33904
COCCIA JOHN RAYMOND	256 SE 46TH ST	CAPE CORAL	FL	33904
COFFEY BILLY R +				
RAYBOURN KEITHIA D H/W	1250 THOMAS PALMER CT	LAWRENCEVILLE	GA	30043
COHN LINDA J	8 SHERWOOD DR	NORWOOD	MA	02062
COLE FD PORTFOLIO VII LLC	PO BOX 1017	CHARLOTTE	NC	28201
COLEMAN RONALD SR +	749 CARLTON RD	CLIFTON PARK	NY	12065
COLLET DARLENE	4432 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
COLLIE H CRIS	335 SE 47TH ST	CAPE CORAL	FL	33904
COLLINS PATRICK A +	4541 SE 5TH PL # 101	CAPE CORAL	FL	33904
COMMERCIAL LANDING	4645 SE 11TH PL	CAPE CORAL	FL	33904
CONARRO JOHN W +	12657 BRANFORD ST	CARMEL	IN	46032

CONROY JOHN A + SANDRA	610 VICTORIA DR #102C	CAPE CORAL	FL	33904
COPPENS ANDREW	330 SE 47TH TER	CAPE CORAL	FL	33904
CORAL BREEZE CONDO	4616 SE 6TH AVE	CAPE CORAL	FL	33904
CORAL GARDEN CONDO	4835-39 TRITON CT E	CAPE CORAL	FL	33904
CORAL ISLE CONDO PH I-II-	4620-4626 SE 5TH PL	CAPE CORAL	FL	33904
CORCIONE JOHN + VANESSA	4427 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
CORONADO COURT CONDO	3046 DEL PRADO BLVD STE	CAPE CORAL	FL	33904
CORRAO FRANK P +	4543 SE 6TH PL APT 2D	CAPE CORAL	FL	33904
COUNTRY CLUB PLACE	4515-4525 COUNTRY CLUB	CAPE CORAL	FL	33904
COURSOLLE VICTOR A +	4604 SE 5TH PL #102	CAPE CORAL	FL	33904
CRANE KAREN A	244 SE 47TH TER	CAPE CORAL	FL	33904
CRANFORD DAVID	4802 TUDOR DR #209	CAPE CORAL	FL	33904
CREAMER JANET + HEISLER	808 SE 46TH LANE	CAPE CORAL	FL	33904
CROKER BONNIE JEAN TR				
FOR CROKER TRUST	4807 SUNSET CT APT 605	CAPE CORAL	FL	33904
CROMPTON GENENE	414 N MIDLAND AVE UNIT 2	SADDLE BROOK	NJ	07663
CROMPTON JOSEPH T JR +	4629 SE 5TH PL APT 14	CAPE CORAL	FL	33904
CROWELL KEITH D + SUSAN	269 POOR FARM RD	LYMAN	ME	04002
CULOTTA THOMAS A TR				
FOR THOMAS A CULOTTA	23 E CONGRESS ST	VILLA PARK	IL	60181
CULP RONALD L + SANDRA L	PO BOX 104	LAKELAND	MI	48143
CUMBERFORD BRENT	1792 MISSOURI ST	SAN DIEGO	CA	92109
CUNNINGHAM THOMAS	607 SE 47TH ST # 3	CAPE CORAL	FL	33904
CURTIS GLENN M + JULIE M	346 SE 46TH LN	CAPE CORAL	FL	33904
CZYS SAMUEL J + JUDITH A				
TR FOR CZYS TRUST	3768 JANELLE LN	COTTAGE GROVE	WI	53527
DAFFNER DONALD	273 SE 46TH TER	CAPE CORAL	FL	33904
DALE JAMES A + MASSI	20600 ALDERCROFT			
BARBARA G TR J/T FOR B +	HEIGHTS RD	LOS GATOS	CA	95033
DALY JOHN + MAUREEN P	632 VICTORIA DR #208	CAPE CORAL	FL	33904
DAMILIO SAMUEL A	4718 SE 5TH AVE #6	CAPE CORAL	FL	33904
DANISI FRANCIS M	4549 SE 5TH PL #112	CAPE CORAL	FL	33904
DANZIGER ARNOLD	2652 CROSEY AVE APT 16H	BROOKLYN	NY	11214
DARCANGELO MARK +	4045 RIDGEBROOK BEND	CUMMING	GA	30028
DASILVA JOSEPH JR + MARY-	33 TADDY AVE	WARREN	RI	02885
DAUM STEPHEN + SUSAN	22 LINCOLN ST	NORTH HAVEN	CT	06473
DAVIS WALTON V + DRAGO				
FRANCES T H/W	5111 SANTA ROSA CT # 2D	CAPE CORAL	FL	33904
DAWSON MARIANNE	715 SE 47TH ST APT 101	CAPE CORAL	FL	33904
DAY ROBERT L TR FOR				
ROBERT L DAY TRUST	4549 SE 5TH PL # 212	CAPE CORAL	FL	33904
DEBEVEC JAMES V +	1942 BRUSHVIEW DR	RICHMOND HEIGHTS	OH	44143
DEEMS PHILIP G + SUSAN S	2804 DEL PRADO BLVD #202	CAPE CORAL	FL	33904
DEFILY LEONARD C +	1438 FAIRWAY DR	GLENDALE HEIGHTS	IL	60139
DELIE RICHARD A + BOREK	5121 SUNNYBROOK CT #23	CAPE CORAL	FL	33904
DELORA RALPH A + DELORA	PO BOX 101377	CAPE CORAL	FL	33915
DELUCA JOHN + THERESA	4610 SE 5TH PL # 101	CAPE CORAL	FL	33904

DEPUTY JEROME A + RITA A	5109 SUNNYBROOK CT APT	CAPE CORAL	FL	33904
DERDERIAN GUS V +	268 SE 46TH TER	CAPE CORAL	FL	33904
DERMAN GLORIA TR	5103 SUNNYBROOK CT APT	CAPE CORAL	FL	33904
DERSHEM PATRICIA	1519 TORBERT LN	JERSEY SHORE	PA	17740
DESESA JOHN A JR + DAWN	7231 HEAVEN LN	FORT MYERS	FL	33908
DESILVA ELIAS P + MARIA	4803 SUNSET CT APT 404	CAPE CORAL	FL	33904
DEWANE FRANK J DIOCESE	1000 PINEBROOK RD	VENICE	FL	34285
DEYHLE SHARON	715 RIVER DR	LINWOOD	NJ	08221
DICK EDWIN D + JILL N	3246 WOODLAND PARK	WAUBAY	SD	57273
DIFIGLIA DIANA + EYRING	129 WEST SHOR DR	MASSAPEQUA	NY	11758
DIGGIN JOHN J + ESHBACH				
CONSTANCE E H/W	11 BENJAMAN DR	ROCHESTER	MA	02770
DIORENZO PETER JR	4805 SORRENTO CT	CAPE CORAL	FL	33904
DION BRUCE + MODELL-	4802 TUDOR DR APT 202	CAPE CORAL	FL	33904
DONAHUE MARGARET B TR				
FOR MARGARET B	119 KELLY RD	SOUTH WINDSOR	CT	06074
DONARUMMA ANGELO J +	1607 PICCADILLY WAY	SAINT JAMES	NY	11780
DONATO VINCENT + ANITA	805 SE 46TH LN #103	CAPE CORAL	FL	33904
DONELSON ROBERT A	14018 E 106TH PL	COMMERCE CITY	CO	80022
DORAZIO ROBERT	PO BOX 164	WINOOSKI	VT	05404
DORSEY WAYNE W + MARY	8458 S 85TH CT	HICKORY HILLS	IL	60457
DOSS MILLARD O TR	4620 CORONADO PKWY	CAPE CORAL	FL	33904
DOTSETH JOHN +	2220 MATHEWS ST	MENOMONIE	WI	54751
DOUCETTE GERALD R	4423 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
DOYLE NANCY J	4629 SE 5TH PL #11	CAPE CORAL	FL	33904
DP INN LLC	61 ALVA DR	FORT MYERS BEACH	FL	33931
DRENGACS KENNETH E +	314 SE 47TH ST	CAPE CORAL	FL	33904
DRISCOLL MICHAEL +	9000 NEW DELHI PL	DULLES	VA	20189
DUGGINS MARK W + SUSAN	4616 SE 6TH AVE #201	CAPE CORAL	FL	33904
DULIN JIMMY-JOHN	9568 RENAISSANCE DR	SAINT JOHN	IN	46373
DUNN MARK D + KAREN E	2405 GALLOWAY CT	LOUISVILLE	KY	40245
DUNN PHILIP E + DARYLENE	7534 E COUNTY ROAD 12	BLOOMVILLE	OH	44818
DURANTE JOE + DURANTE	1225 SW 36TH TER	CAPE CORAL	FL	33914
DURANTE JOSEPH + GAIL	1225 SW 36TH TER	CAPE CORAL	FL	33914
DUSZYNSKI KATHLEEN J TR				
FOR KATHLEEN DUSZYNSKI	5121 SUNNYBROOK CT # 25	CAPE CORAL	FL	33904
DWYER GAIL ANN	621 SE 47TH ST #3	CAPE CORAL	FL	33904
EASTHAM-LEEP PARTNERS	5211 SKYLINE BLVD	CAPE CORAL	FL	33914
EBERHART CHRISTOPHER M	338 SE 47TH ST	CAPE CORAL	FL	33904
EBERLE DENISE L L/E	23091 TUCKAHOE RD	ALVA	FL	33920
EISTER PATSY A	5783 KENSINGTON LOOP	FORT MYERS	FL	33912
EKBERG ERIC + EKBERG	1132 W CAMELLIA WAY	MUSTANG	OK	73064
EKDAHL PAUL	4613 SE 5TH AVE # 110	CAPE CORAL	FL	33904
EKDAHL ROBERT A +	2509 RIDGEWIND WAY	WINDERMERE	FL	34786
EKDAHL WILLIAM + KAREN				
1/3 + REYNOLDS JOHN P +				
KRISTEN 1/3 + SHEILDS	918 GARDEN PLAZA	ORLANDO	FL	32803

ELBON CARTER L +				
CONCETTA M TR FOR	134 SE 33RD ST	CAPE CORAL	FL	33904
ELIAS EDUARDO	801 BRICKELL BAT DR #1271	MIAMI	FL	33131
ELLIOT JAMES R SR TR FOR				
JAMES R ELLIOT TRUST	1713 SE 43RD ST	CAPE CORAL	FL	33904
ELLIOTT ROBERT C	40 CONTINENTAL DR	MIDDLETOWN	RI	02842
ELLITHORPE JAMES A III	3904 SW 25TH PL	CAPE CORAL	FL	33914
ENGSTROM RODNEY	4807 SUNSET CT #403	CAPE CORAL	FL	33904
ENTRUST IRA SW FLORIDA	175 SHADROE COVE CIR			
LLC FBO IRA 60378TR	UNIT 1104	CAPE CORAL	FL	33991
ERICKSON JOCELYN ANN TR	PO BOX 61504	FORT MYERS	FL	33906
ESTOLA REINO E + DORIS J	E5102 N STAR RD	IRONWOOD	MI	49938
EVANS BERNARD F +	1715 BARLOW RD	HUDSON	OH	44236
EVANS MELVEL STUART	4819 TRITON CT W	CAPE CORAL	FL	33904
FABSITS BARBARA F	4539 SE 6TH PL 2A	CAPE CORAL	FL	33904
FACCONE MICHAEL +	24608 CUTSAIL DR	DAMASCUS	MD	20872
FAIRWAY MANORS CONDO				
AMERICAN CONDO MGMT	PO BOX 100399	CAPE CORAL	FL	33910
FAITH PRESBYTERIAN				
CHURCH OF CAPE CORAL	4544 CORONADO PKWY	CAPE CORAL	FL	33904
FALCON BAY CONDO	4707 SE 5TH AVE	CAPE CORAL	FL	33904
FARGNOLI OSWALD +				
MARION TR FOR OSVALD E	610 VICTORIA DR #101C	CAPE CORAL	FL	33904
FARRELL RICHARD +	45 GARDEN ST	SADDLE BROOK	NJ	07663
FEICHTHALER MARY	3200 SURFSIDE BLVD	CAPE CORAL	FL	33914
FERNANDEZ YAHAYDA	303 CAPE CORAL PKWY E	CAPE CORAL	FL	33904
FERRAN DANIEL N	4711 SE 5TH AVE # 7	CAPE CORAL	FL	33904
FETLAR LLC WAYPOINT	PO BOX 1226	OAKLAND	CA	94604
FIGUEREDO MAYELIN	4511 SE 14TH AVE	CAPE CORAL	FL	33904
FIRMSTONE SCOTT +	205 ELM DR	MOUNT PLEASANT	PA	15666
FIRMSTONE SCOTT J	205 ELM ST	MOUNT PLEASANT	PA	15666
FISCHER JOSEPH D TR +				
FISCHER TAMARA A TR FOR				
JOSEPH D FISCHER TRUST	8600 BELLAIRE HWY	BELLAIRE	MI	49615
FISHER D MARK	4710 MAPLE HOLLOW CT SE	KENTWOOD	MI	49508
FLAHERTY PATRICK B +				
DIANE TR FOR PATRICK B +	4519 SE 6TH PL APT 203	CAPE CORAL	FL	33904
FLEAGLE ROBERT G +	10 ARROWHEAD DR	DOUGLASSVILLE	PA	19518
FLECKMAN SOLOMON +	5 LOG RD	IRONIA	NJ	07845
FLORES RUGMILENA MARIA				
+ FLORES DURAN LUIS	2100 NW 11TH ST	CAPE CORAL	FL	33993
FLORIDA GOLD	4645 SW 11TH PL STE 103	CAPE CORAL	FL	33904
FLORIDA GULF VENTURE				
LLC RYAN COMPANIES US	50 S 10TH ST STE 300	MINNEAPOLIS	MN	55403
FLORIDAB LLC	11067 SEMINOLE PALM	FORT MYERS	FL	33966
FLOYD WILLIAM H JR	12021 FLINTLOCK LN	FORT MYERS	FL	33912
FLUETT DANIEL S + SMITH	1060 HEMLOCK LN	NAPERVILLE	IL	60540

FLYNN FRANK A III	1204 FLAMINGO DR	CAPE CORAL	FL	33904
FLYNN KATHLEEN TR FOR				
JACKMAN FLYNN TRUST	4807 SUNSET CT UNIT 701	CAPE CORAL	FL	33904
FONGARO DANIEL J +	2 DORI LANE	BARNEGAT	NJ	08005
FORBES RAISA	4541 SE 5TH PL #208	CAPE CORAL	FL	33904
FOSSELLA JAMES J +	64 LIVINGSTON AVE	CRANFORD	NJ	07016
FOUR PALMS CONDO	4829 TRITON CT E	CAPE CORAL	FL	33904
FRANKE JAMES J TR FOR				
JAMES M FRANKE TRUST	4832 TRITON CT E UNIT A	CAPE CORAL	FL	33904
FREDRICKS ROBERT +	567 BLOOMFIELD AV	NUTLEY	NJ	07110
FREY MELANIE S	4807 SUNSET CT # 207	CAPE CORAL	FL	33904
FRYE DENNIS	102 CANNON CIR	GREENVILLE	SC	29607
FUEHNER JAMES G + HELEN	146 PELLY RD	INDEPENDENCE	KY	41051
FUTURA I LLC	126 SW 49TH TER	CAPE CORAL	FL	33914
G GRANT 2 LLC + G GRANT 3	PO BOX 3118	FORT MYERS	FL	33918
G THOMAS TRUCKING LLC	4802 TUDOR DR #105	CAPE CORAL	FL	33904
GABRIELE JEFFREY +				
GABRIELE JEFFREY	6 WILLIAM STREET	BLOOMINGDALE	NJ	07403
GAERTNER MARK + SUSAN	4541 SE 5TH PL #102	CAPE CORAL	FL	33904
GAETA PETER	350 SE 47TH ST	CAPE CORAL	FL	33904
GANG GREGORY D +	1989 EVERLY LOOP	CAMDENTON	MO	65020
GARBER J D L/E	4411 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
GARLAND BRIEN	524 SW 25TH LN	CAPE CORAL	FL	33914
GARRAMONE VITO +	8045 252ND ST	JAMAICA	NY	11426
	1616 CAPE CORAL PKWY W			
GARTNER ANDREA	STE 102-305	CAPE CORAL	FL	33914
GAUSSELIN KENNETH A	4613 SE 5TH AVE #101	CAPE CORAL	FL	33904
GDM ACQUISITIONS LLC	17611 BOAT CLUB DR	FORT MYERS	FL	33908
GDN PROPERTIES LLC	4812 COUNTRY CLUB CT	STILLWATER	OK	74074
GELMINI JOHN A	4711 SE 5TH AVE #10	CAPE CORAL	FL	33904
GEM CONDO	608 SE 46TH TER	CAPE CORAL	FL	33904
GENSMER KIMBERLY R TR				
FOR KIMBERLY R GENSMER	PO BOX 155	PRIOR LAKE	MN	55372
GENTILE BLANCHE T	4818 TRITON CT W	CAPE CORAL	FL	33904
GETTY WILLIAM JOHN +				
DEBORAH + GETTY	4803 TRITON CT W #3	CAPE CORAL	FL	33904
GIANOPULOS BETTY L	274 GRANDVIEW DR	LAKE OZARK	MO	65049
GIARDINI INTERESTS LTD	6103 VALLEY FORGE DR # C	HOUSTON	TX	77057
GILL JAMES E + KAREN	5111 SANTA ROSA CT #1E	CAPE CORAL	FL	33904
GILLEN HENRY + MARIE	4629 SE 5TH AVE #203	CAPE CORAL	FL	33904
GILLESPIE ARLENE C TR FOR				
ARLENE GILLESPIE LIVING	5115 SUNNYBROOK CT #18	CAPE CORAL	FL	33904
GILROY KEVIN + ROBIN	272 SE 46TH TER	CAPE CORAL	FL	33904
GLADICK WILLIAM P +	2407 SW 39TH TER	CAPE CORAL	FL	33914
GLENN EDWARD M + LINDA	5821 BRENDA BLVD	GREENWOOD	IN	46143
GLOBAL CENTER LLC	708 SE 46TH LN	CAPE CORAL	FL	33904
GLOBAL CENTER LLC	708 SE 46TH LN	CAPE CORAL	FL	33904

GNIP GLORIA S TR FOR				
GLORIDA GNIP TRUST	4706 SE 4TH PL #15	CAPE CORAL	FL	33904
GOETZ HERBERT TR +				
GOETZ LYDIA TR FOR	PO BOX 101700	CAPE CORAL	FL	33910
GONDOLIER CONDO				
AMERICAN CONDO MGMT	PO BOX 100399	CAPE CORAL	FL	33910
GONZALO BARBARA J	2811 SE 5TH CT	CAPE CORAL	FL	33904
GONZALO BARBARA J	4719 SE 6TH AVE	CAPE CORAL	FL	33904
GOOD MICHELENE D	PO BOX 101085	CAPE CORAL	FL	33910
GOODENOW NANCY	241 SE 47TH TER	CAPE CORAL	FL	33904
GOODROW ALBERT W +	779 HIGHLAND AVE	NEEDHAM HEIGHTS	MA	02494
GRAND CAYMAN CONDO				
AMERICAN CONDO MGMT	PO BOX 100399	CAPE CORAL	FL	33910
GRECO ANTHONY TR 1/3				
INT + GRECO ROBERT I TR				
1/3 INT + GREGO ANTHONY	1507 SW 58TH LN	CAPE CORAL	FL	33914
GRECO DOMINIC + HSIU	2238 SW 15TH AVE	CAPE CORAL	FL	33991
GREENE SHERRI + GAINLEY				
TOYI LUANNE J/T	4524 SE 5TH PL #2	CAPE CORAL	FL	33904
GREENWELL BRYAN C	3906 SE 20TH AVE	CAPE CORAL	FL	33904
GREGG DEAN R + TAMRA P	1110 COUNTY RD 101 N	PLYMOUTH	MN	55447
GREGORY RUSSELL T +	3317 PRESTON SHORE DR	HARRISONBURG	VA	22801
GREY DONALD R + EMILY	618 SE 46TH LN	CAPE CORAL	FL	33904
GRIEST TERESA E + WOOD	730 SHARAR CT	CAPE CORAL	FL	33904
GRIFFIN DENNIS P +	4549 SE 5TH PL # 111	CAPE CORAL	FL	33904
GRIFFITH MERNA E L/E	229 SE 47TH TER	CAPE CORAL	FL	33904
GROSS BARBARA E TR	4563 SE 5TH PL#106	CAPE CORAL	FL	33904
GROSSO ROCCO RAYMOND				
TR + GROSSO JULIO TR +				
EQUALE JOSEPH A TR FOR	4 OAKLAND HEIGHTS	BETHEL	CT	06801
GRYGIEL JOSEPH E II +				
GRYGIEL CHRISTINA M H/W	410 QUIET FIELD CT	SAINT PETERS	MO	63376
GUENNEL ARLENE TR FOR				
GUENNEL TRUST	14740 EAGLES LOOKOUT CT	FORT MYERS	FL	33912
GUIDOLIN RONALD G +	736 S MONTEREY	VILLA PARK	IL	60181
GUSSEL BARBARA A TR FOR	5121 SUNNYBROOK CT APT			
GUESSEL FAMILY TRUST	27	CAPE CORAL	FL	33904
GUTHRIE CHARLES V +	4624 SE 6TH AVE APT 1K	CAPE CORAL	FL	33904
GWK49 LLC + DMK50 LLC	12550 PANASOFFKEE DR	NORTH FORT MYERS	FL	33903
HALEY RICHARD W TR +				
STITES BARBARA J TR H/W				
FOR RICHARD W HALEY	510 WILDWOOD PKWY	CAPE CORAL	FL	33904
HALL BION B JR + DEBRA L	620 VICTORIA DR APT 6	CAPE CORAL	FL	33904
HALLEE MARC R + MICHELE	43 CHAMPION VILLA DRIVE	HOUSTON	TX	77069
HALLEE MICHELE L S TR FOR				
MICHELLE L S HALLEE TRUST	43 CHAMPION VILLA DRIVE	HOUSTON	TX	77069
HALLMAN EDWIN G + INEZ	5115 SUNNYBROOK CT #15	CAPE CORAL	FL	33904

HALLSTROM BRUCE	4717 SE 4TH PL #4	CAPE CORAL	FL	33904
HAMLIN J E + JEAN L	251 S E 46TH ST	CAPE CORAL	FL	33904
HAMMOND JAMES +	5115 SUNNYBROOK CT #21	CAPE CORAL	FL	33904
HANCOCK BUILDERS LLC	1985 CEDAR BRIDGE AVE	LAKEWOOD	NJ	08701
HANISZEWSKI JOSEPH R TR + HANISZEWSKI ROSINA TR				
FOR JOSEPH R + ROSINA	221 BELMONT CT EAST	N TONAWANDA	NY	14120
HANSEN DORIS U	5109 SUNNYBROOK CT APT	CAPE CORAL	FL	33904
HARMON PAUL E +	730 ASHLEY FOREST DR	HIXSON	TN	37343
HARRIS MABEL C	818 SE 46TH ST #1D	CAPE CORAL	FL	33904
HASKELL BARBARA A	610 VICTORIA DR #101B	CAPE CORAL	FL	33904
HASLETT MICHAEL +	95 WALNUT ST	OAKLAND	NJ	07436
HEADD DAVID + PIERCE	4704 SE 5TH PL APT B	CAPE CORAL	FL	33904
HEADLEY DONALD +	823 NE 41ST ST	CAPE CORAL	FL	33990
HEATHERTON MANOR	4711 SE 5TH AVE	CAPE CORAL	FL	33904
HEISLER DONALD A	808 SE 46TH LN UNIT 1	CAPE CORAL	FL	33904
HELD HAROLD + SANFORD				
FLORENCE + HELD JOSEPH	4626 SE 5TH PL APT 201	CAPE CORAL	FL	33904
HEMPSTED GEORGE SCOTT	3783 GROVE RD	GREEN BAY	WI	54311
HENDERSON JOHN JR +	207 SENECA BLVD	BARNEGAT	NJ	08005
HENKEL ARLENE M	120 CARMEL AVE APT 4	GALION	OH	44833
HENWOOD ROBERT D +	1309 SE 29TH TER	CAPE CORAL	FL	33904
HIGGINS MARGARET ANNE	3606 W SAYMORE LANE	PEORIA	IL	61615
HILL DORIS E TR FOR DORIS	893 CYPRESS LAKE CIR	FORT MYERS	FL	33919
HMC ASSETS LLC TR FOR	2015 MANHATTAN BEACH			
CAM X TRUST	BLVD STE 200	REDONDO BEACH	CA	90278
HOFFMAN LINDA A	2605 LEFFINGWELL NE	GRAND RAPIDS	MI	49525
HOGAN JAMES	4805 LAKEWOOD DR	WILLIAMSON	NY	14589
HOGREFE CLARENCE F TR				
FOR CLARENCE F HOGREFE	4235 SE 20TH PL APT B301	CAPE CORAL	FL	33904
HOLIGA ANNETTE +	139 BAKER AVE	HERMITAGE	PA	16148
HOLL MILTON H + JEANETTE	1800 DECORAH RD	WEST BEND	WI	53095
HOLLANDER RICHARD H +	806 SE 46TH ST #1E	CAPE CORAL	FL	33904
HOLLIDAY GEORGE H +				
DORIS TR FOR HOLLIDAY	4440 VIVIAN ST	BELLAIRE	TX	77401
HOLTSCHULTE JAMES D TR	4525 COUNTRY CLUB BLVD			
FOR JAMES D HOLTSCHULTE	#207	CAPE CORAL	FL	33904
HOMAN GAIL P	632 VICTORIA DR APT 102	CAPE CORAL	FL	33904
HONAKER TAMARA D	327 MAIN ST	PINEY FLATS	TN	37686
HOOD OF SOUTH CAPE LLC	4732 N AUSTIN AVE	CHICAGO	IL	60630
HOOD OF SOUTH CAPE LLC	5761 WEST HIGGINS	CHICAGO	IL	60630
HOOPER ANNA MARIA L	4613 SE 5TH AV #204	CAPE CORAL	FL	33904
HORNEY MICHAEL + RADIN	7 MONDAVI LN	SETAUKET	NY	11733
HORRICK ANDREW C JR +				
HORRICK TERRY J H/W	4632 SE 5TH PL UNIT 6	CAPE CORAL	FL	33904
HORSESHOE INVESTMENT	1689 EDITH ESPLANADE	CAPE CORAL	FL	33904
HOUSTON JAMES L III	10208 WEST PALMER DR	SUN CITY	AZ	85351

HOWANSTINE ANGELINE A TR FOR HOWANSTINE	909 SE 46TH LANE	CAPE CORAL	FL	33904
HOWES REAL PROPERTY MANAGEMENT LLC	60 OCEAN STATE DR	NORTH KINGSTOWN	RI	02852
HUCZEK NORMA G TR FOR HUCZEK REALTY TRUST II	1206 SE 46TH ST 2B	CAPE CORAL	FL	33904
HUGHES RICHARD F + LARRACEY HOPE D J/T	4802 TUDOR DR # 208	CAPE CORAL	FL	33904
HUGHES WILLIAM D + RAE L	809 SE 46TH LN	CAPE CORAL	FL	33904
HUGUET HORACE	501 W GLENOAKS BLVD #	GLENDAL	CA	91202
HULSLANDER DONALD J	3906 SE 19TH PL	CAPE CORAL	FL	33904
HUNT ROBERT L	5107 SANTA ROSA CT #1A	CAPE CORAL	FL	33904
HUSSEY JOHN A JR + DENISE	3 ABERJONA DR 1245 S CLEVELAND-	WOBURN	MA	01801
HUTH RICHARD R	MASSILLON RD STE 8	COPLEY	OH	44321
IMPERIAL INVESTMENTS 11 INGALLINERA ROSE ANN M	4645 SE 11TH PL STE 103	CAPE CORAL	FL	33904
TR FOR ROSE ANN	710 CREEKSIDE DR	MOUNT PROSPECT	IL	60056
ISLAND RETREAT LLC	312 BROADWAY	EVERETT	MA	02149
JACOBSON LORENA W	8509 N 107TH ST	MILWAUKEE	WI	53224
JADE REALTY TRUST	3 ABERJONA DR	WOBURN	MA	01801
JAKAITIS DEBRA M	15 HILTON AVE	WORCESTER	MA	01604
JAMES DIANE L + PETER R	55 BRANDEN WAY	TOLLAND	CT	06084
JAMISON STEPHEN R	805 SE 46TH LANE # 201	CAPE CORAL	FL	33904
JASPER PLACE CONDO	4611 SE 5TH PL	CAPE CORAL	FL	33904
JE HICKMAN ENTERPRISES LLC JOAN HICKMAN	3037 INDIAN DR	BELLE ISLE	FL	32812
JEFFRIES EDWIN E JR + JEFFRIES BEVERLY S J/T	4550 SE 5TH PL #201	CAPE CORAL	FL	33904
JEMCM LLC	169 LAKE THOMAS DR	WINTER HAVEN	FL	33880
JENNINGS DANIEL E	815 SE 47TH ST	CAPE CORAL	FL	33904
JEVNIKAR MARIANNE TR FOR MARIANNE JEVNIKAR	9535 LISMORE LN	MENTOR	OH	44060
JMP PROPERTY HOLDINGS	622 SE 47TH TER	CAPE CORAL	FL	33904
JOEL R SHAPIRO	9313 OLD KINGS RD S	JACKSONVILLE	FL	32257
JOHNSON ANGELA R	315 EASTERN PKWY #4B	BROOKLYN	NY	11238
JOHNSON MARY	230 SE 46TH LN	CAPE CORAL	FL	33904
JOHNSON TODD E + DONNA	264 SE 46TH TER	CAPE CORAL	FL	33904
JONES DONNA L	2115 KANSAS AV	MCKEESPORT	PA	15131
JONES JENNIFER D	252 SE 46TH ST	CAPE CORAL	FL	33904
JONES RICHARD TR + JONES PATRICIA ANN TR FOR	9710 CROSS CREEK DR NE	GREENVILLE	IN	47124
JONES THOMAS D	305 SE 47TH TER	CAPE CORAL	FL	33904
JORDAL PROPERTIES LLC	PO BOX 838	CAPE MAY COURT HOUSE	NJ	08210
JORDAN JOHN H	248 SE 47TH TER	CAPE CORAL	FL	33904
JUSTICE MICHAEL	4516 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
JWN3627 LLC	PO BOX 5541	HOPKINS	MN	55343

KALPIN BARBARA	5111 SANTA ROSA CT 1C	CAPE CORAL	FL	33904
KAMINSKY FRED + CAROL	9703 SW 133TH PL	MIAMI	FL	33186
KAPADIA SAM	4427 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
KASTNER JOHN E +	6313 CEDAR LAKE BLVD	FARIBAULT	MN	55021
KAURA SATYIN + RASHMI	18 BEAVER DARN RD	RANDOLPH	NJ	07869
KEENE MARLENE DIANE +				
HUGHES PRIAM J/T	4706 SE 4TH PL #11	CAPE CORAL	FL	33904
KELLEY CYNTHIA E	4561 SE 5TH PLACE APT 101	CAPE CORAL	FL	33904
KELLOGG JOYCE H + JUAN P	607 SE 47TH ST #7	CAPE CORAL	FL	33904
KELLY EILEEN M +				
ROTHNEM BRADFORD T +				
GENSMER KIMBERLY R TR	PO BOX 64	PRIOR LAKE	MN	55372
KELLY JOSEPH G + ROSEANN	14021 UPPER MAPLE DR	CLARKS SUMMIT	PA	18411
KELLY WILLIAM J +				
GALLAGHER DOREEN T J/T	4706 SE 4TH PL #10	CAPE CORAL	FL	33904
KERSHAW THOMAS +				
ROSEMARY TR FOR	5626 RIVERSIDE DR	CAPE CORAL	FL	33904
KEYAK JOSEPH	5107 SANTA ROSA CT #2A	CAPE CORAL	FL	33904
KING KEITH M	302 SE 47TH ST	CAPE CORAL	FL	33904
KIRKPATRIK JAMES R +	4427 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
KISH TIMOTHY J + MARY B	3637 ASCOT DR	BRUNSWICK	OH	44212
KLEINLAUT PAUL A +	110 GLEN AVE	NORWOOD	NJ	07648
KOESTER SAMANTHA R +				
KOESTER ZACHARY E T/C	4828 MANOR CT	CAPE CORAL	FL	33904
KOHLMEYER LAURA E	4616 SE 6TH AVE #101	CAPE CORAL	FL	33904
KOJO LLCC	434 SE 47TH TERR STE B	CAPE CORAL	FL	33904
KOLAR SHAWN + BRANDY D	136 EL DORADO PKWY W	CAPE CORAL	FL	33914
KOLB CHRISTINE D KIRSTINE	2500 N MILITARY TRL STE			
M CHAPMAN PA	240	BOCA RATON	FL	33431
KOLO ANTHONY HENRY	7619 LOCKLIN	WEST BLOOMFIELD	MI	48324
KOSTEK JEFFREY T + SUSAN	68 TURNER AVE	BUFFALO	NY	14220
KOTARSKY RICHARD A +	1461 MOHICAN DR	PITTSBURGH	PA	15228
KOVACIC NANCY H	17829 CANTERBURY RD	CLEVELAND	OH	44119
KOZA MICHAEL	2731 SE SHELL PIT RD	ARCADIA	FL	34266
KRUEGER ROBERT C +				
JEANNE F TR FOR ROBERT +	662 HEMLOCK DR	WASHINGTON ISLAND	WI	54246
KUCZMA ANDREW S +	53 FOX HILL RD	CLINTON	CT	06413
KUIPO OF SW FLORIDA INC	PO BOX02156	POINT ROBERTS	WA	98281
KULESZA THEODORE F + K	6023 HULMEVILLE RD	BENSALEM	PA	19020
KUNICH FREDRIC KYLE +	619 MILFORD MOUNT			
SUSAN L	PLEASANT RD	MILFORD	NJ	08848
KUSY WALTER + CAROL A	325 SE 47TH TER	CAPE CORAL	FL	33904
LABBE NORMAND M +	1002 3RD ST E	LEHIGH ACRES	FL	33936
LACHENAUER EDWARD +	814 SE 46TH ST # 1F	CAPE CORAL	FL	33904
LACY LYNN TR + ROSE				
JAMES W JR TR FOR LACY-	1222 SW 51ST TERR	CAPE CORAL	FL	33914

LANESE DOMENICO TR FOR	4411 COUNTRY CLUB BLVD			
DOMENICO TRUST	#A4	CAPE CORAL	FL	33904
LANG STEFAN	PO BOX 101528	CAPE CORAL	FL	33910
LANGSTON MILTON	1263 HAVENWOOD DR	CORDOVA	TN	38018
LANNER MICHAEL + BLUMA	809 SE 46TH LN #209	CAPE CORAL	FL	33904
LANZA FRANK F + MARIA V	10 DAFFODIL LANE	WANTAGH	NY	11793
LANZA SEBASTIAN +	4549 SE 5TH PL #209	CAPE CORAL	FL	33904
LANZIONE JOHN	40033 STATE ROUTE 12	CLAYTON	NY	13624
LAPIO KAREN E + MALETTE	4807 SUNSET CT #607	CAPE CORAL	FL	33904
LARSON GARY G + PUPILLO	4711 SE 5TH AV #4	CAPE CORAL	FL	33904
LARY CHARLES E + RITA L	252 SE 45TH TER	CAPE CORAL	FL	33904
LATRONICO JOSEPH +	4608 SE 4TH PL #3	CAPE CORAL	FL	33904
LAUBENTHAL RICHARD C TR				
+ LAUBENTHAL CHRISTINE T				
TR FOR LAUBENTHAL TRUST	38594 LIBERTY LN	GRAFTON	OH	44044
LDA ASSOCIATES LLC	5009 SW 26TH PL	CAPE CORAL	FL	33914
LEDEN VIRGINIA M TR FOR				
VIRGINIA M LEDEN TRUST	1506 SE 36TH TER	CAPE CORAL	FL	33904
LEE COUNTY INVESTMENTS	18011 S TAMIAMI TR STE 16			
LLC	PMB 99F	FORT MYERS	FL	33908
LEE MEMORIAL HEALTH				
SYSTEM PROPERTY	636 DEL PRADO BLVD	CAPE CORAL	FL	33990
LENTZ RANDY + MICHELLE	10 NEAL RD	HOMER CITY	PA	15748
LEOPARD HAROLD J TR FOR				
HAROLD J LEOPARD TRUST	4538 SE 5TH PL APT 1	CAPE CORAL	FL	33904
LEROUX LEO R + LEROUX	136 SEFTON AVE	WARWICK	RI	02889
LEVY KIM + RUTH	2110 CLEVELAND AVE	FORT MYERS	FL	33901
LEWIS BARRY + LAURIE	171 E MARIANA AVE	NORTH FORT MYERS	FL	33917
LIBERTY CORAL	1 TAMPA CITY CENTER STE	TAMPA	FL	33602
LIHON SHELLEY + LIHON	613 SE 46TH TER APT A	CAPE CORAL	FL	33904
LINGLE JUDITH E	620 VICTORIA DR # 7	CAPE CORAL	FL	33904
LINK JOHN DAVID	342 SE 47TH ST	CAPE CORAL	FL	33904
LIZOTTE DANUTA	306 SE 46TH LN	CAPE CORAL	FL	33904
LOCHER CATHERINE L TR				
FOR CATHERINE L LOCHER	602 SE 46TH TER	CAPE CORAL	FL	33904
LOMBARDO GAETANO TR				
FOR GAETANO LOMBARDO	4810 SW 29TH AVE	CAPE CORAL	FL	33914
LOPEZ DANIA	3329 SE 1ST AV	CAPE CORAL	FL	33904
LORD DERICK CONDO	715 SE 47TH ST	CAPE CORAL	FL	33904
LOSAURO ROSEMARY	809 SE 46TH LN #207	CAPE CORAL	FL	33904
LOUW JOHN + ELIZABETH A	5103 SUNNYBROOK CT #5	CAPE CORAL	FL	33904
LUCAS DIANA L	8745 N PENNSYLVANIA ST	INDIANAPOLIS	IN	46240
LUCEY DICKY + LORNA	PO BOX 162	SAINT REGIS FALLS	NY	12980
LUNDBERG RICHARD +	3340 SE 17TH PL	CAPE CORAL	FL	33904
LYNN CONDO	4608 SE 6TH AVE	CAPE CORAL	FL	33904
M2D INVESTMENTS LLC	805 SE 46TH LN # 203	CAPE CORAL	FL	33904
MACFARLANE TIMOTHY E +	E9084 STATE ROAD 23	REEDSBURG	WI	53959

MACK PHYLLIS L EST	4619 SE 5TH PL #1	CAPE CORAL	FL	33904
MADERA AIDA	4710 SE 6TH AVE #1	CAPE CORAL	FL	33904
MAGBALON MICHAEL	93 AVALON WAY	THOMASVILLE	GA	31792
MAKOWSKI RICHARD L JR	4706 SE 4TH PL #14	CAPE CORAL	FL	33904
MALANOWSKI ANNETTE M + BRADY DOROTHY M +				
CHAMPAGNE CHERYL J +	3011 MALAN DR	PLYMOUTH MEETING	PA	19462
MALINOWSKI GLENDA M	4608 SE 4TH PL # 9	CAPE CORAL	FL	33904
MALLON MARY P +				
KOMOROWSKI FRANK J/T	8730 GREINERE RD	WILLIAMSVILLE	NY	14221
MALONE FRANCES +				
FRAZEE MARGARET A TR	142 SE 44TH ST	CAPE CORAL	FL	33904
MALONE JEANIE I + JOHN J	621 WATERTOWN ST APT	NEWTONVILLE	MA	02460
MALTESE ANGELO + CAROL	3722 MIAMI ST	SEAFORD	NY	11783
MANATEE BAY CONDO				
AMERICAN CONDO MGMT	PO BOX 100399	CAPE CORAL	FL	33910
MANGUM FRANCES W TR				
EST FOR MANGUM TRUST	4608 SE 6TH AV #1E	CAPE CORAL	FL	33904
MANN JEANNE E TR +				
MANN THOMAS F TR FOR	4528 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
MANN THOMAS F + MANN				
CORNELL + JEANNE E J/T	4610 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
MANNING LORI TR FOR				
LORI MANNING REVOC LIV	4711 SE 5TH AVE # 3	CAPE CORAL	FL	33904
MANNINO ROBERT A +	13814 POPPLETON CIR	OMAHA	NE	68144
MANVELL MARY B TR FOR				
MARY B MANVELL TRUST	5111 SANTA ROSA CT #1D	CAPE CORAL	FL	33904
MAPS FLATS LLC	2266 5TH AVE # 507	NEW YORK	NY	10037
MARIN ALMA REBECCA +				
MARIN JOSE RAFAEL W/H	4426 SW 15TH AVE	CAPE CORAL	FL	33914
MARINO MIKE	PO BOX 1706	KEY WEST	FL	33041
MARINO WILLIAM J L/E				
MARINO ROBERT +				
SINACORE LYDIA M +	4805 SORRENTO CT APT 8	CAPE CORAL	FL	33904
MARLIN MANAGEMENT INC	4601 SE 5TH AVE	CAPE CORAL	FL	33904
MARQUEZ RENE + SANDRA	3530 LONG IRON CT	NORTH FORT MYERS	FL	33917
MARSHALL + ILSLEY TRUST				
CO FOR HAROLD C GREISER				
TRUST ATTN REAL ESTATE	PO BOX 2980	MILWAUKEE	WI	53202
MARTIN JAMES + PATRICIA				
TR FOR JAMES H MARTIN				
TRUST 50% + FOR PATRICIA	4984 SEVILLE CT	CAPE CORAL	FL	33904
MARTINDALE EDWIN C +	341 SE 47TH TER	CAPE CORAL	FL	33904
MARTINEZ JOSE M +				
RODRIGUEZ ODELIZA T/C	17 LAUREL AVE	POMPTON LAKES	NJ	07442
MARTINEZ JUAQUIN +	4543 SE 6TH PL #1F	CAPE CORAL	FL	33904
MASLIN DAVID	4917 NORMANDY CT	CAPE CORAL	FL	33904

MASTERS WILLIAM + MARY	130 SW 57TH ST	CAPE CORAL	FL	33914
MATERNA SCOTT J	4561 SE 5TH PL #203	CAPE CORAL	FL	33904
MATTHIES FREDERICK J + B	1345 KIPING ST	DENVER	CO	80215
MAUE GARY E + PATRICIA M	3610 SE 1ST PL	CAPE CORAL	FL	33904
MAXIMUS HOLDINGS LLC	2656 NEPTUNE AVE	SEAFORD	NY	11783
MAXWELL VICTOR PELS TR + MAXWELL ELIZABETH				
BANGS TR FOR MAXWELL	10593 CARENA CIR	FORT MYERS	FL	33913
MAYCOTT MARY M TR FOR MARY M MAYCOTT TRUST	632 VICTORIA DR #101	CAPE CORAL	FL	33904
MAZURK KIM D TR FOR KIM D MAZURK LIVING TRUST	4632 SE 5TH PL #10	CAPE CORAL	FL	33904
MCBRIDE TIMOTHY F +	208 PEBBLE RIDGE CT	CRESSON	TX	76035
MCDONNELL BRIAN R TR FOR BRIAN ROBERT	6726 TENNESSEE AVE	DARIEN	IL	60561
MCDOWELL CHARLES JR + PEARL + MCDOWELL	617 SE 46TH TER	CAPE CORAL	FL	33904
MCELROY RODNEY L +	958-B TURKEY FOOT RD	WHEELERSBURG	OH	45694
MC GEE ROBERT D +	712 CRISFIELD WAY	ANNAPOLIS	MD	21401
MCLAIN DENNIS O + JACKIE	1741 CLIFFS LANDING # 6	YPSILANTI	MI	48198
MCLEOD PETER T + JANICE L	1708 GRINDSTONE CT	GREENFIELD	IN	46140
MCVEY ROBERT L + SHIRLEY	4541 SE 5TH PL #106	CAPE CORAL	FL	33904
MEAKER RUCKER	11629 TOWNSHIP ROAD	WYOMING	IL	61491
MEATH DANIEL J +	4546 SE 6TH PL #A	CAPE CORAL	FL	33904
MEDEIROS ARTHUR E + LOIS	80 FREETOWN ST	LAKEVILLE	MA	02347
MEJIA STEWART	4803 SUNSET CT #708	CAPE CORAL	FL	33904
MENDELSON JUNE E TR FOR JUNE E MENDELSON	4321 COUNTRY CLUB BLVD #105	CAPE CORAL	FL	33904
MENENDEZ CASIMIRO + MERMAID CONDO GPM	5309 HARRISON ST	HOLLYWOOD	FL	33021
CONDO ASSN MGMT INC	1319 MIRAMAR ST STE 101	CAPE CORAL	FL	33904
MEYER RYAN C	337 SE 47TH TER	CAPE CORAL	FL	33904
MICKLISCH INGOLF	5307 SKYLINE BLVD	CAPE CORAL	FL	33914
MIDEA DOMENICO II + MIKLAVCIC JOSEPH W TR	245 SE 47TH TER	CAPE CORAL	FL	33904
MIKLAVCIC BARBARA S TR FOR JOSEPH W MIKLAVCIC	PO BOX 419	PINELAND	FL	33945
MIKOLASHEK ROBERT C + MIKOLASIK DANIEL G +	4632 SE 5TH PL APT 8	CAPE CORAL	FL	33904
PAMELA + MIKOLASIK RYAN	4178 SNAOL LN	SHELBY TOWNSHIP	MI	48316
MILLER BETTY L	4641 PALM TREE BLVD #8	CAPE CORAL	FL	33904
MILLER ROBERT J + CAROLE J TR FOR ROBERT J +	4427 COUNTRY CLUB BLVD # I-1	CAPE CORAL	FL	33904
MILLIGAN BENJAMIN R	3320 OAKPARK DR	SALINE	MI	48176
MILMORE ROGER P	4544 SE 5TH PL #205	CAPE CORAL	FL	33904
MISOYIANIS MICHAEL G	4538 SE 5TH PL # 9	CAPE CORAL	FL	33904
MITCHELL DORIS J	11020 RUNNING TIDE CT	INDIANAPOLIS	IN	46236

MOEGLEIN WILLIAM N TR				
FOR WILLIAM N MOEGLEIN	4632 SE 5TH PL APT 2	CAPE CORAL	FL	33904
MONACO RAYMOND G +	8446 EVERGREEN LN	DARIEN	IL	60561
MONTROSS EDWARD C III				
TR FOR EDWARD C	673 SILVER CREEK RD	MONTROSE	PA	18801
MOON ELAINE M	4628 SE 6TH AVE APT 1E	CAPE CORAL	FL	33904
MOORE RICHARD L + PEGGY	5121 SUNNYBROOK CT #26	CAPE CORAL	FL	33904
MOORE WILLIAM G +				
CAROL A TR FOR W G + C A	818 SE 46TH ST #2B	CAPE CORAL	FL	33904
MORALES ADELA	4600 SUMMERLIN RD SUITE	FORT MYERS	FL	33919
MORALES MAYDELINE	306 SE 47TH ST	CAPE CORAL	FL	33904
MOROSCO WAYNE +	234 SE 46TH LN	CAPE CORAL	FL	33904
MORRIS DAVID	13642 PINE VILLA LN	FORT MYERS	FL	33912
MORRISON STEVEN L +	104 PATRICK DR	JEANNETTE	PA	15644
MOSOLGO RICHARD N +				
CAVENDER-MOSOLGO	114 N NEWARK RD	BARNEGAT	NJ	08005
MOSS ROBERT R + ELLEN A	30 WHITE STONE CT	MOUNT LAUREL	NJ	08054
MOULDER CHRISTOPHER J	4807 SUNSET CT # 507	CAPE CORAL	FL	33904
MTM REAL ESTATE	5353 CORTEZ CT	CAPE CORAL	FL	33904
MUELLER JAMES H	4805 SORRENTO CT APT 9	CAPE CORAL	FL	33904
MUELLER PETER + BIRGITT	3106 BRAY RD	VIRGINIA BEACH	VA	23452
MULINARO JOHN D + MARA	1701 E 77TH ST	INDIANAPOLIS	IN	46240
MULLANE THOMAS	5121 SUNNYBROOK CT # 24	CAPE CORAL	FL	33904
MULLEN JOSEPH R JR +	728 VICTORIA DR #202	CAPE CORAL	FL	33904
MUNGER MARION ETHEL	4608 SE 6TH AVE APT 1-D	CAPE CORAL	FL	33904
MURNANE MARK R + LINDA	4601 SE 5TH AVE APT 106	CAPE CORAL	FL	33904
MURNANE MARK R + LINDA	4602 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
MURO MARTHA	5103 SUNNYBROOK CT #3	CAPE CORAL	FL	33904
MURPHY JOHN J +	4705 SW 25TH PL	CAPE CORAL	FL	33914
MURPHY MICHAEL V	18251 PARKRIDGE CT	FORT MYERS	FL	33908
MURPHY PATRICK J +				
CALDERONE SARINA M J/T	805 SE 46TH LN APT 101	CAPE CORAL	FL	33904
NAANTALI PROPERTY	13640 SIX MILE CYPRESS	FORT MYERS	FL	33912
NADZIEJA LILLIAN B TR FOR				
LOUIS E NADZIEJA + LILLIAN	4632 SE 5TH PL #1	CAPE CORAL	FL	33904
NATELLA ALFRED + BELISLE				
ERIC + BURG BRIAN T/C	1429 COLONIAL BLVD #201	FORT MYERS	FL	33907
NATIONAL RETAIL	450 S ORANGE AVE STE 900	ORLANDO	FL	32801
NELS PAULA G + HOBBY E	204 LINCOLN AVE	MONROE	MI	48162
NEPTUNE CONDO	818 SE 46TH ST	CAPE CORAL	FL	33904
NEW WORLD TELECOM INC				
LUCKY STAR FOOD STORE	5036 WATERVISTA DR	ORLANDO	FL	32821
NEWMAN CAROL	709 SE 47TH ST	CAPE CORAL	FL	33904
NEWPORT MANORS CONDO	4802 TUDOR DR	CAPE CORAL	FL	33904
NICHOLS JOHN L + ESTHER	4510 SE 9TH PL	CAPE CORAL	FL	33904
NICHOLS PEARL B TR FOR	13104 SUNSET CANYON DR			
PEARL B NICHOLS TRUST	NE	ALBUQUERQUE	NM	87111

NICHOLSON GEORGE A + NICHOLSON ELIZABETH A	135 E HIGH ST	GLASSBORO	NJ	08028
NICK LEONARD C + JEAN C	4534 SE 5TH PL #11	CAPE CORAL	FL	33904
NIELUBOWSKI RICHARD M	17609 DOLOROSA DR	ORLAND PARK	IL	60467
NIJA GLOBAL LLC	2628 FAIRMONT COVE CT	CAPE CORAL	FL	33991
NITCH GARY M TR FOR GARY M NITCH TRUST	10828 TIBERIO DR	FORT MYERS	FL	33913
NITSCHMAN WILLIAM + NITSCMAN CHRISTINE M J/T	PO BOX 1167	BLAKESLEE	PA	18610
NOACK FRANCIS J +	343 SE 47TH ST	CAPE CORAL	FL	33904
NOEKEN PETER + MARTINA	4616 SE 5TH PL #209	CAPE CORAL	FL	33904
NOONAN JOSEPH PATRICK + NOONAN NANCY M H/W	5528 GREENWAY DR	TRENTON	MI	48183
NU VIEW CONDO	805 SE 46TH LN	CAPE CORAL	FL	33904
OAKEY ANDREWS H	4560 SE 5TH PL # 208	CAPE CORAL	FL	33904
OATES KELLY M	24 WEST 15TH ST	BAYONNE	NJ	07002
ODELL PETER + KATHRYN	335 SE 46TH LN	CAPE CORAL	FL	33904
OFFERDAHL K LEE +	232 SE 47TH ST	CAPE CORAL	FL	33904
OLEARY SUSAN	4802 TUDOR DR #201	CAPE CORAL	FL	33904
OLIVEIRA GEORGE +	14 SAGAMORE RD	SEEKONK	MA	02771
OLIVER WILLIAM	2013 NE 15TH TER	CAPE CORAL	FL	33909
ONLINE SOLUTIONS	4629 SE 5TH PL APT 14	CAPE CORAL	FL	33904
OPHELAN ANN	241 SE 47TH ST	CAPE CORAL	FL	33904
ORDWAY ERIC H +	44 HIGHLAND AVE	WALDEN	NY	12586
OROSZ BEVERLY J	9600 BURNET ISLE DR	CENTERVILLE	OH	45458
ORSAG JAMES + BARBARA	281 TANGLEWOOD DR	QUARRYVILLE	PA	17566
PACK RICHARD E + SUSAN E	4620 SE 5TH PL	CAPE CORAL	FL	33904
PAKER ROBERT A TR + PARKER NANCY L TR T/C				
FOR ROBERT PARKER TRUST	605 BARKER RD	FREMONT	OH	43420
PALM TREE CONDO				
AMERICAN CONDO MGMT	PO BOX 100399	CAPE CORAL	FL	33910
PALMA MARIA C + PALMA MARIA C TR FOR MARIA C	PO BOX 153073	CAPE CORAL	FL	33915
PALMA MARIA C TR FOR MARIA C PALMA TRUST	PO BOX 1530733	CAPE CORAL	FL	33915
PARADISE NYFL LLC	1723 SE 40TH TER	CAPE CORAL	FL	33904
PARKER PROPERTIES LLC	1221 SW 49TH ST	CAPE CORAL	FL	33914
PARNELL ANDREW +	302 SE 46TH LN	CAPE CORAL	FL	33904
PARRY G R + IRENE	5914 MARBLE DR	TROY	MI	48085
PASTOR-WATERMAN	4807 SUNSET CT # 103	CAPE CORAL	FL	33904
PAWLIKOWSKI THOMAS A + SHARON+ PAWLIKOWSKI	1755 EVERETT BAY RD	TOWER	MN	55790
PELLECHIO SAMUEL A JR TR FOR SAMUEL A PELLECHIO	2311 SE 10TH AVE	CAPE CORAL	FL	33990
PENNINGTON BRIAN F	PO BOX 902	STERLING	IL	61081
PEREZ EDUARDO A	313 SE 47TH TER	CAPE CORAL	FL	33904

PEREZ LAUREANO	4504 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
PEREZ MARTA	718 SE 46TH LN #104	CAPE CORAL	FL	33904
PETRALIA RICHARD L +	5109 SUNNYBROOK CT #11	CAPE CORAL	FL	33904
PETRICK EDWARD A TR	700 N LINDEN	OAK PARK	IL	60302
PETRIDES GEORGE + LYNNE	4629 SE 5TH AVE #202	CAPE CORAL	FL	33904
PETRUZZIELLO PETER R JR				
TR FOR PILOT REALTY TRUST	4528 SE 6TH PL #A-B	CAPE CORAL	FL	33904
PEVITTS WILLIAM J	4334 SW 5TH AVE	CAPE CORAL	FL	33914
PHARE/LATURA	5728 DRIFTWOOD PKWY	CAPE CORAL	FL	33904
PHILLIPS PETER J +				
BARBARA TR FOR PETER +	668 ROTONDA CIR	ROTONDA WEST	FL	33947
PILLON LESLIE A	4512 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
PINETOP PROPERTIES II LLC	643 CAPE CORAL PKWY E	CAPE CORAL	FL	33904
PIRO ROGER	3906 SE 11TH PL	CAPE CORAL	FL	33904
PITZNER BARBARA	4802 TUDOR DR #103	CAPE CORAL	FL	33904
PLAZA 47 WEST CONDO				
AMERICAN CONDO MGMT	PO BOX 100399	CAPE CORAL	FL	33910
PMP REAL ESTATE TRUST +				
PETRUZZIELLO PETER R SR	305 30TH AVE W APT 307	BRADENTON	FL	34205
PODLOGAR ROBERT V	466 LOBDELL POINT RD	WASHINGTON ISLAND	WI	54246
POLICASTRO MARIA TR FOR				
MARIA POLICASTRO TRUST	334 SE 47TH ST	CAPE CORAL	FL	33904
POLICE ASSN OF CAPE	PO BOX 100336	CAPE CORAL	FL	33910
PONZIO JOSEPH C JR	509 NE 24TH AVE	CAPE CORAL	FL	33909
PORTER CHRISTINA +	1616 W CAPE CORAL PKWY			
PORTER PATRICIA T/C	#114	CAPE CORAL	FL	33914
POWELL HAZEL E TR FOR				
HAZEL E POWELL TRUST	2633 SW 39TH ST	CAPE CORAL	FL	33914
POWERS LAURIE ANN TR				
FOR POWERS LIVING TRUST	587 VERONA DR	MELVILLE	NY	11747
PROGRESS RESIDENTIAL	201 N FRANKLIN ST STE			
2015-1 BORROWER LLC	1750	TAMPA	FL	33602
PROSSER JOAN B TR FOR	6830 PARK SQUARE DR APT			
JOE C PROSSER FAMILY	C	AVON	IN	46123
PROVENCHER MONA +	4525 COUNTRY CLUB BLVD			
SYLVIA JAMES +	APT 109	CAPE CORAL	FL	33904
PRUEHS DAVID + BARBARA	4515 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
PUCKETT THOMAS WAYNE	1009 TURKEY FOOT RD	LEXINGTON	KY	40502
PUGA MARIO + MARITA	120 W PRIVE CIR	DELRAY BEACH	FL	33445
QUIMBY ROBERT + LYNN	374 EMORY RIVER RD	HARRIMAN	TN	37748
QUINN TIMOTHY M	PO BOX 86	NORTH BLOOMFIELD	OH	44450
R T CAPE CORAL LLC	4822 AGUALINDA BLVD	CAPE CORAL	FL	33914
RAGUSA JOSEPH P	718 SE 46TH LN #103	CAPE CORAL	FL	33904
RALEIGH JOSEPH RAY	828 NE 7TH PL	CAPE CORAL	FL	33909
RAMIREZ JOSE BAYARDO	1617 SE 6TH LN	CAPE CORAL	FL	33990
RAMSEY JAMES P TR +				
RAMSEY PAULA A TR FOR	4539 SE 6TH PL #1B	CAPE CORAL	FL	33904

RASDO STANLEY J	302 SE 47TH TER	CAPE CORAL	FL	33904
RAY SUJIT	3 AIRDALE DR	KENDALL PARK	NJ	08824
REA GEORGE W + REA	1411 SE 1ST PL	CAPE CORAL	FL	33990
REBMANN STEVE + KIM	2420 LOVE RD	GRAND ISLAND	NY	14072
RECHIS JOSEPH P +	806 SE 46TH ST APT 2E	CAPE CORAL	FL	33904
REDMOND I FLORENCE TR FOR REDMOND TRUST	4541 SE 5TH PL UNIT 104	CAPE CORAL	FL	33904
REDUCAH JON D A TR FOR				
RICHARD J DAWIDCZYK	632 VICTORIA DR # 201	CAPE CORAL	FL	33904
REGO JOSEPH	309 N 12TH ST	KENILWORTH	NJ	07033
REICHENBACH JACQUELINE	334 SE 46TH LN	CAPE CORAL	FL	33904
REIS JOSE + REIS BEATRIZ T/C	4521 SOUTH BRIDGESIDE WAY APT 16H	TAYLORSVILLE	UT	84123
REM LLC	1320 ABINGTON CAMBS DR	LAKE FOREST	IL	60045
REMEIKIS ROBERT	152 TEAL CIRCLE	BERLIN	MD	21811
RENICKE EGON	617 SE 47TH ST #9	CAPE CORAL	FL	33904
RENZA RICHARD A + DEBRA	3 HOLLY KNOLL DR	CAPE MAY COURT HOUSE	NJ	08210
RESTAINO ALFRED R SR + RESTAINO PATRICIA H/W	23 EVERGREEN AVE	NUTLEY	NJ	07110
RESTAINO GERARD +	4538 SE 5TH PLACE #3	CAPE CORAL	FL	33904
RFG PAYMENT ADVANCES	1617 SANTA BARBARA BLVD	CAPE CORAL	FL	33991
RHA 2 SW FL LLC	3505 KOGER BLVD STE 400	DULUTH	GA	30096
RICKETTS MARIE MCNEAL	408 PUSEY MILL RD	COCHRANVILLE	PA	19330
RIDLEY CHARLES L IV + RIDLEY ANGELA NICHOLE A	3716 SW 5TH AVE	CAPE CORAL	FL	33914
RIEGER RICHARD A	503 S WILLIAM ST	FORREST	IL	61741
RIGGS BEVERLY J	4544 SE 5TH PL # 107	CAPE CORAL	FL	33904
RIGGS LARRY K + TARANTINO VICTORIA M J/T	1005 SW 48TH TER NO 3	CAPE CORAL	FL	33914
RINEHART ROBERT N +	9 FRANKLIN RD	LANDENBERG	PA	19350
RITCHIE CLAUDIA JUNE + MYERS EDDIA TERESA T/C	736 BRIKWORTH BLVD	KNOXVILLE	TN	37934
ROBAR ROBERT A + ROBAR CHERYLEE D J/T	PO BOX 19	MOULTONBOROUGH	NH	03254
ROBINSON KEVIN H + ETHEL	160 RUTLEGE DR	RED BANK	NJ	07701
RODRIGUEZ MARITE + VEGA IVON ARMAS J/T	342 SE 47TH TER	CAPE CORAL	FL	33904
RODUSKY SANDRA	4417 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
ROGERS DONALD C + DIANE	5323 OLD STUMP DR NW	GIG HARBOR	WA	98332
ROLEKE MARY PAT L/E	4417 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
ROMANO ELLEN	4420 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
ROMON RAYMOND F +	13336 POSTIER DR NW	ORONOCO	MN	55960
RONTURO INC	4826 CONOVER CT	FORT MYERS	FL	33908
ROSADO JAVIER	258 SE 46TH TER	CAPE CORAL	FL	33904
ROSE GARTEN LLC	5349 NAUTILUS DR	CAPE CORAL	FL	33904
ROSE PAUL A TR FOR PAUL	708 MALABAR ST	AUSTIN	TX	78734
ROSS MARLENE	4807 SUNSET CT #205	CAPE CORAL	FL	33904

ROSS REBECCA J + ROSS DAVID B + LINDA L T/C ROSSETTI RONALD R + COCOLA JOANNE L + JAMES DIANE L + ROSSETTI	4080 SABLE LOOP DR 4528 SE 5TH PL #6 4460 CHATTAHOOCHEE P	LAKE WALES CAPE CORAL	FL FL	33859 33904
ROSSI ROBERT W ROUGEUX GREGORY L + ROUTH DONALD K +	PLANTATION DR 1908 SW 45TH LN	MARIETTA CAPE CORAL	GA FL	30067 33914
GONZALEZ MARGARET H/W ROWEN THOMAS S RTS OF CAPE CORAL INC RTS OF CAPE CORAL INC RUBICON MANOR RUMSEY ROBERT W + RUPERTI MICHAEL JOSEPH SALINAS HOLDINGS LLC TR FOR 614 SE 46 TERRACE SALUSCARE INC SAMBRATO JOAN E TR FOR JOAN E SAMBRATO TRUST + TETI JOHN + KIMBERLY C SAMILE INVESTMENTS LLC SANDERS NEIL + BEVERLY F TR FOR SANDERS TRUST SANDQUIST CRAIG SANFORD FLORENCE A SANTORICO RICHARD J TR FOR RICHARD J SANTORICO SANTORO PHILIP + GERALDINE TR FOR SAPECKY ROSE R TR + LENAHAN SALLY S TR FOR SARACKI TODD + TRACY SARRACK CARMEN JR SARRACK LOUANNE J/T SARTOR MAUREEN K L/E + SARTOR JAMES B L/E SAUCIER GERALD SAVICKAS CHRIST J SCARLET INVESTMENTS LLC SCHIFFER MICHAEL + SCHIFFER CYNTHIA T/C SCHIFFER MICHAEL + SCHNACKERTZ CYNTHIA L SCHNEIDER ROBERTA +	4528 PALM TREE BLVD 4606 COUNTRY CLUB BLVD 4242 N CENTRAL AVE 13 SHORESIDE DR 4613 SE 5TH AVE 4411 COUNTRY CLUB #A1 1223 ANDALUSIA BLVD PO BOX 101294 3763 EVANS AVE PO BOX 101716 4645 SE 11TH PL STE 103 27 DAVID DR 805 SE 46TH LN #204 4626 SE 5TH PL #201 1924 SAVONA PKWY W 1024 AMELIA STREET 144 LEXINGTON AVE PO BOX 474 1668 HILO AVE N 10981 BISHOP HWY 4608 SE 4TH PL APT 5 814 S E 46TH ST APT 2D 6611 COVINGTON COVE 2111 SCHERER RD 508 PARKSIDE CT 20 BAYARD ST 1205 FARMCOTE CIR	CAPE CORAL CAPE CORAL CHICAGO BARRINGTON CAPE CORAL CAPE CORAL CAPE CORAL CAPE CORAL FORT MYERS CAPE CORAL CAPE CORAL SAUGUS CAPE CORAL CAPE CORAL CAPE CORAL PULLMAN BUFFALO LAKEWOOD SAINT PAUL DIMONDALE CAPE CORAL CAPE CORAL CANFIELD ALLENTOWN ALLENTOWN DEDHAM MEDINA	FL FL IL IL FL FL FL FL FL FL FL MA FL FL FL MI NY NY MN MI FL FL OH PA PA MA OH	33904 33904 60634 60010 33904 33904 33909 33910 33901 33910 33904 01906 33904 33904 33914 49450 14222 14750 55128 48821 33904 33904 44406 18104 18104 02026 44256

SCHONBERG JOSEPHINE L				
TR FOR LUCILLE LODATO				
TRUST FBO JOSEPHINE L	4807 SUNSET CT #101	CAPE CORAL	FL	33904
SCHUCHARD JAMES A +	808 MAPLE ST	MISHAWAKA	IN	46545
SCHULER IRENE M	979 MADEIRA BLVD	MELVILLE	NY	11747
SCHUMACHER HOWARD J +	3521 NW 99TH AVE	CORAL SPRINGS	FL	33065
SCHURMAN WESLEY J JR +				
FEDAN JOAN H J/T	4616 SE 5TH PL #107	CAPE CORAL	FL	33904
SCHWANKE AXEL TR FOR				
AXEL SCHWANKE TRUST	1626 NORTH COURT ST	MCHENRY	IL	60050
SCHWARZ BEVERLY TR FOR				
SCHWARZ TRUST	238 SE 46TH LN	CAPE CORAL	FL	33904
SCLAFANI CHARLES +	4539 SE 6TH PL #1C	CAPE CORAL	FL	33904
SEA QUEST CONDO	4561 SE 5TH PL	CAPE CORAL	FL	33904
SEKARA MICHAEL +	211 TRAVELERS WAY	RICHMOND HILL	GA	31324
SEKULSKI ALEXANDER +	228 SE 47TH ST	CAPE CORAL	FL	33904
SELEP JOHN K	3628 N WILTON AV	CHICAGO	IL	60613
SEVERINO RAFAEL + MILDA	4602 SE 6TH AV #2	CAPE CORAL	FL	33904
SEXTON CLYDE	909 SE 46TH LN APT 202	CAPE CORAL	FL	33904
SHAFTO CAROLYN	607 SE 47TH ST #6	CAPE CORAL	FL	33904
SHAW JAMES W + KATHRYN	4807 SUNSET CT # 503	CAPE CORAL	FL	33904
SHEA WILLIAM F + MARCIA	3 MEIKLE AVE	NEWPORT	RI	02840
SHEPPARD PHYLLIS C	2482 BLACKBURN CIR	CAPE CORAL	FL	33991
SHERIFF GARY + CORTES	5115 SUNNYBROOK CT # 16	CAPE CORAL	FL	33904
SHERMAN LARRY Z TR FOR				
LARRY Z SHERMAN TRUST	4803 SUNSET CT #702	CAPE CORAL	FL	33904
SHERMAN RACHEL E	260 SE 46TH ST	CAPE CORAL	FL	33904
SHOAF GEORGE L	4619 SE 5TH PL #3	CAPE CORAL	FL	33904
SILVERBERG HAZEL L TR FOR				
HAZEL L SILVERBERG TRUST	7663 NEW HOLLAND WAY	BOYNTON BEACH	FL	33437
SIMARD STEVEN G + DENISE	1281 BOLANDER AVE	SPRING HILL	FL	34609
SIMON ROBERT	84 MANCHESTER LN	STONY BROOK	NY	11790
SIMONS PAUL + LINDA	881 BOGIE LAKE RD	WHITE LAKE	MI	48383
SITON JACOB + SITON	4887 CANOGA AVE	WOODLAND HILLS	CA	91364
SKATES DAVID K TR +				
SKATES BARBARA J TR FOR	229 NE 13TH PL	CAPE CORAL	FL	33909
SKY SUNNY TR FOR SUNNY	12111 KLINGER ST	HAMTRAMCK	MI	48212
SLEPAK-MILLER GALINA	4566 SE 5TH PL #105	CAPE CORAL	FL	33904
SMALL P GERALD TR FOR P				
GERALD SMALL FAMILY	808 SE 46TH ST #2B	CAPE CORAL	FL	33904
SMERALDO JOSEPHINE TR				
FOR JOSEPHINE SMERALDO	15719 RAVINIA AVE UNIT 2E	ORLAND PARK	IL	60462
SMITH AL A III JOAN B ZARB	PO BOX 151370	CAPE CORAL	FL	33915
SMITH DEREK + MARGARET	806 SE 46TH ST #1F	CAPE CORAL	FL	33904
SMITH JAMES F +	4631 SE 5TH AV #207	CAPE CORAL	FL	33904
SMITH JANICE L	233 SE 47TH TER	CAPE CORAL	FL	33904
SNYDER ROBERT + ROBERTA	261 SE 46TH ST	CAPE CORAL	FL	33904

SOBUS KATHERINE A TR				
FOR KATHERINE A SOBUS	1006 WELDIN CIR	WILMINGTON	DE	19803
SOCKOS GEORGE + MARY	4344 WINTERBURN AVE	PITTSBURGH	PA	15207
SOMMA HOWARD M +				
SOMMA STEVEN I J/T	4516 SE 6TH PL #1D	CAPE CORAL	FL	33904
SOMORACKI ROBERT	309 SE 47TH ST	CAPE CORAL	FL	33904
SORRENTO COURT	4805 SORRENTO CT	CAPE CORAL	FL	33904
SOUTHWEST FLORIDA GWI				
HOUSING IX INC	4250 HATTON ROGERS LN	NORTH FORT MYERS	FL	33903
SOWLES H WILLIAM +	40 BROAD ARROW TRL	YARMOUTH	ME	04096
SPANGLER PETER +	818 SE 46TH ST #1C	CAPE CORAL	FL	33904
SPAW JAMES + CONSTANCE	5956 CRYSTAL VIEW	COLD SPRING	KY	41076
SPENCER BETTY	4814 TRITON CT W	CAPE CORAL	FL	33904
STADERMAN GEORGIA R	792 LIBERTY ST	PENFIELD	NY	14526
STADING DONALD C TR FOR	4515 COUNTRY CLUB BLVD			
DONALD C STADING TRUST	#203	CAPE CORAL	FL	33904
STADLER JOHN C	2 CRESTWOOD LN	ASHEVILLE	NC	28804
STEPRON COMPANY INC	21406 SHERIDAN RUN	ESTERO	FL	33928
STEWART ANTHONY R +	269 SE 46TH TER	CAPE CORAL	FL	33904
STILLER ANDREAS	4608 SE 4TH PL #7	CAPE CORAL	FL	33904
STOCKBRIDGE MICHAEL J +				
ELLIS MATTHEW M J/T	301 SE 47TH TER	CAPE CORAL	FL	33904
STORTI RICHARD W +	4604 SE 5TH PL #101	CAPE CORAL	FL	33904
STRATEGIC RENTAL	11 ROLLINGWOOD DR	NORTH KINGSTOWN	RI	02852
STRENGHOLT MARC A	4902 SW 25TH PL	CAPE CORAL	FL	33914
STROMBECK TERRY L +	4515 COUNTRY CLUB BLVD			
JOYCE TR FOR STROMBECK	APT 201	CAPE CORAL	FL	33904
SULLICO II LLC	15946 DOUBLE EAGLE DR	MORRISON	CO	80465
SUMMERER DANIEL F	4718 SE 5TH AVE #7	CAPE CORAL	FL	33904
SUNDAY GARDENS SZ	2132 GREEN BAY RD	HIGHLAND PARK	IL	60035
SUNNYBROOK HARBOUR	5115 SUNNYBROOK CT	CAPE CORAL	FL	33904
SUNRISE BAY CONDO				
AMERICAN CONDO MGMT	PO BOX 100399	CAPE CORAL	FL	33910
SUNSHINE I CONDO	4632 SE 5TH PL	CAPE CORAL	FL	33904
SUNWOOD CONDO	4520 SE 6TH PL	CAPE CORAL	FL	33904
SWACKHAMMER JEFFERY +	1021 PATRISA DR	EXPORT	PA	15632
SWICK KENT R SR +				
MARGARET TR FOR KENT R	PO BOX 226	LA SALLE	MI	48145
SZ PROPERTIES LLC	2132 GREEN BAY RD	HIGHLAND PARK	IL	60035
TAG PROPERTIES LLC	2792 MASHIE CIR	CASTLE ROCK	CO	80109
TALKINGTON DAVID WAYNE				
+ TALKINGTON SHARON	4840 SPINNAKER WAY	DISCOVERY BAY	CA	94505
TAM LLC	2090 W FIRST ST APT 605	FORT MYERS	FL	33901
TANTOW HENRY P + SUSAN	1413 FOUR SEASONS DR	WAYNE	NJ	07470
TASO TERESA	330 RIVER HEIGHTS	ROCHESTER	NY	14612
TATMAN CHARLES + MARY	8425 MEADOWLARK DR	LAKEWOOD	CO	80226

TAYLOR DOROTHEA +				
ADAMSON CHESTER L +	4613 SE 5TH AVE #206	CAPE CORAL	FL	33904
THIER HELEN TR FOR HELEN	5644 YARDARM CT	CAPE CORAL	FL	33914
THOM TERRY W + JANE B	1214 LEXINGTON DR	NEW ALBANY	IN	47150
THOMAS FAMILY TRUST	2317 PENNINGTON DR	ARLINGTON	TX	76014
THOMAS JAMES	6796 BROKEN ARROW RD	FORT MYERS	FL	33912
THOMAS RICHARD L	PO BOX 1305	CLAREMORE	OK	74018
THORNHILL MICHAEL +	25 DIVISION STREET	CLOSTER	NJ	07624
TIB BANK CAPITAL BANK- ACCOUNTING DEPT	150 ALHAMBRA CIR STE 700	CORAL GABLES	FL	33134
TOKANEL JOHN J + SUSAN	152 LOWELL RD	WINDHAM	NH	03087
TOKANEL JOHN JR +	4427-H7 COUNTRY CLUB	CAPE CORAL	FL	33904
TOLL MATTHEW S	18681 DURRANCE RD	N FT MYERS	FL	33917
TOLMEN MARK + HILLARY	4638 SE 5TH PL	CAPE CORAL	FL	33904
TOMER PAMELA SUE	610 VICTORIA DR #201C	CAPE CORAL	FL	33904
TOMMASINI BURNO +	4417 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
TORREY JERRY F + DIANE I	930 HIGHWAY 65 S APT 1	MORA	MN	55051
TOSCANO MARY	4807 SUNSET CT #307	CAPE CORAL	FL	33904
TREASURE COAST INVESTMENT HOLDINGS LLC	13223 BLACK MOUNTAIN RD STE 1 PMB 359	SAN DIEGO	CA	92129
TRIPP JERALD + BRENDA K TR FOR TRIPP LIVING	818 SE 46TH ST #1A	CAPE CORAL	FL	33904
TROY HELEN G	122 WISCONSIN DR	BINGHAMTON	NY	13901
TRUONG DAVID + VAN MAI	4619 SW 14TH AVE	CAPE CORAL	FL	33914
TUDOR RENTALS LLC	1100 SE 30TH ST	CAPE CORAL	FL	33904
TUDOR VILLAS CONDO AMERICAN CONDO MGMT	PO BOX 100399	CAPE CORAL	FL	33910
TUMM-CAMPBELL CAROLA	4635 PALM TREE BLVD	CAPE CORAL	FL	33904
TUPPER DON	61 MAPLE RIDGE	ORWELL	VT	05760
TURGEON RENE P TR FOR TURGEON TRUST	78 BRIARCLIFF KNOLL	AUBURN	ME	04210
TURILLO SAMUEL J +	PO BOX 271	JENNERSTOWN	PA	15547
TUSCANY GARDENS	SE 5TH PL	CAPE CORAL	FL	33904
TUSCANY VILLAGE	4604 S E 5TH PL	CAPE CORAL	FL	33904
TWEED ROGER M	6114 N 26TH ST	ARLINGTON	VA	22207
UNGER THOMAS E +	290 WOODWARD AVE	BUFFALO	NY	14214
URBAN RICHARD W JR +	PO BOX 369	BRAIDWOOD	IL	60408
URIE JAMES W	4718 SE 5TH AVE #9	CAPE CORAL	FL	33904
URIE SUZANNE	4515 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
VACHON DEREK P + DUKESHIRE-VACHON	42 BEACON ST	STONEHAM	MA	02180
VACHON KIMBERLY S +	11 ROBIN ST	METHUEN	MA	01844
VAHRENHORST JERILEE J TR	5115 SUNNYBROOK CT #17	CAPE CORAL	FL	33904
VAN RIESSEN VERLYN D +	8873 S LILAC ST	DEMOTTE	IN	46310
VANTASSELL MICHAEL R	47 LITTLEFIELD ST	QUINCY	MA	02169
VASQUEZ JANIA	1901 NE 3RD CT	CAPE CORAL	FL	33909
VAUGHAN JAMES R +	5339 RIVERWALK DR	KINGS MILLS	OH	45034

VECCHIARELLI DONNA	50 BAY WAY	BRICK	NJ	08723
VELASQUEZ JOSE A + GAIL J	5240 VERSAILLES CT	CAPE CORAL	FL	33904
VELTE PAUL J + SANDRA L	4632 SE 5TH PL #7	CAPE CORAL	FL	33904
VERCHER GISLIND	5125 SUNNYBROOK COURT	CAPE CORAL	FL	33904
VERDERICO ROSEMARIE G	818 SE 46TH ST #2A	CAPE CORAL	FL	33904
VERMILYE DENNIS TR +				
VERMILYE SHARON TR FOR				
SHARON VERMILYE TRUST	1380 CROOKED STICK DR	O FALLON	MO	63366
VIENTO DE MAR CONDO	4803 TRITON CT W	CAPE CORAL	FL	33914
VITANZA THOMAS A 1/2 +				
VOGEL EUGENE + DIANE 1/4	2776 EINSTEIN DR	VIRGINIA BEACH	VA	23456
VOISINE BRUCE + LINDA	1469 FARMINGTON AVE	BRISTOL	CT	06010
VOORHEES PHILIP V TR	732 69TH ST	WILLOWBROOK	IL	60527
WACHTER JOHN H +				
WACHTER CHRISTINE M T/C	411 EASTERN PKWY #2A	BROOKLYN	NY	11238
WAGENKNECHT ANNELIES I	334 SE 47TH TER	CAPE CORAL	FL	33904
WAGGONER PATRICIA A	3230 BLACKBURN AVE	ASHLAND	KY	41101
WAGNER FRED D II + JOAN	5107 SANTA ROSA CT #1B	CAPE CORAL	FL	33904
WAINWRIGHT WILLIAM M +	2 SKOSHI RD	SOUTH EASTON	MA	02375
WALGREEN CO WALGREEN	PO BOX 1159	DEERFIELD	IL	60015
WALKER PATRICIA L TR L/E	808 SE 46TH ST #2C	CAPE CORAL	FL	33904
WALONOSKI JAMES D +	45 VILLAGE ST	BRISTOL	CT	06010
WALSH JOHN T + MARIA	1128 SALEM BLVD	BERWICK	PA	18603
WATERFRONT PLACE	4583 SE 6TH PL	CAPE CORAL	FL	33904
WATERFRONT PLACE AT	180 E PROSPECT AV 2ND	MAMARONECK	NY	10543
WATERGATE CONDO	632 VICTORIA DR #101	CAPE CORAL	FL	33904
WATERMARC PROPERTIES	4902 SW 25TH PL	CAPE CORAL	FL	33914
WATSON RONALD	104 MORLYN AVE	BRYN MAWR	PA	19010
WAUGH THOMAS	6813 OVERLOOK DR	FORT MYERS	FL	33919
WEBB MATT A	4608 SE 6TH AVE APT 2B	CAPE CORAL	FL	33904
WEHMEYER ADELE E EST	4516 SE 6TH PL APT 1C	CAPE CORAL	FL	33904
WHELAN ALBERT J	632 VICTORIA DR #107	CAPE CORAL	FL	33904
WHITBRED WILLIAM L	3122 SE 8TH PL	CAPE CORAL	FL	33904
WHITE THOMAS G TR FOR	4515 COUNTRY CLUB BLVD			
THOMAS G WHITE TRUST	APT 204	CAPE CORAL	FL	33904
WIEGERS EDWARDS G +				
SHIRLEY + WIEGERS MARY	5103 SUNNYBROOK CT #6	CAPE CORAL	FL	33904
WIEHN ELISABETH L/E	1060 HUDSON ST	HAWLEY	PA	18428
WILDONGER ROBERT +	257 SE 46TH ST	CAPE CORAL	FL	33904
WILKINS LAWRENCE +	5113 DEL PRADO BLVD	CAPE CORAL	FL	33904
WILLIAMS CHRISTINE	809 SE 46TH LN # 109	CAPE CORAL	FL	33904
WILLIAMS CLAYTON J	29149 EUCLID AVE	WICKLIFFE	OH	44092
WILLIAMSON W J +	4803 TRITON CT W #5	CAPE CORAL	FL	33904
WILLIS DEWAYNE F + PAULA	260 SE 45TH TER	CAPE CORAL	FL	33904
WILSON HAZEL + GUTHRIE				
CHARLES + GLENNIS T/C	2710 S TOWER DR	HOLIDAY HILLS	IL	60051
WILSON MICHAEL +	4549 SE 15TH PL	CAPE CORAL	FL	33904

WIMMER SUSAN K TR FOR				
SUSAN K WIMMER TRUST	4717 SE 4TH PL APT 1	CAPE CORAL	FL	33904
WINDSOR DEV GROUP OF	PO BOX 1549	CLIFTON PARK	NY	12065
WINFIELD JOHN + FRIEDA	530 PUDDING ST	CARMEL	NY	10512
WOODARD CHARLES W +				
WOODARD CHAD D J/T	338 SE 46TH LN	CAPE CORAL	FL	33904
WOODRUFF DAVID W +	4424 COUNTRY CLUB BLVD	CAPE CORAL	FL	33904
WOODWORTH ROSS W	4807 SUNSET CT #303	CAPE CORAL	FL	33904
WRIGHT JERRY A TR +	4515 COUNTRY CLUB BLVD			
WRIGHT MARGARET S TR	#205	CAPE CORAL	FL	33904
WU CHI M	93 ROCHESTER DR	BRICK	NJ	08723
YAIR III LLC	400 MONTGOMERY ST STE	SAN FRANCISCO	CA	94104
YOST SUSAN A TR	319 SE 47TH ST	CAPE CORAL	FL	33904
YOUNGS MELINA A	916 CAPE CORAL PKWY E	CAPE CORAL	FL	33904
ZABKAR BRIAN + FRANCINE	2040 SE 14TH TER	CAPE CORAL	FL	33990
ZANOLLI VICTOR J TR +				
ZANOLLI PATRICIA G TR FOR	5333 AINTREE DR	ROCHESTER	MI	48306
ZEISS MARK T	4626 SE 5TH PL #102	CAPE CORAL	FL	33904
ZOELLER STEPHEN +	PO BOX 6885	FORT MYERS	FL	33911
ZUBIRIA JULIO + CLARA	622 SE 20TH ST	CAPE CORAL	FL	33990