



**COMMITTEE OF THE WHOLE
MARCH 9, 2022**

ENCLAVE ANNEXATION STRATEGY

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Enclave Annexation Strategy

Executive Summary

There are several enclaves of unincorporated property in Cape Coral. These enclaves have existed since the incorporation of Cape Coral in 1971. Cape Coral has an interest in these properties being annexed into the City for cohesive economic development, consistent land use and zoning with adjacent property in the City, and to provide for efficient provision of City services such as police, fire, and utilities. Annexation of enclaves is consistent with state policy to eliminate enclaves. This overview will review the annexation process, present information on the current status of each enclave, and evaluate each enclave for potential annexation into the City of Cape Coral.

Background

Location

Most of the current enclaves in Cape Coral are clustered along SW Pine Island Road or Pondella Rd. There is a cluster of 6 parcels (\pm 19 acres) along Sand Road in NW Cape and another group of 4 parcels (\pm 2 acres) on Whispering Pines Road, just west of Nelson Road N. Please refer to the overview tab for a map showing all enclaves included in this report. There are also tabs for each enclave with information and a smaller scale map in the attached report.

These enclaves have existed since the incorporation of Cape Coral in 1970. Since 1990, there have been 17 voluntary annexations into the City, involving 3,341.25 acres. At present, two annexations near the intersection of Pine Island Road and Veteran's Parkway are pending. Another small parcel along Pine Island Rd. has also petitioned to annex. Each of the pending annexation sites are indicated on the maps showing the enclave locations.

COW meeting

At the October 27, 2021 Committee of the Whole (COW) meeting, staff presented an outline of the annexation process in Florida and presented a series of maps showing potential annexation areas. Planning staff were asked to review City boundaries in greater detail and concentrate on areas that closely match the state definition of an enclave for further consideration.

Enclave Defined

Section 171.031 (13) FS defines an enclave as:

“Enclave” means:

- (a) Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or
- (b) Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.

Annexation Process in Florida

Information presented at the October 27, 2021 COW meeting described the four methods for a municipality to annex property:

- 1) Voluntary Petition for Annexation;
- 2) Involuntary Annexation;
- 3) Interlocal Agreement with the County; and
- 4) Special Act of the Legislature.

At the COW meeting, City management indicated an intent to explore a Special Act of the Legislature to be introduced for the 2022/2023 legislative session. Subsequent analysis and discussion with Council would determine which enclaves to pursue for annexation by a Special Act. The remainder of this paper will focus on the Special Act process for Annexation and each enclave in greater detail.

Annexation by Special Act of the Legislature

This process begins with the introduction of bill to annex property by a Special Act. The bill would identify the property in question and establish any conditions or criteria for the annexation. If approved by the House and Senate and signed by the Governor, the property is annexed into the city.

In 2003, the Legislature passed a Special Act to annex seven enclaves in Cape Coral. Most of the enclaves currently under consideration were included in that bill. The Governor vetoed the bill, largely due to opposition from affected property owners. A copy of the 2003 bill is included in the appendix to this report.

Annexation of Enclaves

Chapter 171.046, F.S. establishes a clear policy regarding annexation of enclaves.

- (1) The Legislature recognizes that enclaves can create significant problems in planning, growth management, and service delivery, and therefore declares that it is the policy of the state to eliminate enclaves.

- (2) In order to expedite the annexation of enclaves of 110 acres or less into the most appropriate incorporated jurisdiction, based upon existing or proposed service provision arrangements, a municipality may:
- (a) Annex an enclave by interlocal agreement with the county having jurisdiction of the enclave; or
 - (b) Annex an enclave with fewer than 25 registered voters by municipal ordinance when the annexation is approved in a referendum by at least 60 percent of the registered voters who reside in the enclave.
- (3) This section does not apply to undeveloped or unimproved real property.

Proposed Annexation Areas

This section provides a brief overview of each potential annexation area and identifies potential challenges to annexation. More detailed information of each area and parcel is included in the appendix.

Area 1: South side of Pine Island Rd, ± 600 feet east of Veteran’s Parkway, and across from the Coral Shores. The property to the west has filed a petition for voluntary annexation, which is currently under review.

Size. 12.44 acres. Seven separate parcels, not including four FDOT right-of-way tracts.

Current Uses

About ½ vacant. One homesite with two carports. One parcel with a workshop for Royal Tee golf course, and the entry for Royal Tee. Outdoor storage and an agricultural building are established on the parcel west of the Royal Tee entrance.

There are no streetlights within this enclave.

Utility Service

This enclave is within the service area for the Greater Pine Island Water Association (GPIWA) for potable water. GPIWA has a franchise from Lee County to serve these properties until 2050.

Should annexation occur, the City would eventually need to provide water, sewer, and irrigation services, either as part of a UEP expansion, a developer funded extension, or a CIP project. Some existing GPIWA water

lines are older Schedule 40 PVC and would not be used by the City. The Utilities Department believes that all GIPWA water lines would be replaced with new lines for City service.

Currently, a developer funded connection to City sewer at the SE corner of Ceitus Parkway and Burnt Store Rd. may be feasible.

Roadways & Access

A private driveway (gravel surface) connects to Pine Island Road and extends south to another residence outside of this enclave.

Taxes:

Current Assessed Value \$ 618,870

Current Lee County Taxes (2021 Trim) \$ 10,266

Estimated City Taxes \$ 12,074

Likely City FLUC/zoning. PIRD/CC.

This assumes the CC zoning would be established to facilitate future development along Pine Island Rd. The existing uses would be nonconforming.

Potential challenges to Annexation.

1. Property owner opposition. Existing residence will be non-conforming. Outdoor storage will be nonconforming.
2. Includes entrance road to Royal Tee Subdivision, the gatehouse, and a maintenance/storage building for Royal Tee Golf Course. Royal Tee likely opposed.
3. Deleting the Royal Tee parcel(s) will create an even smaller enclave.

Options to Consider

1. Deletion of the parcels owned by Royal Tee.
 2. Consider other FLUC and zoning classifications rather than PIRD/CC, such as MX/RE – Mixed Use/Residential Estate to accommodate existing uses.
-

Area 2: South side of Pine Island Rd, ± 600 feet east of Veteran's Parkway, and across from the Coral Shores shopping center (Publix and McDonalds). This enclave is immediately east of the Royal Tee entrance (in Enclave 1).

Size: 41.8 acres. Five separate parcels, not including four FDOT right-of-way tracts.

Current Uses

All parcels except one are vacant. The developed parcel has a heavy industrial use (Honc). Lee Memorial Health recently acquired two parcels (± 23 acres) in this enclave. There are no internal roads or streetlights.

Utility Service

This enclave is within the service area for the Greater Pine Island Water Association (GPIWA) for potable water. GPIWA has a franchise from Lee County to serve these properties until 2050.

Should annexation occur, the City would eventually need to provide water, sewer, and irrigation services, either as part of a UEP expansion, a developer funded extension, or CIP project. Some of the existing water lines are older Schedule 40 PVC and would not be used by the City for service.

Roadways & Access

A compacted rock/sand driveway serves the Honc site.

Taxes

Current Assessed Value \$ 958,650

Current Lee County Taxes (2021 Trim) \$ 21,782

Estimated City Taxes \$ 23,498

Likely City FLUC/zoning: PIRD/CC.

Potential challenges to Annexation

1. The existing industrial operation will be non-conforming if the zoning becomes CC.
2. Potential resistance to additional development from neighboring Royal Tee and Sandoval communities.

Options to Consider

1. Consider other FLUC and zoning classifications than PIRD/CC, such as MX instead of PIRD for the existing industrial site and perhaps the

adjoining vacant parcel. A rezone to I-Industrial would be consistent with MX land use.

Area 3: This enclave contains the Saddlewood Farms subdivision. The only access to Pine Island Road is by a private easement (Saddlewood Lane). The roads within the subdivision (Saddlewood Lane, Bridle Lane, and Shelly Lane) are private roads.

Size 128.4 acres. 28 separate parcels.

Current Uses

This neighborhood has a variety of lot sizes, predominantly 2.5 acre parcels or larger. There are a number of agricultural uses present. LEEPA shows 5 vacant parcels in this enclave.

Utility Service

This enclave is within the service area for the Greater Pine Island Water Association (GPIWA) for potable water. GPIWA has a franchise from Lee County to serve these properties until 2050.

Should annexation occur, the City would eventually need to provide water, sewer, and irrigation services, either as part of a UEP expansion or CIP project. Some of the existing water lines are older Schedule 40 PVC and would not be used by the City for service.

All existing uses have individual septic tanks.

Roadways & Access

The only access is to Pine Island Road by a private easement (Saddlewood Lane). The roads within the subdivision (Saddlewood Lane, Bridle Lane, and Shelly Lane) are private roads. The access easement and internal roads are asphalt. About 60% of the roads are in good condition. The remainder are in very poor condition.

Taxes

Current Assessed Value \$ 5,439,970

Current Lee County Taxes (2021 Trim) \$ 76,387

Estimated City Taxes \$ 114,878

Likely City FLUC/zoning: LDR/RE as RE zoning permits stables.

Potential challenges to Annexation.

1. Resistance from property owners expected.
2. Multiple properties within this neighborhood have agriculturally related uses on the property. Two commercial horse stables in neighborhood. Free ranging chickens were observed. These would become nonconforming uses in the City if PIRD land use and CC zoning were established.
3. Some properties appear to have two separate dwelling units on one property. This is not permitted in Cape Coral.

Options to Consider

Consider FLUC and zoning classifications other than PIRD/CC, such as LDR/RE.

Area 4: South side of Pine Island Rd., directly across from Bubba's Restaurant and the German American Club, about 600' west of the Pine Island Road and Nott Road intersection.

Size 15.2 acres. 2 separate parcels.

Current Uses Vacant

Utility Service

This enclave is within the service area for the Greater Pine Island Water Association (GPIWA) for potable water. GPIWA has a franchise from Lee County to serve these properties until 2050.

Should annexation occur, the City would eventually need to provide water, sewer, and irrigation services, either as part of a UEP expansion, a developer funded extension, or CIP project. Some of the existing water lines are older Schedule 40 PVC and would not be used by the City for service.

This site may be served with a new lift station and force main running to an existing line at Nott Rd.

Roadways & Access

One driveway apron to Pine Island Rd. There are no internal roads or streetlights.

Taxes

Current Assessed Value \$ 285,267

Current Lee County Taxes (2021 Trim) \$ 6,903

Estimated City Taxes \$ 7,439

Likely City FLUC/zoning: PIRD/CC to be consistent with existing zoning on adjacent sites on Pine Island Road.

Potential challenges to Annexation.

Unknown if the property owners would support or oppose annexation.

Area 5: North side of Pine Island Rd. Immediately west of FPL substation and ± 0.5 miles west of Nott Rd.

Size 4.87 acres. 2 separate parcels.

Current Uses

Two industrial operations for marine construction. This site appears to have a billboard.

Utility Service

This enclave is within the service area for the Greater Pine Island Water Association (GPIWA). GPIWA has an exclusion franchise to serve these properties until 20XX.

Should annexation occur, the City would eventually need to provide water, sewer, and irrigation services, either as part of a UEP expansion, a developer funded extension, or CIP project. The existing water lines are older Schedule 40 PVC and would not be used by the City for service.

This site may be served with a new lift station and force main running to an existing line at SW 19th Ave.

Roadways & Access

Currently accessed by an asphalt driveway through adjoining property. No streetlights but on-site pole lighting is present.

Taxes

Current Assessed Value \$ 501,149

Current Lee County Taxes (2021 Trim) \$ 8,971

Estimated City Taxes \$ 9,904

Likely City FLUC/zoning: I/I or MX/I. An industrial classification would reflect the current use. Other industrial uses are west of this enclave.

Potential challenges to Annexation

- 1) The billboard. Will need to survey to verify if on-site or right-of-way.
-

Area 6: North side of Pine Island Rd. Immediately west of the German American Club. The parcel immediately to the north has filed a voluntary annexation petition.

Size 2.08 acres. 1 parcel.

Current Uses

Bubba's restaurant.

Utility Service

This enclave is within the service area for the Greater Pine Island Water Association (GPIWA). GPIWA has an exclusion franchise to serve these properties until 20XX.

Should annexation occur, the City would eventually need to provide water, sewer, and irrigation services, either as part of a UEP expansion, a developer funded extension, or CIP project. The existing water lines are older Schedule 40 PVC and would not be used by the City for service.

Roadways & Access

An asphalt driveway connects to Pine Island Road, No streetlights but pole lights in parking lot.

Taxes

Current Assessed Value \$ 352,019

Current Lee County Taxes (2021 Trim) \$ 6,367

Estimated City Taxes \$ 7,022

Likely City FLUC/zoning: PIRD/CC

Potential challenges to Annexation

1. Property owner is opposed to annexation.
 2. The existing restaurant does not appear to meet parking requirements that would be required under the LDC.
-

Area 7: North side of Pine Island Rd. ± 0.2 miles east Skyline Blvd and .3 miles west of Nicholas Pkwy.

Size: 3.96 acres. 1 parcel.

Current Uses

Vacant with a billboard in SW corner. Several recent contacts from realtor representing potential buyer/multi-family developer. The potential buyer would not object to billboard removal but does not like the 250' setback for multi-family uses.

Utility Service

City water service is available. A new lift station would be needed to reach a gravity line on Pine Island Road.

Roadways & Access

The site has frontage on Pine Island Road. No driveway stub out is present.

The site also fronts on an unnamed cul-de-sac to the west, the southern end of the Nelson Rd. right-of-way to the north, and platted right-of-way for an alley along the north and west property lines.

Taxes

Current Assessed Value \$ 701,746

Current Lee County Taxes (2021 Trim) \$ 9,186

Estimated City Taxes \$ 13,123

Likely City FLUC/zoning: PIRD/CC

Potential challenges to Annexation

A billboard is on this property.

Area 8: South side of Whispering Pines Rd. ± 0.02 miles west of Nelson Rd.

Size 1.89 acres. Four parcels

Current Uses

One vacant property. Three single-family homes with accessory structures.

Utility Service

City water and sewer services are available by extension to lines along Nelson Road

Roadways & Access

The lots have frontage on Whispering Pines Road, an asphalt road with sand and rock overlay. There are no streetlights.

Taxes

Current Assessed Value \$ 669,632

Current Lee County Taxes (2021 Trim) \$ 6,619

Estimated City Taxes \$ 12,432

Likely City FLUC/zoning:

SM/A is the current land use and zoning along Whispering Pines Rd.

Potential challenges to Annexation

Resistance from property owners may occur.

Area 9: South side of Sand Rd. ± 0.2 miles east of Old Burnt Store Rd. and 0.5 miles west of Burnt Store Rd.

Size 19.13 acres. 6 parcels.

Current Uses

Largely vacant. Two agricultural home sites.

Utility Service

None available at this time. Individual wells and septic tanks are used, This area would be included in a future UEP project.

Roadways & Access

The lots have frontage on Sand Road, a dirt road with some asphalt surface near Old Burnt Store Rd. There are no streetlights. Sand Road connects to Old Burnt Store Road and Burnt Store Road.

Taxes

Current Assessed Value \$ 863,593

Current Lee County Taxes (2021 Trim) \$ 11,517

Estimated City Taxes \$ 15,253

Likely City FLUC/zoning: LDR/RE

Potential challenges to Annexation

Resistance from property owners may occur.

Area 10 South side of NE Pine Island Rd. East of Super Target.

Size: 2.47 acres. 9 parcels. Not all of these are adjacent to each other.

Current Uses

7 properties on Hibiscus Drive, three with duplexes and three with single-family dwellings. 2 properties on Del Pine Drive; one with a duplex.

Utility Service

None present at this time. Individual wells and septic tanks are used but lots along Del Pine Drive can be served with City water and sewer. Lots along Hibiscus Drive could be served with a new water line and gravity sewer extension from Pondella Road.

Roadways & Access

The lots have access from Del Pine Drive or Hibiscus Dr. Both roads have an asphalt surface in good condition. There are no streetlights.

Taxes

Current Assessed Value \$ 612,601

Current Lee County Taxes (2021 Trim) \$ 7,745

Estimated City Taxes \$ 12,536

Likely City FLUC/zoning: MF/RML

Potential challenges to Annexation

Resistance from property owners may occur.

Area 11 South side of Pondella Rd., directly across from the East Industrial Complex.

Size 9.28 Acres. 5 parcels.

Current Uses

A used car lot, mineral processing facility, 3 vacant industrial properties.

Utility Service

City water is available at the site in the NW corner of the enclave. A lift station or force main would be needed to provide service from the north side of Pondella Rd.

Roadways & Access

Existing access is by private roads. No streetlights but pole mounted lighting provided on some of the sites.

Taxes

Current Assessed Value \$ 763,567

Current Lee County Taxes (2021 Trim) \$ 13,357

Estimated City Taxes \$ 14,558

Likely City FLUC/zoning: MX/I or I/I

Potential challenges to Annexation

Unknown

Area 12 South side of Pondella Rd. Just west of eastern City limits.

Size 17.18 Acres. 58 parcels.

Current Uses

Eight duplexes. 41 single-family homes. 9 vacant parcels.

Utility Service

None available at this time. Individual wells and septic tanks are used,

Roadways & Access

Westwood Drive. Brynmar Drive, Pine Lake Drive, and Biscayne Drive (Lee County roadways) provide access. These roads are in good shape but narrow. An uneven rutted dirt path (easement?) provides access to the 3 lots at the SW corner of this area.

Taxes

Current Assessed Value \$ 3,596,130

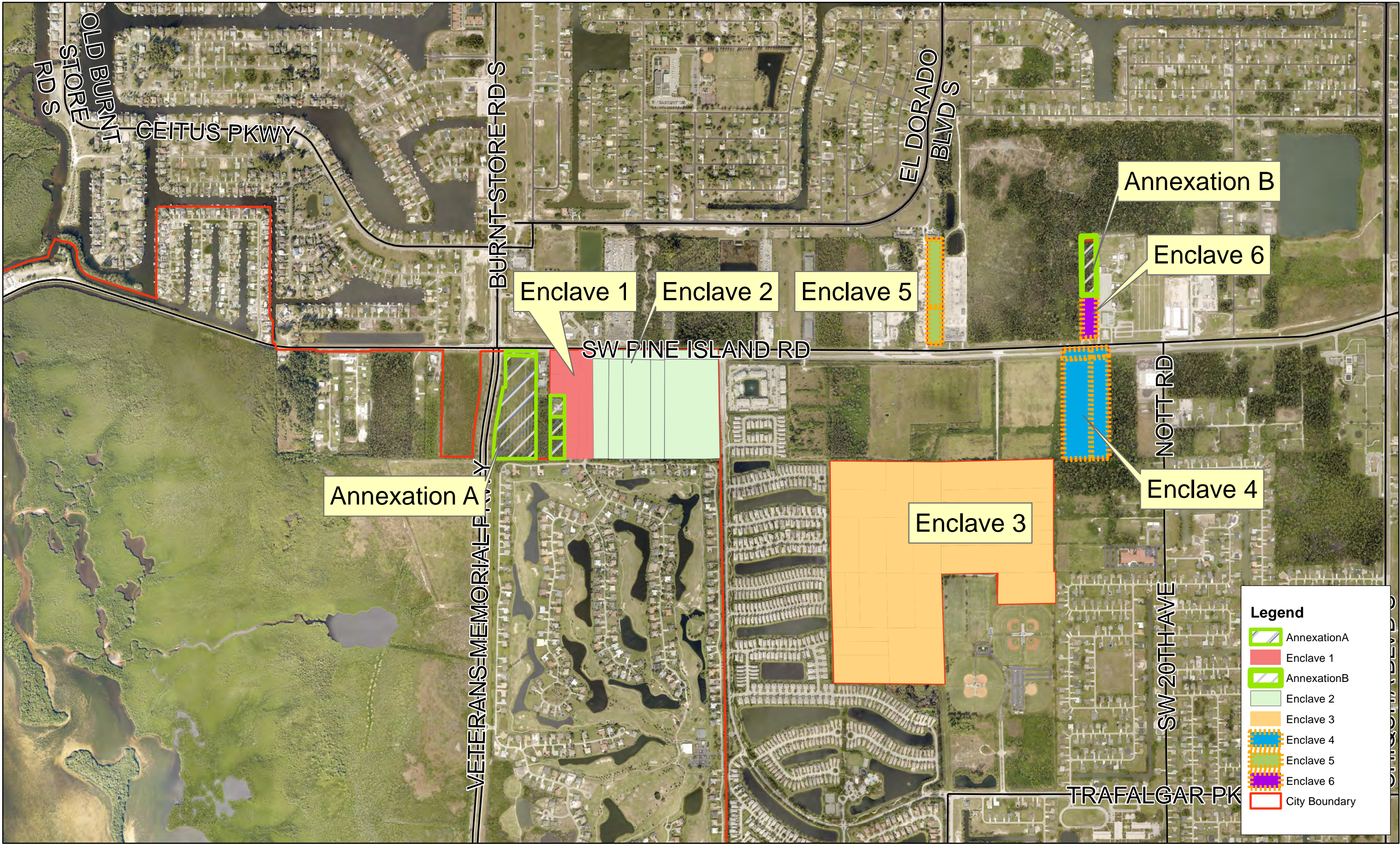
Current Lee County Taxes (2021 Trim) \$ 49,269

Estimated City Taxes \$ 72,515

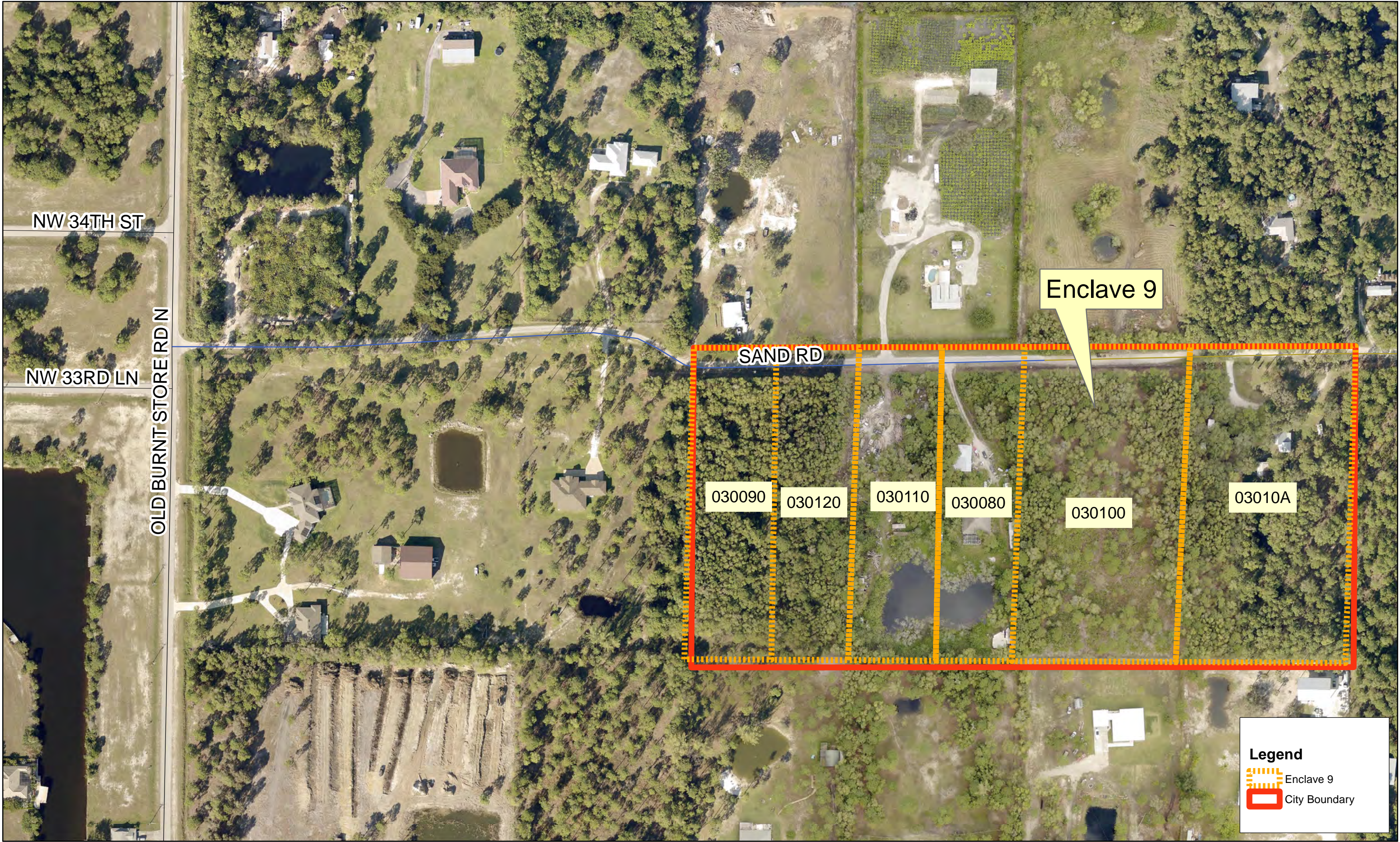
Likely City FLUC/zoning: MF/RML

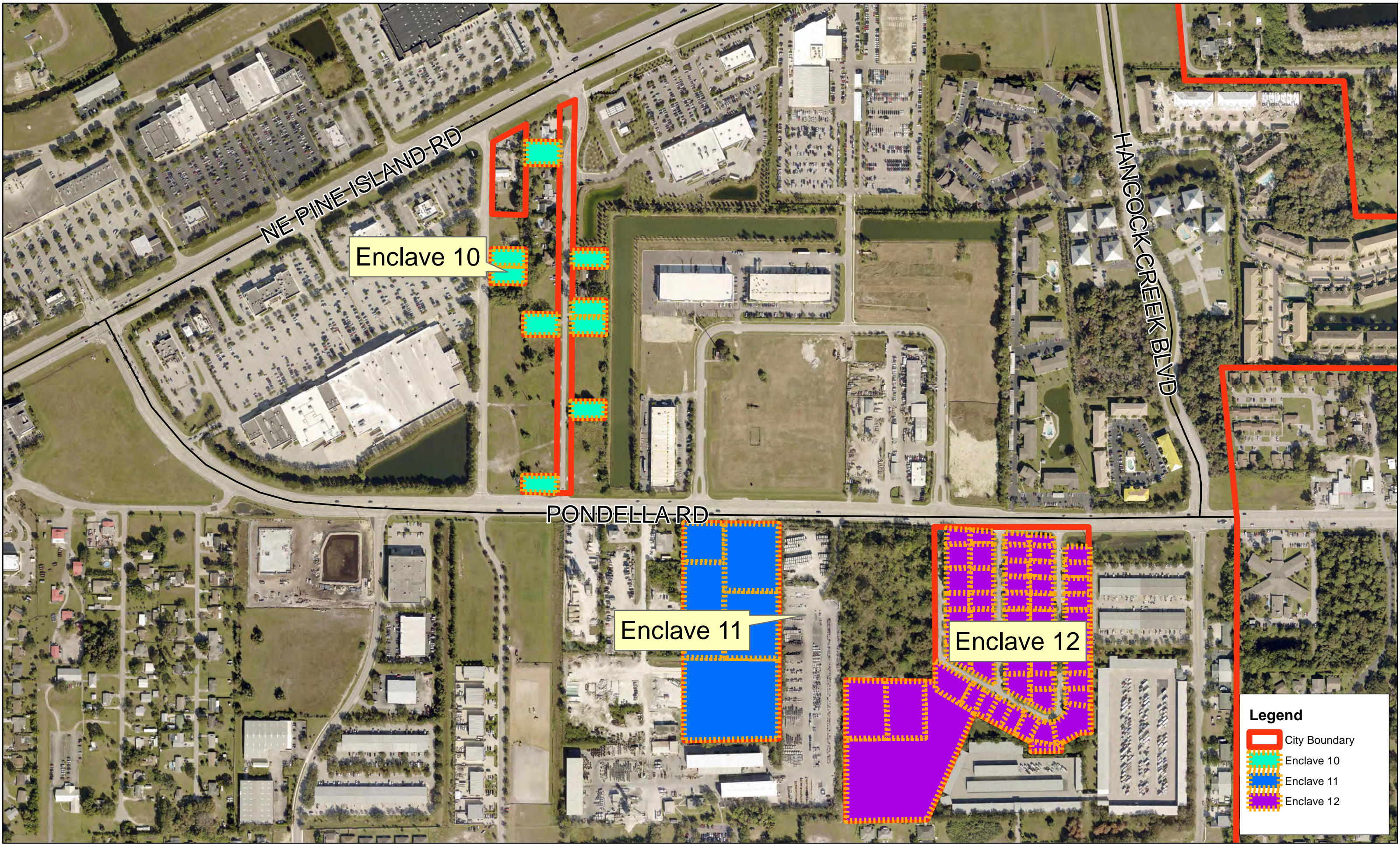
Potential challenges to Annexation

Resistance from property owners may occur.









Enclave Parcel Table

Enclave	Address	GISAcres	Strap	Owner	Tax District	lum	Fire District	Co. Land Use	lumCo. Zoning	Land Use	Assessed	Land	Building	Area	2021TRIM	City Est. Tax
1	ACCESS UNDETERMINED	3.6	20442300000030000	REALMARK CAPE ROYAL LLC	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	VACANT RESIDENTIAL	\$100,422	\$252,700	\$0	0	\$2,451	\$2,638
1	11971 LITTLE QUAIL LN	0.8	20442300000030010	HAUCK JAMES & DAMITA JO	MATLACHA-PINE		MATLACHA PINE I	Suburban	AG-2	VACANT RESIDENTIAL	\$113,400	\$113,400	\$0	0	\$1,754	\$1,966
1	11911 LITTLE QUAIL LN	1.0	2044230000003001A	HAUCK JAMES + DAMITAJO	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$67,781	\$18,000	\$94,978	3,091	\$664	\$1,441
1	11981 LITTLE QUAIL LN	0.3	2044230000003001E	STATE OF FL DOT	MATLACHA-PINE		MATLACHA PINE I	Suburban	AG-2	RIGHT OF WAY	\$0	\$130	\$0	0	\$0	\$1
1	11976 LITTLE QUAIL LN	0.3	20442300000030020	REALMARK CAPE ROYAL LLC	MATLACHA-PINE		MATLACHA PINE I	Suburban	C-1	COMMERCIAL, VACANT	\$9,735	\$9,735	\$0	0	\$150	\$169
1	11900 LITTLE QUAIL LN	0.9	20442300000030030	ROYAL-TEE HOMEOWNERS ASSN INC	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	WAREHOUSING	\$261,382	\$164,973	\$126,956	4,800	\$4,224	\$4,711
1	SW PINE ISLAND RD	0.3	20442300000030040	STATE OF FL DOT	MATLACHA-PINE		MATLACHA PINE I	Suburban	C-1	RIGHT OF WAY	\$0	\$175	\$0	0	\$0	\$1
1	RIGHT OF WAY	2.4	2044230100000000CE	ROYAL-TEE HOMEOWNERS ASSN INC	MATLACHA-PINE		MATLACHA PINE I	Commercial	R1-G	ACREAGE, BUFFER - CONSER	\$0	\$0	\$0	85	\$0	\$0
1	11951 ROYAL TEE BLVD	2.4	2044230100000000D0	REALMARK CAPE ROYAL LLC	MATLACHA-PINE		MATLACHA PINE I	Rural	R1-G	VACANT RESIDENTIAL	\$66,150	\$66,150	\$0	0	\$1,023	\$1,147
1	SW PINE ISLAND RD	0.0	2044230100000000D1	STATE OF FL DOT	MATLACHA-PINE		MATLACHA PINE I	Rural	RS-1	RIGHT OF WAY	\$0	\$25	\$0	0	\$0	\$0
1	SW PINE ISLAND RD	0.4	204423010000P0010	STATE OF FL DOT	MATLACHA-PINE		MATLACHA PINE I	Rural	RS-2	RIGHT OF WAY	\$0	\$180	\$0	0	\$0	\$1
															\$10,266	\$12,074
2	3000 SW PINE ISLAND RD	5.1	20442300000040000	HONC 3000 LLC	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	VACANT RESIDENTIAL	\$88,765	\$341,145	\$0	0	\$2,860	\$3,025
2	SW PINE ISLAND RD	0.9	20442300000040010	STATE OF FL DOT	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	RIGHT OF WAY	\$0	\$465	\$0	0	\$0	\$3
2	2950 SW PINE ISLAND RD	4.9	20442300000050000	HONC 2950 LLC	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	VACANT RESIDENTIAL	\$77,438	\$302,940	\$0	0	\$2,526	\$2,671
2	2900 SW PINE ISLAND RD	9.1	20442300000050010	HONC 2900 LLC	MATLACHA-PINE		MATLACHA PINE I	Rural	IG	OPEN STORAGE	\$556,892	\$394,697	\$148,956	1,836	\$8,617	\$9,575
2	SW PINE ISLAND RD	0.9	20442300000050030	STATE OF FL DOT	MATLACHA-PINE		MATLACHA PINE I	Rural	CN-1	RIGHT OF WAY	\$0	\$435	\$0	0	\$0	\$3
2	2850 SW PINE ISLAND RD	4.6	20442300000060000	LEE MEMORIAL HEALTH SYSTEM	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$78,183	\$300,300	\$0	0	\$2,521	\$2,664
2	SW PINE ISLAND RD	0.5	20442300000060010	STATE OF FL DOT	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	RIGHT OF WAY	\$0	\$225	\$0	0	\$0	\$1
2	2810 SW PINE ISLAND RD	18.1	20442300000070000	LEE MEMORIAL HEALTH SYSTEM	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	VACANT RESIDENTIAL	\$157,372	\$636,650	\$0	0	\$5,258	\$5,551
2	SW PINE ISLAND RD	1.7	20442300000070010	STATE OF FL DOT	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	RIGHT OF WAY	\$0	\$830	\$0	0	\$0	\$5
															\$21,782	\$23,498
3	11300 CHANDLER GROVE DR	10.0	20442300000012000	CHANDLER TONY + GABRIELLA	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	VACANT RESIDENTIAL	\$191,312	\$354,900	\$0	0	\$3,924	\$4,280
3	16160 SADDLEWOOD LN	5.1	20442300000012010	JASON ROBERT J &	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	ACREAGE, NON-AGRICULTUI	\$64,342	\$72,244	\$26,928	0	\$1,200	\$1,321
3	16260 SADDLEWOOD LN	5.1	20442300000012020	MULLEN WILLIAM C JR + SUSAN S	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$153,845	\$325,000	\$194,716	6,515	\$245	\$4,822
3	16211 SADDLEWOOD LN	5.0	20442300000012030	BENDEZU MANUEL A + SABRINA J	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$303,288	\$325,000	\$249,383	9,551	\$4,268	\$6,854
3	11600 BRIDLE LN	5.1	20442300000012040	SQUICCIARINI CHRISTOPHER +	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$427,939	\$336,050	\$184,224	5,748	\$6,197	\$7,962
3	16210 SADDLEWOOD LN	5.1	20442300000012050	SPEESE GREGORY	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$205,141	\$72,244	\$159,206	3,580	\$2,863	\$3,711
3	16111 SADDLEWOOD LN	5.0	20442300000012070	SDRENKA GUIDO + CHRISTINA	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$212,849	\$70,906	\$82,097	2,687	\$2,868	\$3,337
3	16161 SADDLEWOOD LN	5.0	20442300000012080	GINGER ESTATE LLC	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$365,891	\$324,350	\$31,414	5,297	\$5,661	\$6,283
3	11330 BRIDLE LN	2.5	20442300000012090	HERRERA KRISTY MARIE	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$296,236	\$175,000	\$181,089	5,046	\$0	\$5,488
3	11300 BRIDLE LN	2.5	2044230000001209A	PHIPPS ROGER & KAREN	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$157,706	\$175,000	\$87,103	5,832	\$2,015	\$3,349
3	11260 BRIDLE LN	5.0	20442300000012100	CRUZ JULIO B +	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$182,086	\$325,000	\$124,162	4,151	\$2,392	\$4,730
3	11700 SHELLY LN	10.2	20442300000012110	FLAMINGO HOLIDAY HOMES INC	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$556,399	\$357,700	\$237,693	8,987	\$9,091	\$9,874
3	11671 SHELLY LN	5.1	2044230000001211B	THORNBERG WALTER M + BETTE H	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$181,995	\$325,000	\$159,531	4,738	\$2,391	\$4,937
3	11650 BRIDLE LN	5.1	20442300000012120	CHANDRA GIRDHARI TRUST	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	MARKET VALUE AGRICULTUI	\$15,834	\$9,055	\$0	0	\$245	\$235
3	16261 SADDLEWOOD LN	2.5	20442300000012130	CIPOLLA SALVATORE J JR +	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$211,668	\$175,000	\$61,952	4,056	\$2,850	\$3,818
3	16281 SADDLEWOOD LN	2.5	2044230000001213A	CORDERO ELISEO	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	VACANT RESIDENTIAL	\$90,750	\$175,000	\$0	0	\$1,900	\$2,069
3	15901 SADDLEWOOD LN	5.2	21442300000012010	SANCHEZ PAUL & SIMONE	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	VACANT RESIDENTIAL	\$0	\$325,000	\$0	0	\$0	\$1,915
3	15951 SADDLEWOOD LN	5.8	21442300000012020	KATSANDRIS JOHN J + LECIA M	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$177,117	\$379,600	\$183,321	3,339	\$2,315	\$5,343
3	15640 SADDLEWOOD LN	5.2	21442300000012030	REY FABIANIS	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	VACANT RESIDENTIAL	\$178,562	\$325,000	\$0	0	\$3,720	\$3,958
3	15801 SADDLEWOOD LN	2.6	21442300000012040	PARKER LAURA M	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$184,220	\$175,000	\$85,958	7,791	\$2,425	\$3,645
3	15861 SADDLEWOOD LN	2.6	2144230000001204A	LOPEZ VICTOR + MARIANA	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$179,870	\$175,000	\$138,851	4,221	\$2,358	\$3,907
3	15810 SADDLEWOOD LN	5.2	21442300000012070	ENRIQUEZ YORDAN	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	MARKET VALUE AGRICULTUI	\$4,090	\$2,490	\$0	0	\$63	\$61
3	15701 SADDLEWOOD LN	2.6	21442300000012080	SANTIAGO ANGEL R & YVETTE S	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	VACANT RESIDENTIAL	\$102,850	\$192,500	\$0	0	\$2,119	\$2,311
3	15761 SADDLEWOOD LN	2.6	2144230000001208A	GRUBB CHRISTOPHER W &	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$202,824	\$192,500	\$156,255	9,648	\$2,713	\$4,375
3	15641 SADDLEWOOD LN	5.2	21442300000012090	CORDERO JUAN P JR + HAYDEE A	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	MARKET VALUE AGRICULTUI	\$11,596	\$2,372	\$10,523	0	\$187	\$209
3	15700 SADDLEWOOD LN	2.6	21442300000012100	PASCUAL JUAN CARLOS & VIANA	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	ACREAGE, NON-AGRICULTUI	\$181,300	\$181,300	\$0	0	\$2,805	\$3,143
3	15760 SADDLEWOOD LN	2.6	21442300000012101	SIMON TIMOTHY J	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	ACREAGE, NON-AGRICULTUI	\$88,967	\$182,000	\$27,341	0	\$2,085	\$2,251
3	15910 SADDLEWOOD LN	5.2	214423L1U98214592	PERPETUO CIR SOARES &	MATLACHA-PINE		MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$511,293	\$338,000	\$483,560	11,058	\$7,487	\$10,691
															\$76,387	\$114,878

Enclave Parcel Table

Enclave	Address	GISAcres	Strap	Owner	Tax District	Fire District	Co. Land Use	Co. Zoning	Land Use	Assessed	Land	Building	Area	2021TRIM	City Est. Tax
4	2200 SW PINE ISLAND RD	9.2	21442300000030000	LUECK MANFRED	MATLACHA-PINE	MATLACHA PINE I	Rural	AG-2	VACANT RESIDENTIAL	\$172,821	\$320,600	\$0	0	\$3,544	\$3,866
4	2120 SW PINE ISLAND RD	5.9	21442300000030010	DELODDER MARY P TR	MATLACHA-PINE	MATLACHA PINE I	Rural	AG-2	VACANT RESIDENTIAL	\$112,446	\$387,400	\$0	0	\$3,359	\$3,569
4	SW PINE ISLAND RD	0.8	21442300000030020	STATE OF FL DOT	MATLACHA-PINE	MATLACHA PINE I	Rural	AG-2	RIGHT OF WAY	\$0	\$420	\$0	0	\$0	\$2
4	SW PINE ISLAND RD	0.6	21442300000030030	STATE OF FL DOT	MATLACHA-PINE	MATLACHA PINE I	Rural	CC	RIGHT OF WAY	\$0	\$280	\$0	0	\$0	\$2
														\$6,903	\$7,439
5	2409 SW PINE ISLAND RD	1.7	17442300000020000	SKC INVESTMENTS LLC	MATLACHA-PINE	MATLACHA PINE I	Industrial Devel	IPD	WAREHOUSING	\$201,457	\$198,027	\$62,033	3,314	\$3,462	\$3,837
5	2411 SW PINE ISLAND RD	3.2	17442300000020010	WILLIAMSON + SONS MARINE CONST	MATLACHA-PINE	MATLACHA PINE I	Industrial Devel	CORR	LIGHT MANUFACTURING	\$299,692	\$243,785	\$203,925	5,665	\$5,509	\$6,067
														\$8,971	\$9,904
6	2121 SW PINE ISLAND RD	2.1	16442300000080030	ACME SEAFOOD INC	MATLACHA-PINE	MATLACHA PINE I	Rural	CORR	RESTAURANT	\$352,019	\$219,717	\$288,535	5,539	\$6,367	\$7,022
														\$6,367	\$7,022
7	801 SW PINE ISLAND RD	4.0	15442300000010000	NORTH WEST CAPE PARTNERS LLC	COUNTY / NO FIR		Intensive Develc	C-1	COMMERCIAL, VACANT	\$701,746	\$864,510	\$0	0	\$9,186	\$13,123
														\$9,186	\$13,123
8	806 WHISPERING PINES RD	0.4	10442300000060020	BERRY RONALD E L/E	COUNTY / NO FIR		Outlying Suburb	AG-2	SINGLE FAMILY RESIDENTIAL	\$34,297	\$13,000	\$110,622	1,718	\$0	\$1,121
8	810 WHISPERING PINES RD	0.8	10442300000060030	WHITE ANN	COUNTY / NO FIR		Outlying Suburb	AG-2	SINGLE FAMILY RESIDENTIAL	\$444,970	\$22,100	\$454,214	7,250	\$4,792	\$7,898
8	822 WHISPERING PINES RD	0.4	10442300000060050	RBS SERVICES CORP	COUNTY / NO FIR		Outlying Suburb	AG-2	VACANT RESIDENTIAL	\$9,433	\$13,000	\$0	0	\$131	\$185
8	826 WHISPERING PINES RD	0.4	10442300000060100	PAONESSA LORA RENEE +	COUNTY / NO FIR		Outlying Suburb	AG-2	SINGLE FAMILY RESIDENTIAL	\$180,932	\$16,101	\$180,590	3,301	\$1,696	\$3,229
														\$6,619	\$12,432
9	3660 SAND RD	2.4	19432300000030080	MUNZER GLENN	BURNT STORE AR	BURNT STORE FIR	Intensive Develc	AG-2	SINGLE FAMILY RESIDENTIAL	\$338,489	\$100,000	\$217,258	3,433	\$4,236	\$5,742
9	3690 SAND RD	2.4	19432300000030090	GAASH PROPERTIES LLC	BURNT STORE AR	BURNT STORE FIR	Intensive Develc	AG-2	VACANT RESIDENTIAL	\$76,866	\$100,000	\$0	0	\$1,222	\$1,469
9	3650 SAND RD	4.8	19432300000030100	RAMSAY PAUL D	BURNT STORE AR	BURNT STORE FIR	Intensive Develc	AG-2	VACANT RESIDENTIAL	\$125,000	\$125,000	\$0	0	\$1,766	\$2,167
9	3560 SAND RD	4.8	1943230000003010A	MAYNARD NATHANIEL K	BURNT STORE AR	BURNT STORE AR	Intensive Develc	AG-2	SINGLE FAMILY RESIDENTIAL	\$169,506	\$125,000	\$44,506	1,206	\$1,849	\$2,938
9	3670 SAND RD	2.4	19432300000030110	FYODOROV NINA	BURNT STORE AR	BURNT STORE AR	Intensive Develc	AG-2	VACANT RESIDENTIAL	\$76,866	\$100,000	\$0	0	\$1,222	\$1,469
9	3680 SAND RD	2.4	19432300000030120	GAASH PROPERTIES LLC	BURNT STORE AR	BURNT STORE FIR	Intensive Develc	AG-2	VACANT RESIDENTIAL	\$76,866	\$100,000	\$0	0	\$1,222	\$1,469
														\$11,517	\$15,253
10	1248/1250 HIBISCUS DR	0.3	054424010000A0050	HIGGINS ERIC H + LINDA S	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	MULTI-FAMILY, LESS THAN 1	\$54,021	\$20,565	\$113,713	3,666	\$514	\$1,409
10	1298 HIBISCUS DR	0.3	054424010000A0100	JONES FRANCES A	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$62,408	\$22,921	\$39,487	1,092	\$595	\$1,082
10	1300 HIBISCUS DR	0.3	054424010000A0110	CROSS JAMES M JR + SUSAN KAY	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$30,769	\$20,000	\$71,457	1,332	\$182	\$891
10	1334-1338 HIBISCUS DR	0.3	054424010000A0140	SCALZO JENNIFER C	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	MULTI-FAMILY, LESS THAN 1	\$85,884	\$20,000	\$138,141	3,287	\$882	\$1,914
10	1225 HIBISCUS DR	0.3	054424010000B0010	LEE COUNTY	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CPO	VACANT GOVERNMENTAL	\$18,520	\$22,262	\$0	0	\$0	\$343
10	1265 HIBISCUS DR	0.3	054424010000B0100	PERSINGER KATHY J	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$26,123	\$21,395	\$61,639	1,757	\$112	\$788
10	1325/1327 HIBISCUS DR	0.3	054424010000B0200	MICKELSEN JOHN TR	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	MULTI-FAMILY, LESS THAN 1	\$133,599	\$22,777	\$116,749	2,500	\$2,069	\$2,351
10	1322/1324 DEL PINE DR	0.3	054424010000B0280	ROI INVESTMENTS + PROPERTIES	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	MULTI-FAMILY, LESS THAN 1	\$90,456	\$20,000	\$95,319	1,632	\$1,524	\$1,714
10	1318/1320 DEL PINE DR	0.3	054424010000B0290	SKALKA DONALD R	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	MULTI-FAMILY, LESS THAN 1	\$110,821	\$20,000	\$111,607	2,347	\$1,867	\$2,043
														\$7,745	\$12,536
11	2136 PONDELLA RD	3.5	0844240000003004A	OC-PMA LLC	NORTH FORT MYI	NORTH FORT MYE	Industrial Devel	CORR	MINERAL PROCESSING	\$340,482	\$224,770	\$107,178	935	\$5,544	\$5,852
11	1173 PONDELLA RD	0.7	0844240000003004B	TOLLES ANNA C TR	NORTH FORT MYI	NORTH FORT MYE	Industrial Devel	CPD	COMMERCIAL, VACANT	\$22,193	\$78,298	\$0	0	\$668	\$715
11	PONDELLA RD	1.8	0844240000003004C	TOLLES ANNA C TR	NORTH FORT MYI	NORTH FORT MYE	Industrial Devel	IPD	INDUSTRIAL, VACANT	\$49,396	\$115,017	\$0	0	\$1,139	\$1,243
11	1165 PONDELLA RD	1.7	08442400000030070	SIMON SAYS ETC CORP	NORTH FORT MYI	NORTH FORT MYE	Industrial Devel	CG	AUTO SALES	\$310,911	\$192,006	\$162,721	2,374	\$4,991	\$5,648
11	PONDELLA RD	1.7	0844240000003007A	TOLLES ANNA C TR	NORTH FORT MYI	NORTH FORT MYE	Industrial Devel	IPD	INDUSTRIAL, VACANT	\$40,585	\$108,000	\$0	0	\$1,015	\$1,101
														\$13,357	\$14,558

Enclave Parcel Table

Enclave	Address	GISAcres	Strap	Owner	Tax District	Fire District	Co. Land Use	Co. Zoning	Land Use	Assessed	Land	Building	Area	2021TRIM	City Est. Tax
12	1207 WESTWOOD DR	1.0	08442400000050030	ARNETT W KEITH & DONNA E +	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$161,208	\$16,000	\$157,979	4,032	\$2,254	\$2,870
12	ACCESS UNDETERMINED	4.6	08442400000050040	RICE ELLEN J +	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	VACANT RESIDENTIAL	\$62,857	\$49,560	\$0	0	\$1,000	\$1,011
12	1209 WESTWOOD DR	1.1	08442400000050060	BRAMWELL JEFFREY M	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$194,237	\$16,160	\$171,951	2,964	\$2,957	\$3,331
12	1216 BISCAYNE DR	0.2	08442401000010020	DPBM UNLIMITED LLC	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$60,405	\$28,039	\$49,520	1,032	\$1,020	\$1,148
12	1210 BISCAYNE DR	0.2	08442401000010030	RODRIGUEZ LIUSBEL	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$73,780	\$25,760	\$72,340	1,388	\$1,268	\$1,422
12	1204 BISCAYNE DR	0.2	08442401000010040	PENALOZA ASUNCION	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$31,388	\$29,761	\$88,114	1,731	\$191	\$1,054
12	1198 BISCAYNE DR	0.2	08442401000010050	PEREZ MIRIAM	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$94,511	\$25,760	\$64,684	1,591	\$1,014	\$1,614
12	1190/1192 BISCAYNE DR	0.2	08442401000010060	BARBOUR REAL ESTATE	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	MULTI-FAMILY, LESS THAN 1	\$130,975	\$25,760	\$102,980	2,088	\$1,993	\$2,257
12	1184 BISCAYNE DR	0.2	08442401000010070	PAUL-EVANS KATHLEEN	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$90,070	\$25,760	\$64,133	1,400	\$946	\$1,560
12	1182 BISCAYNE DR	0.2	08442401000010080	UPWARD PROPERTIES LLC	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	MULTI-FAMILY, LESS THAN 1	\$143,864	\$25,760	\$109,663	2,125	\$2,190	\$2,444
12	1174 BISCAYNE DR	0.2	08442401000010090	FOX STEPHANIE M	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$61,318	\$27,375	\$70,678	1,410	\$584	\$1,279
12	1168 BISCAYNE DR	0.2	08442401000010100	SERRANO MARLON IVAN BANEGAS	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$85,039	\$25,760	\$75,016	2,417	\$1,387	\$1,567
12	1223 BISCAYNE DR	0.1	08442401000020010	LEE COUNTY	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	VACANT RESIDENTIAL	\$8,224	\$37,236	\$0	0	\$0	\$313
12	1215 BISCAYNE DR	0.2	08442401000020020	MORALES JIMMY ORTA +	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$96,619	\$25,760	\$72,632	1,378	\$1,046	\$1,685
12	1209 BISCAYNE DR	0.2	08442401000020030	BRUBAKER HARLEY-D KRISTOFER	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$0	\$25,760	\$63,725	1,152	\$0	\$527
12	1203 BISCAYNE DR	0.2	08442401000020040	FYR SFR BORROWER LLC	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$90,031	\$25,760	\$60,583	1,086	\$1,370	\$1,539
12	1197 BISCAYNE DR	0.2	08442401000020050	REY PASCUAL LLC	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$79,724	\$25,760	\$71,003	1,186	\$1,314	\$1,482
12	1191 BISCAYNE DR	0.2	08442401000020060	MULLISI CATHERINE	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$78,434	\$25,760	\$74,062	1,834	\$769	\$1,486
12	1185 BISCAYNE DR	0.2	08442401000020070	KAVA MARY PATRICIA +	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$46,269	\$25,760	\$61,102	1,242	\$944	\$1,041
12	1179 BISCAYNE DR	0.2	08442401000020080	AIKEN GLENN M	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$112,671	\$25,760	\$104,155	2,050	\$1,290	\$2,055
12	1173 BISCAYNE DR	0.2	08442401000020090	FOOF VENTURES LLC	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$23,356	\$25,760	\$56,434	1,219	\$88	\$751
12	1167 BISCAYNE DR	0.2	08442401000020100	NELSEN RESIDENCE INC	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$57,215	\$28,614	\$76,697	1,679	\$0	\$1,275
12	ACCESS UNDETERMINED	0.1	08442401000020140	HESTER CHARLOTTE BIGGERS	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	9925	VACANT RESIDENTIAL	\$120	\$120	\$0	0	\$1	\$2
12	1162 BISCAYNE DR	0.2	08442402000010110	HERNANDEZ CANDICE	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$39,943	\$25,760	\$53,979	1,210	\$322	\$927
12	1158 BISCAYNE DR	0.5	08442402000010120	GASSAWAY WALTER LEE &	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$37,569	\$25,000	\$104,607	2,322	\$0	\$1,193
12	1089 BRYNMAR DR	0.2	08442402000010140	MCHUGH VINCENT + MARY DIANE	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$42,382	\$22,000	\$109,901	2,568	\$359	\$1,262
12	1091 BRYNMAR DR	0.2	08442402000010150	ARNETT W KEITH + DONNA E	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$54,817	\$25,024	\$63,738	1,486	\$1,049	\$1,150
12	1095 BRYNMAR DR	0.2	08442402000010160	MARTINEZ LISSET	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$86,439	\$26,426	\$67,515	1,580	\$1,360	\$1,543
12	1099 BRYNMAR DR	0.2	08442402000010170	PASCUAL ELIESER VALLE	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$91,703	\$25,760	\$65,522	1,543	\$971	\$1,587
12	1101 BRYNMAR DR	0.2	08442402000010180	ROSQUEDE ADRIAN FERNANDEZ &	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$104,703	\$25,760	\$74,197	3,157	\$1,169	\$1,787
12	1103 BRYNMAR DR	0.2	08442402000010190	RICE ELLEN JEFFCOTT L/E	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$30,502	\$31,129	\$64,070	1,368	\$178	\$910
12	1105 BRYNMAR DR	0.4	08442402000010200	MCHUGH MARK J + KRISTIN E	NORTH FORT MYI	NORTH FORT MYI	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$39,490	\$25,000	\$78,839	2,004	\$315	\$1,064

Enclave Parcel Table

Enclave	Address	GISAcres	Strap	Owner	Tax District	Fire District	Co. Land Use	Co. Zoning	Land Use	Assessed	Land	Building	Area	2021TRIM	City Est. Tax
12	1161 BISCAVNE DR	0.2	08442402000020110	BONNER DONNA M +	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$21,246	\$22,000	\$59,846	1,194	\$80	\$725
12	1168 PINE LAKE DR	0.3	08442402000020120	SKALKA DONALD R	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$96,462	\$28,942	\$90,366	2,028	\$1,603	\$1,807
12	1172 PINE LAKE DR	0.2	08442402000020130	VILLATORO CONSUELO	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$81,770	\$25,760	\$97,697	2,061	\$820	\$1,663
12	1178 PINE LAKE DR	0.2	08442402000020140	WIGGINS PAULINE + WILLIAM F JR	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$58,391	\$25,760	\$70,788	1,564	\$1,123	\$1,237
12	1184 PINE LAKE DR	0.2	08442402000020150	MYERS KERRY KENNETH	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$32,887	\$25,760	\$71,328	2,866	\$214	\$948
12	1190 PINE LAKE DR	0.2	08442402000020160	JOHNSON ERIC A + ELIZABETH	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$20,847	\$26,624	\$56,345	1,200	\$78	\$727
12	1196 PINE LAKE DR	0.2	08442402000020170	EWING STEVEN R	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$23,682	\$25,760	\$62,061	1,272	\$89	\$788
12	1200 PINE LAKE DR	0.2	08442402000020180	PORTAL SUNEIDY	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$67,530	\$25,760	\$68,397	1,420	\$1,199	\$1,327
12	1202 PINE LAKE DR	0.2	08442402000020190	GRANT SANDY +	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$87,748	\$25,760	\$56,421	1,352	\$1,335	\$1,488
12	1206 PINE LAKE DR	0.2	08442402000020200	JOHNSON SAMUEL V	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	VACANT RESIDENTIAL	\$5,688	\$25,760	\$0	0	\$204	\$217
12	1212 PINE LAKE DR	0.1	08442402000020210	JOHNSON SAMUEL V	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	VACANT RESIDENTIAL	\$5,860	\$26,536	\$0	0	\$211	\$223
12	1211 PINE LAKE DR	0.1	08442402000030010	JOHNSON SAMUEL V	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	VACANT RESIDENTIAL	\$6,426	\$29,104	\$0	0	\$231	\$245
12	1205 PINE LAKE DR	0.3	08442402000030020	JOHNSON SAMUEL V	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	VACANT RESIDENTIAL	\$8,533	\$38,640	\$0	0	\$307	\$325
12	1201 PINE LAKE DR	0.3	08442402000030030	KING SCOTT & GINA	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$90,447	\$38,640	\$42,799	1,166	\$957	\$1,515
12	1195 PINE LAKE DR	0.2	08442402000030040	VERLEY JASON	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$71,567	\$25,760	\$63,715	1,464	\$1,195	\$1,346
12	1189 PINE LAKE DR	0.2	08442402000030050	WARD CAROL DIAN +	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$21,090	\$25,760	\$51,547	1,500	\$79	\$697
12	1181 PINE LAKE DR	0.2	08442402000030060	OLLIE REALTY INC	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	MULTI-FAMILY, LESS THAN 1	\$157,332	\$25,760	\$128,151	2,067	\$2,395	\$2,707
12	1179 PINE LAKE DR	0.2	08442402000030070	SERRANO MARLON I BANEGAS	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$128,647	\$25,760	\$100,443	2,082	\$1,958	\$2,216
12	1177 PINE LAKE DR	0.2	08442402000030080	GARCIA GILBERTO J + CHARITY	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	SINGLE FAMILY RESIDENTIAL	\$26,491	\$27,500	\$70,042	1,526	\$117	\$878
12	1182/1184 WESTWOOD DR	0.2	08442402000030090	GRAY SCOTT THOMAS TR	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	MULTI-FAMILY, LESS THAN 1	\$61,314	\$27,500	\$71,079	1,280	\$1,152	\$1,282
12	1186/1188 WESTWOOD DR	0.2	08442402000030100	854 LEO THOMAS LLC	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	MULTI-FAMILY, LESS THAN 1	\$32,932	\$25,760	\$66,376	1,320	\$850	\$920
12	1190/1192 WESTWOOD DR	0.2	08442402000030110	GRAY SCOTT T	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	MULTI-FAMILY, LESS THAN 1	\$92,255	\$25,760	\$65,895	1,320	\$1,404	\$1,596
12	1194/1196 WESTWOOD DR	0.2	08442402000030120	854 LEO THOMAS LLC	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	MULTI-FAMILY, LESS THAN 1	\$32,459	\$25,760	\$65,649	1,280	\$843	\$910
12	1198/1200 WESTWOOD DR	0.3	08442402000030130	854 LEO THOMAS LLC	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	MULTI-FAMILY, LESS THAN 1	\$39,136	\$38,640	\$54,850	1,280	\$918	\$999
12	1206 WESTWOOD DR	0.3	08442402000030140	JOHNSON SAMUEL V	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	VACANT RESIDENTIAL	\$8,533	\$38,640	\$0	0	\$307	\$325
12	1212 WESTWOOD DR	0.2	08442402000030150	JOHNSON SAMUEL V	NORTH FORT MYI	NORTH FORT MYE	Intensive Develc	CORR	VACANT RESIDENTIAL	\$6,994	\$31,672	\$0	0	\$251	\$267
														\$49,269	\$72,515
A	3150 SW PINE ISLAND RD	12.6	20442300000020000	3150 SW PINE ISLAND RD LLC	MATLACHA-PINE ISLA	MATLACHA-PINE ISLA	Commercial	AG-2	MARKET VALUE AGRICULTUI	\$7,669	\$0	\$7,669	0	\$119	\$133
A	SW PINE ISLAND RD	0.5	20442300000020020	STATE OF FL DOT	MATLACHA-PINE ISLA	MATLACHA-PINE ISLA	Commercial	AG-2	RIGHT OF WAY	\$0	\$0	\$240	0	\$0	\$1
A	11881 LITTLE QUAIL LN	1.0	2044230000003001B	EVA RICHARD JR +	MATLACHA-PINE	MATLACHA PINE I	Rural	AG-2	SINGLE FAMILY RESIDENTIAL	\$65,987	\$19,390	\$105,307	2,482	\$646	\$1,490
A	11821 LITTLE QUAIL LN	1.0	2044230000003001C	EVA RICHARD	MATLACHA-PINE	MATLACHA PINE I	Rural	AG-2	VACANT RESIDENTIAL	\$18,000	\$18,000	\$0	0	\$278	\$312
A	11851 LITTLE QUAIL LN	1.0	2044230000003001D	EVA RICHARD JR + KATHY	MATLACHA-PINE	MATLACHA PINE I	Rural	AG-2	MOBILE HOME SUBDIVISION	\$18,000	\$18,000	\$0	0	\$278	\$312
														\$1,321	\$2,248
B	ACCESS UNDETERMINED	2.6	1644230000008003A	CCTC FEE OWNER LLC	MATLACHA-PINE	MATLACHA PINE I	Rural	CORR	MARKET VALUE AGRICULTUI	\$1,177	\$1,177	\$0	0	\$18	\$20
														\$229,708	\$317,502



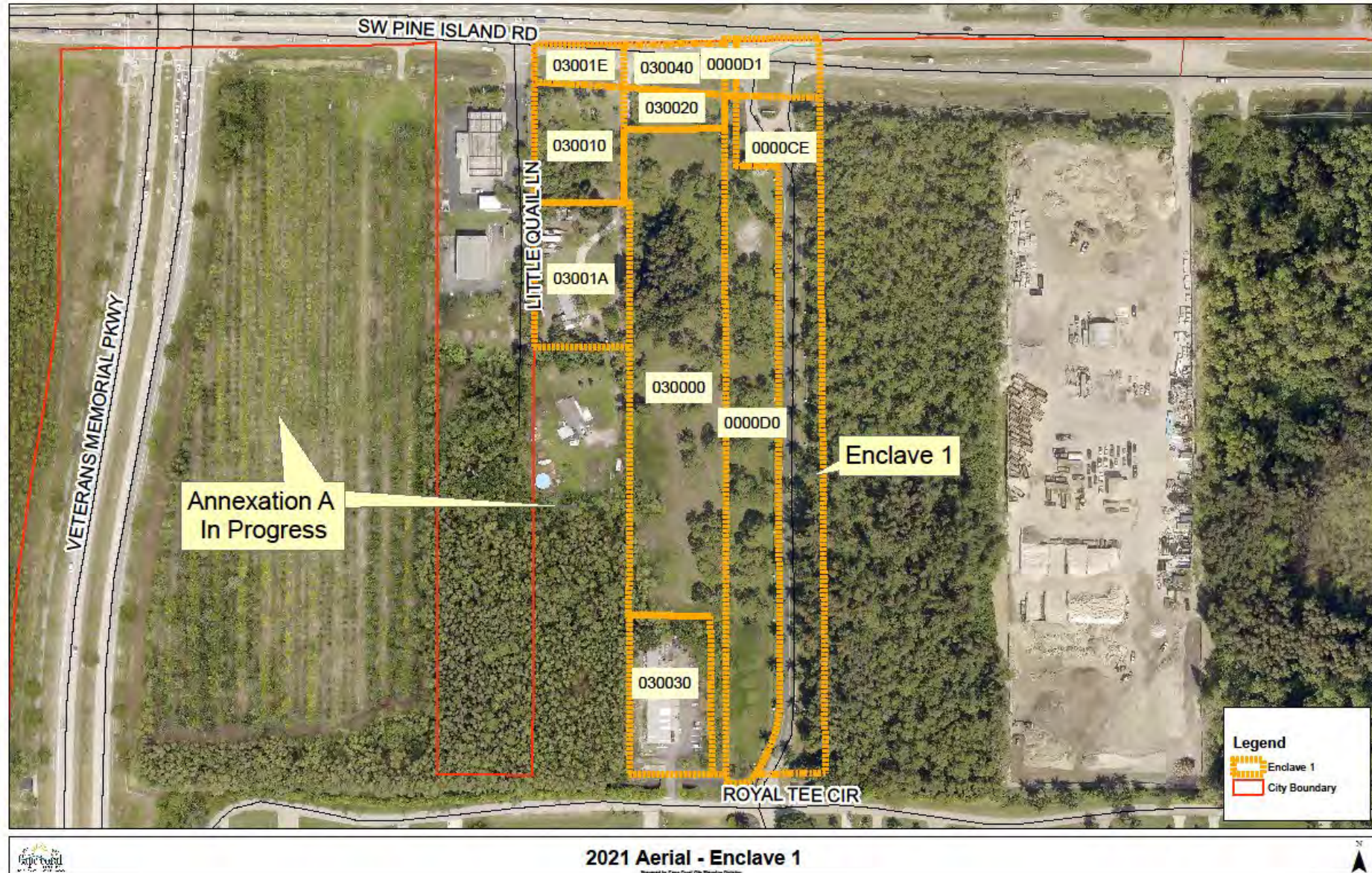
Annexation Strategy Committee of the Whole Meeting – 3/09/22



Annexation of Enclaves

- **The City is considering annexation of twelve enclaves into the City**
- **Previous discussion at Council focused on Annexation by Special Act of the Legislature**
- **The agenda packet includes a summary of information for each enclave, including details about current uses, infrastructure availability, possible City land use and zoning if annexed, and possible issues for each enclave.**

Enclave #1



Enclave 1

- ❖ 12.44 acres – 7 separate parcels, including Royal Tee entrance and a storage/maintenance building
- ❖ GPIWA water franchise to 2050 – no sewer service
- ❖ PIRD & CC – existing uses become non-conforming

Options to Consider

1. Deletion of the parcels owned by Royal Tee.
2. Consider other FLUC/zoning classifications, such as RE – Residential Estate to accommodate existing uses.