



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

**28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899**

Letter of Transmittal

To: Lee County Planning Division

1500 Monroe Street, 1st Floor (Zoning Intake Counter)

From: Alexis Crespo

cc: Charles Basinait; James Nulf; Bill Price

Date: November 2, 2015

Subject: Hill Tide Estates – Small-Scale Comprehensive Plan Amendment

The following items are transmitted as listed below:

Quantity	Description
6	Copies of the Complete Submittal Package
1	Check in the amount of \$1,500

REMARKS:

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COMMUNITY DEVELOPMENT

CPA 2015-00012

SIGNED: _____



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: Hill Tide Estates

PROJECT SUMMARY:

Amend the Future Land Use Map designation for a 9.98+/- acre property located at the
southeast corner of Gulf Boulevard and Belcher Road from "Public Facilities" to "Urban
Community" to allow for the development of a maximum of 29 single-family dwelling units.

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: 134

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

11/2/2015
Date

Alexis Crespo, AICP
Printed Name of Owner or Authorized Representative

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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: Boca Pass Partners, LLC

Address: 12801 Commonwealth Drive, Suite 12

City, State, Zip: Fort Myers, FL, 33913

Phone Number: (239) 738-7900

Email: _____

Agent*: Waldrop Engineering, P.A. c/o Alexis Crespo, AICP

Address: 28100 Bonita Grande Drive, Suite 305

City, State, Zip: Bonita Springs, FL, 34135

Phone Number: (239) 405-7777

Email: Alexisc@waldropengineering.com

Owner(s) of Record: Florida Power & Light Co. c/o Property Tax-Psx-Jb

Address: 700 Universe Blvd.

City, State, Zip: Juno Beach, FL 33408

Phone Number: _____

Email: _____

* 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: Map 1 - Page 1 of 8 (Future Land Use Map)

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: 890 Belcher Road, Boca Grande, FL 33921

2. STRAP(s): 26-43-20-00-00010.0000

B. Property Information:

Total Acreage of Property: 9.98 acres

Total Acreage included in Request: 9.98 acres

Total Uplands: 9.98 acres

Total Wetlands: 0 acres

Current Zoning: Port

Current Future Land Use Designation: Public Facilities

Area of each Existing Future Land Use Category: 9.98 acres – Public Facilities

Existing Land Use: Vacant (Former Florida Power & Light Fuel Terminal)

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: N/A

Airport Noise Zone 2 or 3: N/A

Acquisition Area: N/A

Joint Planning Agreement Area (adjoining other jurisdictional lands): Yes. Please see Request Narrative.

Community Redevelopment Area: N/A

D. Proposed change for the subject property:

Amend the FLUM from Public Facilities to Urban Community to allow for a maximum of 29 single-family dwelling units.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density N/A

Commercial intensity N/A

Industrial intensity 9.98 acres of marina/port terminal or other public facilities

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density 9.98 acres X 3 dwelling units/acre = 29 dwellings*

Commercial intensity N/A

Industrial intensity N/A

*Maximum density on Gasparilla Island may not exceed 3 du/acre per Lee Plan Table 1(a)

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]
- ☒ Boca Grande Planning Community [Lee Plan Policy 22.1.5]

Hill Tide Estates

Application for Small-Scale Comprehensive Plan Amendment

November 2, 2015

Prepared For:

ORIGINAL

Boca Pass Partners, LLC
12801 Commonwealth Drive, Suite 12
Fort Myers, FL 33913

Submitted To:

Lee County Department of Community Development
Planning Division
1500 Monroe Street
Fort Myers, FL 33901



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Table of Contents

Completed Comprehensive Plan Amendment Application

Executed Affidavit

Additional Agents

EXHIBITS

II.A.1 – Variance Report & Mailing Labels

IV.A.2 – Current Future Land Use Map

IV.A.3 – Proposed Future Land Use Map

IV.A.4 – Existing Land Use Map

IV.A.5 – Existing Zoning Map

IV.A.6 – Boundary Survey, Legal Description & Sketch of Description

IV.A.7 – Warranty Deed

IV.A.8 – Aerial Location Map

IV. B.1 – Traffic Circulation Analysis

IV.B.2 – Infrastructure Analysis

IV. B.3 – Agency Letters

IV.C .1– IV.C.6 Environmental Impacts

IV.D.1 – Master Site File Letter

IV.E.4 – Lee Plan Consistency Narrative

IV.E.5 – Surrounding Densities Map

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EXECUTED AFFIDAVIT

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**AFFIDAVIT
OF OWNER**

I, Alex Rubio, Owner, certify that Owner is the owner of the property described herein and Owner is the Seller under that certain Agreement of Purchase and Sale to sell the property. I certify that Owner has agreed to allow Applicant to seek approval for the Comprehensive Plan Amendment described in this Application, with the express condition that under no circumstances shall the Comprehensive Plan Amendment or any related approvals sought in this Application become final or effective, nor shall any covenants or restrictions be imposed upon the property as a result of any action approved by Lee County Community Development, prior to Applicant's taking title to the property under the terms of the Agreement of Purchase and Sale. I 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 Owner



Date

11/2/15

Alex Rubio

Printed Name of Owner

STATE OF FLORIDA

COUNTY OF LEE palm beach

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 11/2/15 (date) by Alex Rubio (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.



Signature of Notary Public

(Name typed, printed or stamped)



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AFFIDAVIT
OF
APPLICANT

I, William G Price Jr. Manager of Boca Pass Partners LLC Applicant, certify that I am the Buyer under that certain Agreement of Purchase and Sale to purchase 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.



Signature of Applicant

11-3-15
Date

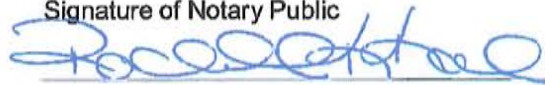
William G Price Jr.
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 11-3-15 (date) by William G Price Jr. (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.



Signature of Notary Public



(Name typed, printed or stamped)

Rochelle K Karch

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ADDITIONAL AGENTS

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ADDITIONAL AGENTS

Company Name:	Boca Pass Partners, LLC		
Contact Person:	Bill Price		
Address:	12801 Commonwealth Drive, Suite 12		
City, State, Zip:	Fort Myers, FL 33913		
Phone Number:	(239) 738-7842	Email:	Bprice@seagatedevelopmentgroup.com

Company Name:	Boca Pass Partners, LLC		
Contact Person:	James Nulf		
Address:	12801 Commonwealth Drive, Suite 12		
City, State, Zip:	Fort Myers, FL 33913		
Phone Number:	(239) 398-3929	Email:	Jnulf@seagatedevelopmentgroup.com

Company Name:	Boca Pass Partners, LLC		
Contact Person:	Scott Weidle		
Address:	3696 Enterprise Avenue		
City, State, Zip:	Naples, FL 34104		
Phone Number:	(239) 293-0346	Email:	SWeidle@bcbhomes.com

Company Name:	Henderson, Franklin, Starnes & Holt, P.A.		
Contact Person:	Charles Basinait		
Address:	1715 Monroe Street, P.O. Box 280		
City, State, Zip:	Fort Myers, FL 33902		
Phone Number:	(239) 344-1204	Email:	Charles.Basinait@henlaw.com

Company Name:	Waldrop Engineering, P.A.		
Contact Person:	David Willems, P.E.		
Address:	28100 Bonita Grande Drive, #305		
City, State, Zip:	Bonita Springs, FL 34135		
Phone Number:	(239) 405-7777	Email:	David.Willems@waldropengineering.com

Company Name:	David Plummer & Associates		
Contact Person:	Stephen Leung		
Address:	2149 McGregor Blvd.		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	(239) 332-2617	Email:	stephen.leung@dplummer.com

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EXHIBIT II.A.1
VARIANCE REPORT &
MAILING LABELS

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Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

Map & Data Sales
2480 Thompson Street
Fort Myers, FL 33901

Sales Order #6496

Ordered: 10/12/2015
Associate: OvertonB
Printed: 10/12/2015 2:43:14 PM

Bill To: Lindsay Rodriguez

Waldrop Engineering, P.A.
28100 Bonita Grande Dr. Suite 305
Bonita Springs, FL 34135
lindsayr@waldropengineering.com
(239) 405-7777

Order Status: Closed

Description 1	Description 2	Qty	Price	Ext Price
Variance Report	26-43-20-00-00010.0000	2	\$20.00	\$40.00
Map Size 8.5" X 11"	8.5 X 11	2	\$1.00	\$2.00
Labels	Per Sheet	16	\$0.50	\$8.00
Map Room Credit Card Payment	Made Using Square	1	(\$50.00)	(\$50.00)
				Subtotal: \$0.00
				TOTAL: \$0.00

INSTRUCTIONS: Swipe/Over the phone
Receipt Number: 6hzp

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PAYMENT DUE UPON RECEIPT

Please Make Checks OR Money Order Payable To:
Lee County Property Appraiser

DataService@LeePA.org
(239) 533-6185

Mailing Address:
PO Box 1546
Fort Myers, FL 33902-1546

MapRoom@LeePA.org
(239) 533-6159

All data is current at time of printing and subject to change without notice. All confidential records have been removed.

Lee County Property Appraiser's Office makes no warranties, expressed or implied, including those of merchantability or fitness for a particular purpose for any work product sold. In no event shall Lee County Property Appraiser have any liability for lost profits or incidental or consequential damages, regardless of the cause.

VARIANCE REPORT

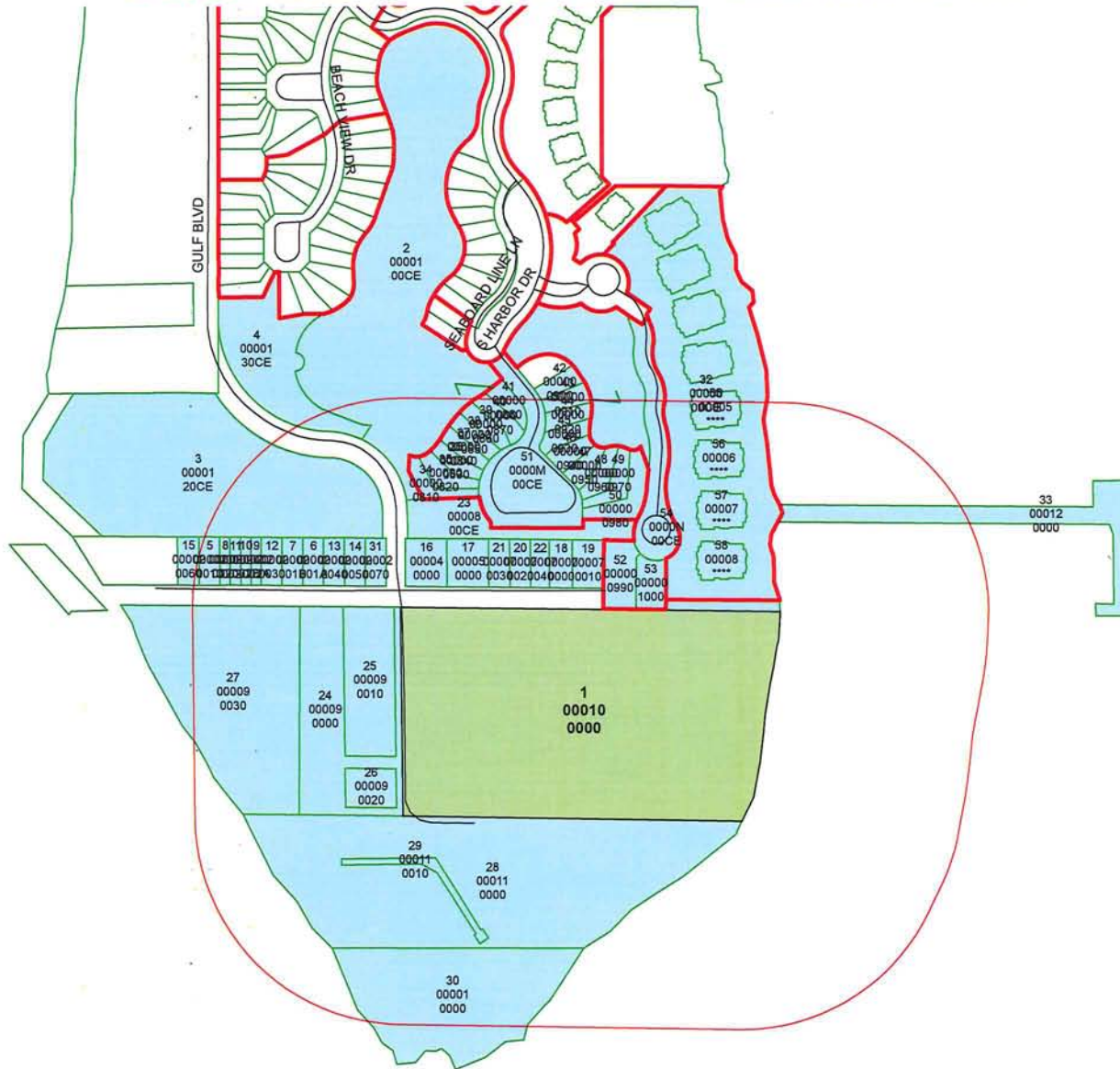
10/12/2015

Subject Parcels: 1 Affected Parcels: 77 Buffer Distance: 500 ft

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26-43-20-00-00010.0000

480 360 240 120 0 480 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: 10/12/2015 11:56:13 AM
Buffer Distance: 500 ft
Parcels Affected: 77
Subject Parcels: 26-43-20-00-00010.0000

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OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
BOCA BAY MASTER ASSN INC PO BOX 1239 BOCA GRANDE, FL 33921	26-43-20-00-00001.00CE 770 GULF BLVD BOCA GRANDE FL 33921	PAR DESC IN OR BK 3384 PG 2898 AKA SOUTH VILLAGE LAKE PARCELS A + B	2
BOCA BAY MASTER ASSN INC PO BOX 1239 BOCA GRANDE, FL 33921	26-43-20-00-00001.20CE 898 GULF BLVD BOCA GRANDE FL 33921	PARL W OF GULF BLVD DESC OR 2014 PG 69 BOCA BAY PASS CLUB	3
BOCA BAY MASTER ASSN INC PO BOX 1239 BOCA GRANDE, FL 33921	26-43-20-00-00001.30CE 801 GULF BLVD BOCA GRANDE FL 33921	FR SW COR LOT 36 BEACH VIEW AT BOCA BAY PH II DESC IN OR 3384 PG 2898 AKA POWER HOUSE PARCEL	4
CATES ARTHUR K + 3504 ROCKY RIVER RD N MONROE, NC 28110	26-43-20-00-00002.0010 807 BELCHER RD BOCA GRANDE FL 33921	PARL IN S 1/4 DESC OR 1362/255 AKA LT 18	5
GIOBE MICHAEL E PO BOX 1973 BOCA GRANDE, FL 33921	26-43-20-00-00002.001A 821 BELCHER RD BOCA GRANDE FL 33921	PARL IN GOV LT 3AS DESC OR 1942 PG 2710 AKA LOT 13 BOCA GRANDE INN REC	6
HAFNER JOAN J TR 7815 WOLF PEN BRANCH RD PROSPECT, KY 40059	26-43-20-00-00002.001B 819 BELCHER RD BOCA GRANDE FL 33921	PARL IN GOV LOT 3AS DESC IN OR 1933 PG 4565 AKA LOT 14	7
KRIEG JULIA M PO BOX 2308 BOCA GRANDE, FL 33921	26-43-20-00-00002.0020 809 BELCHER RD BOCA GRANDE FL 33921	PARL IN G L 3 DESC OR 1423 PG 1458 LESS E 74.85 FT	8
FREEMAN ROBERT W + WENDY G 5553 DELANO RD METAMORA, MI 48455	26-43-20-00-00002.002A 815 BELCHER RD BOCA GRANDE FL 33921	PARL IN N1/2 GOV LOT 3 AS DESC IN OR1886 PG3318	9
FREEMAN ROBERT W + WENDY G 5553 DELANO RD METAMORA, MI 48455	26-43-20-00-00002.002B 813 BELCHER RD BOCA GRANDE FL 33921	PARL IN N1/2 GOV LOT 3 AS DESC IN OR1674 PG3086	10
KRIEG TODD M + ELIZABETH PO BOX 2218 BOCA GRANDE, FL 33921	26-43-20-00-00002.002C 811 BELCHER RD BOCA GRANDE FL 33921	PARL IN N1/2 GOV LOT 3 AS DESC IN OR1674 PG3094	11
KINNARD JAMES L 633 RANCHO DE ORO CT DAHLONEGA, GA 30533	26-43-20-00-00002.0030 817 BELCHER RD BOCA GRANDE FL 33921	PARL IN S 1/4 DESC IN OR 1796 PG 4281	12
SPENCER EDSON W JR + VALERIE 180 LAKEVIEW LN S WAYZATA, MN 55391	26-43-20-00-00002.0040 823 BELCHER RD BOCA GRANDE FL 33921	PARL IN S 1/4 DESC OR 1951 PG 3001 AKA LOT 12 BOCA GRANDE INN INC	13
STEVENS JOSEPH G + LINDA S 447 S BUCHANAN EDWARDSVILLE, IL 62025	26-43-20-00-00002.0050 825 BELCHER RD BOCA GRANDE FL 33921	PARL IN GOV LOT 3 AS DESC IN OR 1966 PG 2797 AKA LT 11 BOCA GRANDE INN	14
PECORARO MICHAEL J + LAUREN 2409 PROSPECT AVE SPRING LAKE, NJ 07762	26-43-20-00-00002.0060 805 BELCHER RD BOCA GRANDE FL 33921	PARL IN S 1/4 DESC OR 2027 PG 4219 AKA LT 19 BOCA GRANDE INN INC	15
QUARANTINE HOUSE INC PO BOX 274 BOCA GRANDE, FL 33921	26-43-20-00-00004.0000 833 BELCHER RD BOCA GRANDE FL 33921	PARL IN S E 1/4 SEC 26 TWP 43 R 20 115 FT X 100 FT	16

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
FLORIDA POWER + LIGHT CO PROPERTY TAX-PSX-JB 700 UNIVERSE BLVD JUNO BEACH, FL 33408	26-43-20-00-00005.0000 841 BELCHER RD BOCA GRANDE FL 33921	PARL IN S E 1/4 SEC 26 TWP43 R20 DESC IN OR347 PG 508 + OR1063 PG 1142	17
HUG ROBERT 126 PAGE AVE YONKERS, NY 10704	26-43-20-00-00007.0000 851 BELCHER RD BOCA GRANDE FL 33921	PARL IN S E 1/4 SEC 26 TWP 43 R 20 DESC IN OR 788 PG 538	18
FLORIDA POWER + LIGHT CO PROPERTY TAX-PSX-JB 700 UNIVERSE BLVD JUNO BEACH, FL 33408	26-43-20-00-00007.0010 861 BELCHER RD BOCA GRANDE FL 33921	PARL IN S E 1/4 SEC 26 TWP 43 R 20 DESC IN OR 293 PG 382	19
DAVIDSON ANDREA 500 VENICE LN SARASOTA, FL 34242	26-43-20-00-00007.0020 847 BELCHER RD BOCA GRANDE FL 33921	PARL IN S E 1/4 SEC 26 TWP 43 R 20 DESC IN OR 1227 PG 340	20
DAVIDSON ANDREA 500 VENICE LN SARASOTA, FL 34242	26-43-20-00-00007.0030 845 BELCHER RD BOCA GRANDE FL 33921	PARL IN S E 1/4 SEC 26 TWP 43 R 20 DESC IN OR 1269 PG 2014	21
HOPKINS PHILIP C PO BOX 1467 BOCA GRANDE, FL 33921	26-43-20-00-00007.0040 849 BELCHER RD BOCA GRANDE FL 33921	PARL IN S E 1/4 SEC 26 TWP 43 R 20 DESC IN OR 676 PG 549	22
BOCA BAY MASTER ASSN INC PO BOX 1239 BOCA GRANDE, FL 33921	26-43-20-00-00008.00CE 901 GULF BLVD BOCA GRANDE FL 33921	PAR IN GL DESC IN OR 2039 PG 2455 + OR 3384 PG 2898 AKA MAINTENANCE PARCEL + PARCEL SO OF BEACH VIEW PH VI-A + 20 FT STRIP PARCEL SO OF HARBORSHORE IV	23
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	26-43-20-00-00009.0000 824 BELCHER RD BOCA GRANDE FL 33921	PARL IN S E 1/4 SEC 26 TWP 43 R 20 DESC IN OR 1683 PG 1033	24
TIITF/REC + PARKS DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	26-43-20-00-00009.0010 828 BELCHER RD BOCA GRANDE FL 33921	PARL IN S E 1/4 SEC 26 TWP 43 R 20 DESC IN OR 300 PG 366	25
TIITF/REC + PARKS DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	26-43-20-00-00009.0020 912 GULF BLVD BOCA GRANDE FL 33921	PARL IN S E 1/4 SEC 26 TWP 43 R 20 DESC IN OR 1897 PG 1186	26
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	26-43-20-00-00009.0030 816 BELCHER RD BOCA GRANDE FL 33921	PARL IN S E 1/4 SEC 26 TWP 43 R 20 DESC IN OR 1683 PG 1033	27
TIITF/REC + PARKS DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	26-43-20-00-00011.0000 920-924 GULF BLVD BOCA GRANDE FL 33921	PARL IN S E 1/4 SEC 26 TWP 43 R 20 S 1/4 OF GOVT LT 3 LESS LIGHTHOUSE PAR	28
U S FISH + WILDLIFE SERVICES 75 SPRING ST SW STE 1240 ATLANTA, GA 30303	26-43-20-00-00011.0010 RIGHT OF WAY BOCA GRANDE FL	PARL LOCATED AT SOUTHERN END OF GASPARILLA ISLAND LIGHTHOUSE + RIGHT OF WAY	29
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	35-43-20-00-00001.0000 GOVT LOT BOCA GRANDE FL 33921	PARL ON N LINE SEC 35 TWP 43 R 20 SOUTH TIP GAS PARILLA I	30
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	26-43-20-00-00002.0070 827 BELCHER RD BOCA GRANDE FL 33921	PAR IN GOVT LOT 3 AS DESC IN OR 1973 PG 1150	31
HARBORSHORE II III IV AT BOCA PO BOX 1239 BOCA GRANDE, FL 33921	26-43-20-30-00000.00CE HARBORSHORE @ BOCA BAY C/E BOCA GRANDE FL	HARBORSHORE + II + III + IV AT BOCA BAY CONDO AS DESC OR 3047 PG 3137 + OR 3191 PG 3120 + OR 3288 PG 2262 CPB28 PG25 + OR 3377 PG 225 CPB29 PG71	32
TIITF/REC + PARKS DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	26-43-20-00-00012.0000 BOAT DOCK BOCA GRANDE FL 33921	PAR OF SUBMERGED LAND IN CHARLOTTE HARBOR OFF SHORE FROM GL 3 DESC OR 2377 PG 1047	33
JACK JUDITH C PO BOX 1171 BOCA GRANDE, FL 33921	26-43-20-32-00000.0810 828 SOUTH HARBOR DR BOCA GRANDE FL 33921	BEACH VIEW AT BOCA BAY PH VIA PB 65 PGS 1-2 LOT 81	34

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
SIMAN JOSEPH R JR + LORI 1/2 + 2127 CORTELYOU RD CHARLOTTE, NC 28211	26-43-20-32-00000.0820 824 SOUTH HARBOR DR BOCA GRANDE FL 33921	BEACH VIEW AT BOCA BAY PH VIA PB 65 PGS 1-2 LOT 82	35
KISSINGER JOHN C TR PO BOX 2159 BOCA GRANDE, FL 33921	26-43-20-32-00000.0830 820 SOUTH HARBOR DR BOCA GRANDE FL 33921	BEACH VIEW AT BOCA BAY PH VIA PB 65 PGS 1-2 LOT 83	36
MCFADDEN REGINA TR 2216 FREMONT STREET CHICAGO, IL 60614	26-43-20-32-00000.0840 816 SOUTH HARBOR DR BOCA GRANDE FL 33921	BEACH VIEW AT BOCA BAY PH VIA PB 65 PGS 1-2 LOT 84	37
SAARI LEONARD M + YANNA F 14 HIDDEN BROOK RIVERSIDE, CT 06878	26-43-20-32-00000.0850 812 SOUTH HARBOR DR BOCA GRANDE FL 33921	BEACH VIEW AT BOCA BAY PH VIA PB 65 PGS 1-2 LOT 85	38
YASTINE BARBARA 350 E 72ND ST APT 6AB NEW YORK, NY 10021	26-43-20-32-00000.0860 808 SOUTH HARBOR DR BOCA GRANDE FL 33921	BEACH VIEW AT BOCA BAY PH VIA PB 65 PGS 1-2 LOT 86	39
SALCEDO MARY 23 JUBILEE RD FORMBY MERSEYSIDE L372HN, UNITED KINGDOM	26-43-20-32-00000.0870 804 SOUTH HARBOR DR BOCA GRANDE FL 33921	BEACH VIEW AT BOCA BAY PH VIA PB 65 PGS 1-2 LOT 87	40
BOHN CARL F JR + DEBORAH A TR PO BOX 1527 BOCA GRANDE, FL 33921	26-43-20-32-00000.0880 800 SOUTH HARBOR DR BOCA GRANDE FL 33921	BEACH VIEW AT BOCA BAY PH VIA PB 65 PGS 1-2 LOT 88	41
BONNEY KENT L + ANNE G TR 354 BRIDGE ST CHATHAM, MA 02633	26-43-20-32-00000.0900 805 SOUTH HARBOR DR BOCA GRANDE FL 33921	BEACH VIEW AT BOCA BAY PH VIA PB 65 PGS 1-2 LOT 90	42
JOHNSON MICHAEL + SUSAN F TR 214 BROADWAY AV N WAYZATA, MN 55391	26-43-20-32-00000.0910 809 SOUTH HARBOR DR BOCA GRANDE FL 33921	BEACH VIEW AT BOCA BAY PH VIA PB 65 PGS 1-2 LOT 91	43
HEADINGTON WILLIAM DANIEL TR + PO BOX 795 BOCA GRANDE, FL 33921	26-43-20-32-00000.0920 815 SOUTH HARBOR DR BOCA GRANDE FL 33921	BEACH VIEW AT BOCA BAY PH VIA PB 65 PGS 1-2 LOT 92	44
RUSSO VINCENT F + 413 RIVERVIEW CIR NEW HOPE, PA 18938	26-43-20-32-00000.0930 819 SOUTH HARBOR DR BOCA GRANDE FL 33921	BEACH VIEW AT BOCA BAY PH VIA PB 65 PGS 1-2 LOT 93	45
WHITNEY WILLIAM L + NANCY J PO BOX 1578 BOCA GRANDE, FL 33921	26-43-20-32-00000.0940 823 SOUTH HARBOR DR BOCA GRANDE FL 33921	BEACH VIEW AT BOCA BAY PH VIA PB 65 PGS 1-2 LOT 94	46
GRAY ROBERT L III + ELIZABETH 1229 DENBIGH LN RADNOR, PA 19087	26-43-20-32-00000.0950 827 SOUTH HARBOR DR BOCA GRANDE FL 33921	BEACH VIEW AT BOCA BAY PH VIA PB 65 PGS 1-2 LOT 95	47
CONVERSE CHANDLER B JR 31005 EDGEWOOD RD PEPPER PIKE, OH 44124	26-43-20-32-00000.0960 831 SOUTH HARBOR DR BOCA GRANDE FL 33921	BEACH VIEW AT BOCA BAY PH VIA PB 65 PGS 1-2 LOT 96	48
HILL STEPHEN G + CAROLINE C 3110 W DUNWOODIE ST TAMPA, FL 33629	26-43-20-32-00000.0970 835 SOUTH HARBOR DR BOCA GRANDE FL 33921	BEACH VIEW AT BOCA BAY PH VIA PB 65 PGS 1-2 LOT 97	49
TRE J FAMILY LP 926 PALM CIR MAPLEWOOD, MN 55109	26-43-20-32-00000.0980 839 SOUTH HARBOR DR BOCA GRANDE FL 33921	BEACH VIEW AT BOCA BAY PH VI-A PB 65 PGS 1-2 LOT 98	50
BEACH VIEW AT BOCA BAY PO BOX 1239 BOCA GRANDE, FL 33921	26-43-20-32-0000M.00CE RIGHT OF WAY BOCA GRANDE FL	BEACH VIEW AT BOCA BAY PH VIA PB 65 PGS 1-2 TRACT M	51
STRACHOTA ANNE M 7 CIRCLE WEST EDINA, MN 55436	26-43-20-34-00000.0990 HARBORSHORE DR BOCA GRANDE FL 33921	SOUTH DOCK AT BOCA BAY PG 69 PGS 25-26 LOT 99	52
KINGSTON PEGGY A 1850 RIVER RIDGE RD HUDSON, WI 54016	26-43-20-34-00000.1000 ACCESS UNDETERMINED BOCA GRANDE FL	SOUTH DOCK AT BOCA BAY PG 69 PGS 25-26 LOT 100	53
BOCA BAY MASTER ASSN INC PO BOX 1239 BOCA GRANDE, FL 33921	26-43-20-34-0000N.00CE RIGHT OF WAY BOCA GRANDE FL	SOUTH DOCK AT BOCA BAY PG 69 PGS 25-26 TRACT N R/W	54

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HENNINGSON JOHN C 77 CHIMNEY CORNER CIR GUILFORD, CT 06437	26-43-20-30-00005.001A 831 HARBORSHORE DR #1 BOCA GRANDE FL 33921	HARBORSHORE III AT BOCA BAY CONDO OR3288 PG2262 CPB28 PG25 BLDG 5 UT 1A	55
BESECKER DONALD L + LAURA M 513 NORTHFIELD RD DEVON, PA 19333	26-43-20-30-00005.001B 835 HARBORSHORE DR #2 BOCA GRANDE FL 33921	HARBORSHORE III AT BOCA BAY CONDO OR3288 PG2262 CPB28 PG25 BLDG 5 UT 1B	55
SKINNER SAMUEL K + MARY JACOBS 11 INDIAN HILL RD WINNETKA, IL 60093	26-43-20-30-00005.002A 831 HARBORSHORE DR #3 BOCA GRANDE FL 33921	HARBORSHORE III AT BOCA BAY CONDO OR3288 PG2262 CPB28 PG25 BLDG 5 UT 2A	55
PEARAH J DAVID TR PO BOX 234 BOCA GRANDE, FL 33921	26-43-20-30-00005.002B 835 HARBORSHORE DR #2 BOCA GRANDE FL 33921	HARBORSHORE III AT BOCA BAY CONDO OR3288 PG2262 CPB28 PG25 BLDG 5 UNIT 2B	55
HEGSTROM ROBERT A + JOYCE E TR PO BOX 1768 BOCA GRANDE, FL 33921	26-43-20-30-00005.003A 831 HARBORSHORE DR #1 BOCA GRANDE FL 33921	HARBORSHORE III AT BOCA BAY CONDO OR3288 PG2262 CPB28 PG25 BLDG 5 UT 3A	55
MCGURL DANIEL M + GEORGIA PO BOX 961 BOCA GRANDE, FL 33921	26-43-20-30-00005.003B 835 HARBORSHORE DR #3 BOCA GRANDE FL 33921	HARBORSHORE III AT BOCA BAY CONDO OR3288 PG2262 CPB28 PG25 BLDG 5 UT 3B	55
ARBAUGH EUGENE A + STARR B PO BOX 836 BOCA GRANDE, FL 33921	26-43-20-30-00006.001A 839 HARBORSHORE DR #1 BOCA GRANDE FL 33921	HARBORSHORE III AT BOCA BAY CONDO OR3288 PG2262 CPB28 PG25 BLDG 6 UNIT 1A	56
STARK CHARLES F + ROSEMARIE PO BOX 1952 BOCA GRANDE, FL 33921	26-43-20-30-00006.001B 843 HARBORSHORE DR #1 BOCA GRANDE FL 33921	HARBORSHORE III AT BOCA BAY CONDO OR3288 PG2262 CPB28 PG25 BLDG 6 UNIT 1B	56
CARR MICHAEL S + MARJORIE M 53 HUNTLEIGH WOODS SAINT LOUIS, MO 63131	26-43-20-30-00006.002A 839 HARBORSHORE DR #2 BOCA GRANDE FL 33921	HARBORSHORE III AT BOCA BAY CONDO OR3288 PG2262 CPB28 PG25 BLDG 6 UT 2A	56
JAMISON ROBERT S JR + LYNDIA G PO BOX 1938 BOCA GRANDE, FL 33921	26-43-20-30-00006.002B 843 HARBORSHORE DR #2 BOCA GRANDE FL 33921	HARBORSHORE III AT BOCA BAY CONDO OR3288 PG2262 CPB28 PG25 BLDG 6 UT 2B	56
HARBORSHORE LLC 6 OAKLEIGH LN SAINT LOUIS, MO 63124	26-43-20-30-00006.003A 839 HARBORSHORE DR #3 BOCA GRANDE FL 33921	HARBORSHORE III AT BOCA BAY CONDO OR3288 PG2262 CPB28 PG25 BLDG 6 UNIT 3A	56
CHUNG BYONG UK TR + PO BOX 1352 BOCA GRANDE, FL 33921	26-43-20-30-00006.003B 843 HARBORSHORE DR #3 BOCA GRANDE FL 33921	HARBORSHORE III AT BOCA BAY CONDO OR3288 PG2262 CPB28 PG25 BLDG 6 UT 3B	56
YOUNG CHARLES J + JOAN D 2 CHARLES LAKE RD SAINT PAUL, MN 55127	26-43-20-30-00007.001A 847 HARBORSHORE DR #1A BOCA GRANDE FL 33921	HARBORSHORE IV AT BOCA BAY CONDO DESC IN OR 3377 PG 225 BLDG 7 UNIT 1A	57
BROWN JERRY TR 4957 FALL CREEK RD INDIANAPOLIS, IN 46220	26-43-20-30-00007.001B 851 HARBORSHORE DR #1B BOCA GRANDE FL 33921	HARBORSHORE IV AT BOCA BAY CONDO DESC IN OR 3377 PG 225 BLDG 7 UNIT 1B	57
ABBOTT WILLIAM J + TAMARA A PO BOX 1853 BOCA GRANDE, FL 33921	26-43-20-30-00007.002A 847 HARBORSHORE DR #2A BOCA GRANDE FL 33921	HARBORSHORE IV AT BOCA BAY CONDO DESC IN OR 3377 PG 225 BLDG 7 UNIT 2A	57
CUDA RICHARD S PO BOX 567 BOCA GRANDE, FL 33921	26-43-20-30-00007.002B 851 HARBORSHORE DR #2B BOCA GRANDE FL 33921	HARBORSHORE IV AT BOCA BAY CONDO DESC IN OR 3377 PG 225 BLDG 7 UNIT 2B	57
MALEY MARK A JR + KATHLEEN H PO BOX 267 BOCA GRANDE, FL 33921	26-43-20-30-00007.003A 847 HARBORSHORE DR #3A BOCA GRANDE FL 33921	HARBORSHORE IV AT BOCA BAY CONDO DESC IN OR 3377 PG 225 BLDG 7 UNIT 3A	57
RICE JOHN W + PATRICIA B PO BOX 538 BOCA GRANDE, FL 33921	26-43-20-30-00007.003B 851 HARBORSHORE DR #3B BOCA GRANDE FL 33921	HARBORSHORE IV AT BOCA BAY CONDO DESC IN OR 3377 PG 225 BLDG 7 UNIT 3B	57
SHAUGHNESSY DENNIS + BEVERLY PO BOX 1982 BOCA GRANDE, FL 33921	26-43-20-30-00008.001A 855 HARBORSHORE DR #1A BOCA GRANDE FL 33921	HARBORSHORE IV AT BOCA BAY CONDO DESC IN OR 3377 PG 225 BLDG 8 UNIT 1A	58
MAUCERI ANTHONY L + MARY JANE PO BOX 2700 BOCA GRANDE, FL 33921	26-43-20-30-00008.001B 859 HARBORSHORE DR #1B BOCA GRANDE FL 33921	HARBORSHORE IV AT BOCA BAY CONDO DESC IN OR 3377 PG 225 BLDG 8 UNIT 1B	58
BIRDDOG CAPITAL LLC 111 MAIN ST BROOKINGS, SD 57006	26-43-20-30-00008.002A 855 HARBORSHORE DR #2A BOCA GRANDE FL 33921	HARBORSHORE IV AT BOCA BAY CONDO DESC IN OR 3377 PG 225 BLDG 8 UNIT 2A	58

All data is current at time of printing and subject to change without notice.
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(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

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WEBSTER ROBERT F + KAREN M 9148 LOTTIE POPE RD EDISTO ISLAND, SC 29438	26-43-20-30-00008.002B 859 HARBORSHORE DR #2B BOCA GRANDE FL 33921	HARBORSHORE IV AT BOCA BAY CONDO DESC IN OR 3377 PG 225 BLDG 8 UNIT 2B	58
HEMM R CHARLES JR 514 S MAIN ST PIQUA, OH 45356	26-43-20-30-00008.003A 855 HARBORSHORE DR #3A BOCA GRANDE FL 33921	HARBORSHORE IV AT BOCA BAY CONDO DESC IN OR 3377 PG 225 BLDG 8 UNIT 3A	58
MITHUN RAYMOND O JR 3266 ROBINSON BAY WAYZATA, MN 55391	26-43-20-30-00008.003B 859 HARBORSHORE DR #3B BOCA GRANDE FL 33921	HARBORSHORE IV AT BOCA BAY CONDO DESC IN OR 3377 PG 225 BLDG 8 UNIT 3B	58

26-43-20-00-00001.00CE
BOCA BAY MASTER ASSN INC
PO BOX 1239
BOCA GRANDE, FL 33921

26-43-20-00-00002.0030
KINNARD JAMES L
633 RANCHO DE ORO CT
DAHLONEGA, GA 30533

26-43-20-00-00001.20CE
BOCA BAY MASTER ASSN INC
PO BOX 1239
BOCA GRANDE, FL 33921

26-43-20-00-00002.0040
SPENCER EDSON W JR + VALERIE
180 LAKEVIEW LN S
WAYZATA, MN 55391

26-43-20-00-00001.30CE
BOCA BAY MASTER ASSN INC
PO BOX 1239
BOCA GRANDE, FL 33921

26-43-20-00-00002.0050
STEVENS JOSEPH G + LINDA S
447 S BUCHANAN
EDWARDSVILLE, IL 62025

26-43-20-00-00002.0010
CATES ARTHUR K +
3504 ROCKY RIVER RD N
MONROE, NC 28110

26-43-20-00-00002.0060
PECORARO MICHAEL J + LAUREN
2409 PROSPECT AVE
SPRING LAKE, NJ 07762

26-43-20-00-00002.001A
GIOBE MICHAEL E
PO BOX 1973
BOCA GRANDE, FL 33921

26-43-20-00-00004.0000
QUARANTINE HOUSE INC
PO BOX 274
BOCA GRANDE, FL 33921

26-43-20-00-00002.001B
HAFNER JOAN J TR
7815 WOLF PEN BRANCH RD
PROSPECT, KY 40059

26-43-20-00-00005.0000
FLORIDA POWER + LIGHT CO
PROPERTY TAX-PSX-JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

26-43-20-00-00002.0020
KRIEG JULIA M
PO BOX 2308
BOCA GRANDE, FL 33921

26-43-20-00-00007.0000
HUG ROBERT
126 PAGE AVE
YONKERS, NY 10704

26-43-20-00-00002.002A
FREEMAN ROBERT W + WENDY G
5553 DELANO RD
METAMORA, MI 48455

26-43-20-00-00007.0010
FLORIDA POWER + LIGHT CO
PROPERTY TAX-PSX-JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

26-43-20-00-00002.002B
FREEMAN ROBERT W + WENDY G
5553 DELANO RD
METAMORA, MI 48455

26-43-20-00-00007.0020
DAVIDSON ANDREA
500 VENICE LN
SARASOTA, FL 34242

26-43-20-00-00002.002C
KRIEG TODD M + ELIZABETH
PO BOX 2218
BOCA GRANDE, FL 33921

26-43-20-00-00007.0030
DAVIDSON ANDREA
500 VENICE LN
SARASOTA, FL 34242

26-43-20-00-00007.0040
HOPKINS PHILIP C
PO BOX 1467
BOCA GRANDE, FL 33921

26-43-20-30-00000.00CE
HARBORSHORE II III IV AT BOCA
PO BOX 1239
BOCA GRANDE, FL 33921

26-43-20-00-00008.00CE
BOCA BAY MASTER ASSN INC
PO BOX 1239
BOCA GRANDE, FL 33921

26-43-20-00-00012.0000
TIITF/REC + PARKS
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

26-43-20-00-00009.0000
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

26-43-20-32-00000.0810
JACK JUDITH C
PO BOX 1171
BOCA GRANDE, FL 33921

26-43-20-00-00009.0010
TIITF/REC + PARKS
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

26-43-20-32-00000.0820
SIMAN JOSEPH R JR + LORI 1/2 +
2127 CORTELYOU RD
CHARLOTTE, NC 28211

26-43-20-00-00009.0020
TIITF/REC + PARKS
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

26-43-20-32-00000.0830
KISSINGER JOHN C TR
PO BOX 2159
BOCA GRANDE, FL 33921

26-43-20-00-00009.0030
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

26-43-20-32-00000.0840
MCFADDEN REGINA TR
2216 FREMONT STREET
CHICAGO, IL 60614

26-43-20-00-00011.0000
TIITF/REC + PARKS
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

26-43-20-32-00000.0850
SAARI LEONARD M + YANNA F
14 HIDDEN BROOK
RIVERSIDE, CT 06878

26-43-20-00-00011.0010
U S FISH + WILDLIFE SERVICES
75 SPRING ST SW STE 1240
ATLANTA, GA 30303

26-43-20-32-00000.0860
YASTINE BARBARA
350 E 72ND ST APT 6AB
NEW YORK, NY 10021

35-43-20-00-00001.0000
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

26-43-20-32-00000.0870
SALCEDO MARY
23 JUBILEE RD
FORMBY
MERSEYSIDE L372HN,
UNITED KINGDOM

26-43-20-00-00002.0070
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

26-43-20-32-00000.0880
BOHN CARL F JR + DEBORAH A TR
PO BOX 1527
BOCA GRANDE, FL 33921

26-43-20-32-00000.0900
BONNEY KENT L + ANNE G TR
354 BRIDGE ST
CHATHAM, MA 02633

26-43-20-34-00000.0990
STRACHOTA ANNE M
7 CIRCLE WEST
EDINA, MN 55436

26-43-20-32-00000.0910
JOHNSON MICHAEL + SUSAN F TR
214 BROADWAY AV N
WAYZATA, MN 55391

26-43-20-34-00000.1000
KINGSTON PEGGY A
1850 RIVER RIDGE RD
HUDSON, WI 54016

26-43-20-32-00000.0920
HEADINGTON WILLIAM DANIEL TR +
PO BOX 795
BOCA GRANDE, FL 33921

26-43-20-34-0000N.00CE
BOCA BAY MASTER ASSN INC
PO BOX 1239
BOCA GRANDE, FL 33921

26-43-20-32-00000.0930
RUSSO VINCENT F +
413 RIVERVIEW CIR
NEW HOPE, PA 18938

26-43-20-30-00005.001A
HENNINGSON JOHN C
77 CHIMNEY CORNER CIR
GUILFORD, CT 06437

26-43-20-32-00000.0940
WHITNEY WILLIAM L + NANCY J
PO BOX 1578
BOCA GRANDE, FL 33921

26-43-20-30-00005.001B
BESECKER DONALD L + LAURA M
513 NORTHFIELD RD
DEVON, PA 19333

26-43-20-32-00000.0950
GRAY ROBERT L III + ELIZABETH
1229 DENBIGH LN
RADNOR, PA 19087

26-43-20-30-00005.002A
SKINNER SAMUEL K + MARY JACOBS
11 INDIAN HILL RD
WINNETKA, IL 60093

26-43-20-32-00000.0960
CONVERSE CHANDLER B JR
31005 EDGEWOOD RD
PEPPER PIKE, OH 44124

26-43-20-30-00005.002B
PEARAH J DAVID TR
PO BOX 234
BOCA GRANDE, FL 33921

26-43-20-32-00000.0970
HILL STEPHEN G + CAROLINE C
3110 W DUNWOODIE ST
TAMPA, FL 33629

26-43-20-30-00005.003A
HEGSTROM ROBERT A + JOYCE E TR
PO BOX 1768
BOCA GRANDE, FL 33921

26-43-20-32-00000.0980
TRE J FAMILY LP
926 PALM CIR
MAPLEWOOD, MN 55109

26-43-20-30-00005.003B
MCGURL DANIEL M + GEORGIA
PO BOX 961
BOCA GRANDE, FL 33921

26-43-20-32-0000M.00CE
BEACH VIEW AT BOCA BAY
PO BOX 1239
BOCA GRANDE, FL 33921

26-43-20-30-00006.001A
ARBAUGH EUGENE A + STARR B
PO BOX 836
BOCA GRANDE, FL 33921

26-43-20-30-00006.001B
STARK CHARLES F + ROSEMARIE
PO BOX 1952
BOCA GRANDE, FL 33921

26-43-20-30-00006.002A
CARR MICHAEL S + MARJORIE M
53 HUNTLEIGH WOODS
SAINT LOUIS, MO 63131

26-43-20-30-00006.002B
JAMISON ROBERT S JR + LYND A G
PO BOX 1938
BOCA GRANDE, FL 33921

26-43-20-30-00006.003A
HARBORSHORE LLC
6 OAKLEIGH LN
SAINT LOUIS, MO 63124

26-43-20-30-00006.003B
CHUNG BYONG UK TR +
PO BOX 1352
BOCA GRANDE, FL 33921

26-43-20-30-00007.001A
YOUNG CHARLES J + JOAN D
2 CHARLES LAKE RD
SAINT PAUL, MN 55127

26-43-20-30-00007.001B
BROWN JERRY TR
4957 FALL CREEK RD
INDIANAPOLIS, IN 46220

26-43-20-30-00007.002A
ABBOTT WILLIAM J + TAMARA A
PO BOX 1853
BOCA GRANDE, FL 33921

26-43-20-30-00007.002B
CUDA RICHARD S
PO BOX 567
BOCA GRANDE, FL 33921

26-43-20-30-00007.003A
MALEY MARK A JR + KATHLEEN H
PO BOX 267
BOCA GRANDE, FL 33921

26-43-20-30-00007.003B
RICE JOHN W + PATRICIA B
PO BOX 538
BOCA GRANDE, FL 33921

26-43-20-30-00008.001A
SHAUGHNESSY DENNIS + BEVERLY
PO BOX 1982
BOCA GRANDE, FL 33921

26-43-20-30-00008.001B
MAUCERI ANTHONY L + MARY JANE
PO BOX 2700
BOCA GRANDE, FL 33921

26-43-20-30-00008.002A
BIRDDOG CAPITAL LLC
111 MAIN ST
BROOKINGS, SD 57006

26-43-20-30-00008.002B
WEBSTER ROBERT F + KAREN M
9148 LOTTIE POPE RD
EDISTO ISLAND, SC 29438

26-43-20-30-00008.003A
HEMM R CHARLES JR
514 S MAIN ST
PIQUA, OH 45356

26-43-20-30-00008.003B
MITHUN RAYMOND O JR
3266 ROBINSON BAY
WAYZATA, MN 55391

26-43-20-00-00001.00CE
BOCA BAY MASTER ASSN INC
PO BOX 1239
BOCA GRANDE, FL 33921

26-43-20-00-00001.20CE
BOCA BAY MASTER ASSN INC
PO BOX 1239
BOCA GRANDE, FL 33921

26-43-20-00-00001.30CE
BOCA BAY MASTER ASSN INC
PO BOX 1239
BOCA GRANDE, FL 33921

26-43-20-00-00002.0010
CATES ARTHUR K +
3504 ROCKY RIVER RD N
MONROE, NC 28110

26-43-20-00-00002.001A
GIOBE MICHAEL E
PO BOX 1973
BOCA GRANDE, FL 33921

26-43-20-00-00002.001B
HAFNER JOAN J TR
7815 WOLF PEN BRANCH RD
PROSPECT, KY 40059

26-43-20-00-00002.0020
KRIEG JULIA M
PO BOX 2308
BOCA GRANDE, FL 33921

26-43-20-00-00002.002A
FREEMAN ROBERT W + WENDY G
5553 DELANO RD
METAMORA, MI 48455

26-43-20-00-00002.002B
FREEMAN ROBERT W + WENDY G
5553 DELANO RD
METAMORA, MI 48455

26-43-20-00-00002.002C
KRIEG TODD M + ELIZABETH
PO BOX 2218
BOCA GRANDE, FL 33921

26-43-20-00-00002.0030
KINNARD JAMES L
633 RANCHO DE ORO CT
DAHLONEGA, GA 30533

26-43-20-00-00002.0040
SPENCER EDSON W JR + VALERIE
180 LAKEVIEW LN S
WAYZATA, MN 55391

26-43-20-00-00002.0050
STEVENS JOSEPH G + LINDA S
447 S BUCHANAN
EDWARDSVILLE, IL 62025

26-43-20-00-00002.0060
PECORARO MICHAEL J + LAUREN
2409 PROSPECT AVE
SPRING LAKE, NJ 07762

26-43-20-00-00004.0000
QUARANTINE HOUSE INC
PO BOX 274
BOCA GRANDE, FL 33921

26-43-20-00-00005.0000
FLORIDA POWER + LIGHT CO
PROPERTY TAX-PSX-JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

26-43-20-00-00007.0000
HUG ROBERT
126 PAGE AVE
YONKERS, NY 10704

26-43-20-00-00007.0010
FLORIDA POWER + LIGHT CO
PROPERTY TAX-PSX-JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

26-43-20-00-00007.0020
DAVIDSON ANDREA
500 VENICE LN
SARASOTA, FL 34242

26-43-20-00-00007.0030
DAVIDSON ANDREA
500 VENICE LN
SARASOTA, FL 34242

26-43-20-00-00007.0040
HOPKINS PHILIP C
PO BOX 1467
BOCA GRANDE, FL 33921

26-43-20-30-00000.00CE
HARBORSHORE II III IV AT BOCA
PO BOX 1239
BOCA GRANDE, FL 33921

26-43-20-00-00008.00CE
BOCA BAY MASTER ASSN INC
PO BOX 1239
BOCA GRANDE, FL 33921

26-43-20-00-00012.0000
TIITF/REC + PARKS
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

26-43-20-00-00009.0000
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

26-43-20-32-00000.0810
JACK JUDITH C
PO BOX 1171
BOCA GRANDE, FL 33921

26-43-20-00-00009.0010
TIITF/REC + PARKS
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

26-43-20-32-00000.0820
SIMAN JOSEPH R JR + LORI 1/2 +
2127 CORTELYOU RD
CHARLOTTE, NC 28211

26-43-20-00-00009.0020
TIITF/REC + PARKS
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

26-43-20-32-00000.0830
KISSINGER JOHN C TR
PO BOX 2159
BOCA GRANDE, FL 33921

26-43-20-00-00009.0030
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

26-43-20-32-00000.0840
MCFADDEN REGINA TR
2216 FREMONT STREET
CHICAGO, IL 60614

26-43-20-00-00011.0000
TIITF/REC + PARKS
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

26-43-20-32-00000.0850
SAARI LEONARD M + YANNA F
14 HIDDEN BROOK
RIVERSIDE, CT 06878

26-43-20-00-00011.0010
U S FISH + WILDLIFE SERVICES
75 SPRING ST SW STE 1240
ATLANTA, GA 30303

26-43-20-32-00000.0860
YASTINE BARBARA
350 E 72ND ST APT 6AB
NEW YORK, NY 10021

35-43-20-00-00001.0000
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

26-43-20-32-00000.0870
SALCEDO MARY
23 JUBILEE RD
FORMBY
MERSEYSIDE L372HN,
UNITED KINGDOM

26-43-20-00-00002.0070
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

26-43-20-32-00000.0880
BOHN CARL F JR + DEBORAH A TR
PO BOX 1527
BOCA GRANDE, FL 33921

26-43-20-32-00000.0900
BONNEY KENT L + ANNE G TR
354 BRIDGE ST
CHATHAM, MA 02633

26-43-20-34-00000.0990
STRACHOTA ANNE M
7 CIRCLE WEST
EDINA, MN 55436

26-43-20-32-00000.0910
JOHNSON MICHAEL + SUSAN F TR
214 BROADWAY AV N
WAYZATA, MN 55391

26-43-20-34-00000.1000
KINGSTON PEGGY A
1850 RIVER RIDGE RD
HUDSON, WI 54016

26-43-20-32-00000.0920
HEADINGTON WILLIAM DANIEL TR +
PO BOX 795
BOCA GRANDE, FL 33921

26-43-20-34-0000N.00CE
BOCA BAY MASTER ASSN INC
PO BOX 1239
BOCA GRANDE, FL 33921

26-43-20-32-00000.0930
RUSSO VINCENT F +
413 RIVERVIEW CIR
NEW HOPE, PA 18938

26-43-20-30-00005.001A
HENNINGSON JOHN C
77 CHIMNEY CORNER CIR
GUILFORD, CT 06437

26-43-20-32-00000.0940
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RADNOR, PA 19087

26-43-20-30-00005.002A
SKINNER SAMUEL K + MARY JACOBS
11 INDIAN HILL RD
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26-43-20-32-00000.0960
CONVERSE CHANDLER B JR
31005 EDGEWOOD RD
PEPPER PIKE, OH 44124

26-43-20-30-00005.002B
PEARAH J DAVID TR
PO BOX 234
BOCA GRANDE, FL 33921

26-43-20-32-00000.0970
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3110 W DUNWOODIE ST
TAMPA, FL 33629

26-43-20-30-00005.003A
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PO BOX 1768
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926 PALM CIR
MAPLEWOOD, MN 55109

26-43-20-30-00005.003B
MCGURL DANIEL M + GEORGIA
PO BOX 961
BOCA GRANDE, FL 33921

26-43-20-32-0000M.00CE
BEACH VIEW AT BOCA BAY
PO BOX 1239
BOCA GRANDE, FL 33921

26-43-20-30-00006.001A
ARBAUGH EUGENE A + STARR B
PO BOX 836
BOCA GRANDE, FL 33921

26-43-20-30-00006.001B
STARK CHARLES F + ROSEMARIE
PO BOX 1952
BOCA GRANDE, FL 33921

26-43-20-30-00007.003B
RICE JOHN W + PATRICIA B
PO BOX 538
BOCA GRANDE, FL 33921

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CARR MICHAEL S + MARJORIE M
53 HUNTLEIGH WOODS
SAINT LOUIS, MO 63131

26-43-20-30-00008.001A
SHAUGHNESSY DENNIS + BEVERLY
PO BOX 1982
BOCA GRANDE, FL 33921

26-43-20-30-00006.002B
JAMISON ROBERT S JR + LYNDA G
PO BOX 1938
BOCA GRANDE, FL 33921

26-43-20-30-00008.001B
MAUCERI ANTHONY L + MARY JANE
PO BOX 2700
BOCA GRANDE, FL 33921

26-43-20-30-00006.003A
HARBORSHORE LLC
6 OAKLEIGH LN
SAINT LOUIS, MO 63124

26-43-20-30-00008.002A
BIRDDOG CAPITAL LLC
111 MAIN ST
BROOKINGS, SD 57006

26-43-20-30-00006.003B
CHUNG BYONG UK TR +
PO BOX 1352
BOCA GRANDE, FL 33921

26-43-20-30-00008.002B
WEBSTER ROBERT F + KAREN M
9148 LOTTIE POPE RD
EDISTO ISLAND, SC 29438

26-43-20-30-00007.001A
YOUNG CHARLES J + JOAN D
2 CHARLES LAKE RD
SAINT PAUL, MN 55127

26-43-20-30-00008.003A
HEMM R CHARLES JR
514 S MAIN ST
PIQUA, OH 45356

26-43-20-30-00007.001B
BROWN JERRY TR
4957 FALL CREEK RD
INDIANAPOLIS, IN 46220

26-43-20-30-00008.003B
MITHUN RAYMOND O JR
3266 ROBINSON BAY
WAYZATA, MN 55391

26-43-20-30-00007.002A
ABBOTT WILLIAM J + TAMARA A
PO BOX 1853
BOCA GRANDE, FL 33921

26-43-20-30-00007.002B
CUDA RICHARD S
PO BOX 567
BOCA GRANDE, FL 33921

26-43-20-30-00007.003A
MALEY MARK A JR + KATHLEEN H
PO BOX 267
BOCA GRANDE, FL 33921

EXHIBIT IV.A.2

CURRENT FUTURE LAND USE MAP

RECEIVED
NOV 03 2015

COMMUNITY DEVELOPMENT

CPA 2015-00012

RECEIVED
NOV 03 2015

COMMUNITY DEVELOPMENT

Conservation
Lands Upland

Conservation
Lands Upland

Gulf Blvd

**Gasparilla
Island**

Urban Community

Urban Community

**Subject
Property**

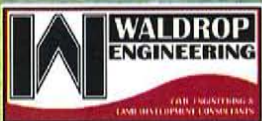
Belcher Rd

**Charlotte
Harbor**

**Gulf
of
Mexico**

Conservation
Lands Upland

Public Facilities



**GIS Solutions
of Florida**
DavePlace@Comcast.Net

GENERAL NOTES

1. This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy.
2. Aerial flight date - 2015.

HILL TIDE ESTATES
Future Land Use Map (Current)



EXHIBIT IV.A.3

PROPOSED FUTURE LAND USE MAP

RECEIVED
NOV 03 2015

COMMUNITY DEVELOPMENT

CPA 2015-00012



HILL TIDE ESTATES
Future Land Use Map (Proposed)



EXHIBIT IV.A.4

EXISTING LAND USE MAP

RECEIVED
NOV 03 2015

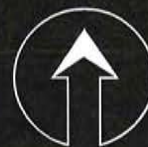
COMMUNITY DEVELOPMENT

CPA 2015-00012



HILL TIDE ESTATES

Existing Land Use Map

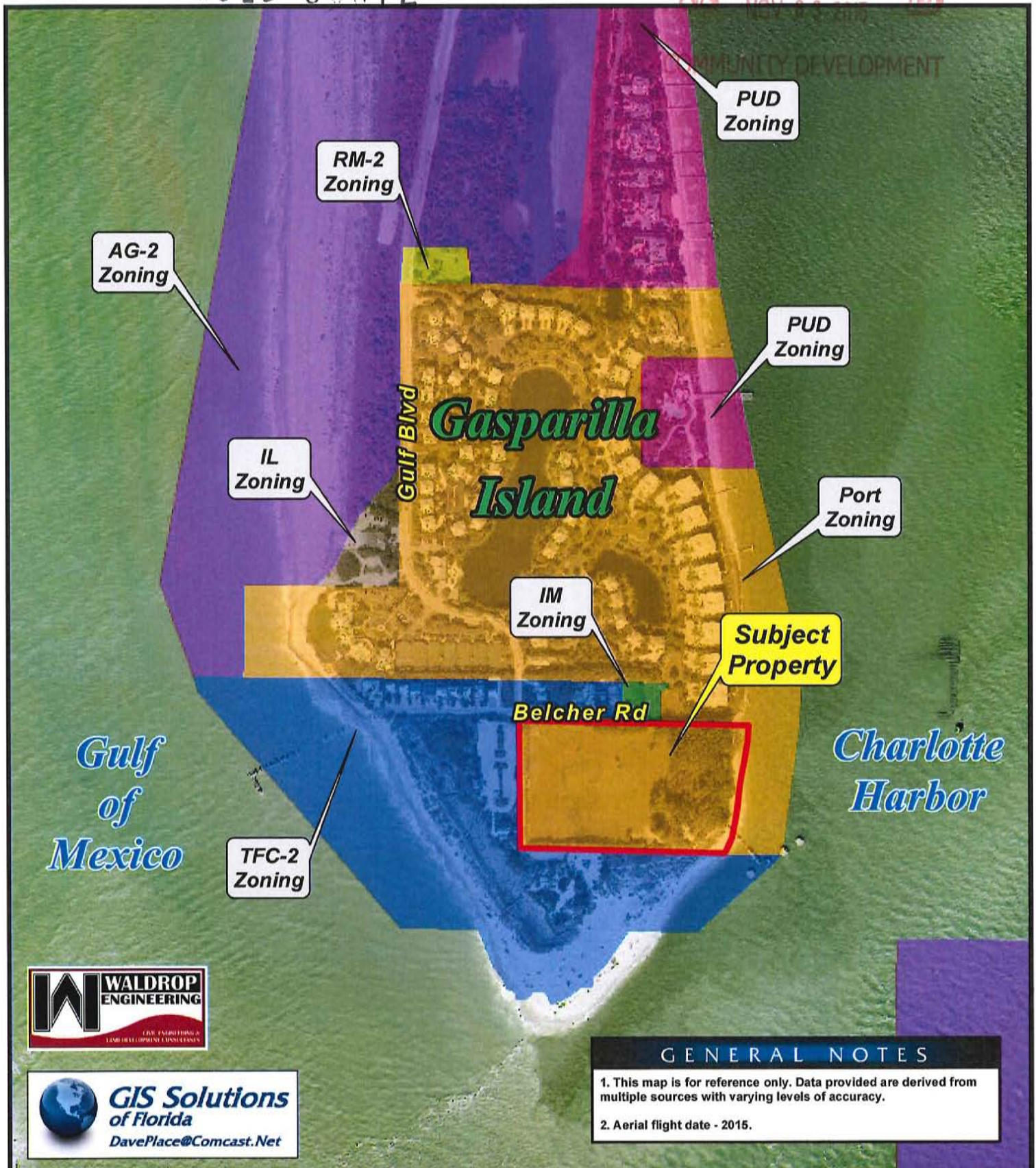


RECEIVED
NOV 03 2015

COMMUNITY DEVELOPMENT

CPA 2015-00012

EXHIBIT IV.A.5
EXISTING ZONING MAP



HILL TIDE ESTATES

Zoning Land Use Map



IV.A.6

BOUNDARY SURVEY

LEGAL DESCRIPTION &

SKETCH OF DESCRIPTION

RECEIVED
NOV 03 2015

COMMUNITY DEVELOPMENT

CPA 2015-00012

CPA 2015-00012
RECEIVED
NOV 03 2015
COMMUNITY DEVELOPMENT

ADDRESS:

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BOUNDARY SURVEY

PARCEL OF LAND LOCATED ON GASPARILLA ISLAND LYING IN GOV'T LOT 3,
SECTION 26, T.43 S., R.20 E., LEE COUNTY, FLORIDA

RECEIVED
NOV 03 2015
COMMUNITY DEVELOPMENT

CPA 2015-00012

PROJECT:

BOUNDARY SURVEY
PARCEL OF LAND LOCATED
ON GASPARILLA ISLAND
LYING IN GOV'T LOT 3,
SECTION 26, T.43 S., R.20 E.,
LEE COUNTY, FLORIDA

ADDRESS:

CLIENT:

CERTIFICATIONS

Boca Grande Pointe, LLC
Seagate Development Group, LLC
BCB Homes, Inc.
Florida Power and Light Company
Henderson Franklin Starnes & Holt, P.A.
Chicago Title Insurance Company
SouthEast Guaranty and Title, Inc.

CONSULTANT:

MORRIS
DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL. CA. NO. 6532 / FL. CERT. NO. L86591 / LC28000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
327 Office Plaza
Suite 113
Tallahassee, Florida 32301
(850) 224-6688

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-3450

Destin
755 Grand Boulevard
Suite 5105-152
Miramar Beach, FL 32550
Toll free: 866-337-7341

REVISIONS

DATE

PROJECT MANAGER: MAH

DRAWING BY: BMH

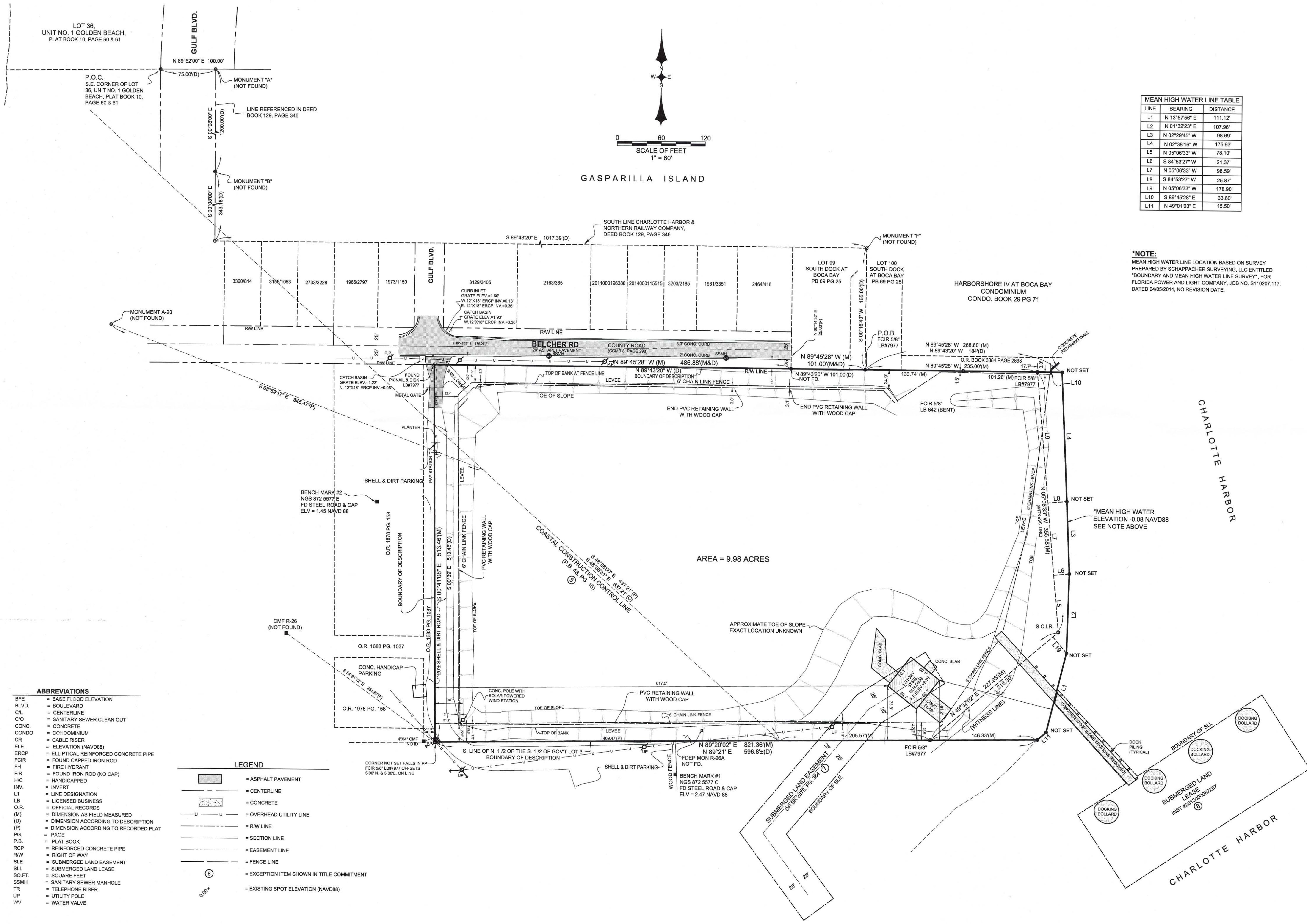
JURISDICTION: LEE COUNTY

DATE: 10/19/2015

TITLE: BOUNDARY SURVEY

SHEET NUMBER: 2 OF 2

JOB/FILE NUMBER: 15101



RECEIVED
NOV 03 2015

COMMUNITY DEVELOPMENT

CPA 2015-00012

DESCRIPTION:

THE NORTH 10 FEET OF HEREIN DESCRIBED LANDS.

A TRACT OR PARCEL OF LAND LOCATED ON GASPARILLA ISLAND LYING IN GOVERNMENT LOT 3 OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF LOT 36 OF UNIT I, GOLDEN BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, RUN NORTH 89° 52' EAST ALONG THE SOUTH LINE OF SAID UNIT I FOR 75 FEET TO A RAILROAD RAIL DESIGNATED MONUMENT "A" ON THE MAP OR PLAT ATTACHED TO AND MADE A PART OF THE DEED RECORDED IN DEED BOOK 129, PAGE 346 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 0° 08' EAST ALONG THE LINE REFERRED TO IN SAID DEED AS EXTENDING FROM MONUMENT "A" TO MONUMENT "B" FOR 1,200 FEET TO SAID MONUMENT "B"; THENCE CONTINUE SOUTH 0° 08' EAST FOR 343.18 FEET TO A POINT ON THE SOUTH LINE OF THE PROPERTY OF THE CHARLOTTE HARBOR & NORTHERN RAILWAY COMPANY DESCRIBED IN SAID DEED; THENCE RUN SOUTH 89° 43' 20" EAST ALONG SAID SOUTH LINE FOR 1,017.39 FEET TO A RAILROAD RAIL DESIGNATED MONUMENT "F" ON SAID MAP; THENCE RUN SOUTH 0° 16' 40" WEST PERPENDICULAR TO THE SOUTH LINE OF SAID RAILWAY PROPERTY FOR 165 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING RUN NORTH 89° 43' 20" WEST FOR 101 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE COUNTY ROAD DESCRIBED IN PETITION FOR A PUBLIC ROAD ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS ACCORDING TO MINUTES OF SAID BOARD RECORDED IN COUNTY COMMISSIONERS MINUTE BOOK 8, PAGE 298; THENCE RUN NORTH 89° 43' 20" WEST FOR 486.88 FEET ALONG THE SOUTH LINE OF SAID COUNTY ROAD TO A CONCRETE MONUMENT; THENCE RUN SOUTH 0° 39' EAST FOR 513.46 FEET TO A CONCRETE MONUMENT ON THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF SAID GOVERNMENT LOT 3; THENCE RUN NORTH 89° 21' EAST ALONG THE SAID SOUTH LINE FOR 596.8 FEET MORE OR LESS TO THE WATERS OF CHARLOTTE HARBOR PASSING THROUGH A CONCRETE MONUMENT AT 520 FEET; THENCE RUN NORTHEASTERLY ALONG SAID WATERS FOR 531 FEET MORE OR LESS TO AN INTERSECTION WITH A LINE THROUGH THE POINT OF BEGINNING BEARING SOUTH 89° 43' 20" EAST; THENCE RUN NORTH 89° 43' 20" WEST ALONG SAID LINE FOR 184 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 9.98 ACRES, MORE OR LESS.

SURVEY NOTES:

THE DESCRIPTION SHOWN IS NEW.

SURVEY PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C. ORIENTATION BASED ON THE SOUTH LINE OF CHARLOTTE HARBOR & NORTHERN RAILWAY COMPANY PARCEL DESCRIBED IN DEED BOOK 129, PAGE 346, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEARING S.89°43'20"E.

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C. IS COMMERCIAL. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS FOUND TO EXCEED THIS REQUIREMENT.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

THIS IS NOT A SURVEY!

PREPARED BY:

Mark A. Hatfield 10-26-15

MARK A. HATFIELD, P.S.M.

DATE

FLORIDA CERTIFICATE NO. 4155

MDA PROJECT:
15101

CHECKED BY: MAH
DRAWN BY: BMH

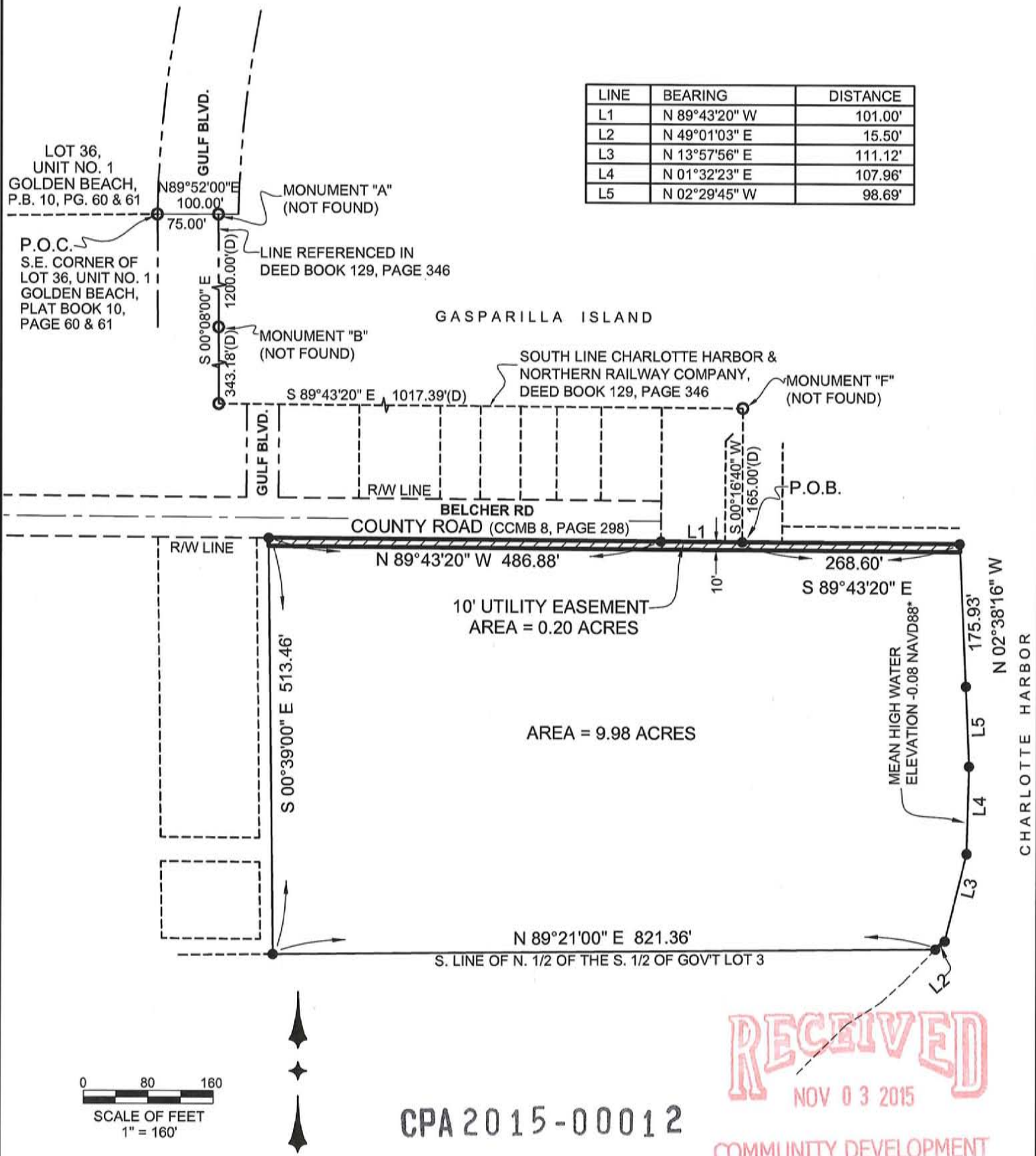
DATE:
10-26-15

SHEET
1 OF 2

SKETCH AND DESCRIPTION
UTILITY EASEMENT
LOCATED ON GASPARILLA ISLAND, LYING IN
GOV'T LOT 3, SECTION 26,
T. 43 S., R. 20 E., LEE COUNTY, FLORIDA

MORRIS
DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
Tallahassee
Metro Center 1
2891 Center Pointe Drive,
Unit 100
Fort Myers, Florida 33916
(239) 337-3003
Fax: (239) 337-3004
Toll free: 866-337-7341



MDA PROJECT: 15101		SKETCH AND DESCRIPTION PARCEL OF LAND LOCATED ON GASPARILLA ISLAND, LYING IN GOV'T LOT 3, SECTION 26, T. 43 S., R. 20 E., LEE COUNTY, FLORIDA	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC28000330	Fort Myers Tallahassee Metro Center 1 2891 Center Pointe Drive, Unit 100 Fort Myers, Florida 33916 (239) 337-3693 Fax: (239) 337-3694 Toll free: 866-337-7341
CHECKED BY: MAH	DRAWN BY: BMH			
DATE: 10-26-15				
SHEET 2 OF 2				

EXHIBIT IV.A.7

WARRANTY DEED

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NOV 03 2015

COMMUNITY DEVELOPMENT

CPA 2015-00012

275
145.00
79752

DEED 27 3 PAGE

WARRANTY DEED

THIS INDENTURE, made this 25 day of June, 1957,

BETWEEN BOGA GRANDE HOTEL, INC., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Lee and State of Florida, party of the first part, and FLORIDA POWER & LIGHT COMPANY, a corporation existing under the laws of the State of Florida with principal place of business at Miami, of the County of Dade and 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 it 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, its successors and assigns forever, the following described land, situate, lying and being in the County of Lee, State of Florida, to wit:

A tract or parcel of land lying in Government Lot 3 of Section 26, Township 43 South, Range 20 East, on Gasparilla Island which tract or parcel is described as follows:

From the southeast corner of Lot 36 of Unit No. 1, Golden Beach, according to a plat thereof recorded in Plat Book 10 at page 60 and 61 of the Public Records of Lee County run N 89°52'E along the south line of said Unit 1 for 75 feet to a railroad rail designated monument "A" on the map or plat attached to and made a part of the deed recorded in Deed Book 129 at page 346 of said public records; thence run S 0°08'E along the line referred to in said deed as extending from monument "A" to monument "B" for 1200 feet to said monument "B"; thence continue S 0°08'E for 343.18 feet to a point on the south line of the property of the Charlotte Harbor & Northern Railway Company described in said deed; thence run S 89°43'20"E along said south line for 1,017.39 feet to a railroad rail designated monument "F" on said map; thence run S 0°16'40"W perpendicular to the south line of said Railway property for 165 feet to a concrete monument and the point of beginning of the lands herein described. From said point of beginning run N 89°43'20"W for 101 feet to a concrete monument at the southeast corner of the County Road described in petition for a public road

WOTITZKY & WOTITZKY
ATTORNEYS AT LAW
PUNTA GORDA, FLORIDA

CPA 2015-00042

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DEED 73 PAGE

accepted by the Board of County Commissioners according to minutes of said board recorded in County Commissioners Minute Book 8 at page 298; thence run N 89°43'20"W for 486.88 feet along the south line of said County Road to a concrete monument; thence run S 0°39'E for 513.46 feet to a concrete monument on the south line of the north half (N $\frac{1}{2}$) of the south half (S $\frac{1}{2}$) of said Government Lot 3; thence run N 89°21'E along said south line for 596.8 feet more or less to the waters of Charlotte Harbor passing through a concrete monument at 520 feet; thence run northeasterly along said waters for 531 feet more or less to an intersection with a line through the point of beginning bearing S 89°43'20"E; thence run N 89°43'20"W along said line for 184 feet more or less to the point of beginning containing 8.0 acres more or less. The bearings given in the above description are plane coordinate for the Florida West Zone.

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 caused these presents to be signed in its name by its Vice President, and its corporate seal to be affixed, attested by its Secretary the day and year above written.

BOCA GRANDE HOTEL, INC.

Attest: Isaac Anolio Secretary By Norman Butler Vice President

Signed, Sealed and Delivered in Presence of;

[Signature]
[Signature]

BOCA GRANDE HOTEL, INC.

By Robert S. Baynard
Robert S. Baynard, President

WOTITZKY & WOTITZKY
ATTORNEYS AT LAW
PUNTA GORDA, FLORIDA

[Signature]
As to Robert S. Baynard

DEED - 73 PAGE

STATE OF NEW YORK
COUNTY OF NEW YORK

I HEREBY CERTIFY, That on this 25 day of June, 1957, before me personally appeared NORMAN BUTLER and ISAAC ANOLIC, Vice-President and Secretary respectively of BOCA GRANDE HOTEL, INC., a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to FLORIDA POWER & LIGHT COMPANY and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at New York in the County of New York and State of New York, the day and year last aforesaid.



Notary Public

My Commission Expires 3/30/58

DANIEL HANTLER
NOTARY PUBLIC, STATE OF NEW YORK
No. 11-025475
Qualified in New York County
Term Expires March 30, 1958



STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY, That on this 3rd day of July, 1957, before me personally appeared ROBERT S. BAYNARD, President of BOCA GRANDE HOTEL, INC., a corporation under the laws of the State of Florida, to me known to be one of the persons described in and who executed the foregoing conveyance to FLORIDA POWER & LIGHT COMPANY and he acknowledged the execution thereof to be his free act and deed as such officer, for the uses and purposes therein mentioned; and that he affixed thereto the official seal of said corporation, and the said instrument is the act and deed of the said corporation.

WITNESS my signature and official seal at Venice, in the County of Sarasota, State of Florida, the day and year last aforesaid.

Robert S. Baynard
Notary Public

My Commission Expires 10/1/57

STATE OF FLORIDA, COUNTY OF LEE
FILED FOR RECORD
THIS 5th DAY OF July, 1957
RECORD IN Deed BOOK 223
PAGE 236 AND RECORD VERIFIED
D.T. FARABEE, CLERK CIRCUIT COURT
BY D. J. Bonetto DEPUTY CLERK

Notary Public, State of Florida at large
My commission expires Oct 1, 1957
Bonded by American Surety Co. of N.Y.



WOTITZKY & WOTITZKY
ATTORNEYS AT LAW
PUNTA GORDA, FLORIDA

2.75
20 2

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DEED 27 3 PAGE

~~WITNESSETH~~ DEED

THIS INDENTURE, made this 25 day of June, 1957,
BETWEEN FLORIDA BRIDGE COMPANY, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Lee and State of Florida, party of the first part, and FLORIDA POWER & LIGHT COMPANY, a corporation existing under the laws of the State of Florida with principal place of business at Miami of the County of Dade and 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 it 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, its successors and assigns forever, the following described land, situate, lying and being in the County of Lee, State of Florida, to wit:

A tract or parcel of land lying in Government Lot 3 of Section 26, Township 43 South, Range 20 East, on Gasparilla Island which tract or parcel is described as follows:

From the southeast corner of Lot 36 of Unit 1, Golden Beach, according to a plat thereof recorded in Plat Book 10 at page 60 and 61 of the Public Records of Lee County run N 89°52'E along the south line of said Unit 1 for 75 feet to a railroad rail designated monument "A" on the map or plat attached to and made a part of the deed recorded in Deed Book 129 at page 346 of said public records; thence run S 00°08'E along the line referred to in said deed as extending from monument "A" to monument "B" for 1200 feet to said monument "B"; thence continue 0°08'E for 343.18 feet to a point on the south line of the property of the Charlotte Harbor & Northern Railway Company described in said deed; thence run S 89°43'20"E along said south line for 1,017.39 feet to a railroad rail designated monument "C" on said map; thence run S 0°16'40"W perpendicular to the south line of said Railway property for 165 feet to a concrete monument and the point of beginning of the lands herein described. From said point of beginning run N 89°43'20"W for 101 feet to a con-

DEED - 7.3 PAGE 110

crete monument at the southeast corner of the County Road described in petition for a public road accepted by the Board of County Commissioners according to minutes of said board recorded in County Commissioners Minute Book 8 at page 298; thence run N 89°43'20"W for 486.88 feet along the south line of said County Road to a concrete monument; thence run S 0°39'E for 513.46 feet to a concrete monument on the south line of the north half (N $\frac{1}{2}$) of the south half (S $\frac{1}{2}$) of said Government Lot 3; thence run N 89°21'E along the said south line for 596.8 feet more or less to the waters of Charlotte Harbor passing through a concrete monument at 520 feet; thence run northeasterly along said waters for 531 feet more or less to an intersection with a line through the point of beginning bearing S 89°43'20"E; thence run N 89°43'20"W along said line for 184 feet more or less to the point of beginning containing 8.0 acres more or less. The bearings given in the above description are plane coordinate for the Florida West Zone.

~~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 person whomsoever.~~

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Vice President, and its corporate seal to be affixed, attested by its Secretary the day and year above written.

FLORIDA BRIDGE COMPANY

By: Norman Butler
NORMAN BUTLER - Pres.

Attest:

Isaac Anolic
ISAAC ANOLIC - Sec'y.

Signed, Sealed and Delivered in Presence of:

Samuel H. ...

James W. ...

Lo W. ...

As to Robert S. ...

FLORIDA BRIDGE COMPANY

By: Robert S. ...
Robert S. ... President

STATE OF FLORIDA
FILED
THIS 5th DAY OF July 1977
RECORD IN Book 273
PAGE 239
D. L. CARABINE
BY D. L. Bonetto CLERK

I HEREBY CERTIFY, That on this 25 day of June, 1957, before me personally appeared NORMAN BUTLER and ISAAC ANOLIC, Vice-President and Secretary, respectively, of FLORIDA BRIDGE COMPANY, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to FLORIDA POWER & LIGHT COMPANY and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at New York in the County of New York and State of New York, the day and year last aforesaid.

Notary Public
DANIEL HANDLER
NOTARY PUBLIC, STATE OF NEW YORK
No. 31-8754775

My ~~order~~ ^{order} ~~in New York County~~ ^{in New York County} expires 3/30/58
Term Expires March 30, 1958

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY, That on this 3rd day of July, 1957, before me personally appeared ROBERT S. BAYNARD, President of FLORIDA BRIDGE COMPANY, a corporation under the laws of the State of Florida, to me known to be one of the persons described in and who executed the foregoing conveyance to FLORIDA POWER & LIGHT COMPANY and he acknowledged the execution thereof to be his free act and deed as such officer, for the uses and purposes therein mentioned; and that he affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Venice, in the County of Sarasota and State of Florida, the day and year last before me.

History Public Date of Birth
Any criminal record
Bonded by Automobile

Notary Public

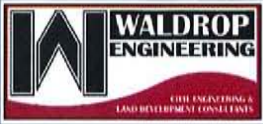
EXHIBIT IV.A.8

AERIAL LOCATION MAP

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COMMUNITY DEVELOPMENT

CPA 2015-00012



GENERAL NOTES

1. This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy.

2. Aerial flight date - 2014.

Charlotte County
Lee County

Gasparilla
Sound

Gulf
of
Mexico

Gasparilla
Island

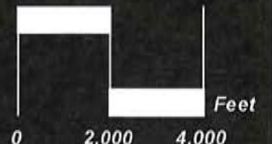
Charlotte
Harbor

Gasparilla Rd

Gulf Blvd

Subject
Property

HILL TIDE ESTATES
Aerial Location Map



NOV 03 2015

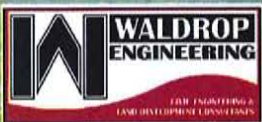
COMMUNITY DEVELOPMENT

Gasparilla Island

Gulf Blvd

Charlotte
HarborGulf
of
Mexico

Belcher Rd

Subject
Property

**GIS Solutions
of Florida**
DavePlace@Comcast.Net

GENERAL NOTES

1. This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy.
2. Aerial flight date - 2015.

HILL TIDE ESTATES

Aerial Location Map

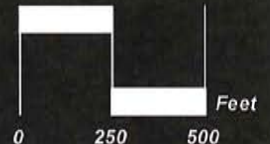


EXHIBIT IV.B.1

TRAFFIC CIRCULATION ANALYSIS

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COMMUNITY DEVELOPMENT

CPA 2015-00012

HILL TIDE ESTATES
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

RECEIVED
NOV 03 2015

COMMUNITY DEVELOPMENT

CPA 2015-00012

Project #15561

October 27, 2015

Prepared by:
DAVID PLUMMER & ASSOCIATES, INC.
2149 McGregor Boulevard
Fort Myers, Florida 33901



HILL TIDE ESTATES
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

Introduction

Hill Tide Estates (the Project) is a planned single-family residential community in Boca Grande, located in the southeast quadrant of the intersection of Gulf Boulevard and Belcher Road, Exhibit 1. The property will have direct access to Belcher Road.

The proposed Comprehensive Plan Amendment (CPA) for Hill Tide Estates will allow up to 29 single family units. The actual number of units to be authorized by zoning is anticipated to be approximately 20 single-family units.

This traffic study is provided in support of the CPA application. Consistent with Lee County's Application for a Comprehensive Plan Amendment, this CPA traffic study provides both a Long Range 20-Year Horizon analysis and a Short Range 5-Year CIP Horizon analysis.

The Long Range 20-Year Horizon analysis provides a comparison of future road segment traffic conditions in 2035, both with and without the proposed CPA. The Short Range 5-Year CIP Horizon analysis provides an assessment of future road segment traffic conditions in 2020, both with and without the proposed CPA.

Summary of Conclusions

The results of the Long Range 20-Year Horizon analysis and Short Range 5-Year CIP Horizon analysis are summarized below.

1. No new road improvements are needed as a result of the proposed CPA.
2. The Long Range 20-Year Horizon analysis indicates that no study area road segments are expected to have level of service issues in 2035, either with or without the proposed CPA. Therefore, no modifications to the Lee County Lee Plan Map 3A are needed as a result of the proposed CPA.
3. The Short Range 5-Year CIP Horizon analysis indicates that no study area road segments are expected to have level of service issues in 2020, either with or without the proposed CPA. Therefore, no modifications to the County's five year work program are needed as a result of the proposed CPA.
4. The development program under the proposed CPA is anticipated to generate approximately 73% fewer external motor vehicle trips than the maximum allowable development under the current land use designation.

5. The development program under the proposed CPA is anticipated to consume less than 1% of the capacity of Gulf Boulevard and Gasparilla Boulevard.

Transportation Methodology

Transportation methodology discussions were held with representatives of Lee County Department of Transportation and Department of Community Development in October, 2015. Due to the unique location of the Project and the characteristics of Boca Grande, the agreed to methodology for preparing the CPA traffic study was different than the traditional methodology for comprehensive plan amendment traffic studies. The traditional methodology for CPA traffic studies is that the adopted Lee County MPO travel model is used to project future 2035 traffic conditions, both with and without the proposed CPA, on the future road network within three miles of the site. The future road network to be used for these travel model assignments is the Lee County MPO 2035 Highway Cost Feasible Plan. Since the adopted Lee County travel model does not include Boca Grande and the Lee County MPO 2035 Highway Cost Feasible Plan for Boca Grande is essentially the existing roadway network, an alternative methodology was discussed and established for this CPA traffic study.

The highlights of the methodology are summarized below.

1. The analysis will be a PM peak hour (K100) traffic assessment of the following roadway segments.
 - a. Gasparilla Boulevard, south of the Charlotte County line.
 - b. Gulf Boulevard, north of Belcher Road.
2. Future year 2035 traffic volumes will be established using historic growth rates.
3. Future conditions without the CPA will include future background traffic plus the maximum development allowed on the site under the current land use designation.
4. Future conditions with the CPA will include future background traffic plus the maximum development allowed on the site under the proposed land use designation.
5. Trip generation estimates will be based on ITE Trip Generation, 9th Edition, Land Use Code 210 Single Family Detached.

This CPA traffic study was prepared consistent with the agreed upon methodology.

Existing Road Network

The existing road network is shown in Exhibit 1. The primary north / south roadways are Gasparilla Boulevard and Gulf Boulevard. Both roadways are two lane major collector roads maintained by Lee County. Belcher Road is a two lane local roadway providing direct access to the Project.

Scheduled and Planned Road Improvements

Roadway capacity improvements scheduled for construction in the County's current five-year work program were considered committed improvements for purposes of the Short Range 5-Year CIP Horizon and Long Range 20-Year Horizon analysis. There are no committed or scheduled

capacity improvements within the study area.

CPA Development Parameters

Hill Tide Estates is planned to be a single phase development. For purposes of the Short Range horizon analysis, build-out was considered to be 2020. The horizon years for this study are 2035 for the Long Range 20-Year Horizon analysis and 2020 for the Short Range 5-Year CIP Horizon analysis.

The proposed Comprehensive Plan Amendment (CPA) for Hill Tide Estates will allow up to 29 single-family residential units. All 29 units were reflected in the Long Range 20-Year Horizon analysis and the Short Range 5-Year CIP Horizon analysis. The actual number of units to be authorized under the proposed zoning is expected to be less than 29 single family units.

It has been estimated that a middle school with approximately 400 students could be developed on the site under the current Public Facilities land use category. Therefore, the traffic analysis of future conditions without the proposed CPA reflects a middle school with up to 400 students. The 400 student middle school is reflected in the Long Range 20-Year Horizon analysis and the Short Range 5-Year CIP Horizon analysis.

Trip Generation

The trip generation for the Project, under the existing land use category (the middle school) and the proposed land use category (single family residential), was calculated based on trip rates and equations from the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, Appendix A.

No adjustments were taken for internal capture of trips. Adjustments were taken, however, to reflect alternative modes of transportation, including walk, bicycle and golf carts. Given the island life-style of Boca Grande, a significant number of trips are made by walking, biking and golf carts.

The resultant ITE trip generation estimates for build-out of Hill Tide Estates, under the two development scenarios, are provided in Exhibit 2 and summarized below.

Trip Generation Summary

<u>Scenario</u>	<u>Total Vehicular Traffic</u>		<u>External Motor Vehicle Traffic</u>	
	<u>PM Peak</u>	<u>Daily</u>	<u>PM Peak</u>	<u>Daily</u>
Without CPA – School	64	648	48	486
With CPA – Residential	34	336	13	134
Reduction (With CPA – Without CPA)	-30	-312	-35	-352
Reduction (With CPA / Without CPA)	-47%	-48%	-73%	-72%

As shown, the planned development under the proposed CPA will generate significantly less external peak hour and daily motor vehicle traffic (approximately 73% less traffic) than the maximum development allowed under the current land use designation.

Long Range 20-Year Horizon (2035) Analysis

Future traffic volumes for the roadway segments under study were derived as follows, Appendix B.

1. Existing 2014 AADT traffic volumes on the Gasparilla Boulevard roadway segment under study was derived from the 2014 Lee County Traffic Count Report. Existing 2015 AADT traffic volumes on the Gulf Boulevard roadway segment under study were derived from an intersection turning movement count conducted at the intersection of Gulf Boulevard and Belcher Road in October of 2015. The peak hour turning movement count was converted to AADT using the adjustment factors from the 2014 Lee County Traffic Count Report and Permanent Count Station #12.
2. Existing AADT traffic volumes were projected to year 2020 and 2035 using an annual growth rate of 0.26%. The growth rate was derived from a comparison of the 2014 AADT traffic volume at the Florida DOT count station #124510 located just south of the Lee / Charlotte County line to the future year 2035 projected AADT at that same location derived from the 2035 Sarasota Manatee Charlotte (FSUTMS-SMC Model) travel model.
3. The Project traffic volumes, reflective of the two scenarios of without and with the CPA, were then assigned to the roadway segments under study. The peak hour external non-motor vehicle volumes were assigned to the study area road segments.

Exhibit 3 shows future traffic conditions in 2035 without the proposed CPA. As shown in Exhibit 3, no road segments within the study area are expected to have level of service issues in 2035 without the proposed CPA.

Exhibit 4 shows future traffic conditions in 2035 with the proposed CPA. As shown in Exhibit 4, no road segments within the study area are expected to have level of service issues in 2035 with the proposed CPA.

The proposed CPA's consumption of the roadway capacity on the roadway segments under study is less than 0.2% on Gasparilla Boulevard and less than 0.8% on Gulf Boulevard. A comparison of the proposed CPA to the maximum development allowed without the CPA is presented below.

Summary Roadway Segment Conditions

<u>Roadway Segment</u>	<u>Volume to Capacity Ratio</u>			<u>Capacity Consumption</u>		
	<u>W/O CPA</u>	<u>W/ CPA</u>	<u>Change</u>	<u>W/O CPA</u>	<u>W/ CPA</u>	<u>Change</u>
Gasparilla Blvd.	0.39	0.38	- 2.6%	0.2%	0.1%	-50%
Gulf Blvd.	0.05	0.02	-60.0%	3.2%	0.7%	-78%

No modifications to the roadway network are needed as a result of the proposed CPA.

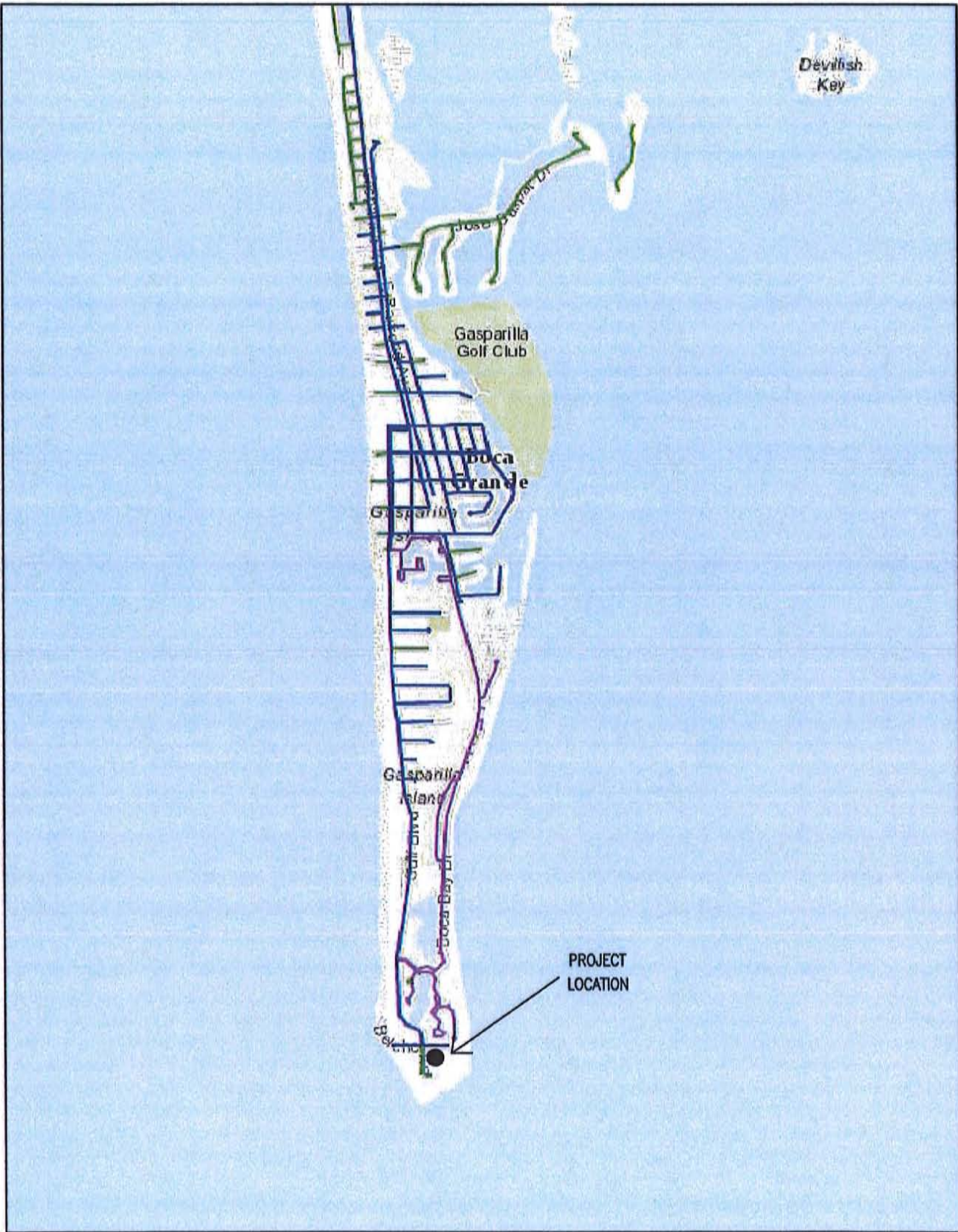
Short Range 5-Year CIP (2020) Analysis

Future traffic volumes for the roadway segments under study in the short range were developed following the same methodology as that for the long range.

Future 2020 traffic conditions without the CPA are presented in Exhibit 5. No level of service issues are projected in 2020 without the CPA.

Future 2020 traffic conditions with the CPA are presented in Exhibit 6. As shown, no level of service issues are projected in 2020 with the CPA.

No modifications to the County's five year work program are needed as a result of the proposed CPA.



HILL TIDE ESTATES
CPA

PROJECT LOCATION

15561/01A/1015

EXHIBIT 2

Hill Tide Estates Trip Generation Estimate ⁽¹⁾

<u>Land Use</u>	<u>ITE (LUC)</u>	<u>Size</u>	<u>Unit</u>	<u>Adjustment</u>	<u>PM Peak Hour</u>		<u>Total</u>	<u>Daily</u>
					<u>In</u>	<u>Out</u>		
<u>Without CPA</u>								
Middle School ⁽²⁾	522	400	Students		31	33	64	648
Total					31	33	64	648
Internal				0%	<u>0</u>	<u>0</u>	<u>0</u> ⁽³⁾	<u>0</u>
External – Vehicles				100%	31	33	64	648
External Non-Motor Vehicle				25%	<u>8</u>	<u>8</u>	<u>16</u> ⁽⁴⁾	<u>162</u>
Net New Motor Vehicles					23	25	48	486
<u>With CPA</u>								
Single-Family	210	29	D.U.s		21	13	34	336
Total					21	13	34	336
Internal				0%	<u>0</u>	<u>0</u>	<u>0</u> ⁽³⁾	<u>0</u>
External – Vehicles				100%	21	13	34	336
External Non-Vehicle				60%	<u>13</u>	<u>8</u>	<u>21</u> ⁽⁴⁾	<u>202</u>
Net New Motor Vehicles				38%	8	5	13	134

Footnotes:

- (1) ITE, Trip Generation (9th Edition).
- (2) Peak Hour Generator of Middle School occurs earlier than traditional PM Peak Hour of Adjacent Street.
- (3) ITE, Trip Generation Handbook – An ITE Proposed Recommended Practice (3rd Edition).
- (4) Reflects walking, bicycle and golf cart trips associated with island life-style.



EXHIBIT 3
HILL TIDE ESTATES CPA
FUTURE (2035) TRAFFIC CONDITIONS - ROADWAY ANALYSIS
WITHOUT COMPREHENSIVE PLAN AMENDMENT
PEAK SEASON, PEAK HOUR, PEAK DIRECTION

2035 WITHOUT CPA

Roadway Segment	Location	(1) No. of Lanes	(2) LOS Std.	2014 AADT	Future Background (2035) Traffic				Peak Hour Directional Volume	Without CPA Project Traffic				Total 2035 K100 Volume	SV @ LOS Std.	2035 LOS	Total Volume to Capacity V/C	Project Traffic as % of Capacity
					(3) 21-Year Growth Factor	2035 AADT	(4) K100	(4) D100		% Assign.	Peak Hour Net New Ext. Trips	In/Out	Peak Hour Directional Trips					
										48								
Gasparilla Boulevard	S. of Charlotte Co. Line	2LU	E	6,500 (6)	1.06	6,858	0.09	0.534	390	10%	5	0.490	2	332	860 (7)	C	0.39	0.2%
Gulf Boulevard	N. of Belcher Road	2LU	E	253 (6)	1.06	267	0.09	0.534	13	100%	48	0.510	24	37	740 (8)	C	0.05	3.2%

Footnotes:

- (1) 2035 LRTP Cost-Feasible Plan number of lanes.
(2) Adopted LOS standard, per The Lee Plan, Policy 37.1.1.
(3) Linear Growth Trend.
(4) FDOT 2014 Online Traffic Data - Location: Lee-12, LO 510
(5) Lee County Traffic County Report - 2014.
(6) Based on 2015 PM peak hour intersection turning movement count at Gulf Blvd. and Belcher Road.
Converted to 2014 AADT based on adjustment factors from Lee County Traffic Count Report - PCS 12:
2014 AADT = 2015 PM Peak Hour Count + 2014 PM Peak Hour to Daily Ratio + 2014 AADT Monthly Factor + 2015 to 2014 Growth Adjustment
= $19 + 0.0776 + 0.96 + 1.0077$
(7) Lee County Concurrency Report 2014 - Gasparilla Boulevard K100 Directional Capacity.
(8) Lee County Generalized Peak Hour Directional Service Volumes - Urbanized Areas - Collectors (September 2013).

EXHIBIT 4
HILL TIDE ESTATES CPA
FUTURE (2035) TRAFFIC CONDITIONS - ROADWAY ANALYSIS
WITH COMPREHENSIVE PLAN AMENDMENT
PEAK SEASON, PEAK HOUR, PEAK DIRECTION

2035 WITH CPA

		Future Background (2035) Traffic										With CPA Project Traffic								
Roadway Segment	Location	(1) No. of Lanes	(2) LOS Std.	2014 AADT	(3) 21-Year Growth Factor	2035 AADT	(4) K100	(4) D100	Peak Hour Directional Volume	% Assign.	Peak Hour	Peak Hour	Peak Hour Directional Trips	Total 2035 K100 Volume	SV @ LOS Std.	2035 LOS	Total Volume to Capacity V/C	Project Traffic as % of Capacity		
											Net New Ext. Trips	In/Out								
13																				
Gasparilla Boulevard	S. of Charlotte Co. Line	2LU	E	6,500 (5)	1.06	6,858	0.09	0,534	330	10%	1	0.630	1	331	860 (7)	C	0.38	0.1%		
Gulf Boulevard	N. of Belcher Road	2LU	E	253 (6)	1.06	267	0.09	0,534	13	100%	13	0.370	5	18	740 (8)	C	0.02	0.7%		

Footnotes:

(1) 2035 LRTP Cost-Feasible Plan number of lanes.

(2) Adopted LOS standard, per The Lee Plan, Policy 37.1.1.

(3) Linear Growth Trend.

(4) FDOT 2014 Online Traffic Data - Location: Lee-12, LO 510

(5) Lee County Traffic County Report - 2014.

(6) Based on 2015 PM peak hour intersection turning movement count at Gulf Blvd. and Belcher Road.

Converted to 2014 AADT based on adjustment factors from Lee County Traffic Count Report - PCS 12:

2014 AADT = 2015 PM Peak Hour Count + 2014 PM Peak Hour to Daily Ratio + 2014 AADT Monthly Factor + 2015 to 2014 Growth Adjustment
= 19 + 0.0776 + 0.96 + 1.0077

(7) Lee County Concurrency Report 2014 - Gasparilla Boulevard K100 Directional Capacity.

(8) Lee County Generalized Peak Hour Directional Service Volumes - Urbanized Areas - Collectors (September 2013).

EXHIBIT 5
HILL TIDE ESTATES CPA
FUTURE (2020) TRAFFIC CONDITIONS - ROADWAY ANALYSIS
WITHOUT COMPREHENSIVE PLAN AMENDMENT
PEAK SEASON, PEAK HOUR, PEAK DIRECTION

2020 WITHOUT CPA

Roadway Segment	Location	(1) No. of Lanes	(2) LOS Std.	2014 AADT	Future Background (2020) Traffic				Peak Hour Directional Volume	Without CPA Project Traffic				Total 2020 K100 Volume	SV @ LOS Std.	2020 LOS	Total Volume to Capacity V/C	Project Traffic as % of Capacity
					(3) 5-Year Growth Factor	2020 AADT	(4) K100	(4) D100		% Assign.	Net New Ext. Trips	In/Out	Peak Hour Directional Trips					
									48									
Gasparilla Boulevard	S. of Charlotte Co. Line	2LU	E	6,500 (5)	1.013	6,585	0.09	0.534	316	10%	5	0.490	2	318	860 (7)	C	0.37	0.2%
Gulf Boulevard	N. of Belcher Road	2LU	E	253 (6)	1.013	256	0.09	0.534	12	100%	48	0.510	24	36	740 (8)	C	0.05	3.2%

Footnotes:

- (1) 2035 LRTP Cost-Feasible Plan number of lanes.
- (2) Adopted LOS standard, per The Lee Plan, Policy 37.1.1.
- (3) Linear Growth Trend.
- (4) FDOT 2014 Online Traffic Data - Location: Lee-12, LC 510
- (5) Lee County Traffic County Report - 2014.
- (6) Based on 2015 PM peak hour intersection turning movement count at Gulf Blvd. and Belcher Road.
Converted to 2014 AADT based on adjustment factors from Lee County Traffic Count Report - PCS 12:
2014 AADT = 2015 PM Peak Hour Count + 2014 PM Peak Hour to Daily Ratio + 2014 AADT Monthly Factor + 2015 to 2014 Growth Adjustment
= 19 + 0.0776 + 0.96 + 1.0077
- (7) Lee County Concurrence Report 2014 - Gasparilla Boulevard K100 Directional Capacity.
- (8) Lee County Generalized Peak Hour Directional Service Volumes - Urbanized Areas - Collectors (September 2013).

EXHIBIT 6
HILL TIDE ESTATES CPA
FUTURE (2020) TRAFFIC CONDITIONS - ROADWAY ANALYSIS
WITH COMPREHENSIVE PLAN AMENDMENT
PEAK SEASON, PEAK HOUR, PEAK DIRECTION

2020 WITH CPA

Roadway Segment	Location	(1) No. of Lanes	(2) LOS Std.	2014 AADT	Future Background (2020) Traffic					With CPA Project Traffic					Total 2020 K100 Volume	SV @ LOS Std.	2020 LOS	Total Volume to Capacity V/C	Project Traffic as % of Capacity
					(3) 5-Year Growth Factor	2020 AADT	(4) K100	(4) D100	Peak Hour Directional Volume	% Assign.	Peak Hour Net New Ext. Trips	Peak Hour In/Out	Peak Hour Directional Trips						
13																			
Gasparilla Boulevard	S. of Charlotte Co. Line	2LU	E	6,500 (5)	1.013	6,585	0.09	0.534	316	10%	1	0.630	1	317	860 (7)	C	0.37	0.1%	
Gulf Boulevard	N. of Belcher Road	2LU	E	253 (6)	1.013	256	0.09	0.534	12	100%	13	0.370	5	17	740 (8)	C	0.02	0.7%	

Footnotes:

- (1) 2035 LRTP Cost-Feasible Plan number of lanes.
- (2) Adopted LOS standard, per The Lee Plan, Policy 37.1.1.
- (3) Linear Growth Trend.
- (4) PDOT 2014 Online Traffic Data - Location: Lee-12, LC 510
- (5) Lee County Traffic County Report - 2014.
- (6) Based on 2015 PM peak hour intersection turning movement count at Gulf Blvd. and Belcher Road.
Converted to 2014 AADT based on adjustment factors from Lee County Traffic Count Report - PCS 12:
2014 AADT = 2015 PM Peak Hour Count ÷ 2014 PM Peak Hour to Daily Ratio ÷ 2014 AADT Monthly Factor ÷ 2015 to 2014 Growth Adjustment
= 19 ÷ 0.0778 ÷ 0.96 ÷ 1.0077
- (7) Lee County Concurrency Report 2014 - Gasparilla Boulevard K100 Directional Capacity.
- (8) Lee County Generalized Peak Hour Directional Service Volumes - Urbanized Areas - Collectors (September 2013).

APPENDIX A
TRIP GENERATION

APPENDIX
Hill Tide Estates CPA
Trip Generation - Daily

LAND USE	ITE (LUC)	SIZE	UNIT	ITE Trip Generation ⁽¹⁾			DAILY				
				Trip Type	Trip Rate	Enter	Exit	IN	OUT	TOTAL	
<div>WITHOUT CPA</div>											
Middle School	522	400	Students	Weekday	1.62	0.5	0.5	324	324	648	(2)
Total								324	324	648	
Internal						0%		0	0	0	(3)
External Vehicles						100%		324	324	648	
External				Passenger							
Non-Motorized Vehicles				Car							(4)
Net New				Equivalent		25%		81	81	162	
						75%		243	243	486	
<div>WITH CPA</div>											
Single-Family Detached	210	29	D.U.s	Weekday	$\ln(T) = 0.92 \ln(X) + 2.72$	0.5	0.5	168	168	336	
Total								168	168	336	
Internal						0%		0	0	0	(3)
External Vehicles						100%		168	168	336	
External				Passenger							
Non-Motorized Vehicles				Car							(4)
Net New				Equivalent		60%		101	101	202	
						40%		67	67	134	

FOOTNOTES:

(1) ITE, Trip Generation (9th Edition).

(2) Peak Hour Generator of Middle School occurs earlier than traditional PM Peak Hour of Adjacent Street.

(3) ITE, Trip Generation Handbook - An ITE Proposed Recommended Practice (3rd Edition).

(4) Reflects walking, bicycle and golf cart trips associated with island resort life-style.

Middle School/Junior High School (522)

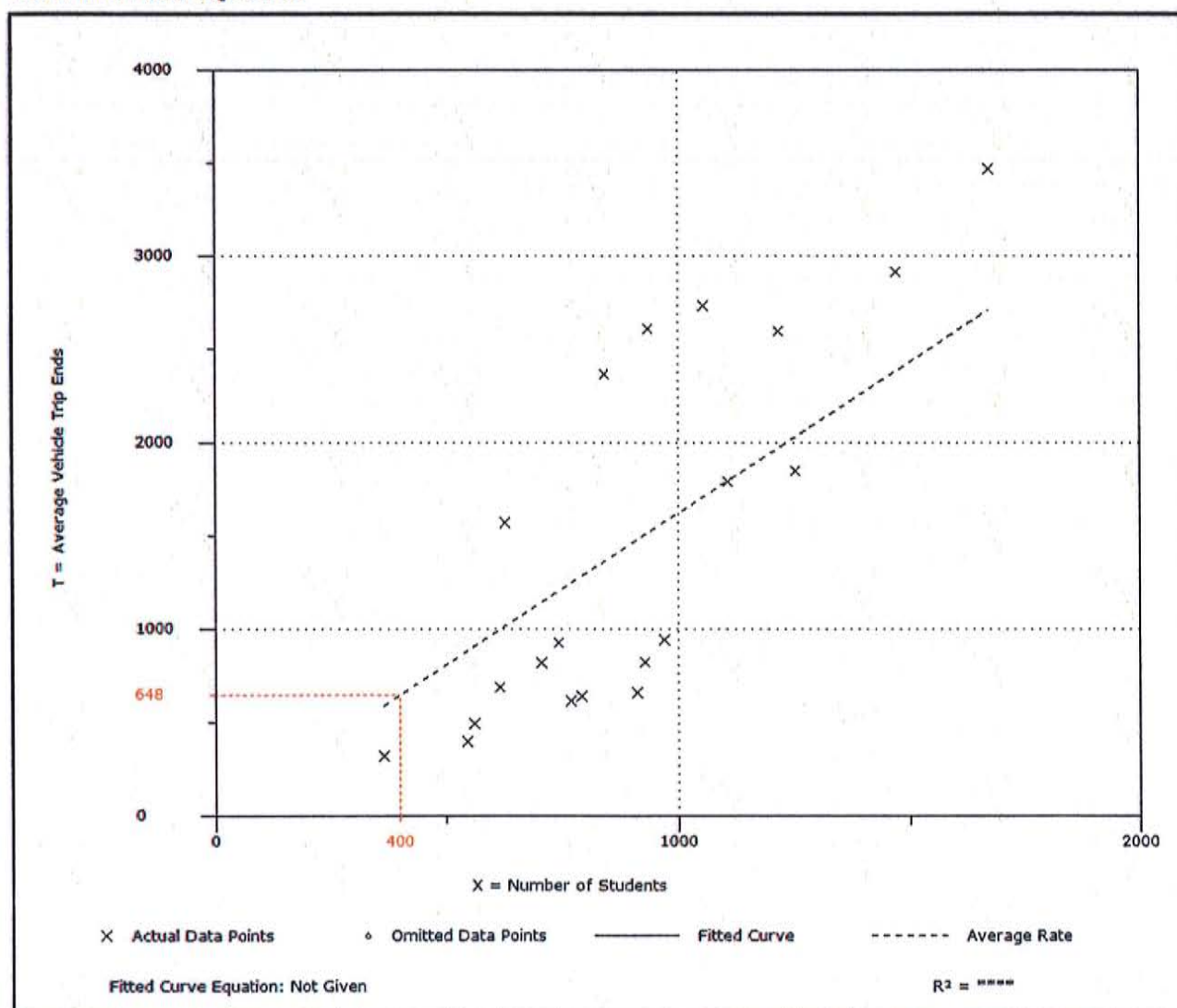
Average Vehicle Trip Ends vs: Students
On a: Weekday

Number of Studies: 20
Average Number of Students: 904
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
1.62	0.72 - 2.81	0.72

Data Plot and Equation



Single-Family Detached Housing (210)

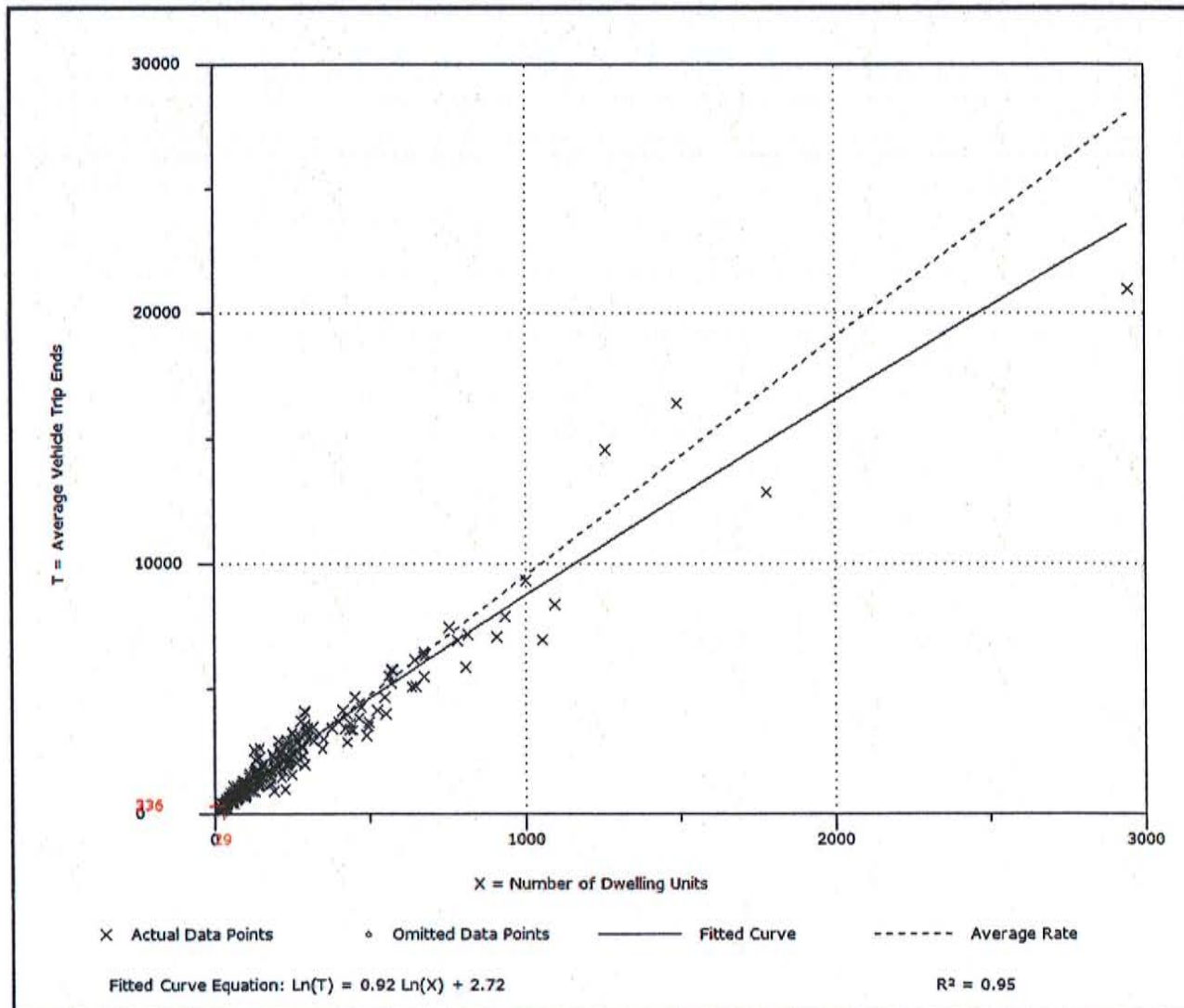
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Number of Studies: 355
Avg. Number of Dwelling Units: 198
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.52	4.31 - 21.85	2.05

Data Plot and Equation



APPENDIX
Hill Tide Estates CPA
Trip Generation - Peak Hour

LAND USE	ITE (LUC)	SIZE	UNIT	ITE Trip Generation ⁽¹⁾			PM PEAK HOUR				TOTAL
				Trip Type	Trip Rate	Enter	Exit	IN	OUT		
=====											
<div>WITHOUT CPA</div>											
Middle School	522	400	Students	Weekday Peak Hour Adjacent Street Traffic	0.16	0.49	0.51	31	33	64	(2)
Total								31	33	64	
Internal						0%		0	0	0	(3)
External Vehicles						100%		31	33	64	
External				Passenger							
Non-Motorized Vehicles				Car		25%		8	8	16	(4)
Net New				Equivalent		75%		23	25	48	
<div>WITH CPA</div>											
Single-Family Detached	210	29	D.U.s	Weekday Peak Hour Adjacent Street Traffic	$\ln(T) = 0.9 \ln(X) + 0.51$	0.63	0.37	21	13	34	
Total								21	13	34	
Internal						0%		0	0	0	(3)
External Vehicles						100%		21	13	34	
External				Passenger							
Non-Motorized Vehicles				Car		60%		13	8	21	(4)
Net New				Equivalent		38%		8	5	13	

FOOTNOTES:

- (1) ITE, Trip Generation (9th Edition).
- (2) Peak Hour Generator of Middle School occurs earlier than traditional PM Peak Hour of Adjacent Street.
- (3) ITE, Trip Generation Handbook - An ITE Proposed Recommended Practice (3rd Edition).
- (4) Reflects walking, bicycle and golf cart trips associated with island resort life-style.

Middle School/Junior High School (522)

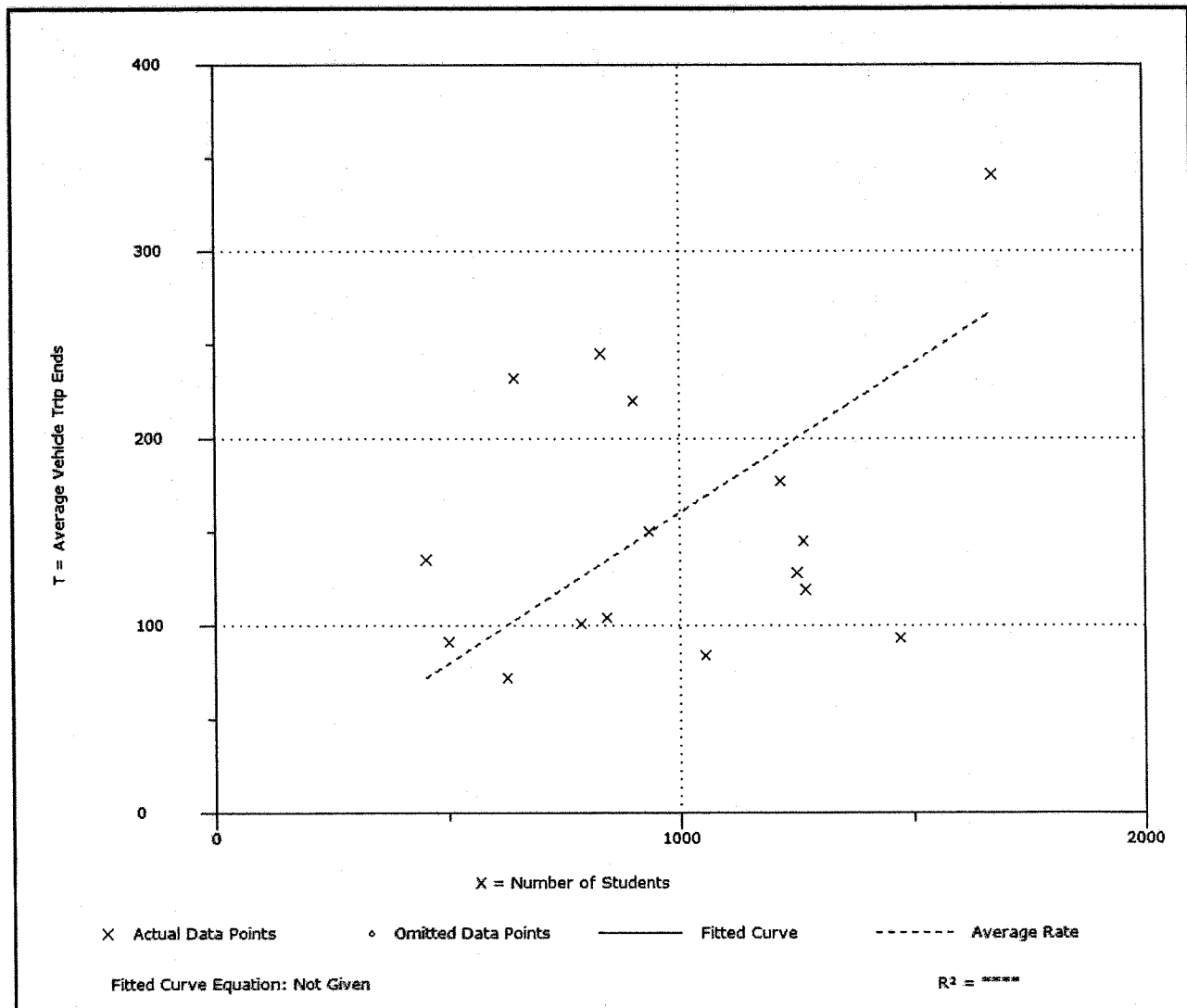
Average Vehicle Trip Ends vs: Students
On a: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Number of Studies: 16
 Average Number of Students: 982
 Directional Distribution: 49% entering, 51% exiting

Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.16	0.06 - 0.36	0.08

Data Plot and Equation



Single-Family Detached Housing (210)

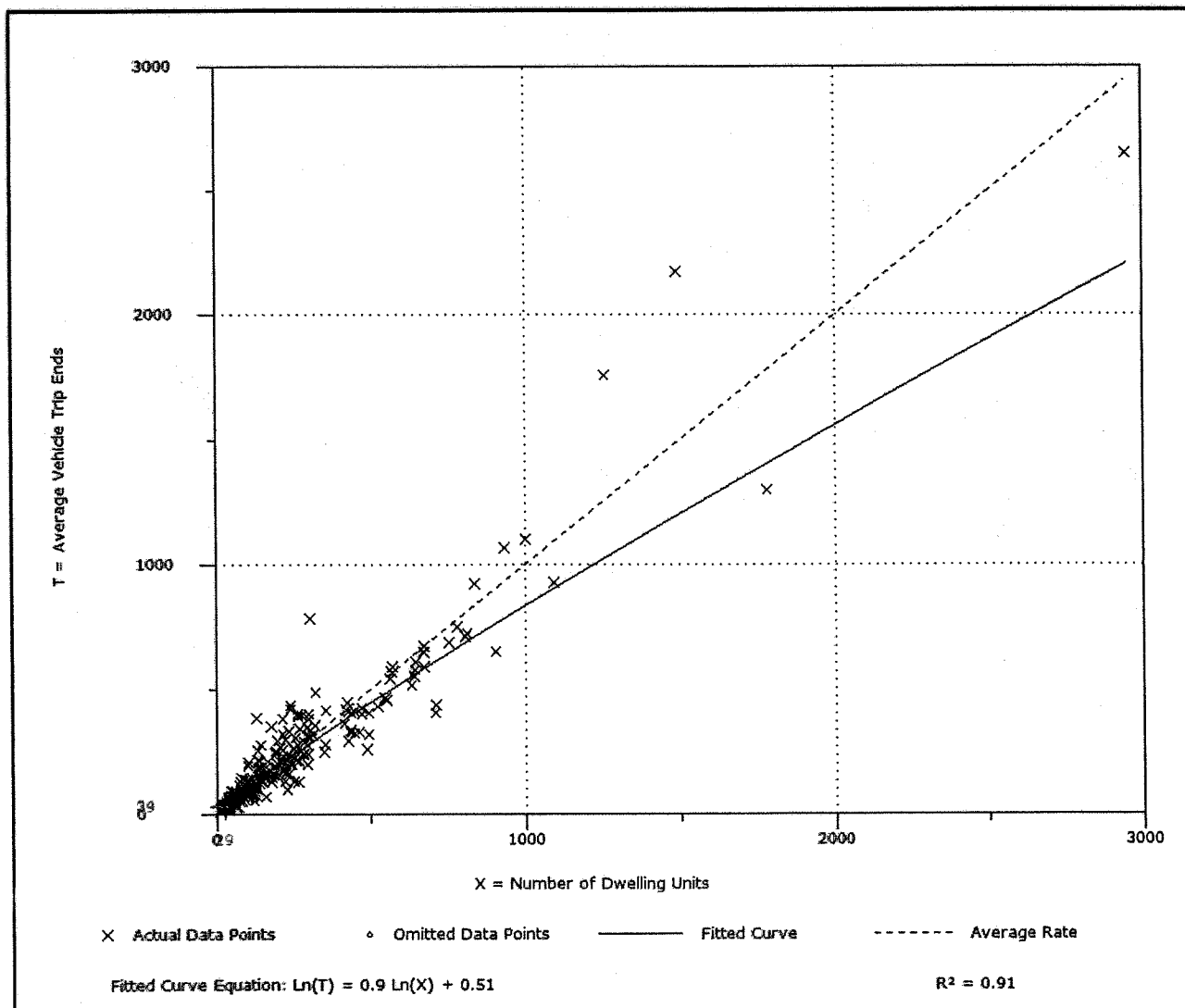
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Number of Studies: 321
 Avg. Number of Dwelling Units: 207
 Directional Distribution: 63% entering, 37% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.42 - 2.98	0.31

Data Plot and Equation



APPENDIX B
TRAFFIC ANALYSIS

TRAFFIC COUNT REPORT

2014



LEE COUNTY, FLORIDA

PREPARED BY:

LEE COUNTY DEPARTMENT OF TRANSPORTATION

1500 MONROE STREET

FORT MYERS, FLORIDA 33901

<http://www.leegov.com/gov/dept/dot/traffic/Pages/default.aspx>

February 2015

CPA 2015-00012

RECEIVED
NOV 03 2015

COMMUNITY DEVELOPMENT

STREET	LOCATION	Sta- tion #	Daily Traffic Volume (AADT)											2015	Area
			2005	2006	2007	2008	2009	2010	2011	2012	2013	2014			
FORUM BLVD	N OF COLONIAL BLVD	629	6400	6200	7700	4700	4400							18	3
FOWLER ST	E OF US 41	511	27700	32000	26400	21300	22500	19800					20700	9	3
FOWLER ST	N OF AIRPORT RD	280	31800	34700	29100	26600	22300	22100						9	3
FOWLER ST	N OF COLONIAL BLVD	278	26400	30700	26000	23800	22200	18400						28	3
FOWLER ST	S OF HANSON ST	28	26200	31400	32000	U/C	22700	19300	19000	19400	21700	23000			3
FOWLER ST	N OF HANSON ST	282	26600	31400	27300	22600	18600							28	3
FOWLER ST	S OF M.L.K. BLVD (SR 82)	279	23600	26600	20800	17200	13300							28	3
GASPARILLA BLVD	S OF CHARLOTTE CO. LINE	510	4100		4700	5300	6000	6600					6500	12	7
GLADIOLUS DR	E OF SAN CARLOS BLVD	284	10500	10300	11600	11300	7200	8900	10200		7600			46	4
GLADIOLUS DR	E OF PINE RIDGE	283						13600						46	4
GLADIOLUS DR	E OF A&W BULB RD	39	15700	15200	14500	U/C			18600	19200	19800	20500			4
GLADIOLUS DR	W OF WINKLER RD	285						21700						46	4
GLADIOLUS DR	W OF US 41	46	32700	34800	35200	33500	35900	39100	37800	40800	37600	38900			4
GREENBRIAR BLVD	W OF JOEL BLVD	476	1100	2700	1200	1100	1400							6	5
GUNNERY RD	N OF IMMOKALEE RD	290	15400	9200	17700	15600	14900	17700	17300	20200	17600	18300		21	5
	N OF LEE BLVD (CR 884)	289	14600	15900	15100	10200	9500	12700	14700	15800	13600	13600		22	5
HANCOCK BRIDGE PKWY	W OF BEAU DR	17	27200	28300	23200	23900	21200	20700	20000	17900	18400	20600			2
HANCOCK BRIDGE PKWY	W OF MOODY RD	291	25600	26100	23300	21000	21300							17	2
HANCOCK BRIDGE PKWY	W OF ORANGE GROVE BLVD	292	25400	26500	27000	20600	22500	23200	22500		20900	20900		17	2
HANCOCK BRIDGE PKWY	W OF NE 24 AVE	293	21600	22900	20900	17900	18800							17	2

PCS 12 - Burnt Store Rd south of Charlotte County Line

2014 AADT =

6,300 VPD

Hour	NB	SB	Total
0	0.40%	0.78%	0.59%
1	0.28%	0.48%	0.38%
2	0.27%	0.35%	0.31%
3	0.59%	0.26%	0.42%
4	0.92%	0.38%	0.65%
5	2.35%	0.84%	1.59%
6	4.72%	2.51%	3.61%
7	7.59%	3.91%	5.74%
8	7.28%	4.60%	5.93%
9	6.83%	5.10%	5.96%
10	6.88%	5.75%	6.31%
11	6.69%	6.54%	6.61%
12	6.59%	6.92%	6.76%
13	6.48%	7.04%	6.76%
14	6.60%	7.44%	7.02%
15	6.56%	8.00%	7.28%
16	6.68%	8.82%	7.76%
17	6.38%	9.56%	7.98%
18	4.95%	6.77%	5.86%
19	3.66%	4.70%	4.19%
20	2.99%	3.44%	3.22%
21	2.21%	2.65%	2.43%
22	1.36%	1.97%	1.66%
23	0.75%	1.22%	0.98%

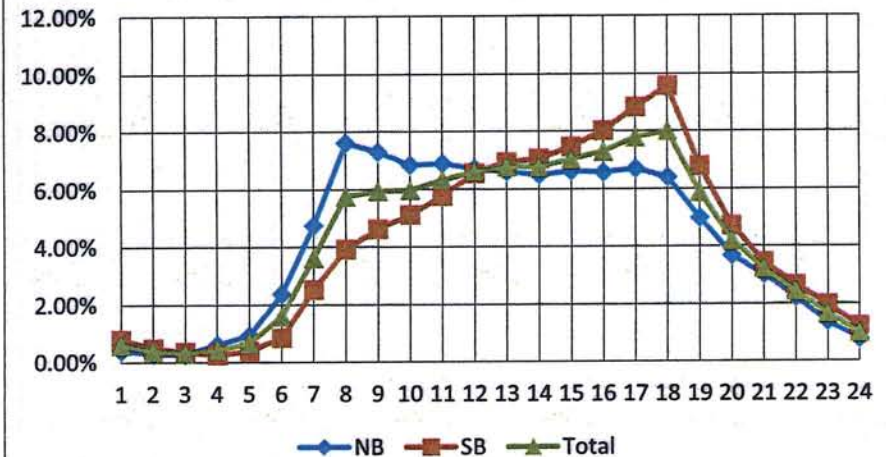
Month of Year	Fraction
January	1.05
February	1.2
March	1.22
April	1.1
May	0.95
June	0.87
July	0.88
August	0.87
September	0.84
October	0.96
November	1.01
December	1.06

Directional Factor		
AM	0.66	NB
PM	0.57	SB

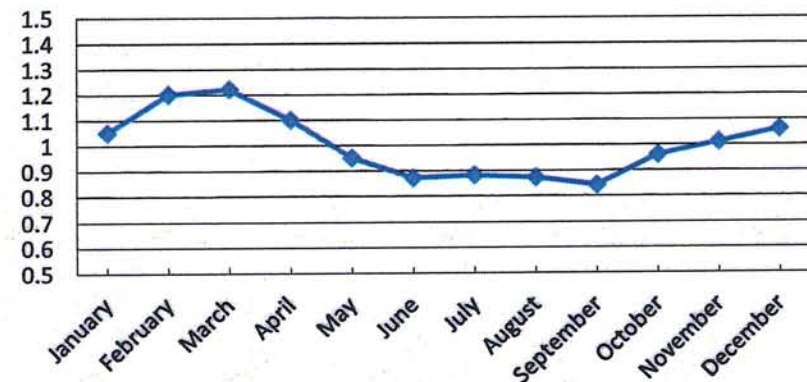
Day of Week	Fraction
Sunday	0.92
Monday	0.97
Tuesday	0.99
Wednesday	1
Thursday	1.03
Friday	1.1
Saturday	0.99

Design Hour Volume		
#	Volume	Factor
5	717	0.114
10	707	0.112
20	678	0.108
30	665	0.106
50	650	0.103
100	625	0.099
150	609	0.097
200	594	0.094

Hour of Day



Month of Year



**DAVID PLUMMER & ASSOCIATES
SUMMARY OF VEHICLE MOVEMENTS**

TRAFFIC COUNT ADJUSTMENT FACTORS

File#

Job # 15561

Project name: Boca Grande Residential
Job number: 15561

Count location: Gulf Boulevard @ Belcher Road
County: Lee
City: Boca Grande
Date: 10/13/2015
Day of Week: Tuesday
Weather: Good
Road Condition: Good

Observer: JW
Remark: Includes Golf Carts

Intersection Description:
From North (SB): Gulf Drive
From South (NB): Gulf Drive
From East (WB): Belcher Road
From West (EB): Belcher Road

AM Peak Hour: 8:00 AM to 9:00 AM
PM Peak Hour: 4:00 PM to 5:00 PM

LEE COUNTY ADJUSTMENT FACTOR

Traffic count report: 2014
Permanent count station: 12
Month of count AADT: 0.96
AADT to peak season: 1.17

$$\text{Factor} = 1.00 \div 0.96 \times 1.17 = 1.22$$

David Plummer & Associates
Based On
MSHA Highway Information Services Division
Turning Counts Study - Field Sheet

Request No.: Boca Grande Residential
Job No.: 15561

Location: Gulf Boulevard @ Belcher Road
Date: 10/13/2014 Tuesday
Recorder: JW
Interval (dd): 15
(In Minutes)

County: Lee
Town: Boca Grande
Weather: Good

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start 8:00 AM	End 9:00 AM	Volume 11	PM PERIOD 12:00PM-7:00PM	Start 4:00 PM	End 5:00 PM	Volume 22
------------	-----------------------------	------------------	----------------	--------------	-----------------------------	------------------	----------------	--------------

Street Name-->	Gulf Drive Southbound				Gulf Drive Northbound				Belcher Road Westbound				Belcher Road Eastbound				GRAND TOTAL
HOURL	L	T	R	TOT	L	T	R	TOT	L	T	R	TOT	L	T	R	TOT	
7:15 AM	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0	1	2
7:30 AM	0	1	2	3	0	0	0	0	0	0	0	0	2	0	0	2	5
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1
8:15 AM	0	1	0	1	0	1	0	1	0	0	0	0	1	0	0	1	3
8:30 AM	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
8:45 AM	0	0	2	2	0	1	0	1	0	0	0	0	0	0	0	0	3
9:00 AM	0	2	0	2	0	0	0	0	0	0	0	0	2	0	0	2	4
9:15 AM				0				0				0				0	0
9:30 AM				0				0				0				0	0
9:45 AM				0				0				0				0	0
10:00 AM				0				0				0				0	0
10:15 AM				0				0				0				0	0
10:30 AM				0				0				0				0	0
10:45 AM				0				0				0				0	0
11:00 AM				0				0				0				0	0
11:15 AM				0				0				0				0	0
11:30 AM				0				0				0				0	0
11:45 AM				0				0				0				0	0
12:00 PM				0				0				0				0	0
12:15 PM				0				0				0				0	0
12:30 PM				0				0				0				0	0
12:45 PM				0				0				0				0	0
1:00 PM				0				0				0				0	0
1:15 PM				0				0				0				0	0
1:30 PM				0				0				0				0	0
1:45 PM				0				0				0				0	0
2:00 PM				0				0				0				0	0
2:15 PM				0				0				0				0	0
2:30 PM				0				0				0				0	0
2:45 PM				0				0				0				0	0
3:00 PM				0				0				0				0	0
3:15 PM				0				0				0				0	0
3:30 PM				0				0				0				0	0
3:45 PM				0				0				0				0	0
4:00 PM				0				0				0				0	0
4:15 PM	0	1	1	2	0	4	0	4	0	0	0	0	0	0	1	1	7
4:30 PM	1	0	0	1	1	1	0	2	0	0	0	0	0	0	0	0	3
4:45 PM	1	1	0	2	0	3	0	3	0	0	0	0	0	0	0	0	5
5:00 PM	0	0	1	1	0	1	1	2	0	0	1	1	3	0	0	3	7
5:15 PM	0	0	1	1	0	1	0	1	0	0	0	0	1	0	0	1	3
5:30 PM	1	1	1	3	0	1	0	1	0	0	0	0	0	0	0	0	4
5:45 PM	1	1	0	2	1	0	0	1	0	0	0	0	0	0	0	0	3
6:00 PM	0	1	0	1	0	3	0	3	0	0	0	0	0	0	0	0	4
TOTAL	4	10	8	22	2	18	1	21	0	0	1	1	10	0	1	11	55
AM Peak Vol	0	4	2	6	0	2	0	2	0	0	0	0	3	0	0	3	11
PM Peak Vol	2	2	2	6	1	9	1	11	0	0	1	1	3	0	1	4	22

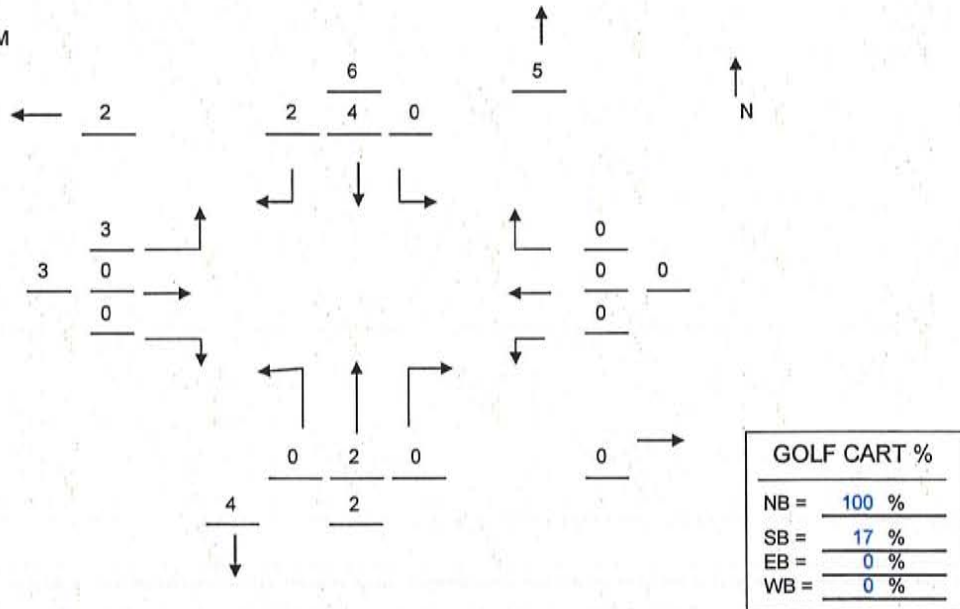
Peak Hour Factor (PHF)																	
AM Peak Hour	0.75				0.50				0.00				0.38				0.69
PM Peak Hour	0.75				0.69				0.25				0.33				0.79

DPA RAW TURNING MOVEMENT DIAGRAM

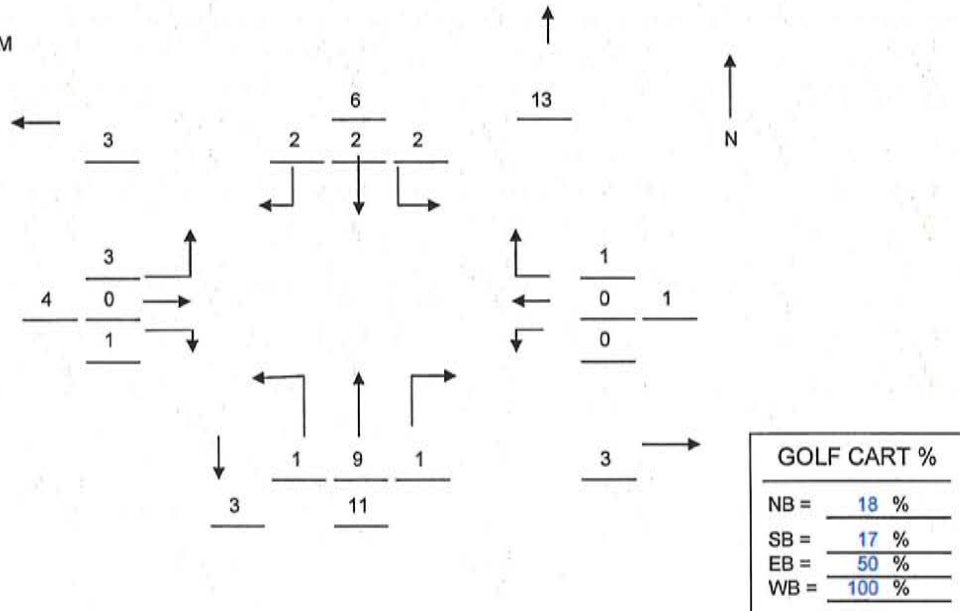
LOCATION: Gulf Boulevard @ Belcher Road
COUNTY : Lee
OBSERVER: JW

CITY: Boca Grande
DATE: 10/13/2015 Tuesday

AM Peak Hour
8:00 AM 9:00 AM




PM Peak Hour
4:00 PM 5:00 PM



FDOT Florida Traffic Online Map



- Portable Traffic Monitoring Sites
- Telemetered Traffic Monitoring Sites
- ~ Toll Roads
- ~ Interstates
- ~ Roads
- ~ Rivers
- Lakes
- County Lines
- Airports
- Cities and Towns
- FDOT Urban Areas
- County Boundaries

Site Information	
Feature	1
Site	124510
Description	GASPARILLA BLVD, S OF CHARLOTTE COUNTY LINE LC 510
Section	12660501
Milepoint	4.738
AADT	4900
Site Type	Portable
Class Data	Yes
K Factor	9
D Factor	53.4
T Factor	6
TRAFFIC REPORTS (provided in  format)	
Lee County	Annual Average Daily Traffic
	Annual Vehicle Classification
	Historical AADT Data
	Synopsis 124510CL-20140528
	Vehicle Class History

Print this window.

Close this window.

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2014 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

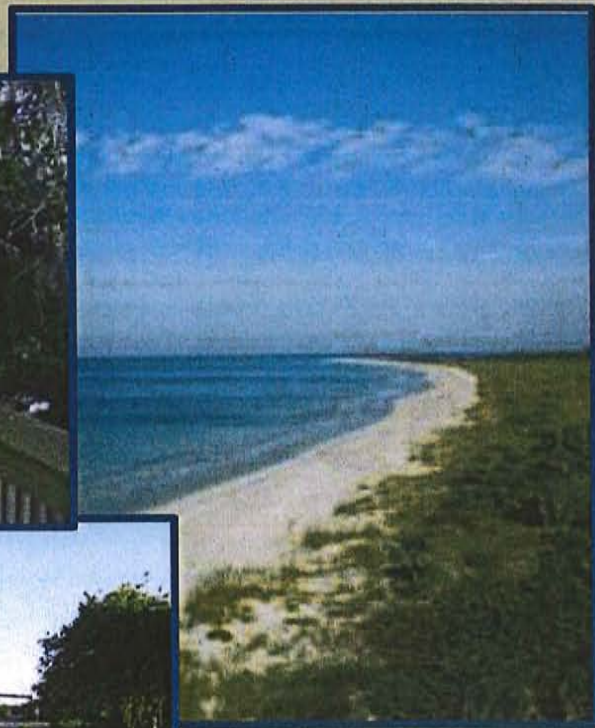
SITE: 4510 - GASPARILLA BLVD, S OF CHARLOTTE COUNTY LINE LC 510

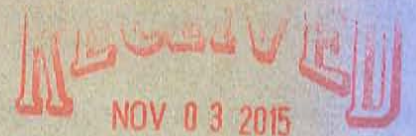
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2014	4900 C	N 2400	S 2500	9.00	53.40	6.00
2013	3800 S	N 1900	S 1900	9.00	53.50	7.40
2012	3800 F	N 1900	S 1900	9.00	54.00	7.40
2011	3800 C	N 1900	S 1900	9.00	53.80	7.40
2010	5500 S	N 2700	S 2800	9.43	54.54	6.40
2009	5500 F	N 2700	S 2800	9.65	54.30	6.40
2008	5500 C	N 2700	S 2800	9.56	52.72	6.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Lee County

Concurrency Report




NOV 03 2015

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2014

			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

c:\input4

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.

EXHIBIT IV.B.2

INFRASTRUCTURE ANALYSIS

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WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899

Hill Tide Estates - Small-Scale Comprehensive Plan Amendment

EXHIBIT IV.B.2 – Infrastructure Analysis

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I. Sanitary Sewer

LOS Standard = 250 GPD

Existing Land Use – Public Facilities

Middle School (400 students) @ 33 GPD per student = 13,200 GPD

Marina/Port Terminal (10 employees) @ 15 GPD per employee = 150 GPD

Proposed Land Use – Urban Community

29 single-family dwelling units @ 250 GPD = 7,250 GPD

The proposed FLUM amendment results in a decreased sanitary sewer demand of 5,950 GPD.

The Property is located in the Gasparilla Island Water Association, Inc. (GIWA) service area for sanitary sewer service. The sewer plant has a current capacity of 705,000 Gallons per Day (GPD) of production. According to the 2014 Lee County Concurrency Report, the estimated 2015 daily flow in peak months is 515,000 GPD. Therefore, adequate capacity is available to service the proposed 29 dwelling units in accordance with Lee Plan Policy 95.1.3. Please also refer to the enclosed letter of service availability provided by Gasparilla Island Water Association, Inc.

II. Potable Water

LOS Standard = 250 GPD

Existing Land Use – Public Facilities

Middle School (400 student) @ 33 GPD = 13,200 GPD

Marina/Port Terminal (10 employees) @ 15 GPD per employee = 150 GPD

Proposed Land Use – Urban Community

29 single-family dwelling units @ 250 GPD = 7,250 GPD

The proposed FLUM amendment results in a decreased potable water demand of 5,950 GPD.

The Property is located in the Gasparilla Island Water Association, Inc. (GIWA) service area for potable water service. The Linwood Road water treatment plant has current capacity for 1,846,000 GPD of production. According to the 2014 Lee County Concurrency Report, the projected 2015 daily flow peak in months is 1,230,000 GPD. Therefore, adequate capacity is available to service the proposed 29

dwelling units in accordance with Lee Plan Policy 95.1.3. Please also refer to the enclosed letter of service availability provided by Gasparilla Island Water Association, Inc.

III. Surface Water Management

The Property is located within the Charlotte Harbor Watershed and Drainage Basin.

LOS Standard = 25 year, 3-day storm event of 72 hours duration.

The Applicant will obtain an Environmental Resource Permit (ERP) from the South Florida Water Management District (SFWMD) prior to Development Order approval to be deemed concurrent.

IV. Public Schools

Current Public Schools LOS Standard = 100% of the Permanent Inventory of Public Schools (FISH) capacity. Please note pursuant to an interlocal agreement, the service provider is Charlotte County School District.

Existing Land Use – Public Facilities

Middle School (400 students) = 0 students

Marina/Port Terminal (10 employees) = 0 students

Proposed Land Use – Urban Community

29 single-family du @ .299 students per household = 9 students

The proposed FLUM amendment results in an increased school demand of 9 students.

Elementary School (Vineland Elementary School)

Projected 2015-2016 FISH Capacity= 880 students

Available Capacity = 216 students

Middle Schools (LA Aigner Middle School)

Projected 2015-2016 FISH Capacity = 947 students

Available Capacity = 169 students

High Schools (Lemon Bay High School)

Projected 2015-2016 FISH Capacity = 1,234 students

Available Capacity = 36 students

The amendment results in the addition of 9 students. No breakdown is available for middle or high school ages. There is adequate capacity based on the 2014-2015 projections outlined in the 2014 Charlotte County Concurrency Report. A letter of availability has been requested from the Charlotte County School District, and will be provided to Staff upon receipt.

V. Parks, Recreation and Open Space

Current Regional Parks LOS Standard = 6 acres of Regional Parks per 1,000 seasonal residents

Current Community Parks LOS Standard = 0.8 acres per 1,000 permanent residents

Existing Land Use – Public Facilities

Middle School (400 students) = 0 required

FPL Port Terminal (10 employees) = 0 acres required

Proposed Land Use – Urban Community

29 single-family du @ 2.5 people per household = 73 people

Regional Parks @ 6 acres/1,000 = 0.44 acres required

Community Parks @ 0.8 acres/1,000 = .06 acres required

The proposed FLUM amendment results in an increased demand of 0.44 acres of regional parks and .06 acres of community parks.

The Property is located in the Community Park Benefit District #47, Boca Grande. According to the 2014 Concurrency Report, there are fourteen (14) acres of Community Parks within the district, which far exceeds the acres required. No additional Community Parks are required as a result of this amendment.

There are currently 7,235 acres of existing Regional Parks currently operated by the County, City, State and Federal government. This acreage is sufficient to meet the “Regulatory Level of Service Standard” of six (6) acres per 1,000 total seasonal population in the County for the year 2015, and will continue to do so at least through the year 2019 as currently projected. As such, no additional Regional Parks are required as a result of this amendment.

EXHIBIT IV.B.2

AGENCY LETTERS

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GASPARILLA ISLAND WATER ASSOCIATION, Inc.

P.O. Box 310
BOCA GRANDE, FLORIDA 33921-0310
Telephone (941) 964-2423 Fax (941) 964-0625

October 16, 2015

Vincent J. Miller, P.E.
Waldrop Engineering
28100 Bonita Grande Drive #305
Bonita Springs, FL 34135

Re: Strap# 26-43-20-00-00010.0000 - 890 Belcher Road

Dear Mr. Miller,

We received your letter dated October 1, 2015 regarding water and sewer availability for twenty-nine single family lots at the above referenced location.

Gasparilla Island Water Association, Inc. (GIWA) has water mains installed and in operation adjacent to the project. Static water pressure in the main exceeds 20 psi. GIWA has sufficient capacity at its Linwood Road water treatment plant to provide 250 gallons/day to each residence.

Sanitary sewer mains have been installed and are in operation adjacent to the project: GIWA has sufficient capacity at its wastewater treatment plant to provide treatment for 200 gallons/day for each residence.

The owner of the property will be responsible for all costs to extend water and sewer service to the property to support twenty single family homes. The detailed water and sewer extension design plans and specifications should be prepared using Lee County design standards and details. Upon completion, please forward to GIWA for review.

If you have any questions, please feel free to contact me at 941-964-2423.

Sincerely,



Bonnie Pringle
Utility Director

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COMMUNITY DEVELOPMENT

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

October 13, 2015

Lindsay Rodriguez
Waldrop Engineering
28100 Bonita Grande Dr. #305
Bonita Springs, FL 34135

Re: Letter of Service Availability

Ms. Rodriguez,

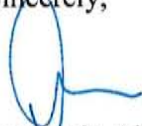
I am in receipt of your letter requesting a Letter of Service Availability for the development of property at 890 Belcher Road, Boca Grande. This analysis is being conducted based on the proposed impact of 29 dwelling units.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is Medic 16, and is the only ambulance available on Gasparilla Island. When Medic 16 is busy, Lee County invokes mutual aid arrangements with Charlotte County to provide adequate EMS coverage. This location is projected to be able to meet existing service standards as required in County Ordinance 08-16.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans change, a new analysis of this impact would be required.

Sincerely,



Benjamin Abes
Deputy Chief, Operations
Division of Emergency Medical Services

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Mike Scott
Office of the Sheriff



State of Florida
County of Lee

October 14, 2015

Lindsay F. Rodriguez
Waldrop Engineering
28100 Bonita Grande Drive #305
Bonita Springs, Florida 34135

Ms. Rodriguez,

The proposed Small-Scale Comprehensive Plan Amendment for the 890 Belcher Road Parcel on the southernmost tip of Gasparilla Island at the intersection of Gulf Boulevard and Belcher Road does not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

As such, this agency does not object to the request to change the property's Future Land Use Designation from Public Facilities to Urban Community and allow the development of 29 single-family dwelling units with associated infrastructure on the 9.19+- acre site.

We will provide law enforcement services primarily from our Gulf District substation on Boca Grande. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at 258-3287 with any questions regarding the CPTED study.

Respectfully,

Stan Nelson

Stan Nelson,
Director, Planning and Research

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LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

October 14, 2015

Waldrop Engineering
Lindsay F Rodriguez, MPA
28100 Bonita Grande Dr.
Bonita Springs, FL 34135

**SUBJECT: 890 Belcher Road Small Scale Comprehensive Plan Amendment –
Your request from 10/13/2015 – Letter of Availability**

Dear Ms. Rodriguez:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the planned 29 single family dwelling units proposed for 890 Belcher Road located off Gulf Boulevard on Gasparilla Island.

Disposal of the solid waste from this development will be accomplished at the Charlotte County Landfill. Lee County has an Interlocal Agreement with Charlotte County to recycle and/or dispose of the waste from Gasparilla Island. Additionally, Lee County has a long standing contract with Waste Management Inc., which ensures the collection of the garbage and recyclables from the residents living on Gasparilla Island and the delivery of such to the Charlotte County disposal facilities.

Residents are charged for the collection and disposal an annual rate established by the Lee County Board of County Commissioners with the Property Tax Bill.

If you have any questions, please call me at (239) 533-8000.

Sincerely,

Brigitte Kantor
Operations Manager
Solid Waste Division

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Cc: Chris Marinell, Environmental Specialist Sr.



Boca Grande Fire Control District

Boca Grande Fire Department

P.O. Box 532, 360 East Railroad Ave.

Boca Grande, FL 33921

(941) 964-2908 fax: (941) 964-0368

November 2, 2015

Waldrop Engineering
Alexis Crespo

Ms. Crespo,

Please be advised that, at this time, the Boca Grande Fire Control District has no problem servicing the proposed project at 890 Belcher Road, Boca Grande FL. The District also has no concerns with the proposed Comprehensive Plan Amendment. However be advised, that as the AHJ (Authority Having Jurisdiction), the District still reserves it's rights to mandate any and all fire protection requirements for the proposed project and the surrounding area.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Blosser".

C.W. Blosser

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EXHIBIT IV.C.1 – IV.C.6 ENVIRONMENTAL REPORT

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**HILL TIDE ESTATES
ENVIRONMENTAL ASSESSMENT**

October 2015

Prepared For:

Boca Pass Partners, LLC
12801 Commonwealth Drive, Unit 12
Fort Myers, Florida 33913
(239) 738-7900

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Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(239) 274-0067

CPA 2015-00012

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Other Surface Waters	3
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INTRODUCTION

An environmental assessment was conducted on Hill Tide Estates (Project) to document existing land uses and vegetative cover; document the presence of state jurisdictional wetlands; research potential utilization by wildlife and plant species listed by the Florida Fish and Wildlife Conservation Commission (FWCC), the Florida Department of Agriculture and Consumer Services (FDACS), and the U.S. Fish and Wildlife Service (USFWS) as Threatened, Endangered, or Species of Special Concern; and document listed species utilization on the Project site. The assessment included field surveys to map vegetation communities, an office review of agency records for documented occurrences of listed species on the property, and field surveys to document listed species utilization within the Project. This report summarizes the results of the environmental assessment.

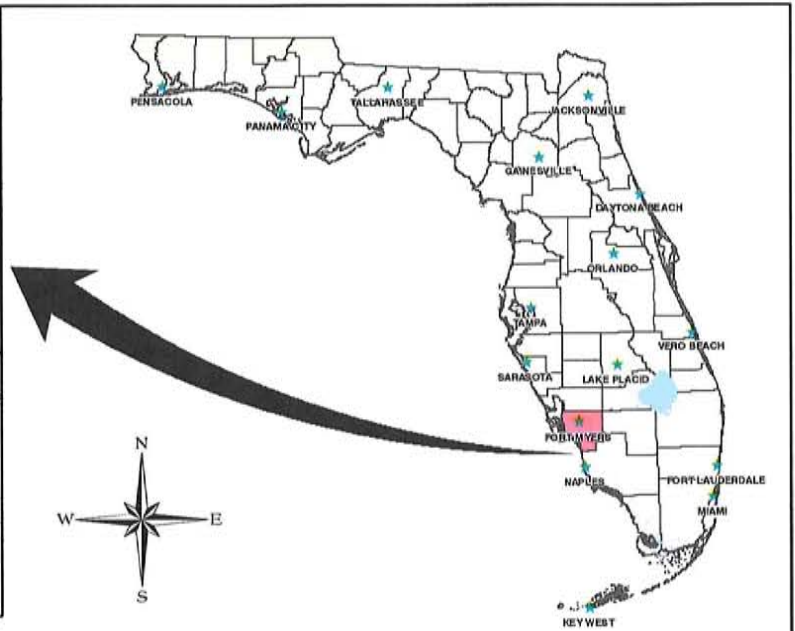
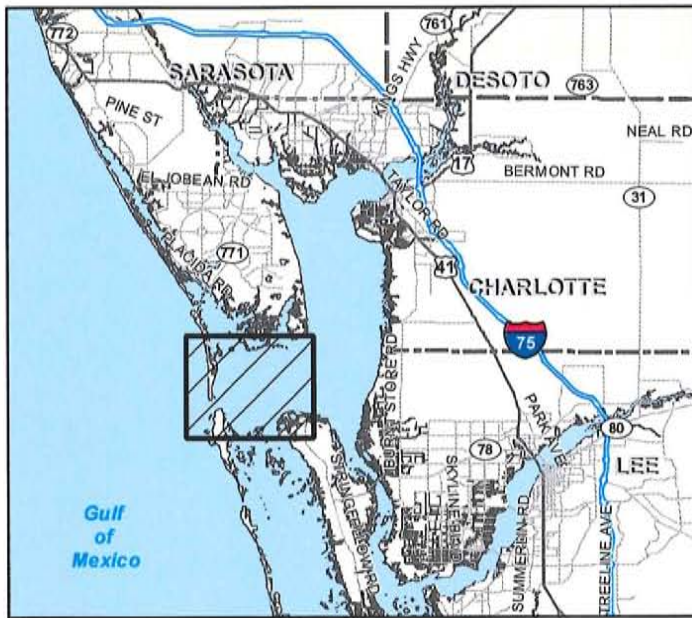
The Project totals 9.98± acres and is located in Section 26, Township 43 South, Range 20 East, Lee County (Figure 1). The Project is located south of Boca Grande, near the south end of Gasparilla Island, and at the southeast corner of the intersection of Gulf Boulevard and Belcher Road. Charlotte Harbor is located to the east of the Project and Gasparilla Island State Park to the south and west (Exhibit A).

The property previously supported an oil storage facility until the early 2000's. Currently the property consists of cleared/maintained land, a utility building, an abandoned dock, and undeveloped lands. The undeveloped lands consist of beach shoreline and highly disturbed upland habitats.

LAND USES AND VEGETATION ASSOCIATIONS

The vegetation mapping for the Project was conducted by Passarella & Associates, Inc. (PAI) using 2015 Lee County rectified aerials. Groundtruthing to map the vegetative communities was conducted September 30, 2015, utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III and IV (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote hydrological conditions and disturbance. To identify levels of exotic infestation (e.g., Australian pine (*Casuarina equisetifolia*) and Brazilian pepper (*Schinus terebinthifolius*)), "E" codes were used. AutoCAD Map 3D 2015 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS and wetlands map (Exhibit B). An aerial photograph of the property with an overlay of the FLUCFCS and wetlands map is provided as Exhibit C.

A total of eight vegetative associations and land uses (i.e., FLUCFCS codes) were identified on the property. Cleared land that previously contained an oil storage facility occupies 5.43± acres or 54.4 percent of the site. The site contains remnant features from the previous land use including an abandoned dock and utility building on the southeast corner of the site. The majority of the forested habitats on-site contain high levels of exotic vegetation infestation. A summary of the FLUCFCS codes, with acreage breakdown and descriptions, is presented in Exhibit D.



**FIGURE 1. PROJECT LOCATION MAP
HILL TIDE ESTATES**

DRAWN BY	DATE
T.S.	10/22/15
REVIEWED BY	DATE
M.A.M.	10/22/15
REVISED	DATE



SOILS

The soils for the property, per the Natural Resource Conservation Service (formerly the Soil Conservation Service), are shown on Exhibit E. A brief description for each soil type per the Soil Survey of Lee County, Florida (Soil Conservation Service 1998) is presented in Exhibit F.

OTHER SURFACE WATERS

No potential South Florida Water Management District (SFWMD) wetlands were identified on the Project site during vegetation mapping. One “other surface water” (OSW), Beach Shoreline (FLUCFCS Code 652), was identified and is depicted in Exhibits B and C. The Beach Shoreline land use constitutes a total of 0.26± acre or 2.6 percent of the site. The OSW limits have to be surveyed or reviewed by the SFWMD and are subject to change.

A U.S. Geological Survey Quadrangle Map is provided as Exhibit G. This map shows no wetland systems within the Project.

LISTED SPECIES

Listed wildlife species as listed by the FWCC and the USFWS (FWCC 2013) that have the potential to occur on the Project are listed in Table 1 and described below. Listed plant species as listed by the FDACS and the USFWS (FDACS Chapter 5B-40) that have the potential to occur on the Project are listed in Table 2. Information used in assessing the potential occurrence of these species included the Lee County Land Development Code, Field Guide to the Rare Plants of Florida (Chafin 2000), Atlas of Florida Vascular Plants (Wunderlin 2004), and professional experience and knowledge of the geographic region. In addition, the FWCC records for documented listed species were reviewed for listed species records on or adjacent to the property (Exhibit H).

Table 1. Listed Wildlife Species That Could Potentially Occur within Hill Tide Estates

Common Name	Scientific Name	Designated Status		Potential Habitats (FLUCFCS Code)
		FWCC	USFWS	
Amphibians and Reptiles				
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	FT	T	322
Gopher Frog	<i>Rana capito</i>	SSC	-	
Gopher Tortoise	<i>Gopherus polyphemus</i>	ST	*	322,740,743
Birds				
American Oystercatcher	<i>Haematopus palliatus</i>	FT	T	652

Table 1. (Continued)

Common Name	Scientific Name	Designated Status		Potential Habitats (FLUCFCS Code)
		FWCC	USFWS	
Birds (Continued)				
Burrowing Owl	<i>Athene cunicularia floridana</i>	SSC	-	740,743
Least Tern	<i>Sterna antillarum</i>	FE	E	652
Little Blue Heron	<i>Egretta caerulea</i>	SSC	-	
Piping Plover	<i>Charadrius melodus</i>	ST	-	
Roseate Spoonbill	<i>Platalea ajaja</i>	SSC	-	
Roseate Tern	<i>Sterna douballii</i>	FE	E	
Snowy Egret	<i>Egretta thula</i>	ST	-	
Southeastern Snowy Plover	<i>Charadrius alexandrinus tenuirostris</i>	SSC	-	
Tri-Colored Heron	<i>Egretta tricolor</i>	SSC	-	
White Ibis	<i>Eudocimus albus</i>	SSC	-	
Wood Stork	<i>Mycteria americana</i>	SSC	-	

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

E – Endangered

FE – Federally Endangered

FT – Federally Threatened

SSC – Species of Special Concern

ST – State Threatened

T – Threatened

*The gopher tortoise is currently listed as a candidate species by the USFWS.

Eastern Indigo Snake (*Drymarchon corais couperi*)

The Eastern indigo snake could potentially occur within the native upland habitats on the Project site. The Eastern indigo snake is typically found in association with populations of gopher tortoise (*Gopherus polyphemus*).

Gopher Frog (*Rana areolata*)

The gopher frog could potentially occur within the native upland habitat on the Project site. It is typically found in association with populations of gopher tortoise.

Gopher Tortoise (*Gopherus polyphemus*)

Potential habitat for gopher tortoises on the Project site includes the coastal dune habitat and landscaped buffer area.

Burrowing Owl (*Athene cunicularia floridana*)

Potential habitat for burrowing owls on the Project site includes cleared land and the landscape buffer area.

Listed Wading/Shore Birds

Potential foraging habitat for state and federally listed wading/shore birds within the Project site includes shoreline habitat which meets the open water.

Table 2. Listed Plant Species That Could Potentially Occur within Hill Tide Estates

Common Name	Scientific Name	Designated Status		Potential Location (FLUCFCS Code)
		FDACS	USFWS	
Beautiful Pawpaw	<i>Deeringothamnus pulchellus</i>	E	E	322
Curtis Milkweed	<i>Asclepias curtissii</i>	E	-	
Fakahatchee Burmannia	<i>Burmannia flava</i>	E	-	
Florida Coontie	<i>Zamia floridana</i>	C	-	
Golden Creeper	<i>Erondia littoralis</i>	*	-	
Iguana Hackberry	<i>Celtis iguanaea</i>	E	-	
Joewood	<i>Jacquina keyensis</i>	T	-	
Prickly-apple	<i>Cereus gracillis</i>	*	-	
Spiny Hackberry	<i>Cletis pallida</i>	E	-	

FDACS – Florida Department of Agriculture and Consumer Services

USFWS – U.S. Fish and Wildlife Service

E – Endangered

C – Commercially Exploited

T – Threatened

*Listed in Appendix H of the Lee County Land Development Code with no designation provided

A Lee County protected species survey was conducted on the Project site on October 21, 2015. One Lee County protected species and/or their signs (i.e., tracks, scat, burrows) was observed during the surveys. A total of 32 potentially occupied gopher tortoise burrows were located on the Project site.

Two potential squirrel nests were also located in the Australian pine (FLUCFCS Code 437) community and one osprey (*Pandion haliaetus*) nest was situated in another Australian pine tree along the Beach Shoreline (FLUCFCS Code 652) community. The squirrel nests are likely Eastern gray squirrel (*Sciurus carolinensis*) or possibly Sherman's fox squirrel (*Sciurus niger shermani*); neither species is listed. The osprey nest is protected under the Migratory Bird Treaty Act of 1918, but no buffer requirements are anticipated.

A summary of the listed species observed within the Project is provided in Table 3. The locations of the observed listed species or their signs are depicted in Exhibit I.

Table 3. Listed Wildlife Species Observed within Hill Tide Estates

Common Name	Scientific Name	Designated Status		Observed Location (FLUCFCS Code)
		FWCC	USFWS	
Gopher tortoise	<i>Gopherus polyphemus</i>	ST	*	322,740,743

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

E – Endangered

FE – Federally Endangered

FT(S/A) – Federally Threatened due to similarity of appearance

SSC – Species of Special Concern

ST – State Threatened

T(S/A) – Threatened due to similarity of appearance

*The gopher tortoise is currently listed as a candidate species by the USFWS.

Two occurrences of the listed plant species Florida coontie (*Zamia floridana*) were identified on-site next to each other and their location is depicted on Exhibit I. The Florida coontie is listed as commercially exploited by the State of Florida and is not federally listed.

SUMMARY

The property previously supported an oil storage facility which has since been decommissioned and the tanks removed from the site. A total of eight vegetative associations and land uses (i.e., FLUCFCS types) have been identified on the 9.98± acre Project site. Cleared land that was previously the location of the oil tanks occupies 5.43± acres or 54.4 percent of the site. The site consists of 0.26± acre of OSWs which represents the beach shoreline that lies on the eastern edge of the property.

A Lee County protected species survey was conducted on the Project site on October 21, 2015. One Lee County protected wildlife species was observed during the survey. The documented protected wildlife species included 32 potentially occupied gopher tortoise burrows. Two occurrences of the listed plant species Florida coontie were identified on-site.

REFERENCES

- Chafin, Linda G. 2000. Field Guide to the Rare Plants of Florida. Florida Natural Areas Inventory. Tallahassee, Florida.
- Florida Department of Agriculture and Consumer Services. Florida's Federally Listed Plant Species. Chapter 5B-40, F.A.C.
- Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.
- Florida Fish and Wildlife Conservation Commission. 2013. Florida's Endangered Species, Threatened Species and Species of Special Concern. Official Lists, Bureau of Non-Game Wildlife, Division of Wildlife. Florida Fish and Wildlife Conservation Commission. Tallahassee, Florida.
- Soils Conservation Service. 1998. Soil Survey of Lee County, Florida.
- Wunderlin, R. P., and B. F. Hansen. 2004. *Atlas of Florida Vascular Plants*. (<http://www.plantatlas.usf.edu/>.) Institute for Systematic Botany, University of South Florida, Tampa.

EXHIBIT A

AERIAL WITH BOUNDARY

J:\2015\US0022595\2015\ENVIRONMENTAL ASSESSMENT\EXHIBIT A AERIAL WITH BOUNDARY.DWG TAB: DTA-C TB: OCT 29, 2015 - 10:25 AM PLOTTED BY: HOLENNH



NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2015.

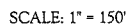
PROPERTY BOUNDARY PER BCB HOMES, INC. DRAWING No. DDDSE030314-2 BOCA GRANDE OIL TERMINAL SURVEY TO FPL.DWG DATED SEPTEMBER 30, 2015.

EXHIBIT A. AERIAL WITH BOUNDARY
HILL TIDE ESTATES

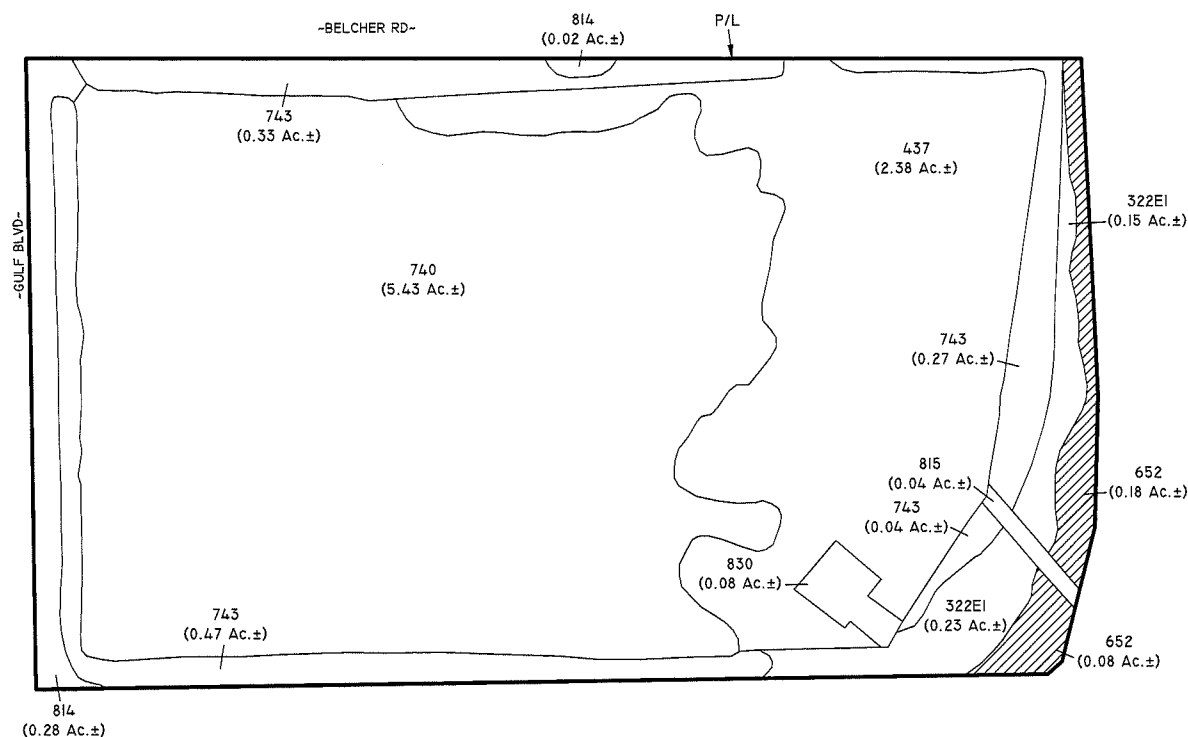
DRAWN BY	DATE
T.S.	10/22/15
REVIEWED BY	DATE
M.A.M.	10/22/15
REVISED	DATE

 **PASSARELLA**
& ASSOCIATES INC.

EXHIBIT B
FLUCFCS AND WETLANDS MAP



SFWM "OTHER SURFACE WATERS"
AND COE "WATERS OF THE U.S."
(0.26 Ac.±)



FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
322 E1	COASTAL DUNE (0-24% EXOTICS)	0.38 Ac.±	3.8%
437	AUSTRALIAN PINE	2.38 Ac.±	23.8%
652	BEACH SHORELINE	0.26 Ac.±	2.6%
740	CLEARED/MAINTAINED LAND	5.43 Ac.±	54.4%
743	LANDSCAPE BUFFER/BERM OR FENCE	1.11 Ac.±	11.1%
814	ROAD	0.30 Ac.±	3.0%
815	ABANDONED DOCK FACILITY	0.04 Ac.±	0.4%
830	UTILITY BUILDING	0.08 Ac.±	0.8%
	TOTAL	9.98 Ac.±	100.0%

NOTES:

PROPERTY BOUNDARY PER BCB HOMES,
INC. DRAWING No. DDDSE030314-2 BOCA
GRANDE OIL TERMINAL SURVEY TO
FPL.DWG DATED SEPTEMBER 30, 2015.

FLUCFCS LINES ESTIMATED FROM 1"=200'
AERIAL PHOTOGRAPHS AND LOCATIONS
APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER
AND FORMS CLASSIFICATION SYSTEM
(FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT
BEEN REVIEWED BY ANY REGULATORY
AGENCY AND ARE SUBJECT TO CHANGE.

EXHIBIT B. FLUCFCS AND WETLANDS MAP
HILL TIDE ESTATES

DRAWN BY	DATE
T.S.	10/22/15
REVIEWED BY	DATE
M.A.M.	10/22/15
REVISED	DATE



PASSARELLA
& ASSOCIATES

EXHIBIT C

AERIAL WITH FLUCFCS AND WETLANDS MAP



LEGEND:



SFWMD "OTHER SURFACE WATERS"
AND COE "WATERS OF THE U.S."
(0.26 Ac.±)

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
322 E1	COASTAL DUNE (0-24% EXOTICS)	0.38 Ac.±	3.8%
437	AUSTRALIAN PINE	2.38 Ac.±	23.8%
652	BEACH SHORELINE	0.26 Ac.±	2.6%
740	CLEARED/MAINTAINED LAND	5.43 Ac.±	54.4%
743	LANDSCAPE BUFFER/BERM OR FENCE	1.11 Ac.±	11.1%
814	ROAD	0.30 Ac.±	3.0%
815	ABANDONED DOCK FACILITY	0.04 Ac.±	0.4%
830	UTILITY BUILDING	0.08 Ac.±	0.8%
TOTAL		9.96 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2015.

PROPERTY BOUNDARY PER BCB HOMES, INC. DRAWING No. DDDSE030314-2 BOCA GRANDE OIL TERMINAL SURVEY TO FPL.DWG DATED SEPTEMBER 30, 2015.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

EXHIBIT C. AERIAL WITH FLUCFCS AND WETLANDS MAP
HILL TIDE ESTATES

DRAWN BY	DATE
T.S.	10/22/15
REVIEWED BY	DATE
M.A.M.	10/22/15
REVISED	DATE

 **PASSARELLA**
& ASSOCIATES

EXHIBIT D

**EXISTING LAND USE AND COVER SUMMARY TABLE
AND FLUCFCS DESCRIPTIONS**

HILL TIDE ESTATES EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS

The following table summarizes the Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes and provides an acreage breakdown of the habitat types found on Hill Tide Estates (Project), while a description of each of the FLUCFCS classifications follows.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
3221 E1	Coastal Dune (0-24% Exotics)	0.38	3.8
437	Australian Pine	2.38	23.8
652	Beach Shoreline	0.26	2.6
740	Cleared/Maintained Land	5.43	54.4
743	Landscape Buffer/Berm or Fence	1.11	11.1
814	Road	0.30	3.0
815	Abandoned Dock Facility	0.04	0.4
830	Utility Building	0.08	0.8
Total		9.98	100.0

Coastal Dune (0-24% Exotics) (FLUCFCS Code 322 E1)

This upland habitat is found along the site's eastern boundary and occupies 0.38± acre or 3.8 percent of the property. The canopy and sub-canopy contain cabbage palm (*Sabal palmetto*), seagrape (*Coccoloba uvifera*), Australian pine (*Casuarina equisetifolia*), false-willow (*Baccharis angustifolia*), and scattered Brazilian pepper (*Schinus terebinthifolius*). The ground cover included beach dune sunflower (*Helianthus debilis*) and sea oats (*Uniola paniculata*).

Australian Pine (FLUCFCS Code 437)

This upland habitat is located on the east side of the site and occupies 2.38± acres or 23.8 percent of the property. The canopy is dominated by Australian pine, along with scattered cabbage palm. The sub-canopy consists of Brazilian pepper, Australian pine, seagrape, and cabbage palm. The ground cover under the Australian pine is mostly absent except for scattered patches of vegetation that include bahiagrass (*Paspalum notatum*), fingergrass (*Eustachys petraea*), foxtail grass (*Setaria* sp.), crowfootgrass (*Dactyloctenium aegyptium*), spermacoce (*Spermacoce verticillata*), carpetweed (*Phyla nodiflora*), and groundcherry (*Physalis walteri*).

Beach Shoreline (FLUCFCS Code 652)

This habitat is situated along the property's eastern boundary and occupies 0.26± acre or 2.6 percent of the property. The canopy and sub-canopy are open. The ground cover is predominantly sand and shells, typical of South Florida beaches.

Cleared/Maintained Land (FLUCFCS Code 740)

This upland habitat makes up the majority of the western half of the site and occupies 5.43± acres or 54.4 percent of the property. The canopy and sub-canopy are predominantly open with scattered Washington palm (*Washingtonia robusta*), Australian pine, cabbage palm, and Brazilian pepper along the edges. The ground cover appears to be periodically maintained by mowing and consists of a combination of grasses and other herbaceous type species typical of disturbed areas. Some of the species include bahiagrass, natalgrass (*Rhynchelytrum repens*), spermacoce, hairy beggar-ticks (*Bidens pilosa*), slender beaksedge (*Rhynchospora gracilentia*), smutgrass (*Sporobolus indicus* var. *indicus*), common ragweed (*Ambrosia artemisiifolia*), crowfootgrass, sandbur (*Cenchrus incertus*), rosemary (*Conradina canescens*), Bermuda grass (*Cynodon dactylon*), dayflower (*Commelina diffusa* var. *diffusa*), broomweed (*Sida acuta*), groundcherry, fingergrass, St. Augustine grass (*Stenotaphrum secundatum*), and prostrate lawnflower (*Calyptocarpus vialis*).

Landscape Buffer/Berm or Fence (FLUCFCS Code 743)

This upland land use encircles the site's perimeter and occupies 1.11± acres or 11.1 percent of the property. The canopy and sub-canopy vegetation consist of seagrape, cabbage palm, Brazilian pepper, wax myrtle (*Myrica cerifera*), and Australian pine. The ground cover is a combination of open areas and patches of fingergrass, poison ivy (*Toxicodendron radicans*), and beach dune sunflower.

Road (FLUCFCS Code 814)

This land use includes Gulf Boulevard on the west side of the site and a small cul-de-sac area at the east end of Belcher Road. It occupies 0.30± acre or 3.0 percent of the property. These are improved roadways that appear to be routinely maintained.

Abandoned Dock Facility (FLUCFCS Code 815)

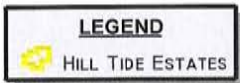
This facility is located in the site's southeast corner and is comprised of an abandoned dock with missing segments that extend into Boca Grande Pass. It occupies 0.04± acre or 0.4 percent of the property. This dock is likely left over from the barges that off-loaded oil that use to be stored in tanks on-site.

Utility Building (FLUCFCS Code 830)

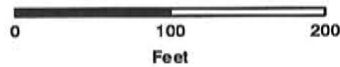
This land use is located in the southeast corner of the property and consists of a building and associated driveway. It occupies 0.08± acre or 0.8 percent of the property. The building appears to be a left over facility from the oil tank storage days.

EXHIBIT E

SOILS MAP



Soil Unit	Description
48	ST. AUGUSTINE SAND



NOTES:

AERIAL PHOTOGRAPH PROVIDED BY THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATES OF JANUARY - FEBRUARY 2015.

ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.

SOILS MAPPING WAS ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE OCTOBER 2007 AND CREATED BY THE NATURAL RESOURCES CONSERVATION SERVICE 1990.

**EXHIBIT E. SOILS MAP
HILL TIDE ESTATES**

DRAWN BY	DATE
T.S.	10/22/15
REVIEWED BY	DATE
M.A.M.	10/22/15
REVISED	DATE



EXHIBIT F

SOILS SUMMARY TABLE AND DESCRIPTIONS

**HILL TIDE ESTATES
SOILS SUMMARY TABLE AND DESCRIPTIONS**

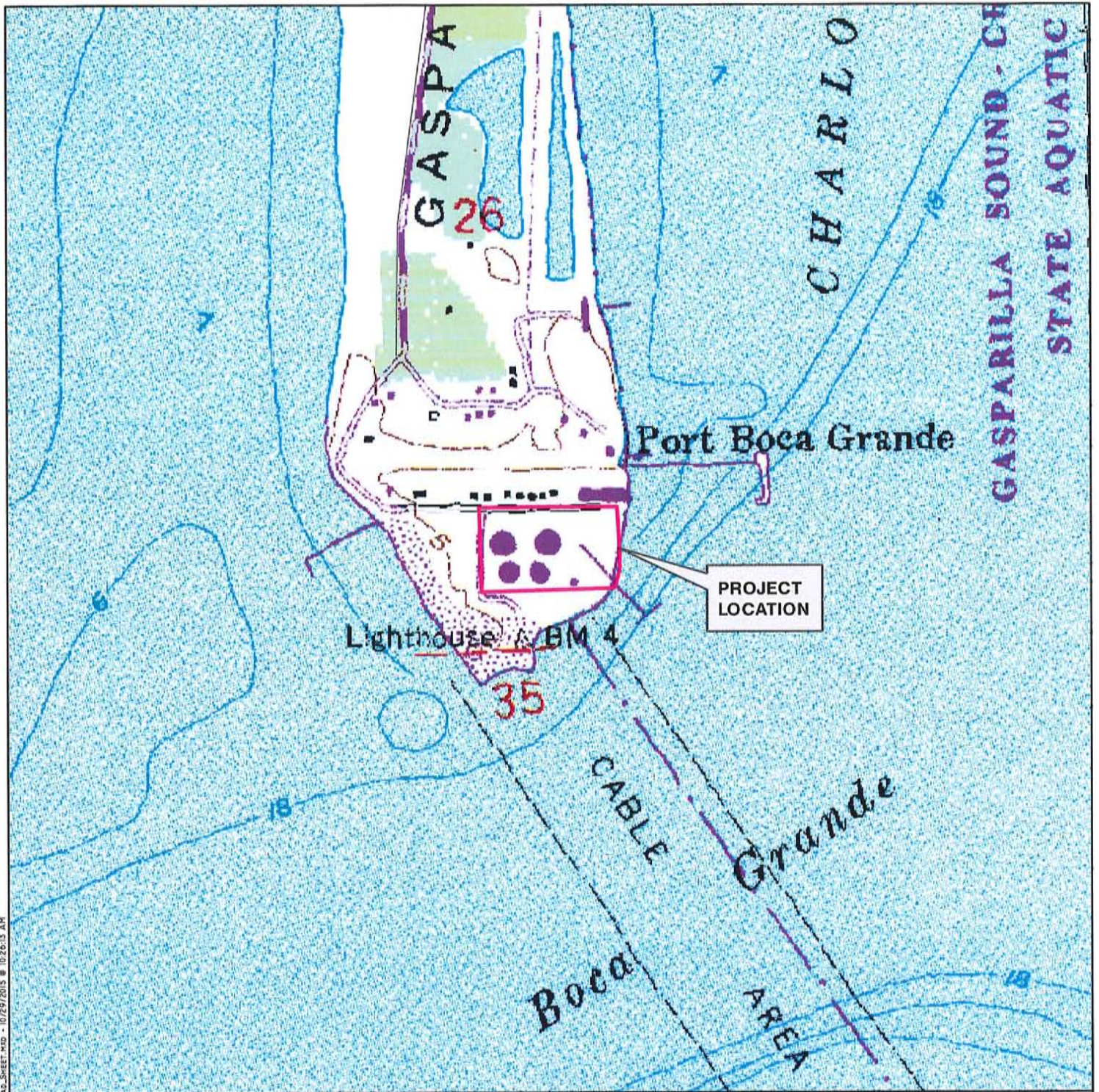
Table 1. Soils Listed by the Natural Resource Conservation Service on the Project

Mapping Unit	Description
48	St Augustine Sand


48 – St Augustine Sand

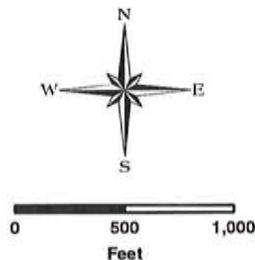
This is a nearly level, poorly drained soil in depressions. Slopes are smooth to slightly convex and range from 0 to 2 percent. This soil has no definite horizonation because of mixing during reworking of the fill material. Typically, the upper 30 inches consists of mixed very dark grayish brown, very dark gray, dark gray and gray sand with a few lenses of silt loam. Below this to a depth of 80 inches or more there is undisturbed fine sand. The upper 10 inches is dark grayish brown with multicolored shell fragments. The lower 40 inches is light gray with multicolored shell fragments. In most years, the water table is 24 to 36 inches below the surface of the fill material for 2 to 4 months. It is below a depth of 60 inches during extended dry periods.

EXHIBIT G
QUAD SHEET



LEGEND

 HILL TIDE ESTATES



NOTES:

COUNTY INFORMATION AND ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.

DIGITAL RASTER GRAPHIC USGS TOPOGRAPHIC QUADRANGLES WERE ACQUIRED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LAINIS) WEBSITE JULY 2007.

EXHIBIT G. QUAD SHEET
HILL TIDE ESTATES

DRAWN BY	DATE
T.S.	10/22/15
REVIEWED BY	DATE
M.A.M.	10/22/15
REVISED	DATE



EXHIBIT H

DOCUMENTED OCCURRENCES OF LISTED SPECIES

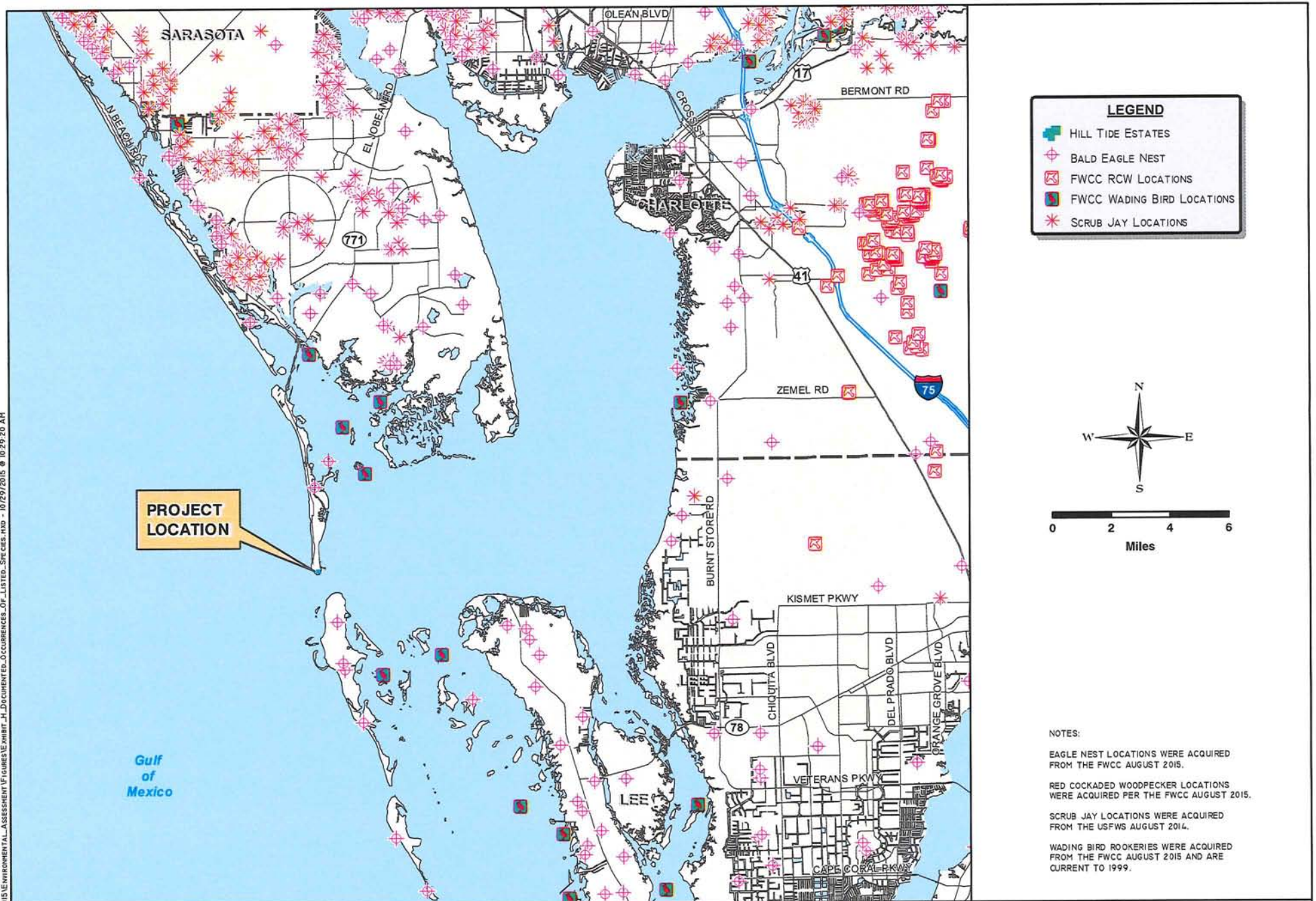


EXHIBIT H. DOCUMENTED OCCURRENCES OF LISTED SPECIES
HILL TIDE ESTATES

DRAWN BY	DATE
T.S.	10/22/15
REVIEWED BY	DATE
M.A.M.	10/22/15
REVISED	DATE

EXHIBIT I

**AERIAL WITH FLUCFCS, SURVEY TRANSECTS,
AND SPECIES LOCATION MAP**

EXHIBIT IV.D.1

MASTER SITE FILE LETTER

CPA 2015-00012

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NOV 03 2015

COMMUNITY DEVELOPMENT



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

October 14, 2015



Lindsay F. Rodriguez, MPA
Planning Technician
Waldrop Engineering
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135
E-mail: Lindsay.Rodriguez@waldropengineering.com

In response to your inquiry of October 13, 2015 the Florida Master Site File lists fourteen standing structures, one resource group and no other cultural resources found in the following parcel of Lee County, Florida

Township 43S Range 20E Section 26

When interpreting the results of this search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Federal, State and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Kind Regards,

Eman M. Vovsi
Historical Data Analyst
Florida Master Site File
EMVovsi@DOS.MyFlorida.com

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NOV 03 2015

COMMUNITY DEVELOPMENT

CPA 2015-00012

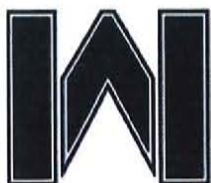


EXHIBIT IV.E.4

LEE PLAN COMPLIANCE NARRATIVE

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NOV 03 2015
COMMUNITY DEVELOPMENT

CPA 2015-00012



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899

Hill Tide Estates - Small-Scale Comprehensive Plan Amendment

EXHIBIT IV.E.4 – Lee Plan Consistency & Amendment Justification Narrative

I. Request

Boca Pass Partners, LLC ("The Applicant") is requesting approval of a Small-Scale Comprehensive Plan Amendment to change the future land use category of the 9.98-acre subject property from Public Facilities to Urban Community. This request is limited to a Future Land Use Map amendment to Lee Plan Map 1, Page 1 of 8. No further map or text amendments are required to support this request.

The amendment will allow for the development of a maximum of 2.9 dwelling units per acre (2.9 du/acre), or 29 single-family dwelling units, in accordance with the use and density limitations for Gasparilla Island set forth in Lee Plan Table 1(a) and the Gasparilla Island Conservation District Act (GICDA), as amended. There is sufficient residential acreage allocated to the Urban Community future land use category in the Boca Grande Planning Community per Lee Plan Table 1(b) to support this request. The Applicant is filing a companion Residential Planned Development (RPD) rezoning application to further limit development of the subject property to 20 single-family detached dwelling units, accessory uses, and supportive infrastructure.

II. Existing Conditions & Property History

The subject property is located in the southern portion of Gasparilla Island at the southeast corner of Gulf Boulevard and Belcher Road. The Property is zoned Port and is located within the Boca Grande Planning Community.

The site is currently vacant, and has been owned by Florida Power & Light (FP&L) since 1957 pursuant to the enclosed warranty deed. The historical use of the property was a FP&L maintenance facility and fuel terminal, until 2002 when the storage tanks and other site improvements were demolished. A Site Rehabilitation Completion Order dated December 2002 was received from the Florida Department of Environmental Protection for remediation of the site. The property is cleared of vegetation with the exception of 2.4+/- acres of exotic Australian pine trees along the eastern boundary, and approximately 0.5-acres of coastal dune/beach shoreline along the south and southeast property lines. A partially demolished dock is located at the southeastern corner of the property and extends 160+/- feet into Charlotte Harbor, as measured from the property line.

From a future land use standpoint, the original Lee County Future Land Use Map adopted in 1984 designated the subject property, and the majority of Gasparilla Island, in the Urban Community future land use category. In 1996, a county-initiated Lee Plan Amendment proposed to re-designate the property from Urban Community to Public Facilities for the purposes of more accurately designating the County's public resources. At the time of this amendment the site was actively in use as a maintenance facility, and FP&L publicly objected to the proposed land use change, citing they had

Hill Tide Estates
Amendment Narrative
Page 1 of 8

CPA 2015-00012

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NOV 03 2015

made no final determinations or plans with regards to the future use or development of the subject property, and the amendment would restrict the use of the property from what was currently permitted. The amendment was adopted via Ordinance 98-09.

III. Surrounding Land Use Pattern

The subject property is an infill site, surrounded on all sides by existing development and public lands. The surrounding land use pattern consists of public rights-of-way to the north and west; single-family detached, two-family attached, and multi-family residential uses to the north; Charlotte Harbor to the east; and Gasparilla Island State Park lands to the south and west. The site is also in close proximity to intensive private recreational facilities, clubs, and restaurants. Table 1 below further defines the surrounding Future Land Use designations, zoning districts and adjacent land uses.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
NORTH	Urban Community	TFC-2 (Residential Two-Family Conservation); IM (Marine Industrial District); Port (Port District); Planned Unit Development (PUD)	Single-Family Residential; Two-Family Residential & Multi-Family Residential (Boca Bay);
SOUTH	Conservation Lands - Uplands	TFC-2 (Residential Two-Family Conservation)	Gasparilla Island State Park (Public Beach Access)
EAST	N/A	N/A	Charlotte Harbor
WEST	Conservation Lands - Uplands	TFC-2 (Residential Two-Family Conservation)	Gasparilla Island State Park (Parking Lot & Public Beach Access)

The property abuts over 1,300 linear feet of shared property line with the Gasparilla Island State Park to the south and east. These lands are developed with a 1.2-acre parking lot and community building (Armory Chapel) and serve as a popular, regional beach destination for residents of Gasparilla Island and "day-trippers".

In terms of surrounding densities, the single-family and two-family attached lots along Belcher Road to the north of the property range in size from 3,000 square feet to 0.6 acres, and demonstrate an average density of 6.5 du/acre. The Boca Bay PUD to the north is developed with 353 dwelling units and active recreational facilities on approximately 129+/- acres, resulting in a density of 2.7 du/acre. It is also important to note that this community consists of two-family attached and multi-family dwelling types, which are generally a higher density dwelling type when compared to the single-family detached dwellings proposed by the Applicant. Development further north of the subject property along Gulf Boulevard consists of single- and multi-family residential communities ranging in densities from 2.8 du/acre to 6.6 du/acre.

CPA 2015-00012

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Hill Tide Estates
Amendment Narrative
Page 2 of 8

COMMUNITY DEVELOPMENT

In addition to the residential and public uses immediately adjacent to the subject property, the general area contains intensive non-residential uses, including the Boca Bay Club and South Beach Bar & Grill located on the west side of Gulf Boulevard and within 500 feet of the subject property. Please refer to the enclosed Surrounding Densities Map, Exhibit IV.E.5, for a comprehensive inventory of densities within approximately one (1) mile of the site.

IV. Public Infrastructure

As outlined in the enclosed application, the subject property is serviced by existing public infrastructure that can accommodate the proposed residential uses at the maximum density of 2.9 du/acre. Potable water and sanitary sewer services are available to the subject property by Gasparilla Island Water Association, Inc. The surrounding roadway network has adequate capacity as set forth in the accompanying Traffic Circulation Analysis prepared by David Plummer & Associates. There are adequate community facilities and services in the immediate vicinity of the project, including Fire, EMS, a public library, and Parks. Please refer to the enclosed infrastructure analysis and agency availability letters (Exhibits IV.B.2 and IV.B.3) for a complete description of available infrastructure and services to support the amendment request. Please note letters of availability have been requested from the Charlotte County School District and the Boca Grande Fire District, and will be provided to Staff upon receipt.

V. Lee Plan Consistency

The following is an analysis of how the proposed amendment is consistent with the goals, policies and objectives of the Lee Plan.

Policy 1.1.4: The Urban Community areas are areas outside of Fort Myers and Cape Coral that are characterized by a mixture of relatively intense commercial and residential uses. Included among them, for example, are parts of Lehigh Acres, San Carlos Park, South Fort Myers, Iona/McGregor, Pine Island, and Gasparilla Island. Although the Urban Communities have a distinctly urban character, they should be developed at slightly lower densities. As the vacant portions of these communities are urbanized, they will need to maintain their existing bases of urban services and expand and strengthen them accordingly. As in the Central Urban area, predominant land uses in the Urban Communities will be residential, commercial, public and quasi-public, and limited light industry (see Policy 7.1.6) with future development in this category encouraged to be developed as a mixed-use, as described in Policy 2.12.3., where appropriate. Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum of ten dwelling units per acre (10 du/acre).

In compliance with this policy, the subject property is located in an urbanized area of the Lee County, as evidenced by the surrounding land use pattern, existing densities/intensities, and available public infrastructure. As outlined above, the general area is developed with a mix of intensive public uses, commercial uses, and a variety of residential dwelling types ranging from single-family detached to multi-family buildings. The proposed single-family development at a maximum density of 2.9 du/acre is consistent with the range of uses and densities permitted in the Urban Community future land use category and Lee Plan Table 1(a). The amendment will allow for the continuation of the residential development pattern along Belcher Road, and will direct new development to an area with an existing base of urban services.

Objective 2.2: 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.

The Applicant has provided letters of availability and a detailed explanation of the public facilities and services available to support future development of the property at the maximum allowable density. The proposed amendment fully complies with the above policy's intent to direct new growth to appropriate Future Urban Areas of the county.

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.

The proposed FLUM amendment will significantly enhance the site's compatibility with the surrounding residential uses, and prevent the encroachment of intensive industrial uses permitted by the underlying Public Facilities future land use category. It is understood that the subject property was converted to Public Facilities to restrict its use to a passive public park. However, pursuant to Policy 1.1.8, the Public Facilities category allows for a wide range of public uses, including ports, schools, and other higher intensity government-operated facilities. This category would also allow for redevelopment of the FPL storage fuel tanks or other intensive industrial uses. For these reasons, returning the property to the Urban Community future land use category and allowing for a logical extension of the residential development pattern is directly in compliance with this policy.

From a density standpoint, the proposed amendment will allow for the development of a residential community that has densities similar to, or lower than the surrounding developments. The density will be further restricted via the companion RPD rezone to 20 dwelling units, or 2 du/acre, which is a lower density than the adjacent residential projects. This lower density will provide a logical and appropriate transition from the higher densities along Gulf Boulevard to the Gasparilla Island State Park at the southern tip of the island. The RPD will also address the location of proposed lots, perimeter buffers, and other site design standards to ensure the development will be compatible and complimentary to the surrounding neighborhood.

POLICY 115.1.2: New development and additions to existing development must not degrade surface and ground water quality.

Prior to future development activities on the Property, the Applicant will obtain the requisite Environmental Resource Permit (ERP) from the South Florida Water Management District, and all

other applicable state agencies. The site design will ensure pretreatment of stormwater prior to discharge off-site.

OBJECTIVE 22.4: Lee County will preserve, protect, and, where possible, enhance the physical integrity, village character, ecological values, and natural beauty of Boca Grande and Gasparilla Island, focusing upon the diverse and healthy native vegetation, the clear offshore waters, and the varied and abundant native marine and wildlife resources in a manner compatible with the Gasparilla Island Conservation District Act, the promotion and preservation of the historic Boca Grande village as a thriving community, and preservation of Gasparilla Island's historic heritage.

The proposed FLUM amendment will allow for the development of a low-density, single-family residential community in an area that is predominantly residential and recreational in nature. The subject property is a vacant, impacted site that could be developed with a range of intensive, non-residential uses under the current Public Facilities future land use category, which would not uphold the physical and architectural integrity and character of Boca Grande. Redevelopment of the site with the proposed residential uses, in full compliance with the Island's density and building height restrictions per the GICDA, will allow for an infill community that will both protect and enhance the physical and architectural integrity of the immediate area.

Via the companion RPD application, and subsequent development order and state permits, the ecological value of the site will be fully addressed. The property is impacted due to its former use as a maintenance facility and oil terminal, and does not contain native vegetation with the exception of the beach shoreline. These shoreline areas will be maintained as common open space outside the limits of private residential lots. Therefore, future development of this infill site will not negatively impact Gasparilla Island's native vegetation, marine or wildlife resources.

POLICY 22.1.5: The owner or agent for any rezoning, variance, or special exception request must conduct one public informational meeting in Boca Grande where the owner or agent will provide a general overview of the project for any interested citizens. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Lee County encourages zoning staff to participate in such public informational meetings. This meeting must be conducted before the application can be found sufficient. Subsequent to this meeting, the applicant must provide county staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised.

The Applicant will conduct an informational meeting at the Boca Grande Community Center on November 16, 2015. The meeting will be publicly advertised and meeting minutes will be provided to Staff in compliance with this policy.

POLICY 22.1.7: In order to maintain the traditional scale and historic patterns of development on Gasparilla Island, including areas outside of the Boca Grande Historic District, the Boca Grande community will develop regulations to preserve light, space and air around new residential dwelling construction and to discourage "mega houses" or "mansionization" of Boca Grande. New development or redevelopment will recognize that traditional setbacks, particularly front and side

yard setbacks, as well as strict adherence to the Coastal Construction Control Line, within existing and proposed neighborhoods on Gasparilla Island, should be maintained.

Future development of the property will comply with the GICDA regulations regarding building height and all applicable coastal construction requirements to ensure compliance with this policy.

POLICY 22.2.1: Lee County will continue to enforce the provisions of the Gasparilla Island Conservation District Act which limit growth, limit building height and restrict advertising throughout Boca Grande.

The amendment set forth in this application, and the companion Residential Planned Development rezoning application, fully complies with all regulations set forth in the Act, including but not limited to density and building height limitations. The proposed density is 2.9 du/acre in accordance with Lee Plan Table 1(a), which is below the maximum permitted density of 5 du/acre set forth in the Act. The RPD will also provide for site development regulations, including building height limitations, which will fully comply with the GICDA.

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.

The Applicant is requesting a maximum of 2.9 dwelling units per acre per Table 1(a), which is in the lower range of the densities permitted in the Urban Community future land use category. Moreover, the companion RPD application further reduces the requested density to 2 du/acre to address compliance with the above policy. In addition, future development will comply with all mitigation requirements as set forth in Goal 109 and Chapter 2 of the Land Development Code.

It is also important to note that the Property was designated as Urban Community and permitted a maximum density of 3 du/acre until 1996, when the FLUM was last amended for the site.

POLICY 128.1.1: Commercial and government-operated multi-slip docking facilities indicated on the Future Land Use Map as having water-dependent overlay zones will be reclassified by the county to marina zoning categories to protect their rights to rebuild and expand and to prevent their conversion to non-water-dependent uses without a public hearing.

As noted above, intensive ports, marinas, or other water-dependent uses would be less compatible with the surrounding residential uses, and would likely place additional burdens on the available public infrastructure when compared to the proposed residential project. The public has adequate access to the Charlotte Harbor and the Gulf of Mexico in this area of the County via existing marinas, and the extensive publicly owned lands across the Island and immediately adjacent to the site. Due to the surrounding development pattern, the Applicant respectfully requests a special finding from the Board of County Commissioners that the conversion of the property to a non-water dependent use will uphold the character of the surrounding community, and will not result in a deficit of water access in this area of the County.

VI. Adjacent Local Governments

The subject property is located entirely within Lee County. Gasparilla Island is bisected by the Lee/Charlotte County line, and is therefore subject to various interlocal agreements for the delivery of certain public services and infrastructure. As stated in these agreements, both Lee County and Charlotte County work toward the common goal of managing growth on Boca Grande/Gasparilla Island. Letters of availability have been secured from both jurisdictions, as applicable, to ensure the appropriate delivery of services in support of this request. Please note a letter of availability from the Charlotte County School District has been requested, and will be provided to Staff upon receipt.

VII. State Comprehensive Plan

The proposed amendment is consistent with the State Comprehensive Land Use Plan's intent to direct new development to urban areas with adequate public infrastructure and provide for a functional mix of housing, goods, services, and recreational opportunities. Specifically, the amendment is consistent with the following guiding policies:

Land Use. In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

As indicated above, the site is impacted and can readily accommodate infill development due to its lack of environmental resources.

Transportation. Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit and transportation.

The project is serviced by an adequate roadway network, and is in close proximity to existing bicycle/pedestrian facilities.

Natural Systems & Recreational Lands. Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

The site is cleared for development and does not contain wetlands. Native vegetation along the beach shoreline will be maintained in its existing condition, and the exotic vegetation will be removed as part of the site development process. The proposed amendment will allow for appropriate, infill redevelopment on an impacted site in close proximity to recreational amenities to serve future residents.

VIII. Regional Policy Plan Consistency

The proposed amendment is consistent with the Southwest Florida Regional Policy Plan (SWFRPP) as follows:

Housing Element

Goal 2: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

The proposed amendment will allow for the development of single-family housing in an infill location, and in close proximity to recreation, goods, and services. Boca Grande is a highly desirable community and this amendment will help meet the demand for additional housing in this planning community.

Natural Resources Element

Goal 4: Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.

The proposed amendment will not impact any natural resources due to the site clearing activities permitted under previous approvals. The proposed amendment and corresponding rezoning application will further preserve the beach shoreline and provide for stormwater management infrastructure to ensure protection of adjacent natural waterways.

Regional Transportation

Goal 2: Livable communities designed to affect behavior, improve quality of life and responsive to community needs.

The property is serviced by Gulf Boulevard, a county-maintained major collector roadway, via access from Belcher Road. As outlined in the enclosed Traffic Circulation Analysis, there is adequate capacity on this roadway to service the maximum density of 2.9 du/acre. The site is also readily served by the Boca Grande Bike Path with connections to the Cape Haze Trail.

IX. Sprawl Analysis

The proposed amendment will allow for a low density, single-family infill development on an impacted site. The property is located within a developed area of Boca Grande as evidenced by the surrounding land use pattern, densities and intensities. The site is in proximity to goods, services, recreation and public infrastructure. Approval of this petition will serve to mitigate sprawling land use patterns by directing new development to an appropriate location, thereby accommodating growth in areas intended by the Lee County Comprehensive Plan.

EXHIBIT IV.E.5

SURROUNDING DENSITIES MAP

RECEIVED
NOV 03 2015

COMMUNITY DEVELOPMENT

CPA 2015-00012

GENERAL NOTES

1. This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy.
2. Aerial flight date - 2015.
3. Density calculations are approximate in nature and based off of Lee County Property Appraiser information.

Gasparilla Island

CPA 2015-00012

RECEIVED
NOV 03 2015

COMMUNITY DEVELOPMENT

Charlotte
Harbor

Gulf
of
Mexico

Seagrape Colony
7 du/acre

Somerset
3 du/acre

Sundown Colony
6.6 du/acre

Turtleback
7.5 du/acre

Woodwind Beach
3 du/acre

Island House
2.9 du/acre

Golden Beach
1.2 du/acre

Boca Bay PUD
2.7 du/acre

East Belcher Road Single-Family
2.9 du/acre

West Belcher Road
Single- & Two-Family
6.5 du/acre

**Subject
Property**

Hill Tide Estates
Proposed 2.9 du/acre

Gulf Blvd

Belcher Rd



GIS Solutions
of Florida
DavePlace@Comcast.Net

HILL TIDE ESTATES

Surrounding Densities Map

