



Lee County Board of County Commissioners  
Department of Community Development  
Division of Planning  
Post Office Box 398  
Fort Myers, FL 33902-0398  
Telephone: (239) 533-8585  
FAX: (239) 485-8344

## APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

**PROJECT NAME:** Bay Harbour Marina Village MPD

**PROJECT SUMMARY:**

The project is to change the current land use category for the subject parcel from industrial to Central Urban to allow for a mixed use marina village with public parking and Bonus density for workforce housing

Plan Amendment Type: ☐ Normal ☒ Small Scale ☐ DRI

**APPLICANT – PLEASE NOTE:**

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: 162

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

Signature of Owner or Authorized Representative

Printed Name of Owner or Authorized Representative

Date

6/13/15  
**RECEIVED**

JUN 18 2015

COMMUNITY DEVELOPMENT

CPA2015-00005

**I. APPLICANT/AGENT/OWNER INFORMATION** (Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.)

Applicant: James Ink P.E. C/o Inkwerks, Inc

Address: 2055 West First Street

City, State, Zip: Fort Myers, FL 33901

Phone Number: (239) 334-0278

Email: jamesink@inkwerks.net

Agent\*: James Ink P.E. C/o Inkwerks, Inc

Address: 2055 West First Street

City, State, Zip: Fort Myers, FL 33901

Phone Number: (239) 334-2450

Email: jamesink@inkwerks.net

Owner(s) of Record: Southern Comfort Storage, LLC

Address: 8632 West 103<sup>rd</sup> Street, Suite A

City, State, Zip: Palos Hills, IL 60465

Phone Number: (708) 205-7750

Email: jmayher@mgmconstinc.com

\* This will be the person contacted for all business relative to the application.

**II. REQUESTED CHANGE**

A. TYPE: (Check appropriate type)

☐ Text Amendment

☒ Future Land Use Map Series Amendment (Maps 1 thru 24)

List Number(s) of Map(s) to be amended: 1

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. An additional set of mailing labels is required if your request includes a change to the Future Land Use Map (Map 1, page 1). The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)**

**A. Property Location:**

1. Site Address: 1195 Main Street, Fort Myers Beach, FL 33931

2. STRAP(s): See Attached Property Information Data

**B. Property Information:**

Total Acreage of Property: 7.58

Total Acreage included in Request: 7.58

Total Uplands: 7.58

Total Wetlands: 0

Current Zoning: See Attached Property Information Data

Current Future Land Use Designation: Industrial

Area of each Existing Future Land Use Category: 7.58

Existing Land Use: Industrial

**C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:**

Lehigh Acres Commercial Overlay: No

Airport Noise Zone 2 or 3: No

Acquisition Area: No

Joint Planning Agreement Area (adjoining other jurisdictional lands): No

Community Redevelopment Area: No

**D. Proposed change for the subject property:**

Change land use from Industrial to Central Urban

**E. Potential development of the subject property:**

**1. Calculation of maximum allowable development under existing FLUM:**

Residential Units/Density 0

Commercial intensity 0

Industrial intensity 75000 (10,000 sqft per acre)

**2. Calculation of maximum allowable development under proposed FLUM:**

Residential Units/Density 75

Commercial intensity 75,000 (10,000 sqft per acre)

Industrial intensity 0

#### IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

A. General Information and Maps

*NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.*

**The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).**

1. Provide any proposed text changes.
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
5. Map and describe existing zoning of the subject property and surrounding properties.
6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.
7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.



B. Public Facilities Impacts

*NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).*

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;  
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
  - a. Sanitary Sewer
  - b. Potable Water
  - c. Surface Water/Drainage Basins
  - d. Parks, Recreation, and Open Space
  - e. Public Schools.

Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

- Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
  - a. Fire protection with adequate response times;
  - b. Emergency medical service (EMS) provisions;
  - c. Law enforcement;
  - d. Solid Waste;
  - e. Mass Transit; and
  - f. Schools.

*In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.*

#### C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

**D. Impacts on Historic Resources**

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

**E. Internal Consistency with the Lee Plan**

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

**F. Additional Requirements for Specific Future Land Use Amendments**

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
  - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
  - b. Provide data and analysis required by Policy 2.4.4,
  - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area

- a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles

Be sure to support all conclusions made in this justification with adequate data and analysis.

H. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☒ Not Applicable
- ☐ Alva Community Plan area [Lee Plan Objective 26.7]
- ☐ Buckingham Planning Community [Lee Plan Objective 17.7]
- ☐ Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
- ☐ Captiva Planning Community [Lee Plan Policy 13.1.8]
- ☐ North Captiva Community Plan area [Lee Plan Policy 25.6.2]
- ☐ Estero Planning Community [Lee Plan Objective 19.5]
- ☐ Lehigh Acres Planning Community [Lee Plan Objective 32.12]
- ☐ Northeast Lee County Planning Community [Lee Plan Objective 34.5]
- ☐ North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
- ☐ North Olga Community Plan area [Lee Plan Objective 35.10]
- ☐ Page Park Community Plan area [Lee Plan Policy 27.10.1]
- ☐ Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
- ☐ Pine Island Planning Community [Lee Plan Objective 14.7]



**AFFIDAVIT**

I, JAMES LUK, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Signature of Applicant

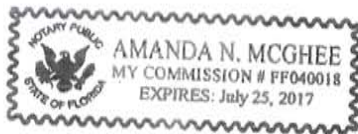
Date

6/18/15

Printed Name of Applicant

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 6/18/15 (date) by JAMES LUK (name of person providing oath or affirmation), who is personally known to me or who has produced known (type of identification) as identification.



Signature of Notary Public

(Name typed, printed or stamped)

Amanda N. McGhee

Amanda N. McGhee

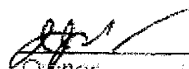
## LETTER OF AUTHORIZATION

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as

Southern Comfort Storage, LLC

legally described in exhibit A attached hereto.

The property described herein is the subject of an application for development. We hereby designate James Ink, c/o INKWERKS, Inc, 2055 West First Street, Fort Myers, FL 33901 as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to obtain entitlement authorization from Lee County for comprehensive plan amendment, bonus density, zoning and development orders for a mixed use development on subject property. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

  
Owner (signature)

John Mayher Mayher  
Printed Name, Title

STATE OF Florida  
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 16 day on June (date) 2015 by John Joseph Mayher (name of person providing oath or affirmation) who is personally known to me or who has produced FDL exp. 6/9/18 as identification.



  
Signature of Notary Public



## Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard  
Fort Myers, Florida 33919-5910  
email - fmoffice@bwlk.net  
(Ph) 239-481-1331 (Fax) 239-481-1073

### Description

Parcel of land lying in  
Section 19, Township 46 South, Range 24 East  
San Carlos Island, Lee County, Florida  
(Description Prepared for Zoning and/or Development Purposes Only)  
(Not to be Used for Transfer of Title or Property)

A parcel of land lying in Section 19, Township 46 South, Range 24 East, San Carlos Island, Lee County, Florida, being the same parcel as described in Instrument No. 2013000065798, Public Records of Lee County, Florida and further described as follows:

Commencing at the intersection of the centerline of San Carlos Boulevard 100 feet wide and the centerline of Main Street 50 feet wide run S75°56'35"E along the centerline of Main Street for 907.55 feet; thence run N00°39'35"W for 25.85 feet to an intersection with the northeasterly line of Main Street and the southeast corner of Parcel 3 as described in Instrument No. 2013000065798, Public Records of said Lee County and the Point of Beginning.

Thence run N75°56'35"W along said northeasterly line of Main Street and the southwesterly line of said Parcel 3 for 103.39 feet; thence run N00°39'35"W along the west line of said Parcel 3 for 10.34 feet to the southeasterly corner of Parcel 4 as described in Instrument No. 2013000065798 of said Public Records; thence run N75°56'35"W along the southwesterly line of said Parcel 4 and said northeasterly line of Main Street for 206.32 feet to the southwest corner of said Parcel 4; thence run N00°39'35"W along the west line of said Parcel 4 and the easterly line of a parcel described in Official Record Book 3637 at Page 3410 for 239.11 feet to an intersection with the southeasterly line of Block 10, San Carlos on the Gulf, as recorded in Plat Book 6 at Page 6 of said Public Records; thence run N18°47'10"E along the southeasterly line of said Block 10 for 18.88 feet; thence run N14°01'21"E along said southeasterly line for 320.74 feet to the northwest corner of said Parcel 4; thence run S75°36'55"E along the north line of said Parcel 4 for 115.95 feet to the northeast corner of said Parcel 4; thence run S00°39'35"E along the easterly line of said Parcel 4 for 3.87 feet to the northwest corner of said Parcel 3 as described in Instrument No. 2013000065798; thence run N89°20'25"E along the north line of said Parcel 3 and the north line of Parcel 8 as described in said Instrument No. 2013000065798 for 200.00 feet to an intersection with the west line of lands described in Official Record Book 3283 at Page 3540 of said Public Records; thence run S00°39'35"E along said west line for 33.15 feet to the northwest corner of Parcel 1 as described in said Instrument No. 2013000065798; thence run N89°20'25"E along the north line of said Parcel 1 for 105.00 feet to the northeast corner of said Parcel 1; thence run S00°39'35"E along the east line of said Parcel 1 for 500.00 feet to a corner of said Parcel 1; thence run N89°20'25"E along a north line of said Parcel 1 for 75.00 feet; thence run N00°39'35"W along said Parcel 1 for 5.85 feet to the southwest corner of Lot 22, Willis Unrecorded Addition to San Carlos; thence continue N00°39'35"W along the west line of said Parcel 1 and Parcel 2 for 100.00 feet to the northwest corner of Parcel 2 as described in said Instrument No. 2013000065798, being the northwest corner of Lot 21, Willis Unrecorded Addition to San Carlos; thence run N89°20'25"E along the

Continued. . .

#### PRINCIPALS:

SCOTT C. WHITAKER, PSM, PRESIDENT  
JOSEPH L. LUTZ, PSM  
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



#### ASSOCIATES:

JAMES A. HESSLER, PSM  
ROBERT L. CARMELLA, PSM  
STEPHEN P. SHAWLES II, PSM  
MUNIR R. SULEH, PE, MSCE



**Description**

Parcel in  
Section 19, Township 46 South, Range 24 East  
San Carlos Island, Lee County, Florida  
(Description Prepared for Zoning and/or Development Purposes Only)  
(Not to be Used for Transfer of Title or Property)  
- Continued -

north line of said Parcel 2 for 100.00 feet to an intersection with the westerly line of Oak Street; thence run S00°39'35"E along the west line of Oak Street for 113.53 feet to a point of curvature; thence run southerly and southwesterly along the arc of a curve to the right of radius 90.00 feet, chord bearing S08°45'34"W, chord 29.46 feet, delta 18°50'18", for 29.59 feet to a point of reverse curvature; thence run southwesterly and southerly along the arc of a curve to the left of radius 190.00 feet, chord bearing S08°45'34"W, chord 62.19 feet, delta 18°50'18", for 62.47 feet to a point of tangency; thence run S00°39'35"E along the west line of said Oak Street for 86.87 feet to an intersection with the northeasterly line of Main Street; thence run N75°56'35"W along said northeasterly line for 273.99 feet to the east line of K.L. Swank's Subdivision as recorded in Plat Book 8, Page 81 of said Public Records, said line being the east line of Tract 10 of the unrecorded plat of property of San Carlos Corporation; thence run N00°39'35"W along the east line of said subdivision and the east line of said Tract 10 for 327.01 feet to the north line of said K.L. Swank's subdivision, being the southeast corner of Parcel 7 as described in said Instrument No. 2013000065798; thence run S89°20'25"W along the north line of said subdivision and the south line of said Parcel 7 for 15.00 feet to the northeast corner of Lot 18 of said subdivision; thence S00°39'35"E along the west line of Ostego Drive according to the plat of said K.L. Swank's subdivision for 323.07 feet to the northeasterly line of said Main Street; thence N75°56'35"W along said northeasterly line of Main Street for 87.88 feet to the Point of Beginning.

Containing 7.47 acres, more or less.

Bearings are based on the centerline of Main Street bearing S75°56'35"E.

Bean, Whitaker, Lutz & Kareh, Inc. (LB4919)

43404\_OVERALL\_LESS RW

6/14/15

  
\_\_\_\_\_  
Scott C. Whitaker, P.S.M. 4324



Bay Harbour Marina Village MPD  
Southern Comfort Storage, LLC (Owner)

Property Identification

- 19-46-24-00-00005.0200 1195 Main Street, Fort Myers Beach, FL 33931
- 19-46-24-05-00000.0130 1185 Main Street, Fort Myers Beach, FL 33931
- 19-46-24-05-00000.0150 19230 Seaside Drive, Fort Myers Beach, FL 33931
- 19-46-24-00-00004.0000 19210 Seaside Drive, Fort Myers Beach, FL 33931
- 19-46-24-00-00004.0030 19170 Seaside Drive, Fort Myers Beach, FL 33931
- 19-46-24-00-00003.0010 1145 Main Street, Fort Myers Beach, FL 33931
- 19-46-24-00-00001.0000 1135 Main Street, Fort Myers Beach, FL 33931



DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
6-14-15	43404	SCW	1" = 150'	1 OF 1	10-46-24

## AFFIDAVIT OF AUTHORIZATION

### APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, John Mayher (name), as Managing Member (owner/title) of Southern Comfort Storage, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

**\*Notes:**

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

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

John Mayher  
Signature

6/16/15  
Date

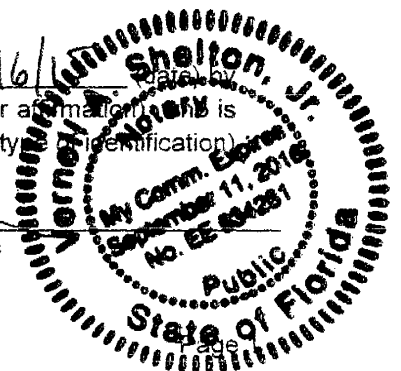
\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 6/16/15 (date), by John Joseph Mayher (name of person providing oath or affirmation), who is personally known to me or who has produced FDL exp. 6/9/18 (type of identification) as identification.

STAMP/SEAL

[Signature]  
Signature of Notary Public



# BAY HARBOUR MARINA VILLAGE

## COMPREHENSIVE PLAN AMENDMENT

### Abstract

This document is information for a change in land use from industrial to Urban Center for a proposed mixed use development at 1195 Main Street, Fort Myers Beach, FL 33931

Prepared by:



2055 West First Street  
Fort Myers, FL 33901  
T: (239) 334-2450  
F: (239) 334-0278  
[jamesink@inkwerks.net](mailto:jamesink@inkwerks.net)



## **Provided Documents**

### **Application for a Comprehensive Plan Amendment**

#### **Need for Request**

#### **Internal Consistency with the Lee Plan**

- E.1 Population projection narrative**
- E.2 Evaluation of relevant Lee Plan policies**
- E.3 Evaluation of effects on Town of Fort Myers Beach**
- E.4 Evaluation of consistency for State Policy Plan and Regional Policy Plan**

#### **EXHIBITS**

- A.1 Proposed Text Changes**
- A.2 Current Future Land Use Map**
- A.3 Proposed Future Land Use Map**
- A.4 Description of existing land use and map**
- A.5 Description of existing zoning designations and map**
- A.6 Certified Legal Description and sketch of property**
- A.7 Property Deeds**
- A.8 2015 Aerial Map**
- A.9 Property owner applicant letter of authorization**

#### **Public Facilities Impacts**

- B.1 Traffic Impact Analysis**

**B.2.a Sanitary Sewer**

**B.2.b Potable Water**

**B.2.c Surface Water/Drainage Basins**

**B.2.d Parks, Recreation, and Open Space**

**B.2.e Public Schools**

**Environmental Impacts**

**C.1 Map of Plant Communities (FLUCCS)**

**C.2 Description of soils and map**

**C.3 Topographical Map (FEMA)**

**C.4 Flood Insurance Rate Map effective August 2008**

**C.5 Wetlands, aquifer recharge area, and rare & unique uplands map**

**C.6 Table of Listed Plant Communities**

**Impacts on Historic Resources**

**D.1 Map of historic districts and/or sites listed**

**D.2 Map of property on Lee County archeological sensitivity map**

**Additional requirements for Specific Future Land Use Amendments**

**F.1 Narrative on employment centers targeted by Lee Plan**

**F.2 Requests moving land from Non-Urban to Urban Areas – not applicable**

**F.3 Requests involving lands in critical water supply areas – Not Applicable**

**F.4 Density Reduction/Groundwater Resource lands – Not Applicable**

## **Planning Community Plan Area Requirements – Not Applicable**

### **Need for Request**

The proposed Bay Harbour Marina Village MPD is a mixed use development that redefines the development of the Compass Rose Marina and promotes the vision of San Carlos Island as a boating and marine community. Compass Rose Marina has been in service for many years until 2006 where it was to be renovated and expanded. The economic crisis impacted the project such that it entered foreclosure and ownership was transferred to the mortgage holder. Since 2007 there has been attempts to resurrect the project, but a standalone marina of this size is unable to be financially sustainable and development has not resumed.

The historical commercial shrimp/fishing industry and supporting industries that have been on San Carlos Island has been declining for many years. The globalization of the seafood industry, increasing regulations, distance to productive fishing grounds, fuel costs and property tax increases have moved the Gulf fishing fleet to other areas. This change has caused any industrial marine development on San Carlos Island to be non-existent. Recently investment in the island has taken a different course than the industrial marine industry. There has been two redevelopment projects in the past two years. Diversified Yacht Services constructed a large boatyard at the southwest corner of the island. Diversified Yacht is an example of the changing land use away from commercial fishing by a large investment in the upscale recreational boating community providing the only boatyard of its type other than Tampa and the East Coast. Ebb Tide MPD is another development that has recently been entitled by Lee County. Ebb Tide MPD is a large mixed use development that comprises of commercial, recreational marina, residential and hotel uses near the east end of San Carlos Island. Density of Ebb Tide is close to 10 units per acre.

The current developer has created a development plan that adds marketable additional uses in a mixed use development. The development plan proposes introducing residential uses that are inconsistent with the current Lee County Comprehensive Plan Industrial Land Use of the property. This requires a change to a compatible land use.

The development plan consists of the following uses:

- A. The current marina plan of a 286 slip dry storage building, 29 wet slips, three (3) loading slips will remain as approved in SEZ2007-00041 and VAR2007-00036. The approved 7,200 square foot multipurpose building will be reduced to a smaller ship store without restaurant facilities.



- B. A 500+/- parking garage will be constructed to allow for parking of the facility and provide excess parking for daily use of beach goers.
- C. A commercial/residential structure will be constructed that allows commercial use and residential dwellings.
- D. The residential dwellings will request bonus density units to provide on-site workforce housing for the residents. This should provide affordable housing for workers within the Town of Fort Myers Beach.

The Bay Harbour development plan redevelops the site into a sustainable community with uses that not only provide a viable integrated community and with the uses of the bonus density provides affordable housing near the workplace. The parking garage also provides a convenient location and access to the beach. It is only a 15 minute walk from the parking garage to Lynn Hall Park in the Town of Fort Myers Beach.



## **Bay Harbour Marina Village MPD**

### **Section E.2 – Lee Plan Goals and Objectives Analysis**

#### **Vision Statement:**

**12. Iona/McGregor** - This Community is located primarily south of Gladiolus Drive west of Hendry Creek and contains all of the islands not included in the Town of Fort Myers Beach. This community primarily has lands designated as Central Urban, Urban Community, Suburban, and Outlying Suburban. There is also an industrial area located west of Pine Ridge road north and south of Summerlin Road. This community, due to its proximity to the area beaches, will continue to be a popular area for seasonal residents. This community has three discernible sub-areas: McGregor Boulevard/San Carlos Boulevard, Summerlin Road, and San Carlos Island.

The McGregor Blvd. /San Carlos Blvd area will be approaching build out by 2030 and some of the older (pre 1980) developments will begin to redevelop to take advantage of a higher end market seeking a combination of quick beach access and closeness to urban services. This area will remain primarily residential with retail uses located at the major intersections.

The Summerlin Road Corridor will develop a new look by 2030 and will emerge as one of the county's primary medical service areas. This portion of the community will also continue to develop as a strong residential area with an influx of new gated communities.

The San Carlos Island area, which is nearly built out today, will continue to develop its infill areas while maintaining its marine oriented nature.

Residents of this community will address current planning concerns in a comprehensive review of this area and future amendments to this plan will be made to address these concerns. This area is anticipated to grow substantially from today to 2030.

(Added by Ordinance No. 99-15, Amended by Ordinance No. 07-12)

**Bay Harbour Marina Village is a marina/residential/commercial mixed use development that is consistent with the redevelopment of an infill project that remains a marine oriented community.**

#### **Future Land Use:**

**POLICY 1.1.3:** The Central Urban areas can best be characterized as the “urban core” of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portions of the city of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service--water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area with future development in this category encouraged to be developed as a mixed-use, as described in Policy 2.12.3., where appropriate. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum density of fifteen dwelling units per acre (15 du/acre). (Amended by Ordinance No. 94-30, 02-02, 09-06)



**Bay Harbour Village submits that the Central Urban land use category is the appropriate land use that should be assigned to the property. The current industrial land use is not a viable category and limits responsible redevelopment by keeping uses that are not attractive to investment and marketable uses. The Central Urban category allows for rezoning requests to be processed that brings sustainable zoning uses and flexibility of density to provide a creative, safe, and responsible redevelopment in the 21<sup>st</sup> Century.**

**POLICY 1.1.7:** The Industrial Development areas play an important role in strengthening the county's economic base and will become increasingly important as the county grows in size and urban complexity. To a great extent these are the areas to which Lee County must look for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. These areas have special locational requirements that are more stringent than those for residential areas, including transportation needs (e.g., air, rail, highway); industrial levels of water, sewer, fire protection, and other urban services; and locations that are convenient for employees to reach. Whereas, the other Future Urban Areas will include a broad combination of residential, commercial, public and limited industrial land uses, the Industrial Development area is to be reserved mainly for industrial activities per se, as well as for selective land use mixtures such as the combined uses of industrial, manufacturing, research, properly buffered recreational uses (except where precluded by airport hazard zone regulations) and office complex (if specifically related to adjoining industrial uses) that constitute a growing part of Florida's economic development sector. New limestone mining and fill dirt operations must be approved through the Mine Excavation Planned Development rezoning process in accordance with the Lee County Land Development Code. The 14± acre parcel redesignated by CPA2006-14 from the Suburban to the Industrial Development future land use category, located north of Bayshore road and south of ACL Railroad right of way in Section 20, Township 43 South, Range 25 East will have a maximum Floor Area Ratio of 0.3. The 138± acres redesignated by CPA2008-07 from the Central Urban and Urban Community categories to the Industrial Development future land use category, within the Lehigh Acres Planning Community, will have a maximum Floor Area Ratio of 1.0. Retail and commercial service uses supporting neighboring industrial uses are allowed if the following criteria are met:

1. Retailing and/or wholesaling of products manufactured or directly related to that manufactured on the premises;
  2. Commercial uses are integrated into the primary R&D/Industrial development; or,
  3. Commercial service and retail uses may not exceed 20% of the total acreage within the Industrial Development areas per each Planning Community.
- (Amended by Ordinance No. 94-30, 98-09, 99-15, 02-02, 09-06, 09-12, 10-14, 10-16, 10-20)

**The industrial land use that was designated for San Carlos Island was placed when there was a viable fishing industry. This industry has been reduced due to the changes with the reduction of the commercial fishing by regulations and other factors that has relocated and reduced the local fleet. The current lands south of Main Street remain good locations of the intended marine industrial use. North of Main Street does not have sufficient water depth and access for large vessels to conduct industrial type commerce and can only be a support roll at best. There has been no significant investment in the industrial uses north of Main Street in over ten years and most structures in this area are reaching the end of their life cycle. This demonstrates that an**



**industrial land use on the property is not the best land use today and moving forward towards a vibrant and sustainable community.**

**OBJECTIVE 2.1: DEVELOPMENT LOCATION.** Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Amended by Ordinance No. 94-30, 00-22)

**Bay Harbour Marina Village as proposed is an infill project in an area that is developed in an urban manner. This proposal will not introduce urban sprawl, has an infrastructure in place to service the project, does not impact any natural resources and is best defined as an infill redevelopment project.**

**OBJECTIVE 2.2: DEVELOPMENT TIMING.** Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2) (g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance. (Amended by Ordinance No. 94-30, 00-22)

**POLICY 2.2.1:** Rezoning and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Amended by Ordinance No. 94-30, 00-22)

**San Carlos Island has the road network, central sewer and water, community services, EMS, Fire and police protections in place to support the land use change request. The only potential impact to the infrastructure by approval of Bay Harbour Marina Village is the increase of residential units into the storm evacuation requirements. This potential impact is mitigated by conditioning any zoning effort to require an appropriate shelter in place within the project.**

**POLICY 2.4.1:** The County will accept applications from private landowners or non-profit community organizations to modify the boundaries as shown on the Future Land Use Map. Procedures, fees, and timetables for this procedure will be adopted by administrative code. (Amended by Ordinance No. 94-30)

**This policy is the statement allowing for the submittal of this application.**

**POLICY 2.6.2:** Redevelopment activities will be comprehensive in approach and include the following components:

- Study of incompatible land uses;
- Correction of outdated zoning classifications;
- Elimination of substandard or unsafe buildings;

- Traffic circulation and parking;
  - Economic revitalization;
  - Protection of adjacent residential neighborhoods and historic and natural resources;
  - Signage;
  - Landscaping;
  - Urban Design/Master Planning;
  - Affordable Housing.
- (Amended by Ordinance 91-19, 00-22)

**The proposed Bay Harbour Marina Village is consistent with this Policy by the following:**

- **Stated in this narrative report is the fact that the industrial land use on the property is antiquated to a vision that is not appropriate in the future redevelopment of San Carlos Island**
- **The land use change allows for the rezoning application to Mixed Use Planned Development to create a unique, marketable and sustainable development.**
- **The substandard buildings that were on the property were removed during an attempt to redevelop an outdated standalone marina within the current land use. This project economically failed. Continuing approval of current redevelopment projects such as Diversified Yacht Boat Yard and Ebb Tide MPD will create the synergy for other properties to redevelop and remove substandard buildings and homes on the island.**
- **The change of use and appropriate rezoning will improved traffic circulation and provide park and ride opportunities to help with the San Carlos Blvd traffic issues.**
- **The change of use and responsible rezoning will introduce new commercial and residential opportunities for incentives for redevelopment of other properties on San Carlos Island promoting economic revitalization.**
- **The change of land use allows uses that are similar and compatible with current residential neighborhoods and the property does not have any historic or natural resources to could be degraded.**
- **Signage and Landscaping will be greatly increased with the change of land use and appropriate rezoning of the property. Current Land Development Code regulations are far superior to the existing.**
- **Bay Harbour Marina Village zoning effort demonstrates an innovative mixed use development that has uses that are not only sustainable but can provide essential services to all residents of the San Carlos Island that are not currently present.**
- **Bay Harbour marina Village zoning effort introduces a workforce housing component that will help with the lack of affordable housing for the workers that service San Carlos Island and the Town of Fort Myers Beach.**



**Bay Harbour Village is not within a mixed use overlay district, it is very relevant with the rezoning application to MPD to discuss the policies of the mixed use section to support the land use and zoning change applications.**

**POLICY 4.1.1:** Development designs will be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site, and that the placement of uses or structures within the development minimizes the expansion and construction of street and utility improvements. (Amended by Ordinance No.91-19, 00-22)

**Bay Harbour Marina Village rezoning demonstrates that the project is consistent with this policy.**

**POLICY 4.1.2:** Development designs will be evaluated to ensure that the internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive effect on the activities and functions contained within or adjacent to the development. (Amended by Ordinance 91-19, 00-22)

**Bay Harbour Marina Village rezoning demonstrates that the project is consistent with this policy. The Traffic Impact Statement demonstrates that the proposed rezoning does not adversely impact the current roadway network.**

**POLICY 4.2.4:** The Mixed Use Overlay may include areas within the Coastal High Hazard Area when unique public benefits exist. Such benefits may include providing workforce housing options for employees of businesses located on barrier islands when transit is provided between the workforce housing and the employment areas. (Added by Ordinance No. 07-15)

**This policy is relevant because the rezoning of Bay Harbour Village introducing much needed workforce housing the community of San Carlos Island and Town of Fort Myers Beach.**

**POLICY 4.3.2:** Mixed Uses: A balanced mixture of uses will be provided to reduce overall trip lengths, to support pedestrian, bicycle and transit opportunities and create pedestrian friendly streetscapes.

- a. Mixed uses will be encouraged within individual buildings (e.g. residential above retail or office space).

**The rezoning application shows the integration of residential, marine and community supportive commercial uses to promote traditional mixed use.**

- b. Mixed Use Overlay areas will provide civic uses, such as green spaces or community centers.

**The rezoning application master concept plan show the design intent of community green space by the placing the majority of the project open space along Main Street to provide a linear vegetated area for the**



**community with meeting the on-site landscaping and infrastructure requirements.**

- c. Mixed uses will be integrated within an overall design framework to create a pedestrian friendly, human scale environment, through objective, measurable criteria including size, scale, proportion, and materials detailed in the land development regulations. Flexibility in design will allow for choice and variety in architectural style.

**The rezoning master concept plan demonstrates an integrated mixed use development with a walkability within the project and appropriate connections to the community. It is only a 15 minute walk with limited vehicular access to Times Square on the beach.**

- d. Primary and secondary uses will be determined based upon the needs of the community, character of the surrounding area, and characteristics of the transportation network.

**The character of San Carlos Island is a boating community. Bay Harbour Village is a mixed use that furthers the vision of the community and has secondary commercial uses that will not only benefit the residents but can be utilized by the community. This will promote bike riding and walking from the island residents and reducing impacts to the transportation network.**

**POLICY 5.1.2:** Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.

**The only potential hazard on the property is from flood, storm or hurricane. The rezoning proposal mitigates the potential from these hazards by providing a shelter in place facility for the future residents. This shelter will be conditions to the necessary specifications to ensure compliance.**

**POLICY 5.1.3:** During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities. (Amended by Ordinance No. 94-30)

**Bay Harbour Marina Village is located in a high density developed community.**

**POLICY 5.1.4:** Prohibit residential development in all Industrial Development areas and Airport Noise Zone B as indicated on the Future Land Use Map, except for residences in the Industrial Development area for a caretaker or security guard, and except as provided in Chapter XIII. (Amended by Ordinance No. 94-30, 07-09)

**This proposal is for the change of land use to remove an antiquated industrial land use in a community that an industrial land use severely**

**limits the sustainability of the community. By changing to Central Urban this policy will be consistent with the proposed development.**

**POLICY 5.1.6:** Maintain development regulations that require high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate to their density and design. (Amended by Ordinance No. 94-30)

**The rezoning of Bay Harbour Marina Village will provide for exceeding the current land development code regulations for open space, buffering, landscaping and recreation requirements.**

**POLICY 5.1.8:** Provide for adequate locations of low- and moderate-income housing through the rezoning process, the provision of public facilities and services, and the elimination of unnecessary administrative and legal barriers.

**The land use change and rezoning of Bay Harbour Marina Village will introduce much needed workforce housing into the Town of Fort Myers Beach and San Carlos Island community.**

**POLICY 5.2.5:** All wet retention and dry retention areas must be planted with appropriate native trees and herbaceous plant species. (Added by Ordinance No. 10-08)

**The proposed zoning master concept plan will ensure that the stormwater management system and open space will be integrated to provide an attractive and visually natural blend of the two uses. The design will allow increase the streetscape of Main Street.**

**POLICY 5.2.6:** For sites located within the Coastal High Hazard Area, proposed redevelopment must:

1. Have sufficient elevation to address a storm surge from a land falling category 5 hurricane;

**The proposed project will be required to meet or exceed all FEMA regulations for protection from storm surge.**

2. Be constructed to withstand winds of 200 mph in accordance with the Florida Building Code;

**The structures will be designed to requirements of the current building code for wind loading and ASCE-7 guidelines. This includes special requirements that may be in place for shelter in place components of the structures.**

3. Utilize impact protection for all exterior openings in accordance with the Florida Building Code;

**All openings in structures shall be impact protected.**



4. Be equipped with emergency power and potable water supplies to last up to five days;

**Emergency power and potable water supplies**

5. Be protected with adequate ventilation, sanitary facilities, and first aid medical equipment; and,

**All construction will be compliant with appropriate codes, rules and regulations which includes coverage of ventilation, sanitary facilities and first aid medical equipment.**

6. Be designed to minimize light pollution, sky glow and light trespass beyond the property lines by using appropriate light fixtures and other light management techniques to reduce the impact on wildlife such as sea turtles and migrating birds. Techniques may include:

- a. Utilizing fully shielded, full cut off luminaires; down style canisters with interior baffles on the balconies; pole lights less than 15 feet in height; bollard type fixtures with louvers; and other techniques acceptable to the Division of Environmental Sciences.

**During the rezoning process it is expected that conditions to ensure compliance with these requirements will be required.**

- b. Up-lighting is prohibited. Mercury vapor and metal halide lamps are also prohibited.

**During the rezoning process it is expected that conditions to ensure compliance with these requirements will be required.**

- c. Glass windows and doors must be treated to achieve an industry-approved, inside-to outside light transmittance value of 45 percent or less.

**During the rezoning process it is expected that conditions to ensure compliance with these requirements will be required.**

**POLICY 6.1.1:** All applications for commercial development will be reviewed and evaluated as to:

- a. Traffic and access impacts (rezoning and development orders);

**The land use change and rezoning application has a Traffic Impact Statement to demonstrate consistency with Lee County roadway network requirements. The development order process will further define development Traffic impacts and mitigation.**

- b. Landscaping and detailed site planning (development orders);

**The rezoning application will provide site specific conditions to ensure compliance with Lee County Land Development Code requirements.**

- c. Screening and buffering (planned development rezoning and development orders);

**The rezoning application will provide site specific conditions to ensure compliance with Lee County Land Development Code requirements.**

- d. Availability and adequacy of services and facilities (rezoning and development orders);

**Availability of infrastructure services are in place. The rezoning and development order process will evaluate and where appropriate provide for any off site infrastructure improvements that may be required to mitigate the development of Bay Harbour Marina Village.**

- e. Impact on adjacent land uses and surrounding neighborhoods (rezoning);

**Rezoning will provide special conditions such as improved buffering, density limitations, and other measures to minimize impacts that may occur on the community by the redevelopment of Bay Harbour Marina Village.**

- f. and

- g. Environmental considerations (rezoning and development orders).

**There are no new impacts to the natural resources of the community proposed by this development.**

**POLICY 6.1.4:** Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. (Amended by Ordinance No. 94-30, 00-22)

**The proposed commercial uses in the zoning application are marine related as historically promoted on San Carlos Island or community supports business. New destination related commercial uses that may impact the traffic network are not proposed.**

**POLICY 6.1.5:** The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to:

- frontage roads;
- clustering of activities;



- limiting access;
- sharing access;
- setbacks from existing rights-of-way;
- acceleration, deceleration and right-turn-only lanes; and • signalization and intersection improvements

**Bay Harbour Marina Village is a mixed use planned development which promotes integrated uses to limit traffic trips and the zoning master concept plan promotes alternative transportation by trolley, water taxi, bicycle and walking instead of using an automobile.**

**OBJECTIVE 8.1:** Existing marinas, fish houses, and port facilities indicated on the Future Land Use Map as having water-dependent overlay zones will be reclassified by the county to commercial and industrial marine zoning categories to protect their rights to rebuild and expand and to prevent their conversion to non-water-dependent uses without a public hearing. (See Map 12)

**The historical and re-developed marina component that is within a Marina Overlay remains in the land use change and rezoning proposals.**

**STANDARD 11.1: WATER.**

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a “community” water system as that is defined by Chapter 17-22, F.A.C.).

**The project has connections already installed for LCU service. Improvements may be required as conditioned by the rezoning and development order process.**

**STANDARD 11.2: SEWER.**

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

**The project has connections already installed for LCU service. Improvements may be required as conditioned by the rezoning and development order process.**

**POLICY 12.1.1:** New development and substantial redevelopment within the Industrial Development and the Destination Resort Mixed Use Water Dependent land use categories on San Carlos Island will be permitted only in accordance with the following criteria. (See glossary for definitions and Map 2 for map boundaries.) However, in no event will Lee County permit new or expanded petroleum facilities which would serve uses other than marine-related uses. (Amended by Ordinance No. 10-38)

2. North of Main Street - Within the water-dependent overlay zone, which is defined as land within 150 feet of the shoreline: water-dependent marine industrial uses and recreational marinas.



**The historical and re-developed marina component that is within a Marina Overlay remains in the land use change and rezoning proposals.**

**POLICY 12.2.1:** As part of the transit design process, the county will consider ways to establish pull-overs and turn-offs for the pick-up and discharge of passengers from all trolley and mass transit vehicles and requiring that such pick-up and discharge be done only at specified transit stops.

**The project proposes to include a daily parking area with a bus stop for access.**

**POLICY 12.2.2:** Prior to the expenditure of public funds for the construction of new parking facilities within San Carlos Island, an analysis of the relationship of the facility to the level-of-service on constrained and backlogged roads will be undertaken, in order to determine if the location, size and function of the facility is appropriate and consistent with the adopted CRA plan and the Transportation Element of the Lee Plan.

**The project proposes a privately funded daily parking facility. Redirecting LeeTran to service this facility will provide convenient access to the beaches. The facility is also located such that biking and walking is a viable alternative to accessing the beach.**

**POLICY 12.2.4:** Sidewalks, bike paths and mass transit routes must be designed to provide convenient and safe access to all recreational facilities in the area.

**The project proposes safe and convenient access to beaches from appropriate sidewalks and bus stops that integrate with the existing county infrastructure.**

**POLICY 43.1.4:** Continue the development of multi-modal transfer facilities, various ridesharing techniques, paratransit service, and vanpooling to complement conventional public transit service especially where major trip generators or attractors exist or are proposed. Establish incentives and disincentives to promote Multiple Occupancy Vehicle use and to discourage Single Occupancy Vehicle traffic during the peak hour.

**The proposed project further promotes this Policy.**

**OBJECTIVE 77.3:** New developments must use innovative open space design to preserve existing native vegetation, provide visual relief, and buffer adjacent uses and proposed and/or existing rights of-way. This objective and subsequent policies are to be implemented through the zoning process.

(Added by Ordinance No. 02-02)

**The rezoning application for Bay Harbour Marina Village integrates the stormwater and open space landscaping into a viable natural functioning system. Currently there is no vegetation communities on the site.**

**POLICY 105.1.2:** Rezoning to allow higher densities will not be permitted on barrier and coastal islands if the capacity of critical evacuation routes would thereby be exceeded (see Objective 109.1).

(Amended by Ordinance No. 92-35, 00-22)

**Bay Harbour Marina Village as designed and proposed will not impact the critical evacuation routes from the coastal island of San Carlos because the 113 residential units will have a shelter in place structure to allow residence to remain during a storm event. The design specifications of the shelter are addressed in other sections of this narrative.**

**POLICY 105.1.4:** Through the Lee Plan amendment process, future land use designations of undeveloped areas within coastal high hazard areas will be considered for reduced density categories in order to limit the future population exposed to coastal flooding.

(Amended by Ordinance No. 92-35, 94-30, 00-22, 05-19)

**The continued redevelopment of San Carlos Island with projects such as Diversified Yacht Boatyard, Ebb Tide MPD and Bay Harbour Village will bring new infrastructure and structures that meet the most current codes and regulations. This will provide an incentive for other properties to follow and upgrade substandard and potentially life threatening conditions of existing developments that when complete will reduce the current high hazard exposure.**

**POLICY 105.1.5:** Zoning requests located in the coastal high hazard area will be considered for reduced or minimum density assignments, in accordance with their future land use category density range. This evaluation should be done in concert with an evaluation of other individual characteristics such as compatibility with existing uses, desired urban form, and availability of urban services.

(Added by Ordinance No. 05-19)

**San Carlos Island is not an undeveloped area. The island has very few vacant tracts of land remaining. Bay Harbour Marina Village is a redevelopment of an intensely developed area with numerous residential communities of similar densities. Lee County has recently analyzed and approved the Ebb Tide MPD on the island with similar densities to this request.**

**POLICY 108.1.2:** Development affecting coastal and estuarine water resources must maintain or enhance the biological and economic productivity of these resources.

**The marina has current construction authorizations from Lee County and FDEP for dry storage and wet slips. The canal system and leasable wet slips are constructed. The FDEP ERP will be modified for changes in the stormwater management system**



**due to the redesign of Bay Harbour Marina Village but water quality standards will be retained.**

**POLICY 108.1.5:** Installation of shoreside pumpout stations at marinas that serve live-aboards will be required to provide adequate facilities for subsequent transfer and treatment of boat sewage. The county will consider expanding this requirement to all marinas where central sewer service is available.  
(Amended by Ordinance No. 00-22)

**If live-aboards are to be a use in the community, a permanent pumpout facility will be constructed.**

**POLICY 109.1.1:** The County will assess the impact of all new residential development upon the projected hurricane evacuation network and upon projected hurricane evacuation times, and will require mitigation either through structural (on-site, off-site shelter) provisions or through non-structural methods or techniques.  
(Amended by Ordinance No. 00-22)

**The rezoning application proposed to require and install a shelter in place facility for the residents of Bay Harbour Marina Village.**

**POLICY 109.1.5:** Comprehensive plan amendments that increase density within coastal high hazard areas must meet one of the following criteria in accordance with Section 163.3178(9), F.S.:

1. The proposed amendment will not exceed a 16 hour out of county hurricane evacuation time for a category 5 storm event; or
2. Maintain a 12 hour evacuation time to shelter for a Category 5 storm event and ensure shelter space is available to accommodate the additional residents of the development allowed by the proposed comprehensive plan amendment; or
3. Provide appropriate mitigation to satisfy the provisions of either of the previous two paragraphs, which may include without limitation, the payment of money, contribution of land, or construction of hurricane shelters and transportation facilities. The developer must enter into a binding agreement to memorialize the mitigation plan prior to adoption of the plan amendment.

(Added by Ordinance No. 09-17)

**Bay Harbour Marina Village will have a shelter in place facility for the residents and therefore meets the requirements of this policy.**

**POLICY 109.2.3:** On-site shelters will be required to meet standards established by the county, including provision of adequate shelter space, elevation above Category 3 hurricane storm surge flooding levels, adequate windproofing, glass protection, emergency power where needed, water supplies, and other basic needs. (Amended by Ordinance No. 94-30, 00-22, 07-12)

**This policy will be complied with by zoning condition.**

**POLICY 110.1.3:** All new residential development of more than 50 units will be required to provide continuing information to residents concerning hurricane evacuation and shelters, through the establishment of a homeowners' or residents' association. (Amended by Ordinance No. 94-30, 00-22, 07-12)

**This policy will be complied with by zoning condition.**

**POLICY 110.1.4:** All new residential development of more than 100 units will be required to formulate an emergency hurricane preparedness plan; this plan is subject to the approval of the Lee County Division of Public Safety. (Amended by Ordinance No. 94-30, 00-22, 07-12)

**This policy will be complied with by zoning condition.**

**POLICY 128.1.2:** The Future Land Use Map will designate water-dependent overlay zones over existing commercial fishing, port and docking sites and commercial marinas to protect their rights to rebuild and expand and to prevent their conversion to non-water-dependent uses without a public hearing. (Amended by Ordinance No. 00-22)

**The Bay Harbour Marina Village marina use is currently authorized by Lee County and FDEP. The rezoning mixed use development keeps the design with only minor modifications.**

**POLICY 128.1.3:** The County will encourage the maximum use of dry storage by multi-slip docking facilities when reviewing rezoning and/or development-of-regional-impact applications.

**The approved dry storage will remain as permitted. Only the exterior architectural elevations are to be changed to integrate into the overall mixed use development design for consistency.**

**OBJECTIVE 128.5: MARINE FACILITIES SITING CRITERIA.** The county will consider the following criteria in evaluating requests for new and expanded marinas, other wet slip facilities, dry slip facilities with launches, and boat ramps in order to make efficient use of limited shoreline locations and to minimize environmental impacts. (Amended by Ordinance No. 00-22, 07-09)

**POLICY 128.6.1:** Boat maintenance activities in new or expanded marina sites must be located as far as possible from open water bodies in order to reduce contamination of water bodies by toxic substances common to boat maintenance. Runoff from boat maintenance activities must be collected and treated prior to discharge. (Amended by Ordinance No. 00-22)

**The marina design provides for all runoff from boats and ramps will flow into the stormwater management system for treatment and percolation before any discharge into the canal.**



**POLICY 128.6.2:** Open wet slips will be preferred to covered wet slips in marina design to reduce shading of water bodies which results in lowered biological productivity. (Amended by Ordinance No. 00-22)

**No covered wet slips are proposed.**

**POLICY 128.6.3:** Fuel and/or oil containment facilities or contingency plans is required at all new marina sites and in marina expansion proposals. (Amended by Ordinance No. 00-22)

**The marina as permitted by FDEP has in place a marina management plan with spill avoidance and containment procedures in place.**

**POLICY 128.6.4:** All marinas serving the general public or live-aboards must provide pump-out facilities if sanitary sewer service is available.

**If live-aboards are to be a use in the community, a permanent pumpout facility will be constructed. At a minimum a portable pumpout system will be provided.**

**POLICY 128.6.5:** All parking, dry storage, and non-water-dependent facilities must be built on existing uplands.

**The project is compliant with this policy.**

**POLICY 128.6.6:** Marinas and multi-slip docking facilities must prepare hurricane plans with the assistance of the county which describe measures to be taken to minimize damage to marina sites, neighboring properties, and the environment; this hurricane plan is subject to county approval. (Amended by Ordinance No. 00-22)

**A marina management plan has been reviewed and approved at part of the approved Lee County Development Order and FDEP Environmental Resource Permit.**

**POLICY 128.6.7:** Fueling facilities associated with marinas must be designed to preclude spills and must be prepared to contain any spills which reach the water. (Amended by Ordinance No. 00-22)

**The fueling system will be permitted within the guidelines and regulations per FDEP.**

**POLICY 128.6.8:** Marina design must incorporate natural wetland vegetative buffers near the docking area and in ingress/egress areas for erosion and sediment control, runoff purification, and habitat purposes. (Amended by Ordinance No. 00-22)

**The existing condition does not allow for wetland vegetative buffers.**



**POLICY 128.6.9:** New fuel facilities must be located on the uplands of a marina site. Proper use and maintenance of fuel pump hoses and other fueling equipment is required. (Amended by Ordinance No. 00-22)

**The master concept plan is consistent with this policy.**

**POLICY 128.6.10:** Piling construction and other non-dredge-and-fill techniques shall be utilized where possible to minimize habitat destruction.

**The in-water work is complete except for the floating docks for loading operations of the dry storage slips. The work is consistent with this policy.**

**POLICY 128.6.13:** Dry storage of small boats should be encouraged, with dry storage structures located inland as far as feasible.

**The master concept plan is consistent with this policy.**

**POLICY 128.6.14:** Marina designs must not reduce water quality in adjacent natural water bodies in order to accommodate an increase in water quality in the marina basin itself. (Amended by Ordinance No. 00-22)

**Bay Harbour Marina Village is compliant with this policy by the issuance of a water quality certificate within the existing FDEP Environmental Resource Permit.**

**POLICY 128.6.15:** Existing navigational channels will be used to access new marina sites where possible. (Amended by Ordinance No. 00-22)

**The master concept plan is consistent with this policy.**

**POLICY 128.6.16:** Expansion of dry storage capabilities will be strongly encouraged to reduce dredging. (Amended by Ordinance No. 00-22)

**The master concept plan is consistent with this policy.**

**POLICY 135.1.4:** Provide for housing bonus density as set forth in the Land Development Code (LDC), Sections 34-1511 to 34-1520, to stimulate the construction of very-low, low and moderate income affordable housing in Lee County. (Amended by Ordinance No. 94-30, 98-09, 00-22, 07-17)

**The rezoning application requests bonus density to help with a shortage of workforce housing due to housing costs in the Town of Fort Myers Beach.**

**POLICY 135.1.8:** The county will provide through the rezoning process for the location of adequate sites for very-low, low- and moderate-income residential development including mobile homes, and housing for special needs populations as defined in Rule 67-37.002(30). (Amended by Ordinance No. 00-22, 07-17)

**The rezoning application requests bonus density to help with a shortage of workforce housing due to housing costs in the Town of Fort Myers Beach.**

**POLICY 135.1.14:** Encourage development regulations and incentives that provide a better mix of high income and low income housing. (Added by Ordinance No. 07-16)

**The rezoning application requests bonus density to help with a shortage of workforce housing due to housing costs in the Town of Fort Myers Beach.**

**OBJECTIVE 135.4: AFFORDABLE HOUSING.** The County will provide adequate locations for housing for very-low, low- and moderate-income persons to meet their housing needs. Increasing the supply of affordable housing for very-low and low income housing needs will be a priority. In combination with allowing varied types of housing, the County will examine opportunities to expand affordable housing to mitigate the affordable housing needs identified in the Affordable Housing Needs Assessment. (Amended by Ordinance No. 94-30, 98-09, 00-22, 07-17)

**POLICY 135.4.12:** The County will encourage proposals for affordable housing that are consistent with the use and density provisions of this Plan and associated land development regulations that encourage affordable housing proposals provided such locations:

- Avoid concentrations of very-low and low-income households;
- Are provided full urban services and facilities;
- Are environmentally sensitive; and,
- Would create a livable and supportive environment.

(Added by Ordinance No. 07-17)

**The rezoning application requests bonus density to help with a shortage of workforce housing due to housing costs in the Town of Fort Myers Beach. The site location is close and convenient to the Town enabling alternative transportation to work other than automobile.**

**POLICY 158.1.9:** Lee County, in response to current and projected needs of Lee County residents, will encourage a diverse mix of housing types, sizes, prices, and rents by maintaining mixed use land use categories in the Future Land Use Element. (Amended by Ordinance No. 00-22)

**The proposed zoning is consistent with this policy.**

**POLICY 158.1.10:** Evaluate the current land development regulatory and fiscal structure to identify and remove where appropriate the unwanted impediments to ensuring development is fiscally beneficial. (Added by Ordinance No. 07-16)

**This land use change and rezoning to MPD is at a minimum required to provide for a financially and sustainable redevelopment of the project.**



## Town of Fort Myers Beach Comprehensive Plan Relevant Narrative

*MOBILITY: "A carefully planned and interconnected system of pedestrian and bicycle paths, shuttles from off-site parking areas, trolley routes, and water taxis, enables visitors, residents, and school children to reach all the recreational destinations on Estero Island and move easily from one to another."*

### Evacuation Time (Off Island)

The town's evacuation route off the island extends through Bonita Beach and Bonita Springs to the south and east, and through San Carlos Island and the unincorporated areas of South Fort Myers to the north and east (see Figure 5). When the routes are used for hurricane evacuation, there will be significant traffic from other low-lying areas added to these routes. According to the 1995 assessment by the SWFRPC, the volume of traffic for a category 1 storm will occupy routes used by the town for 7.4 hours in July and 8.4 hours in November. Times for category 2 are the same, but times for a category 3 climb to 12.1 hours in July and 12.6 in November. Short-term forecasts (1998) climb to 7.9 hours for category 1 and 2 storms in July, 9.0 hours for the same storms in November. Category 3 times climb to 12.9 and 13.5. The routes off island and the other communities occupying these routes are shown on Figure 5.

Unfortunately, the "piling on" effect forecasted for Southwest Florida makes these times seem small. Should the worse category storms follow the path of greatest threat, times have been forecasted to climb to 58.4 hours for an out-of-region evacuation, to which the town contributes only a small percentage of the overall traffic. Such times are unachievable, requiring the town and its surrounding region to reexamine their sheltering options.

**Hurricane evacuation is critical to the safe and wellbeing of all residents of Southwest Florida. The unregulated construction of new housing units will only create longer evacuation times. Bay Harbour Marina Village recognizes the importance of evacuating residents that may be in substandard housing by providing an appropriate shelter in place facility. The shelter will provide residents with a safe place to weather a storm without having to add to the vehicles on the roadway evacuating to other shelters or safe areas.**

### Competition for Marina Space

In many coastal locations, available space for public or semipublic access to the water has been drastically reduced through conversions of water-dependent uses (such as marinas) to water related uses (such as condominiums or restaurants).

To forestall this eventuality, Lee County's comprehensive plan designated "water-dependent overlay zones" that include Fish Tale Marina, Mid-Island Marina, and Moss Marine on Estero Island. That designation began a county-initiated rezoning process to formally zone such sites for marina uses (since in some cases the marinas were not properly zoned, or were zoned for a category that allowed non-marina uses as well). The purpose of rezoning was "to protect their [marina's] rights to rebuild and expand and to prevent their conversion to non-water-dependent uses without a public hearing" (Objective 8.1 and Policy 98.1.1).

Directly across Matanzas Pass, extensive water-dependent overlay zones were also established on San Carlos Island. Those zones were designed to protect "marine industrial" activities such as boat yards, shrimp docks, shrimp packing plants, and certain other compatible uses (these policies are now found under Objective 12.1).



**Completion of Bay Harbour Marina Village will replace the historical slip count of Compass Rose Marina that was damaged beyond repair in Hurricane Charley.**

**POLICY 7-A-2 PARKING:** Even though existing parking lots are not used to capacity, parking is not abundant at Fort Myers Beach. The welcome rebirth of commercial activity near Times Square will increase the demand for parking. The Town of Fort Myers Beach will address parking shortages through the methods outlined in this plan.

**The construction of the public use parking facility will provide additional beach parking with access to the island by walking, bike, and trolley or water taxi. This will reduce the impact of vehicles on Times Square.**

**POLICY 7-D-4 ENCOURAGE WATER TAXIS:** Fort Myers Beach has great potential for water transportation, with its canals, natural waterways, and high levels of tourism. To encourage the private sector to provide this service, the town shall ease regulations that require a water taxi to provide dedicated parking spaces at every stop and shall encourage restaurants, motels, and marinas to provide dockage for water taxis. Where possible, water taxi drop-off sites should avoid areas of high manatee concentration, or use protective measure such as propeller guards, jet propulsion, or electric motors.

**Bay Harbour Marina will have a water taxi service that will access points on the beach such as the Old Seaport on Old San Carlos Waterfront and Bodwitch Park pier on the north end.**

**POLICY 7-F-4 DIRECT VISITORS TO AVAILABLE PARKING:** Many visitors are unaware of existing parking lots; others would be dissuaded from driving if they were aware of the shortage of parking. Variable message signs can aid both situations. The town should encourage Lee County and FDOT to install these signs with information about all major parking areas, including the state park at Lovers Key.

**Bay Harbour Marina Village will try to have an information sign for the parking garage in the area of Hurricane Pass so that visitors can be directed to the facility. If possible an electronic sign will be placed to show available parking spaces remaining so visitors have knowledge that parking will be available.**

**OBJECTIVE 12-A GENERAL HOUSING STRATEGIES —** Maintain or increase 1997 federal/state funding levels for affordable housing; maintain an adequate supply of land to meet forecasted housing needs; and maintain current levels of on-island housing suitable for employees working within the town.

**Bay Harbour Village Marina has a workforce housing component that will help with the shortage of available affordable housing near the Town.**

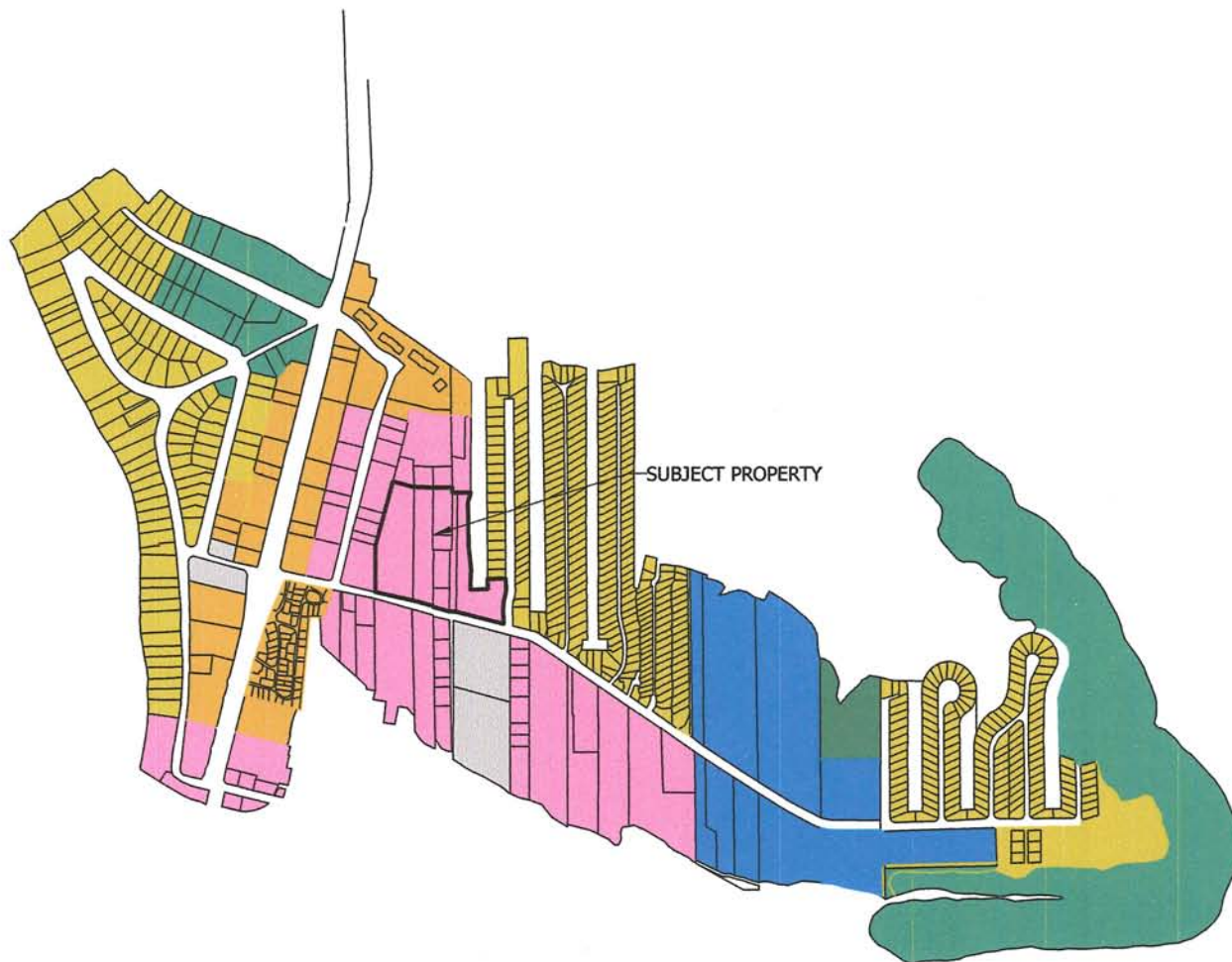
**POLICY 12-A-3** The town shall help provide access to affordable housing services for its residents with special attention to the needs of its low-income and "special needs" population.

- ii. The town shall promote the use of public-private partnerships wherever feasible to accomplish the implementation of its housing objectives. Such partnerships could



include a Downtown Redevelopment Agency, non-profit housing providers, and private developers and builders.

**The proposed workforce housing component is to be privately constructed. If available municipal funding may be utilized.**



- CONSERVATION LAND - WETLAND
- WETLANDS
- SUBURBAN
- URBAN COMMUNITY
- INDUSTRIAL
- DESTINATION RESORT MUWD
- CENTRAL URBAN
- PUBLIC FACILITIES

## SAN CARLOS ISLAND

SCALE 1" = 1000'



2055 WEST FIRST STREET  
FORT MYERS, FLORIDA 33901  
TEL: (239) 334-2450  
FAX: (239) 334-0278  
E-MAIL: JAMESINK@INKWERKS.NET

CURRENT FUTURE LAND USE

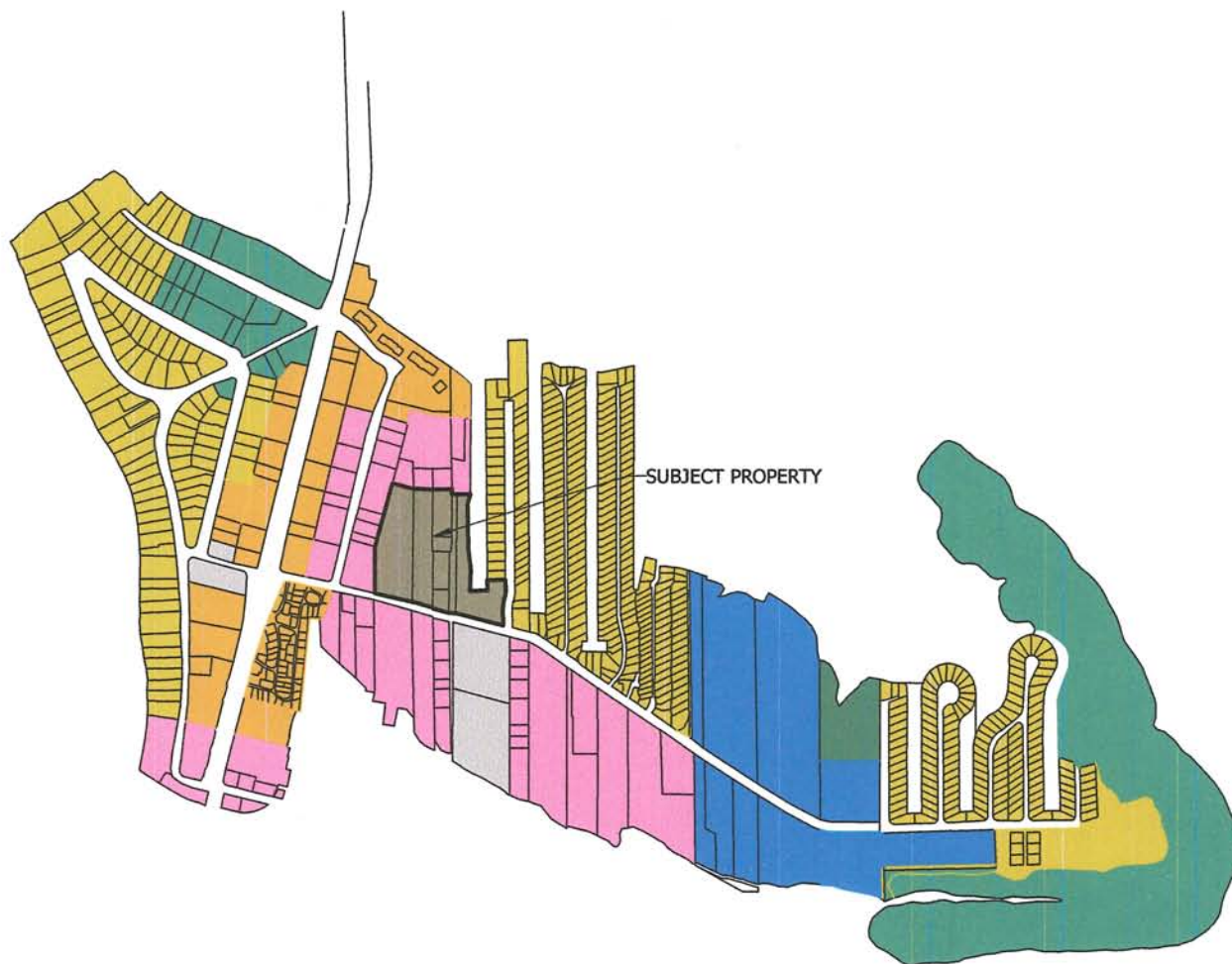
BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 6.2015

EXHIBIT: A.2



- CONSERVATION LAND - WETLAND
- WETLANDS
- SUBURBAN
- URBAN COMMUNITY
- INDUSTRIAL
- DESTINATION RESORT MUWD
- CENTRAL URBAN
- PUBLIC FACILITIES

## SAN CARLOS ISLAND

SCALE 1" = 1000'



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TEL: (239) 334-2450  
FAX: (239) 334-0278  
E-MAIL: JAMESINK@INKWERKS.NET

PROPOSED FUTURE LAND USE

JOB #: I15017

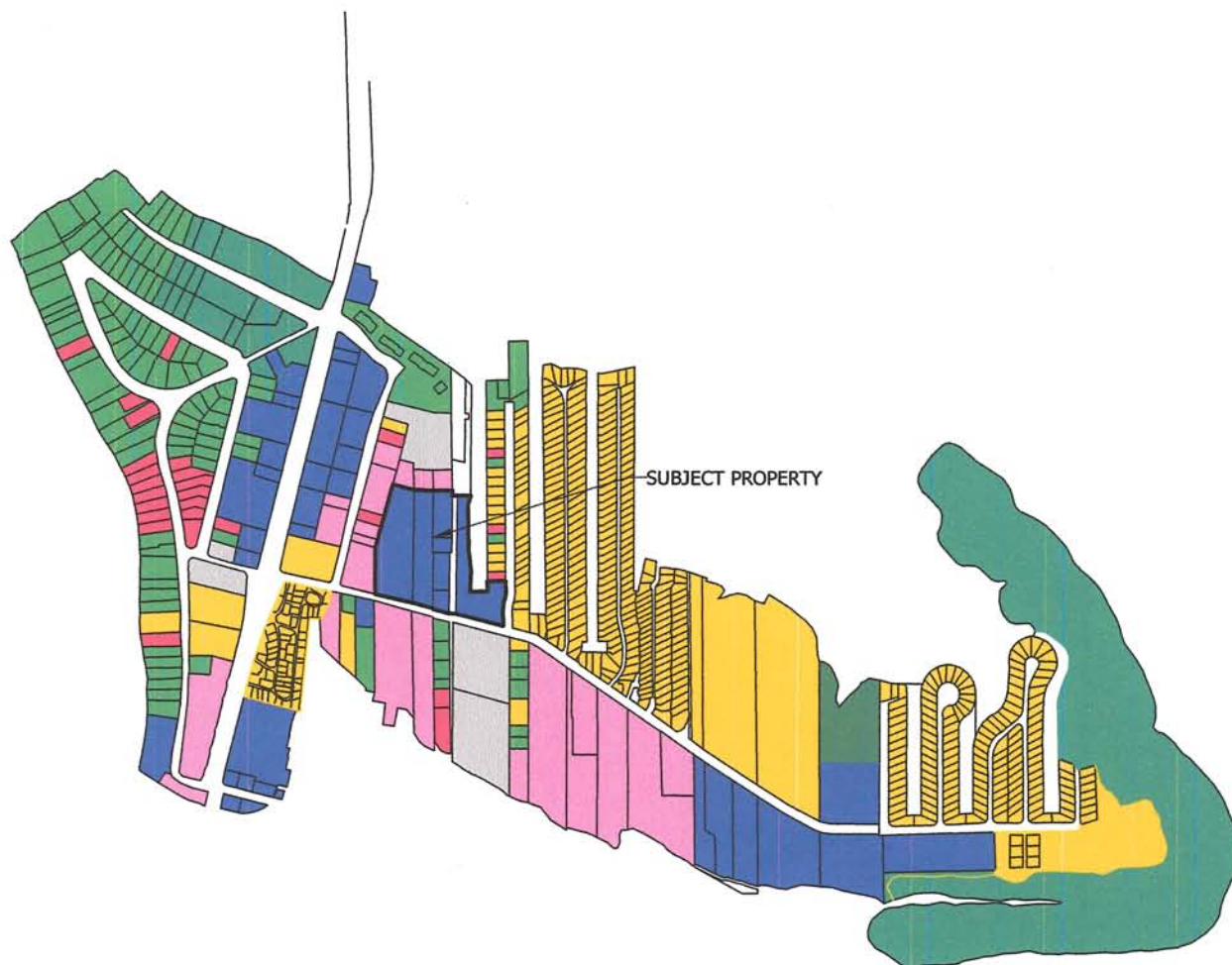
BAY HARBOUR MARINA VILLAGE

DATE: 6.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: A.3





- CONSERVATION LAND - WETLAND
- WETLANDS
- RESIDENTIAL - CONVENTIONAL
- RESIDENTIAL - MOBILE HOME
- COMMERCIAL
- INDUSTRIAL
- VACANT
- PUBLIC FACILITIES

## SAN CARLOS ISLAND

SCALE 1" = 1000'



2055 WEST FIRST STREET  
FORT MYERS, FLORIDA 33901  
TEL: (239) 334-2450  
FAX: (239) 334-0278  
E-MAIL: JAMESINK@INKWERKS.NET

EXISTING USE OF LAND

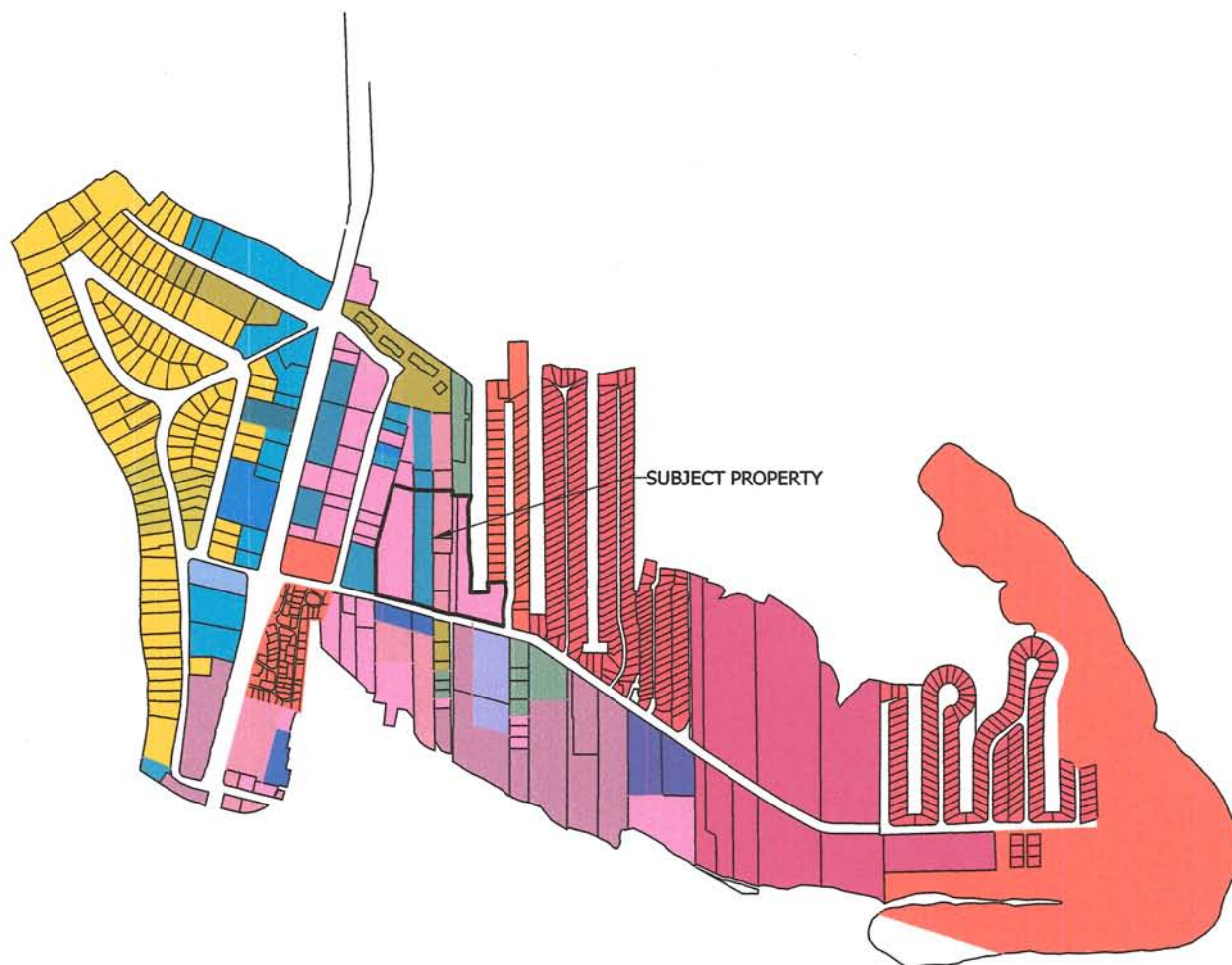
JOB #: I15017

BAY HARBOUR MARINA VILLAGE

DATE: 6.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: A.4



- AG-2
- TFC-2
- RS-1
- RM-2
- MH-2
- MHPD
- MPD
- C-1
- C-1A
- C-2
- CC
- CF
- CT
- CPD
- CM - COMMERCIAL MARINE
- CP
- PORT
- INDUSTRIAL
- IPD
- IM - INDUSTRIAL MARINE
- CFPD

## SAN CARLOS ISLAND



2055 WEST FIRST STREET  
FORT MYERS, FLORIDA 33901  
TEL: (239) 334-2450  
FAX: (239) 334-0278  
E-MAIL: JAMESINK@INKWERKS.NET

EXISTING ZONING MAP

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 5.2015

EXHIBIT: A.5





## Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard  
Fort Myers, Florida 33919-5910  
email – [fmooffice@bwlk.net](mailto:fmooffice@bwlk.net)  
(Ph) 239-481-1331 (Fax) 239-481-1073

### Description

Parcel of land lying in  
Section 19, Township 46 South, Range 24 East  
San Carlos Island, Lee County, Florida  
(Description Prepared for Zoning and/or Development Purposes Only)  
(Not to be Used for Transfer of Title or Property)

A parcel of land lying in Section 19, Township 46 South, Range 24 East, San Carlos Island, Lee County, Florida, being the same parcel as described in Instrument No. 2013000065798, Public Records of Lee County, Florida and further described as follows:

Commencing at the intersection of the centerline of San Carlos Boulevard 100 feet wide and the centerline of Main Street 50 feet wide run S75°56'35"E along the centerline of Main Street for 907.55 feet; thence run N00°39'35"W for 25.85 feet to an intersection with the northeasterly line of Main Street and the southeast corner of Parcel 3 as described in Instrument No. 2013000065798, Public Records of said Lee County and the Point of Beginning.

Thence run N75°56'35"W along said northeasterly line of Main Street and the southwesterly line of said Parcel 3 for 103.39 feet; thence run N00°39'35"W along the west line of said Parcel 3 for 10.34 feet to the southeasterly corner of Parcel 4 as described in Instrument No. 2013000065798 of said Public Records; thence run N75°56'35"W along the southwesterly line of said Parcel 4 and said northeasterly line of Main Street for 206.32 feet to the southwest corner of said Parcel 4; thence run N00°39'35"W along the west line of said Parcel 4 and the easterly line of a parcel described in Official Record Book 3637 at Page 3410 for 239.11 feet to an intersection with the southeasterly line of Block 10, San Carlos on the Gulf, as recorded in Plat Book 6 at Page 6 of said Public Records; thence run N18°47'10"E along the southeasterly line of said Block 10 for 18.88 feet; thence run N14°01'21"E along said southeasterly line for 320.74 feet to the northwest corner of said Parcel 4; thence run S75°36'55"E along the north line of said Parcel 4 for 115.95 feet to the northeast corner of said Parcel 4; thence run S00°39'35"E along the easterly line of said Parcel 4 for 3.87 feet to the northwest corner of said Parcel 3 as described in Instrument No. 2013000065798; thence run N89°20'25"E along the north line of said Parcel 3 and the north line of Parcel 8 as described in said Instrument No. 2013000065798 for 200.00 feet to an intersection with the west line of lands described in Official Record Book 3283 at Page 3540 of said Public Records; thence run S00°39'35"E along said west line for 33.15 feet to the northwest corner of Parcel 1 as described in said Instrument No. 2013000065798; thence run N89°20'25"E along the north line of said Parcel 1 for 105.00 feet to the northeast corner of said Parcel 1; thence run S00°39'35"E along the east line of said Parcel 1 for 500.00 feet to a corner of said Parcel 1; thence run N89°20'25"E along a north line of said Parcel 1 for 75.00 feet; thence run N00°39'35"W along said Parcel 1 for 5.85 feet to the southwest corner of Lot 22, Willis Unrecorded Addition to San Carlos; thence continue N00°39'35"W along the west line of said Parcel 1 and Parcel 2 for 100.00 feet to the northwest corner of Parcel 2 as described in said Instrument No. 2013000065798, being the northwest corner of Lot 21, Willis Unrecorded Addition to San Carlos; thence run N89°20'25"E along the



Continued. . .

#### PRINCIPALS:

SCOTT C. WHITAKER, PSM, PRESIDENT  
JOSEPH L. LUTZ, PSM  
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

#### ASSOCIATES:

JAMES A. HESSLER, PSM  
ROBERT L. CARMELIA, PSM  
STEPHEN F. SHAWLES II, PSM  
MUNIR R. SULEH, PE, MSEE



**Description**

Parcel in  
Section 19, Township 46 South, Range 24 East  
San Carlos Island, Lee County, Florida  
(Description Prepared for Zoning and/or Development Purposes Only)  
(Not to be Used for Transfer of Title or Property)  
- Continued -

north line of said Parcel 2 for 100.00 feet to an intersection with the westerly line of Oak Street; thence run S00°39'35"E along the west line of Oak Street for 113.53 feet to a point of curvature; thence run southerly and southwesterly along the arc of a curve to the right of radius 90.00 feet, chord bearing S08°45'34"W, chord 29.46 feet, delta 18°50'18", for 29.59 feet to a point of reverse curvature; thence run southwesterly and southerly along the arc of a curve to the left of radius 190.00 feet, chord bearing S08°45'34"W, chord 62.19 feet, delta 18°50'18", for 62.47 feet to a point of tangency; thence run S00°39'35"E along the west line of said Oak Street for 86.87 feet to an intersection with the northeasterly line of Main Street; thence run N75°56'35"W along said northeasterly line for 273.99 feet to the east line of K.L. Swank's Subdivision as recorded in Plat Book 8, Page 81 of said Public Records, said line being the east line of Tract 10 of the unrecorded plat of property of San Carlos Corporation; thence run N00°39'35"W along the east line of said subdivision and the east line of said Tract 10 for 327.01 feet to the north line of said K.L. Swank's subdivision, being the southeast corner of Parcel 7 as described in said Instrument No. 2013000065798; thence run S89°20'25"W along the north line of said subdivision and the south line of said Parcel 7 for 15.00 feet to the northeast corner of Lot 18 of said subdivision; thence S00°39'35"E along the west line of Ostego Drive according to the plat of said K.L. Swank's subdivision for 323.07 feet to the northeasterly line of said Main Street; thence N75°56'35"W along said northeasterly line of Main Street for 87.88 feet to the Point of Beginning.

Containing 7.47 acres, more or less.

Bearings are based on the centerline of Main Street bearing S75°56'35"E.

Bean, Whitaker, Lutz & Kareh, Inc. (LB4919)

43404\_OVERALL\_LESS RW

6/14/15

  
\_\_\_\_\_  
Scott C. Whitaker, P.S.M. 4324

# BOUNDARY SKETCH

## OF A PARCEL OF LAND LYING IN

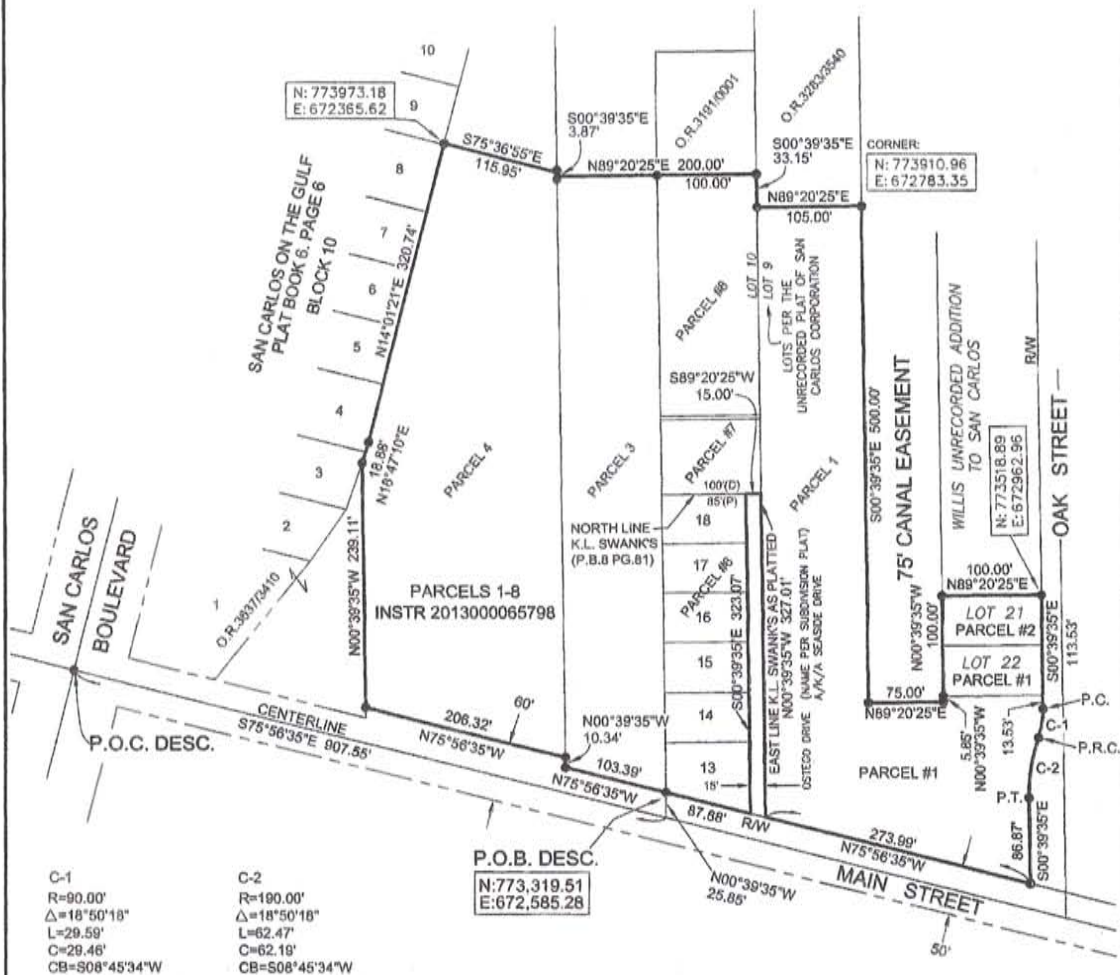
### SECTION 19, TOWNSHIP 46 SOUTH, RANGE 24 EAST,

### SAN CARLOS ISLAND

### LEE COUNTY, FLORIDA

## BAY HARBOUR MARINA VILLAGE

0'      150'      300'      450'



C-1  
R=90.00'  
Δ=18°50'18"  
L=29.59'  
C=29.46'  
CB=S08°45'34"W

C-2  
R=180.00'  
Δ=18°50'18"  
L=62.47'  
C=62.19'  
CB=S08°45'34"W

P.O.B. DESC.  
N:773,319.51  
E:672,585.28

N:773,319.51  
E:672,585.28

= Indicates State Plane Coordinate Value (Grid)  
Florida West Zone NAD 1983(2011 Adjustment)

P.O.C. = Point of Commencement  
P.O.B. = Point of Beginning  
DESC = Description  
O.R. = Official Record Book  
P.C. = Point of Curve  
P.R.C. = Point of Reverse Curve  
P.T. = Point of Tangency  
INSTR = Instrument Number  
R/W = Right-of-Way  
P.B. = Plat Book  
Pg. = Page

THIS IS NOT A SURVEY

*Scott C. Whitaker*  
SCOTT C. WHITAKER  
Registered Land Surveyor-State of Florida  
Florida Certificate No. 4324

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4010)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041-1 MCGREGOR BOULEVARD, PORT MYERS, FLORIDA 33910-5910 (239) 481-1331

SK43404\_CADWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
6-14-15	43404	SCW	1" = 150'	1 OF 1	19-46-24

Prepared by  
Chloe Gibbs, an employee of  
First American Title Insurance Company  
1535 Highland Avenue S  
Clearwater, Florida 33756  
(877)727-5923

Return to: Grantee

File No.: 2038-2164529  
Consideration: \$2,100,000.00

### **SPECIAL WARRANTY DEED**

State of California

County of Orange

**THIS SPECIAL WARRANTY DEED** is made on June 04, 2015, between

**Crimson Main Street Marina, LLC, a Florida limited liability company**

having a business address at: c/o Sabal Financial Group 4675 MacArthur Court, 15th Floor, Newport Beach, CA 92660  
("Grantor"). and

**Southern Comfort Storage LLC, a Florida limited liability company**

having a mailing address of: 8632 West 103rd Street, Suite A, Attn: Jack Mayher, Palos Hills, IL 60465  
("Grantee"),

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Lee**, State of **Florida**, to-wit:

PARCEL 1

A parcel of land lying in Lots 7, 8 and 9, of an Unrecorded Plat of SAN CARLOS CORPORATION in Government Lot 4, in Section 19, Township 46 South, Range 24 East, Lee County, Florida, specifically described as follows:



Commencing from the intersection of the centerline of San Carlos Boulevard as shown on the plat of SAN CARLOS-ON-THE-GULF as recorded in Plat Book 6, Page 6 of the Public Records of Lee County, Florida, with the centerline of a County Road (Main Street) conveyed by deed recorded in Deed Book 137, Page 117, of said Public Records; thence run South 74 degrees 35 minutes 00 seconds East, along the center line of said County Road (Main Street) for 1011.94 feet; thence deflect, 104 degrees 43 minutes 00 seconds to the left and run North 0 degrees 42 minutes 00 seconds East, for 25.85 feet to the Southwest corner of Lot 9 of said Unrecorded Plat of SAN CARLOS CORPORATION and the Northerly right-of-way of said County Road (Main Street) and the Point of Beginning; thence South 74 degrees 35 minutes 00 seconds East along said Northerly right-of-way for 273.98 feet to an intersection with a Public Road 35 feet West of the East line of Lot 7 of said Unrecorded Plat of SAN CARLOS CORPORATION; thence North 0 degrees 42 minutes 00 seconds East, along said Public Road parallel with said East line of Lot 7 for 88.87 feet to a curve to the right (curve having a delta of 18 degrees 50 minutes 18 seconds and a radius of 190 feet); thence run Northerly along the arc of said curve to the right of 62.47 feet to a curve to the left (curve having a delta of 18 degrees 50 minutes 18 seconds and radius of 90 feet); thence Northerly along the arc of said curve to the left for 29.59 feet to a point of tangency, being 20 feet West of said East line of Lot 7; thence North 00 degrees 42 minutes 00 seconds East, for 13.52 feet to the Southerly line of Lot 22, WILLIS UNRECORDED ADDITION O SAN CARLOS as described in Official Records Book 1199, Page 349, Public Records of Lee County, Florida; thence North 89 degrees 18 minutes 00 seconds West, for 100 feet to a 75 feet wide canal as described in Official Records Book 1190, page 1769, Public Records of Lee County, Florida; thence South 00 degrees 42 minutes 00 seconds West, 5.85 feet along the Easterly line of said 75 feet canal; thence North 89 degrees 18 minutes 00 seconds West, for 75 feet along said canal; thence North 0 degrees 42 minutes 00 seconds East, along the Westerly line of said canal for 500 feet; thence North 89 degrees 18 minutes 00 seconds West, for 105 feet to the West line of Lot 9 of said Unrecorded Plat of SAN CARLOS CORPORATION, thence South 0 degrees 42 minutes 00 seconds West, along said West line of Lot 9 for 615.35 feet to the Point of Beginning.

ALSO: A lot or parcel of land lying in Lots 7 and 8 of an Unrecorded Plat of property of SAN CARLOS CORPORATION in Government Lot 4, Section 19, Township 46 South, Range 24 East, which lot or parcel is described as follows: FROM the point of intersection of the centerline of the centerline of SAN CARLOS-ON-THE-GULF recorded in Plat Book 6, Page 6, of the Public Records of Lee County, Florida, with the centerline of a County Road conveyed by deed recorded in Deed Book 137 at Page 117, of said Public Records run Southeasterly along the centerline of said County Road for 1322.11 feet; thence deflect 104 degrees 43 minutes 00 seconds to the left and run North (along the East line of said Lot 7 as originally located by Harry K. Davison surveyor for San Carlos Corporation) for 225.85 feet to the point of beginning of the lands hereby conveyed. From said point of beginning continue North on the same course along said East line for 50 feet; thence run West perpendicular to said East line for 120 feet to the waters of a boat canal; thence run South along said waters to an intersection with a line perpendicular to said East line passing through the point of beginning; thence run East along said perpendicular line for 120 feet to the point of beginning. SUBJECT to the right-of-way of a Public road over and across the East 20 feet; thereof, being Lot 22, WILLIS UNRECORDED ADDITION TO SAN CARLOS.

TOGETHER WITH an easement for the use of the canal hereinafter described for fishing, boating, bathing and boat dock purposes; A canal or waterway 75 feet wide lying in a strip of land sometimes known as Lot 8 of the Unrecorded Plat of property of SAN CARLOS CORPORATION in Government Lot 4, Section 19, Township 46 South, Range 24 East, the East line of said canal or waterway being described as follows:

From the Point of Intersection of the centerline of San Carlos Boulevard as shown on the Plat of SAN CARLOS ON THE GULF recorded in Plat Book 6, Page 6 of the Public Records of Lee County, Florida with the centerline of a county road conveyed by deed recorded in Deed Book 137, at Page 117 of said Public

Records, run Southeasterly along the centerline of said County Road for 1322.11 feet; thence deflect 104 degrees 43 minutes 00 seconds to the left and run North (along the East line of Lot 7 of said Unrecorded Plat of property of SAN CARLOS CORPORATION as originally located by Harry K. Davison, surveyor for SAN CARLOS CORPORATION) for 220 feet; thence run perpendicular to said East Line of 120 feet to the waters or road-canal or waterway and the point of beginning of said East line to the waters of Witco Bay. The express purpose of this dedication being to provide access for navigation and boat docks not to extend more than 10 feet into said easement.

PARCEL 2:

A lot or parcel of land lying in a strip of land sometimes known as Lot 7 and 8 of unrecorded plat of property of SAN CARLOS CORPORATION in Government Lot 4, Section 19, Township 46 South, Range 24 East which lot or parcel is described as follows:

From the point of intersection of the centerline of San Carlos Boulevard as shown on the plat of San Carlos-on-the-Gulf recorded in Plat Book 6, Page 6 of the Public Records of Lee County, Florida with the center line of a County Road conveyed by deed recorded in Deed Book 137 at Page 117 of said public records run Southeasterly along the center line of said County Road for 1321.11 feet; thence deflect 104 degrees 43 minutes 00 seconds to the left and run Northerly (along the East line of Lot 7, as originally located by Harry K. Davison surveyor for said San Carlos Corp.) for 275.86 feet to the point of beginning of the lands hereby conveyed.

From said point of beginning continue North on the same course along said East line for 50 feet; thence run West perpendicular to said East line for 120 feet to the waters of a boat canal; thence run Southeasterly along said waters to an intersection with a line perpendicular to said East line passing through the point of beginning; thence run Northeasterly along said perpendicular line for 120 feet to the point of beginning; subject to the right-of-way of a public road and across the East 20 feet thereof. Being Lot 21 Willis Addition to San Carlos; subject to an easement for drainage purposes over and across the North 5 feet of Lot 21.

Together with an easement for ingress and egress to and from such property;

Together with an easement for the use of the canal for fishing, boating and bathing purposes, as described in that certain deed dated March 19, 1962 and recorded in Official Records Book 115, page 14, Pubic Records of Lee County, Florida.

PARCEL 3:

Part of Lot 11, SAN CARLOS CORPORATION PROPERTIES (unrecorded) lying North of Main Street and being Government Lot 4, Section 19, Township 46 South, Range 24 East, Lee County, Florida, more particularly described as follows:

From the point of intersection of the center line of San Carlos Boulevard, as shown on the Plat of San Carlos-on-the-Gulf as recorded in Plat Book 6, at Page 6 of the Public Records of Lee County, Florida, with a center line of a county road conveyed by deed recorded in Deed Book 137 at page 117 of the said Public Records, run South 74 degrees 35 minutes East, along the center line of said County Road (Main Street) for 907.55 feet, thence deflect left 104 degrees 43 minutes 00 seconds and run North 0 degrees 42 minutes East (along the East line of said Lot 11) for 25.15 feet to the North right-of-way line of Main Street and the point of beginning. From said point of beginning run North 74 degrees 35 minutes West, 103.39 feet along the said North right-of-way line of Main Street to the West line of said Lot 11; thence run North 0 degrees 42 minutes East, along the West line of said Lot 1 for 596 feet; thence South 89

degrees 18 minutes East, 100 feet to the East line of said Lot 11; thence South 0 degrees 42 minutes West, 622.24 feet to the point of beginning.

**PARCEL 4:**

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 19, Township 46 South, Range 24 East, being a part of Lots 12 and 13, SAN CARLOS CORPORATION PROPERTIES (unrecorded) and further bounded and described as follows:

Beginning at the intersection of the West line of said Section 19 with the Northerly right-of-way line of Main Street (60.00 feet wide); thence South 75 degrees 14 minutes 40 seconds East along said right-of-way line for 206.78 feet; thence North along the East line of said Lot 12 for 599.85 feet; thence North 74 degrees 57 minutes 20 seconds West for 113.50 feet thence South 15 degrees 02 minutes 40 seconds West along the Easterly line of Block 10 of San Carlos on the Gulf Subdivision as recorded in Plat Book 6 at Page 6, of the Public Records of said Lee County for 320.65 feet; thence South 19 degrees 07 minutes 50 seconds West along said Easterly line for 21.72 feet; thence South along said West line of Section 19 for 246.47 feet to the principal place of beginning.

**PARCEL 5:**

Lots 13 and 14, K.L. SWANKS SUBDIVISION, a subdivision according to the map or plat thereof as recorded in Plat Book 8, Page 81, of the Public Records of Lee County, Florida.

**PARCEL 6:**

Lots 15 through 18, K.L. SWANKS SUBDIVISION, a subdivision according to the map or plat thereof as recorded in Plat Book 8, Page 81, of the Public Records of Lee County, Florida.

**PARCEL 7:**

The North 78.50 feet of the South 278.50 feet of the parcel of land described as follows:

Beginning 300 feet East of the Northwest corner of Section 19, Township 46 South, Range 24 East, Lee County, Florida, thence South 1312 feet more or less to a point which is 100 feet North of the county road (Main Street); thence East 100 feet; thence North to the North line of said Section 19, thence West 100 feet to the point of beginning.

**PARCEL 8:**

A parcel of land in Lot 10 of Unrecorded SAN CARLOS PROPERTIES SUBDIVISION in Government Lot 4, Section 19, Township 46 South, Range 24 East, San Carlos Island, Lee County, Florida, more fully described as follows:



Commencing at the intersection of the centerline of San Carlos Boulevard and Main Street as shown on the plat for San Carlos-on-the-Gulf as recorded in Plat Book 6 at Page 6, Public Records of Lee County, Florida; thence South 74 degrees 35 minutes 00 seconds East, along the centerline of said Main Street, 907.55 feet; thence North 0 degrees 42 minutes 00 seconds East 648.09 feet along the West line of said Lot 10 of Unrecorded San Carlos Properties to a Point of Beginning; thence South 89 degrees 18 minutes 00 seconds East, 100 feet to the East line of said Lot 10; thence South 0 degrees 42 minutes 00 seconds West along the East line of said Lot 10, a distance of 248 feet; thence North 89 degrees 18 minutes 00 seconds West, 100 feet to the West line of said Lot 10; as continued Southwardly, thence North 0 degrees 42 minutes 00 seconds East, along said line of Lot 10, 248 feet to the Point of Beginning.

Subject to and including an easement for ingress and egress along the Easterly 15 feet of the above-described property running to the centerline of Main Street.

Tax Parcel Identification Number: **19-46-24-00-00005.0200**

**SUBJECT**, however, to all encumbrances, reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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

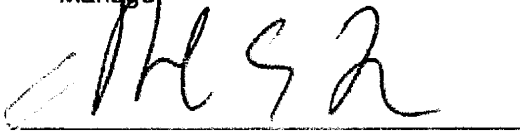
**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Crimson Main Street Marina, LLC, a Florida  
limited liability company

By: Sabal Financial Group, L.P. Its:  
Manager

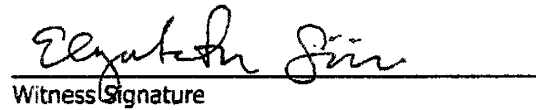


By: Name: Mark E. Foster  
Title: Vice President & General Counsel

*Signed, sealed and delivered in our presence:*

  
Witness Signature

Print Name: Robin Cheng

  
Witness Signature

Print Name: Elizabeth Scianni

"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

(STATE OF CALIFORNIA)  
COUNTY OF ORANGE)

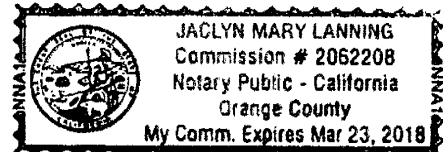
On June 4, 2015, before me, Jaclyn Mary Lanning, Notary Public, personally appeared Mark E. Foster, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Jaclyn Mary Lanning* (SEAL)

Signature of Notary Public





**UNANIMOUS WRITTEN CONSENT  
OF THE BOARD OF DIRECTORS OF  
THE GENERAL PARTNER OF  
SABAL FINANCIAL GROUP, L.P.**

**Effective as of December 28, 2012**

The undersigned, being all of the members of the Board of Directors of the General Partner of Sabal Financial Group, L.P., a Delaware limited partnership (the "Partnership"), pursuant to the Delaware Revised Uniform Limited Partnership Act and the Partnership's Second Amended and Restated Agreement of Limited Partnership (the "Partnership Agreement"), do hereby adopt by unanimous written consent the following recitals and resolutions:

**Appointment and Ratification of Officers**

WHEREAS, effective as of December 28, 2012, the Partnership amended and restated its Partnership Agreement;

WHEREAS, the Partnership desires to ratify the appointment of its current officers for the avoidance of doubt regarding the authority of such officers after the effectiveness of the amended Partnership Agreement; and

WHEREAS, pursuant to a unanimous written consent dated as of June 11, 2012, the Partnership approved and ratified officer positions of the Partnership, established the duties, powers and authority of such officers, and appointed officers of the Partnership consistent with this written consent.

NOW, THEREFORE, BE IT RESOLVED, that the following persons be, and hereby are appointed to the offices of the Partnership set forth opposite their respective names, to serve at the pleasure of the General Partner's Board of Directors (or the President and Chief Executive Officer of the Partnership if the removal of such officer and termination of his or her employment does not require the approval of the Board of Directors pursuant to the Partnership Agreement or the Amended and Restated Limited Liability Company Agreement of the General Partner) and until their respective death, resignation or removal or until their respective successors are duly elected and qualified:

<u>Name</u>	<u>Office</u>
R. Patterson Jackson	President and Chief Executive Officer
Mark E. Foster	Secretary, General Counsel and Vice President
Ronald Warwick	Chief Financial Officer, Treasurer and Vice President
Angie Smith	Assistant Secretary and Assistant Treasurer

### Authority as Manager

WHEREAS, the Partnership is the servicer to various loan and real property portfolios, and may hereinafter become the servicer to additional such portfolios in the future;

WHEREAS, in connection with its duties and responsibilities as the servicer to such portfolios, the Partnership may serve as the manager of limited liability companies which are subsidiaries of the portfolios and the direct owners of real property (each a "Portfolio Subsidiary"); and

WHEREAS, the General Partner has deemed it in the best interest of the Partnership to authorize each of R. Patterson Jackson, Kevin R. McKenzie, Mark E. Foster, and Maureen Connaughton to execute and deliver documents on behalf of the Partnership in its capacity as manager of a Portfolio Subsidiary.

NOW, THEREFORE, BE IT RESOLVED, the each of R. Patterson Jackson, Kevin R. McKenzie, Mark E. Foster, and Maureen Connaughton, each acting alone, be and hereby are authorized to execute, deliver, and/or cause to be recorded on behalf of each Portfolio Subsidiary, any and all documents, instruments, and/or agreements that may be necessary and/or advisable in connection with the Partnership's rights and obligations as the manager of any Portfolio Subsidiary, including without limitation those related to (i) the acquisition of any property, (ii) any financing and/or refinancing of any property, and/or (iii) any sale, transfer or other disposition of any property.

### General Authority

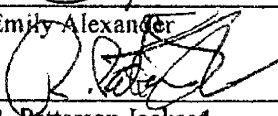
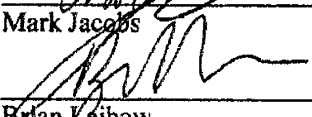
RESOLVED FURTHER, that the officers of the Partnership be, and each hereby is, authorized, empowered and directed to do and perform all such further acts, and to enter into and execute for and on behalf of the Partnership all such documents and instruments, as may be necessary and appropriate to effectuate and carry out the purposes and intent of the foregoing resolutions.

RESOLVED FURTHER, that any action not inconsistent with the foregoing resolutions as may have been taken or caused to be taken by any officer of the Partnership prior to the date of this Written Consent, which action was in connection with the matters that are the subject of the foregoing resolutions, be, and hereby is, ratified, confirmed and approved as the act and deed of the Partnership.

The General Partner directs that this Written Consent be filed with the minutes of the proceedings of the General Partner of the Partnership.

*[Signatures follow.]*

IN WITNESS WHEREOF, the undersigned have signed this Written Consent effective as of the date first written above.

  
\_\_\_\_\_  
Emily Alexander  
\_\_\_\_\_  
R. Patterson Jackson  
\_\_\_\_\_  
Mark Jacobs  
\_\_\_\_\_  
Brian Laibow





SCALE 1" = 800'



2055 WEST FIRST STREET  
FORT MYERS, FLORIDA 33901  
TEL: (239) 334-2450  
FAX: (239) 334-0278  
E-MAIL: JAMESINK@INKWERKS.NET

2015 AERIAL PLAN - SAN CARLOS ISLAND

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: 115017

DATE: 6.2015

EXHIBIT: A.8.1





SUBJECT PROPERTY

SCALE 1" = 400'



2055 WEST FIRST STREET  
FORT MYERS, FLORIDA 33901  
TEL: (239) 334-2450  
FAX: (239) 334-0278  
E-MAIL: JAMESINK@INKWERKS.NET

2015 AERIAL PLAN - ADJACENT AREA

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: 115017

DATE: 6.2015

EXHIBIT: A.8.2



# **TRAFFIC IMPACT STATEMENT**

FOR

## **COMPASS ROSE MARINA RE-ZONING**

(PROJECT NO. F1504.09)

**PREPARED BY:**

**TR Transportation Consultants, Inc.  
Certificate of Authorization Number: 27003  
2726 Oak Ridge Court, Suite 503  
Fort Myers, Florida 33901-9356  
(239) 278-3090**

**June 8, 2015**



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- II. EXISTING CONDITIONS
- III. PROPOSED DEVELOPMENT
- IV. TRIP GENERATION
- V. TRIP DISTRIBUTION
- VI. FUTURE TRAFFIC CONDITIONS
- VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS
- VIII. CONCLUSION

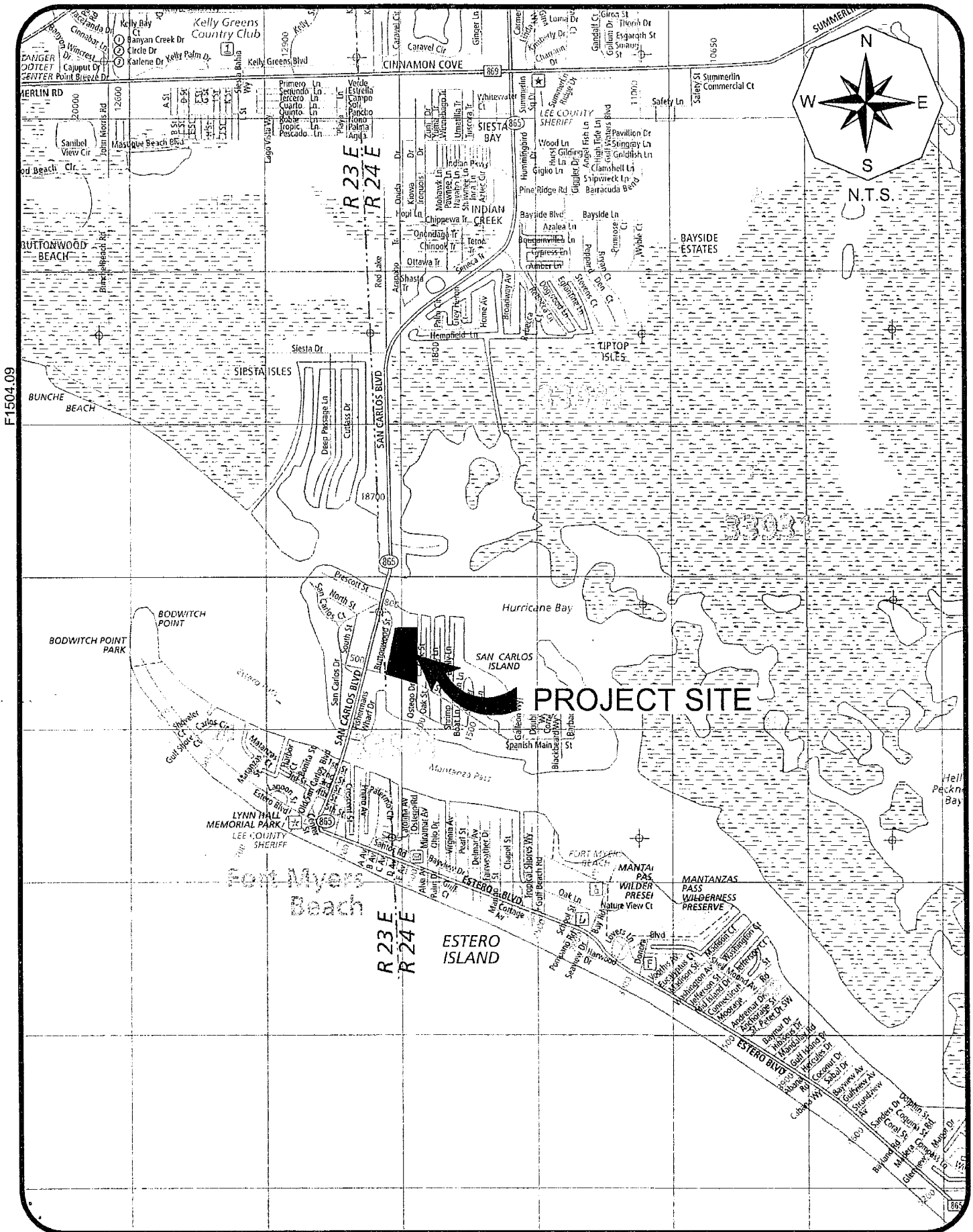
## **I. INTRODUCTION**

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking zoning approval. The subject site is located along the north side of Main Street approximately 600 feet east of its intersection with San Carlos Boulevard in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

Upon approval of the requested re-zoning, the subject site could be developed as a mixed use development that would contain the existing marina and ancillary uses as well as restaurant, retail and residential uses. From the current Master Concept Plan (MCP) and list of uses being requested, the subject site could be developed with up to approximately 115 multi-family dwelling units, up to approximately 22,000 square feet of retail uses, 8,000 square feet of restaurant uses, 12,000 square feet of indoor storage uses and up to approximately 315 boat slips (wet & dry). The Developer is also proposing to include an additional 200 parking spaces in the parking structure that will be available to the public to park and ride the Lee Tran Beach Trolley to access Fort Myers Beach.

The proposed development is located on the north side of Main Street, approximately six hundred (600) feet east of its intersection with San Carlos Boulevard. As currently proposed, the subject site will have two (2) full site access drives on Main Street.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various site access drives were completed and an analysis conducted to determine the impacts of the development on the surrounding streets and intersections.





## **II. EXISTING CONDITIONS**

The subject site currently contains an existing enclosed storage building containing approximately 24,000 square feet of floor area. Several of the marina wet slips are also existing along with one single family home. The subject site is bordered by existing commercial and industrial marine uses to the north and west, Main Street to the south and a canal to the east. A portion of the site is bordered to the east by Oaks Street, which serves an adjacent mobile home park.

**San Carlos Boulevard (S.R. 865)** is a two-lane undivided roadway south of Main Street and a four-lane undivided roadway with a two-way left turn lane north of Main Street. The intersection of San Carlos Boulevard and Main Street currently operates under two-way stop control. San Carlos Boulevard has a posted speed limit of 45 mph and is under the jurisdiction of the Florida Department of Transportation.

**Main Street** is a two-lane undivided minor collector that is adjacent to the south side of the subject site. Currently Main Street terminates less than one (1) mile east of its intersection with San Carlos Boulevard at Spanish Main. Main Street has a posted speed limit of 30 mph and is under the jurisdiction of the Lee County Department of Transportation.

## **III. PROPOSED DEVELOPMENT**

With the exception of the existing wet slips, the existing uses on the site will be demolished. The proposed land uses utilized for the trip generation purposes of this analysis were based on the Master Concept Plan developed by James Ink & Associates. The land uses utilized for the purposes of this analysis are outlined within **Table 1** below.

**Table 1  
Land Uses  
Compass Rose Marina Rezoning**

<b>Land Use</b>	<b>Size</b>
Multi-Family Condo/Townhouse (LUC 230)	115 dwelling units
High-Turnover Restaurant (LUC 932)	8,000 square feet
Retail (LUC 820)	22,000 square feet
Indoor Self Storage (LUC 151)	12,000 square feet
Marina (LUC 420)	315 berths
Public Parking (LUC 090)	200 spaces

As currently proposed, the subject site will have two (2) full site access drives on Main Street.

The Developer is proposing to include up to 200 additional parking spaces within the proposed parking structure to be available for visitors to Fort Myers Beach to park and take the trolley shuttle to the beach. The remainder of the parking within the parking structure will be for the uses proposed on-site.

#### **IV. TRIP GENERATION**

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 9<sup>th</sup> Edition. Land Use Code 230 (Residential Condominium/Townhouse) was utilized for the trip generation purposes of the proposed residential dwelling units. Land Use Code 820 (Shopping Center) was utilized for the trip generation purposes of the proposed retail uses on-site (not associated with the Marina). Land Use Code 420 (Marina) was utilized for the trip generation purposes of the proposed marina uses (including the wet slips, dry slips and ship store). Land Use Code 932 (High Turn Over Sit Down Restaurant) was utilized for the restaurant use. Land Use Code 151 (Mini-Warehouse) was utilized for the indoor storage facility and Land Use Code 090 (Park-and-Ride Lot with Bus Service) was utilized for the proposed 200 additional parking spaces that will be made available to the public for access to the Fort Myers Beach Trolley that will shuttle visitors to and from Fort Myers Beach. The equations for these land uses are contained in the Appendix of this report for reference.

As a part of this application, 200 spaces within the parking structure are being added to the total number of parking required by the project as a public benefit to serve visitors to Fort Myers Beach. It is the intent of the spaces to be utilized by visitors to the beach and the Lee Tran Beach Trolley to have a stop on-site that will shuttle the visitors to and from Fort Myers Beach. This would be a stop in addition to the other various stops that the Beach Trolley currently serves. Since the vehicle trips that are associated with the 200 spaces would already be traveling along San Carlos Boulevard to access the beach and would otherwise go over the bridge to Fort Myers Beach, these trips were not added to the area road network beyond Main Street. These trips would be considered "diverted link" trips, meaning they are trips that are diverted from San Carlos Boulevard to Main Street to access the parking structure. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour trip generation for Compass Rose Marina as currently proposed for the Master Concept Plan. The daily trip generation is also indicated in this table.



**Table 2  
Trip Generation  
Compass Rose Marina Rezoning**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family Condo/Townhouse (115 Units)	10	48	58	45	22	67	726
High-Turnover Restaurant (8,000 sq. ft.)	47	39	86	47	32	79	1,017
Retail (22,000 sq. ft.)	38	24	62	104	113	217	2,538
Indoor Self Storage (12,000 sq. ft.)	1	1	2	1	2	3	30
Marina (315 Berths)	8	17	25	36	24	60	1,006
Public Parking (200 spaces)	105	28	133	31	94	125	900
<b>Total Trips</b>	<b>209</b>	<b>157</b>	<b>366</b>	<b>264</b>	<b>287</b>	<b>551</b>	<b>6,217</b>

With mixed use projects, ITE estimates that there will be a certain amount of interaction between uses that will reduce the overall trip generation of the project. This interaction is called “internal capture”. In other words, trips that would normally come from external sources would come from uses that are within the project, thus reducing the overall impact the development has on the surrounding roadways. ITE, in conjunction with a study conducted by the NCHRP (National Cooperative Highway Research Program), has summarized the internal trip capture reductions between various land uses. For this project, there is data in the ITE report for interaction between the residential, retail and restaurant uses. Although interaction will occur between the remaining uses, since there is not data in the ITE and NCHRP report, no internal trip capture was assumed for the Marina use, the self-storage use and the public parking spaces.

Therefore, an internal capture calculation was completed consistent with the methodologies in the NCHRP Report and published in the ITE Trip Generation Handbook, 3<sup>rd</sup> Edition. The resultant analysis indicates that there will be an internal trip

capture reduction of seventeen percent (17%) in the A.M. peak hour and thirty-seven percent (37%) in the P.M. peak hour between the retail, restaurant and residential uses. The summary sheets utilized to calculate this internal capture rate for the weekday A.M. peak hour and P.M. peak hour are included in the Appendix of this report for reference. **Table 3** indicates the total external trips that will access the proposed development.

**Table 3  
External Trip Generation  
Compass Rose Marina Rezoning**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trip Generation	209	157	366	264	287	551	6,217
Less Internal Capture	-16	-19	-35	-72	-62	-134	-1,584
<b>Total External Trips</b>	<b>193</b>	<b>138</b>	<b>331</b>	<b>192</b>	<b>225</b>	<b>417</b>	<b>4,633</b>

The trips in Table 3 represent the number of trips entering and exiting the project at the site access driveways on Main Street.

The trips shown for the retail uses in Table 2 will also not all be new trips to the adjacent roadway system. ITE estimates that these retail uses may attract a significant amount of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called “pass-by” traffic, reduces the development’s overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. Lee County permits a maximum reduction of thirty percent (30%) of the retail trips attributed to pass-by reduction. Therefore, **Table 4** illustrates the number of net new trips that the project will add to the surrounding roadways after the pass-by reduction is applied to the retail uses. Also noted in Table 4 are the number of net new trips anticipated to be added to San Carlos Boulevard and roadways beyond Main Street due to the diverted nature of the trips associated with the 200 public parking spaces. As previously noted, the traffic associated with these 200 parking spaces would already be traveling to Fort Myers Beach. These trips are simply diverted to Main Street to access the parking structure. Therefore, the trips associated with these 200 spaces will impact Main Street and the analysis will

reflect that impact, but they will not create an additional impact to San Carlos Boulevard and roadways beyond.

**Table 4**  
**Trip Generation – Net New Trips**  
**Compass Rose Marina Rezoning**

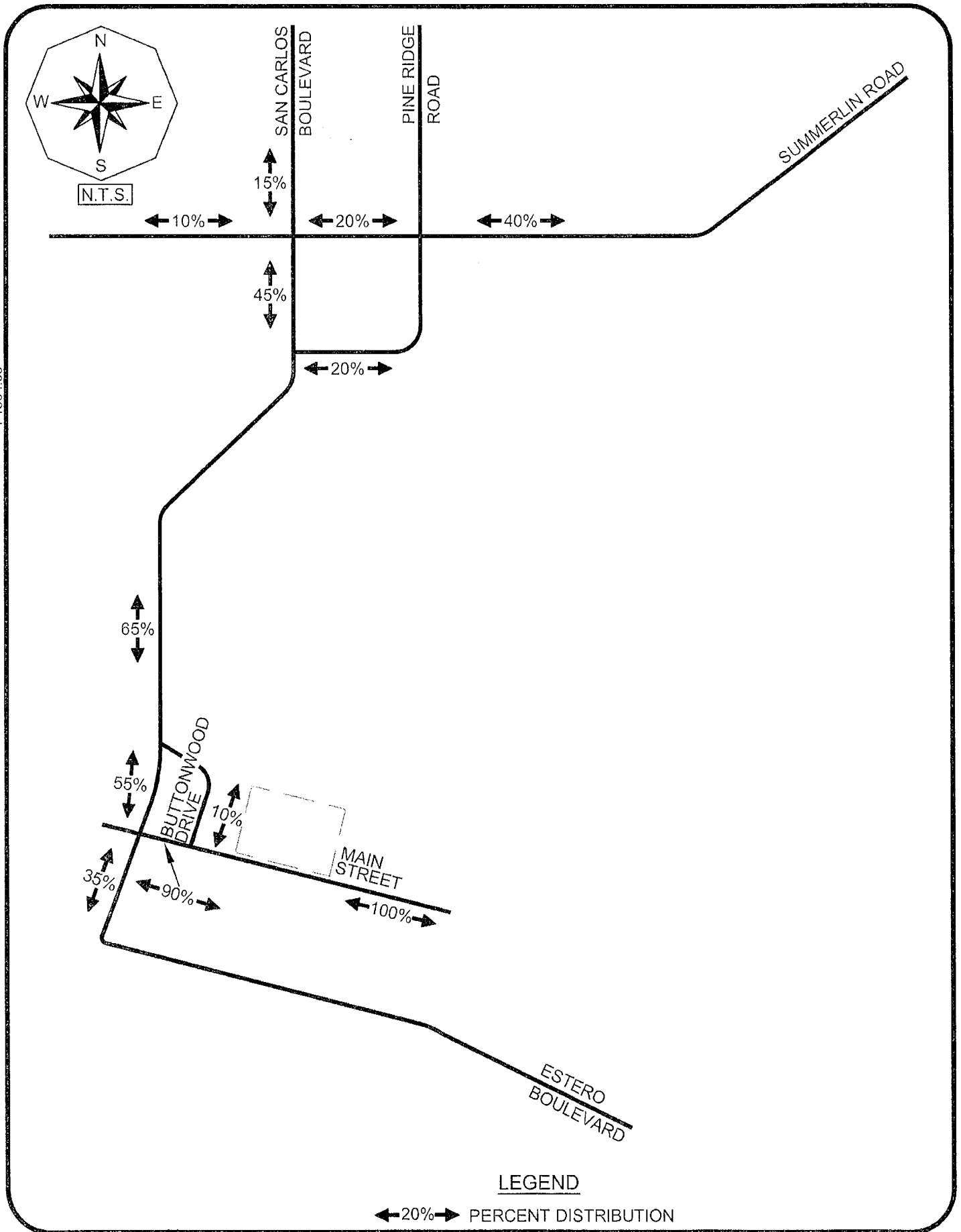
Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total External Trips	193	138	331	192	225	417	4,633
Less Retail Pass-by Trips	-9	-6	-15	-20	-21	-41	-480
Total Net New Trips (Impact To Main Street)	184	132	316	172	204	376	4,153
Less Trips From Public Parking Spaces	-105	-28	-133	-31	-94	-125	-900
<b>Total Trips</b> (Impact to San Carlos Blvd. & Beyond)	<b>79</b>	<b>104</b>	<b>183</b>	<b>141</b>	<b>110</b>	<b>251</b>	<b>3,253</b>

## V. TRIP DISTRIBUTION

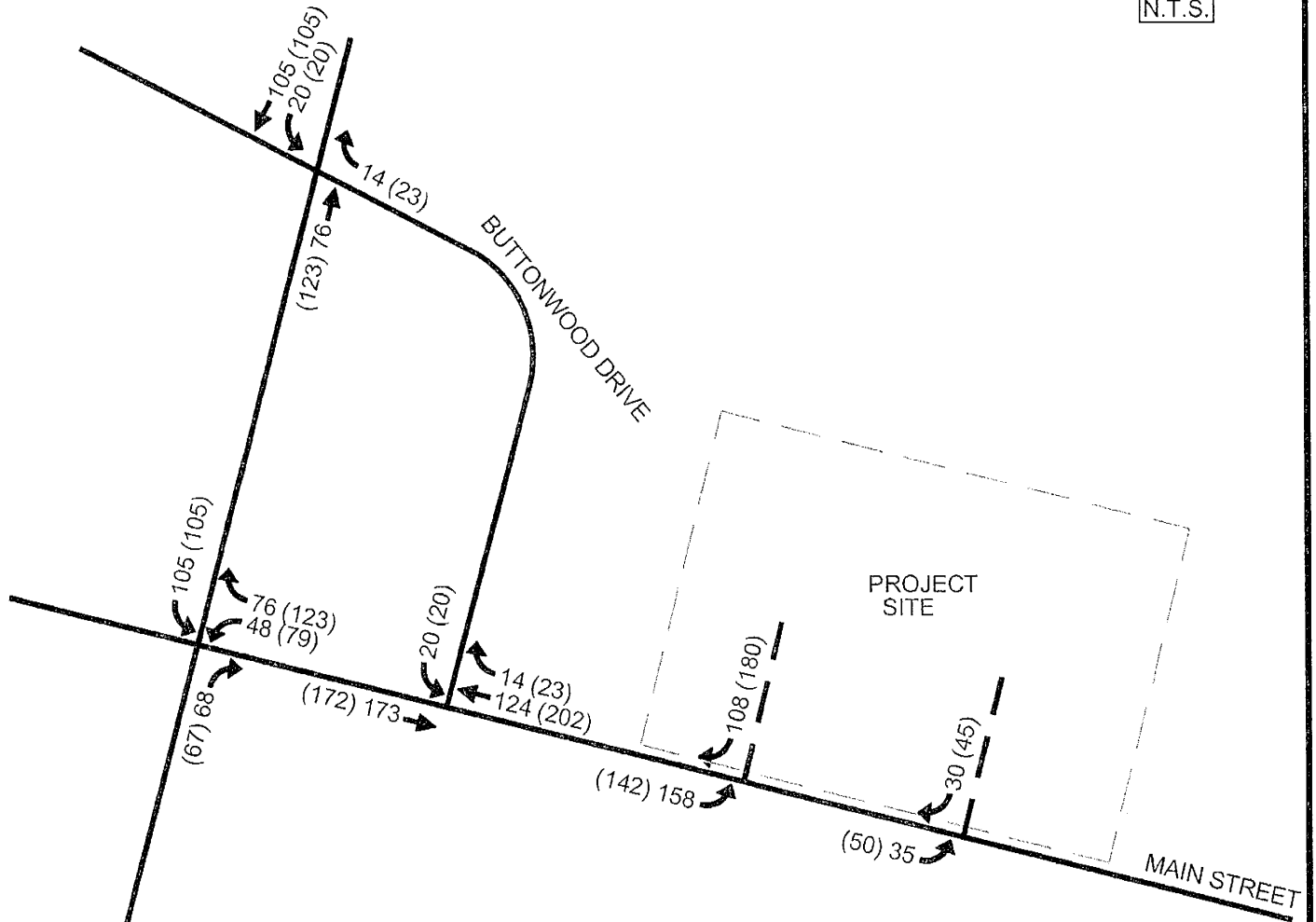
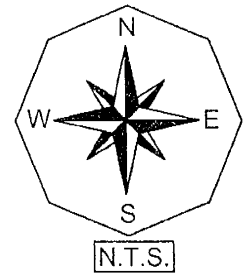
The trips shown in Table 4 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site during the peak hours of the adjacent street traffic (7-9 A.M. and 4-6 P.M.). The trip distribution does not include the trips associated with the 200 public parking spaces. 100% of the inbound trips are eastbound on Main Street and 100% are westbound (outbound) that are associated with the parking spaces. The trip distribution shown on **Figure 2** reflects the traffic distribution of the proposed development (restaurant, retail, multifamily units, Marina and self-storage). Based on the distribution indicated within Figure 2, the external project traffic was assigned to the surrounding roadway network. **Figure 3** illustrates the assignment of the project trips to the proposed site access drives (total trips shown in Table 3).



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#### LEGEND

- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ⇐ (000) WEEKDAY PM PEAK HOUR TRAFFIC

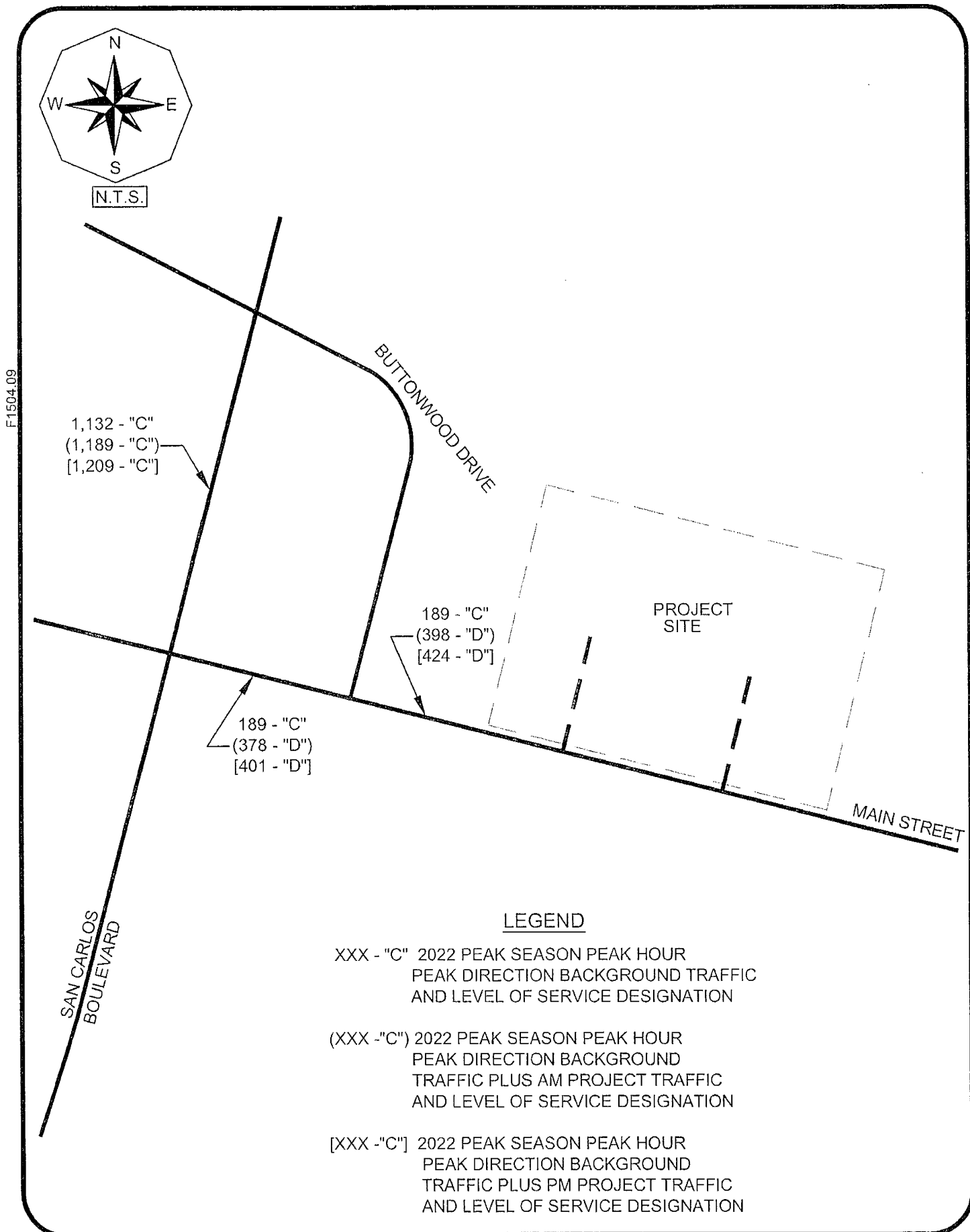
In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, contained in the Appendix, was created. This table indicates which roadway links in the vicinity of the subject site will accommodate greater than 10% of the Peak Hour – Peak Direction Level of Service “C” volumes, as defined by the Lee County Generalized Level of Service Tables as provided by the Lee County Department of Transportation. Again, it should be noted that the impact percentage does NOT include the trips associated with the 200 public parking spaces. Those trips are included on the impact to Main Street between the project and San Carlos Boulevard.

## **VI. FUTURE TRAFFIC CONDITIONS**

It was assumed that the project would be completed by the year 2021. Based on this projected build-out, the surrounding roadway network was analyzed under 2022 traffic conditions. A growth rate was applied to the existing traffic conditions for all roadway links and intersections that could be significantly impacted by this development. The growth rates were obtained through comparisons of annual traffic data from the 2014 Lee County Traffic Count Report. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the existing conditions, year 2022 without the development and year 2022 with the development. **Table 2A** in the Appendix of the report indicates the methodology utilized to obtain the year 2022 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the 2014 Lee County Concurrency Management Report.

**Figure 4** indicates the year 2022 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 5 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic





added to the roadways. These figures are derived from Table 2A contained in the Appendix.

## **VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS**

In comparing the links' functional classification and calculated 2022 traffic volumes to the Service Volume Tables, it was determined that none of the roadways inside the project's area of influence would be adversely impacted by the proposed development. Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In other words, all roadways analyzed as a result of the proposed development will maintain an acceptable Level of Service when the development traffic is added to the surrounding roadway network. Thus, the existing roadway network can accommodate the additional new vehicle trips the subject site is anticipated to generate.

Although the proposed project does not have a significant impact (project trips greater than 10% of Level of Service "C" service volumes) on San Carlos Boulevard over the Fort Myers Beach Bridge, the Developer is proposing to provide 200 parking spaces in the proposed parking structure for visitors to Fort Myers Beach to park and use the Lee Tran Trolley service to access the beach, thus reducing the amount of trips associated with the 200 parking spaces from traveling over the bridge and impacting Estero Boulevard in the Town of Fort Myers Beach.

Turn lanes at the site access drive intersection with Main Street will be further evaluated at the time of Local Development Order application.

## **VIII. CONCLUSION**

The proposed Compass Rose Marina re-zone located along Main Street approximately 600 feet east of its intersection with San Carlos Boulevard in Lee County, Florida will not reduce the Level of Service of Main Street or San Carlos Boulevard north of Main Street below the Level of Service standard as recommended in the Lee Plan. The existing roadway network can accommodate the additional new vehicle trips the development is anticipated to generate.

The Developer is also proposing to include 200 additional parking spaces within the parking structure to be available to the public for parking and connecting with the Fort Myers Beach Trolley service to access Fort Myers Beach, which will reduce the traffic demand on the bridge leading over to Fort Myers Beach.

# APPENDIX



## **TABLES 1A & 2A**

**TABLE 1A**  
**PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES**  
**COMPASS ROSE MARINA REZONING**

June 5,2015

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 183 VPH      IN= 79      OUT= 104  
TOTAL PM PEAK HOUR PROJECT TRAFFIC = 251 VPH      IN= 141      OUT= 110

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	PERCENT		
								PROJECT	PROJECT	PROJ/
								TRAFFIC	TRAFFIC	LOS C
San Carlos Blvd.	S. of Main St.	2LN	0	140	800	860	860	35%	49	6.17%
	N. of Main St.	4LN	0	260	1,840	1,960	1,960	55%	78	4.21%
	N. of Buttonwood Dr.	4LN	0	260	1,840	1,960	1,960	65%	92	4.98%
	N. of Pine Ridge Rd.	4LN	0	260	1,840	1,960	1,960	45%	63	3.45%
	N. of Summerlin Rd.	2LN	0	140	800	860	860	15%	21	2.64%
Main St.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	90%	212	68.35%
	E. of Buttonwood Dr.	2LN	0	0	310	670	740	100%	235	75.81%
Buttonwood Dr.	N. of Main St.	2LN	0	0	310	670	740	10%	14	4.55%
Summerlin Rd.	E. of Pine Ridge Rd.	6LN	0	410	2,840	2,940	2,940	40%	56	1.99%
	E. of San Carlos Blvd.	6LN	0	410	2,840	2,940	2,940	20%	28	0.99%
	W. of San Carlos Blvd.	4LN	0	260	1,840	1,960	1,960	10%	14	0.77%
Pine Ridge Rd.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	20%	28	9.10%

\* Lee County Generalized Peak Hour Level of Service thresholds (2013) utilized.

**TABLE 2A  
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS  
COMPASS ROSE MARINA REZONING**

June 5, 2015

TOTAL PROJECT TRAFFIC AM =	183	VPH	IN =	79	OUT=	104
TOTAL PROJECT TRAFFIC PM =	251	VPH	IN=	141	OUT=	110

ROADWAY	SEGMENT	PCS#	ADT	ADT	GROWTH	ANNUAL RATE <sup>1</sup>	2014	2022			PERCENT PROJECT TRAFFIC	2022			2022				
							PK HR	PK HR	PK SEASON	BCKGRND			BCKGRND						
							PK SEASON	PEAK DIRECTION	AM PROJ	PM PROJ		+ AM PROJ	+ PM PROJ						
							VOLUME	LOS	V/C	VOLUME		LOS	V/C	VOLUME	LOS	V/C			
San Carlos Blvd.	N. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,132	C	0.58	55%	57	78	1,189	C	0.61	1,209	C	0.62
Main St.	E. of San Carlos Blvd.	--	--	3,773*	--	1.00%	166	189	C	0.26	90%	189	212	378	D	0.51	401	D	0.54
	E. of Buttonwood Dr.	--	--	3,773*	--	1.00%	166	189	C	0.26	100%	209	235	398	D	0.54	424	D	0.57

<sup>1</sup> A minimum growth rate of one percent (1%) was utilized

<sup>2</sup> Data for San Carlos Blvd & Pine Ridge Rd was obtained from the 2014 Lee County Concurrency Management Report. Data for Main St was estimated utilizing traffic count data obtained in 2010.

\* Represents a 2009 AADT. Obtained from traffic data collected by TR Transportation.

AM & PM Proj. Traffic On Main Street includes trips from 200 space public parking spaces

**ITE INTERNAL CAPTURE  
CALCULATION SUMMARY SHEET**



## WEEKDAY AM PEAK HOUR TRIP GENERATION

### Land Use Intensity

Land Use	Land Use Code	Unit Count	Unit Type
Shopping Center	LUC 820	22,000	square feet
General Office	LUC 710	0	square feet
Restaurant	LUC 932	8,000	square feet
Single-Family	LUC 210	0	dwelling units
Multi-Family	LUC 230	115	dwelling units
Hotel	LUC 310	0	occupied rooms

### Total Trip Generation of the Proposed Development

Land Use	Land Use Code	AM Peak Hour		Total
		In	Out	
Shopping Center	LUC 820	38	24	62
General Office	LUC 710	0	0	0
Restaurant	LUC 932	47	39	86
Single-Family	LUC 210	0	0	0
Multi-Family	LUC 230	10	48	58
Hotel	LUC 310	0	0	0
Total Trips		95	111	206

### Total Trips to the Surrounding Roadway Network

Trips	AM Peak Hour		
	In	Out	Total
Total Trips	95	111	206
Less 17% IC	-16	-19	-35
Total Trips	79	92	171

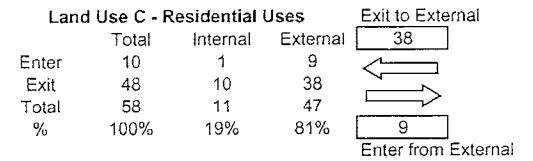
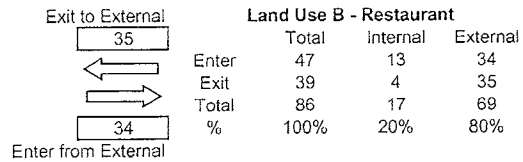
### New Trips to the Surrounding Roadway Network

Trips	AM Peak Hour		
	In	Out	Total
Total Trips	79	92	171
Total Retail Trips	31	20	51
Less 30% Pass-by	-9	-6	-15
Marina	8	17	25
Self Storage	1	1	2
Total Trips	79	104	183

**Land Use A - Retail Uses**

	Total	Internal	External
Enter	38	3	35
Exit	24	3	21
Total	62	6	56
%	100%	10%	90%

Exit to External: 21  
Enter from External: 35



Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Land Use C	Total
Enter	35	34	9	78
Exit	21	35	38	94
Total	56	69	47	172
Single-Use Trip Gen. Est.	62	86	58	206
				<b>17%</b>

## WEEKDAY PM PEAK HOUR TRIP GENERATION

### Land Use Intensity

Land Use	Unit Count	Unit Type
Shopping Center	22,000	square feet
General Office	0	square feet
Restaurant	8,000	square feet
Single-Family	0	dwelling units
Multi-Family	115	dwelling units
Hotel	0	occupied rooms

### Total Trip Generation of the Proposed Development

Land Use	Land Use Code	PM Peak Hour		Total	Daily (2-Way)
		In	Out		
Shopping Center	LUC 820	104	113	217	2,538
General Office	LUC 710	0	0	0	0
Restaurant	LUC 932	47	32	79	1,017
Single-Family	LUC 210	0	0	0	0
Multi-Family	LUC 230	45	22	67	726
Hotel	LUC 310	0	0	0	0
<b>Total Trips</b>		<b>196</b>	<b>167</b>	<b>363</b>	<b>4,281</b>

### Total Trips to the Surrounding Roadway Network

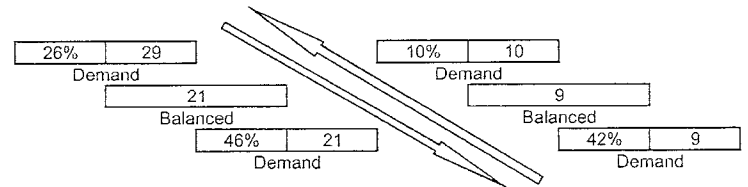
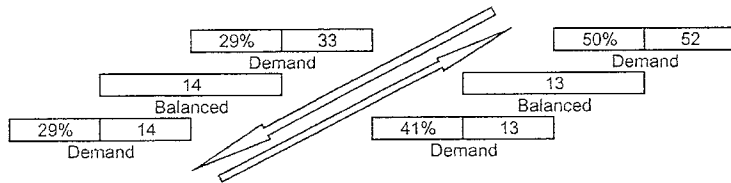
Trips	PM Peak Hour			Daily (2-Way)
	In	Out	Total	
Total Trips	196	167	363	4,281
Less 37% IC	-72	-62	-134	-1584
<b>Total Trips</b>	<b>124</b>	<b>105</b>	<b>229</b>	<b>2,697</b>

### New Trips to the Surrounding Roadway Network

Trips	PM Peak Hour			Daily (2-Way)
	In	Out	Total	
Total Trips	124	105	229	2,697
Total Retail Trips	66	71	137	1,599
Less 30% Pass-by	-20	-21	-41	-480
Marina Trips	36	24	60	1,006
Self Storage	1	2	3	30
<b>Total Trips</b>	<b>141</b>	<b>110</b>	<b>251</b>	<b>3,253</b>

**Internal Capture Calculation Summary Sheet**  
WEEKDAY PM PEAK HOUR

Exit to External		<b>Land Use A - Retail Uses</b>		
<div>78</div>		Total	Internal	External
←	Enter	104	22	82
→	Exit	113	35	78
<div>82</div>	Total	217	57	160
Enter from External	%	100%	26%	74%



Exit to External		<b>Land Use B - Restaurant</b>		
<div>13</div>		Total	Internal	External
←	Enter	47	19	28
→	Exit	32	19	13
<div>28</div>	Total	79	38	41
Enter from External	%	100%	48%	52%

	Demand	Balance	Demand	
←	14% 7	5	21% 5	
	18% 6	6	16% 7	→

				Exit to External
				<div>8</div>
Enter	45	27	18	←
Exit	22	14	8	→
Total	67	41	26	
%	100%	61%	39%	<div>18</div>
				Enter from External

**Net External Trips for Multi-Use Development**

	Land Use A	Land Use B	Land Use C	Total	
Enter	82	28	18	128	
Exit	78	13	8	99	
Total	160	41	26	227	
Single-Use Trip Gen. Est.	217	79	67	363	<b>Internal Capture Rate</b>
					<div>37%</div>



Table 7.2a Adjusted Internal Trip Capture Rates for Trip Destinations within a Multi-Use Development

Land Use Pairs		Weekday	
		AM Peak Hour	PM Peak Hour
To OFFICE	From Office	0.0%	0.0%
	From Retail	4.0%	31.0%
	From Restaurant	14.0%	30.0%
	From Cinema/Entertainment	0.0%	6.0%
	From Residential	3.0%	57.0%
	From Hotel	3.0%	0.0%
To RETAIL	From Office	32.0%	8.0%
	From Retail	0.0%	0.0%
	From Restaurant	8.0%	50.0%
	From Cinema/Entertainment	0.0%	4.0%
	From Residential	17.0%	10.0%
	From Hotel	4.0%	2.0%
To RESTAURANT	From Office	23.0%	2.0%
	From Retail	50.0%	29.0%
	From Restaurant	0.0%	0.0%
	From Cinema/Entertainment	0.0%	3.0%
	From Residential	20.0%	14.0%
	From Hotel	6.0%	5.0%
To CINEMA/ENTERTAINMENT	From Office	0.0%	1.0%
	From Retail	0.0%	26.0%
	From Restaurant	0.0%	32.0%
	From Cinema/Entertainment	0.0%	0.0%
	From Residential	0.0%	0.0%
	From Hotel	0.0%	0.0%
To RESIDENTIAL	From Office	0.0%	4.0%
	From Retail	2.0%	46.0%
	From Restaurant	5.0%	16.0%
	From Cinema/Entertainment	0.0%	4.0%
	From Residential	0.0%	0.0%
	From Hotel	0.0%	0.0%
To HOTEL	From Office	0.0%	0.0%
	From Retail	0.0%	17.0%
	From Restaurant	4.0%	71.0%
	From Cinema/Entertainment	0.0%	1.0%
	From Residential	0.0%	12.0%
	From Hotel	0.0%	0.0%

Table 7.1a Adjusted Internal Trip Capture Rates for Trip Origins within a Multi-Use Development			
Land Use Pairs		Weekday	
		AM Peak Hour	PM Peak Hour
From OFFICE	To Office	0.0%	0.0%
	To Retail	28.0%	20.0%
	To Restaurant	63.0%	4.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	1.0%	2.0%
	To Hotel	0.0%	0.0%
From RETAIL	To Office	29.0%	2.0%
	To Retail	0.0%	0.0%
	To Restaurant	13.0%	29.0%
	To Cinema/Entertainment	0.0%	4.0%
	To Residential	14.0%	26.0%
	To Hotel	0.0%	5.0%
From RESTAURANT	To Office	31.0%	3.0%
	To Retail	14.0%	41.0%
	To Restaurant	0.0%	0.0%
	To Cinema/Entertainment	0.0%	8.0%
	To Residential	4.0%	18.0%
	To Hotel	3.0%	7.0%
From CINEMA/ENTERTAINMENT	To Office	0.0%	2.0%
	To Retail	0.0%	21.0%
	To Restaurant	0.0%	31.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	8.0%
	To Hotel	0.0%	2.0%
From RESIDENTIAL	To Office	2.0%	4.0%
	To Retail	1.0%	42.0%
	To Restaurant	20.0%	21.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	0.0%
	To Hotel	0.0%	3.0%
From HOTEL	To Office	75.0%	0.0%
	To Retail	14.0%	16.0%
	To Restaurant	9.0%	68.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	2.0%
	To Hotel	0.0%	0.0%

**LEE COUNTY GENERALIZED  
SERVICE VOLUMES TABLE**

## c:\input4

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	120	420	840	1,190	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	260	1,840	1,960	1,960
3	Divided	*	410	2,840	2,940	2,940
4	Divided	*	550	3,840	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	670	740
1	Divided	*	*	330	710	780
2	Undivided	*	*	740	1,460	1,460
2	Divided	*	*	780	1,530	1,530

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.



**TRAFFIC DATA FOR PCS #8 FROM  
THE 2014 LEE COUNTY TRAFFIC  
COUNT REPORT**

# PCS 8 - San Carlos Blvd (SR 865) south of Prescott St

2014 AADT = 22,800 VPD

Hour	NB	SB	Total
0	1.12%	0.66%	0.89%
1	0.74%	0.40%	0.57%
2	0.57%	0.27%	0.42%
3	0.31%	0.20%	0.26%
4	0.35%	0.30%	0.32%
5	0.65%	0.76%	0.70%
6	1.63%	2.61%	2.12%
7	3.05%	5.45%	4.26%
8	4.52%	6.71%	5.62%
9	5.63%	7.21%	6.42%
10	6.07%	7.08%	6.58%
11	6.07%	7.15%	6.61%
12	6.10%	7.12%	6.61%
13	6.40%	6.88%	6.64%
14	7.25%	6.71%	6.97%
15	8.02%	6.85%	7.43%
16	8.39%	6.88%	7.63%
17	7.42%	6.76%	7.09%
18	5.98%	5.93%	5.96%
19	5.04%	4.71%	4.87%
20	4.71%	3.53%	4.12%
21	4.30%	2.77%	3.53%
22	3.55%	1.94%	2.74%
23	2.14%	1.12%	1.63%

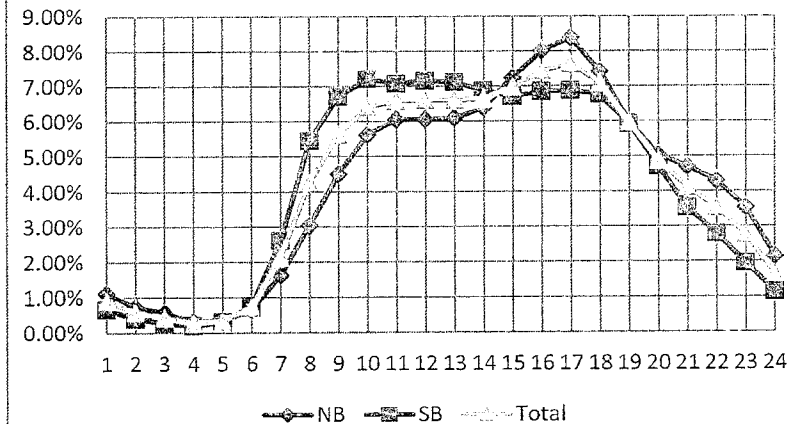
Month of Year	Fraction
January	1.05
February	1.14
March	1.13
April	1.11
May	1.01
June	0.95
July	0.97
August	0.86
September	0.79
October	0.97
November	1.01
December	1.01

Directional Factor		
AM	0.64	SB
PM	0.55	NB

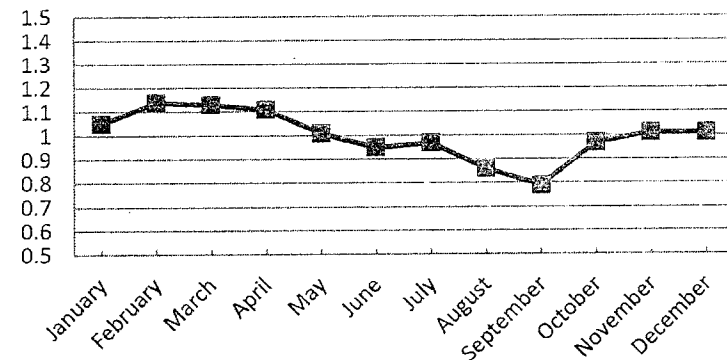
Day of Week	Fraction
Sunday	0.97
Monday	0.97
Tuesday	0.95
Wednesday	0.98
Thursday	0.99
Friday	1.07
Saturday	1.07

Design Hour Volume		
#	Volume	Factor
5	2088	0.092
10	2062	0.090
20	2033	0.089
30	2013	0.088
50	1991	0.087
100	1948	0.085
150	1921	0.084
200	1901	0.083

## Hour of Day



## Month of Year



**TRAFFIC DATA FROM THE 2014 LEE  
COUNTY TRAFFIC COUNT REPORT**

**Daily Traffic Volume (AADT)**

STREET	LOCATION	Sta- tion #	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	PCS
PINE RIDGE RD	S OF SUMMERLIN RD	369	10600	10500	10100	10400	9700	9500					37
PINE RIDGE RD	N OF SUMMERLIN RD	368	5400	5600	5500	4700	5600	5200	4300		5000		37
PINE RIDGE RD	S OF MCGREGOR BLVD	367	5600	6300	6000	5400	5900	5700	5500	5700	5600	4600	37
PLANTATION RD	S OF COLONIAL BLVD	328					4400	5800	8000		11500		45
PLANTATION RD	N OF DANIELS PKWY	370	8700		6700	9500	9800	11600				12400	45
PLANTATION RD	N OF SIX MILE CYPRESS	521	3200	3500	4200	3600	4000	4700				5500	45
PONDELLA RD	E OF PINE ISLAND RD	373	15300	16600	12300	14100	13800	14400					34
PONDELLA RD	E OF BETMAR BLVD	34	22600	24300	21900	19800	18200	18000	17800	17700	18000	19000	
PONDELLA RD	W OF BUSINESS 41	374	20000	21300	18700	15700	17700	19000	17500		17100	17100	34
PRICHETTE PKWY	N OF BAYSHORE RD	488	2000	2300	2000	1700	1500						64
RANCHETTE RD	S OF IDLEWILD ST	482		1400	2000	1400	1700	1500					45
RICH RD	E OF SLATER RD	489	1300	1800	1200	1000	900						34
RICHMOND AVE	S OF W 9TH ST	377	1400	1900	1800	1600	1500	1500					6
RICHMOND AVE	S OF W 14TH ST	375	1100	1300	1300	1200	1200	1200					6
RIVER RANCH RD	S OF CORKSCREW RD	466	1600	2500	3000	2700	2000	2000					25
SAN CARLOS BLVD	S OF PRESCOTT ST	8	27000	26200	23500	25000	22500	21600	22300	22200	22500	22800	
SAN CARLOS BLVD	N OF SUMMERLIN RD	379	17200	16400	15300	14500	15300	13700					8
SAN CARLOS BL	E OF US 41	423	5300	5100	5000	4500	4400	3700					15



**TRAFFIC DATA FROM THE 2014 LEE  
COUNTY CONCURRENCY REPORT**

			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL			
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PALM BEACH BL (SR 80)	I-75	SR 31	6LD	D	2,960	A	1,489	A	1,500	A	1,815		20100
PALM BEACH BL (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,960	B	1,491	B	1,496	B	1,711		20200
PALM BEACH BL (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	2,940	A	789	A	794	B	1,509		20300
PALM BEACH BL (SR 80)	WERNER DR	JOEL BL	4LD	C	2,320	A	553	A	553	A	619		20330
PALM BEACH BL (SR 80)	JOEL BLVD	HENDRY COUNTY LINE	4LD	C	2,320	A	553	A	554	A	690		20400
PALOMINO RD*	DANIELS PKWY	PENZANCE BL	2LU	E	860	C	208	C	209	C	228		20500
PARK MEADOW DR*	SUMMERLIN RD	US 41	2LU	E	860	C	133	C	133	C	135		20600
PENZANCE BL*	RANCHETTE RD	SIX MILE CYPRESS PKWY	2LU	E	860	C	130	C	130	C	165		20800
PINE ISLAND RD	STRINGFELLOW BL	BURNT STORE RD	2LN	E	950	E	596	E	601	E	690	Constrained in part v/c = 0.63; Bridge under construction	20900
PINE ISLAND RD (SR 78)*	BURNT STORE RD	CHIUQUITA BL	4LD	C	2,160	A	616	A	622	A	627		21000
PINE ISLAND RD (SR 78)*	CHIUQUITA BL	SANTA BARBARA BL	4LD	C	2,160	B	1,737	B	1,737	B	1,737		21100
PINE ISLAND RD (SR 78)	SANTA BARBARA BL	DEL PRADO BL	4LD	C	2,160	B	1,828	B	1,828	B	1,831		21200
PINE ISLAND RD (SR 78)	DEL PRADO BL	BARRETT RD	4LD	E	2,160	A	1,085	A	1,086	A	1,086		21300
PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	E	2,160	A	1,085	A	1,085	A	1,180		21400
PINE ISLAND RD (SR 78)	US 41	BUSINESS 41	4LD	E	1,720	C	1,208	C	1,209	C	1,209		21500
PINE RIDGE RD*	SAN CARLOS BL	SUMMERLIN RD	2LU	E	860	C	458	C	458	D	568		21600
PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS BL	2LU	E	860	C	253	C	253	C	457		21700
PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BL	2LU	E	860	C	284	C	284	C	284		21800
PLANTATION RD	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LU	E	860	C	207	C	222	C	351		21900
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LU	E	860	D	636	D	640	F	896	Roundabout at Crystal Dr in FY 14/15	22000
PLANTATION RD	IDLEWILD ST	COLONIAL BL	4LD	E	1,790	C	473	C	473	C	473		22050
PONDELLA RD	PINE ISLAND RD (SR 78)	ORANGE GROVE BL	4LD	E	1,900	B	810	B	810	B	810		22100
PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	1,900	B	1,115	B	1,115	B	1,192		22200
PONDELLA RD	US 41	BUSINESS 41	4LD	E	1,900	B	989	B	989	B	992		22300
PRICHETT PKWY*	BAYSHORE RD	RICH RD	2LU	E	860	C	72	C	73	C	467		22400
RANCHETTE RD*	PENZANCE BL	IDLEWILD ST	2LU	E	860	C	89	C	89	C	89		22500
RICH RD*	SLATER RD	PRITCHETT PKWY	2LU	E	860	C	54	C	55	C	56		22600
RICHMOND AVE*	LEELAND HEIGHTS BL	E 12th ST	2LU	E	860	C	70	C	72	C	91		22700
RICHMOND AVE*	E 12th ST	GREENBRIAR BL	2LU	E	860	C	56	C	59	C	59		22800
RIVER RANCH RD*	WILLIAMS RD	CORKSCREW RD	2LU	E	860	C	92	C	92	C	124		22900
SAN CARLOS BL (SR 865)	ESTERO BL	MAIN ST	2LB	E	1,100	B	1,045	B	1,045	B	1,053	Constrained in part v/c = 0.95	23000
SAN CARLOS BL (SR 865)	MAIN ST	SUMMERLIN RD	4LD	E	1,780	B	1,045	B	1,045	C	1,245		23100

**TRAFFIC COUNT DATA FOR  
MAIN STREET**

# TR Transportation Consultants, Inc.

13881 Plantation Road, Suite 11  
Fort Myers, FL 33912-4339

Page 1

Site Code: beach  
Station ID:

Latitude: 0' 0.000 South

Start Time	04-May-09		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	6	3	5	3	4	2	5	10	8	7	13	13	*	*	7	6
01:00	5	6	5	3	3	2	9	3	5	1	3	2	*	*	5	3
02:00	4	2	2	1	2	3	4	5	5	3	6	4	*	*	4	3
03:00	7	2	1	2	4	2	1	2	3	5	5	5	*	*	4	3
04:00	4	7	7	9	6	10	6	6	6	7	2	5	*	*	5	7
05:00	11	17	13	19	13	16	12	13	13	20	5	15	*	*	11	17
06:00	103	53	91	55	98	50	102	60	103	54	70	38	*	*	94	52
07:00	124	75	140	80	127	78	126	79	168	83	111	54	*	*	133	75
08:00	113	98	107	108	102	100	119	97	124	119	76	83	*	*	107	101
09:00	117	103	136	127	114	113	114	116	132	107	93	93	*	*	118	110
10:00	127	128	142	101	127	98	106	112	139	130	96	93	*	*	123	110
11:00	151	142	154	144	140	140	143	125	143	139	136	88	*	*	144	130
12:00 PM	133	136	152	139	146	121	142	134	166	141	99	82	*	*	140	126
01:00	151	148	142	151	144	144	137	154	140	152	115	98	*	*	138	141
02:00	129	141	107	142	136	136	139	156	125	161	86	109	*	*	120	141
03:00	150	173	113	128	133	186	134	158	132	161	104	117	*	*	128	154
04:00	171	144	107	129	120	145	109	121	143	151	113	113	*	*	127	134
05:00	156	119	102	114	89	105	129	122	121	106	114	83	*	*	118	108
06:00	105	114	105	93	86	77	108	96	119	106	156	110	*	*	113	99
07:00	110	160	84	84	87	77	106	94	91	97	99	90	*	*	96	100
08:00	52	91	70	85	68	69	69	73	90	81	100	107	*	*	75	84
09:00	40	119	50	109	60	140	46	136	62	137	43	160	*	*	50	134
10:00	32	33	28	35	23	36	41	49	37	70	34	95	*	*	32	53
11:00	11	10	5	5	24	13	18	20	25	18	28	28	*	*	18	16
Lane	2012	2024	1868	1866	1856	1863	1925	1941	2100	2056	1707	1685	0	0	1910	1907
Day	4036		3734		3719		3866		4156		3392		0		3817	
AM Peak	11:00	11:00	11:00	11:00	11:00	11:00	11:00	11:00	07:00	11:00	11:00	09:00			11:00	11:00
Vol.	151	142	154	144	140	140	143	125	168	139	136	93			144	130
PM Peak	16:00	15:00	12:00	13:00	12:00	15:00	12:00	15:00	12:00	14:00	18:00	21:00			12:00	15:00
Vol.	171	173	152	151	146	186	142	158	166	161	156	160			140	154

Comb.  
Total

4036

3734

3719

3866

4156

3392

0

3817

ADT \*

ADT 3,773

AADT 3,773

\*ADT calculated utilizing data from Tues May 5th to Thurs May 7th only.

# **TRIP GENERATION EQUATIONS**



**TRIP GENERATION EQUATIONS  
COMPASS ROSE MARINA REZONE  
ITE TRIP GENERATION REPORT, 9<sup>th</sup> EDITION**

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Daily (2-way)
Residential Condominium/Townhouse (LUC 230)	$T = 0.29 (X) + 28.86$ (19% In/81% Out)	$T = 0.34 (X) + 15.47$ (62% In/38% Out)	$T = 3.77 (X) + 223.66$
T = Number of Trips, X = Number of Dwelling Units			
Park and Ride Lot w/Bus Service (LUC 090)	$T = 0.82 (X) - 31.49$ (79% In/21% Out)	$T = 0.62 (X) + 1.35$ (25% In/75% Out)	$T = 4.04 (X) + 117.33$
T = Number of Trips, X = Parking Spaces			
Mini-Warehouse (LUC 151)	$T = 0.14 (X) - 2.06$ (52% In/48% Out)	$T = 0.19 (X)$ (53% In/47% Out)	$T = 1.65 (X)$
T = Number of Trips, X = 1,000's of square feet of Gross Floor Area (GFA)			
High-Turnover (Sit- Down) Restaurant (LUC 932)	$T = 10.81 (X)$ (55% In/45% Out)	$T = 9.85 (X)$ (60% In/40% Out)	$T = 127.15 (X)$
T = Number of Trips, X = 1,000's of square feet of Gross Floor Area (GFA)			
Shopping Center (LUC 820)	$\ln (T) = 0.61 \ln (X) + 2.24$ (62% In/38% Out)	$\ln (T) = 0.67 \ln (X) + 3.31$ (48% In/52% Out)	$\ln (T) = 0.65 \ln (X) + 5.83$
T = Number of Trips, X = 1,000's of square feet of Gross Leasable Area (GLA)			
Marina (LUC 420)	$T = 0.08 (X)$ (33% In/67% Out)	$T = 0.19 (X)$ (60% In/40% Out)	$T = 1.89 (X) + 410.80$
T = Number of Trips, X = Number of Berths			



Writer's Direct Dial Number: (239) 533-8532

June 16, 2015

John E. Manning  
District One

Cecil L. Pendergrass  
District Two

Larry Kiker  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
Hearing Examiner

James Ink  
Inkwerks Coastal Design  
2055 West First Street  
Fort Myers, FL 33901

**RE: Potable Water and Wastewater Availability**  
**Bay Harbour Marina Village MPD, 1195 main Street, Fort Myers Beach**  
**STRAP #s :19-46-24-00-00005.0200, 19-46-24-05-00000.0130, 19-46-24-05-00000.0150,**  
**19-46-24-00-00004.0000, 19-46-24-00-00004.0030, 19-46-24-00-00003.0010,**  
**19-46-24-00-00001.0000, ,**

Dear Mr. Ink:

The subject properties are located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 105 multi-family residential units, 200 storage units, 40 seat restaurant, 315 marina slips, and a ship store with an estimated flow demand of approximately 42,130 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Green Meadows Water Treatment Plant.

Sanitary sewer service will be provided by our Fort Myers Beach Wastewater Treatment Plant. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

This is only a letter of availability of service and not a commitment to serve. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of Water and Wastewater service is for re-zoning for this project only. Individual letters of availability will be required for obtaining building permits.

Sincerely,

**LEE COUNTY UTILITIES**

A handwritten signature in cursive script that reads "Mary McCormic".

Mary McCormic  
Technician Senior  
UTILITIES ENGINEERING

VIA EMAIL



Lee County  
Southwest Florida

LEE COUNTY UTILITIES  
REQUEST FOR LETTERS OF AVAILABILITY

DATE: JUNE 12, 2015

TO: Mary McCormic  
Utilities' Senior Engineering Technician

FROM: JAMES INK P.E.

FIRM: INKWERKS COASTAL DESIGN

ADDRESS: 2055 WEST FIRST STREET

ADDRESS: FORT MYERS, FL 33901 -

PHONE#: (239)334-2450 FAX: (239)334-0278

E-MAIL ADDRESS: JAMESINK@INKWERKS.NET

PROJECT NAME: BAY HARBOUR MARINA VILLAGE MPD

PROJECT ID (IF APPLICABLE): \_\_\_\_\_

STRAP #: SEE ATTACHED LIST

LOCATION/SITE ADDRESS: 1195 MAIN STREET, FORT MYERS BEACH, FL 33931

PURPOSE OF LETTER:

- ☐ DEVELOPMENT ORDER SUBMITTAL ☐ FINANCING ☐ EFFLUENT REUSE  
☐ PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)  
☒ OTHER: (PLEASE SPECIFY) MAP CHANGE & REZONING

PLANNED USE:

- ☒ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL - (☐ SINGLE-FAMILY ☒ MULTI-FAMILY)  
☐ OTHER: (PLEASE SPECIFY) \_\_\_\_\_

PLANNED # OF UNITS/BUILDINGS: 115

TOTAL SQUARE FOOTAGE (COMMERCIAL/INDUSTRIAL) \_\_\_\_\_

AVERAGE ESTIMATED DAILY FLOW (GPD): 42,130 (☒ WATER ☒ WASTE-WATER ☐ REUSE)

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA  
SET FORTH IN LEE COUNTY UTILITIES OPERATIONS MANUAL, SECTION 5.2: SEE ATTACHED

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please e-mail the completed form at [mccormm@leegov.com](mailto:mccormm@leegov.com) . If you are unable to e-mail the completed form, please fax to (239) 485-8311. If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.

Bay Harbour Marina Village MPD  
Southern Comfort Storage, LLC (Owner)

Property Identification

- 19-46-24-00-00005.0200 1195 Main Street, Fort Myers Beach, FL 33931
- 19-46-24-05-00000.0130 1185 Main Street, Fort Myers Beach, FL 33931
- 19-46-24-05-00000.0150 19230 Seaside Drive, Fort Myers Beach, FL 33931
- 19-46-24-00-00004.0000 19210 Seaside Drive, Fort Myers Beach, FL 33931
- 19-46-24-00-00004.0030 19170 Seaside Drive, Fort Myers Beach, FL 33931
- 19-46-24-00-00003.0010 1145 Main Street, Fort Myers Beach, FL 33931
- 19-46-24-00-00001.0000 1135 Main Street, Fort Myers Beach, FL 33931

Estimated Proposed Sewage Flow  
Per 64E-6.008 FAC

Use	Units	Gallons/day/unit	Total Flow
Residential (2 bed)	44	200	8,800 gpd
Res (3bed)	66	300	19,800 gpd
Res (3 bed townhome)	5	300	1,500 gpd
Restaurant (16hrs/day/seat)	250	40	10,000 gpd
Storage (unit)	200	1	200 gpd
Marina (slips- estimated flow)	315	4	1,260 gpd
Shipstore (per 100 sqft)	38	15	570 gpd
Total			42,130 gpd

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Master Concept Plan  
**BAY HARBOUR MPD**  
 CLIENT  
 1155 Main Street, Fort Myers, FL

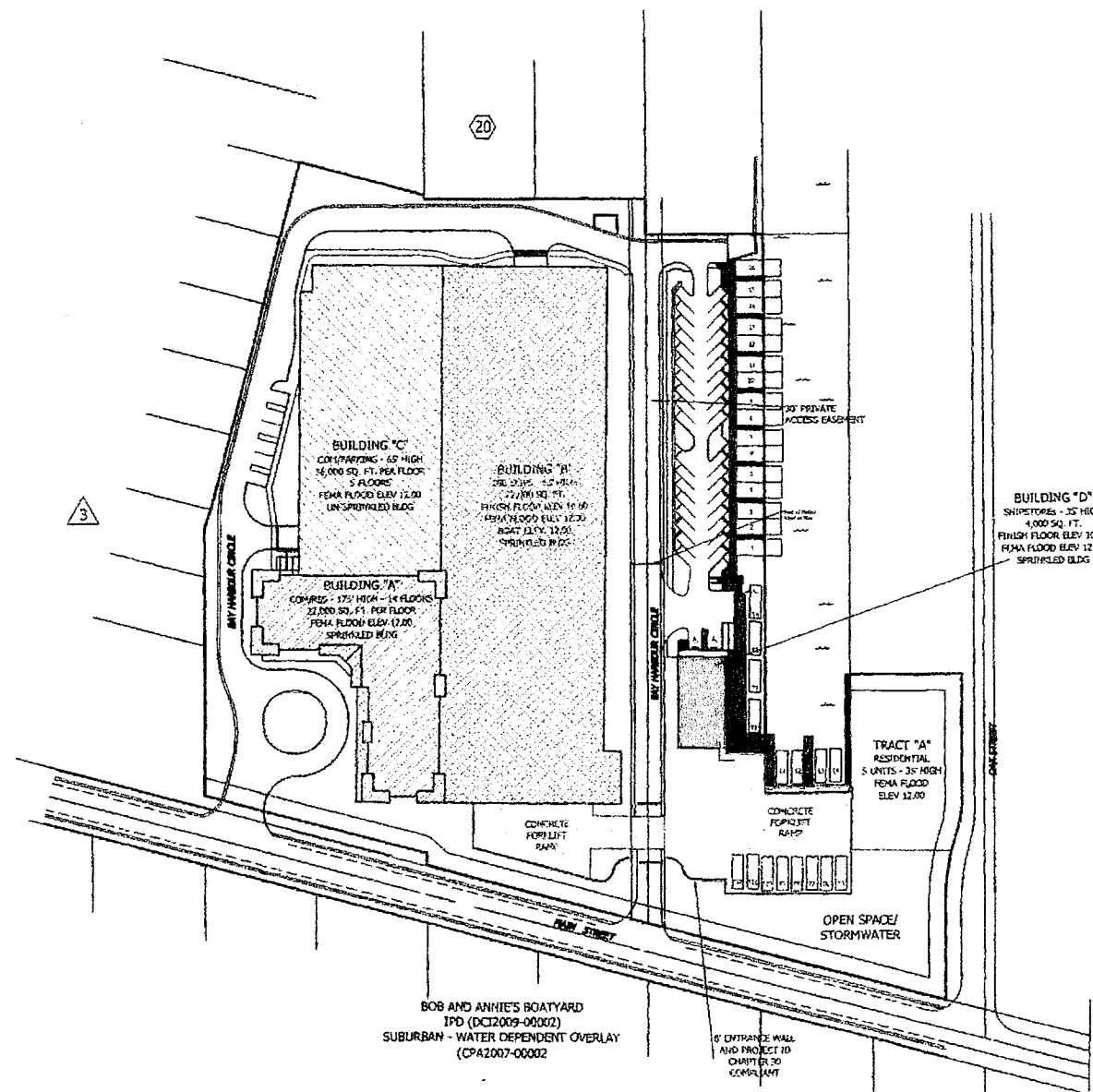


100% BAY HARBOUR MPD  
 PROJECT NO. 115517  
 PROJECT NAME  
 1155 Main Street, Fort Myers, FL  
 Client: Jacksonville Development Corp.



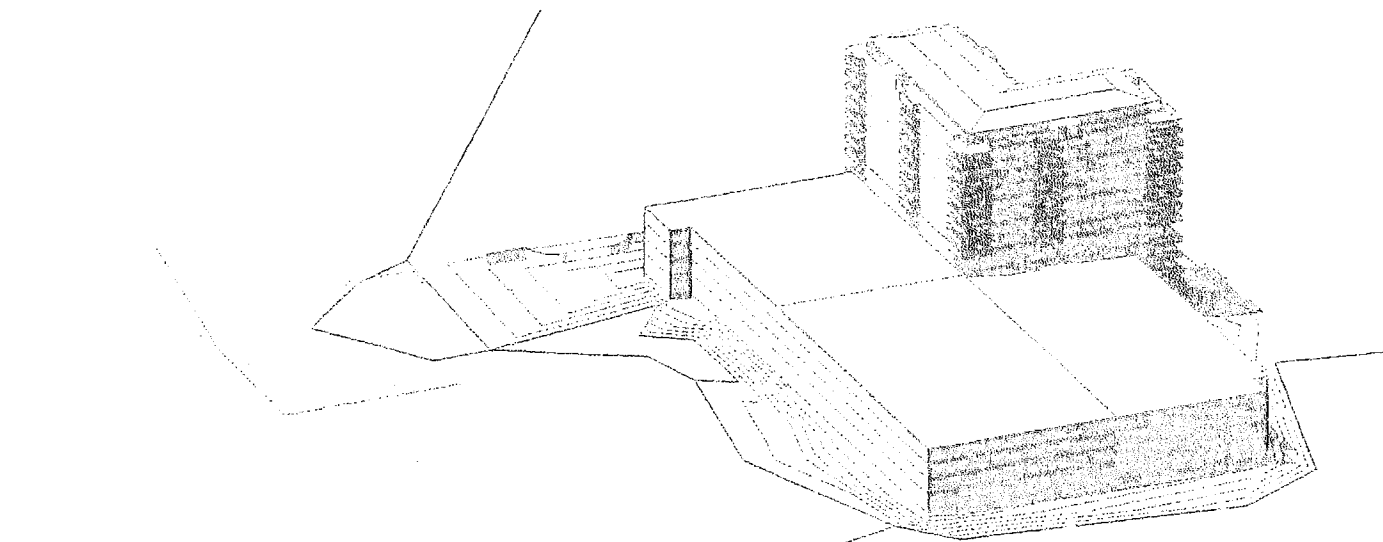
PROJECT NO.	115517
PROJECT NAME	1155 Main Street, Fort Myers, FL
DATE	8.27.15
SCALE	1" = 100'
SHEET NO.	1

BAY HARBOUR VILLAGE MARINA - ZONING MAP

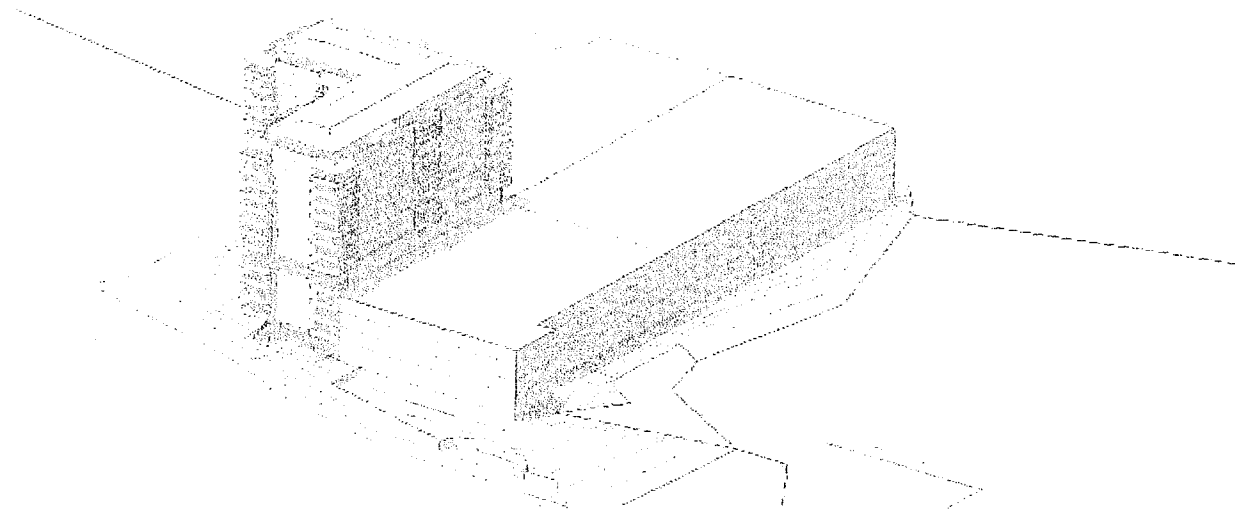


- △ DEVIATION LOCATION
- # OFF-SITE PROPERTY ID  
SEE NARRATIVE





View from Northeast



View from Southeast

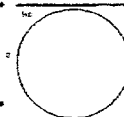


225, Main Street, Suite 100  
 St. John's, NL A1B 1X2  
 Phone: (709) 596-1100 Fax: (709) 596-1101  
 Email: info@bssw.ca  
 Website: www.bssw.ca

**The Residence @  
 Bay Harbour**

Client:  
**Jack Moyer**

Owner:



Project Status

Project Name: **Bay Harbour**  
 Project Number: **2010-01**  
 Date: **2010-01-01**

Rev. Date Description

- 1. Initial Design
- 2. Preliminary Design
- 3. Final Design
- 4. Construction Documents
- 5. Construction Administration
- 6. Post-Occupancy Evaluation

3D Views

**A9.02**

## **Mccormic, Mary**

---

**From:** James Ink [jamesink@inkwerks.net]  
**Sent:** Friday, June 12, 2015 2:20 PM  
**To:** Mccormic, Mary  
**Subject:** Availability Request  
**Attachments:** I15017 LCU request for avail 6-12-15.pdf

Mary

I have attached the request for availability for the new version of Compass Rose Marina. The Marina part remains the same as currently approved, but we are going to do a Comp Plan amendment and zoning to add residential and commercial uses.

Thanks

Jim

### **NOTE:**

The information transmitted is intended solely for the individual or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of or taking action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you have received this email in error please contact the sender and delete the material from any computer.



2055 West First Street, Fort Myers, Florida 33901  
Tel: (239) 334-2450 Fax: (239) 334-0278  
[jamesink@inkwerks.net](mailto:jamesink@inkwerks.net)



June 9, 2015

Captain Ron Martin  
Fire Marshal  
Fort Myers Beach Fire District  
100 Voorhis St  
Fort Myers Beach, FL 33931

Re: Bay Harbour Marina Village MPD - Comprehensive Plan Amendment Change

Dear Captain Martin:

I represent the owners of 1195 Main Street, Fort Myers Beach, FL 33956, commonly known as Compass Rose Marina. We are preparing a submittal to Lee County for a land use map change and rezoning to introduce additional uses to the redevelopment of the Marina. Upon completion of the project the project will have the following development pattern:

- 286 boat dry storage slips (currently approved)
- 29 boat wet slips (currently approved)
- 113 Residential Units (proposed with 38 to be work force housing)
- 22,000 square feet of general commercial
- 8,000 square feet for restaurant
- 12,000 square feet of indoor self-storage
- Elevated Parking garage with 200+ public use spaces for beach park and ride

A requirement of this process is a letter from your agency indicating that there will be adequate facilities and/or service to serve the increase demand. Attached is a location map. At your earlier convenience please forward a letter to our office verifying adequate service for this project. If you have any questions or require additional information please feel free to contact me.

My good will and respect,

A handwritten signature in blue ink, appearing to read "James M Ink", with a stylized, flowing script.

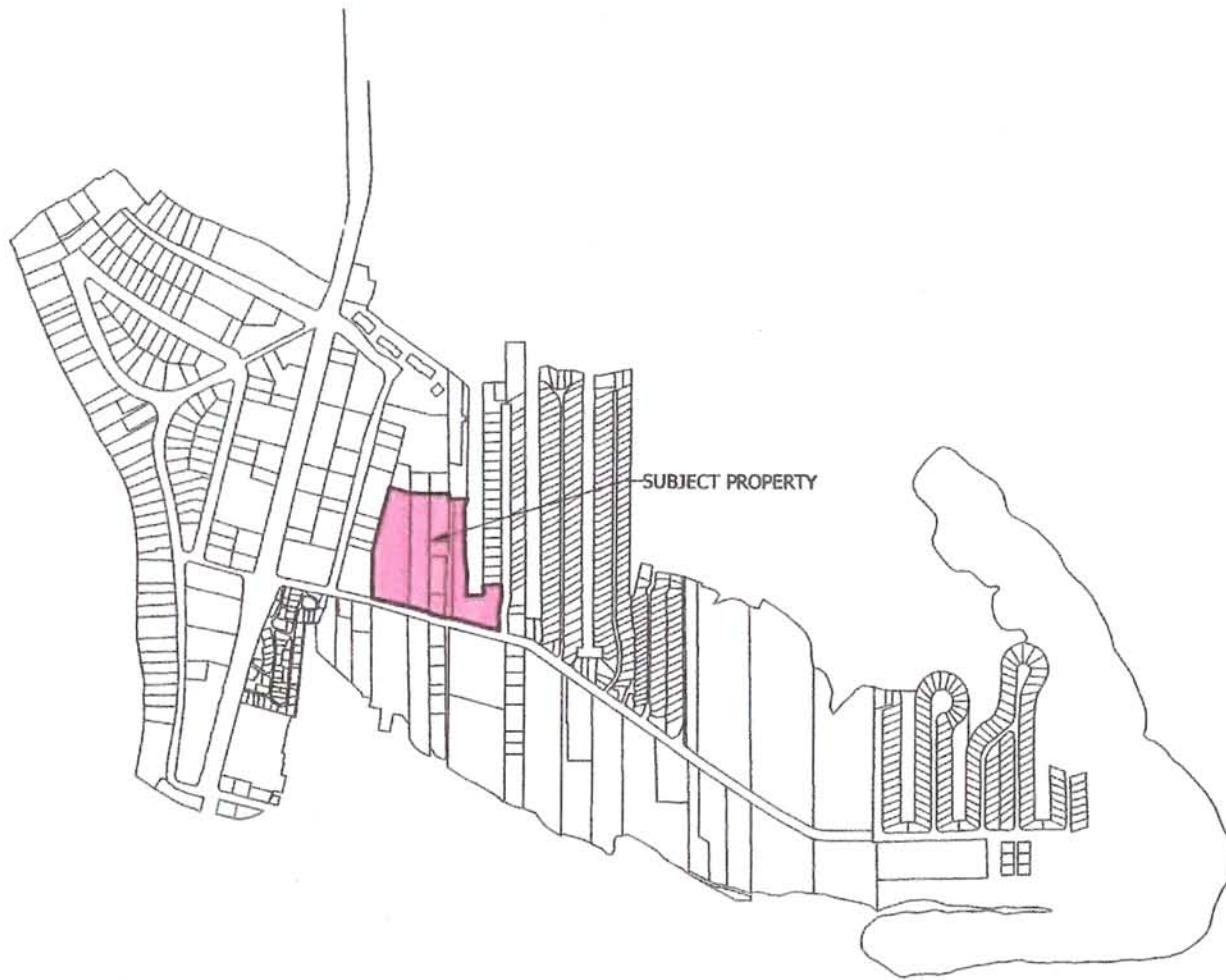
James M Ink

2055 West First Street, Fort Myers, Florida 33901  
Tel: (239) 334-2450 Fax: (239) 334-0278  
[jamesink@inkwerks.net](mailto:jamesink@inkwerks.net)

Bay Harbour Marina Village MPD  
Southern Comfort Storage, LLC (Owner)

Property Identification

- 19-46-24-00-00005.0200 1195 Main Street, Fort Myers Beach, FL 33931
- 19-46-24-05-00000.0130 1185 Main Street, Fort Myers Beach, FL 33931
- 19-46-24-05-00000.0150 19230 Seaside Drive, Fort Myers Beach, FL 33931
- 19-46-24-00-00004.0000 19210 Seaside Drive, Fort Myers Beach, FL 33931
- 19-46-24-00-00004.0030 19170 Seaside Drive, Fort Myers Beach, FL 33931
- 19-46-24-00-00003.0010 1145 Main Street, Fort Myers Beach, FL 33931
- 19-46-24-00-00001.0000 1135 Main Street, Fort Myers Beach, FL 33931



**SAN CARLOS ISLAND**

SCALE 1" = 1000'

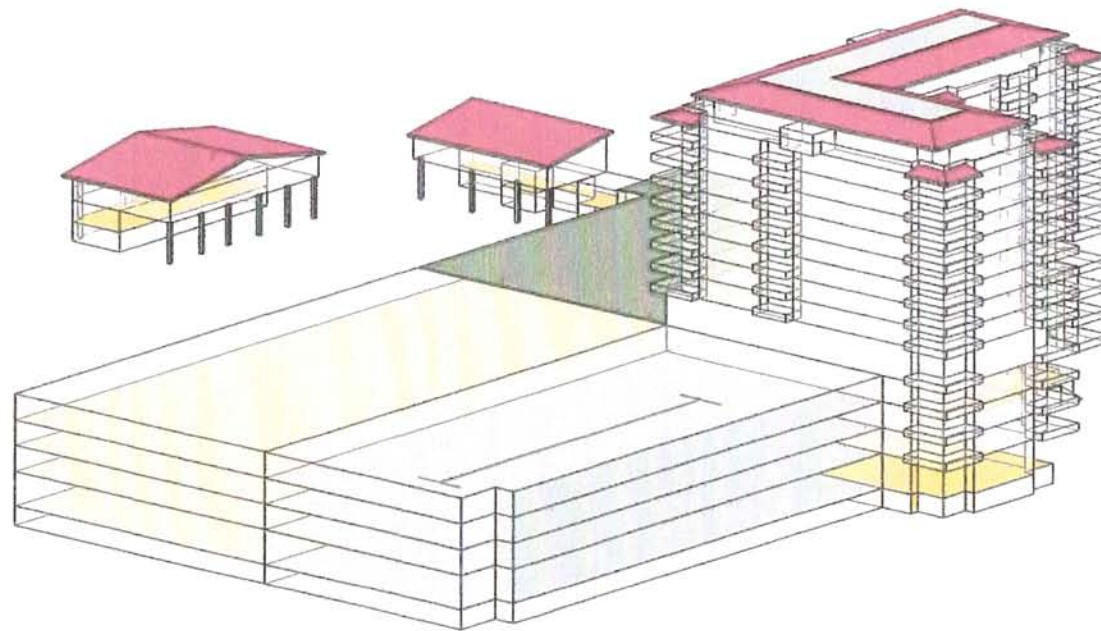


2055 WEST FIRST STREET  
FORT MYERS, FLORIDA 33901  
TEL: (239) 334-2450  
FAX: (239) 334-0278  
E-MAIL: JAMESINK@INKWERKS.NET

LOCATION MAP - SAN CARLOS ISLAND	JOB #: I15017
BAY HARBOUR MARINA VILLAGE	DATE: 6.2015
1195 MAIN ST, FT MYERS BEACH 33931	EXHIBIT: 1









June 9, 2015

Scott Tuttle  
Deputy Director – EMS Chief  
Lee County EMS  
14752 Six Mile Parkway  
Fort Myers, FL 33912

Re: Bay Harbour Marina Village MPD - Comprehensive Plan Amendment Change

Dear Mr. Tuttle:

I represent the owners of 1195 Main Street, Fort Myers Beach, FL 33956, commonly known as Compass Rose Marina. We are preparing a submittal to Lee County for a land use map change and rezoning to introduce additional uses to the redevelopment of the Marina. Upon completion of the project the project will have the following development pattern:

- 286 boat dry storage slips (currently approved)
- 29 boat wet slips (currently approved)
- 113 Residential Units (proposed with 38 to be work force housing)
- 22,000 square feet of general commercial
- 8,000 square feet for restaurant
- 12,000 square feet of indoor self-storage
- Elevated Parking garage with 200+ public use spaces for beach park and ride

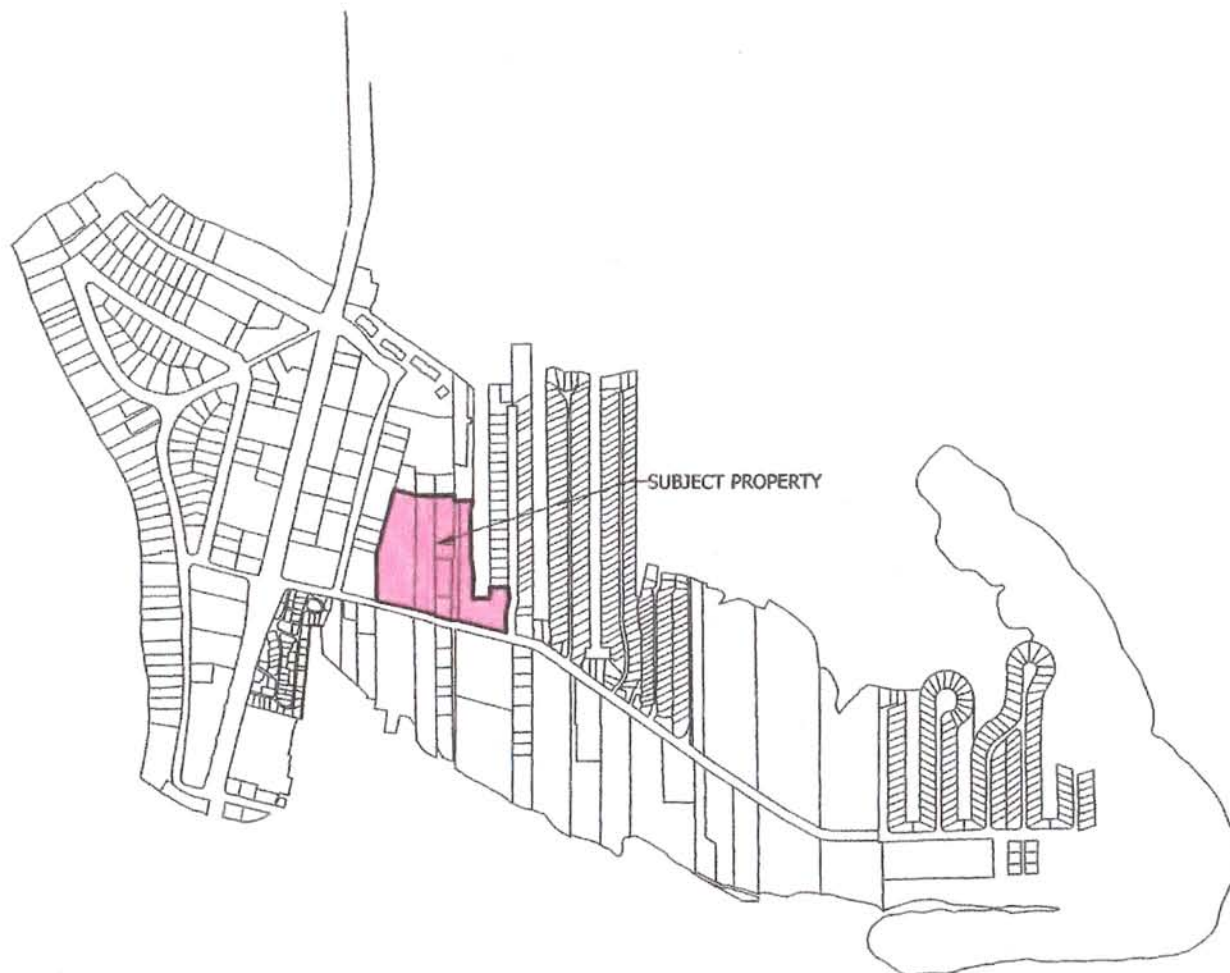
A requirement of this process is a letter from your agency indicating that there will be adequate facilities and/or service to serve the increase demand. Attached is a location map. At your earlier convenience please forward a letter to our office verifying adequate service for this project. If you have any questions or require additional information please feel free to contact me.

My good will and respect,

A handwritten signature in blue ink, appearing to read "James M Ink", is written over a horizontal line.

James M Ink

2055 West First Street, Fort Myers, Florida 33901  
Tel: (239) 334-2450 Fax: (239) 334-0278  
[jamesink@inkwerks.net](mailto:jamesink@inkwerks.net)



## **SAN CARLOS ISLAND**

SCALE 1" = 1000'



2055 WEST FIRST STREET  
FORT MYERS, FLORIDA 33901  
TEL: (239) 334-2450  
FAX: (239) 334-0278  
E-MAIL: JAMESINK@INKWERKS.NET

LOCATION MAP - SAN CARLOS ISLAND

JOB #: I15017

BAY HARBOUR MARINA VILLAGE

DATE: 6.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: 1

Bay Harbour Marina Village MPD  
Southern Comfort Storage, LLC (Owner)

Property Identification

- 19-46-24-00-00005.0200 1195 Main Street, Fort Myers Beach, FL 33931
- 19-46-24-05-00000.0130 1185 Main Street, Fort Myers Beach, FL 33931
- 19-46-24-05-00000.0150 19230 Seaside Drive, Fort Myers Beach, FL 33931
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- 19-46-24-00-00003.0010 1145 Main Street, Fort Myers Beach, FL 33931
- 19-46-24-00-00001.0000 1135 Main Street, Fort Myers Beach, FL 33931





June 9, 2015

Keith Howard  
Deputy Director  
Lee County Solid Waste  
10500 Buckingham Road  
Fort Myers, FL 33905

Re: Bay Harbour Marina Village MPD - Comprehensive Plan Amendment Change

Dear Mr. Howard:

I represent the owners of 1195 Main Street, Fort Myers Beach, FL 33956, commonly known as Compass Rose Marina. We are preparing a submittal to Lee County for a land use map change and rezoning to introduce additional uses to the redevelopment of the Marina. Upon completion of the project the project will have the following development pattern:

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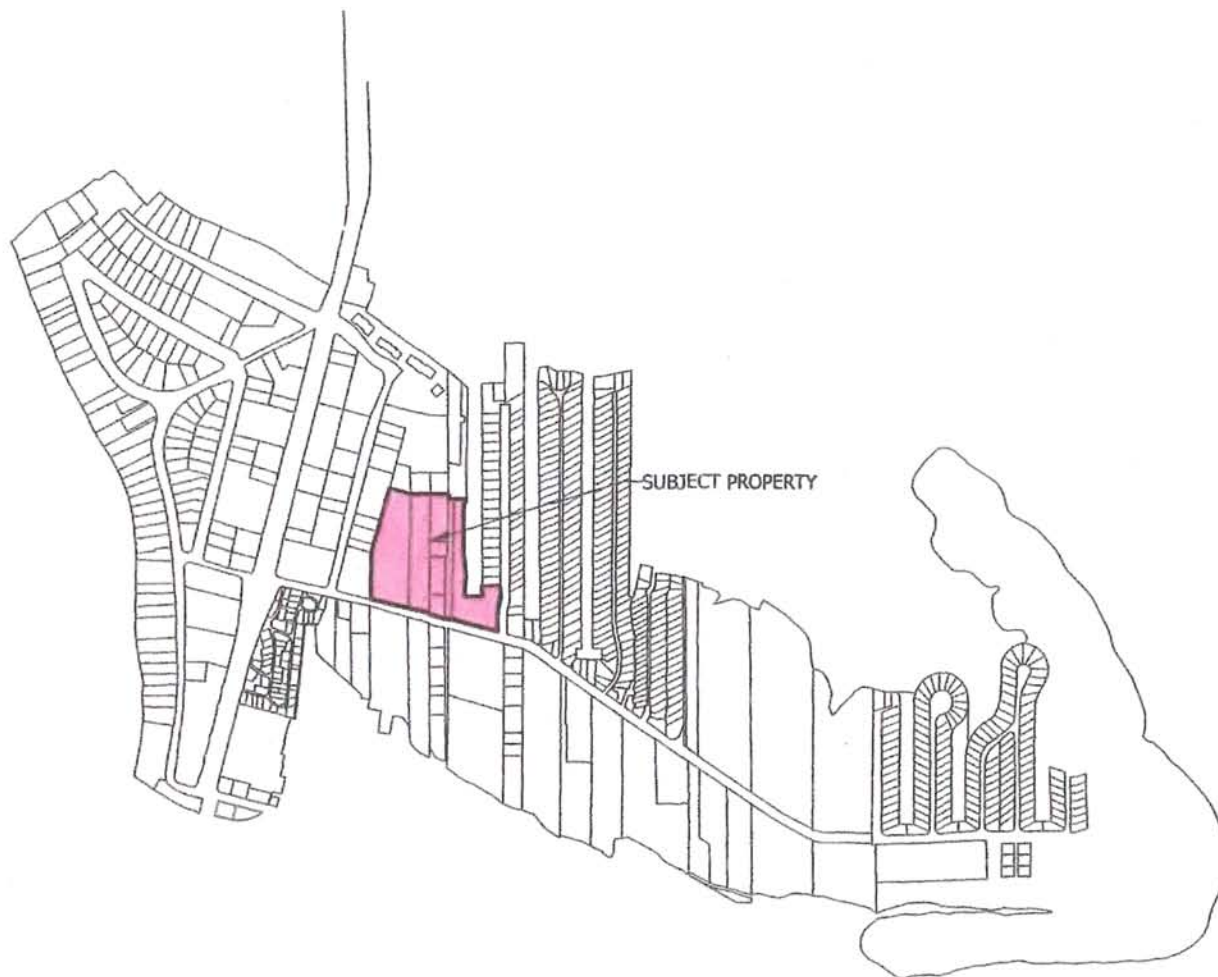
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June 16, 2015

Anna Bielawska  
Planner  
Lee Tran  
3401 Metro Parkway  
Fort Myers, FL 33901

Re: Bay Harbour Marina Village MPD - Comprehensive Plan Amendment Change

Dear Ms. Bielawska:

I represent the owners of 1195 Main Street, Fort Myers Beach, FL 33956, commonly known as Compass Rose Marina. We are preparing a submittal to Lee County for a land use map change and rezoning to introduce additional uses to the redevelopment of the Marina. Upon completion of the project the project will have the following development pattern:

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Please note that a major component of this project is a proposed park and ride public garage. We are very interested in adjusting the trolley route to service this structure.

A requirement of this process is a letter from your agency indicating that there will be adequate facilities and/or service to serve the increase demand. Attached is a location map. At your earlier convenience please forward a letter to our office verifying adequate service for this project. If you have any questions or require additional information please feel free to contact me.

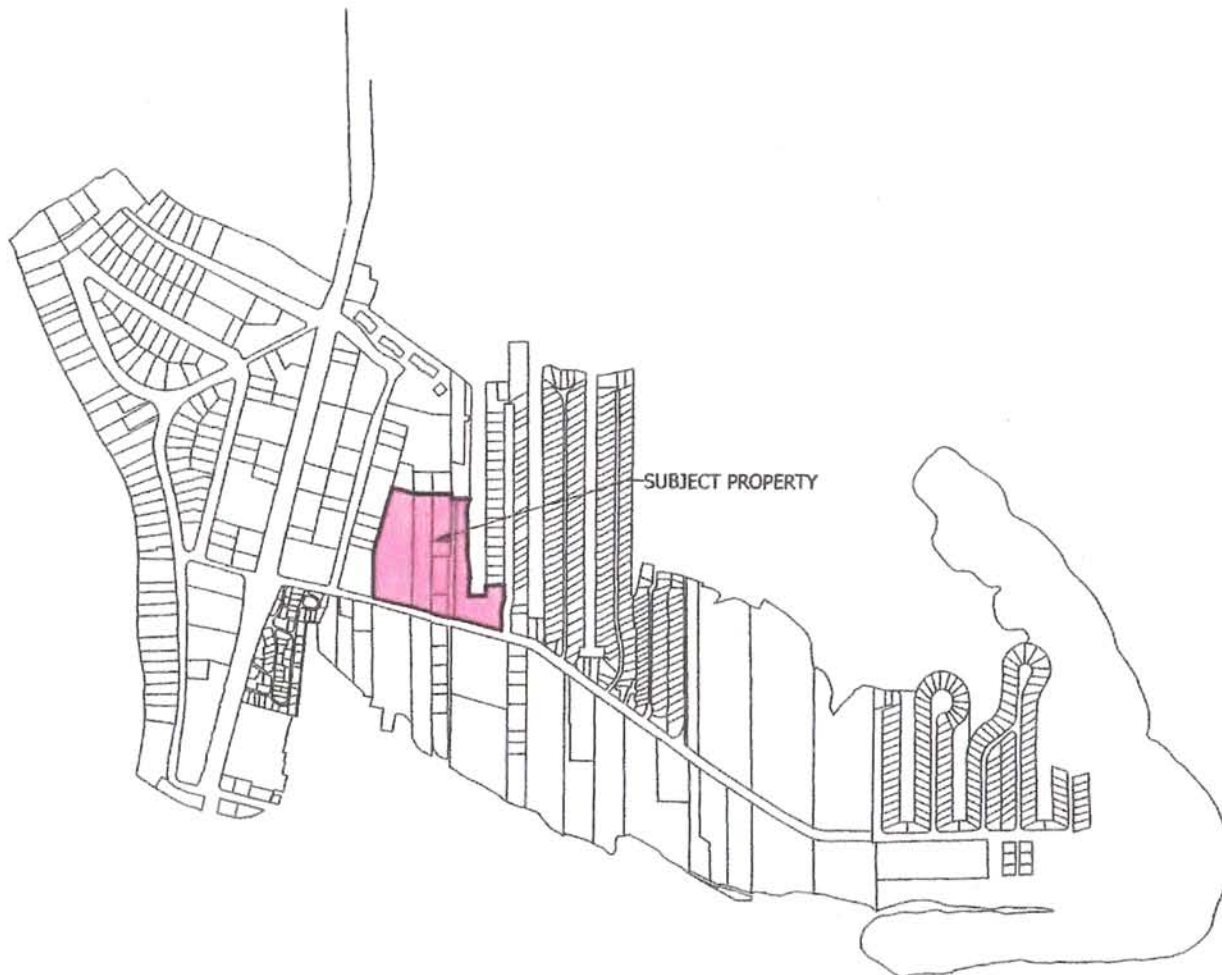
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James M Ink

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# THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966 ♦ WWW.LEESCHOOLS.NET

DAWN HUFF  
LONG RANGE PLANNER  
239-337-8142  
DAWNMHU@LEESCHOOLS.NET

CATHLEEN O'DANIEL MORGAN  
CHAIRMAN, DISTRICT 3

STEVEN K. TEUBER  
VICE CHAIRMAN, DISTRICT 4

MARY FISCHER  
DISTRICT 1

JEANNE S. DOZIER  
DISTRICT 2

PAMELA H. LARIVIERE  
DISTRICT 5

NANCY J. GRAHAM, ED.D  
SUPERINTENDENT

KEITH B. MARTIN, ESQ.  
BOARD ATTORNEY

June 16, 2015

James Ink  
Inkwerks-Coastal Design  
2055 West First St  
Fort Myers, FL 33901

RE: Bay Harbour Marina Village MPD

Dear Mr. Ink:

This letter is in response to your request for comments date June 9, 2015 for the Bay Harbour Marina Village MPD in regard to educational impact. The project is located in the South Choice Zone, S-4.

The developer's request states there is a possibility of 113 dwelling units but does not clarify as to the type. For the purpose of calculating the number of students generated, single-family will be utilized. With regard to the interlocal agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single-family, the generation rate is .295 and further broken down into the following, .147 for elementary, .071 for middle and .077 for high. A total of 34 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacities for elementary and middle seats are not an issue within the Concurrency Service Area (CSA). For high school, the development adds to the projected deficit for the CSA, however, there are sufficient seats available to serve the need within the contiguous CSA.

Thank you for your attention to this issue. If I may be of further assistance, please me at 239-337-8142.

Sincerely,

*Dawn Huff*

Dawn Huff,  
Long Range Planner

## LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

**REVIEWING AUTHORITY** Lee School District  
**NAME/CASE NUMBER** Bay Harbour Marina Village MPD  
**OWNER/AGENT** Crimson Main Street Marina LLC  
**ITEM DESCRIPTION** various amendments; all impacts in South CSA, sub area S4

**LOCATION** West of San Carlos Blvd & north of Main St  
**ACRES** 1.8  
**CURRENT FLU** Industrial Development (ID)  
**CURRENT ZONING** Light Industrial (IL)

**PROPOSED DWELLING UNITS BY TYPE**

Single Family	Multi Family	Mobile Home
113	0	0

**STUDENT GENERATION**

	Student Generation Rates		
	SF	MF	MH
Elementary School	0.147		
Middle School	0.071		
High School	0.077		

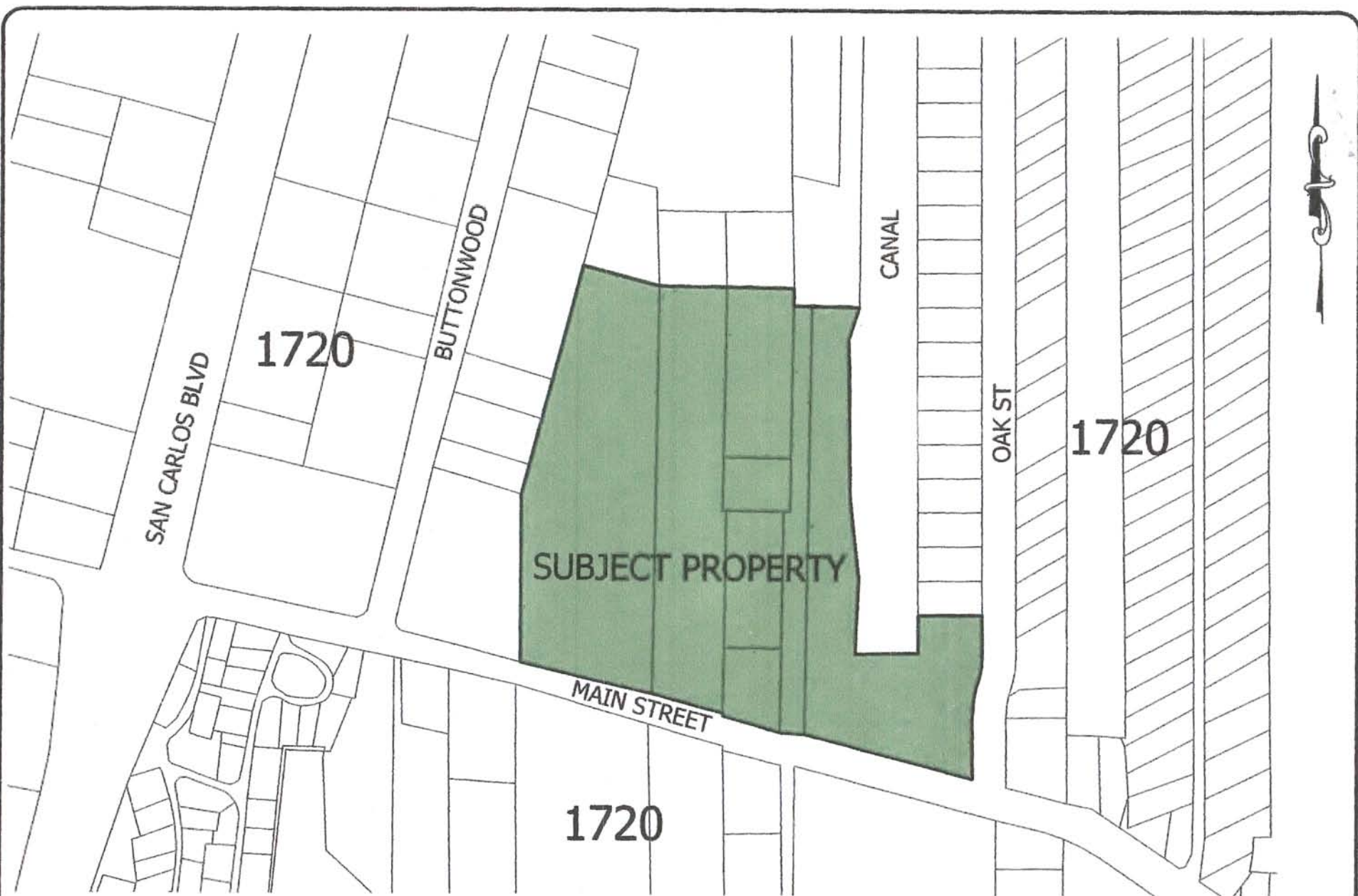
Source: Lee County School District, June 16, 2015 letter

**CSA SCHOOL NAME 2018/19**

	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	12,413	10,768	1,645	17	1,628	87%	
South CSA, Middle	5,621	5,325	296	8	288	95%	
South CSA, High	7,070	7,550	-480	9	-489	107%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan  
 (2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)  
 (3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

**Prepared by:** Dawn Huff, Long Range Planner



MAP INFORMATION SOURCE: FFWCC FLCCS FINAL REPORT 12,31,2009

SCALE 1" = 200'



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FLUCCS MAP

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: 115017

DATE: 6.2015

EXHIBIT: C1



# **Florida Land Cover Classification System**

## **FINAL REPORT**

December 31, 2009

State Wildlife Grant  
SWG T-13 (FWRI Grant#6325)

Project Investigator: Dr. Robert Kawula

Center for Spatial Analysis  
Fish and Wildlife Research Institute  
Florida Fish and Wildlife Conservation Commission  
Tallahassee, Florida



substrate, or the biological composition of the resident community is substantially different from the character of the substrate or community as it existed prior to human influence. (NYNHP)

#### 1710 Mowed Grass

These are non-urban upland communities where the predominant vegetative cover is very low growing grasses and forbs. This very early successional category includes all sites with herbaceous vegetation during the time period between bare ground, and the shrub and brush stage. It also includes areas that may be maintained in this stage through periodic mowing, such as along dikes or levees.

#### 1711 Vegetative Berm

#### 1712 Highway Rights of Way

#### 1720 Urban

Consists of areas of intensive use with much of the land occupied by man-made structures. Included in this category are cities, towns, villages, strip developments along highways such areas as those occupied by malls, shopping centers, industrial and commercial complexes and institutions that may, in some instances, are isolated from urban areas. (FLUCCS)

#### 1721 Low Structure Density

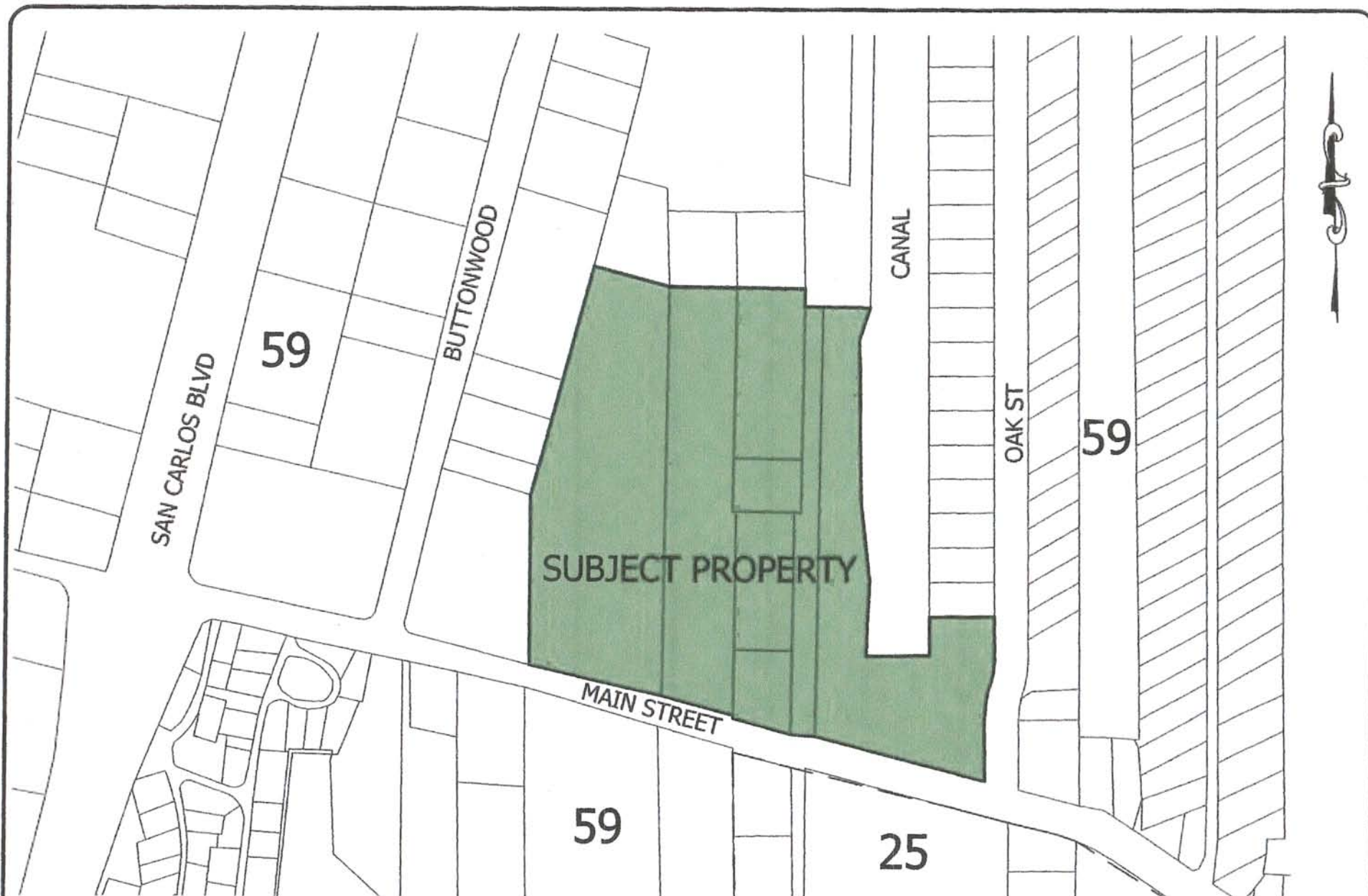
Less than two dwelling units per acre. Areas of low intensity residential land use (generally less than one dwelling unit per five acres), such as farmsteads, will be incorporated in other categories to which they relate. However, rural residential and recreational type subdivisions will be included in the Residential category since this land is almost entirely committed to residential use even though it may include forest or range types. (FLUCCS)

#### 17211 Open Land

Includes undeveloped land within urban areas and inactive land with street patterns but without structures. Open Land normally does not exhibit any structures or any indication of intended use. Often, urban inactive land may be in a transitional state and ultimately will be developed into one of the typical urban land uses although at the time of the inventory, the intended use may be impossible to determine. (FLUCCS)

#### 17212 Structures

Structures within low density urban areas.



MAP INFORMATION SOURCE: USDA SOIL SURVEY OF LEE COUNTY, FL

SCALE 1" = 200'



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SOILS MAP

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 6.2015

EXHIBIT: C.2

Natural vegetation consists of American mangrove, black mangrove, and needlegrass.

This soil has moderate potential for range plant production. Saltwater marshes are on level sites where tidal flow of saltwater and brackish water have a significant effect on plant composition. When in good or excellent condition, the saltwater marsh is dominated by smooth cordgrass, marshhay cordgrass, seashore saltgrass, and numerous other grasses and forbs. These grasses and forbs provide high levels of palatable forage for livestock grazing. Good grazing and burning management is required to maintain these sites in their most desirable condition. This Wulfert soil is in the Salt Water Marsh range site.

This soil has severe limitations for urban development and recreational uses. It is not suitable for cultivated crops, pasture grasses, citrus, or woodland. The flood hazard and high salt and sulfur content are limitations to these uses.

This soil is in capability subclass VIIIw.

**24—Kesson fine sand.** This is a nearly level, very poorly drained soil in broad tidal swamps. Areas are subject to tidal flooding. Slopes are smooth and range from 0 to 1 percent.

Typically, the surface layer is about 6 inches of sand that contains shell fragments. The underlying layers are fine sand that contains shell fragments, and they extend to a depth of 80 inches or more. The upper 4 inches is pale brown, the next 3 inches is light brownish gray, the next 25 inches is light gray with dark gray streaks, and the lower 42 inches is white.

Included with this soil in mapping are areas of Captiva and Wulfert soils and soils that have organic surface layers. Also included are soils that have foamy material throughout. Included soils make up about 10 to 15 percent of any mapped area.

The water table fluctuates with the tide.

The available water capacity is low. Natural fertility is low. Permeability is moderately rapid or rapid.

Natural vegetation consists of black mangrove, batis, oxeeye daisy, and American mangrove.

This soil has severe limitations for urban development, and it is poorly suited for cultivated crops, pasture grasses, citrus, and woodland because of the flood hazard and high salt and sulfur content.

This Kesson soil is in capability subclass VIIIw.

**25—St. Augustine sand, organic substratum-Urban land complex.** This map unit consists of nearly level St. Augustine sand, organic substratum, and areas of Urban land. The areas of the St. Augustine soil and of Urban land are so intermingled that it was not practical to map them separately at the scale used for mapping. The mapped areas range from about 10 to 100 acres.

About 50 to 65 percent of each mapped area is St. Augustine sand, organic substratum, and about 20 to 35

percent is Urban land that is covered by houses and other buildings and streets and other forms of pavement. The remainder of the mapped area consists of canals.

The St. Augustine soil is in marshes and mangrove swamps. It consists of gray to pale brown sand, with about 25 percent multicolored shell fragments, overlying organic layers. Slopes are smooth to slightly convex and range from 0 to 2 percent.

St. Augustine sand, organic substratum, does not have an orderly sequence of soil layers in the fill material above the organic substratum. The layers are a variable mixture of sands and multicolored shell fragments. Thickness of the fill material ranges from about 26 to 68 inches. Typically, the material is about 51 inches of mixed dark gray, dark grayish brown, grayish brown, and gray sand and about 25 percent multicolored shell fragments. Below that, to a depth of 80 inches or more, there is dark reddish brown compressed muck.

Included in this complex are small areas of Kesson soils and areas where the fill material is less than 20 inches thick over the organic substratum. Also included are areas where the fill material is high in salt content or contains fragments of a former subsoil. In several included areas there are no buildings or other urban structures. Inclusions make up less than 15 percent of most mapped areas.

The depth to the water table varies with the amount of fill material and the extent of artificial drainage within any mapped area. However, in most years, the water table is 24 to 48 inches below the surface of the fill material for 2 to 4 months. It is below a depth of 48 inches during extended dry periods.

The available water capacity is low in the fill material and high in the underlying organic material. Permeability is estimated to be rapid. Natural fertility is low.

Most of the natural vegetation has been removed. There are scattered weeds in vacant lots. The soil is poorly suited to most plants unless topsoil is spread over the surface to make a suitable root zone.

The soil has severe limitations for most kinds of community development and related uses. The underlying organic material can cause subsidence problems. The rapid permeability and high water table could cause pollution of canals or ground water in areas with septic tank absorption fields.

This complex was not assigned to a capability subclass.

**26—Pineda fine sand.** This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent.

Typically, the surface layer is black fine sand about 1 inch thick. The subsurface layer is very pale brown fine sand about 4 inches thick. The upper part of the subsoil is brownish yellow fine sand about 8 inches thick. The next 10 inches is strong brown fine sand. The next 6 inches is yellowish brown fine sand. The next 7 inches is

other grasses and forbs. These grasses and forbs provide a high level of palatable forage for livestock grazing. Good grazing management and burning are required to maintain these sites in their most desirable condition. This Isles soil is in the Salt Water Marsh range site.

This soil has severe limitations for urban and recreational uses, and it is not suitable for cultivated crops, pasture grasses, citrus, or woodland because of the tidal flooding and high content of sodium and sulfur.

This Isles soil is in capability subclass VIIIw.

**57—Boca fine sand, tidal.** This is a nearly level, poorly drained, saline soil that is subject to tidal flooding. It is in coastal tidal areas. Some areas are now artificially drained and are subjected to tidal flooding only on rare occasions. Slopes are concave and less than 1 percent.

Typically, the surface layer is dark grayish brown fine sand about 5 inches thick. The subsurface layer is 12 inches of light gray fine sand with very dark gray and dark gray mottles. The subsoil is about 15 inches thick. The upper 9 inches is very dark grayish brown fine sand with dark gray and brown mottles, and the lower 6 inches is gray fine sandy loam with dark yellowish brown and yellowish brown mottles and iron concretions in the lower 4 inches. A hard, fractured limestone ledge and boulders are at a depth of 32 inches.

Included with this soil in mapping are small areas of Boca, Hallandale, and Wabasso soils in similar positions and Isles soils in slightly lower positions. Included soils make up about 15 percent of any mapped area.

In most years, under natural conditions, the water table is within 10 inches of the surface for more than 6 months.

The available water capacity is low in the surface and subsurface layers and the upper part of the subsoil and medium or high in the lower part of the subsoil. Natural fertility is very low because of the excess sodium throughout the profile. Permeability is rapid in the surface and subsurface layers and the upper part of the subsoil and moderate in the lower part of the subsoil.

Most of the acreage of this map unit remains in natural vegetation of buttonbush, sea daisy, seashore saltgrass, saltwort, scattered black and white mangrove, Brazilian pepper, and scattered cabbage palm. Some areas have been cleared and are being converted to residential and recreational uses.

This soil is not suitable for cultivation because of excess salts.

This soil has moderate potential for range. Saltwater marshes are on level sites where tidal flow of saltwater and brackish water have a significant effect on plant composition. When in good or excellent condition, the saltwater marsh is dominated by smooth cordgrass, marshhay cordgrass, seashore saltgrass, and numerous other grasses and forbs. These grasses and forbs provide high levels of palatable forage for livestock

grazing. Good grazing management and burning are required to maintain these sites in their most desirable condition. This Boca soil is in the Salt Water Marsh range site.

This soil has severe limitations for septic tank absorption fields, dwellings of all types, and local roads and streets. However, these limitations can be somewhat reduced by adequate water control, such as ditching and diking, and additions of fill material.

This Boca soil is in capability subclass VIIIw.

**59—Urban land.** Urban land consists of areas that are more than 85 percent covered with parking lots, airports, shopping centers, large buildings, streets, and sidewalks where the natural soil cannot be observed. Unoccupied areas are mostly lawns, vacant lots, and playgrounds. Individual areas are usually polyhedral in shape and range from about 10 to 320 acres.

Included in mapping are small areas where less than 12 inches of fill material has been spread over the surface. Also included are small areas of Smyrna, Myakka, Immokahee, Hallandale, and Boca soils. Included soils make up about 15 percent of any mapped area.

This map unit has not been assigned to a capability subclass.

**61—Orsino fine sand.** This is a nearly level to gently sloping, moderately well drained soil on low narrow ridges. Slopes are smooth to convex and are less than 5 percent.

Typically, the surface layer is dark gray fine sand about 2 inches thick. The subsurface layer is gray and white fine sand about 14 inches thick. The subsoil is fine sand to a depth of 37 inches. The upper 10 inches is yellow with discontinuous lenses of dark reddish brown material and common intrusions of white material. The lower 11 inches is yellow with discontinuous lenses of dark reddish brown material and few intrusions of white material. The substratum is fine sand to a depth of 80 inches or more. The upper 9 inches is pale brown with blotches of white. The next 19 inches is very pale brown. Below that it is white with yellowish red and reddish yellow stains along root channels.

Included with this soil in mapping are small areas of Daytona and Electra soils in similar positions and Satellite soils in slightly lower positions. Also included are areas of soils that are similar to Orsino soils but that have loamy material below a depth of 60 inches. Included soils make up about 10 to 15 percent of any mapped area.

In most years, under natural conditions, the water table is at a depth of 40 to 60 inches for about 3 months. It is at a depth of 60 to 80 inches for about 9 months.

This soil has low available water capacity. Natural fertility is low. Permeability is very rapid.







June 14, 2015

Stan Nelson  
Director  
Lee County Sherriff  
Planning and Research Division  
14750 Six Mile Parkway  
Fort Myers, FL 33912-4406

Re: Bay Harbour Marina Village MPD - Comprehensive Plan Amendment Change

Dear Mr. Nelson:

I represent the owners of 1195 Main Street, Fort Myers Beach, FL 33956, commonly known as Compass Rose Marina. We are preparing a submittal to Lee County for a land use map change and rezoning to introduce additional uses to the redevelopment of the Marina. Upon completion of the project the project will have the following development pattern:

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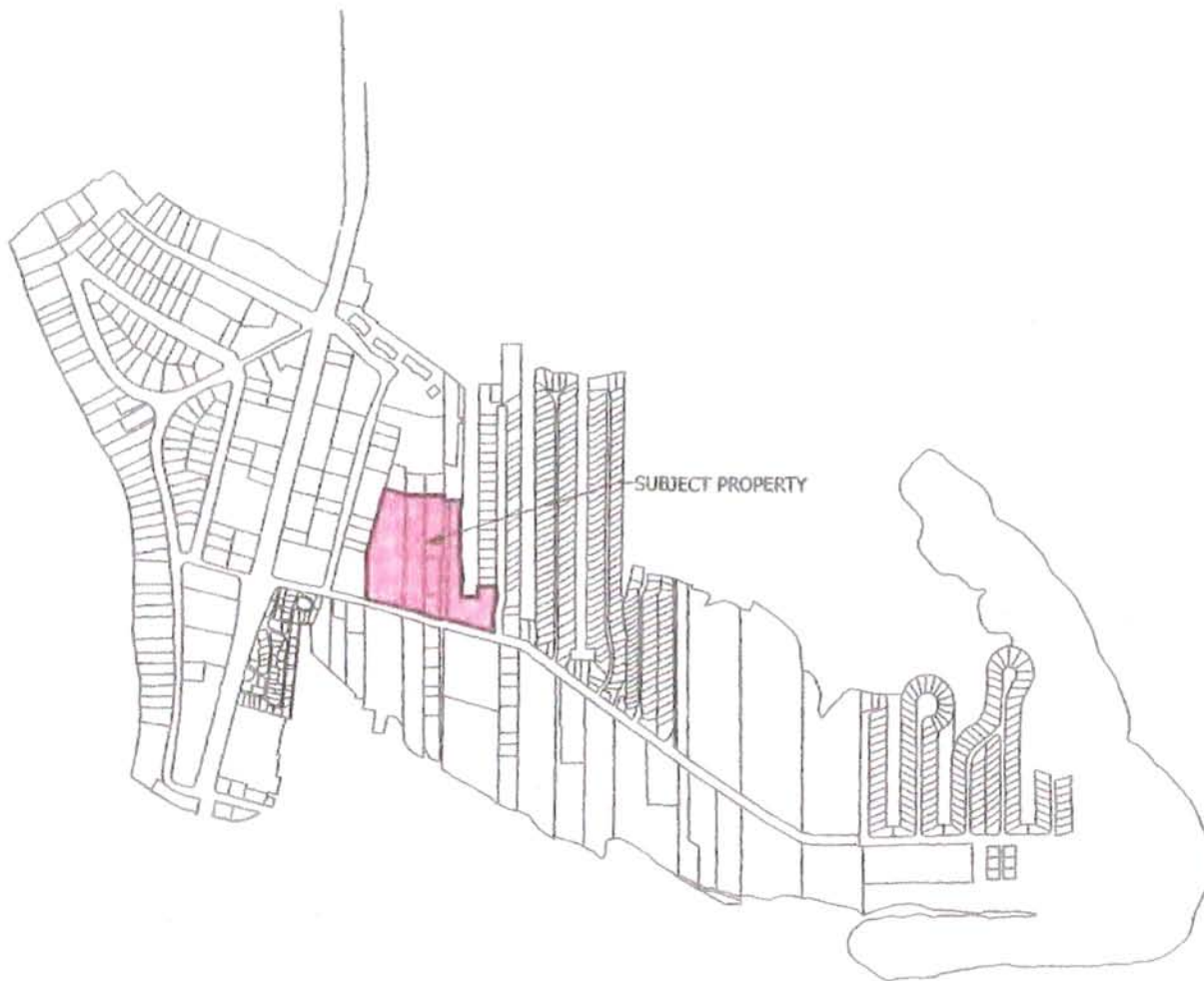
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**LOCATION MAP - SAN CARLOS ISLAND**

**BAY HARBOUR MARINA VILLAGE**

**1195 MAIN ST, FT MYERS BEACH 33931**

**JOB #: I15017**

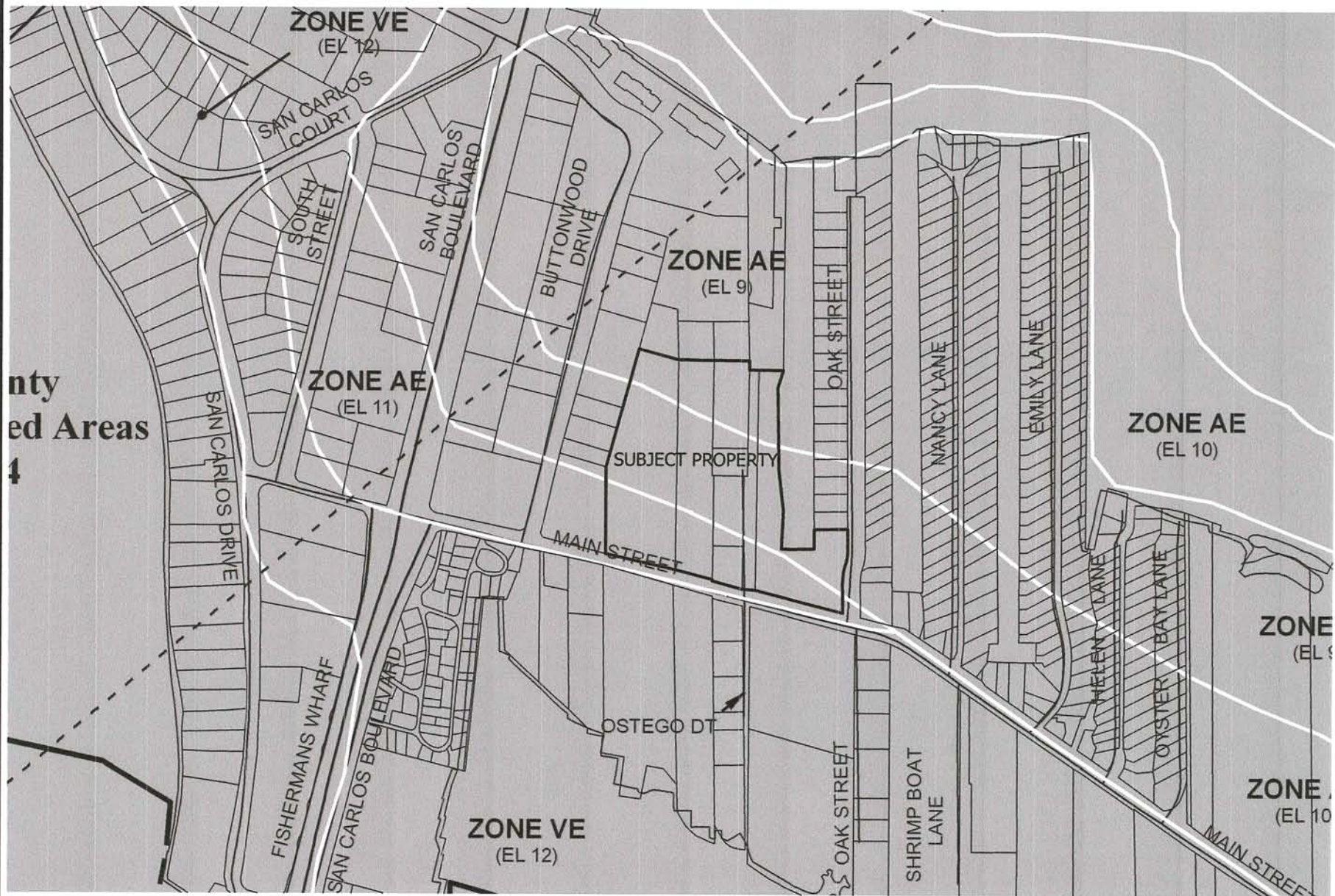
**DATE: 6.2015**

**EXHIBIT: 1**

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MAP INFORMATION SOURCE: FEMA MAP 12071C0554F 8-28-2008

SCALE 1" = 400'



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SOILS MAP

BAY HARBOUR MARINA VILLAGE

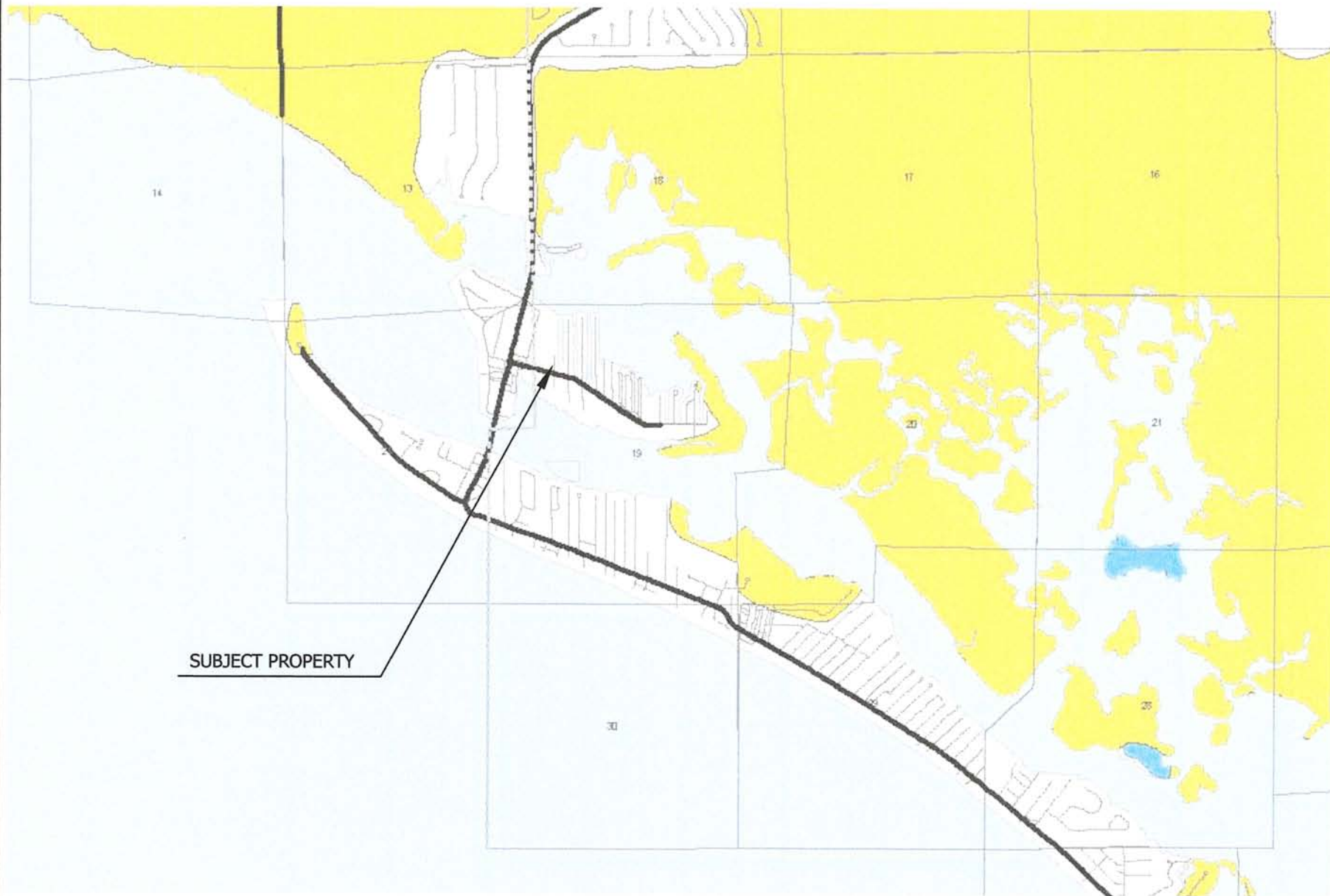
1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 6.2015

EXHIBIT: C.4





MAP INFORMATION SOURCE: LEE COUNTY GIS

NOT TO SCALE



2055 WEST FIRST STREET  
FORT MYERS, FLORIDA 33901  
TEL: (239) 334-2450  
FAX: (239) 334-0278  
E-MAIL: JAMESINK@INKWERKS.NET

ARCHAEOLOGICAL SENSITIVITY MAP

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

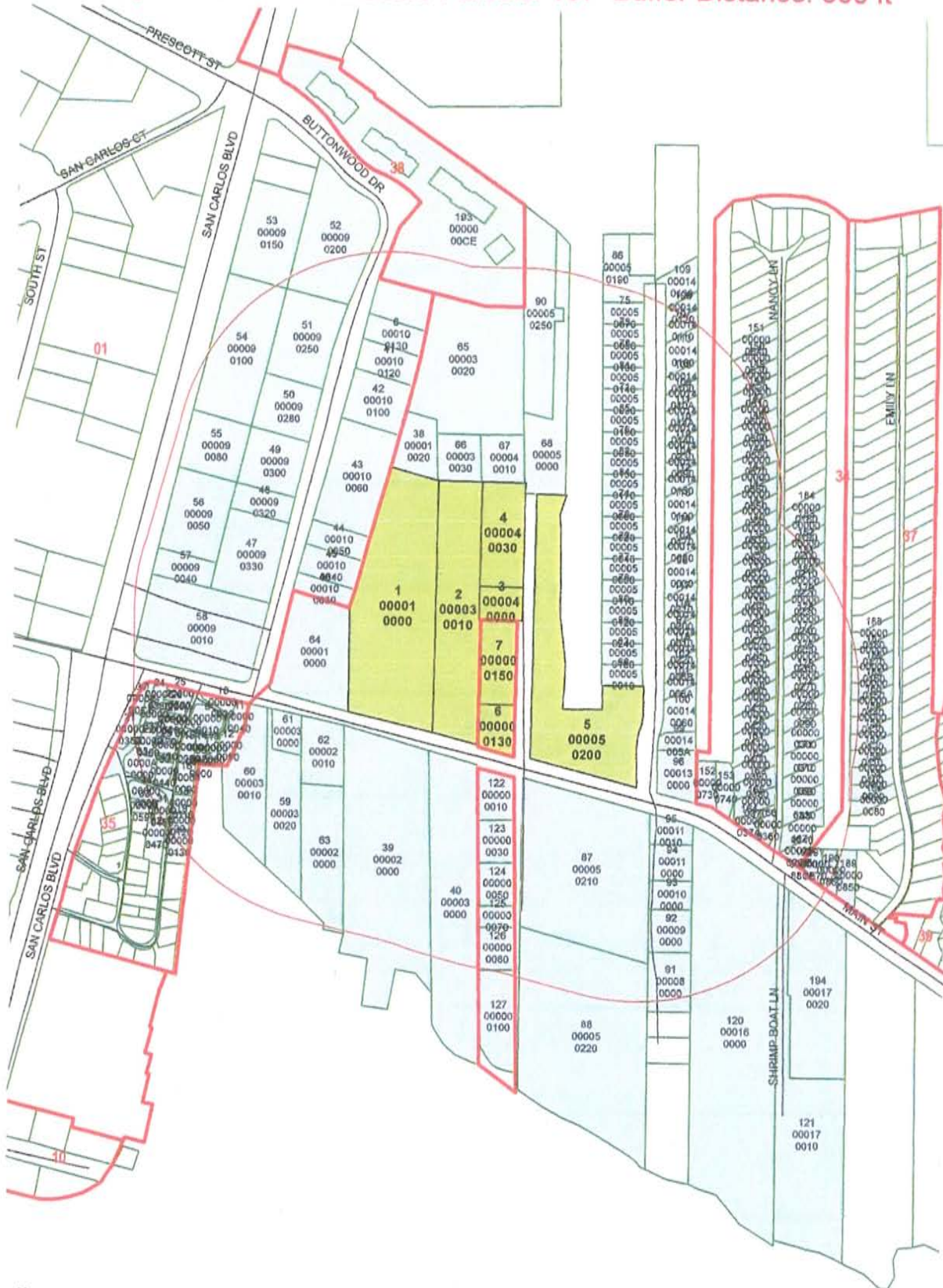
DATE: 6.2015

EXHIBIT: D.2

# VARIANCE REPORT

6/16/2015

Subject Parcels: 7 Affected Parcels: 187 Buffer Distance: 500 ft



19-46-24-00-00001.0000 et al.

400 300 200 100 0

400 Feet

THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071 (GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).





# Lee County Property Appraiser

**Kenneth M. Wilkinson, C.F.A.**

**GIS Department / Map Room**

**Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org**

## VARIANCE REPORT

**Date of Report:** 6/16/2015 8:18:59 AM  
**Buffer Distance:** 500 ft  
**Parcels Affected:** 187  
**Subject Parcels:** 19-46-24-00-00001.0000, 19-46-24-00-00003.0010,  
 19-46-24-00-00004.0000, 19-46-24-00-00004.0030,  
 19-46-24-00-00005.0200, 19-46-24-05-00000.0130,  
 19-46-24-05-00000.0150

<b>OWNER NAME AND ADDRESS</b>	<b>STRAP AND LOCATION</b>	<b>LEGAL DESCRIPTION</b>	<b>MAP INDEX</b>
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	24-46-23-01-00010.0130 890 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 10PB 6 PG 6 LOT13	8
GULF COVE TRLR PARK INC PAUL MACER + STACY T MACER J/T 19281 SAN CARLOS BLVD #1 FORT MYERS BEACH, FL 33931	24-46-23-35-00000.0010 19281 SAN CARLOS BLVD #1 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOTS 1 + 2	9
GULF COVE TRLR PARK INC SUSAN JO WEED + RICK D WEED TR 504 E BAKER ST WARSAW, IN 46580	24-46-23-35-00000.0030 19281 SAN CARLOS BLVD #3 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 3	10
GULF COVE TRLR PARK INC RICK D WEED + SUSAN JO WEED TR 504 E BAKER ST WARSAW, IN 46580	24-46-23-35-00000.0040 19281 SAN CARLOS BLVD #4 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 4	11
GULF COVE TRLR PARK INC JAMES + MARY LOU SMITH TRUST 1505 RANCH ROAD WARSAW, IN 46580	24-46-23-35-00000.0050 19281 SAN CARLOS BLVD #5 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 5	12
GULF COVE TRLR PARK INC HOWARD R JOHNSON + 19281 SAN CARLOS BLVD # 6 FORT MYERS BEACH, FL 33931	24-46-23-35-00000.0060 19281 SAN CARLOS BLVD #6 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 6 AND 6A	13
GULF COVE TRLR PARK INC RICK D WEED + SUSAN J WEED TR 504 E BAKER ST WARSAW, IN 46580	24-46-23-35-00000.0070 19281 SAN CARLOS BLVD #7 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 7	14
GULF COVE TRLR PARK INC AUDREY J KUROWSKY 663 HAZEL STREET GIRARD, OH 44420	24-46-23-35-00000.0080 19281 SAN CARLOS BLVD #8 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 8	15
GULF COVE TRLR PARK INC CAMPBELL JAMES+ CHERIE J/T 3968 NEW CASTLE ROAD LOT 2 PULASKI, PA 16143	24-46-23-35-00000.0090 19281 SAN CARLOS BLVD #9 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LTS 9+10	16
GULF COVE TRAILER PARK ASSN 19281 SAN CARLOS BLVD OFC FORT MYERS BEACH, FL 33931	24-46-23-35-00000.00CE SAN CARLOS ON THE GULF C/E FORT MYERS BEACH FL	SAN CARLOS ON THE GULF BLK 8 PB 6/6 LTS 7-24 C/E FOR GULF COVE CO-OP	17
GULF COVE TRLR PARK INC PAUL E JOSLEN TR 530 PARIS DR FRANKLIN, IN 46131	24-46-23-35-00000.0110 19281 SAN CARLOS BLVD #11 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 11	18
GULF COVE TRLR PARK INC JAMES A + JERILYNN BAUMGARTEN PO BOX 140995 TOLEDO, OH 43614	24-46-23-35-00000.0120 19281 SAN CARLOS BLVD #12 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 12	19

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GULF COVE TRLR PARK INC JAMES M CAMPBELL 3968 NEW CASTLE RD LOT 2 PULASKI, PA 16143	24-46-23-35-00000.0130 19281 SAN CARLOS BLVD #13 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 13	20
GULF COVE TRLR PARK INC PAUL G + DEBORAH A WASKO 2280 FLEETWOOD DR HERMITAGE, PA 16148	24-46-23-35-00000.0350 19281 SAN CARLOS BLVD #35 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 35	21
GULF COVE TRLR PARK INC D COLLIER + R COLLIER J/T 9055 BISMARCK HWY VERMONTVILLE, MI 49096	24-46-23-35-00000.0360 19281 SAN CARLOS BLVD #36 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 36	22
GULF COVE TRLR PARK INC MAX + JUDY CUMBERLAND 8581 W 1000 S AKRON, IN 46910	24-46-23-35-00000.0370 19281 SAN CARLOS BLVD #37 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 37	23
GULF COVE TRLR PARK INC LARRY D + EVELYN M BURTON 3556 HAMILTON ST WEST LAFAYETTE, IN 47906	24-46-23-35-00000.0380 19281 SAN CARLOS BLVD #38 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 38	24
GULF COVE TRLR PARK INC AUDREY KUROWSKY 663 HAZEL ST CIRARD, OH 44420	24-46-23-35-00000.0390 19281 SAN CARLOS BLVD #39 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 39	25
GULF COVE TRLR PARK INC KAREN J SANDROCK 6831 LOCKWOOD BLVD APT 81 BOARDMAN, OH 44512	24-46-23-35-00000.0400 19281 SAN CARLOS BLVD #40 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 40	26
GULF COVE TRLR PARK INC JOHN PAINE+ MARY PAINE J/T 643 CATHY ANN DR BOARDMAN, OH 44512	24-46-23-35-00000.0410 19281 SAN CARLOS BLVD #41 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 41	27
GULF COVE TRLR PARK INC ROBERT GARRETT 3293 HUBBARD MIDDLESEX RD WEST MIDDLESEX, PA 16159	24-46-23-35-00000.0420 19281 SAN CARLOS BLVD #42 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 42	28
GULF COVE TRLR PARK INC MITCHELL C + FRANCINE WERNER 19281 SAN CARLOS BLVD #43 FORT MYERS BEACH, FL 33931	24-46-23-35-00000.0430 19281 SAN CARLOS BLVD #43 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 43	29
GULF COVE TRLR PARK INC MADGE LUCILE POTTER EST 19281 SAN CARLOS BLVD TRLR 44 FORT MYERS BEACH, FL 33931	24-46-23-35-00000.0440 19281 SAN CARLOS BLVD #44 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 44	30
GULF COVE TRLR PARK INC RAYMOND + COLLEEN SCHAUER J/T 3830 TIFFANY LN HERMITAGE, PA 16148	24-46-23-35-00000.0450 19281 SAN CARLOS BLVD #45 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 45	31
GULF COVE TRAILER PARK INC D + J EVERETT + T + B SLATTERY 819 CEDAR POINT RD SANDUSKY, OH 44870	24-46-23-35-00000.0470 19281 SAN CARLOS BLVD #47 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOTS 46 + 47	32
GULF COVE TRLR PARK INC DAVID YOUNG 15341 POWER DAM RD DEFIANCE, OH 43512	24-46-23-35-00000.0590 19281 SAN CARLOS BLVD #59 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 1/60 SHARE LOTS 7 THRU 24 AKA LOT 59	33
GULF COVE TRLR PARK INC CLORETTA RODGERS +M RODGERS 19281 SAN CARLOS BLVD #60 FORT MYERS BEACH, FL 33931	24-46-23-35-00000.0600 19281 SAN CARLOS BLVD #60 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 60	34
GULF COVE TRAILER PARK ASSN 19281 SAN CARLOS BLVD OFC FORT MYERS BEACH, FL 33931	24-46-23-35-0000A.0000 19281 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 1/60 SHARE LOT 7 THRU 24 AKA TRACT A	35
GULF COVE INC 19281 SAN CARLOS BLVD OFC FORT MYERS BEACH, FL 33931	24-46-23-35-0000D.0000 19281 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 1/60 SHARE LOTS 7 THRU 24 AKA TRACT D	36
GULF COVE TRAILER PARK ASSN 19281 SAN CARLOS BLVD OFC FORT MYERS BEACH, FL 33931	24-46-23-35-0000E.00CE 19281 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 1/60 SHARE LOTS 7 THRU 24 AKA TRACT E	37

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SAN CARLOS ISLAND FREEZER PLANT INC 870 BUTTONWOOD DR FORT MYERS BEACH, FL 33931	19-46-24-00-00001.0020 866 BUTTONWOOD DR FORT MYERS BEACH FL 33931	A PARL OF LAND IN SEC 19 AS DESC IN OR 1545 PG 2090	38
GULF MARINA WAYS + SUPPLY INC PO BOX 2608 FORT MYERS BEACH, FL 33932	19-46-24-00-00002.0000 1148 MAIN ST FORT MYERS BEACH FL 33931	PARL IN SEC 19 TWP 46 R 24 DESC IN OR 301 PG 4	39
DMK INDUSTRIAL LLC 15775 PINE RIDGE RD FORT MYERS, FL 33908	19-46-24-00-00003.0000 1154 MAIN ST FORT MYERS BEACH FL 33931	PARL IN W 1/2 OF NW 1/4 SEC 19 TWP 46 R 24	40
CEBULSKI THEODORE B + 2633 ESTERO BLVD FORT MYERS BEACH, FL 33931	24-46-23-01-00010.0120 880 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 10 PB 4 PG 6 LOT 12	41
SAN CARLOS ISLAND FREEZER 870 BUTTONWOOD DR FORT MYERS BEACH, FL 33931	24-46-23-01-00010.0100 870 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 10 PB 6 PG 6 LOTS 10 + 11	42
SEMMER WILLIAM 1130 MAIN ST FORT MYERS BEACH, FL 33931	24-46-23-01-00010.0060 830 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 10 PB 6 PG 6 LOT 6 THRU 9	43
ROBBINS RONALD W + MICHELLE A 948 SAN CARLOS DR FORT MYERS BEACH, FL 33931	24-46-23-01-00010.0050 826 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 10 PB 6 PG 6 LOT 5	44
ROBBINS RONALD W + MICHELLE A 948 SAN CARLOS DR FORT MYERS BEACH, FL 33931	24-46-23-01-00010.0040 820 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 10 PB 6 PG 6 LOT 4	45
AFA RENTALS INC 19011 SAN CARLOS BLVD UNIT 1 FORT MYERS BEACH, FL 33931	24-46-23-01-00010.0030 816 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 10 PB 6 PG 6 LOT 3 LESS S 16 FT	46
GLEISLE DEVELOPMENT CORP 6281 KEY BISCAYNE BLVD FORT MYERS, FL 33908	24-46-23-01-00009.0330 809 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOTS 33 THRU 35	47
HENDERSON D L + RANELL S 50% + PO BOX 6189 FORT MYERS BEACH, FL 33932	24-46-23-01-00009.0320 815 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOT 32	48
FORT MYERS BEACH SHRINE CLUB PO BOX 2568 FORT MYERS BEACH, FL 33932	24-46-23-01-00009.0300 859 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOTS 30 + 31	49
FORT MYERS BEACH SHRINE CLUB PO BOX 2568 FORT MYERS BEACH, FL 33932	24-46-23-01-00009.0280 871 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOTS 28 + 29	50
AMERICAN LEGION POST 274 PO BOX 2456 FORT MYERS BEACH, FL 33932	24-46-23-01-00009.0250 891 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB PG 6 LOTS 25 THRU 27	51
AMERICAN LEGION POST 274 PO BOX 2456 FORT MYERS BEACH, FL 33932	24-46-23-01-00009.0200 899 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOTS 21 THRU 24 + PT LT 20	52
GOODWILL INDUSTRIES OF ATTN ACCOUNTING 5100 TICE ST STE D FORT MYERS, FL 33905	24-46-23-01-00009.0150 19041 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOTS 15 THRU 17 + S 17 FT LOT 18	53
FORT MYERS BEACH PLAZA INC SCOTT SAWYER 27869 KINGS KEW BONITA SPRINGS, FL 34134	24-46-23-01-00009.0100 19051 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOTS 10 THRU 14	54
FORT MYERS BEACH SHRINE CLUB PO BOX 2568 FORT MYERS BEACH, FL 33932	24-46-23-01-00009.0080 19171 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOTS 8 + 9	55
PETRO OF SOUTH FLORIDA INC 8673 LITTLETON RD N FT MYERS, FL 33903	24-46-23-01-00009.0050 19201 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOTS 5 6 + 7	56
GLEISLE DEVELOPMENT CORP 6281 KEY BISCAYNE BLVD FORT MYERS, FL 33908	24-46-23-01-00009.0040 19221 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOT 4	57



<b>OWNER NAME AND ADDRESS</b>	<b>STRAP AND LOCATION</b>	<b>LEGAL DESCRIPTION</b>	<b>MAP INDEX</b>
SUNNYLAND COURT INC PO BOX 6144 FORT MYERS BEACH, FL 33932	24-46-23-01-00009.0010 19241 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOTS 1 2 3 36 37 38 AKA SUNNYLAND TRAILER PARK	58
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	24-46-23-00-00003.0020 1120 MAIN ST FORT MYERS BEACH FL 33931	PARL DESC IN OR 1477 PG 151	59
OLSEN MARINE HOLDINGS LLC 12191 CORCORAN PL FORT MYERS, FL 33913	24-46-23-00-00003.0010 1100 MAIN ST FORT MYERS BEACH FL 33931	FR NW COR BLK 8 SAN CARLOS ON GULF RUN S 81 DEG 26 MIN 40 SEC E ALG NELY LI	60
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	24-46-23-00-00003.0000 1122 MAIN ST FORT MYERS BEACH FL 33931	PARL DESC IN OR 1332 PG 406 LESS PARL DESC IN OR 1477 PG 151 AKA RANKINS ANCHORAGE TRLR PK	61
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	24-46-23-00-00002.0010 1130 MAIN ST FORT MYERS BEACH FL 33931	COMM NW COR BLK 8 SAN CARLOS ON GULF TH S 75 DEG E 450.4 FT TO POB CONT	62
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	24-46-23-00-00002.0000 1138 MAIN ST FORT MYERS BEACH FL 33931	COMM NW COR BLK 8 SAN CARLOS ON GULF TH S 75 DEG E ALG N LI BLK 8 554 FT TO	63
APA RENTALS INC 19011 SAN CARLOS BLVD UNIT 1 FORT MYERS BEACH, FL 33931	24-46-23-00-00001.0000 810 BUTTONWOOD DR FORT MYERS BEACH FL 33931	PARL IN OR 1466 PG 1257 + SAN CARLOS ON THE GULF BLK 10 PB 6 PG 6 L TS 1 2 + S 16 FT LOT 3	64
STATE OF FL DOT PO BOX 1249 BARTOW, FL 33831	19-46-24-00-00003.0020 880 BUTTONWOOD DR FORT MYERS BEACH FL 33931	PARC IN G L 4 AS DESC IN OR 1779/4495 + OR 1780/4804	65
SAN CARLOS ISLAND FREEZER PLANT INC 870 BUTTONWOOD DR FORT MYERS BEACH, FL 33931	19-46-24-00-00003.0030 870 BUTTONWOOD DR FORT MYERS BEACH FL 33931	FR 907.55 FT SELY ON C/L OF MAIN ST FROM INTERSCTN SAN CARLOS BLVD RUN N	66
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00004.0010 19150 SEA SIDE DR FORT MYERS BEACH FL 33931	PARC IN G L 4 AS DESC OR 1681 PG 1837	67
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0000 19105 SEA SIDE DR FORT MYERS BEACH FL 33931	PARL IN W 1/2 OF NW 1/4 LESS OR 2515 PG 1307 PT GOVT LOT 4	68
CRIMSON MAIN STREET MARINA LLC SABAL FINANCIAL GROUP LP 4675 MACARTHUR CT STE 1550 NEWPORT BEACH, CA 92660	19-46-24-00-00005.0010 821 OAK ST FORT MYERS BEACH FL 33931	BEG FR A PT OF INTERS.CTR. LI SAN CARLOS BLVD.+ CO RD SELY ALG RD 1321.11 FT TH	69
SHEA EDMUND TR 845 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0020 845 OAK ST FORT MYERS BEACH FL 33931	BEG CTR LI SAN CARLOS BLVD + CO RD AKA LT 14 WILLIS UNREC	70
COBB KATHLEEN K 857 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0030 857 OAK ST FORT MYERS BEACH FL 33931	FR A PT OF INTERS CTR LI SAN CARLOS BLVD + CO RD SELY ALG RD 1322.11 FT TH	71
WEAVER LOWELL D + DONNA M 843 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0040 843 OAK ST FORT MYERS BEACH FL 33931	FR INTER C/L CO RD + SAN CARLOS BLVD SELY ALG CTR LI RD 1322.11 FT TH DEFL	72
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0050 863 OAK ST FORT MYERS BEACH FL 33931	FR A PT OF INTERS OF CTR LI SAN CARLOS BLVD AND C/L CO RD SELY ALG CTR LI CO	73
PRINGLE RANDEL A + DENISE 847 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0060 847 OAK ST FORT MYERS BEACH FL 33931	FR PT OF INTERSEC OF CTR LI SAN CARLOS BLVD + CTR LI CO RD SELY ALG CTR LI	74
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0070 865 OAK ST FORT MYERS BEACH FL 33931	FR PT OF INTERS OF CTR LI SAN CARLOS BLVD + CO RD SELY ALG CTR LI CO RD	75
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0080 853 OAK ST FORT MYERS BEACH FL 33931	FR PT OF INTERS OF CTR LI SAN CARLOS BLVD + CO RD SELY ALG CTR LI CO RD AKA LOT 10 WILLIS UNREC	76
TIREY MARJORIE E 2211 OAK BRANCH CIR FRANKLIN, TN 37064	19-46-24-00-00005.0090 835 OAK ST FORT MYERS BEACH FL 33931	FR PT OF INTERS OF CTR LI SAN CARLOS BLVD + CO RD SELY ALG CTR LI CO RD	77

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SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0100 861 OAK ST FORT MYERS BEACH FL 33931	FROM INTER.SAN CARLOS BLVD + CO RD SELY ALG CO RD 1321.11 FT TH N 1025.85 FT	78
BELANGER CAROL A 833 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0110 833 OAK ST FORT MYERS BEACH FL 33931	FR PT OF INTER C/L SAN CARLOS BLVD + C/L CTY RD RUN SELY ALG CL CTY RD AKA LOT 17 WILLIS SUBD U/R	79
FIFER BONNIE L TR 829 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0120 829 OAK ST FORT MYERS BEACH FL 33931	BEG INTERSEC C/L SAN CARLOS BLVD SAN CARLOS ON THE GULF PB 6 PG 6 WI C/L	80
YERGER DONALD R 4121 SABAL LANE FORT MYERS, FL 33905	19-46-24-00-00005.0140 859 OAK ST FORT MYERS BEACH FL 33931	FR PT OF INTERSECTION OF C/L OF SAN CARLOS BLVD WI C/L OF CO RD RUN SELY ALG AKA LOT 7 WILLIS UNREC SUBD	81
BLAKLEY HENRY R III + SANDRA J 849 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0150 851 OAK ST FORT MYERS BEACH FL 33931	BEG 1322.11 FT SELY FROM C/L SAN CARLOS BLVD.+ C/L CO RD AS RECORDED IN	82
WHITCRAFT ROBERT V + 1074 VESSEL LANE MANAHAWKIN, NJ 08050	19-46-24-00-00005.0160 823 OAK ST FORT MYERS BEACH FL 33931	BEG 1322.11 FT SELY FR C/L SAN CARLOS BLVD.+ C/L OF CO RD AS RECORDED IN	83
BLAKLEY HENRY R III + SANDRA J 849 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0170 849 OAK ST FORT MYERS BEACH FL 33931	BEG 1322.11 FT SELY FROM C/L SAN CARLOS BLVD.+ C/L OF CO RD AS RECORDED IN	84
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0180 855 OAK ST FORT MYERS BEACH FL 33931	BEG 1322.11 FT SELY OF C/L SAN CARLOS BLVD + C/L OF CO.RD.AS RECD IN DB	85
EGONY KEL + ELIZABETH 867 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0190 867 OAK ST FORT MYERS BEACH FL 33931	FR INTERSEC OF CEN LI OF CO RD + SAN CARLOS BLVD RUN SELY 1322.11 FT ALG	86
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	19-46-24-00-00005.0210 1196 MAIN ST FORT MYERS BEACH FL 33931	PARL IN W 1/2 OF NW 1/4 SEC 19 TWP 46 R 24	87
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	19-46-24-00-00005.0220 1184 MAIN ST FORT MYERS BEACH FL 33931	PARL IN W 1/2 OF NW 1/4 SEC 19 TWP 46 R 24	88
DELUCA RICHARD 600 RANDY LN FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0240 827 OAK ST FORT MYERS BEACH FL 33931	PARL IN W 1/2 OF NW 1/4 SEC 19 TWP 46 R 24	89
STATE OF FL DOT PO BOX 1249 BARTOW, FL 33831	19-46-24-00-00005.0250 19051 SEA SIDE DR FORT MYERS BEACH FL 33931	PARL IN NW 1/4 DESC OR 2515 PG 1309	90
MANSFIELD RONALD W 17851 REBECCA AVE FORT MYERS BEACH, FL 33931	19-46-24-00-00008.0000 778 OAK ST FORT MYERS BEACH FL 33931	BEG NW COR SEC E 700 FT S TO N SHORE ESTERO BAY N ALG SAME LI 321.58 FT TO	91
HAMEETMAN IRENE E TR CINDY CLAUSING 11060A KELLY RD FORT MYERS, FL 33908	19-46-24-00-00009.0000 782 OAK ST FORT MYERS BEACH FL 33931	BEG NW COR SEC E 700 FT S TO N SHORE OSTEGO BAY N DB145 PG526 + DB151 PG256	92
ALEGRO CORP TR PO BOX 530142 MIAMI SHORES, FL 33153	19-46-24-00-00010.0000 786 OAK ST FORT MYERS BEACH FL 33931	BEG NW COR SEC E 700 FT S TO N SHORE OSTEGO BAY N ALG SAME LI 561.58 FT TO	93
SEMMER JOANNE E 792 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00011.0000 792 OAK ST FORT MYERS BEACH FL 33931	PARL IN N W 1/4 AS DESC IN OR 95 PG 579 LESS 11.001	94
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00011.0010 1540 MAIN ST FORT MYERS BEACH FL 33931	PARL IN N W 1/4 OF SEC AS DESC IN OR 533 PG 539 + OR 1402 PG 2018	95
YACOBELLI PAUL 1539 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00013.0000 1539 MAIN ST FORT MYERS BEACH FL 33931	BEG NW COR SEC E 800 FT S TO N LI CO RD + POB N 100 FT W 100 FT S 73.7 FT TO N LESS OR 2814 PG 2907	96
DODIN ROBERT V 830 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0010 830 OAK ST FORT MYERS BEACH FL 33931	BEG 700 FT E OF W LINE SEC + 321.37 FT N OF N LI CO RD FOR POB TH N 40 FT TH	97

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WHITCRAFT PAULINE F 836 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0030 836 OAK ST FORT MYERS BEACH FL 33931	THAT PT OF E 1/4 OF SEC DESC IN OR 1183 PG 196 + OR 921 PG 8	98
HIPPENHAMMER DONALD E + MARICA 4260 N 100 E HOWE, IN 46746	19-46-24-00-00014.005A 814 OAK ST FORT MYERS BEACH FL 33931	BEG 800 FT E OF W LI SEC 19 ON N ROW OF MAIN ST TH N 122.46 FT TO POB TH CONT AND OR 2814/2907	99
HOUSTON ALLAN S TR 820 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0060 820 OAK ST FORT MYERS BEACH FL 33931	BEG 121.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC TH N 80 FT N 60 AKA LOTS 5 + 6	100
REDENIUS JOSHUA RICHARD REDENIUS 5218 WILLIAMS DR FORT MYERS BEACH, FL 33931	19-46-24-00-00014.006A 824 OAK ST FORT MYERS BEACH FL 33931	FR INTERSEC N LI SAN CARLOS RD + 700 FT E + PARL W LI SEC 19 TH N	101
REDENIUS CHAD RICHARD REDENIUS 5218 WILLIAMS DR FORT MYERS BEACH, FL 33931	19-46-24-00-00014.006B 826 OAK ST FORT MYERS BEACH FL 33931	FR INTERSEC N LI SAN CARLOS RD + 700 FT E + PARL W LI SEC 19 TH N	102
FRIEND MARGARET + 209 ROSEMARY LN CREVE COEUR, IL 61610	19-46-24-00-00014.0080 840 OAK ST FORT MYERS BEACH FL 33931	BEG 521.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC TH N 40 FT N 60	103
YATES DAVID H 850 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0090 850 OAK ST FORT MYERS BEACH FL 33931	BEG 721.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC TH N 40 FT N 60	104
GODOWN MICHELLE LYN TR 101 LAKEWOOD DR QUAKERTOWN, PA 18951	19-46-24-00-00014.0100 860 OAK ST FORT MYERS BEACH FL 33931	BEG 921.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC DESC OR 2546/1994	105
DEERY JOSEPHINE TR 1030 N 2ND ST ROCKFORD, IL 61107	19-46-24-00-00014.010A 858 OAK ST FORT MYERS BEACH FL 33931	BEG 881.37 FT N OF PT ON N LI CTY RD 700 FT E OF W LI SEC FOR POB TH N 40 FT TH	106
WALKER JEFFREY A + JACQUELYN D 6849 CEDAR LAKE LN OAKLEY, IL 62501	19-46-24-00-00014.0110 866 OAK ST FORT MYERS BEACH FL 33931	BEG 1041.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC TH N 40 FT	107
PFALZ ARNOLD E + DEBRA L 92 CARDINAL DR NORTH FORT MYERS, FL 33917	19-46-24-00-00014.0120 868 OAK ST FORT MYERS BEACH FL 33931	PARL IN GOVT LT 4 DESC OR 2452 PG 0457 AKA LT 26 UNREC C F GREEN	108
PFALZ ARNOLD E + DEBRA L 92 CARDINAL DR NORTH FORT MYERS, FL 33917	19-46-24-00-00014.0130 870 OAK ST FORT MYERS BEACH FL 33931	BEG 1121.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC TH N 80 FT	109
CHAMBERLAIN JUDITH R TR 6037 GILBERT AVE LA GRANGE, IL 60525	19-46-24-00-00014.0140 854 OAK ST FORT MYERS BEACH FL 33931	BEG 801.37 FT N OF PT ON N LI OF CO RD 700 FT E OF W LI OF SEC RUN N 40 FT N AKA LOT 19 CHARLES F GREEN UNREC SUBD	110
WALKER JEFFREY A 6849 CEDAR LAKE LN OAKLEY, IL 62501	19-46-24-00-00014.014A 856 OAK ST FORT MYERS BEACH FL 33931	BEG 700 FT E OF W LI SEC 19 AT INTERSECT SAN CARLOS RD TH N 841.37 FT TO POB	111
GREUTMANN HANS PO BOX 6712 FORT MYERS BEACH, FL 33932	19-46-24-00-00014.0150 848 OAK ST FORT MYERS BEACH FL 33931	BEG AT A PT 681.37 FT N OF CO RD + 700 FT E OF W LI OF SEC RUN N 40 FT N 60	112
LEWIS BRENDA J TR 1/3 + 735 WESTLAND DR MOUNT ZION, IL 62549	19-46-24-00-00014.0160 862 OAK ST FORT MYERS BEACH FL 33931	PARL IN SEC 19 TWP 46 R 24 DESC IN OR 745 PG 766	113
DEFREITAS PHILLIP J + 11256 BOARDWALK PLACE FORT MYERS, FL 33908	19-46-24-00-00014.0170 842 OAK ST FORT MYERS BEACH FL 33931	BEG 561.37 FT N OF A PT ON N LINE CO RD + 700 FT E OF W LI OF SEC TH N 40 FT N	114
COONS MARY GAIL 846 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0190 846 OAK ST FORT MYERS BEACH FL 33931	BEG 601.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LINE OF SEC TH N 80 FT N	115
HIGHLEY JAMES T + VICKIE B 2416 ARABIAN LANE YORK, SC 29745	19-46-24-00-00014.0200 832 OAK ST FORT MYERS BEACH FL 33931	BEG 700 FT E OF W LINE OF SEC + 361.37 FT N OF N LINE CO RD FOR POB TH N 40	116
JENKINS LOIS J + 834 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0210 834 OAK ST FORT MYERS BEACH FL 33931	BEG 700 FT E OF W LINE OF SEC + 401.37 FT N OF N LINE CO RD FOR POB TH N 40	117

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SCOTT WILLIAM A + GAIL A 22965 NORTH TOWNLINE RD CONNEAUTVILLE, PA 16406	19-46-24-00-00014.0220 828 OAK ST FORT MYERS BEACH FL 33931	BEG 700 FT E OF W LINE OF SEC + 281.37 FT N OF N LINE CO RD FOR POB TH N 40	118
YATES DAVID H + PAMELA S 850 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0230 852 OAK ST FORT MYERS BEACH FL 33931	BEG 761.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC TH N 40 FT N	119
E E + J REAL ESTATE PTNR 1100 SHRIMP BOAT LN FORT MYERS BEACH, FL 33931	19-46-24-00-00016.0000 1100 SHRIMP BOAT LN FORT MYERS BEACH FL 33931	THAT PT OF FOLLOWING DESC LAND LYING S OF 50 FT PUB RD RUNNING IN AN ELY + WLY	120
SHRIMP BOAT DOCK INC PO BOX 6189 FORT MYERS BEACH, FL 33932	19-46-24-00-00017.0010 1101 SHRIMP BOAT LN FORT MYERS BEACH FL 33931	PARL IN GOVT LT 4 AS DESC IN OR 0536 PG 0295 LESS OR 2463 PG 0320 LESS INST #2011000121233 + LESS INST #2011000124268	121
CD PLEDGE MAIN STREET LLC 4099 TAMiami TRL N STE 200 NAPLES, FL 34103	19-46-24-05-00000.0010 1180 MAIN ST FORT MYERS BEACH FL 33931	SWANKS K L SUBD PB 8 PG 81 LOTS 1 + 2	122
CD PLEDGE MAIN STREET LLC 4099 TAMiami TRL N STE 200 NAPLES, FL 34103	19-46-24-05-00000.0030 1180 MAIN ST #3 FORT MYERS BEACH FL 33931	SWANKS K L SUBD PB 8 PG 81 LOTS 3 + 4	123
CD PLEDGE MAIN STREET LLC 4099 TAMiami TRL N STE 200 NAPLES, FL 34103	19-46-24-05-00000.0050 1180 MAIN ST #5 FORT MYERS BEACH FL 33931	SWANKS K L SUBD PB 8 PG 81 LOTS 5 + 6	124
CD PLEDGE MAIN STREET LLC 4099 TAMiami TRL N STE 200 NAPLES, FL 34103	19-46-24-05-00000.0070 1180 MAIN ST #7 FORT MYERS BEACH FL 33931	SWANKS K L SUBD PB 8 PG 81 LOT 7	125
DMK INDUSTRIAL LLC 15775 PINE RIDGE RD FORT MYERS, FL 33908	19-46-24-05-00000.0080 OSTEGO DR FORT MYERS BEACH FL 33931	SWANKS K.L.SUBD. PB 8 PG 81 LOTS 8 + 9	126
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	19-46-24-05-00000.0100 OSTEGO DR FORT MYERS BEACH FL 33931	SWANKS K.L.SUBD. PB 8 PG 81 LOTS 10 11 + 12	127
SHULL DOUGLAS D + 6177 PEARL RD PARMA HEIGHTS, OH 44130	19-46-24-34-00000.0410 41 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 41	128
DAVIDSEN HANS 956 SAN CARLOS CT FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0420 42 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 42	129
FISH KENNETH J + NORMA F 43 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0430 43 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 43	130
ZEINERT LEE E TR + 5924 LOUIS DR NORTH OLMSTED, OH 44070	19-46-24-34-00000.0440 44 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 44	131
STREAN ENTERPRISES LLC 6401 HEYWOOD RD SANDUSKY, OH 44870	19-46-24-34-00000.0450 45 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 45	132
JABLONSKI RAYMOND S + CAROLE J 1721 REAGAN BLVD MCHENRY, IL 60051	19-46-24-34-00000.0460 46 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 46	133
SHAUL RANDOLPH F + 5905 VOLUNTEER PL ROCKWALL, TX 75032	19-46-24-34-00000.0470 47 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 47	134
HEIL BRIAN J + JACQUELINE A 7300 APACHE TRL HOLLAND, OH 43528	19-46-24-34-00000.0480 48 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 48	135
MUIRHEAD RICHARD C 24-B EHLERS LN OLD BRIDGE, NJ 08857	19-46-24-34-00000.0490 49 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 49	136
CAPERON LOUIS L + DEBORAH S 6081 S COUNTY ROAD 850 W GREENSBURG, IN 47240	19-46-24-34-00000.0500 50 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 50	137

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ANDERSON KENT 303 RIVER BLUFF RD ELGIN, IL 60120	19-46-24-34-00000.0510 51 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 51	138
SZOTT JOYCE A TR 3000 W MILLER DR MCHENRY, IL 60050	19-46-24-34-00000.0520 52 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 52	139
ANGSTADT ELAM J JR + DONNA J 7141 COLUMBIA CIR E FORT MYERS, FL 33908	19-46-24-34-00000.0530 53 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 53	140
GEROLA ROBERT J 611 MORRIS PARK AVE BRONX, NY 10460	19-46-24-34-00000.0540 54 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 54	141
CATER PATSY J + 55 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0550 55 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 55	142
HALL DANIEL S 56 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0560 56 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 56	143
WEINERT LONA LOUISE 564 STATE RT 235 SAINT PARIS, OH 43072	19-46-24-34-00000.0570 57 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 57	144
KOLATA RONALD J + PATRICIA A 806 NORTHBROOK DR RALEIGH, NC 27609	19-46-24-34-00000.0580 58 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 58	145
MCKEE ROBERT J TR 13198 HEATHER RIDGE LOOP FORT MYERS, FL 33966	19-46-24-34-00000.0590 59 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 59	146
BUTZER JEFFREY D + JEANNE L TR PO BOX 116 FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0600 60 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 60	147
JOHNSON DAVID P + 7692 CEDAR ISLAND CT EVELETH, MN 55734	19-46-24-34-00000.0610 61 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 61	148
PIERSON WILLIAM E 62 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0620 62 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 62	149
BAKER-RULLMAN INVESTMENTS LLP RICHARD BAKER PO BOX 289 WATERTOWN, WI 53094	19-46-24-34-00000.0630 63 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 63	150
GINGRICH MAURICE L + CONNIE J 1121 CHINOOK TRL FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0640 64 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 64	151
HLADIK JANET 1595 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0730 1595 MAIN ST FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 73	152
BLACKBURN JOAN G + 323 CAMINO REAL CT ORLANDO, FL 32837	19-46-24-34-00000.0740 1597 MAIN ST FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 74	153
HEWITT JANE BETTY + 8 EMILY LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0080 8 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 8	154
WORTH ROBERT L + TERRY L 8048 N SANTA MONICA BLVD FOX POINT, WI 53217	19-46-24-37-00000.0090 9 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 9	155
WORTH ROBERT L 5464 N PORT WASHINGTON RD GLENDALE, WI 53217	19-46-24-37-00000.0100 10 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 10	156
BREWER BETH 11 EMILY LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0110 11 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 11	157
CARLSON CYNTHIA ANN + 12 EMILY LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0120 12 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 12	158

All data is current as of the date of printing and subject to change without notice.  
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GIZZI RICHARD P 13 EMILY LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0130 13 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 13	159
DYKSTRA JESSICA 14 EMILY LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0140 14 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 14	160
WARD NAOMI R + 40 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0400 40 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 40	161
MAIER RICHARD P + RITA F 624 TOWNSHIP ROAD 230 BELLEFONTAINE, OH 43311	19-46-24-34-00000.0390 39 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 39	162
LEE ERNEST R + GLORIA J 1130 RAWLINGS CT PRINCE FREDERICK, MD 20678	19-46-24-34-00000.0380 38 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 38	163
WARREN JAMES + BONNIE S + PO BOX 352 NEWFIELD, NY 14867	19-46-24-34-00000.037A 1599 MAIN ST FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 37A	164
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0370 37 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 37	165
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0360 36 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 36	166
NANCY LANE ASSOCIATION INC 35 NANCY LANE FORT MYERS BEACH, FL 33931	19-46-24-34-00000.00CE 35 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 35 + EMILY LANE CONDO OR 1724 PG 1128 PT OF UNIT 88 DESC IN OR 1798/2533	167
GOOD SANDRA L + RICKEY G 34 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0340 34 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 34	168
PETERSON KENNETH B + GERALDINE 10716 COREY LAKE RD THREE RIVERS, MI 49093	19-46-24-34-00000.0330 33 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 33	169
TURNER RANDY + JANE + 315 6TH ST NE BELMOND, IA 50421	19-46-24-34-00000.0320 32 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 32	170
GUTHRIE NANCY L 31 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0310 31 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 31	171
DANNER RAYMOND P JR + LAURA S 30 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0300 30 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 30	172
MILLER JERRY L + PATRICIA L 6808 MOUNTAIN SHADOW DR KNOXVILLE, TN 37918	19-46-24-34-00000.0290 29 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 29	173
HILDRETH KIM R + JULIA A 370 NARROWS RD AU SABLE FORKS, NY 12912	19-46-24-34-00000.0280 28 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 28	174
MORROW HARRY S + PATRICIA J 27 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0270 27 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 27	175
HEIL BRIAN M TR 15773 5 POINT RD PERRYSBURG, OH 43551	19-46-24-34-00000.0260 26 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 26	176
BAUER ERIC L + LINDA M 25 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0250 25 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 25	177
ARTHUR B HOOK + SONS INC JOE HOOK 1309 E OAK ST NEW ALBANY, IN 47150	19-46-24-34-00000.0240 24 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 24	178

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BURGER GARY C + KATHLEEN M 7255 NW 54TH CT JOHNSTON, IA 50131	19-46-24-34-00000.0230 23 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 23	179
HEIL BRIAN J + JACQUILINE 7300 APACHE TRAIL HOLLAND, OH 43528	19-46-24-34-00000.0220 22 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 22	180
CROUSE MARY A 8178 QUARRY VIEW PL MAUMEE, OH 43537	19-46-24-34-00000.0210 21 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 21	181
RECHKEMMER ROD A + 20 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0200 20 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 20	182
CAMP SCOTT E 302 PROGRESS AVE HAMILTON, OH 45013	19-46-24-34-00000.0190 19 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 19	183
WINTER PATTI L 75% + 18 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0180 18 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 18	184
MORRIS LEONARD C 179 HIBISCUS DR FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0150 15 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 15	185
SORI CARLOS + 7850 NW 194TH ST MIAMI GARDENS, FL 33015	19-46-24-37-00000.0160 16 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 16	186
SCHRIINK DON E + TERRACE L 17 EMILY LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0170 17 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 17	187
TAYLOR JOHN W + PAMELA L 208 WILLA CT WHITE HOUSE, TN 37188	19-46-24-37-00000.0180 18 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 18	188
BUEGE LARRY D 1607 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0850 85 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 85	189
CHILDS L LYNETTE + 1605 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0860 86 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 86	190
JANKOWSKI JEAN A W377 S11050 BETTS RD EAGLE, WI 53119	19-46-24-37-00000.0870 87 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UT 87 PT OF UT 88 DESC IN OR 1798-2537	191
CANAL POINT MAINTENANCE CO 10 HELEN LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0880 88 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 PART OF UNIT 88	192
SPORTSMANS COVE YACHT + PO BOX 2579 FORT MYERS BEACH, FL 33932	19-46-24-38-00000.00CE SPORTSMANS COVE Y & R CLUB C/E FORT MYERS BEACH FL	SPORTSMANS COVE Y + R CLUB COMMON ELEMENTS DESC OR 1707/4103 + OR 2298/3430	193
HW LLC 1000 MARKET ST UNIT 300 PORTSMOUTH, NH 03801	19-46-24-00-00017.0020 ACCESS UNDETERMINED FL	PARL IN GOVT LT 4 AS DESC IN INST #2011000121233 + 2011000124268	194

24-46-23-01-00010.0130  
SEMMER WILLIAM J  
1130 MAIN ST  
FORT MYERS BEACH, FL 33931

24-46-23-35-00000.0010  
GULF COVE TRLR PARK INC  
PAUL MACER + STACY T MACER J/T  
19281 SAN CARLOS BLVD #1  
FORT MYERS BEACH, FL 33931

24-46-23-35-00000.0030  
GULF COVE TRLR PARK INC  
SUSAN JO WEED + RICK D WEED TR  
504 E BAKER ST  
WARSAW, IN 46580

24-46-23-35-00000.0040  
GULF COVE TRLR PARK INC  
RICK D WEED + SUSAN JO WEED TR  
504 E BAKER ST  
WARSAW, IN 46580

24-46-23-35-00000.0050  
GULF COVE TRLR PARK INC  
JAMES + MARY LOU SMITH TRUST  
1505 RANCH ROAD  
WARSAW, IN 46580

24-46-23-35-00000.0060  
GULF COVE TRLR PARK INC  
HOWARD R JOHNSON +  
19281 SAN CARLOS BLVD # 6  
FORT MYERS BEACH, FL 33931

24-46-23-35-00000.0070  
GULF COVE TRLR PARK INC  
RICK D WEED + SUSAN J WEED TR  
504 E BAKER ST  
WARSAW, IN 46580

24-46-23-35-00000.0080  
GULF COVE TRLR PARK INC  
AUDREY J KUROWSKY  
663 HAZEL STREET  
GIRARD, OH 44420

24-46-23-35-00000.0090  
GULF COVE TRLR PARK INC  
CAMPBELL JAMES+ CHERIE J/T  
3968 NEW CASTLE ROAD LOT 2  
PULASKI, PA 16143

24-46-23-35-00000.00CE  
GULF COVE TRAILER PARK ASSN  
19281 SAN CARLOS BLVD OFC  
FORT MYERS BEACH, FL 33931

24-46-23-35-00000.0110  
GULF COVE TRLR PARK INC  
PAUL E JOSLEN TR  
530 PARIS DR  
FRANKLIN, IN 46131

24-46-23-35-00000.0120  
GULF COVE TRLR PARK INC  
JAMES A + JERILYNN BAUMGARTEN  
PO BOX 140995  
TOLEDO, OH 43614

24-46-23-35-00000.0130  
GULF COVE TRLR PARK INC  
JAMES M CAMPBELL  
3968 NEW CASTLE RD LOT 2  
PULASKI, PA 16143

24-46-23-35-00000.0350  
GULF COVE TRLR PARK INC  
PAUL G + DEBORAH A WASKO  
2280 FLEETWOOD DR  
HERMITAGE, PA 16148

24-46-23-35-00000.0360  
GULF COVE TRLR PARK INC  
D COLLIER + R COLLIER J/T  
9055 BISMARCK HWY  
VERMONTVILLE, MI 49096

24-46-23-35-00000.0370  
GULF COVE TRLR PARK INC  
MAX + JUDY CUMBERLAND  
8581 W 1000 S  
AKRON, IN 46910

24-46-23-35-00000.0380  
GULF COVE TRLR PARK INC  
LARRY D + EVELYN M BURTON  
3556 HAMILTON ST  
WEST LAFAYETTE, IN 47906

24-46-23-35-00000.0390  
GULF COVE TRLR PARK INC  
AUDREY KUROWSKY  
663 HAZEL ST  
GIRARD, OH 44420

24-46-23-35-00000.0400  
GULF COVE TRLR PARK INC  
KAREN J SANDROCK  
6831 LOCKWOOD BLVD APT 81  
BOARDMAN, OH 44512

24-46-23-35-00000.0410  
GULF COVE TRLR PARK INC  
JOHN PAINE+ MARY PAINE J/T  
643 CATHY ANN DR  
BOARDMAN, OH 44512

24-46-23-35-00000.0420  
GULF COVE TRLR PARK INC  
ROBERT GARRETT  
3293 HUBBARD MIDDLESEX RD  
WEST MIDDLESEX, PA 16159

24-46-23-35-00000.0430  
GULF COVE TRLR PARK INC  
MITCHELL C + FRANCINE WERNER  
19281 SAN CARLOS BLVD #43  
FORT MYERS BEACH, FL 33931

24-46-23-35-00000.0440  
GULF COVE TRLR PARK INC  
MADGE LUCILE POTTER EST  
19281 SAN CARLOS BLVD TRLR 44  
FORT MYERS BEACH, FL 33931

24-46-23-35-00000.0450  
GULF COVE TRLR PARK INC  
RAYMOND + COLLEEN SCHAUER J/T  
3830 TIFFANY LN  
HERMITAGE, PA 16148

24-46-23-35-00000.0470  
GULF COVE TRAILER PARK INC  
D + J EVERETT + T + B SLATTERY  
819 CEDAR POINT RD  
SANDUSKY, OH 44870

24-46-23-35-00000.0590  
GULF COVE TRLR PARK INC  
DAVID YOUNG  
15341 POWER DAM RD  
DEFIANCE, OH 43512

24-46-23-35-00000.0600  
GULF COVE TRLR PARK INC  
CLORETTA RODGERS +M RODGERS  
19281 SAN CARLOS BLVD #60  
FORT MYERS BEACH, FL 33931

24-46-23-35-0000A.0000  
GULF COVE TRAILER PARK ASSN  
19281 SAN CARLOS BLVD OFC  
FORT MYERS BEACH, FL 33931

24-46-23-35-0000D.0000  
GULF COVE INC  
19281 SAN CARLOS BLVD OFC  
FORT MYERS BEACH, FL 33931

24-46-23-35-0000E.00CE  
GULF COVE TRAILER PARK ASSN  
19281 SAN CARLOS BLVD OFC  
FORT MYERS BEACH, FL 33931

19-46-24-00-00001.0020  
SAN CARLOS ISLAND  
FREEZER PLANT INC  
870 BUTTONWOOD DR  
FORT MYERS BEACH, FL 33931

19-46-24-00-00002.0000  
GULF MARINA WAYS + SUPPLY INC  
PO BOX 2608  
FORT MYERS BEACH, FL 33932

19-46-24-00-00003.0000  
DMK INDUSTRIAL LLC  
15775 PINE RIDGE RD  
FORT MYERS, FL 33908

24-46-23-01-00010.0120  
CEBULSKI THEODORE B +  
2633 ESTERO BLVD  
FORT MYERS BEACH, FL 33931

24-46-23-01-00010.0100  
SAN CARLOS ISLAND FREEZER  
870 BUTTONWOOD DR  
FORT MYERS BEACH, FL 33931

24-46-23-01-00010.0060  
SEMMER WILLIAM  
1130 MAIN ST  
FORT MYERS BEACH, FL 33931

24-46-23-01-00010.0050  
ROBBINS RONALD W + MICHELLE A  
948 SAN CARLOS DR  
FORT MYERS BEACH, FL 33931

24-46-23-01-00010.0040  
ROBBINS RONALD W + MICHELLE A  
948 SAN CARLOS DR  
FORT MYERS BEACH, FL 33931

24-46-23-01-00010.0030  
AFA RENTALS INC  
19011 SAN CARLOS BLVD UNIT 1  
FORT MYERS BEACH, FL 33931

24-46-23-01-00009.0330  
GLEISLE DEVELOPMENT CORP  
6281 KEY BISCAVNE BLVD  
FORT MYERS, FL 33908

24-46-23-01-00009.0320  
HENDERSON D L + RANELLE S 50% +  
PO BOX 6189  
FORT MYERS BEACH, FL 33932

24-46-23-01-00009.0010  
SUNNYLAND COURT INC  
PO BOX 6144  
FORT MYERS BEACH, FL 33932

24-46-23-01-00009.0300  
FORT MYERS BEACH SHRINE CLUB  
PO BOX 2568  
FORT MYERS BEACH, FL 33932

24-46-23-00-00003.0020  
SEMMER WILLIAM J  
1130 MAIN ST  
FORT MYERS BEACH, FL 33931

24-46-23-01-00009.0280  
FORT MYERS BEACH SHRINE CLUB  
PO BOX 2568  
FORT MYERS BEACH, FL 33932

24-46-23-00-00003.0010  
OLSEN MARINE HOLDINGS LLC  
12191 CORCORAN PL  
FORT MYERS, FL 33913

24-46-23-01-00009.0250  
AMERICAN LEGION POST 274  
PO BOX 2456  
FORT MYERS BEACH, FL 33932

24-46-23-00-00003.0000  
SEMMER WILLIAM J  
1130 MAIN ST  
FORT MYERS BEACH, FL 33931

24-46-23-01-00009.0200  
AMERICAN LEGION POST 274  
PO BOX 2456  
FORT MYERS BEACH, FL 33932

24-46-23-00-00002.0010  
SEMMER WILLIAM J  
1130 MAIN ST  
FORT MYERS BEACH, FL 33931

24-46-23-01-00009.0150  
GOODWILL INDUSTRIES OF  
ATTN ACCOUNTING  
5100 TICE ST STE D  
FORT MYERS, FL 33905

24-46-23-00-00002.0000  
SEMMER WILLIAM J  
1130 MAIN ST  
FORT MYERS BEACH, FL 33931

24-46-23-01-00009.0100  
FORT MYERS BEACH PLAZA INC  
SCOTT SAWYER  
27869 KINGS KEW  
BONITA SPRINGS, FL 34134

24-46-23-00-00001.0000  
AFA RENTALS INC  
19011 SAN CARLOS BLVD UNIT 1  
FORT MYERS BEACH, FL 33931

24-46-23-01-00009.0080  
FORT MYERS BEACH SHRINE CLUB  
PO BOX 2568  
FORT MYERS BEACH, FL 33932

19-46-24-00-00003.0020  
STATE OF FL DOT  
PO BOX 1249  
BARTOW, FL 33831

24-46-23-01-00009.0050  
PETRO OF SOUTH FLORIDA INC  
8673 LITTLETON RD  
N FT MYERS, FL 33903

19-46-24-00-00003.0030  
SAN CARLOS ISLAND  
FREEZER PLANT INC  
870 BUTTONWOOD DR  
FORT MYERS BEACH, FL 33931

24-46-23-01-00009.0040  
GLEISLE DEVELOPMENT CORP  
6281 KEY BISCAVNE BLVD  
FORT MYERS, FL 33908

19-46-24-00-00004.0010  
SEMMER WILLIAM J  
1130 MAIN ST  
FORT MYERS BEACH, FL 33931



19-46-24-00-00005.0000  
SEMMER WILLIAM J  
1130 MAIN ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0100  
SEMMER WILLIAM J  
1130 MAIN ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0010  
CRIMSON MAIN STREET MARINA LLC  
SABAL FINANCIAL GROUP LP  
4675 MACARTHUR CT STE 1550  
NEWPORT BEACH, CA 92660

19-46-24-00-00005.0110  
BELANGER CAROL A  
833 OAK ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0020  
SHEA EDMUND TR  
845 OAK ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0120  
FIFER BONNIE L TR  
829 OAK ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0030  
COBB KATHLEEN K  
857 OAK ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0140  
YERGER DONALD R  
4121 SABAL LANE  
FORT MYERS, FL 33905

19-46-24-00-00005.0040  
WEAVER LOWELL D + DONNA M  
843 OAK ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0150  
BLAKLEY HENRY R III + SANDRA J  
849 OAK ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0050  
SEMMER WILLIAM J  
1130 MAIN ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0160  
WHITCRAFT ROBERT V +  
1074 VESSEL LANE  
MANAHAWKIN, NJ 08050

19-46-24-00-00005.0060  
PRINGLE RANDEL A + DENISE  
847 OAK ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0170  
BLAKLEY HENRY R III + SANDRA J  
849 OAK ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0070  
SEMMER WILLIAM J  
1130 MAIN ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0180  
SEMMER WILLIAM J  
1130 MAIN ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0080  
SEMMER WILLIAM J  
1130 MAIN ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0190  
EGONY KEL + ELIZABETH  
867 OAK ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0090  
TIREY MARJORIE E  
2211 OAK BRANCH CIR  
FRANKLIN, TN 37064

19-46-24-00-00005.0210  
LEE COUNTY  
PO BOX 398  
FORT MYERS, FL 33902

19-46-24-00-00005.0220  
LEE COUNTY  
PO BOX 398  
FORT MYERS, FL 33902

19-46-24-00-00014.0030  
WHITCRAFT PAULINE F  
836 OAK ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0240  
DELUCA RICHARD  
600 RANDY LN  
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.005A  
HIPPHENHAMMER DONALD E + MARICA  
4260 N 100 E  
HOWE, IN 46746

19-46-24-00-00005.0250  
STATE OF FL DOT  
PO BOX 1249  
BARTOW, FL 33831

19-46-24-00-00014.0060  
HOUSTON ALLAN S TR  
820 OAK ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00008.0000  
MANSFIELD RONALD W  
17851 REBECCA AVE  
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.006A  
REDENIUS JOSHUA  
RICHARD REDENIUS  
5218 WILLIAMS DR  
FORT MYERS BEACH, FL 33931

19-46-24-00-00009.0000  
HAMEETMAN IRENE E TR  
CINDY CLAUSING  
11060A KELLY RD  
FORT MYERS, FL 33908

19-46-24-00-00014.006B  
REDENIUS CHAD  
RICHARD REDENIUS  
5218 WILLIAMS DR  
FORT MYERS BEACH, FL 33931

19-46-24-00-00010.0000  
ALEGRO CORP TR  
PO BOX 530142  
MIAMI SHORES, FL 33153

19-46-24-00-00014.0080  
FRIEND MARGARET +  
209 ROSEMARY LN  
CREVE COEUR, IL 61610

19-46-24-00-00011.0000  
SEMMER JOANNE E  
792 OAK ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.0090  
YATES DAVID H  
850 OAK ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00011.0010  
SEMMER WILLIAM J  
1130 MAIN ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.0100  
GODOWN MICHELLE LYN TR  
101 LAKEWOOD DR  
QUAKERTOWN, PA 18951

19-46-24-00-00013.0000  
YACOBELLI PAUL  
1539 MAIN ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.010A  
DEERY JOSEPHINE TR  
1030 N 2ND ST  
ROCKFORD, IL 61107

19-46-24-00-00014.0010  
DODIN ROBERT V  
830 OAK ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.0110  
WALKER JEFFREY A + JACQUELYN D  
6849 CEDAR LAKE LN  
OAKLEY, IL 62501

19-46-24-00-00014.0120  
PFALZ ARNOLD E + DEBRA L  
92 CARDINAL DR  
NORTH FORT MYERS, FL 33917

19-46-24-00-00014.0220  
SCOTT WILLIAM A + GAIL A  
22965 NORTH TOWNLINE RD  
CONNEAUTVILLE, PA 16406

19-46-24-00-00014.0130  
PFALZ ARNOLD E + DEBRA L  
92 CARDINAL DR  
NORTH FORT MYERS, FL 33917

19-46-24-00-00014.0230  
YATES DAVID H + PAMELA S  
850 OAK ST  
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.0140  
CHAMBERLAIN JUDITH R TR  
6037 GILBERT AVE  
LA GRANGE, IL 60525

19-46-24-00-00016.0000  
E E + J REAL ESTATE PTNR  
1100 SHRIMP BOAT LN  
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.014A  
WALKER JEFFREY A  
6849 CEDAR LAKE LN  
OAKLEY, IL 62501

19-46-24-00-00017.0010  
SHRIMP BOAT DOCK INC  
PO BOX 6189  
FORT MYERS BEACH, FL 33932

19-46-24-00-00014.0150  
GREUTMANN HANS  
PO BOX 6712  
FORT MYERS BEACH, FL 33932

19-46-24-05-00000.0010  
CD PLEDGE MAIN STREET LLC  
4099 TAMIAMI TRL N STE 200  
NAPLES, FL 34103

19-46-24-00-00014.0160  
LEWIS BRENDA J TR 1/3 +  
735 WESTLAND DR  
MOUNT ZION, IL 62549

19-46-24-05-00000.0030  
CD PLEDGE MAIN STREET LLC  
4099 TAMIAMI TRL N STE 200  
NAPLES, FL 34103

19-46-24-00-00014.0170  
DEFREITAS PHILLIP J +  
11256 BOARDWALK PLACE  
FORT MYERS, FL 33908

19-46-24-05-00000.0050  
CD PLEDGE MAIN STREET LLC  
4099 TAMIAMI TRL N STE 200  
NAPLES, FL 34103

19-46-24-00-00014.0190  
COONS MARY GAIL  
846 OAK ST  
FORT MYERS BEACH, FL 33931

19-46-24-05-00000.0070  
CD PLEDGE MAIN STREET LLC  
4099 TAMIAMI TRL N STE 200  
NAPLES, FL 34103

19-46-24-00-00014.0200  
HIGHLEY JAMES T + VICKIE B  
2416 ARABIAN LANE  
YORK, SC 29745

19-46-24-05-00000.0080  
DMK INDUSTRIAL LLC  
15775 PINE RIDGE RD  
FORT MYERS, FL 33908

19-46-24-00-00014.0210  
JENKINS LOIS J +  
834 OAK ST  
FORT MYERS BEACH, FL 33931

19-46-24-05-00000.0100  
LEE COUNTY  
PO BOX 398  
FORT MYERS, FL 33902

19-46-24-34-00000.0410  
SHULL DOUGLAS D +  
6177 PEARL RD  
PARMA HEIGHTS, OH 44130

19-46-24-34-00000.0510  
ANDERSON KENT  
303 RIVER BLUFF RD  
ELGIN, IL 60120

19-46-24-34-00000.0420  
DAVIDSEN HANS  
956 SAN CARLOS CT  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0520  
SZOTT JOYCE A TR  
3000 W MILLER DR  
MCHENRY, IL 60050

19-46-24-34-00000.0430  
FISH KENNETH J + NORMA F  
43 NANCY LN  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0530  
ANGSTADT ELAM J JR + DONNA J  
7141 COLUMBIA CIR E  
FORT MYERS, FL 33908

19-46-24-34-00000.0440  
ZEINERT LEE E TR +  
5924 LOUIS DR  
NORTH OLMSTED, OH 44070

19-46-24-34-00000.0540  
GEROLA ROBERT J  
611 MORRIS PARK AVE  
BRONX, NY 10460

19-46-24-34-00000.0450  
STREAN ENTERPRISES LLC  
6401 HEYWOOD RD  
SANDUSKY, OH 44870

19-46-24-34-00000.0550  
CATER PATSY J +  
55 NANCY LN  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0460  
JABLONSKI RAYMOND S + CAROLE J  
1721 REAGAN BLVD  
MCHENRY, IL 60051

19-46-24-34-00000.0560  
HALL DANIEL S  
56 NANCY LN  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0470  
SHAUL RANDOLPH P +  
5905 VOLUNTEER PL  
ROCKWALL, TX 75032

19-46-24-34-00000.0570  
WEINERT LONA LOUISE  
564 STATE RT 235  
SAINT PARIS, OH 43072

19-46-24-34-00000.0480  
HEIL BRIAN J + JACQUELINE A  
7300 APACHE TRL  
HOLLAND, OH 43528

19-46-24-34-00000.0580  
KOLATA RONALD J + PATRICIA A  
806 NORTHBROOK DR  
RALEIGH, NC 27609

19-46-24-34-00000.0490  
MUIRHEAD RICHARD C  
24-B EHLERS LN  
OLD BRIDGE, NJ 08857

19-46-24-34-00000.0590  
MCKEE ROBERT J TR  
13198 HEATHER RIDGE LOOP  
FORT MYERS, FL 33966

19-46-24-34-00000.0500  
CAPEROON LOUIS L + DEBORAH S  
6081 S COUNTY ROAD 850 W  
GREENSBURG, IN 47240

19-46-24-34-00000.0600  
BUTZER JEFFREY D + JEANNE L TR  
PO BOX 116  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0610

JOHNSON DAVID P +  
7692 CEDAR ISLAND CT  
EVELETH, MN 55734

19-46-24-37-00000.0120

CARLSON CYNTHIA ANN +  
12 EMILY LN  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0620

PIERSON WILLIAM E  
62 NANCY LN  
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0130

GIZZI RICHARD P  
13 EMILY LN  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0630

BAKER-RULLMAN INVESTMENTS LLP  
RICHARD BAKER  
PO BOX 289  
WATERTOWN, WI 53094

19-46-24-37-00000.0140

DYKSTRA JESSICA  
14 EMILY LN  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0640

GINGRICH MAURICE L + CONNIE J  
1121 CHINOOK TRL  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0400

WARD NAOMI R +  
40 NANCY LN  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0730

HLADIK JANET  
1595 MAIN ST  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0390

MAIER RICHARD P + RITA F  
624 TOWNSHIP ROAD 230  
BELLEFONTAINE, OH 43311

19-46-24-34-00000.0740

BLACKBURN JOAN G +  
323 CAMINO REAL CT  
ORLANDO, FL 32837

19-46-24-34-00000.0380

LEE ERNEST R + GLORIA J  
1130 RAWLINGS CT  
PRINCE FREDERICK, MD 20678

19-46-24-37-00000.0080

HEWITT JANE BETTY +  
8 EMILY LN  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.037A

WARREN JAMES + BONNIE S +  
PO BOX 352  
NEWFIELD, NY 14867

19-46-24-37-00000.0090

WORTH ROBERT L + TERRY L  
8048 N SANTA MONICA BLVD  
FOX POINT, WI 53217

19-46-24-34-00000.0370

SEMMER WILLIAM J  
1130 MAIN ST  
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0100

WORTH ROBERT L  
5464 N PORT WASHINGTON RD  
GLENDALE, WI 53217

19-46-24-34-00000.0360

SEMMER WILLIAM J  
1130 MAIN ST  
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0110

BREWER BETH  
11 EMILY LN  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.00CE

NANCY LANE ASSOCIATION INC  
35 NANCY LANE  
FORT MYERS BEACH, FL 33931



19-46-24-34-00000.0340  
GOOD SANDRA L + RICKEY G  
34 NANCY LN  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0240  
ARTHUR B HOOK + SONS INC  
JOE HOOK  
1309 E OAK ST  
NEW ALBANY, IN 47150

19-46-24-34-00000.0330  
PETERSON KENNETH B + GERALDINE  
10716 COREY LAKE RD  
THREE RIVERS, MI 49093

19-46-24-34-00000.0230  
BURGER GARY C + KATHLEEN M  
7255 NW 54TH CT  
JOHNSTON, IA 50131

19-46-24-34-00000.0320  
TURNER RANDY + JANE +  
315 6TH ST NE  
BELMOND, IA 50421

19-46-24-34-00000.0220  
HEIL BRIAN J + JACQULINE  
7300 APACHE TRAIL  
HOLLAND, OH 43528

19-46-24-34-00000.0310  
GUTHRIE NANCY L  
31 NANCY LN  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0210  
CROUSE MARY A  
8178 QUARRY VIEW PL  
MAUMEE, OH 43537

19-46-24-34-00000.0300  
DANNER RAYMOND P JR + LAURA S  
30 NANCY LN  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0200  
RECHKEMMER ROD A +  
20 NANCY LN  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0290  
MILLER JERRY L + PATRICIA L  
6808 MOUNTAIN SHADOW DR  
KNOXVILLE, TN 37918

19-46-24-34-00000.0190  
CAMP SCOTT E  
302 PROGRESS AVE  
HAMILTON, OH 45013

19-46-24-34-00000.0280  
HILDRETH KIM R + JULIA A  
370 NARROWS RD  
AU SABLE FORKS, NY 12912

19-46-24-34-00000.0180  
WINTER PATTI L 75% +  
18 NANCY LN  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0270  
MORROW HARRY S + PATRICIA J  
27 NANCY LN  
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0150  
MORRIS LEONARD C  
179 HIBISCUS DR  
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0260  
HEIL BRIAN M TR  
15773 5 POINT RD  
PERRYSBURG, OH 43551

19-46-24-37-00000.0160  
SORI CARLOS +  
7850 NW 194TH ST  
MIAMI GARDENS, FL 33015

19-46-24-34-00000.0250  
BAUER ERIC L + LINDA M  
25 NANCY LN  
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0170  
SCHRUNK DON E + TERRACE L  
17 EMILY LN  
FORT MYERS BEACH, FL 33931