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**TO:** Brandon Dunn  
**COMPANY:** Lee County Community Development - Planning  
**FROM:** James Ink  
**SUBJECT:** CPA2015-00005  
Bay Harbour Marina Village MPD  
**JIA JOB NO.:** I15017  
**DATE:** September 17, 2015

RECEIVED  
SEP 17 2015

COMMUNITY DEVELOPMENT  
CPA2015-00005

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The attached documents are our resubmittal to the request for additional information dated September 15, 2015. The following documents are addressed:

III E. 2. A. Please provide additional information about the adjacent canal, such as when it was constructed as well as any permitting information that may be available.

**Response:** This resubmittal has a narrative with exhibits on the known history of the canal.

IV B. 1. Please revise the traffic impact statement to address the following: (1) the 5 year LOS analysis (Table 6A) shall include the all roadways within 3 miles radius, not just San Carlos Blvd and Main Street. (2) In the year 2035 LOS analysis (Table 4A), the peak season factors are not correct. Reanalysis is required. (3) The year 2035 LOS analysis (Table 4A) only analyze the year 2035 background LOS. The LOS analysis with the proposed project needs to be provided.

**Response:** The TIS has been revised as submitted and dated September 15, 2015 and re-revised per September 17, 2015 e-mail from staff.

Please provide any additional information you feel may be necessary for staff's substantive review.

**Response:** The application team met September 16, 2015 and reviewed the submittal for consistency of information. It was decided that staff could use a narrative on the state requirements of consistency. This narrative will be prepared by Russell Schroop and provided in the near future for staff review and use. Also, submitted in this package is an e-mail conversation on the shelter in place requirements proposed by Emergency Management Public Safety.

The following documents are provided

- Six (6) copies of response memo with responses to RAI comments
- Six (6) copies of Canal History Narrative
- Six (6) copies of TIS revisions of September 15, 2015
- Six (6) copies of TIS re-revisions of September 17, 2015
- Six (6) copies of E-mail conversation on shelter in place requirements.

If you have any questions please feel free to contact me

James Ink PE

## **Bay Harbour Marina Village MPD Canal Analysis**

The following narrative is a historical sequence of the history of the canal and waterside improvements. This narrative is at the request of planning staff.

### **Property Creation:**

The property was subdivided with an unrecorded plat in 1954. Lots 7 and 8 (subject property) were created and show lots lines well into submerged lands. It should also be noted there is an island on the plat that has been removed since the 1954 plat.

### **Canal History:**

The canal is shown in the 1966 Lee County Property Appraiser map as existing including the area of submerged lands that is on the subject property. A warranty deed dated March 19, 1962 in OR Book 115, page 114. The legal description references a 75' wide canal or waterway.

The 75' wide canal is included in Warranty Deed dated February 29<sup>th</sup>, 1980

The canal minus the 75' width dimension is included in Warranty Deed dated April 4, 1990.

The 75' wide canal use is referenced in the current owner title policy

### **Canal Improvements:**

The canal is in existence in 1966. The shoreline does not show any armoring.

The shoreline shows a seawall installation on the 1984 Lee County Property Appraisers aerial.

Lee County issued and finalized a Dock Replacement permit. (DSH2004-01125)

Lee County issued a 50' Seawall Replacement Permit. (DSH2005-00329)

Lee County issued a Development Order (DOS2006-00174) for the redevelopment of the marina including works in the canal. This permit is still valid and work was only suspended due to the great economic crisis.

Lee County issued and finalized a 740' Seawall Replacement Permit. (DSH2008-00241)

### **Conclusion:**

The submitted evidence sustainably provides facts that the canal was man made before 1966 since the ownership of the subject property has rights to use the canal to ingress/egress to bay, the western portion of canal in the property is outside the 75' wide canal easement and as such owned by property owner solely and all work in the canal after 1983 has been permitted by Lee County.

**RECEIVED**  
SEP 17 2015

COMMUNITY DEVELOPMENT  
CPA 2015-00005



284009

275  
279  
295

EE 115 PAGE 14 WARRANTY DEED

THIS INDENTURE, Made this 19th day of March, A.D., 1962, between, ALMA H. WILLIS, a widow, of the County of Lee and in the State of Florida, party of the first part, and EULA L. PETERSON, whose correct mailing address is: 824 Oak Street, Fort Myers Beach, of the County of Lee, in the State of Florida, party of the second part.

WITNESSETH, That the said party of the first part for and in consideration of the sum of Ten Dollars and Other Valuable Considerations, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Lee, State of Florida, to-wit:

A lot or parcel of land lying in a strip of land sometimes known as Lots 7 and 8 of Unrecorded plat of property of San Carlos Corp. 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 center line of San Carlos Boulevard as shown on the plat of San Carlos On-the-Gulf recorded in Plat Book 6, at 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 1322.11 feet; thence deflect 104°43'00" 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 275.95 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 over 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 said Lot 21.

TOGETHER WITH an easement for ingress and egress to and from such property running to grantee, her heirs, successors and assigns over and across the following described lands:

A strip or parcel of land 50 feet in width in tracts 6 and 7 of an Unrecorded plat of property of San Carlos Corp. in Government Lot 4, Section 19, Township 46 South, Range 24 East, the westerly line of which strip or tract is described as follows:

EE 115 ME 15

From the point of intersection of the center line of San Carlos Boulevard as shown on the plat of San Carlos On-the-Gulf recorded in Plat Book 6 at page 6 of the Public Records of Lee County, Florida, with the center line of a County Road described in deed recorded in Deed Book 137, at page 117 of said public records run southeasterly along the center line of said County Road for 1265.92 feet; thence deflect left  $104^{\circ}43'$  and run northerly for 25.85 feet to a point on the northerly right-of-way line of said County Road and the point of beginning of said westerly line.

From said point of beginning continue northerly on the same course and a line 33 feet west of and parallel with the line dividing said Tracts 6 and 7, for 85.87 feet to point of curvature; thence run northeasterly along the arc of a curve to the right of radius 190 feet for 62.47 feet to a point of compound curvature; thence run northeasterly to northerly along the arc of a curve to the left of radius 90 feet for 29.59 feet to a point of tangency with a line 20 feet west of and parallel with said line dividing Lots 6 and 7; thence run northerly along said line for 1016.77 feet to the end of the hereinabove described line.

TOGETHER WITH an easement for the use of the canal hereinafter described for fishing, boating and bathing purposes:

A canal or waterway 75 feet wide lying in a strip of land sometimes known as Lot 8 of an unrecorded plat of property of San Carlos Corp. 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 center line of San Carlos Boulevard as shown on the plat of San Carlos On-the-Gulf recorded in Plat Book 6 at 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 1322.11 feet; thence deflect  $104^{\circ}43'00''$  to the left and run north (along the east line of Lot 7) of said unrecorded plat of property of San Carlos Corp. as originally located by Harry K. Davison, surveyor for San Carlos Corp.) 220 feet; thence run perpendicular to said east line for 120 feet to the waters of said canal or waterway and the point of beginning of said east line of said canal or waterway. From said point of beginning run northwesterly parallel with and 120 feet west of said east line to the waters of Ostego Bay. The express purpose of this dedication being to provide access for navigation to the lot owners in Willis' Unrecorded Addition to San Carlos.

RESTRICTIONS AS TO USE AND OCCUPANCY for the next fifteen years shall limit use to residence or mobile home - one residence building or one mobile home per lot. All structures set back 20 feet from front property line; six feet side lines; ten feet back lines. Construction of main and auxiliary buildings to be neat and workmanlike; completed within six months from issuance of permit. Dumping of rubbish or garbage or business use of the premises prohibited. Sanitary facilities Board of Health approved required. No dock or other projection shall be made in the canal over ten feet from property line.

THIS DEED IS A CORRECTIVE DEED, CORRECTING THE DESCRIPTIONS CONTAINED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORD BOOK 38, PAGE 553, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CE 115 PM 16

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part, has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in my presence:

James H. Willis (SEAL)  
Jeanne R. Rodin

STATE OF FLORIDA }  
COUNTY OF LEE } ss:

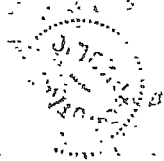
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ALMA H. WILLIS, a widow, to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Fort Myers, County of Lee and State of Florida, this 19th day of March, A.D., 1962.

Jeanne R. Rodin  
Notary Public

My Commission Expires:

When Filled with at Fort Myers  
My Co. No. 11111



STATE OF FLORIDA, COUNTY OF LEE  
FILED FOR RECORD  
This 19th Day of March 1962 Record in Book 17 Page 17 and Record Verified  
D. T. FARABEE By Margaret Hoff  
Clerk-Circuit-Court Deputy Clerk





1290111

OFF. REC. 1412 PG 984

*Dec. #1317  
Stamp #1215.00*

This Warranty Deed Made the 29<sup>th</sup> day of February A D 1980 by

JOSEPH E. BACIK

hereinafter called the grantor, to EDWARD J. ANDREWS

whose postoffice address is

hereinafter called the grantee:

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

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

AS DESCRIBED IN SCHEDULE "A" ATTACHED HERETO.

The grantor hereby reserves an easement for ingress and egress and utilities over and across the Westerly 15 feet of the aforescribed property.

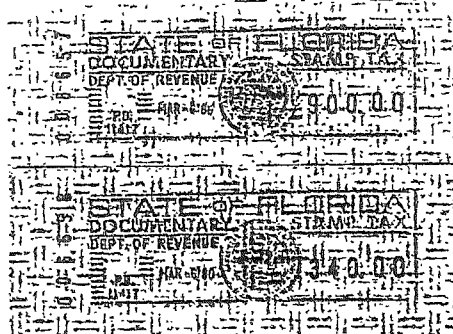
The grantor does hereby warrant and represent unto the grantee that there is ingress and egress to the aforescribed property, both by land and by water along the canal to the waters of the Bay.

SUBJECT TO that certain mortgage given by the grantor to Elton E. Willis, et ux, dated May 12, 1977, and recorded in O.R. Book 1199 at Page 350, Public Records of Lee County, Florida, having an unpaid principal balance of approximately \$164,200.00 The grantor does hereby covenant and agree to pay the aforesaid mortgage according to the tenor thereof.

ALSO SUBJECT TO Fort Myers Beach Sewer Assessment having an unpaid balance of \$10,860.07, plus accrued interest, which said assessment the grantee herein does hereby assume and agree to pay as part of the consideration for this conveyance.

ALSO SUBJECT TO existing easements, restrictions and reservations of record and taxes subsequent to 1979.

The grantor does not reside upon the aforescribed property.



RECORDED & INDEXED BY LINDA EDWARDS P.L.

**Together**, with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

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

**And** the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 79.

OFF. REC. 1412 PG 985

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*E. M. Whaley*  
\_\_\_\_\_

*Joseph E. Bacik*  
Joseph E. Bacik

LS  
LS  
LS  
LS

STATE OF FLORIDA  
COUNTY OF LEE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared  
**JOSEPH E. BACIK,**

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this *29<sup>th</sup>* day of February A. D. 1980

Notary Public, State of Florida at Large  
My Commission Expires May 18, 1982  
Decoded By American Ink & Chemistry Company

*J. Whaley*



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, more fully described as follows:

REC. 1412 PG 986  
Commencing from the intersection of the centerlines 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 S.74°35'00"E. along the centerline of said County Road (Main Street) for 1011.94 feet; thence deflect 104°43'00" to the left and run N.0°42'00"E. 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 S.74°35'00"E. 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 N.0°42'00"E. along said Public Road parallel with said East line of Lot 7 for 86.87 feet to a curve to the right (curve having a delta of 18°50'18" and radius of 190 feet); thence run Northerly along the arc of said curve to the right for 62.47 feet to a curve to the left (curve having a delta of 18°50'18" 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 N.0°42'00"E. for 13.52 feet to the Southerly line of Lot 22, WILLIS UNRECORDED ADDITION TO SAN CARLOS as described in Official Record Book 1199, Page 349 Public Records of Lee County, Florida; thence N.89°18'00"W. for 100 feet to a 75 feet wide canal as described in Official Record Book 1190 Page 1769, Public Records of Lee County, Florida; thence S.0°42'00"W. 5.85 feet along the Easterly line of said 75 feet canal; thence N.89°18'00"W. for 75 feet along said canal; thence N.0°42'00"E. along the Westerly line of said canal for 500 feet; thence N.89°18'00"W. for 105 feet to the West line of Lot 9 of said Unrecorded Plat of SAN CARLOS CORPORATION; thence S.0°42'00"W. along said West line of Lot 9 for 615.35 feet to the POINT OF BEGINNING.

SUBJECT TO a 15 feet road easement along the West line of said Lot 9 of Unrecorded Plat of SAN CARLOS CORPORATION.

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 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°43'00" 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 an 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 at 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

LFB

Schedule "A"

the centerline of said County Road for 1322.11 feet; thence deflect 104°43'00" 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 for 120 feet to the waters of said canal or waterway and the point of beginning of said East line of said canal or waterway. From said point of beginning run Northwesterly parallel with and 120 feet West of said East line to the waters of Ostego 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.

SUBJECT TO taxes, easements and restrictions of record.

REF: 1412 PG 987

SAL GERARDI  
CLERK OF CIRCUIT COURT  
MAR 6 3 17 PM '00  
LEE CLYST  
RECORDS / FILED

*LAD*

*Sch "A"*

rec. 10-50  
Ds. 218.90

# WARRANTY DEED

Charles R. Mosdor, Jr., Esq.  
Post Office Box 2520  
Fort Myers Beach, FL 33932-2520  
(Recorder's Use)

THIS WARRANTY DEED, made this 4 day of April  
A.D. 1990 between

GLYNN R. PETERSON, an unmarried person

hereinafter called the Grantor, and

RALEIGH LEROY COATES, JR., a married person

2825964

whose mailing address is 27266 Mandalay Drive, Punta Gorda, FL 33950  
Grantor Social Security #

hereinafter called the Grantee,

("Grantor" and "Grantee" are used for singular or plural, and any gender shall include all genders, as context requires.)

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

AS DESCRIBED IN THE ATTACHED EXHIBIT "A".

SUBJECT TO easements, restrictions and reservations of record and taxes for the year 1990 and subsequent years.

Property Appraiser Parcel Identification Number: 19-46-24-00-00005.0010

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

(Wt.) [Signature]

[Signature] (Seal)  
GLYNN R. PETERSON

(Wt.) [Signature]

STATE OF Florida  
COUNTY OF Lee

I HEREBY CERTIFY that on this 4 day of April, 1990, before me, an officer duly qualified to take acknowledgements, personally appeared GLYNN R. PETERSON, an unmarried person, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid.

[Signature]  
NOTARY PUBLIC

My Commission Expires:

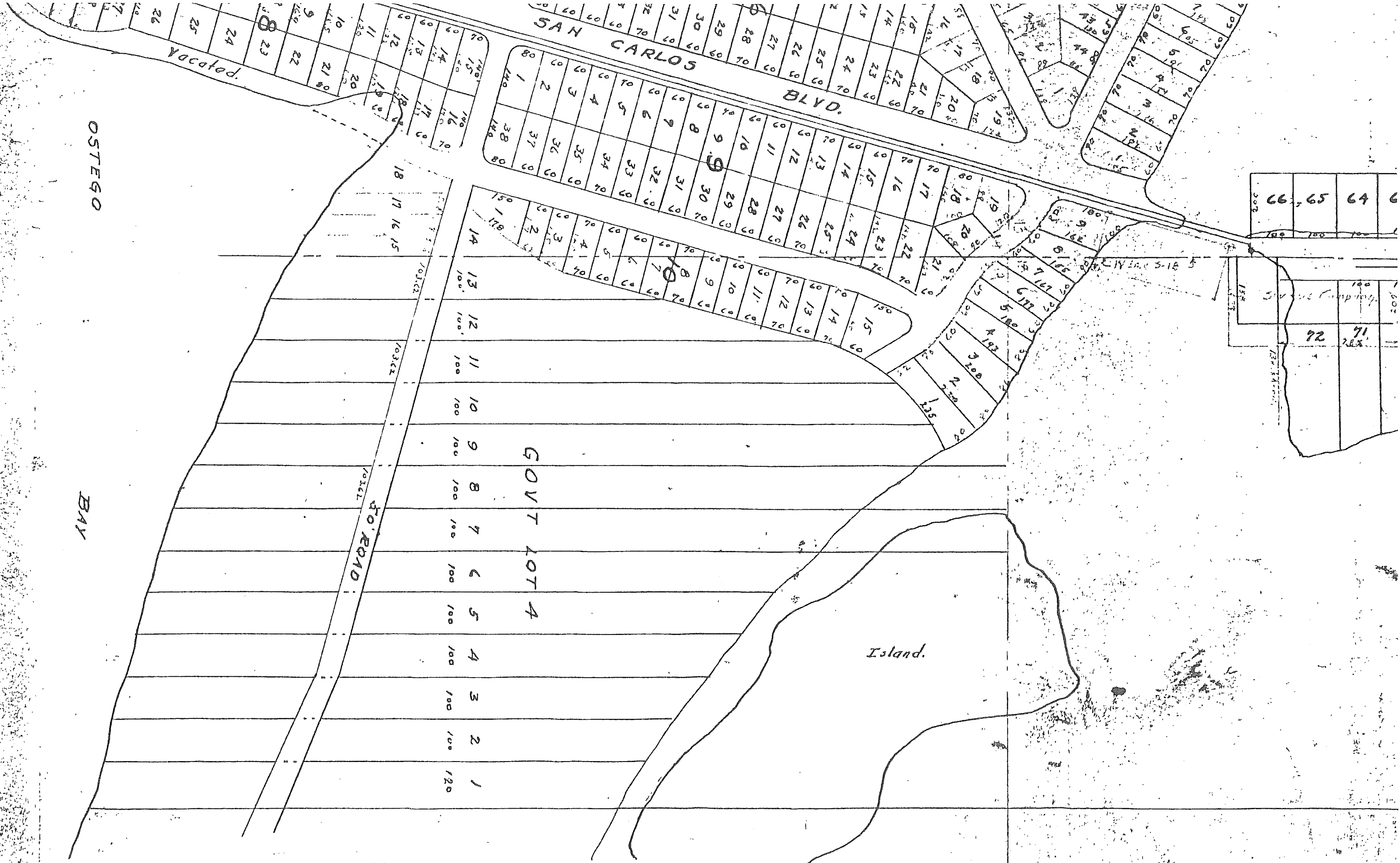
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. JUNE 17, 1993  
BONDED THRU CENTRAL TIS. USD.

(Affix Notary Seal Above)

Documentary Tax Pd. \$ 218.90  
Intangible Tax Pd. \$ \_\_\_\_\_  
By [Signature] CHARLIE GREEN, CLERK, LEE COUNTY  
Deputy Clerk

RECORDED VERIFIED - CHARLIE GREEN, CLERK  
BY: C. MOYER, D.C.

OR2141 PG2153



SAN CARLOS BLVD.

Vacated.

OSTEGO

BAY

GOVT LOT 4

Island.

TO ROAD

66, 65, 64, 6

72, 71

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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13-46-24

1-27-66

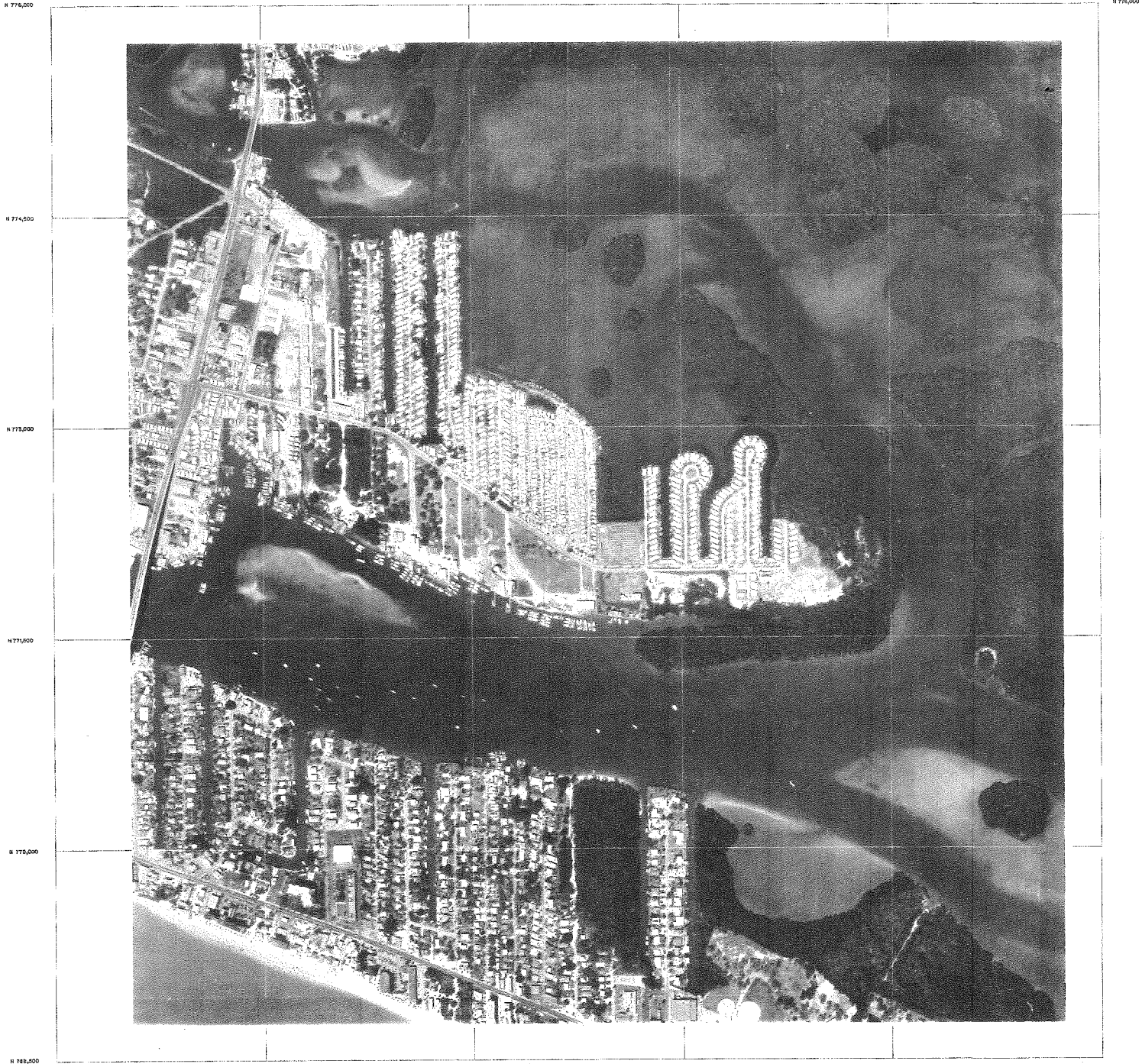
6-24

T46S  
R24E  
-19-

13-46-24

E 812,000 N 776,000

PREPARED BY  
**KUCERA**  
AND ASSOCIATES, INC.  
PHOTOGRAMMETRIC CONSULTANTS



**LEGEND**

- HORIZONTAL CONTROL U.S.C.A. U.S. 123 Δ
- FLORIDA S.O.T. CONTROL ○
- ESTABLISHED SECTION CORNER +
- GEODETIC CONTROL BY DEMI ASSOC. □
- SECTION CORNER (APPROX. LOCATION) ⊕

30	31	32	33	34	35	36	37
1	6	5	4	3	2	1	8
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
38	31	32	33	34	35	36	31
1	8	9	4	3	2	1	6

**KEY MAP**



**NOTE:**

ACCURACY: IT IS STATED THAT THIS MAPPING COMPLY WITH U.S. NATIONAL MAP ACCURACY STANDARDS, HOWEVER SUCH ACCURACY OR ANY OTHER LEVEL OF ACCURACY IS NOT GUARANTEED BY LEE COUNTY FLORIDA.

LAND LINE INFORMATION SHOWN HERE ON IS COMPILED FROM THE BEST AVAILABLE DATA AND DOES NOT NECESSARILY REPRESENT TRUE LAND LINE LOCATION.

GRID BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE.



SCALE 1" = 300'



**County of Lee**  
DEPARTMENT OF INFORMATION SERVICES  
FORT MYERS, FLORIDA

**SEC.19 -T46S - R24 E**

19 46 24



September 15, 2015

Mr. Jim Ink  
Inkwerks  
2055 West First Street  
Fort Myers, FL33901

RE: Bay Harbour Marina Village  
DCI2015-00015/CPA2015-00005

**RECEIVED**  
SEP 17 2015

COMMUNITY DEVELOPMENT

CPA2015-00005

Dear Mr. Ink:

TR Transportation Consultants, Inc. has reviewed the comments issued by the Lee County Department of Community Development for the proposed Bay Harbour Marina Village comprehensive plan amendment and rezoning application. The comments and TR Transportation's response to those comments are listed below for reference.

**CPA2015-00005**

*Please revise the traffic impact statement to address the following: (1) the 5-year LOS analysis (Table 6A) shall include all roadways within the 3 mile radius, not just San Carlos Boulevard and Main Street. (2) In the year 2035 LOS analysis (Table 4A), the peak season factors are not correct. Reanalysis is required. (3) The year 2035 LOS analysis (Table 4A) only analyze the year 2035 background LOS. The LOS analysis with the proposed project needs to be provided.*

**Tables 4A and 6A** were revised to address the comments above. The revised Tables are attached for reference.

**LC ZTIS PD Application Sufficiency Checklist**

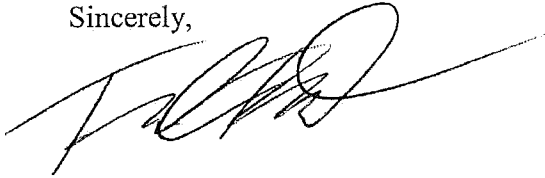
*Staff appreciates that the Applicant has indicated the impacts to San Carlos Boulevard to the south on the distribution graphic. Additionally, the narrative indicates the project's impacts to this link. However, Table 2A does not include the calculations used to validate the assumptions in the TIS. As such, Staff is unable to verify that the analysis is accurate. While Staff appreciates that the significant impact analysis doesn't show a significant impact to this roadway, this link (along with the link on San Carlos Boulevard to the north of Main Street) is the nearest link in which the County measures level of service. Additionally, the Town of Fort Myers Beach has particular interest in cases along Main Street. All that being said, the calculations should be provided to validate the conclusions drawn in the analysis. Staff notes that the Town of Fort Myers Beach Comprehensive Plan does allow for a higher v/c ratio, so Staff does not*

*envison a LOS issue being present. a) The LOS analysis graphic should be revised to reflect the LOS conditions headed towards Fort Myers Beach as well. This application will have an impact on San Carlos Boulevard to the south of Main Street, and as a result this link should be analyzed in order to properly indicate to the Town of Fort Myers Beach that the impacts have been reviewed. Please revise.*

**Table 2A** has been revised to reflect the LOS calculation on San Carlos Boulevard south of Main Street. Figure 4, which reflects the LOS summary, is also attached for reference, although this was not revised from the previous submittal.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,



Ted B. Treesh, PTP  
President

Attachments



**TABLE 2A  
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS  
BAY HARBOUR MARINA VILLAGE REZONING**

August 13, 2015

TOTAL PROJECT TRAFFIC AM = 184      VPH    IN =    80    OUT=    104  
 TOTAL PROJECT TRAFFIC PM = 250      VPH    IN=    140    OUT=    110

ROADWAY	SEGMENT	PCS#	BASE YR	2011 ADT	YRS OF GROWTH	ANNUAL RATE <sup>1</sup>	2014	2022			2022			2022						
							PK HR	PK HR	PK SEASON	PERCENT PROJECT	AM PROJ	PM PROJ	+ AM PROJ	BCKGRND	BCKGRND	+ PM PROJ				
							PK SEASON	PEAK DIRECTION	VOLUME	LOS	V/C	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	V/C	VOLUME	LOS	V/C
San Carlos Blvd.	S. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,132	F	1.32	35%	36	49	1,168	F	1.36	1,181	F	1.37	
	N. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,132	C	0.58	55%	57	77	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	211	378	D	0.51	400	D	0.54	
	E. of Buttonwood Dr.	--	--	3,773*	--	1.00%	166	189	C	0.26	100%	209	234	398	D	0.54	423	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

**TABLE 3A  
LEVEL OF SERVICE THRESHOLDS  
BAY HARBOUR VILLAGE MARINA CPA - 2035 ANALYSIS**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>		<u>EXISTING CONDITIONS</u>		<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>
	<u>FROM</u>	<u>TO</u>	<u># Lanes</u>	<u>Roadway Designation</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
Summerlin Road	McGregor Blvd.	San Carlos Blvd.	4LD	Class I - Arterial	0	260	1,840	1,960	1,960
	San Carlos Blvd.	Pine Ridge Rd.	6LD	Class I - Arterial	0	410	2,840	2,940	2,940
	Pine Ridge Rd.	Bass Rd.	6LD	Class I - Arterial	0	410	2,840	2,940	2,940
Pine Ridge Rd.	San Carlos Blvd.	Summerlin Rd.	2LN	Class I - Arterial	0	140	800	860	860
	Summerlin Rd.	Gladiolus Dr.	2LN	Class I - Arterial	0	140	800	860	860
San Carlos Blvd.	Esteros Blvd.	Main St.	2LB	Class 1 - Arterial	0	140	800	860	860
	Main St.	Summerlin Rd.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
	Summerlin Rd.	Kelly Rd.	2LN	Class 1 - Arterial	0	140	800	860	860
Esteros Blvd.	Center St.	Tropical Shores Way	2LN	Class I - Arterial	0	140	800	860	860
	Tropical Shores Way	Voorhis St.	2LN	Class I - Arterial	0	140	800	860	860
McGregor Blvd.	Summerlin Rd.	San Carlos Blvd.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960

- Denotes the LOS Standard for each roadway segment

**TABLE 4A  
2035 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS  
BAY HARBOUR VILLAGE MARINA CPA - 2035 ANALYSIS**

September 15, 2015

ROADWAY	ROADWAY SEGMENT FROM TO		2035							2035 BACKGROUND				PM PK PROJ.		2035 PEAK DIRECTION				Max. v/c	
			FSWDT	LCDOT PCS OR FDOT SITE #	PEAKSEASON FACTOR	AADT		100TH HIGHEST HOUR PK DIR	DIRECTIONAL FACTOR	PEAK	PEAK DIRECTION TRAFFIC VOLUMES		v/c	VOL	VOLUMES + PM PEAK PROJECT TRAFFIC VOLUMES		LOS	LOS			
						TRAFFIC	FACTOR				NORTH/EAST	SOUTH/WEST			NORTH/EAST	SOUTH/WEST					
Summerlin Road	McGregor Blvd.	San Carlos Blvd.	40,866	19	1.180	34,632	0.1000	3,463	0.54	EAST	1870	D	1,593	C	15	1885	D	1,608	C		
	San Carlos Blvd.	Pine Ridge Rd.	44,932	19	1.180	38,078	0.1000	3,808	0.54	EAST	2056	C	1,752	C	30	2086	C	1,782	C		
	Pine Ridge Rd.	Bass Rd.	56,799	19	1.180	48,135	0.1000	4,813	0.54	EAST	2599	C	2,214	C	60	2659	C	2,274	C		
Pine Ridge Rd.	San Carlos Blvd.	Summerlin Rd.	12,298	19	1.180	10,422	0.1000	1,042	0.54	EAST	563	C	479	C	30	593	C	509	C		
	Summerlin Rd.	Gladius Dr.	7,166	19	1.180	6,073	0.1000	607	0.54	EAST	328	C	279	C	25	353	C	304	C		
San Carlos Blvd.	Esteros Blvd.	Main St. (Bridge)	30,830	8	1.130	27,283	0.0850	2,319	0.55	NORTH	1275	F	1,044	F	1.48	53	1328	F	1,097	F	1.54
	Main St.	Summerlin Rd.	36,142	8	1.130	31,984	0.0850	2,719	0.55	NORTH	1495	C	1,224	C	98	1593	C	1,322	C		
	Summerlin Rd.	Kelly Rd.	14,882	8	1.130	13,170	0.0850	1,119	0.55	NORTH	615	C	504	C	23	638	C	527	C		
Esteros Blvd.	Center St.	Tropical Shores Way	27,844	44	1.080	25,781	0.0900	2,320	0.52	NORTH	1206	F	1,114	F	1.40	53	1259	F	1,167	F	1.46
	Tropical Shores Way	Voorhis St.	23,324	44	1.080	21,596	0.0900	1,944	0.52	NORTH	1011	F	933	F	1.18	33	1044	F	966	F	1.21
McGregor Blvd.	Summerlin Rd.	San Carlos Blvd.	29,782	38	1.22	24411	0.102	2,490	0.59	NORTH	1469	C	1021	C	15	1484	C	1,036	C		

PM Peak Project Traffic Volumes taken from Table 6A

**TABLE 5A**  
**PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES**  
**BAY HARBOUR MARINA VILLAGE COMP PLAN 5-YEAR ANALYSIS**

September 15,2015

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 121 VPH      IN= 49      OUT= 72  
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 288 VPH      IN= 151      OUT= 137

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>PERCENT</u>		
								<u>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>PROJ/ LOS C</u>
San Carlos Blvd.	S. of Main St.	2LN	0	140	800	860	860	35%	53	6.61%
	N. of Main St.	4LN	0	260	1,840	1,960	1,960	55%	83	4.51%
	N. of Buttonwood Dr.	4LN	0	260	1,840	1,960	1,960	65%	98	5.33%
	N. of Pine Ridge Rd.	4LN	0	260	1,840	1,960	1,960	45%	68	3.69%
	N. of Summerlin Rd.	2LN	0	140	800	860	860	15%	23	2.83%
Main St.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	90%	221	71.26%
	E. of Buttonwood Dr.	2LN	0	0	310	670	740	100%	245	79.03%
Buttonwood Dr.	N. of Main St.	2LN	0	0	310	670	740	10%	15	4.87%
Summerlin Rd.	E. of Pine Ridge Rd.	6LN	0	410	2,840	2,940	2,940	40%	60	2.13%
	E. of San Carlos Blvd.	6LN	0	410	2,840	2,940	2,940	20%	30	1.06%
	W. of San Carlos Blvd.	4LN	0	260	1,840	1,960	1,960	10%	15	0.82%
Pine Ridge Rd.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	20%	30	9.74%

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



**TABLE 6A  
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS  
BAY HARBOUR MARINA VILLAGE COMP PLAN 5-YEAR ANALYSIS**

September 15, 2015

TOTAL PROJECT TRAFFIC AM = 121      VPH    IN =    49    OUT=    72  
 TOTAL PROJECT TRAFFIC PM = 288      VPH    IN=    151    OUT=    137

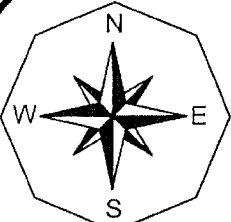
ROADWAY	SEGMENT	PCS#	BASE YR	2011 ADT	YRS OF GROWTH	ANNUAL RATE <sup>1</sup>	2013	2020			PERCENT PROJECT TRAFFIC	2020			2020				
							PK HR	PK HR	PK SEASON	BCKGRND			BCKGRND						
							PK SEASON	PEAK DIRECTION	V/C	+ AM PROJ		+ PM PROJ	+ PM PROJ	LOS	V/C				
San Carlos Blvd.	S. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,120	F	1.30	35%	25	53	1,146	F	1.33	1,173	F	1.36
	N. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,120	C	0.57	55%	40	83	1,160	C	0.59	1,203	C	0.61
	N. of Buttonwood Dr.	8	25,100	22,300	9	1.00%	1,045	1,120	C	0.57	65%	47	98	1,167	C	0.60	1,219	C	0.62
	N. of Pine Ridge Rd.	8	25,100	22,300	9	1.00%	1,045	1,120	C	0.57	45%	32	68	1,153	C	0.59	1,188	C	0.61
	N. of Summerlin Rd.	379	17,200	13,700	5	1.00%	691	741	C	0.86	15%	11	23	752	C	0.87	763	C	0.89
Main St.	E. of San Carlos Blvd.	--	--	3,773*	--	1.00%	166	185	C	0.25	90%	160	221	345	D	0.47	406	D	0.55
	E. of Buttonwood Dr.	--	--	3,773*	--	1.00%	166	185	C	0.25	100%	177	245	362	D	0.49	430	D	0.58
Summerlin Rd.	E. of Pine Ridge Rd.	19	30,200	29,700	9	1.00%	1,752	1,878	C	0.64	40%	29	60	1,907	C	0.65	1,939	C	0.66
	E. of San Carlos Blvd.	19	30,200	29,700	9	1.00%	1,000	1,072	C	0.36	20%	14	30	1,087	C	0.37	1,102	C	0.37
	W. of San Carlos Blvd.	19	30,200	29,700	9	1.00%	1,055	1,131	C	0.58	10%	7	15	1,138	C	0.58	1,146	C	0.58
Pine Ridge Rd.	E. of San Carlos Blvd.	37	10,600	9,500	5	1.00%	458	491	D	0.66	20%	14	30	505	D	0.68	521	D	0.70

<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.

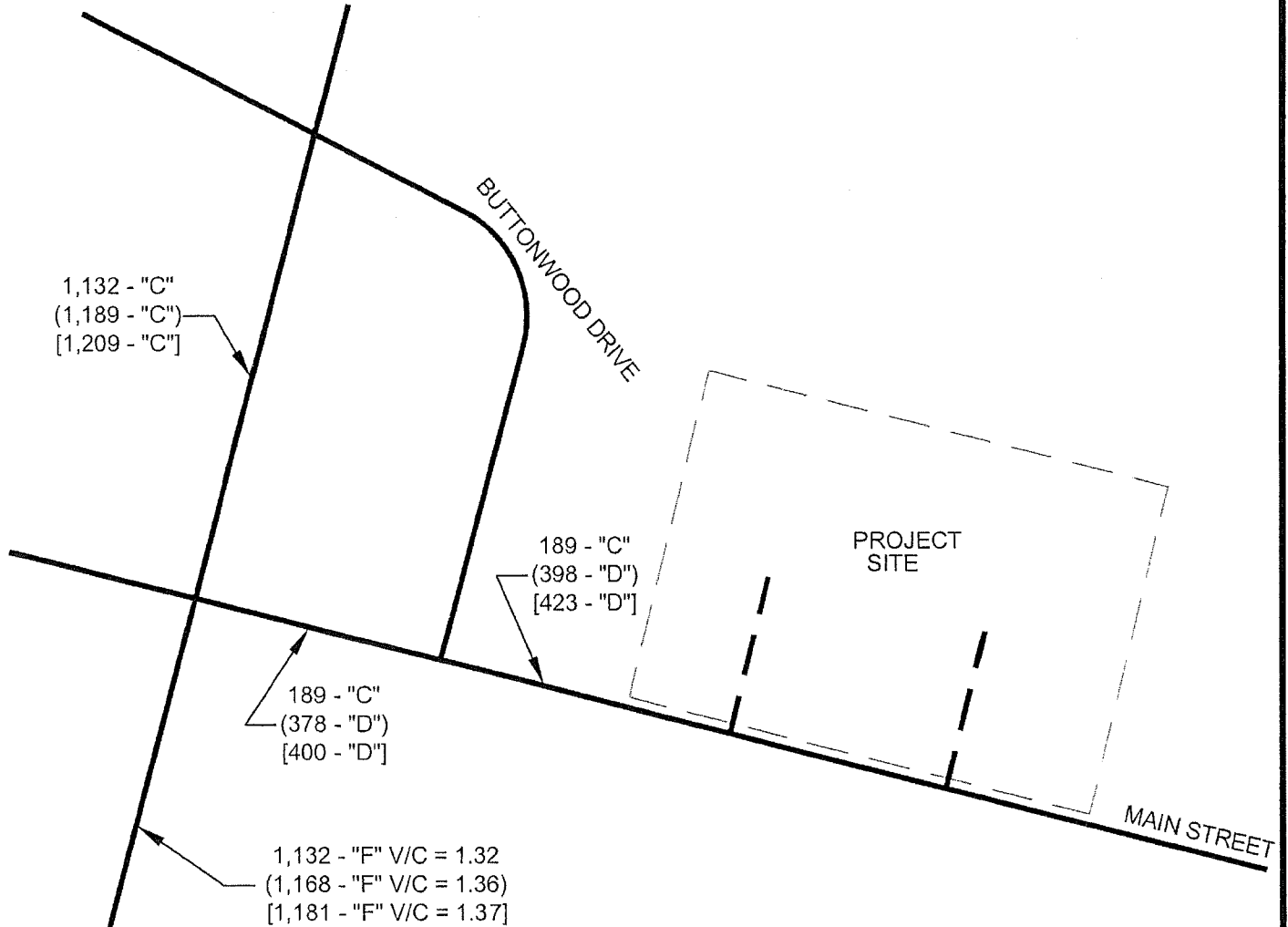
\* Represents a 2009 AADT. Obtained from traffic data collected by TR Transportation.

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



N.T.S.

F1504.09/Sufficiency



**LEGEND**

- XXX - "C" 2022 PEAK SEASON PEAK HOUR  
PEAK DIRECTION BACKGROUND TRAFFIC  
AND LEVEL OF SERVICE DESIGNATION
- (XXX - "C") 2022 PEAK SEASON PEAK HOUR  
PEAK DIRECTION BACKGROUND  
TRAFFIC PLUS AM PROJECT TRAFFIC  
AND LEVEL OF SERVICE DESIGNATION
- [XXX - "C"] 2022 PEAK SEASON PEAK HOUR  
PEAK DIRECTION BACKGROUND  
TRAFFIC PLUS PM PROJECT TRAFFIC  
AND LEVEL OF SERVICE DESIGNATION

			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL			
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SAN CARLOS BL (SR 865)	SUMMERLIN RD	KELLY RD	2LD	E	1,000	B	691	B	691	B	701		23180
SAN CARLOS BL (SR 865)	KELLY RD	GLADIOLUS RD	4LD	E	1,460	C	691	C	691	C	697		23200
SAN CARLOS BL (SCP)	US 41	THREE OAKS PKWY	2LN	E	860	C	254	C	255	C	255		23230
SANIBEL BL*	US 41	LEE BL	2LN	E	860	C	479	C	479	C	491		23260
SHELL POINT BL*	McGREGOR BL	PALM ACRES	2LN	E	860	C	260	C	260	C	313		23400
SIX MILE CYPRESS PKWY (SR 739)	US 41	METRO PKWY	4LD	E	1,920	B	1,349	B	1,349	B	1,360		23500
SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	1,920	B	1,238	B	1,281	B	1,326		23600
SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	4LD	E	1,900	A	752	A	752	B	875		23700
SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,900	A	732	A	732	A	732		23800
SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,860	A	732	A	732	A	732		23900
SLATER RD	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LU	E	1,010	C	327	C	328	C	330		24000
SOUTH POINTE BL*	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	860	D	607	D	607	D	607		24100
SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	E	1,310	B	365	B	365	B	367		24200
SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	E	1,310	B	301	B	302	B	308		24300
STALEY RD	ORANGE RIVER BL	TICE ST	2LU	E	860	C	170	C	170	C	195		24400
STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,060	B	279	B	286	D	630		24500
STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	279	B	281	C	414		24600
STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	521	D	527	D	655		24700
STRINGFELLOW RD*	PINELAND RD	MAIN ST	2LN	E	1,060	B	173	B	178	B	268		24800
SUMMERLIN RD	McGREGOR BL	KELLY COVE RD	4LD	E	1,980	B	1,143	B	1,143	B	1,226		24900
SUMMERLIN RD*	KELLY COVE RD	SAN CARLOS BL	4LD	E	1,980	B	1,055	B	1,055	B	1,055		25000
SUMMERLIN RD*	SAN CARLOS BL	PINE RIDGE RD	6LD	E	2,980	B	1,000	B	1,000	B	1,115		25100
SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	2,980	B	1,752	B	1,752	B	1,845		25200
SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	2,980	B	1,752	B	1,752	B	1,858		25300
SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,980	B	1,235	B	1,235	B	1,360		25400
SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,960	B	1,287	B	1,287	B	1,287		25500
SUMMERLIN RD	COLLEGE PKWY	MAPLE DR	6LD	E	2,960	C	1,593	C	1,593	C	1,612		25600
SUMMERLIN RD	MAPLE DR	BOY SCOUT DR	6LD	E	2,960	C	1,593	C	1,593	C	1,593		25700
SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,760	D	1,026	D	1,026	D	1,026		25800
SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	E	1,760	D	1,026	D	1,026	D	1,026		25900
SUNRISE BL*	ALEX BELL BL	COLUMBUS AVE	2LU	E	860	C	42	C	44	C	54		26000
SUNSHINE BL	IMMOKALEE RD (SR82)	SW 23rd ST	2LN	E	1,040	C	323	C	326	C	334		26100
SUNSHINE BL	SW 23rd ST	LEE BL	2LN	E	1,040	C	319	C	320	C	320		26150
SUNSHINE BL	LEE BL	W 12th ST	2LN	E	1,040	D	546	D	547	D	558		26200
SUNSHINE BL*	W 12th ST	W 75th ST	2LN	E	1,040	B	248	B	250	B	250		26300
SW 23rd ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	C	540	C	543	D	750		26400
TERMINAL ACCESS RD	TREELINE AVE	AIRPORT ENT	4LD	E	1,790	D	1,501	D	1,501	D	1,501	I-75 Connector under construction	26450
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4LD	E	1,940	B	865	B	865	B	1,017		26500

September 17, 2015

Mr. Jim Ink  
Inkwerks  
2055 West First Street  
Fort Myers, FL33901

**RECEIVED**  
SEP 17 2015

COMMUNITY DEVELOPMENT  
CPA2015-00005

RE: Bay Harbour Marina Village  
DCI2015-00015/CPA2015-00005

Dear Mr. Ink:

TR Transportation Consultants, Inc. has reviewed the comments issued by the Lee County Department of Community Development for the proposed Bay Harbour Marina Village comprehensive plan amendment and rezoning application. The comments and TR Transportation's response to those comments are listed below for reference.

**CPA2015-00005**

*Please update Table 5A and 6A to include Estero Boulevard on Fort Myers Beach.*

**Tables 5A** and **6A** were revised to include Estero Boulevard in the Level of Service analysis and are attached.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,



Ted B. Treesh, PTP  
President

Attachments

**TABLE 5A**  
**PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES**  
**BAY HARBOUR MARINA VILLAGE COMP PLAN 5-YEAR ANALYSIS**

September 17, 2015

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 121 VPH      IN= 49      OUT= 72  
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 288 VPH      IN= 151      OUT= 137

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>PERCENT</u>		
								<u>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>PROJ/ LOS C</u>
San Carlos Blvd.	S. of Main St.	2LN	0	140	800	860	860	35%	53	6.61%
	N. of Main St.	4LN	0	260	1,840	1,960	1,960	55%	83	4.51%
	N. of Buttonwood Dr.	4LN	0	260	1,840	1,960	1,960	65%	98	5.33%
	N. of Pine Ridge Rd.	4LN	0	260	1,840	1,960	1,960	45%	68	3.69%
	N. of Summerlin Rd.	2LN	0	140	800	860	860	15%	23	2.83%
Main St.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	90%	221	71.26%
	E. of Buttonwood Dr.	2LN	0	0	310	670	740	100%	245	79.03%
Buttonwood Dr.	N. of Main St.	2LN	0	0	310	670	740	10%	15	4.87%
Summerlin Rd.	E. of Pine Ridge Rd.	6LN	0	410	2,840	2,940	2,940	40%	60	2.13%
	E. of San Carlos Blvd.	6LN	0	410	2,840	2,940	2,940	20%	30	1.06%
	W. of San Carlos Blvd.	4LN	0	260	1,840	1,960	1,960	10%	15	0.82%
Pine Ridge Rd.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	20%	30	9.74%
Estero Blvd.	S. of San Carlos Blvd.	2LN	571	616	644	685	726	35%	53	8.21%

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

For Estero Blvd., Service volumes taken from Lee County Link Specific Thresholds (2014)



**TABLE 6A  
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS  
BAY HARBOUR MARINA VILLAGE COMP PLAN 5-YEAR ANALYSIS**

September 17, 2015

TOTAL PROJECT TRAFFIC AM= 121      VPH    IN=    49    OUT=    72  
 TOTAL PROJECT TRAFFIC PM= 288      VPH    IN=    151    OUT=    137

ROADWAY	SEGMENT	PCS#	BASE YR	2011	YRS OF	ANNUAL	2013	2020			PERCENT	2020			2020				
							PK HR	PK HR	PK SEASON	PROJECT		BCKGRND		BCKGRND					
							PK SEASON	PEAK DIRECTION	TRAFFIC			AM PROJ	PM PROJ	+ AM PROJ	+ PM PROJ				
ADT	ADT	GROWTH	RATE <sup>1</sup>	PEAK DIR. <sup>2</sup>	VOLUME	LOS	V/C	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	V/C	VOLUME	LOS	V/C			
San Carlos Blvd.	S. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,120	F	1.30	35%	25	53	1,146	F	1.33	1,173	F	1.36
	N. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,120	C	0.57	55%	40	83	1,160	C	0.59	1,203	C	0.61
	N. of Buttonwood Dr.	8	25,100	22,300	9	1.00%	1,045	1,120	C	0.57	65%	47	98	1,167	C	0.60	1,219	C	0.62
	N. of Pine Ridge Rd.	8	25,100	22,300	9	1.00%	1,045	1,120	C	0.57	45%	32	68	1,153	C	0.59	1,188	C	0.61
	N. of Summerlin Rd.	379	17,200	13,700	5	1.00%	691	741	C	0.86	15%	11	23	752	C	0.87	763	C	0.89
Main St.	E. of San Carlos Blvd.	--	--	3,773*	--	1.00%	166	185	C	0.25	90%	160	221	345	D	0.47	406	D	0.55
	E. of Buttonwood Dr.	--	--	3,773*	--	1.00%	166	185	C	0.25	100%	177	245	362	D	0.49	430	D	0.58
Summerlin Rd.	E. of Pine Ridge Rd.	19	30,200	29,700	9	1.00%	1,752	1,878	C	0.64	40%	29	60	1,907	C	0.65	1,939	C	0.66
	E. of San Carlos Blvd.	19	30,200	29,700	9	1.00%	1,000	1,072	C	0.36	20%	14	30	1,087	C	0.37	1,102	C	0.37
	W. of San Carlos Blvd.	19	30,200	29,700	9	1.00%	1,055	1,131	C	0.58	10%	7	15	1,138	C	0.58	1,146	C	0.58
Pine Ridge Rd.	E. of San Carlos Blvd.	37	10,600	9,500	5	1.00%	458	491	D	0.66	20%	14	30	505	D	0.68	521	D	0.70
Estero Blvd.	S. of San Carlos Blvd.	44	16,400	13,500	9	1.00%	716	768	F	1.06	35%	25	53	793	F	1.09	820	F	1.13

<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



LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2013 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLONIAL BLVD	SIX MILE PKWY	I-75	1	0.5	6LD	0	2,490	3,220	3,220	3,220	0	4,090	5,290	5,290	5,290
	I-75	SR 82	1	2.4	6LD	1,150	3,240	3,240	3,240	3,240	1,990	5,600	5,600	5,600	5,600
CORKSCREW RD	US41	SANDY LN	4	0.5	4LD	0	380	1,900	1,900	1,900	0	750	3,740	3,740	3,740
	SANDY LN	THREE OAKS PKWY	4	0.7	4LD	0	380	1,900	1,900	1,900	0	750	3,740	3,740	3,740
	THREE OAKS PKWY	I-75	4	0.8	4LD	0	380	1,900	1,900	1,900	0	750	3,740	3,740	3,740
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	4LD	0	380	1,900	1,900	1,900	0	750	3,740	3,740	3,740
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	3	1.7	2LD	100	310	560	770	1,130	190	600	1,090	1,510	2,220
	WILDCAT RUN DR	ALICO RD	3	2.6	2LN	90	290	530	730	1,080	180	570	1,040	1,440	2,120
CYPRESS LAKE DR	ALICO RD	COUNTY LINE	3	10.4	2LN	90	290	530	730	1,080	180	570	1,040	1,440	2,120
	MCGREGOR BLVD	SOUTH POINT BLVD	4	0.4	4LD	0	0	810	1,870	1,940	0	0	1,590	3,670	3,820
	SOUTH POINT BLVD	WINKLER RD	4	0.6	4LD	0	0	810	1,870	1,940	0	0	1,590	3,670	3,820
	WINKLER RD	SUMMERLIN RD	4	0.7	4LD	0	0	810	1,870	1,940	0	0	1,590	3,670	3,820
DANIELS PKWY	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	1,240	2,880	2,940	0	0	2,440	5,650	5,760
	US 41	BIG PINE WAY	4	0.5	6LD	0	0	720	2,530	2,680	0	0	1,420	4,970	5,280
	BIG PINE WAY	METRO PKWY	4	0.6	6LD	0	0	720	2,530	2,680	0	0	1,420	4,970	5,280
	METRO PKWY	SIX MILE PKWY	4	0.8	6LD	0	0	720	2,530	2,680	0	0	1,420	4,970	5,280
	SIX MILE PKWY	PALOMINO DR	4	2.2	6LD	0	2,470	3,000	3,000	3,000	0	4,580	5,570	5,570	5,570
	PALOMINO DR	I-75	4	0.6	6LD	0	2,470	3,000	3,000	3,000	0	4,580	5,570	5,570	5,570
	I-75	TREELINE AVE	3	0.5	6LD	2,610	3,180	3,180	3,180	3,180	4,500	5,500	5,500	5,500	5,500
TREELINE AVE	CHAMBERLIN PKWY	3	0.8	6LD	2,610	3,180	3,180	3,180	3,180	4,500	5,500	5,500	5,500	5,500	
DEL PRADO BLVD	CHAMBERLIN PKWY	SR 82	3	3.8	4LD	1,680	2,120	2,120	2,120	2,120	2,900	3,650	3,650	3,650	3,650
	CAPE CORAL PKWY	SE 46TH ST	5	0.3	6LD	0	0	1,520	2,820	2,820	0	0	2,870	5,310	5,310
	SE 46TH ST	CORONADO PKWY	5	0.7	6LD	0	0	1,520	2,820	2,820	0	0	2,870	5,310	5,310
	CORONADO PKWY	CORNWALLIS PKWY	5	1.3	6LD	0	0	1,520	2,820	2,820	0	0	2,870	5,310	5,310
	CORNWALLIS PKWY	VETERANS PKWY	5	0.8	6LD	0	0	1,520	2,820	2,820	0	0	2,870	5,310	5,310
	VETERANS PKWY	HANCOCK B. PKWY	5	3.0	6LD	0	0	1,560	2,840	2,840	0	0	3,060	5,570	5,570
	HANCOCK B. PKWY	NE 6TH ST	5	0.7	6LD	0	0	2,750	2,800	2,800	0	0	5,400	5,480	5,480
	NE 6TH ST	SR 78	5	0.4	6LD	0	0	2,750	2,800	2,800	0	0	5,400	5,480	5,480
ESTERO BLVD	HICKORY BLVD	AVENIDA PESCADORA	4	2.9	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	AVENIDA PESCADORA	MID ISLAND DR	4	1.2	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	MID ISLAND DR	SAN CARLOS BLVD	4	1.8	2LD	500	568	593	632	671	980	1,113	1,162	1,239	1,316
ESTERO PKWY	US41	BEN HILL GRIFFIN PKWY	4	2.6	4LD	0	2,000	2,000	2,000	2,000	0	3,920	3,920	3,920	3,920
FOWLER ST	US41	N AIRPORT RD	1	1.0	6LD	0	0	870	2,580	2,580	0	0	1,620	4,780	4,780
	N AIRPORT RD	COLONIAL BLVD	1	0.3	6LD	0	0	870	2,580	2,580	0	0	1,620	4,780	4,780
	COLONIAL BLVD	WINKLER AVE	1	0.5	4LD	0	490	1,700	1,700	1,700	0	910	3,150	3,150	3,150
	WINKLER AVE	HANSON ST	1	1.3	4LD	0	490	1,700	1,700	1,700	0	910	3,150	3,150	3,150
	HANSON ST	SR 82	1	1.3	4LD	0	490	1,700	1,700	1,700	0	910	3,150	3,150	3,150
GLADIOLUS DR	MCGREGOR BLVD	PINE RIDGE RD	4	0.5	4LD	0	1,060	1,840	1,840	1,840	0	2,000	3,490	3,490	3,490
	PINE RIDGE RD	BASS RD	4	1.6	4LD	0	1,060	1,840	1,840	1,840	0	2,000	3,490	3,490	3,490
	BASS RD	WINKLER RD	4	0.8	6LD	0	1,640	2,780	2,780	2,780	0	3,100	5,260	5,260	5,260
	WINKLER RD	SUMMERLIN RD	4	0.5	6LD	0	1,180	2,900	2,900	2,900	0	2,230	5,480	5,480	5,480
	SUMMERLIN RD	US 41	4	1.5	6LD	0	1,180	2,900	2,900	2,900	0	2,230	5,480	5,480	5,480

			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL			
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
ESTERO BL	VOORHIS ST	TROPICAL SHORES WAY	2LD	E	671	E	632	E	632	E	650	Constrained v/c = 0.94; Design underway	10000
ESTERO BL*	TROPICAL SHORES WAY	CENTER ST	2LD	E	671	F	716	F	716	F	779	Constrained v/c = 1.07; Reconstruction in FY 14/15	10100
ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	395	B	401	B	644		14400
ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	755	B	755	B	755		14450
EVERGREEN RD	US 41	BUS 41	2LU	E	860	C	100	C	100	C	100		10200
FIDDLESTICKS BL*	GUARDHOUSE	DANIELS PKWY	2LD	E	860	C	333	C	333	C	365		10300
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,580	D	1,094	D	1,094	D	1,096		10400
FOWLER ST	N AIRPORT RD	COLONIAL BL	6LD	E	2,580	D	1,262	D	1,262	D	1,262		10500
FOWLER ST	COLONIAL BL	WINKLER AVE	4LD	E	1,700	C	1,009	C	1,009	C	1,009		10600
FOWLER ST	WINKLER AVE	HANSON ST	4LD	E	1,700	C	1,148	C	1,148	C	1,148		10700
FOWLER ST (SR 739)	HANSON ST	DR ML KING BL (SR 82)	4LD	E	1,700	C	1,178	C	1,178	C	1,178		10730
GASPARILLA BL	FIFTH ST	CHARLOTTE COUNTY LINE	2LU	E	860	C	171	C	172	C	183	Constrained v/c = 0.20	10800
GLADIOLUS DR	McGREGOR BL	PINE RIDGE RD	4LD	E	1,840	B	351	B	353	B	411		10900
GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	B	1,039	B	1,039	C	1,127		11000
GLADIOLUS DR*	BASS RD	WINKLER RD	6LD	E	2,780	B	1,106	B	1,117	B	1,164		11100
GLADIOLUS DR*	WINKLER RD	SUMMERLIN RD	6LD	E	2,900	B	942	B	942	B	951		11200
GLADIOLUS RD	SUMMERLIN RD	US 41	6LD	E	2,900	C	1,853	C	1,853	C	1,998		11300
GREENBRIAR BL*	RICHMOND AVE	JOEL BL	2LU	E	860	C	68	C	71	C	71		11400
GUNNERY RD	IMMOKALEE RD (SR 82)	LEE BL	4LD	E	1,920	B	917	B	941	B	991		11500
GUNNERY RD	LEE BL	BUCKINGHAM RD	2LU	E	1,020	C	721	C	722	C	851		11600
HANCOCK BRIDGE PKWY	DEL PRADO BL	NE 24th AVE	4LD	E	2,000	B	996	B	996	B	996		11700
HANCOCK BRIDGE PKWY	NE 24th AVE	ORANGE GROVE BL	4LD	E	2,000	B	1,271	B	1,271	B	1,284		11800
HANCOCK BRIDGE PKWY*	ORANGE GROVE BL	MOODY RD	4LD	E	2,000	B	1,337	B	1,355	B	1,480		11900
HANCOCK BRIDGE PKWY	MOODY RD	U.S. 41	4LD	E	2,000	B	1,198	B	1,199	B	1,325		12000
HART RD	BAYSHORE RD (SR 78)	LAUREL DR	2LU	E	860	C	297	C	298	C	298		12100
HICKORY BL	BONITA BEACH RD	McLAUGHLIN BL	2LU	E	870	E	483	E	483	E	483	Constrained v/c = 0.56	12200
HICKORY BL	McLAUGHLIN BL	MELODY LN	2LU	E	870	D	333	D	335	D	340	Constrained v/c = 0.38	12300
HICKORY BL	MELODY LN	BIG CARLOS PASS	2LU	E	870	C	303	C	303	C	303	Constrained v/c = 0.35	12400
HOMESTEAD RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	C	469	C	470	C	475		12480
HOMESTEAD RD	MILWAUKEE BL	SUNRISE BL	2LN	E	990	C	469	C	469	D	615		12490
HOMESTEAD RD	SUNRISE BL	LEELAND HEIGHTS BL	2LN	E	990	C	469	C	471	E	765	4 Ln construction in FY 15/16	12500
HOMESTEAD RD	LEELAND HEIGHTS BL	LEE BL	4LN	E	1,900	D	1,192	D	1,193	D	1,264		12600
IDLEWILD ST*	METRO PKWY	PLANTATION RD	2LU	E	860	C	189	C	189	C	191		12700
IMMOKALEE RD (SR 82)	I-75	BUCKINGHAM RD	6LD	D	2,820	B	1,682	B	1,682	B	1,682		12800



## James Ink

---

**From:** Mayfield, Lee <LMayfield@leegov.com>  
**Sent:** Wednesday, September 16, 2015 8:40 AM  
**To:** James Ink  
**Cc:** Dunn, Brandon; Rozdolski, Mikki; 'Jack Mayher'; Bjostad, James  
**Subject:** RE: CPA2015-00005 Bay Harbour Marina Village  
**Attachments:** LDC - Hurricane Preparedness.docx

**RECEIVED**  
SEP 17 2015  
COMMUNITY DEVELOPMENT  
CPA2015-00005

James,

We would not be opposed to you applying the on-site shelter Land Development Code criteria instead of the payment in lieu of criteria. Keep in mind that the on-site shelter sq footage is based on the number of total units and NOT intended to shelter all residents during a storm event. The intent would be to have a safe space in the building should residents not evacuate as instructed for one reason or another. Since this location is on an island, these residents would still be expected to evacuate during a mandatory evacuation.

Let me know if you'd like to discuss further....I appreciate your interest and historical knowledge on this topic.

Lee

**From:** James Ink [mailto:jamesink@inkwerks.net]  
**Sent:** Tuesday, September 15, 2015 10:13 AM  
**To:** Mayfield, Lee  
**Cc:** Dunn, Brandon; Rozdolski, Mikki; 'Jack Mayher'  
**Subject:** RE: CPA2015-00005 Bay Harbour Marina Village

Lee

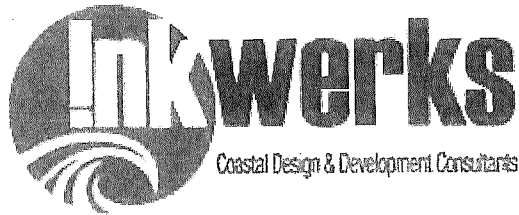
Planning staff has asked me to obtain clarification that your department has sufficient information to determine county support on the request for a shelter in place for our Bay Harbour Marina Village Development. I do not know your position on the substantive determination if we can have a shelter similar to the approved Ebb Tide Development. If so a comment on that would also be most helpful, but what is required is an e-mail that I do not owe you any additional information.

Thanks for your time.

James Ink

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

**From:** Mayfield, Lee [<mailto:LMayfield@leegov.com>]  
**Sent:** Wednesday, August 19, 2015 1:54 PM  
**To:** James Ink <[jamesink@inkwerks.net](mailto:jamesink@inkwerks.net)>  
**Subject:** RE: CPA2015-00005 Bay Harbour Marina Village

Jim,

Attached is the SLOSH/Storm Surge report we normally run for developments. Looks like the Cat 5 model run elevation is 25.7 NAVD.

Lee

**From:** James Ink [<mailto:jamesink@inkwerks.net>]  
**Sent:** Monday, August 17, 2015 1:16 PM  
**To:** Mayfield, Lee  
**Subject:** RE: CPA2015-00005 Bay Harbour Marina Village

I have attached the property list for your use.

Jim

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

**From:** Mayfield, Lee [<mailto:LMayfield@leegov.com>]  
**Sent:** Monday, August 17, 2015 8:20 AM  
**To:** James Ink <[jamesink@inkwerks.net](mailto:jamesink@inkwerks.net)>  
**Subject:** RE: CPA2015-00005 Bay Harbour Marina Village

James – Just to advise...if we do go with the on-site shelter option, the requirements will be to Category 5 – which means elevated to Cat 5 SLOSH level and strengthened to 200mph winds...in addition to the emergency power requirements. You are aware of this, right?

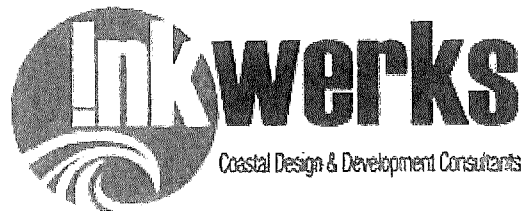
**From:** James Ink [<mailto:jamesink@inkwerks.net>]  
**Sent:** Sunday, August 16, 2015 12:42 PM  
**To:** Mayfield, Lee  
**Subject:** RE: CPA2015-00005 Bay Harbour Marina Village

Thanks for the response, I will call you at 2pm if that is alright and we can discuss. My issue is that another project on the same street was granted shelter in place approval in their zoning. I have attached the zoning condition for your review.

Jim

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

**From:** Mayfield, Lee [<mailto:LMayfield@leegov.com>]  
**Sent:** Sunday, August 16, 2015 12:19 PM  
**To:** James Ink <[jamesink@inkwerks.net](mailto:jamesink@inkwerks.net)>  
**Subject:** RE: CPA2015-00005 Bay Harbour Marina Village

Mr. Ink,

I believe my comments were that the payment in lieu of option would be more appropriate since we would never recommend that residents "shelter in place" during a hurricane in extremely vulnerable areas (Fort Myers Beach).

Except in the case of a proposed Healthcare Facility, the payment in lieu of option would be consistent with what most other developers have gone with.

That being said, I know the zoning issues raise other questions and I may have to discuss further with Lee County Community Development.

I'm in the office today until 3 or 4pm and can discuss now or tomorrow. My cell phone is 239-476-2480.

Thanks,

Lee

**From:** James Ink [mailto:jamesink@inkwerks.net]  
**Sent:** Sunday, August 16, 2015 10:02 AM  
**To:** Mayfield, Lee  
**Cc:** Farmer, Robert  
**Subject:** CPA2015-00005 Bay Harbour Marina Village

Mr. Mayfield

I have tried to contact you via e-mail and phone since August 6<sup>th</sup> to discuss a comment on shelter in place versus pay in lieu of for our Bay Harbour Marina Village MPD. It is extremely important that we have a conversation since we desire to be consistent with the entitlements of Ebb Tide development down the street. We need to attempt to resolve this issue if possible before we have to discuss the difference in the public hearing process.

Please contact me as soon as possible, I am resubmitting our additional information stating that we are working on the issue.

Thanks for your time

James Ink

NOTE:

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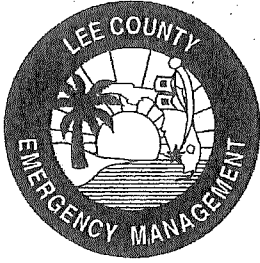




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[jamesink@inkwerks.net](mailto:jamesink@inkwerks.net)

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



## Storm Surge/SLOSH Information



**Project:** Bay Harbour Marina Village MPD

**Strap #:** Multiple

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

**Approximate Lat/Long:** 26.462N, 81.949W

**Owner / Address:**

**Hurricane Surge Evacuation Zone:** This property is located in Evacuation Zone A

### Surge Height Information

<b>Cyclone Category</b>	<b>Land-falling Surge Height (Feet Above Sea Level NAV)</b>
TS	5.7
CAT 1	7.7
CAT 2	13.5
CAT 3	18.0
CAT 4	22.1
CAT 5	25.7

**Data Source:** SLOSH Display Version 1.66 (1/13/2014)  
Fort Myers Basin v3  
Land-falling MOM at High Tide

**Date Created / Determined By:** August 19, 2015 by Lee Mayfield