



**LOCAL PLANNING AGENCY  
OLD LEE COUNTY COURTHOUSE  
2120 MAIN STREET, FORT MYERS, FL 33901  
BOARD CHAMBERS  
MONDAY, DECEMBER 14, 2015  
8:30 AM**

**AGENDA**

1. Call to Order/Review of Affidavit of Publication/Pledge of Allegiance
2. Public Forum
3. Approval of Minutes – October 26, 2015
4. Lee Plan Amendments
  - A. CPA2015-00005 – Bay Harbour Marina Village MPD
  - B. CPA2015-00013 – Pine Island Community Plan Update
5. Pine Island Land Development Code Amendments
6. Other Business
7. Adjournment – Next Meeting Date: January 25, 2016

A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

Persons with disabilities who need an accommodation to participate in the Local Planning Agency meeting should contact Janet Miller, 1500 Monroe Street, Fort Myers, FL 33901 (239-533-8583 or [jmiller@leegov.com](mailto:jmiller@leegov.com)). To ensure availability of services, please request accommodation as soon as possible but preferably five or more business days prior to the event. Persons using a TDD may contact Janet Miller through the Florida Relay Service, 711.

The agenda can be accessed at the following link approximately 7 days prior to the meeting: <http://www.leegov.com/dcd/events>

Direct links to plan amendment documents: [CPA2015-00005](#)  
[CPA2015-00013](#)



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## **COMPREHENSIVE PLAN AMENDMENT**

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### **CPA2015-05 BAY HARBOUR MARINA VILLAGE SMALL SCALE AMENDMENT**

**Privately Sponsored Amendment**

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**Local Planning Agency  
Staff Report**

**12/14/2015**

LEE COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING SECTION

STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2015-05



Text Amendment



Map Amendment

This Document Contains the Following Reviews	
✓	Staff Review
	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Transmittal
	Staff Response to Review Agencies' Comments
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PUBLICATION DATE: December 4, 2015

**PART I**  
**APPLICATION SUMMARY**

**A. PROJECT NAME:** Bay Harbour Marina Village

**B. APPLICANT/REPRESENTATIVES:**

Southern Comfort Storage, LLC, represented by James Ink of Inkwerks, Inc.

**C. AMENDMENT REQUESTS:**

Amend Lee Plan Map 1, Page 1, the Future Land Use Map, to change the future land use category for a 7.58 acre property from Industrial Development to Central Urban. Amend Lee Plan Map 1, Page 6, Special Treatment Areas, to add the subject property to the Mixed Use Overlay.

#### **D. STAFF RECOMMENDATION:**

Staff recommends that the Board of County Commissioners *adopt* the proposed amendments as identified in Attachment 1 (Lee Plan Map 1, Page 1), and Attachment 2 (Lee Plan Map 1, Page 6).

### **PART II PROJECT SUMMARY**

#### **SUBJECT PROPERTY**

The subject property consists of seven parcels located on San Carlos Island, on the north side of Main Street, east of San Carlos Boulevard. The property is approximately 7.58 acres and has three different zoning designations: Light Industrial (IL), Marine Industrial (IM) and Commercial (C-2). The property is currently used as a self storage facility.

#### **SURROUNDING PROPERTIES**

To the north and west of the subject property are commercial and industrial uses, mainly for warehousing and distribution. South of the property across Main Street are industrial marina uses. This includes the San Carlos Isle Maritime Park, a Lee County owned Community Facility Planned Development. To the east of the subject property are residential uses consisting mainly of mobile homes with some single family residences.

Approximately one-quarter mile to the east, located on both the north and south sides of Main Street, is the approved project known as Ebtide. This property is on approximately 36 acres and includes: a 450 unit hotel with a 75,000 square foot convention center; 271 multi-family residential units; 10,000 square feet of commercial office; 85,000 square feet of commercial retail; and an existing marina. This project has a maximum building height of 230 feet.

The subject property and the properties to the north, south, and west are also within the Industrial Development future land use category. The property to the southeast owned by Lee County, across Main Street, is in the Public Facilities future land use category. To the east of the subject property the land is designated as Suburban.

#### **CURRENT FUTURE LAND USE CATEGORY**

The subject property is currently located in the Industrial Development future land use category as depicted on Lee Plan Map 1, the Future Land Use Map. It has been designated Industrial Development since the Lee Plan was first adopted in 1984. The Industrial Development category is defined by Lee Plan Policy 1.1.7. Rather than supporting a wide variety of uses, this category is limited to primarily industrial uses and supporting ancillary uses. The currently approved development on the subject property is consistent with this category. Policy 1.1.7 is reproduced below:

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

1. Retailing and/or wholesaling of products manufactured or directly related to that manufactured on the premises;
2. Commercial uses are integrated into the primary R&D/Industrial development; or,
3. Commercial service and retail uses may not exceed 20% of the total acreage within the Industrial Development areas per each Planning Community.

As depicted on Lee Plan Map 2, San Carlos Island, the eastern portion of the subject property is within the Water-Dependent Overlay. Policy 1.7.5 defines the Water-Dependent Overlay as those shoreline areas where priority will be granted to water-dependent land uses such as marinas or boat ramps. This Overlay is intended to prevent the conversion of uses, which require access to the water, to non-water-dependent uses. The subject property will remain in the Water-Dependant Overlay. Development of property within the Water-Dependent Overlay is discussed in Objective 128.1 and 128.4 of the Conservation and Coastal Management Element. Consistency of the proposed amendments with Policy 1.7.5 and Objectives 128.1 and 128.4 is discussed in Part III of this staff report.

### **PROPOSED FUTURE LAND USE CATEGORY**

The proposed amendment will designate the subject property Central Urban. Lee Plan Objective 1.1 describes the County's future urban lands as areas intended to "provide

for a full range of urban activities.” Under Objective 1.1, the Central Urban future land use category is described in Lee Plan Policy 1.1.3 as follows:

**POLICY 1.1.3:** The Central Urban areas can best be characterized as the “urban core” of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portions of the city of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service--water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area with future development in this category encouraged to be developed as a mixed-use, as described in Policy 2.12.3., where appropriate. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum density of fifteen dwelling units per acre (15 du/acre).

The Central Urban Future Land use Category is the second most intense category in the Lee Plan; the first being Intensive Development. A variety of uses are permitted in this category and developments that are mixed-use are encouraged. The types of uses that can be accommodated, in addition to industrial uses, include commercial retail, commercial office uses, and residential. The Central Urban category clearly supports a greater mix of uses.

The proposed amendments also include adding the subject property to the Mixed Use Overlay as identified on Lee Plan Map 1, page 6. The Mixed Use Overlay is described in Goal 4 of the Lee Plan. The mix of uses allowed in the Central Urban future land use category are consistent with the applicable objectives and policies of Goal 4, as discussed in Part III of the Staff Report.

### **PART III STAFF ANALYSIS**

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

The applicant is requesting the Central Urban future land use category to accommodate a mixed use project that includes multi-family residential units. This proposal is consistent with the definition of the Central Urban category found in Policy 1.1.3 (provided above), as the Central Urban category is intended to contain a mix of uses normally found in urban areas, which may include light industrial uses.

#### **Lee Plan Planning Communities Map and Table 1(b)**

The proposed development is consistent with the provisions of Lee Plan Table 1(b). The subject property is located within the “Iona-McGregor” planning community. Table 1(b) allocates a total of 375 acres for residential use in the Central Urban future land use category portion of the Iona-McGregor planning community. There are currently 360 acres of Central Urban existing in Iona-McGregor, leaving 15 acres available. The applicant is requesting residential development on approximately 7.58 acres; therefore,

the request is consistent with Table 1(b). At the time of development order, the applicant will have to demonstrate consistency with Policy 1.7.6(2), which states:

2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by build out of the development order. No development order, or extension of a development order, will be issued or approved if the project acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b), Acreage Allocation Table regardless of other project approvals in that Planning Community. For limerock mining in Planning Community #18, see special requirements in Policy 33.1.4 regarding industrial acreages in Table 1(b).

Lee Plan Goal 2 addresses growth management. Objective 2.1 seeks to create contiguous and compact growth patterns in order to preclude sprawl and reduce additional demands on infrastructure. Objective 2.2 intends to direct growth to areas that already possess sufficient infrastructure to support additional development. By developing a mixed-use – industrial, commercial, and residential – project in this location, the proposed amendment is consistent with these objectives. Policy 2.12.3 encourages development within the Central Urban future land use category to be of mixed-use design. The proposed amendments are consistent with this policy since the Central Urban future land use category allows multiple types of uses and the policies implementing the Mixed Use Overlay promote mixed-use developments.

### **Mixed-Use Overlay**

As previously stated, the applicant is requesting to amend Map 1, Page 6 to add the subject property to the Mixed-Use Overlay. Lee Plan Objective 4.3 states, in part, that:

Development, redevelopment, and infill rezonings located within the Mixed Use Overlay that utilize the Mixed Use Planned Development (MPD) zoning category and that incorporate the following Mixed Use, New Urbanism, Traditional Neighborhood Development (TND), and Transit Oriented Development (TOD) criteria will be allowed to use the area of commercial, office, light industrial, natural water bodies and other non-residential uses in their density calculations.

Lee Plan Objective 4.2 and its subsequent policies help to identify areas that are appropriate for inclusion in the Mixed-Use Overlay. Below is a discussion of the policies that are relevant to consider as part of this plan amendment:

Policy 4.2.1 provides preference for locating the Mixed-Use Overlay where there is proximity to: public transit; education facilities; recreation opportunities; and, existing residential and employment opportunities. The subject property is approximately 500 feet east of LeeTran Route 400 (the Beach Trolley) which runs along San Carlos Boulevard between mainland Lee County and the Town of Fort Myers Beach. The Lee County School District has also stated that there is adequate capacity to serve the proposed development. The property is also in close proximity to existing recreational, residential, and employment opportunities.

Policy 4.2.2 states that the Mixed-Use Overlay will not intrude into established single family neighborhoods. There are two mobile home residential communities located on Main Street, between the subject property and San Carlos Boulevard. These two communities were developed prior to the adoption of the Lee Plan and have densities that are higher than the maximum that could be allowed on the subject property. In addition, at the east end of San Carlos Island, is a wide variety of uses that have either been built or approved including residential, industrial, restaurants, seafood markets, marinas, retail, and public facilities. Therefore, the proposed location of the Mixed-Use Overlay is consistent with Policy 4.2.2.

Policy 4.2.4 states that the Mixed Use Overlay may be included within the Coastal High Hazard Area when unique public benefits exist – such as, providing workforce housing near employers on barrier islands (if transit is available). As previously stated, the subject property is within 500 feet of an existing transit route. Due to the relatively high cost of housing in Lee County's coastal areas, providing housing that is affordable to service providers is important to the growth of Lee County. This affects not only teachers, police, and fire people, but also the workers that support the recreational boating, commercial fishing and tourism industries that are located in the Town of Fort Myers Beach, San Carlos Island, and nearby areas on the mainland. In addition to the proposed amendments to the Lee Plan, the applicant has also filed a concurrent request for rezoning (DCI2015-00015) and bonus density (REZ2015-00009). The application for bonus density states that the proposed development will provide workforce housing. The subject property is an appropriate location for the Mixed-Use Overlay, and therefore is consistent with Objective 4.2 of the Lee Plan.

### **Water-Dependent Overlay**

As previously stated, portions of the property are within the Water-Dependent Overlay. Policy 1.7.5 defines the Water-Dependent Overlay as those shoreline areas where priority will be granted to water-dependent land uses. Lee Plan Objective 128.1 and Policy 128.4.2 identify specific requirements of the Water-Dependent Overlay that are intended to prevent the conversion of water-dependent uses by other forms of development.

The Lee Plan amendments proposed by the applicant do not inhibit the location of water-dependant uses on the subject site. The Central Urban future land use category allows for a wide variety of uses including wet and dry boat storage and limited light industrial uses. These uses are consistent with the intent of the Water-Dependent Overlay. Adding the subject property to the Mixed-Use Overlay will allow future development of the subject property to also include water-related uses, as defined by Policy 128.4.2, that can help financially support the water-dependent uses. The concurrent request to rezone the property to MPD includes both water-dependent and water-related uses. Because the proposed Lee Plan amendments will not inhibit (and will potentially enhance the ability to continue) water-dependant uses on the subject property, the amendments do not conflict with Lee Plan Objective 128.1 and Policies 1.7.5 and 128.4.2.

## **Residential Land Uses**

Policy 5.1.2 prohibits residential development where physical hazards exist, or require the density and design to be adjusted accordingly. The applicant worked with Lee County Public Safety staff to develop a site design, including minimum elevations for habitable areas. The proposed development will be designed to be consistent with this policy and will be reviewed for consistency at time of zoning and development order.

Policy 5.1.3 directs high density residential uses to locate near employment and shopping centers. As previously mentioned in the discussion of the Mixed-Use Overlay the subject property is approximately 500 feet east of LeeTran Route 400 and is in close proximity to existing recreational, residential, and employment opportunities. Amending the Future Land Use Map to designate the property Central Urban is consistent with Policy 5.1.3

Policies 105.1.2, 105.1.4, and 105.1.5 encourage low or reduced density on islands or within the Coastal High Hazard Area. The applicant has consulted with Public Safety staff about the design criteria that must be met by the proposed development in order to mitigate the risks of locating residential uses in the Coastal High Hazard Area. The applicant is proposing a site design that will address the danger of storm events. This site design will be reviewed as part of the concurrent rezoning case to ensure that it adequately addresses projected storm hazards.

Goal 110 also deals with hazard mitigation for new and existing development. The two policies relevant to this amendment, Policies 110.1.3 and 110.1.4, require the applicant to formulate an emergency preparedness plan and inform the residents about it. This will also be addressed during the rezoning case.

The proposed amendment is also consistent with the Lee Plan Housing Element. Policy 135.1.9 encourages a mix of residential uses through the planned development process and the Future Land Use Map. Upon being designated Central Urban, the applicant is proposing a multi-family residential use in a community that is currently characterized by single family and mobile home residences. This mix of residential uses will be consistent with Policy 135.1.9.

Policy 135.4.12 seeks to locate workforce housing at sites in advantageous locations for workers. The proposed amendment will provide additional opportunities for workforce housing units to locate much closer to employment sites in the Town of Fort Myers Beach and on San Carlos Island, where the cost of housing is relatively high. The amendment will allow for development consistent with this Policy.

The proposed amendment also conforms to Policy 135.9.7 which seeks to locate residential development within existing urban areas in order to prevent premature urbanization. The location of the subject property is in an urbanized area. This mix of housing types is also consistent with Lee Plan Policy 158.1.9 of the Economic Element. This policy looks to create diversity in housing types for the economic health of Lee County.

## **Removing Land from the Industrial Development Category**

The proposed amendment would remove 7.58 acres of land from the Industrial Development future land use category. In general, the County prefers to preserve land in this category in order to reduce potential weakening of the County's economic base. However, in this instance, removing the subject property from the Industrial Development category will support and strengthen the economic base of this area of Lee County as demonstrated by the following:

1. The Master Concept Plan submitted with the concurrent zoning case demonstrates that the uses allowed under the Industrial Development future land use category will be retained on the subject site. The proposed development will add residential uses to the existing mix without removing commercial or industrial uses.
2. The proposed Central Urban future land use category allows for industrial uses in addition to commercial and residential uses. Future development will not be precluded from including industrial uses by being designated Central Urban.
3. The subject property is also proposed to be included in the Mixed-Use Overlay. This facilitates the inclusion of residential units into the development while also maintaining industrial uses.
4. The subject property will remain in the Water-Dependent Overlay which supports and encourages development of uses that are allowable in both the Central Urban and the Industrial Development future land use categories.
5. If, in the future, the property was developed with only residential uses, its relatively small size will not have a substantial impact on the amount of industrial designated land within Lee County.

## **Transportation/Traffic Circulation Impacts**

In a memo dated November 5, 2015, Lee County DOT staff stated:

*We have reviewed the above application which requests the land use designation of approximately 7.58 acres be changed from Industrial to Central Urban. The existing FLUM designation of land uses, 75,000 square feet of industrial uses could be built in the subject area. The proposed land uses designation would allow 113 residential dwelling units and 75,000 square feet of commercial uses to be built in the subject area. The transportation level of service (LOS) analysis provided by the applicant indicates San Carlos Blvd from Estero Blvd to Main St and Estero Blvd from Voorhis St to Center St will operate at LOS "F" with and without the proposed project both in the year 2020 (short range) and in the year 2035 (long range).*

*This project will access on Main St which is a collector maintained by County. Estero Blvd is an arterial maintained by County and San Carlos Blvd is an arterial maintained by State. There are existing sidewalks on Main St, San Carlos Blvd and Estero Blvd.*

The proposed amendments were reviewed in relation to Lee Plan Goals, Objectives, and Policies that address transportation. Goal 39 of the Transportation Element

includes Policy 39.1.4 which helps to identify appropriate locations for high-density residential developments. Policy 39.1.4 is as follows:

**Policy 39.1.4:** Main access points from new development will not be established where traffic is required to travel through areas with significantly lower densities or intensities (e.g. multifamily access through single-family areas, or commercial access through residential areas) except where adequate mitigation can be provided.

The proposed plan amendments will allow development with a residential density of approximately 15 units per acre plus commercial uses. The main access for the subject property is from San Carlos Boulevard via Main Street. There are two mobile home residential developments between the subject property and San Carlos Boulevard on Main Street that traffic from the proposed development will have to pass. These mobile home residential developments were approved prior to the adoption of the Lee Plan with densities of approximately 16 and 23 units per acre – higher than the density requested on the subject property. Therefore, traffic will not be required to travel through areas with significantly lower densities. The request is consistent with Policy 39.1.4.

### **Natural Resources**

As part of the July 9, 2015 sufficiency letter to the applicant, Natural Resources staff expressed the following concern:

*Through the years when the site was self storage units, there were many hobbyist and unlicensed businesses manufacturing fiberglass boat components, repairing various types of engines (from auto and boat), and performing painting of boat bottoms and vehicles out of the units. They were inspected and found to not have any documentation of proper disposal of the waste from these operations. The site did have various areas of discharge, assumed to be from the dumping of these types of chemicals along the fence lines. Please provide us with any Environmental Audits performed prior to the site being redeveloped. The year of the environmental audit should have been around 2006 or 2007.*

The applicant has responded to this concern by stating that they will provide a storm water management plan, operations plan, and increased open space. These measures are intended to address Natural Resources staff concerns and will be part of the rezoning process. Natural Resources, Marine Services staff have also noted that the proposed marina use is consistent with previously approved development and the Manatee Protection Plan.

### **Environmental Review**

An Environmental review of the boundary survey and current and historical aerials revealed the site was cleared, filled and partially developed prior to the 1980s. A majority of the structures have since been demolished and any remaining vegetation (mostly exotics) has been cleared. The site does not contain any wetlands. The site is disturbed from the improvements for Compass Rose Marina. Compass Rose Marina obtained both United States Army Corp of Engineer (USACOE) Permit and Florida

Department of Environmental (FDEP) permits for a marina; however, the marina improvements were not completed. The dry boat storage facility and wet slips are similar size and configuration to previous approvals; therefore, no additional impacts are anticipated for endangered species such as manatee or smalltooth sawfish.

The previous marina site design was evaluated for consistency with the Manatee Protection Plan (MPP). The MPP indicated this area as "Preferred". The MPP indicates "Preferred" as projects that may allow unrestricted development (as it pertains to boat slips), since they represent a relatively low risk to manatees. The site will comply will comply the standard manatee conditions for any in-water improvements. The site connects the Estero Bay Aquatic Preserve, which includes smalltooth sawfish habitat.

Since the site is not changing the current configuration of the wet slips or increasing the number of dry slips, it is compliant with Lee Plan policies 107.4.1 For Endangered Species and more specifically Objective 107.7. The improvements to the site will provide stormwater management which is consistent with Goal 108 for Estuarine Habitat. The marina location is consistent with Objective 128.5 for Marine Facilities Siting Criteria.

### **Transit**

The subject property is approximately 500 feet east of LeeTran Route 400 (the Beach Trolley) which runs along San Carlos Boulevard between mainland Lee County and the Town of Fort Myers Beach. In a letter dated June 23, 2015, LeeTran staff stated that the subject property is within the one-quarter mile service area for fixed service and the three-quarter mile area for paratransit service.

### **Police**

In a letter dated August 17, 2015, Sheriff's Office personnel state that the proposed development does not affect the ability of the Office to provide core services at this time.

### **Fire and Emergency Medical Services (EMS)**

Both fire service and emergency medical services are being provided by the Fort Myers Beach Fire District. A letter from the District dated June 22, 2015 states that, at this time, services and facilities are sufficient to provide service to the proposed development.

### **School Impacts**

In a letter dated June 16, 2015, Lee County School District staff stated that there is sufficient capacity for elementary and middle school seats within the Concurrency Service Area (CSA). There is insufficient capacity within the CSA for high school seats, but there is sufficient capacity within the contiguous CSA.

### **Solid Waste**

In a letter date August 18, 2015, Solid Waste staff stated that the division is capable of providing service to the proposed development. Solid waste generated at the site will be disposed of at the Lee County Resource Recovery Facility and the Lee-Hendry Landfill.

## **Utilities**

In a letter dated June 16, 2015, Lee County Utilities staff stated that there is currently sufficient capacity to provide potable water and sanitary sewer service to the proposed development. Potable water service will be provided through the Green Meadows Water Treatment Plant. Sewer service will be provided by the Fort Myers Beach Wastewater Treatment Plan.

## **PART IV**

### **FINDINGS OF FACT AND RECOMMENDATION**

#### **Findings of Fact:**

- The applicant submitted an application to amend the Future Land Use Map on June 18, 2015.
- The subject property has been designated in the Industrial Development future land use category since the adoption of the Lee Plan in 1984.
- The Central Urban Future Land Use Category is compatible with the subject property's location.
- The proposed amendments are consistent with the intent of the Water-Dependant Overlay.
- The subject property has access to Main Street, a collector road.
- The local transportation network is projected to function at LOS "F" with or without the proposed amendment in the year 2020.
- The subject property is an appropriate location for the Mixed-Use Overlay.
- The applicant has requested 38 work force housing bonus density units for their residential development through concurrent zoning cases REZ2015-09 and DCI2015-15.
- Removing the subject property from the Industrial Development future land use category to a category that will allow for a mix of uses, including industrial, will support and strengthen the economic base of this area of Lee County.
- The subject property is 7.58 acres, which is considered a small scale amendment by Florida Statutes. Its relatively small size will not have a substantial impact on the amount of industrial designated land within Lee County.

#### **Recommendation:**

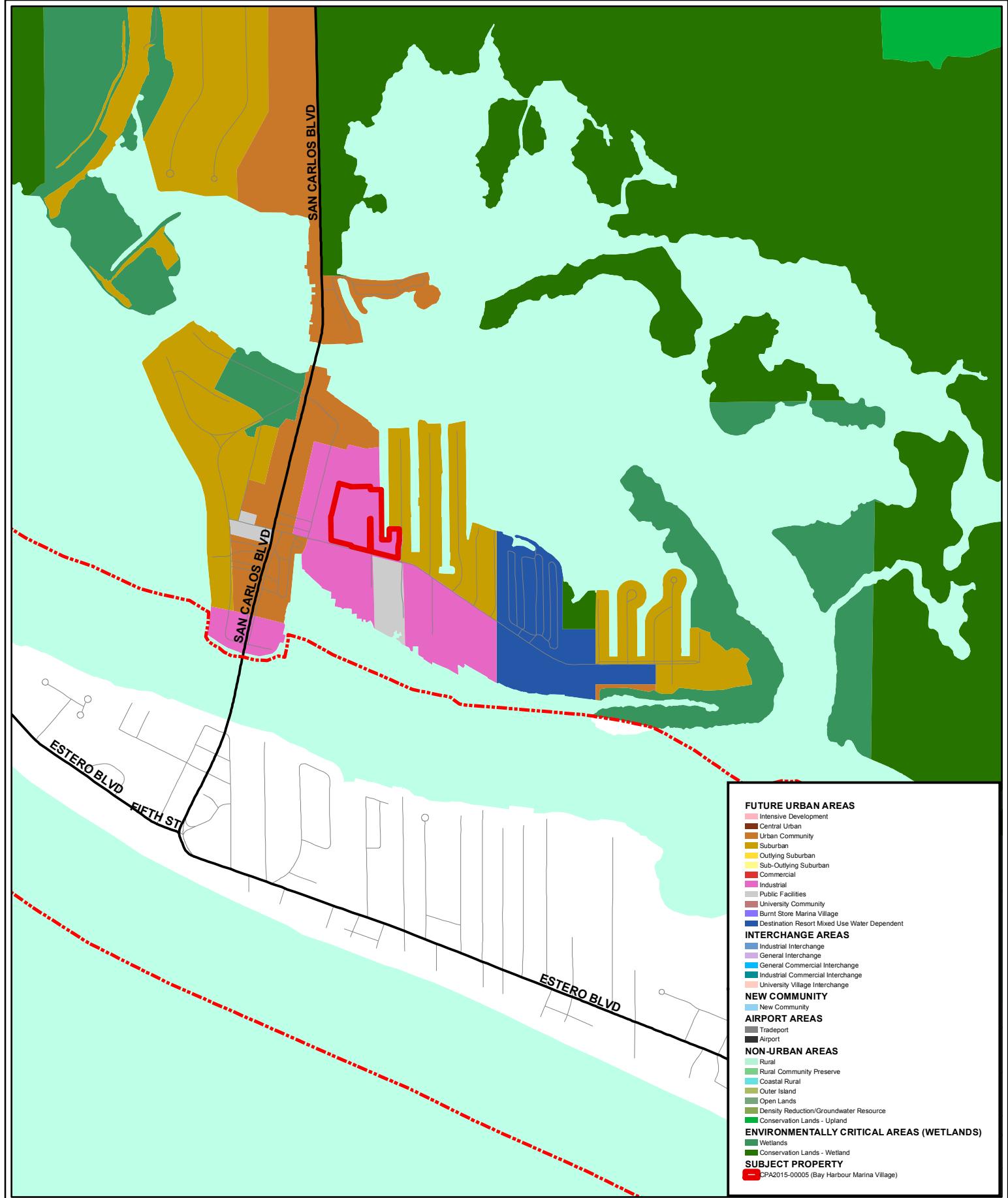
Staff recommends that the Board of County Commissioners **adopt** the proposed amendments.

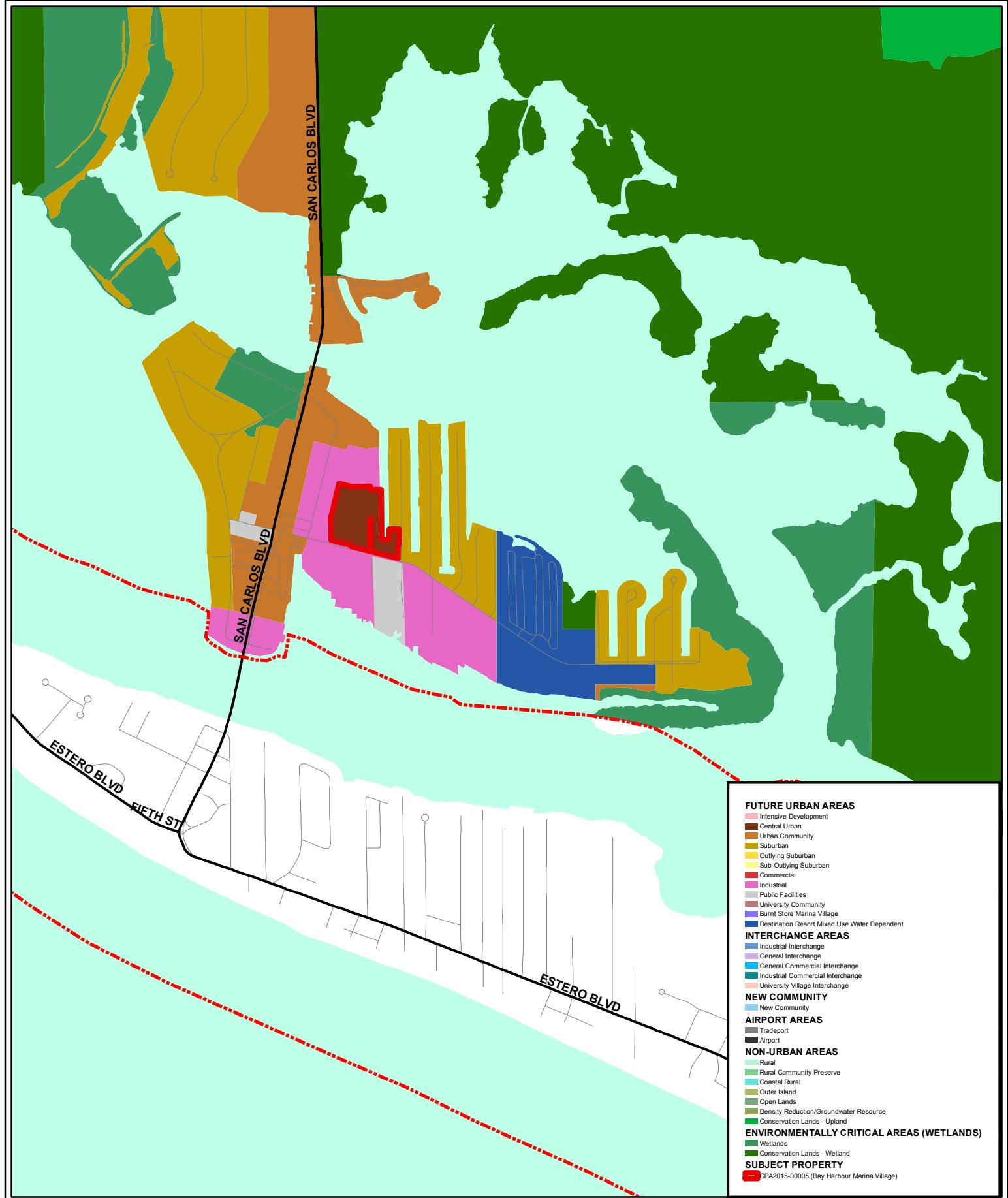
## **PART IV - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION**

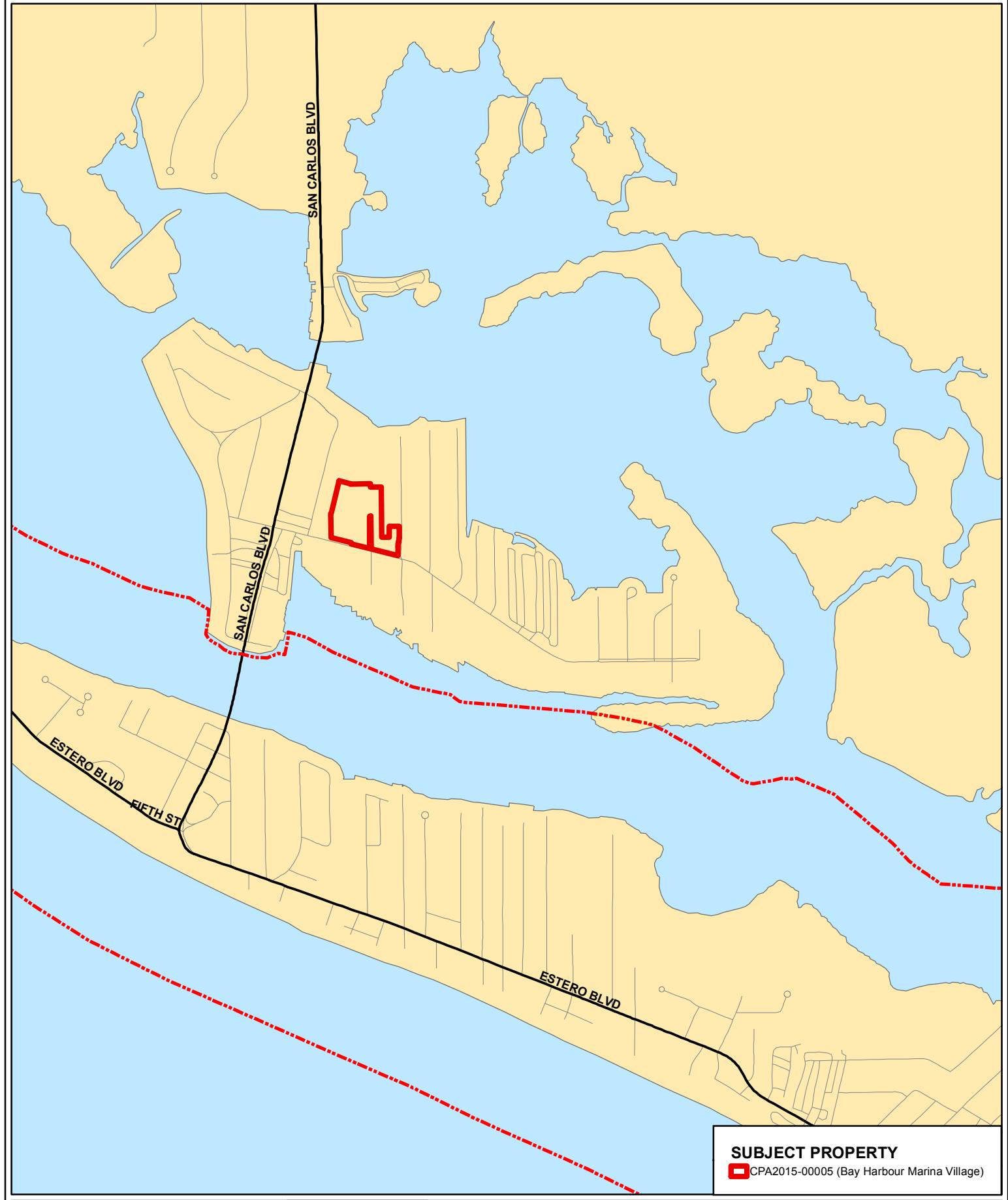
DATE OF PUBLIC HEARING: December 14, 2015

- A. LOCAL PLANNING AGENCY REVIEW:**
- B. SUMMARY OF LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT:**
  - 1. RECOMMENDATION:**
  - 2. BASIS AND RECOMMENDED FINDINGS OF FACT:**
- C. VOTE:**

<b>NOEL ANDRESS</b>	_____
<b>TIMOTHY BROWN</b>	_____
<b>DENNIS CHURCH</b>	_____
<b>JIM GREEN</b>	_____
<b>RICK JOYCE</b>	_____
<b>DAVID MULICKA</b>	_____
<b>GARY TASMAN</b>	_____







**CPA2015-00005 - Bay Harbour Marina Village  
PROPOSED LEE PLAN  
MIXED USE OVERLAY MAP**



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

## APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: Bay Harbour Marina Village MPD

**PROJECT SUMMARY:**

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

Plan Amendment Type:  Normal  Small Scale  DRI

**APPLICANT – PLEASE NOTE:**

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

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

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

Signature of Owner or Authorized Representative

Printed Name of Owner or Authorized Representative

Date

6/13/15  
RECEIVED  
JUN 18 2015

COMMUNITY DEVELOPMENT

CPA2015-00005

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

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

Address: 2055 West First Street

City, State, Zip: Fort Myers, FL 33901

Phone Number: (239) 334-0278

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

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

Address: 2055 West First Street

City, State, Zip: Fort Myers, FL 33901

Phone Number: (239) 334-2450

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

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

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

City, State, Zip: Palos Hills, IL 60465

Phone Number: (708) 205-7750

Email: [jmayher@mgmconstinc.com](mailto:jmayher@mgmconstinc.com)

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

**II. REQUESTED CHANGE**

**A. TYPE:** (Check appropriate type)

Text Amendment

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

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

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

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

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

**A. Property Location:**

1. Site Address: 1195 Main Street, Fort Myers Beach, FL 33931
2. STRAP(s): See Attached Property Information Data

**B. Property Information:**

Total Acreage of Property: 7.58

Total Acreage included in Request: 7.58

Total Uplands: 7.58

Total Wetlands: 0

Current Zoning: See Attached Property Information Data

Current Future Land Use Designation: Industrial

Area of each Existing Future Land Use Category: 7.58

Existing Land Use: Industrial

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

Lehigh Acres Commercial Overlay: No

Airport Noise Zone 2 or 3: No

Acquisition Area: No

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

Community Redevelopment Area: No

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

Change land use from Industrial to Central Urban

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

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

Residential Units/Density 0

Commercial intensity 0

Industrial intensity 75000 (10,000 sqft per acre)

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

Residential Units/Density 75

Commercial intensity 75.000 (10,000 sqft per acre)

Industrial intensity 0

#### IV. AMENDMENT SUPPORT DOCUMENTATION

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

##### A. General Information and Maps

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

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

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

**B. Public Facilities Impacts**

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

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

**Long Range – 20-year Horizon:**

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

**Short Range – 5-year CIP horizon:**

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

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

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

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

In addition to the above analysis for Potable Water:

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

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

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

#### **C. Environmental Impacts**

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

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

**D. Impacts on Historic Resources**

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

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

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

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

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

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

2. Requests moving lands from a Non-Urban Area to a Future Urban Area
  - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

**G. Justify the proposed amendment based upon sound planning principles**

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

**H. Planning Communities/Community Plan Area Requirements**

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

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

## AFFIDAVIT

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



Signature of Applicant

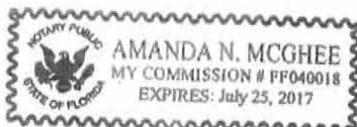
6/18/15

Date

JAMES INK, AUTHORIZED AGENT

STATE OF FLORIDA  
COUNTY OF LEE

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



Signature of Notary Public

Amanda N. McGhee

(Name typed, printed or stamped)

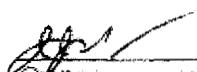
## LETTER OF AUTHORIZATION

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

### Southern Comfort Storage, LLC

legally described in exhibit A attached hereto.

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

  
Owner (signature)

John Mayer  
Printed Name, Title

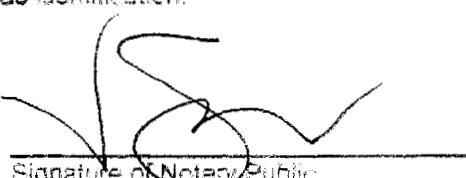
STATE OF Florida  
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 16 day on  
June (date) 2015 by John Joseph Mayer (name of person providing  
oath or affirmation) who is personally known to me or who has produced

PDL exp. 6/6/18 as identification.

(SEAL)



  
Signature of Notary Public



# Bean, Whitaker, Lutz & Karem, Inc.

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

## Description

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

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

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

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



Continued...

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

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

ASSOCIATES:  
JAMES A. HESSLER, PSM  
ROBERT L. CARMELA, PSM  
STEPHEN P. SHAWLES II, PSM  
MUNIR R. SULEH, PE, MSEE

Description

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

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

Containing 7.47 acres, more or less.

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

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

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

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

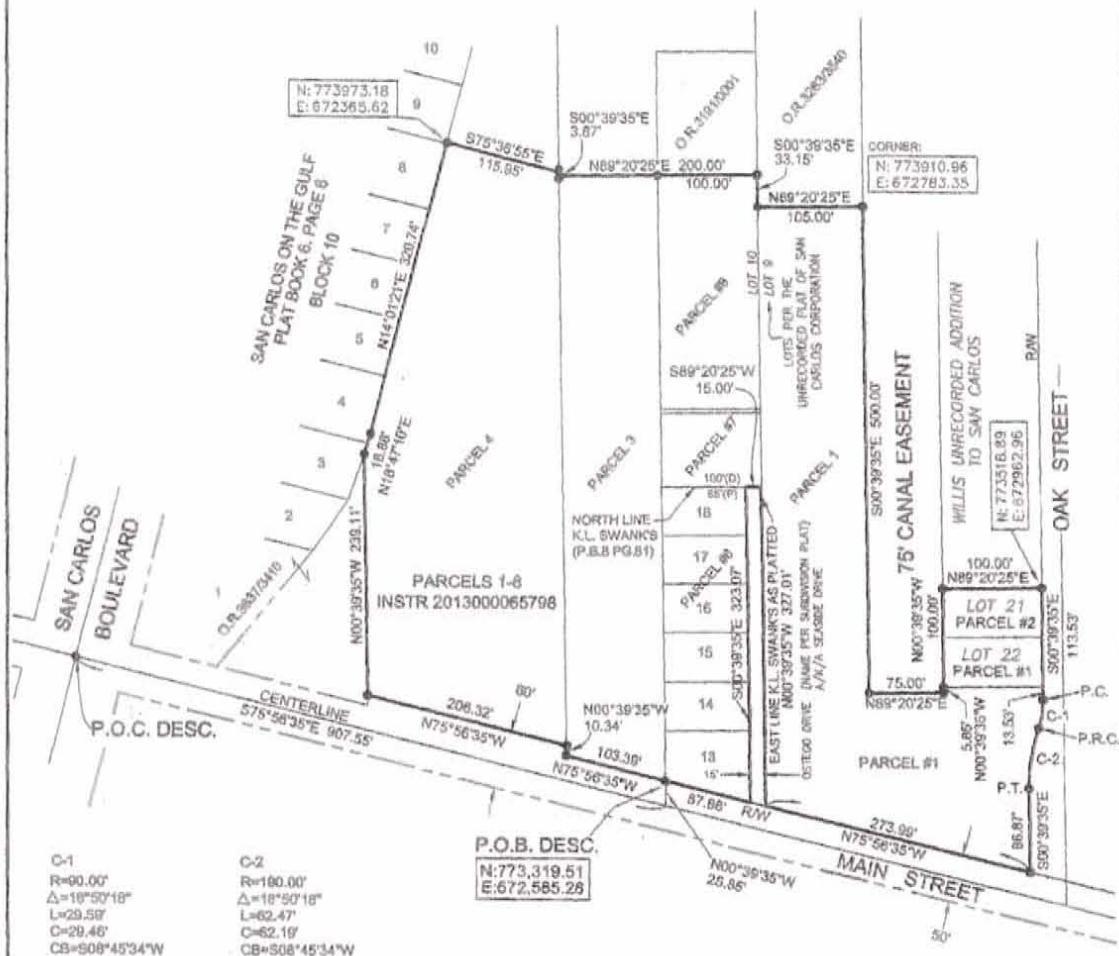
Property Identification

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

**BOUNDARY SKETCH**  
OF A PARCEL OF LAND LYING IN  
SECTION 19, TOWNSHIP 46 SOUTH, RANGE 24 EAST,  
SAN CARLOS ISLAND  
LEE COUNTY, FLORIDA  
**BAY HARBOUR MARINA VILLAGE**

0' 150' 300' 450'

10



N:773,319.51 E:672,585.26 = Indicates State Plane Coordinate Value (Grid)  
Florida West Zone NAD 1983(2011 Adjustment)

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

## THIS IS NOT A SURVEY

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

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

**CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS**  
13001-1 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33915-2812 (330) 461-1331

SK43404 OA.DWG  
DATE: PROJECT NO.: DRAWN BY: SCALE: SHEET FILE NO. (2-Two)  
6-14-15 43404 SCW 1" = 150' 1 OF 1 1B-46-24

## AFFIDAVIT OF AUTHORIZATION

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

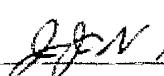
I, John Mayher, (name), as Managing Member (owner/title) of Southern Comfort Storage, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

\*Notes:

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

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



Signature

6/16/15

Date

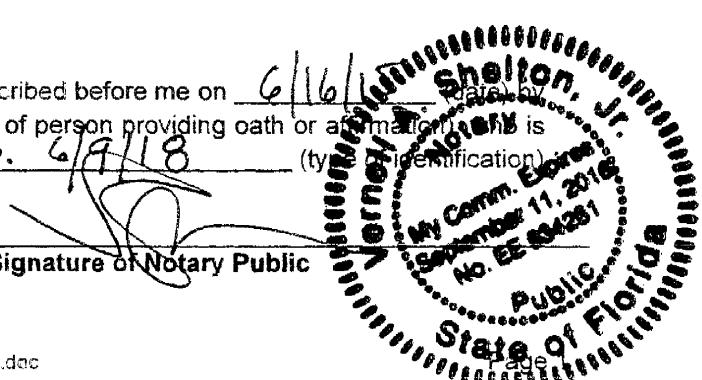
\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF LEE

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

STAMP/SEAL

Signature of Notary Public



# BAY HARBOUR MARINA VILLAGE

## COMPREHENSIVE PLAN AMENDMENT

### Abstract

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

Prepared by:



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

## **Provided Documents**

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

#### **Need for Request**

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

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

## **EXHIBITS**

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

#### **Public Facilities Impacts**

- B.1 Traffic Impact Analysis**

**B.2.a Sanitary Sewer**

**B.2.b Potable Water**

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

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

**B.2.e Public Schools**

**Environmental Impacts**

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

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

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

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

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

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

**Impacts on Historic Resources**

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

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

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

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

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

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

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

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

### **Need for Request**

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

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

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

The development plan consists of the following uses:

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

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

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

## **Bay Harbour Marina Village MPD**

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

#### **Vision Statement:**

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

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

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

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

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

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

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

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

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

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

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

1. Retailing and/or wholesaling of products manufactured or directly related to that manufactured on the premises;
2. Commercial uses are integrated into the primary R&D/Industrial development; or,
3. Commercial service and retail uses may not exceed 20% of the total acreage within the Industrial Development areas per each Planning Community.

(Amended by Ordinance No. 94-30, 98-09, 99-15, 02-02, 09-06, 09-12, 10-14, 10-16, 10-20)

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

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

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

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

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

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

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

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

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

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

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

- Traffic circulation and parking;
- Economic revitalization;
- Protection of adjacent residential neighborhoods and historic and natural resources;
- Signage;
- Landscaping;
- Urban Design/Master Planning;
- Affordable Housing.

(Amended by Ordinance 91-19, 00-22)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Emergency power and potable water supplies**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- f. and

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

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

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

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

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

- frontage roads;
- clustering of activities;

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

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

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

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

**STANDARD 11.1: WATER.**

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

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

**STANDARD 11.2: SEWER.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Added by Ordinance No. 02-02)

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

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

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

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

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

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

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

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

(Added by Ordinance No. 05-19)

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

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

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

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

**POLICY 108.1.5:** Installation of shoreside pumpout stations at marinas that serve live-aboards will be required to provide adequate facilities for subsequent transfer and treatment of boat sewage. The county will consider expanding this requirement to all marinas where central sewer service is available.

(Amended by Ordinance No. 00-22)

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

**POLICY 109.1.1:** The County will assess the impact of all new residential development upon the projected hurricane evacuation network and upon projected hurricane evacuation times, and will require mitigation either through structural (on-site, off-site shelter) provisions or through non-structural methods or techniques.

(Amended by Ordinance No. 00-22)

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

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

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

(Added by Ordinance No. 09-17)

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

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

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

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

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

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

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

**POLICY 128.1.2:** The Future Land Use Map will designate water-dependent overlay zones over existing commercial fishing, port and docking sites and commercial marinas to protect their rights to rebuild and expand and to prevent their conversion to non-water-dependent uses without a public hearing.

(Amended by Ordinance No. 00-22)

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

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

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

**OBJECTIVE 128.5: MARINE FACILITIES SITING CRITERIA.** The county will consider the following criteria in evaluating requests for new and expanded marinas, other wet slip facilities, dry slip facilities with launches, and boat ramps in order to make efficient use of limited shoreline locations and to minimize environmental impacts.

(Amended by Ordinance No. 00-22, 07-09)

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

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

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

**No covered wet slips are proposed.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Avoid concentrations of very-low and low-income households;  
Are provided full urban services and facilities;  
Are environmentally sensitive; and,  
Would create a livable and supportive environment.  
(Added by Ordinance No. 07-17)

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

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

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

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

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

## **Town of Fort Myers Beach Comprehensive Plan**

### **Relevant Narrative**

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

#### **Evacuation Time (Off Island)**

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

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

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

#### **Competition for Marina Space**

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

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

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

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

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

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

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

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

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

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

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

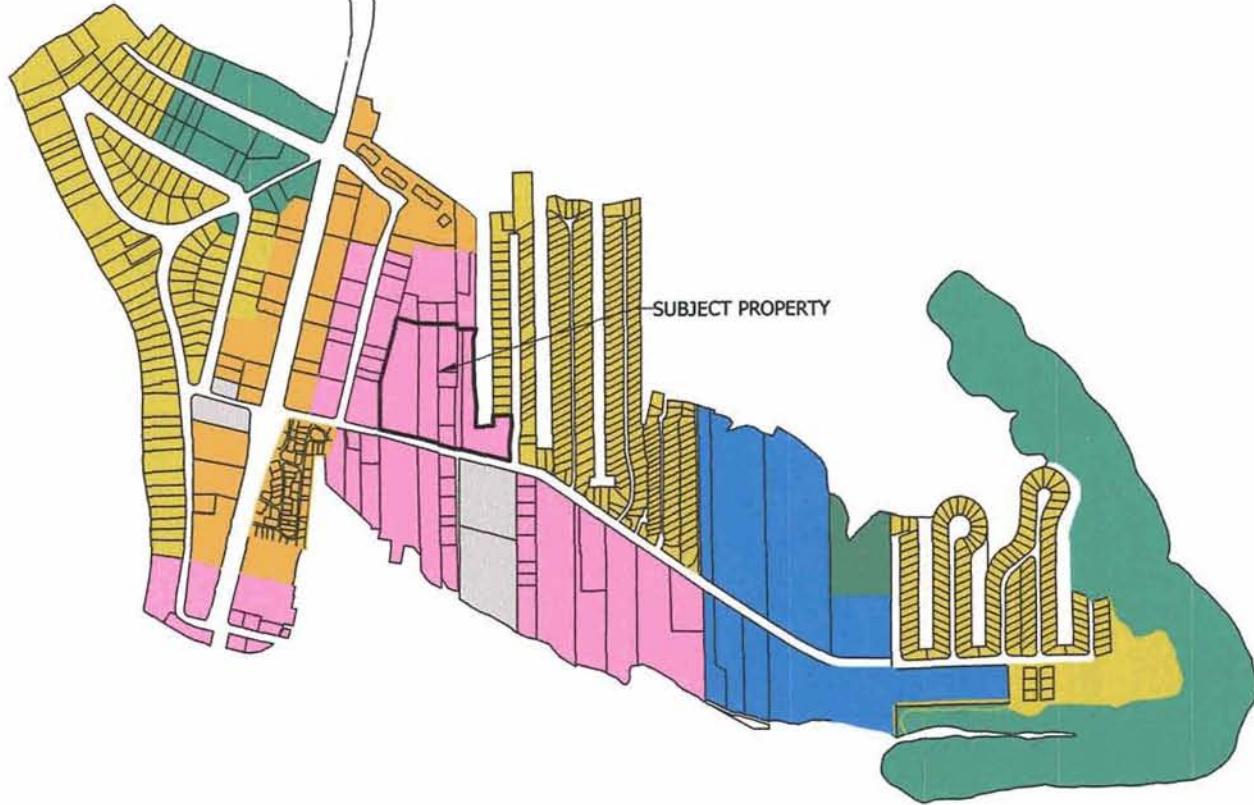
**Bay Harbour Village Marina has a workforce housing component that will help with the shortage of available affordable housing near the Town.**

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

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

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

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

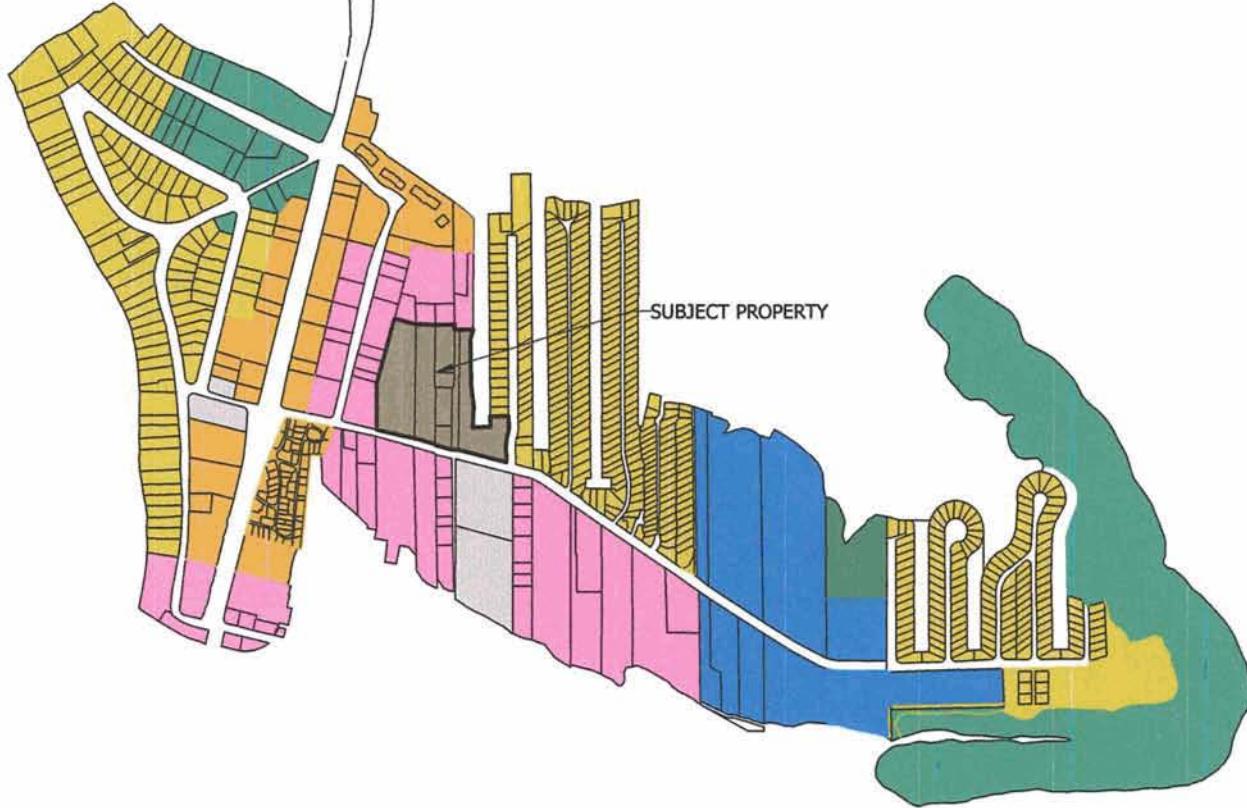


- CONSERVATION LAND - WETLAND
- WETLANDS
- SUBURBAN
- URBAN COMMUNITY
- INDUSTRIAL
- DESTINATION RESORT MUD
- CENTRAL URBAN
- PUBLIC FACILITIES

## SAN CARLOS ISLAND

SCALE 1" = 1000'

<b>Inkwerks</b>	CURRENT FUTURE LAND USE	JOB #: I15017
2055 WEST FIRST STREET FORT MYERS, FLORIDA 33901 TEL: (239) 334-2450 FAX: (239) 334-0278 E-MAIL: JAMESINK@INKWERKS.NET	BAY HARBOUR MARINA VILLAGE	DATE: 6.2015
	1195 MAIN ST, FT MYERS BEACH 33931	EXHIBIT: A.2



## SAN CARLOS ISLAND

SCALE 1" = 1000'

 <p>2055 WEST FIRST STREET FORT MYERS, FLORIDA 33901 TEL: (239) 334-2450 FAX: (239) 334-0278 E-MAIL: JAMESINK@INKWERKS.NET</p>	<p>PROPOSED FUTURE LAND USE</p> <p>BAY HARBOUR MARINA VILLAGE</p> <p>1195 MAIN ST, FT MYERS BEACH 33931</p>	<p>JOB #: I15017</p> <p>DATE: 6.2015</p> <p>EXHIBIT: A.3</p>

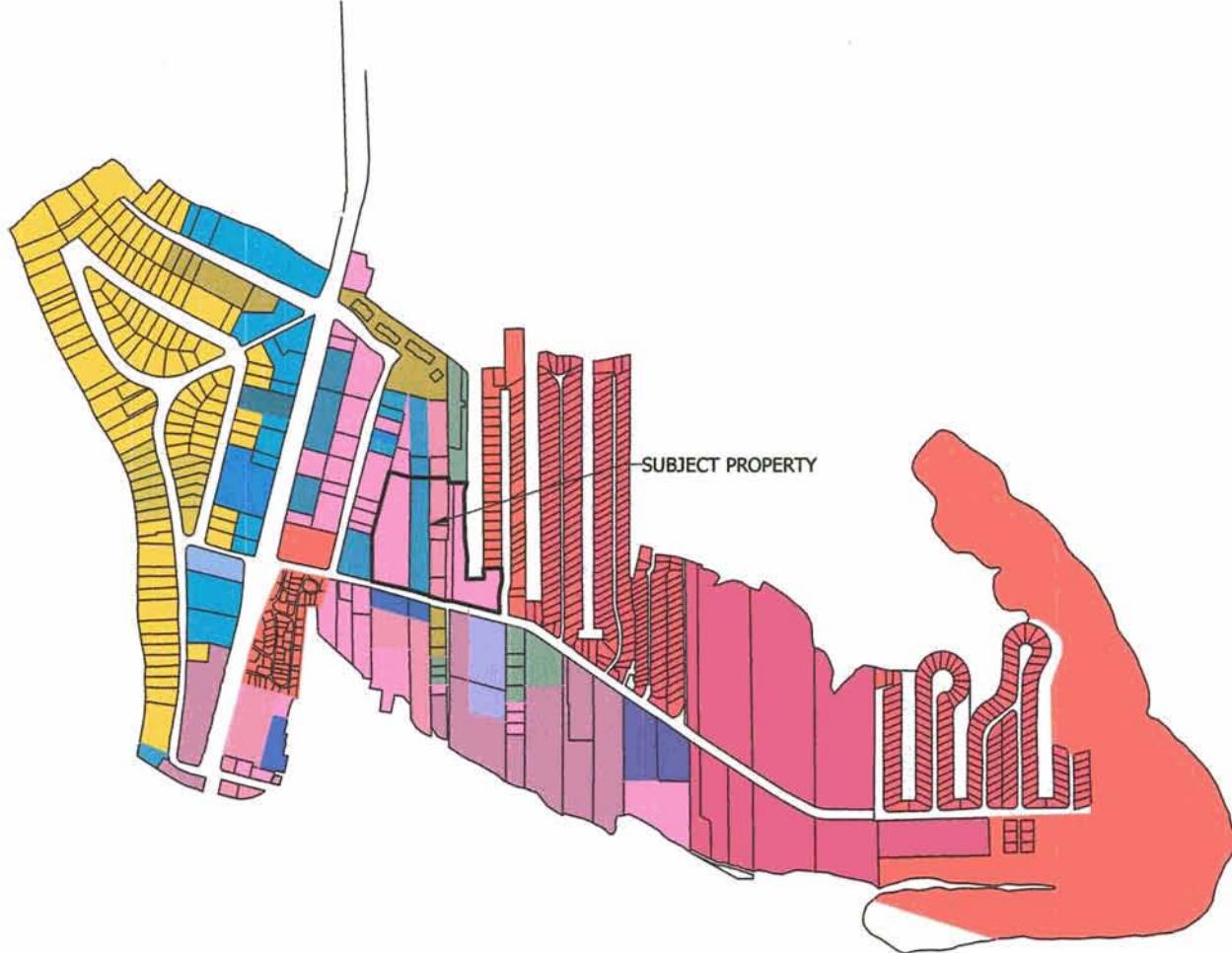


- CONSERVATION LAND - WETLAND
- WETLANDS
- RESIDENTIAL - CONVENTIONAL
- RESIDENTIAL - MOBILE HOME
- COMMERCIAL
- INDUSTRIAL
- VACANT
- PUBLIC FACILITIES

## SAN CARLOS ISLAND

SCALE 1" = 1000'

<b>Inkwerks</b>	EXISTING USE OF LAND	JOB #: I15017
2055 WEST FIRST STREET FORT MYERS, FLORIDA 33901 TEL: (239) 334-2450 FAX: (239) 334-0278 E-MAIL: JAMESINK@INKWERKS.NET	BAY HARBOUR MARINA VILLAGE	DATE: 6.2015
	1195 MAIN ST, FT MYERS BEACH 33931	EXHIBIT: A.4



## SAN CARLOS ISLAND

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



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

EXISTING ZONING MAP

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 5.2015

EXHIBIT: A.5

B  
W  
L  
K

# Bean, Whitaker, Lutz & Karem, Inc.

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

## Description

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

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

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

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



Continued . .

PRINCIPALS:

SCOTT C. WHITAKER, PSM, PRESIDENT

JOSEPH L. LUTZ, PSM

AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

ASSOCIATES:

JAMES A. HESSLER, PSM

ROBERT L. CARMELIA, PSM

STEPHEN F. SHAWLES II, PSM

MUNIR R. SULEH, PE, MSEE

Description

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

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

Containing 7.47 acres, more or less.

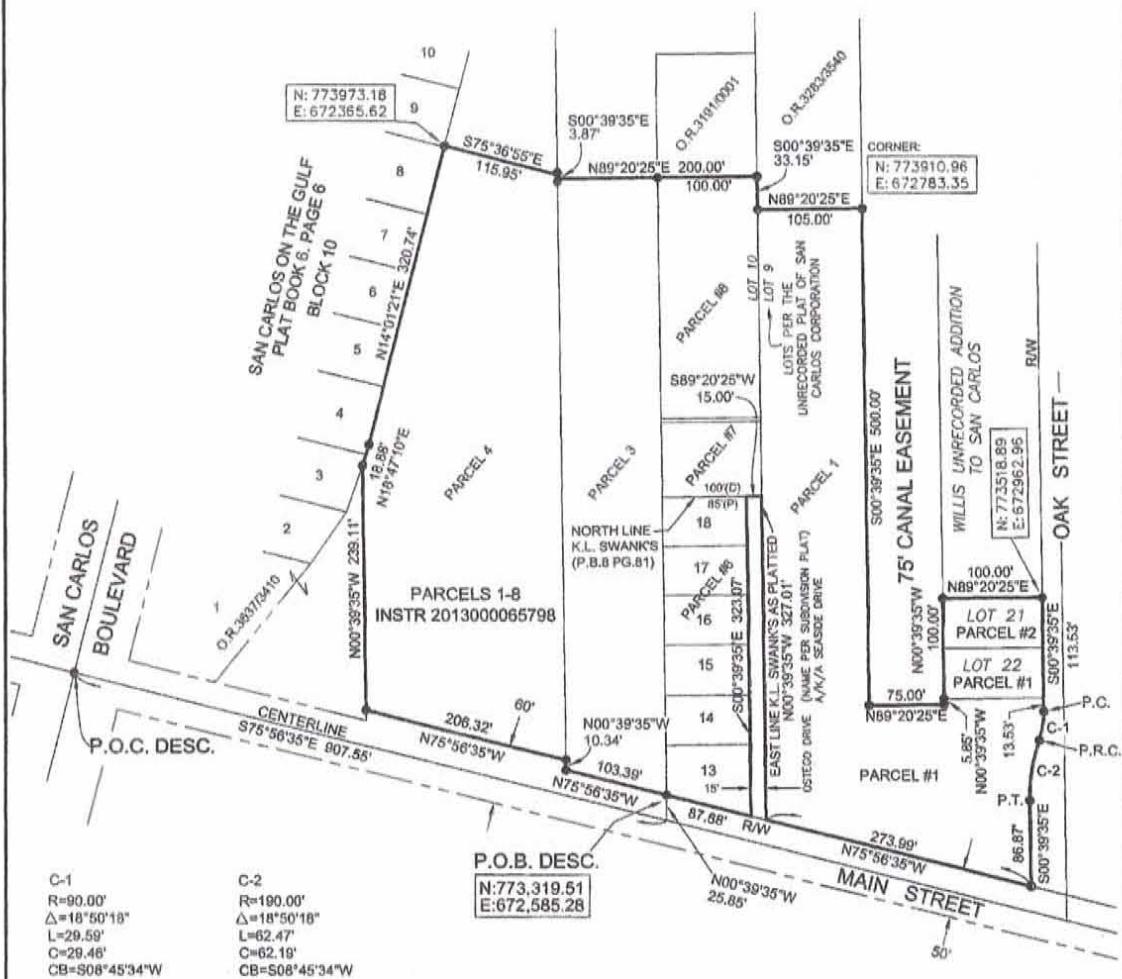
Bearings are based on the centerline of Main Street bearing S75°56'35"E.

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

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

**BOUNDARY SKETCH  
OF A PARCEL OF LAND LYING IN  
SECTION 19, TOWNSHIP 46 SOUTH, RANGE 24 EAST,  
SAN CARLOS ISLAND  
LEE COUNTY, FLORIDA**

0' 150' 300' 450'



N:773,319.51 = Indicates State Plane Coordinate Value (Grid)  
E:672,585.28 Florida West Zone NAD 1983(2011 Adjustment)

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

## THIS IS NOT A SURVEY

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

Bean, Whitaker, Lutz & Karch, Inc. (as 1919)

**CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS**  
13041-1 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

SK43404.DWG					
DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
6-14-15	43404	SCW	1" = 150'	1 OF 1	19-46-24

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

Return to: Grantee

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

## **SPECIAL WARRANTY DEED**

State of California

County of Orange

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

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

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

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

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

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

### **PARCEL 1**

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

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

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

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

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

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

PARCEL 2:

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

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

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

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

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

PARCEL 3:

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

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

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

**PARCEL 4:**

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

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

**PARCEL 5:**

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

**PARCEL 6:**

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

**PARCEL 7:**

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

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

**PARCEL 8:**

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

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

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

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

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

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

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

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

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

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

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

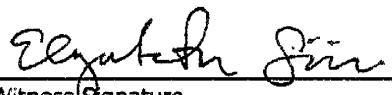


By: Name: Mark E. Foster  
Title: Vice President & General Counsel

*Signed, sealed and delivered in our presence:*

  
Witness Signature

Print Name: Robin Cheng

  
Witness Signature

Print Name: Elizabeth Scieni

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

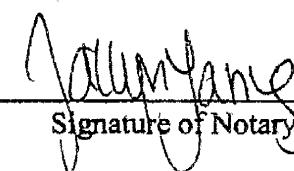
(STATE OF CALIFORNIA)  
COUNTY OF ORANGE)

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

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

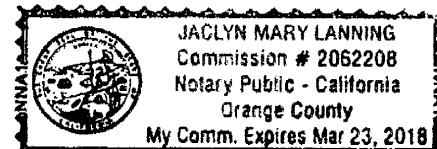
WITNESS my hand and official seal.

Signature



(SEAL)

Signature of Notary Public



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

**Effective as of December 28, 2012**

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

**Appointment and Ratification of Officers**

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

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

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

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

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

**Authority as Manager**

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

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

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

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

**General Authority**

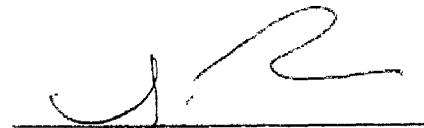
RESOLVED FURTHER, that the officers of the Partnership be, and each hereby is, authorized, empowered and directed to do and perform all such further acts, and to enter into and execute for and on behalf of the Partnership all such documents and instruments, as may be necessary and appropriate to effectuate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

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

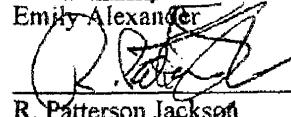
The General Partner directs that this Written Consent be filed with the minutes of the proceedings of the General Partner of the Partnership.

[Signatures follow.]

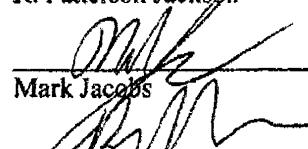
IN WITNESS WHEREOF, the undersigned have signed this Written Consent effective as of the date first written above.



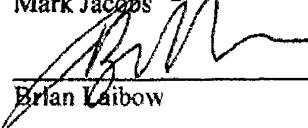
Emily Alexander



R. Patterson Jackson



Mark Jacobs



Brian Laibow



SCALE 1" = 800'



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

2015 AERIAL PLAN - SAN CARLOS ISLAND

JOB #: I15017

BAY HARBOUR MARINA VILLAGE

DATE: 6.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: A.8.1



SCALE 1" = 400'



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

2015 AERIAL PLAN - ADJACENT AREA

JOB #: I15017

BAY HARBOUR MARINA VILLAGE

DATE: 6.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: A.8.2



## TRAFFIC IMPACT STATEMENT

FOR

## COMPASS ROSE MARINA RE-ZONING

(PROJECT NO. F1504.09)

**PREPARED BY:**

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

June 8, 2015



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

## **I. INTRODUCTION**

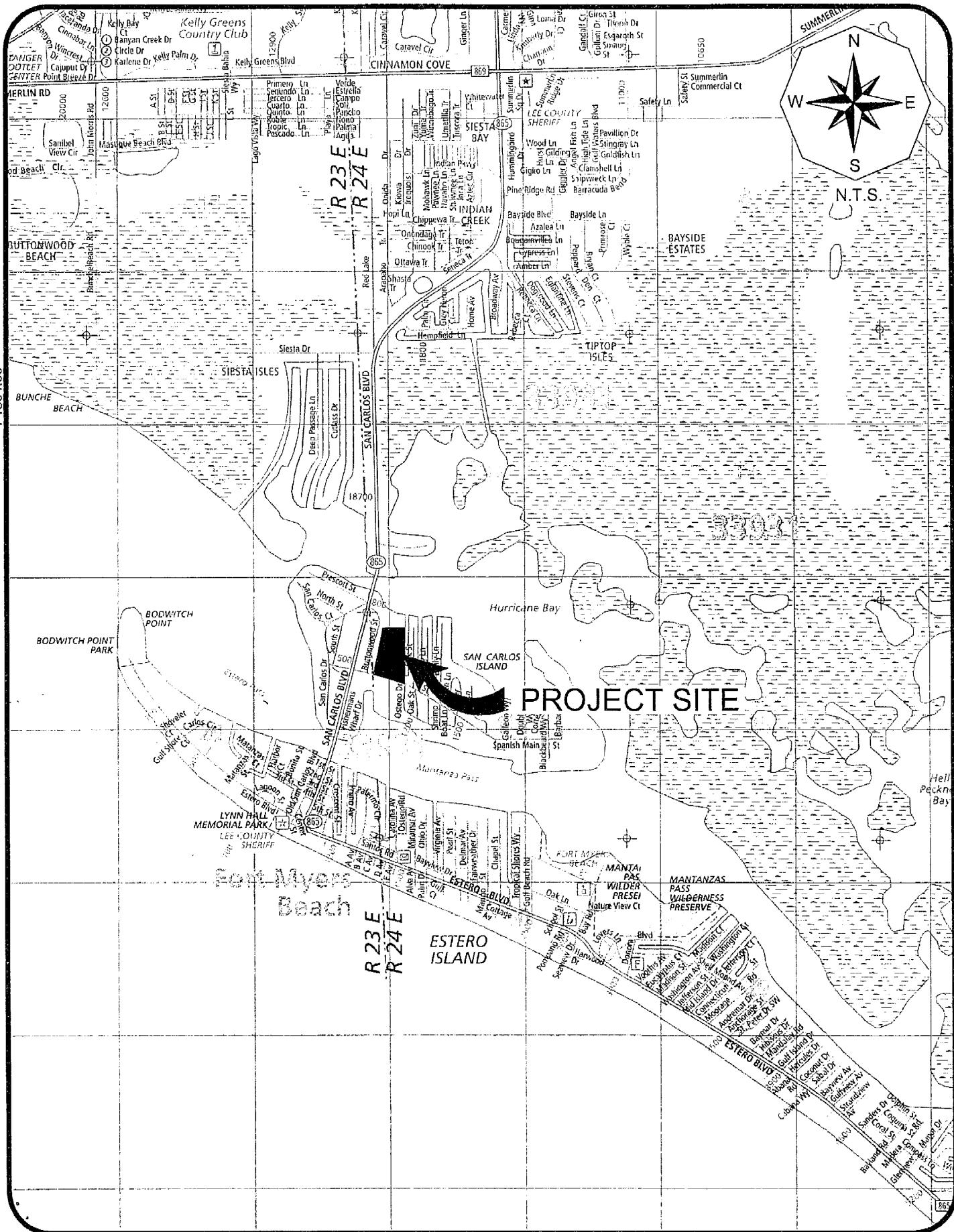
TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking zoning approval. The subject site is located along the north side of Main Street approximately 600 feet east of its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

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

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

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

F1504.09



## **II. EXISTING CONDITIONS**

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

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

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

## **III. PROPOSED DEVELOPMENT**

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

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

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

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

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

#### IV. TRIP GENERATION

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

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

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

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

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

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

capture reduction of seventeen percent (17%) in the A.M. peak hour and thirty-seven percent (37%) in the P.M. peak hour between the retail, restaurant and residential uses. The summary sheets utilized to calculate this internal capture rate for the weekday A.M. peak hour and P.M. peak hour are included in the Appendix of this report for reference.

**Table 3** indicates the total external trips that will access the proposed development.

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

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

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

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

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

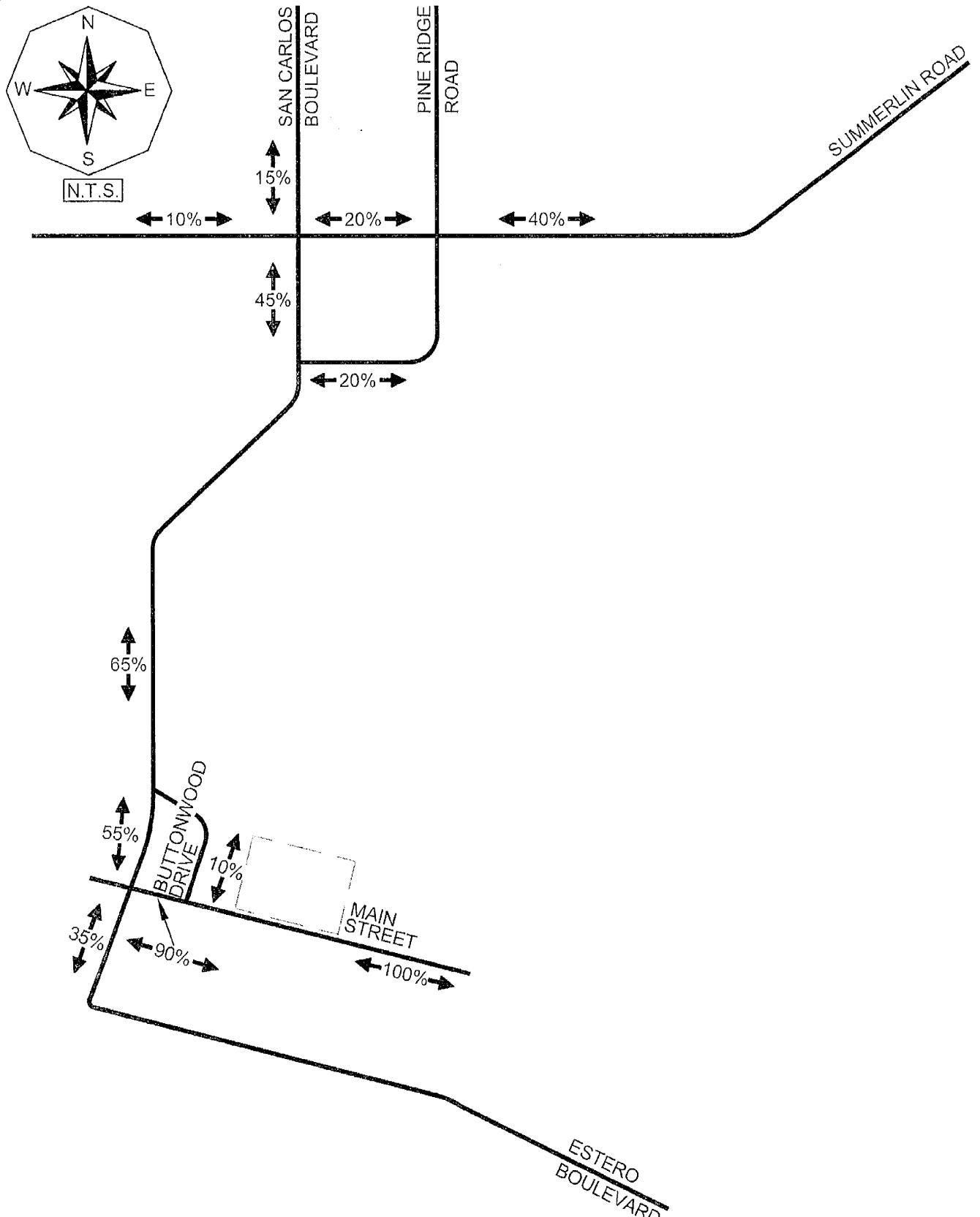
**Table 4**  
**Trip Generation – Net New Trips**  
**Compass Rose Marina Rezoning**

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

## V. TRIP DISTRIBUTION

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

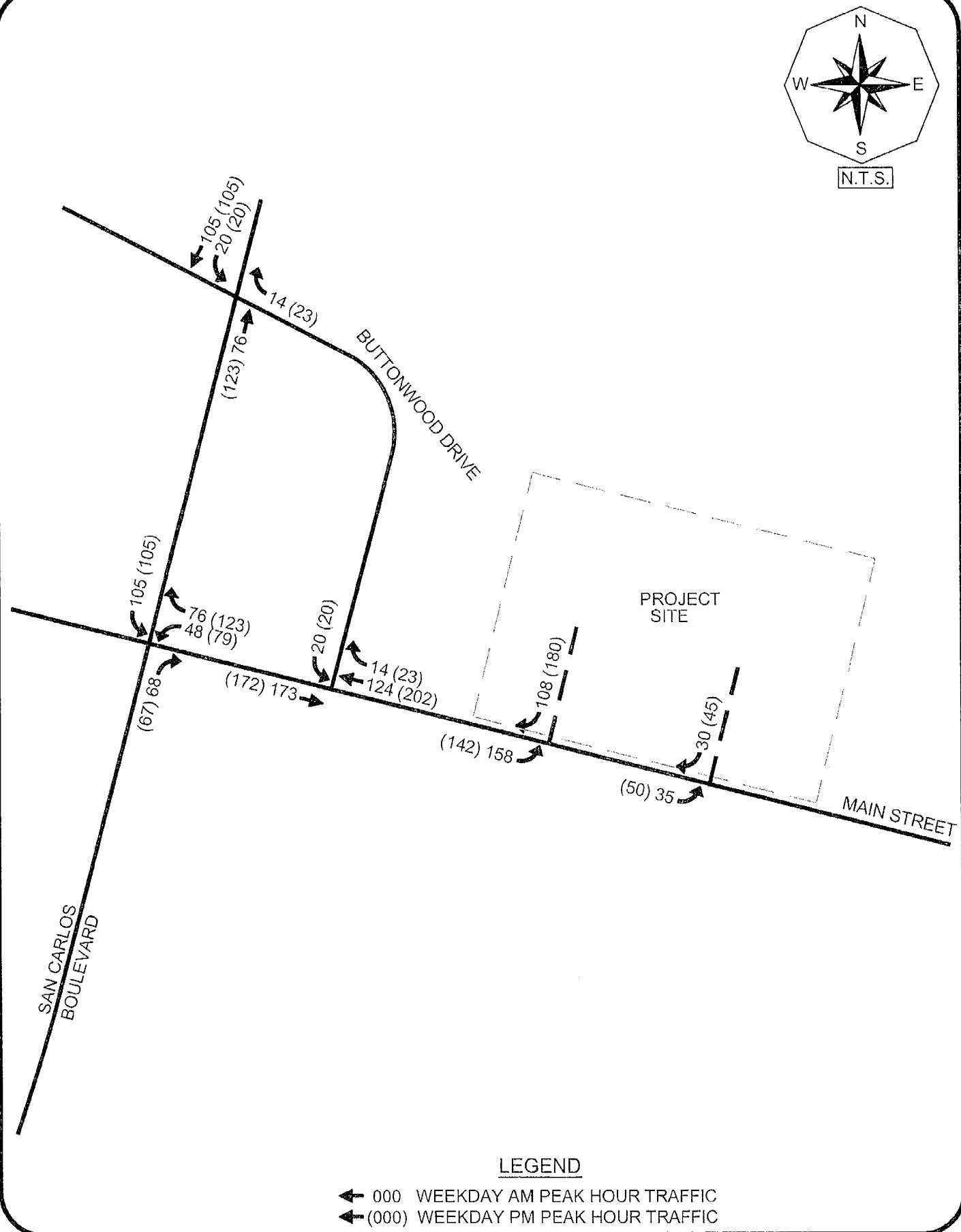
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LEGEND

↔ 20% ↔ PERCENT DISTRIBUTION

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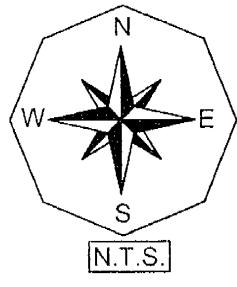
In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, contained in the Appendix, was created. This table indicates which roadway links in the vicinity of the subject site will accommodate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

## VI. FUTURE TRAFFIC CONDITIONS

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

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

F1504.09



1,132 - "C"  
(1,189 - "C")  
[1,209 - "C"]

BUTTONWOOD DRIVE

189 - "C"  
(398 - "D")  
[424 - "D"]

PROJECT SITE

SAN CARLOS  
BOULEVARD

MAIN STREET

LEGEND

XXX - "C" 2022 PEAK SEASON PEAK HOUR  
PEAK DIRECTION BACKGROUND TRAFFIC  
AND LEVEL OF SERVICE DESIGNATION

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

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

PROJECTED 2022 BACKGROUND  
& PROJECT TRAFFIC CONDITIONS  
COMPASS ROSE MARINA RE-ZONING

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

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

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

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

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

### VIII. CONCLUSION

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

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

# APPENDIX

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

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

June 5, 2015

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

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

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

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

June 5, 2015

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

ROADWAY	SEGMENT	2014						2022			PROJECT	2022			2022												
		PCS#	BASE YR	2011	YRS OF	ANNUAL	PK SEASON	PK HR	PK SEASON	PERCENT		BCKGRND			BCKGRND												
												ADT	ADT	GROWTH	RATE <sup>1</sup>	PEAK DIR. <sup>2</sup>	VOLUME	LOS	V/C	TRAFFIC	TRAFFIC	VOLUME	LOS	V/C	VOLUME	LOS	V/C
San Carlos Blvd.	N. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,132	C	0.58	55%	57	78	1,189	C	0.61	1,209	C	0.62								
Main St.	E. of San Carlos Blvd.	--	--	3,773*	--	1.00%	166	189	C	0.26	90%	189	212	378	D	0.51	401	D	0.54								
	E. of Buttonwood Dr.	--	--	3,773*	--	1.00%	166	189	C	0.26	100%	209	235	398	D	0.54	424	D	0.57								

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

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

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

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

**ITE INTERNAL CAPTURE  
CALCULATION SUMMARY SHEET**

## WEEKDAY AM PEAK HOUR TRIP GENERATION

### Land Use Intensity

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

### Total Trip Generation of the Proposed Development

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

### Total Trips to the Surrounding Roadway Network

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

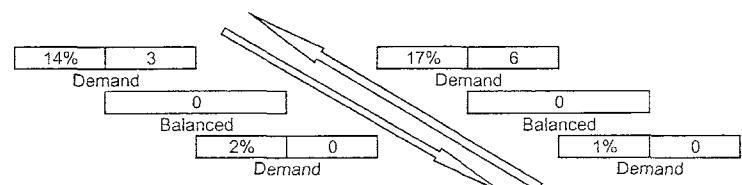
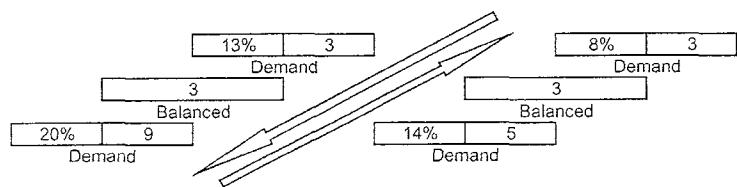
### New Trips to the Surrounding Roadway Network

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

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

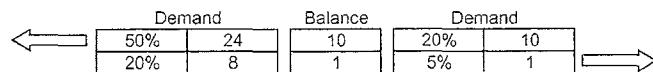
Exit to External		Land Use A - Retail Uses		
	21	Total	Internal	External
Enter	38	3	35	
Exit	24	3	21	
Total	62	6	56	
%	100%	10%	90%	

Enter from External



Exit to External		Land Use B - Restaurant		
	35	Total	Internal	External
Enter	47	13	34	
Exit	39	4	35	
Total	86	17	69	
%	100%	20%	80%	

Enter from External



Exit to External		Land Use C - Residential Uses		
	38	Total	Internal	External
Enter	10	1	9	
Exit	48	10	38	
Total	58	11	47	
%	100%	19%	81%	

Enter from External

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

Internal Capture Rate

17%

## WEEKDAY PM PEAK HOUR TRIP GENERATION

### Land Use Intensity

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

### Total Trip Generation of the Proposed Development

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

### Total Trips to the Surrounding Roadway Network

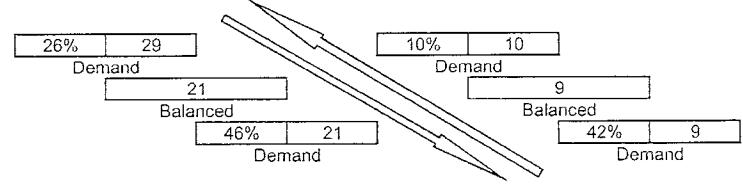
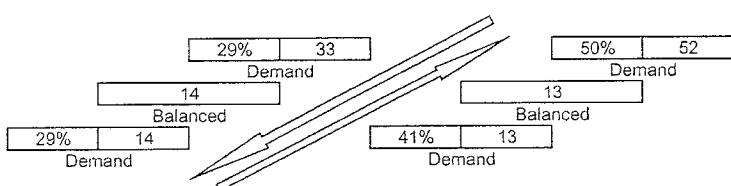
Trips	PM Peak Hour			Daily (2-Way)
	In	Out	Total	
Total Trips	196	167	363	4,281
Less 37% IC	-72	-62	-134	-1584
Total Trips	124	105	229	2,697

### New Trips to the Surrounding Roadway Network

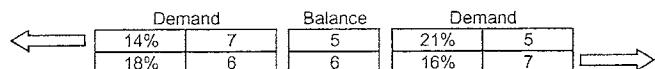
Trips	PM Peak Hour			Daily (2-Way)
	In	Out	Total	
Total Trips	124	105	229	2,697
Total Retail Trips	66	71	137	1,599
Less 30% Pass-by	-20	-21	-41	-480
Marina Trips	36	24	60	1,006
Self Storage	1	2	3	30
<b>Total Trips</b>	<b>141</b>	<b>110</b>	<b>251</b>	<b>3,253</b>

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

Exit to External		Land Use A - Retail Uses		
Total	Internal	External		
78			Enter	104
			Exit	113
			Total	217
			%	100% 26% 74%
			Enter from External	82



Exit to External		Land Use B - Restaurant		
Total	Internal	External		
13			Demand	
			Balance	
Enter	47	19	28	
Exit	32	19	13	
Total	79	38	41	
%	100%	48%	52%	
Enter from External	28			



Exit to External		Land Use C - Residential Uses		
Total	Internal	External		
8			Enter	45
			Exit	22
			Total	67
			%	100% 61% 39%
			Exit to External	18
			Enter from External	

Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Land Use C	Total
Enter	82	28	18	128
Exit	78	13	8	99
Total	160	41	26	227
Single-Use Trip Gen. Est.	217	79	67	363

Internal Capture Rate

37%

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

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

Table 7.1a Adjusted Internal Trip Capture Rates for Trip Origins within a Multi-Use Development

Land Use Pairs		Weekday	
		AM Peak Hour	PM Peak Hour
From OFFICE	To Office	0.0%	0.0%
	To Retail	28.0%	20.0%
	To Restaurant	63.0%	4.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	1.0%	2.0%
	To Hotel	0.0%	0.0%
From RETAIL	To Office	29.0%	2.0%
	To Retail	0.0%	0.0%
	To Restaurant	13.0%	29.0%
	To Cinema/Entertainment	0.0%	4.0%
	To Residential	14.0%	26.0%
	To Hotel	0.0%	5.0%
From RESTAURANT	To Office	31.0%	3.0%
	To Retail	14.0%	41.0%
	To Restaurant	0.0%	0.0%
	To Cinema/Entertainment	0.0%	8.0%
	To Residential	4.0%	18.0%
	To Hotel	3.0%	7.0%
From CINEMA/ENTERTAINMENT	To Office	0.0%	2.0%
	To Retail	0.0%	21.0%
	To Restaurant	0.0%	31.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	8.0%
	To Hotel	0.0%	2.0%
From RESIDENTIAL	To Office	2.0%	4.0%
	To Retail	1.0%	42.0%
	To Restaurant	20.0%	21.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	0.0%
	To Hotel	0.0%	3.0%
From HOTEL	To Office	75.0%	0.0%
	To Retail	14.0%	16.0%
	To Restaurant	9.0%	68.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	2.0%
	To Hotel	0.0%	0.0%

**LEE COUNTY GENERALIZED  
SERVICE VOLUMES TABLE**

**Lee County**  
**Generalized Peak Hour Directional Service Volumes**  
**Urbanized Areas**

Sept. 2013

c:\input4

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

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

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

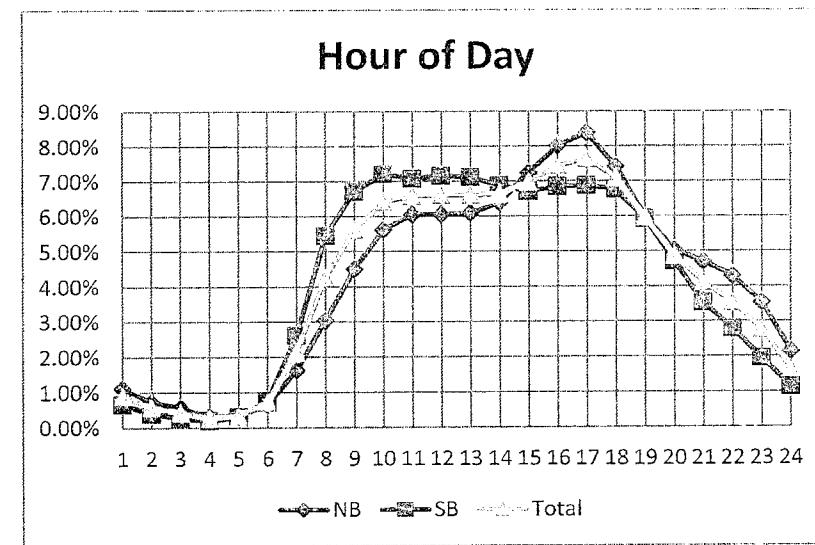
## PCS 8 - San Carlos Blvd (SR 865) south of Prescott St

2014 AADT = 22,800 VPD

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

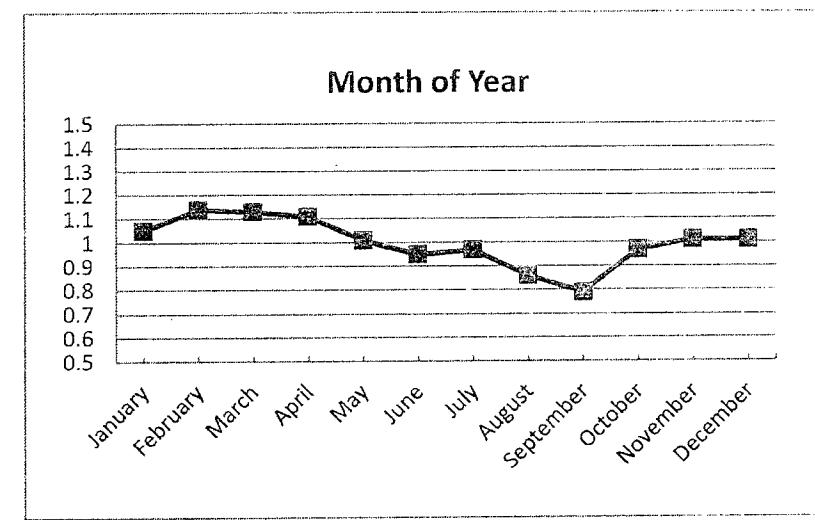
Month of Year	Fraction
January	1.05
February	1.14
March	1.13
April	1.11
May	1.01
June	0.95
July	0.97
August	0.86
September	0.79
October	0.97
November	1.01
December	1.01

Directional Factor		
AM	0.64	SB
PM	0.55	NB



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

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



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

### Daily Traffic Volume (AADT)

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

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

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

**TRAFFIC COUNT DATA FOR  
MAIN STREET**

# TR Transportation Consultants, Inc.

Page 1

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

Site Code: beach  
Station ID:

Latitude: 0° 0.000 South

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

Comb. Total 4036 3734 3719 3866 4156 3392 0 3817

ADT\*

ADT 3,773

AADT 3,773

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

## **TRIP GENERATION EQUATIONS**

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

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



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

June 16, 2015

John E. Manning  
District One

Cecil L. Pendergrass  
District Two

Larry Kiker  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
Hearing Examiner

**RE: Potable Water and Wastewater Availability**

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

Dear Mr. Ink:

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

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

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

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

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

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

Sincerely,

**LEE COUNTY UTILITIES**

Mary McCormic  
Technician Senior  
UTILITIES ENGINEERING

VIA EMAIL



**LEE COUNTY UTILITIES  
REQUEST FOR LETTERS OF AVAILABILITY**

**DATE: JUNE 12, 2015**

**To:** Mary McCormic  
Utilities' Senior Engineering Technician

**FROM:** JAMES INK P.E.

**FIRM:** INKWERKS COASTAL DESIGN

**ADDRESS:** 2055 WEST FIRST STREET

**ADDRESS:** FORT MYERS, FL 33901 -

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

**E-MAIL ADDRESS:** JAMESINK@INKWERKS.NET

**PROJECT NAME:** BAY HARBOUR MARINA VILLAGE MPD

**PROJECT ID (IF APPLICABLE):**

**STRAP #:** SEE ATTACHED LIST

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

**PURPOSE OF LETTER:**

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

**PLANNED USE:**

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

**PLANNED # OF UNITS/BUILDINGS:** 115

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

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

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

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

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

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

Property Identification

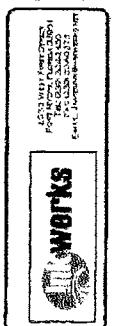
- 19-46-24-00-00005.0200 1195 Main Street, Fort Myers Beach, FL 33931
- 19-46-24-05-00000.0130 1185 Main Street, Fort Myers Beach, FL 33931
- 19-46-24-05-00000.0150 19230 Seaside Drive, Fort Myers Beach, FL 33931
- 19-46-24-00-00004.0000 19210 Seaside Drive, Fort Myers Beach, FL 33931
- 19-46-24-00-00004.0030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

Estimated Proposed Sewage Flow  
Per 64E-6.008 FAC

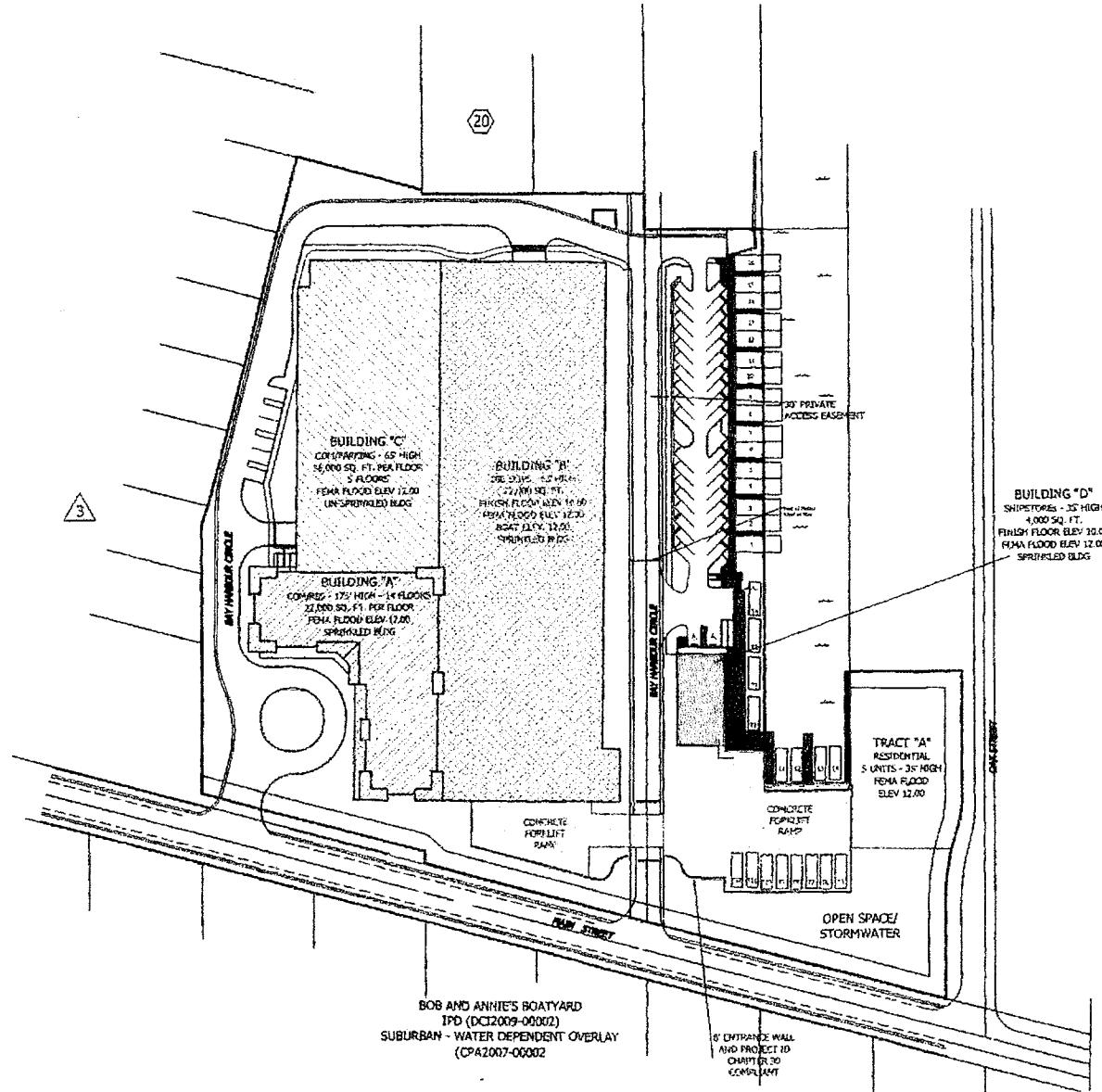
Use	Units	Gallons/day/unit	Total Flow
Residential (2 bed)	44	200	8,800 gpd
Res (3bed)	66	300	19,800 gpd
Res (3 bed townhome)	5	300	1,500 gpd
Restaurant (16hrs/day/seat)	250	40	10,000 gpd
Storage (unit)	200	1	200 gpd
Marina (slips- estimated flow)	315	4	1,260 gpd
Shipstore (per 100 sqft)	38	15	570 gpd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

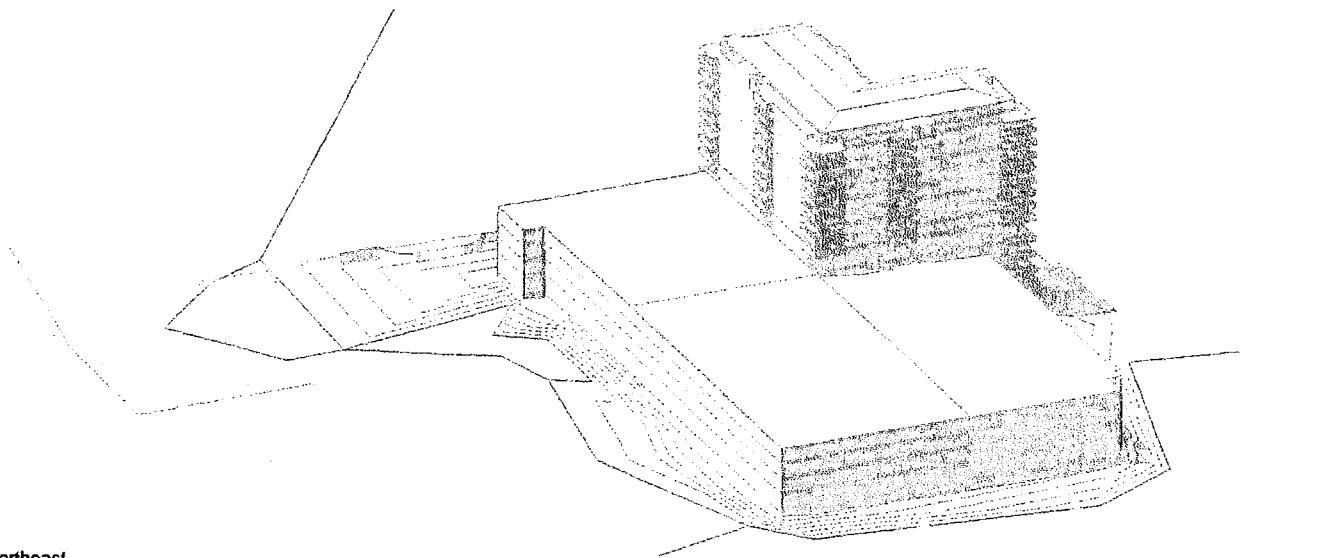


Master Concept Plan  
**BAY HARBOUR MPD**  
CLIENT  
1155 Main Street, Fort Myers, FL

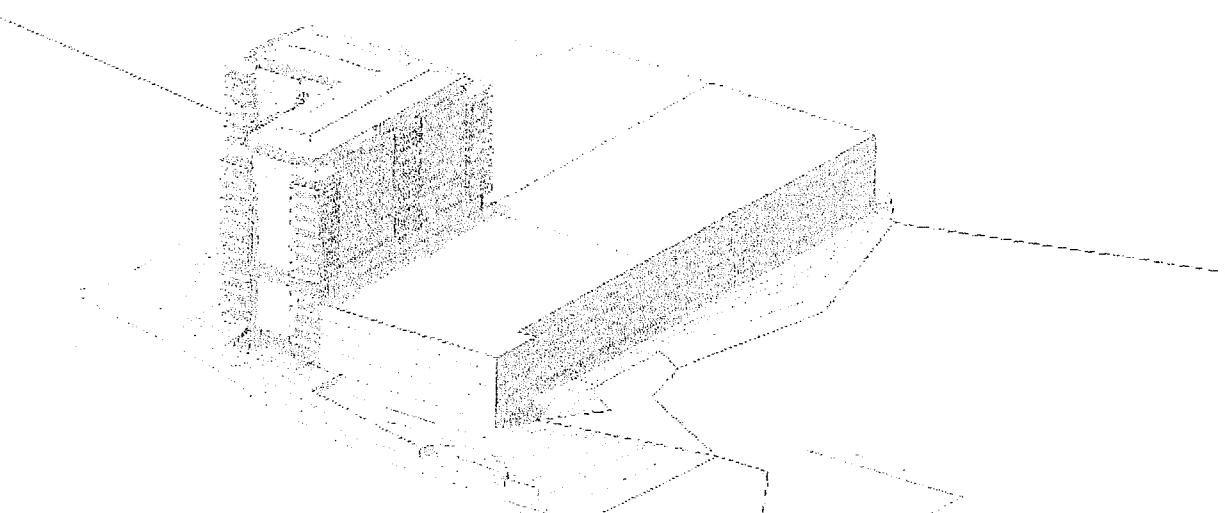


PROJECT ID:	155017
PROJECT NUMBER:	1155-13-F-01
DRAFTER:	J. M. M.
REV:	1
DATE:	8/27/11
SCALE:	1" = 100'
APPROVED:	1





View from Northeast



View from Southeast



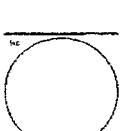
**BSSW**  
ARCHITECTS INC.  
(Formerly FAIA 022195)

700 Avenue of the Americas  
New York, NY 10019  
Phone: 212.582.1000 • Fax: 212.582.1001  
E-mail: [info@bssw.com](mailto:info@bssw.com)  
[www.bssw.com](http://www.bssw.com)

The Residence @  
Bay Harbour

Date:  
Jack Moyer

Comments:



Comments:  
Project Status

Project Name: **DETACH**  
Architect: **DETACH**  
Architectural Firm: **DETACH**  
Architectural Firm Address: **DETACH**  
Architectural Firm Phone: **DETACH**  
Architectural Firm Fax: **DETACH**



Comments:  
3D Views

Date: **A9.02**

**Mccormic, Mary**

---

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

Mary

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

Thanks

Jim

**NOTE:**

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



2055 West First Street, Fort Myers, Florida 33901

Tel: (239) 334-2450 Fax: (239) 334-0278

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



June 9, 2015

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

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

Dear Captain Martin:

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

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

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

My good will and respect,

A handwritten signature in blue ink that reads "James M Ink". The signature is fluid and cursive, with a large, stylized "J" at the beginning.

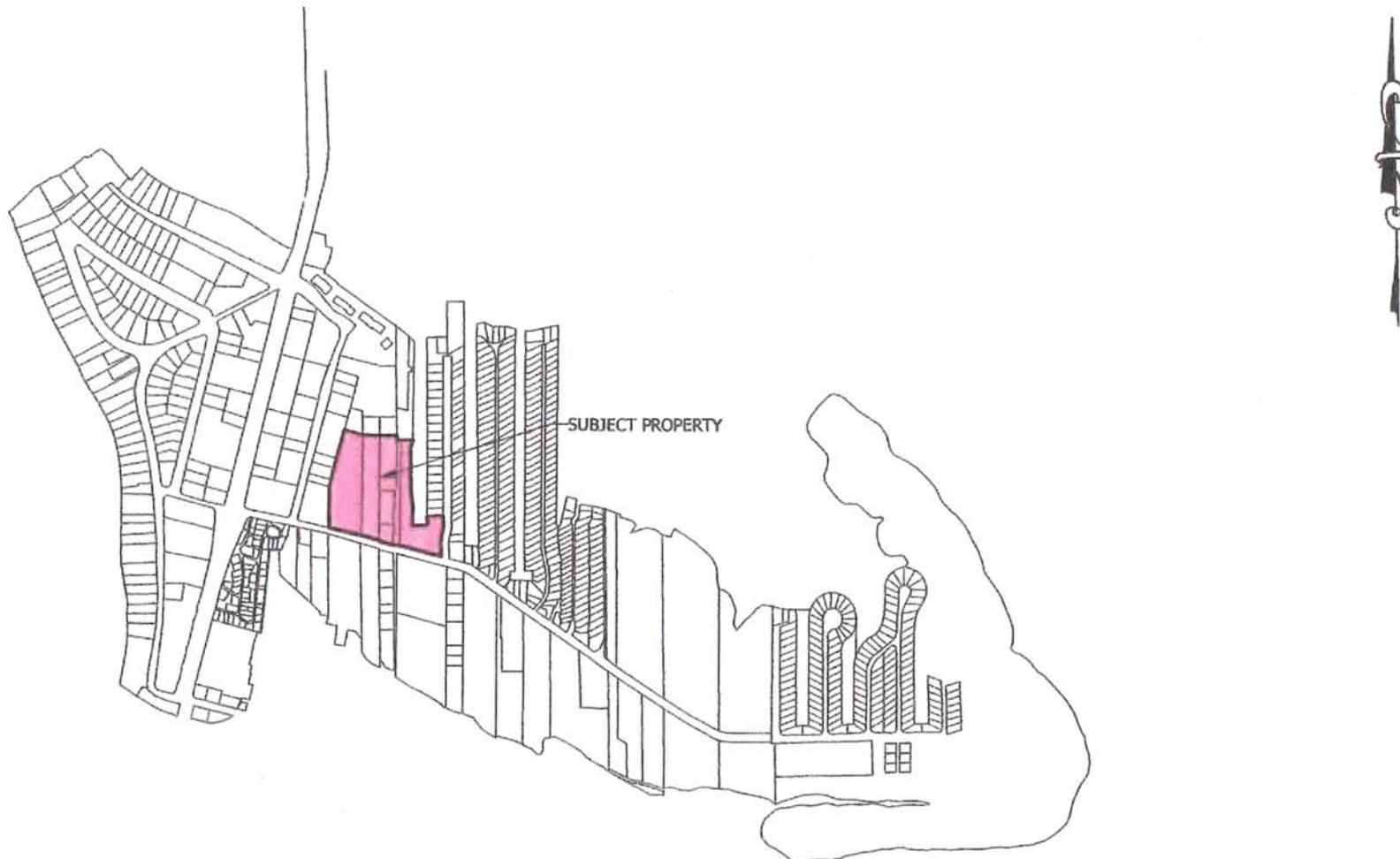
James M Ink

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

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

Property Identification

- 19-46-24-00-00005.0200 1195 Main Street, Fort Myers Beach, FL 33931
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- 19-46-24-00-00003.0010 1145 Main Street, Fort Myers Beach, FL 33931
- 19-46-24-00-00001.0000 1135 Main Street, Fort Myers Beach, FL 33931



## SAN CARLOS ISLAND

SCALE 1" = 1000'



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

LOCATION MAP - SAN CARLOS ISLAND

JOB #: I15017

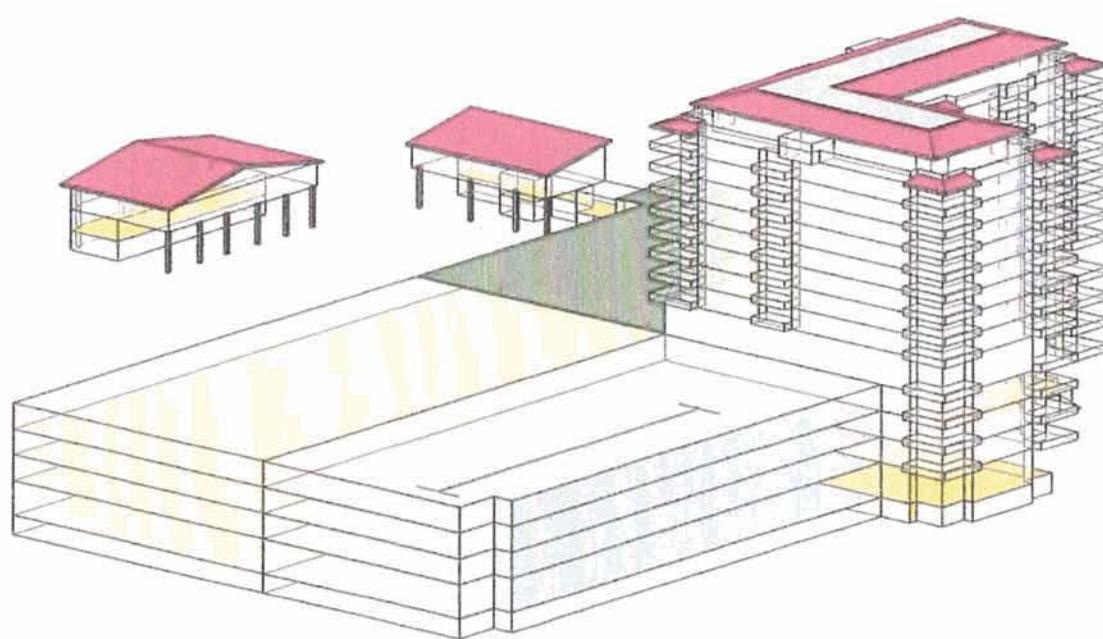
BAY HARBOUR MARINA VILLAGE

DATE: 6.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: 1







June 9, 2015

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

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

Dear Mr. Tuttle:

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

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

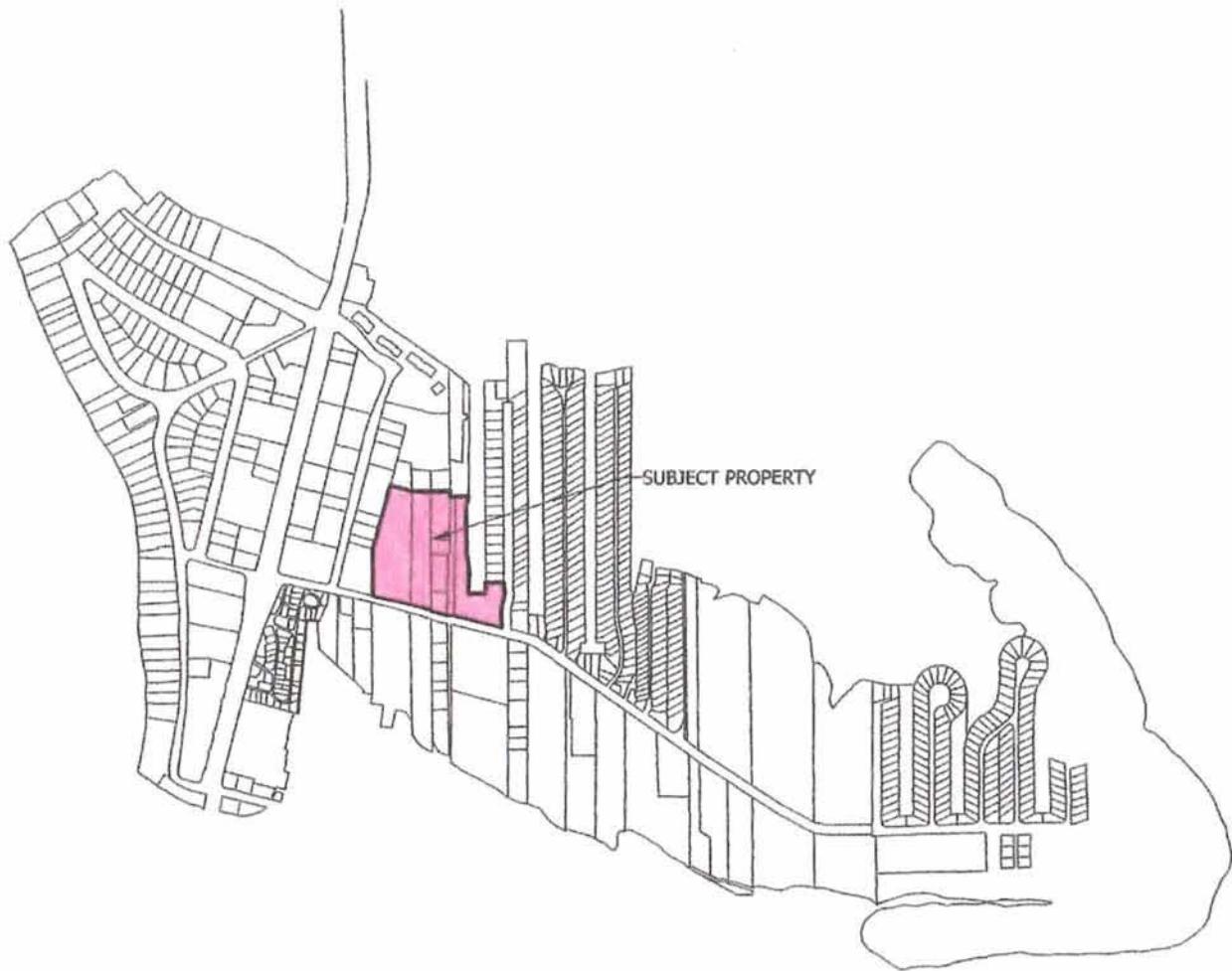
A requirement of this process is a letter from your agency indicating that there will be adequate facilities and/or service to serve the increase demand. Attached is a location map. At your earlier convenience please forward a letter to our office verifying adequate service for this project. If you have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

My good will and respect,

A handwritten signature in blue ink that reads "James M Ink". The signature is fluid and cursive, with the "J" and "M" being particularly prominent.

James M Ink

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



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LOCATION MAP - SAN CARLOS ISLAND

JOB #: I15017

BAY HARBOUR MARINA VILLAGE

DATE: 6.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: 1

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

Property Identification

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- 19-46-24-05-00000.0130 1185 Main Street, Fort Myers Beach, FL 33931
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- 19-46-24-00-00001.0000 1135 Main Street, Fort Myers Beach, FL 33931



June 9, 2015

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

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

Dear Mr. Howard:

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

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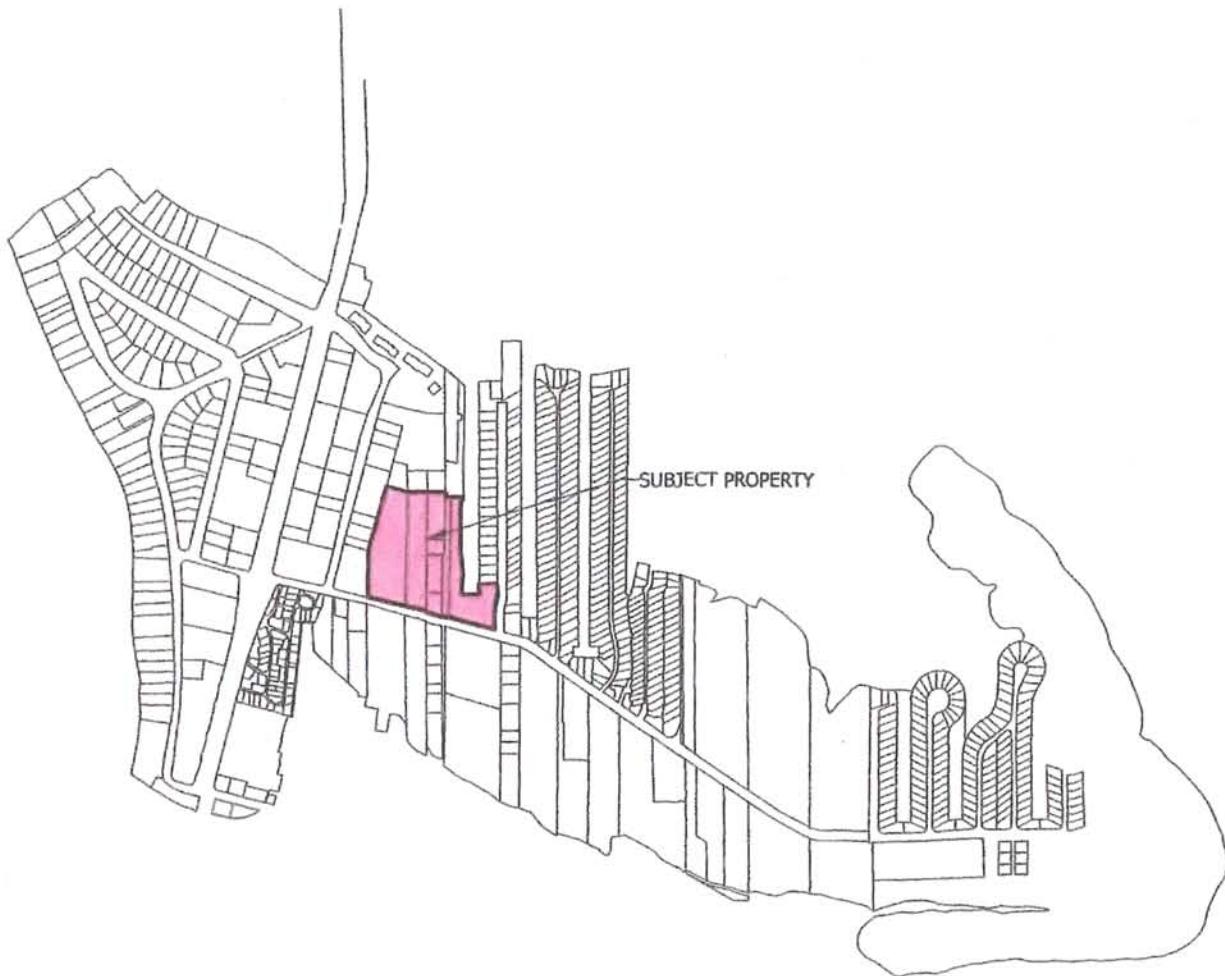
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June 16, 2015

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

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

Dear Ms. Bielawska:

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

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- 8,000 square feet for restaurant
- 12,000 square feet of indoor self-storage
- Elevated Parking garage with 200+ public use spaces for beach park and ride

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

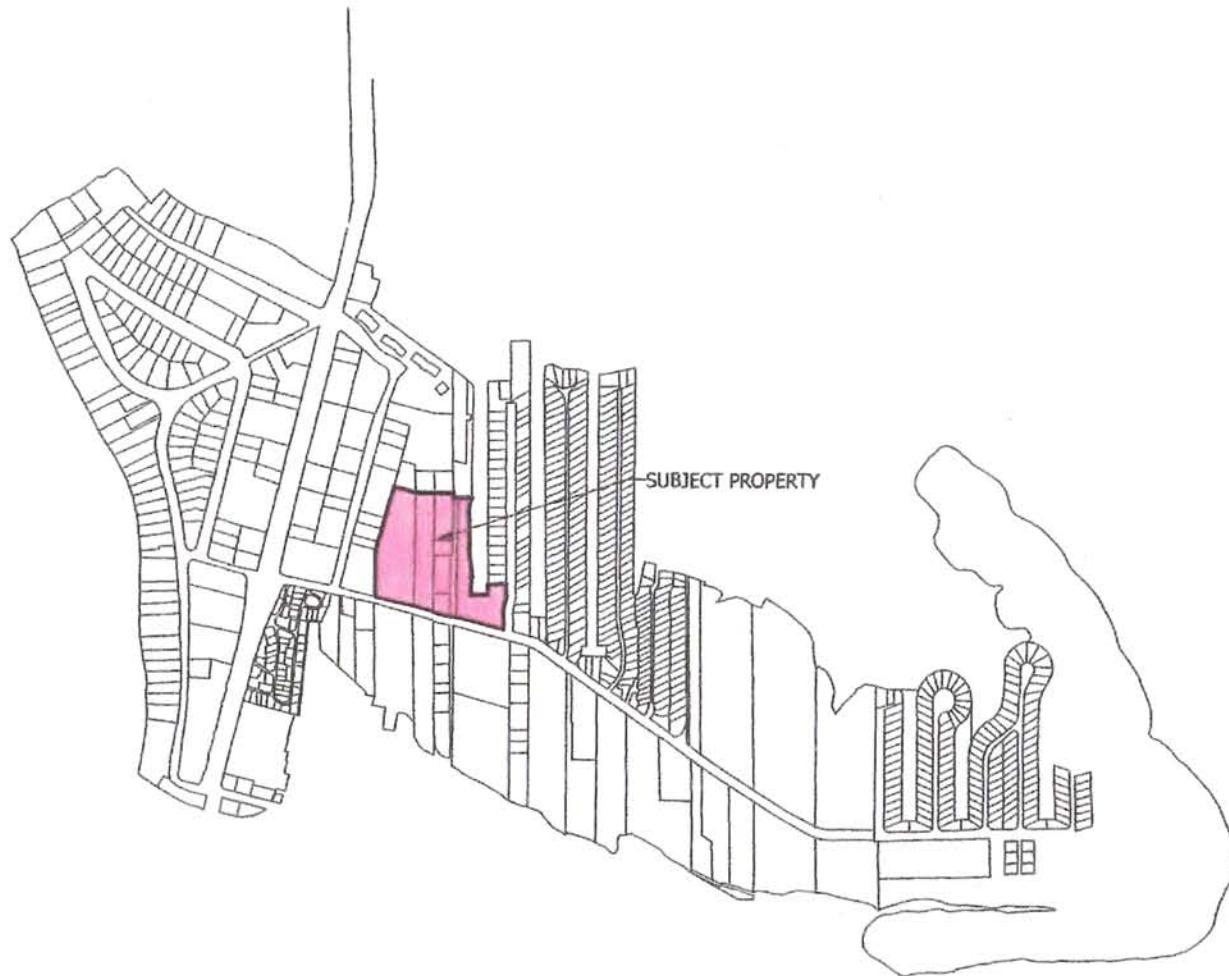
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James M Ink

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



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LOCATION MAP - SAN CARLOS ISLAND

JOB #: I15017

BAY HARBOUR MARINA VILLAGE

DATE: 6.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: 1

1996年1月1日 中国科学院植物研究所

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**Master Control Plan  
BAY HARBOUR MPO  
Quality**

1960-61

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

Property Identification

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- 19-46-24-00-00001.0000 1135 Main Street, Fort Myers Beach, FL 33931



# THE SCHOOL DISTRICT OF LEE COUNTY

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

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

CATHLEEN O'DANIEL MORGAN  
CHAIRMAN, DISTRICT 3  
STEVEN K. TEUBER  
VICE CHAIRMAN, DISTRICT 4

MARY FISCHER  
DISTRICT 1

JEANNE S. DOZIER  
DISTRICT 2

PAMELA H. LARIVIERE  
DISTRICT 5

NANCY J. GRAHAM, ED.D  
SUPERINTENDENT

KEITH B. MARTIN, ESQ.  
BOARD ATTORNEY

June 16, 2015

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

RE: Bay Harbour Marina Village MPD

Dear Mr. Ink:

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

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

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

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

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

Sincerely,

*Dawn Huff*

Dawn Huff,  
Long Range Planner

## LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

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

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

**PROPOSED DWELLING UNITS BY TYPE**

Single Family	Multi Family	Mobile Home
113	0	0

**STUDENT GENERATION**  
 Elementary School  
 Middle School  
 High School

Student Generation Rates			
SF	MF	MH	Projected Students
0.147			16.61
0.071			8.02
0.077			8.70

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

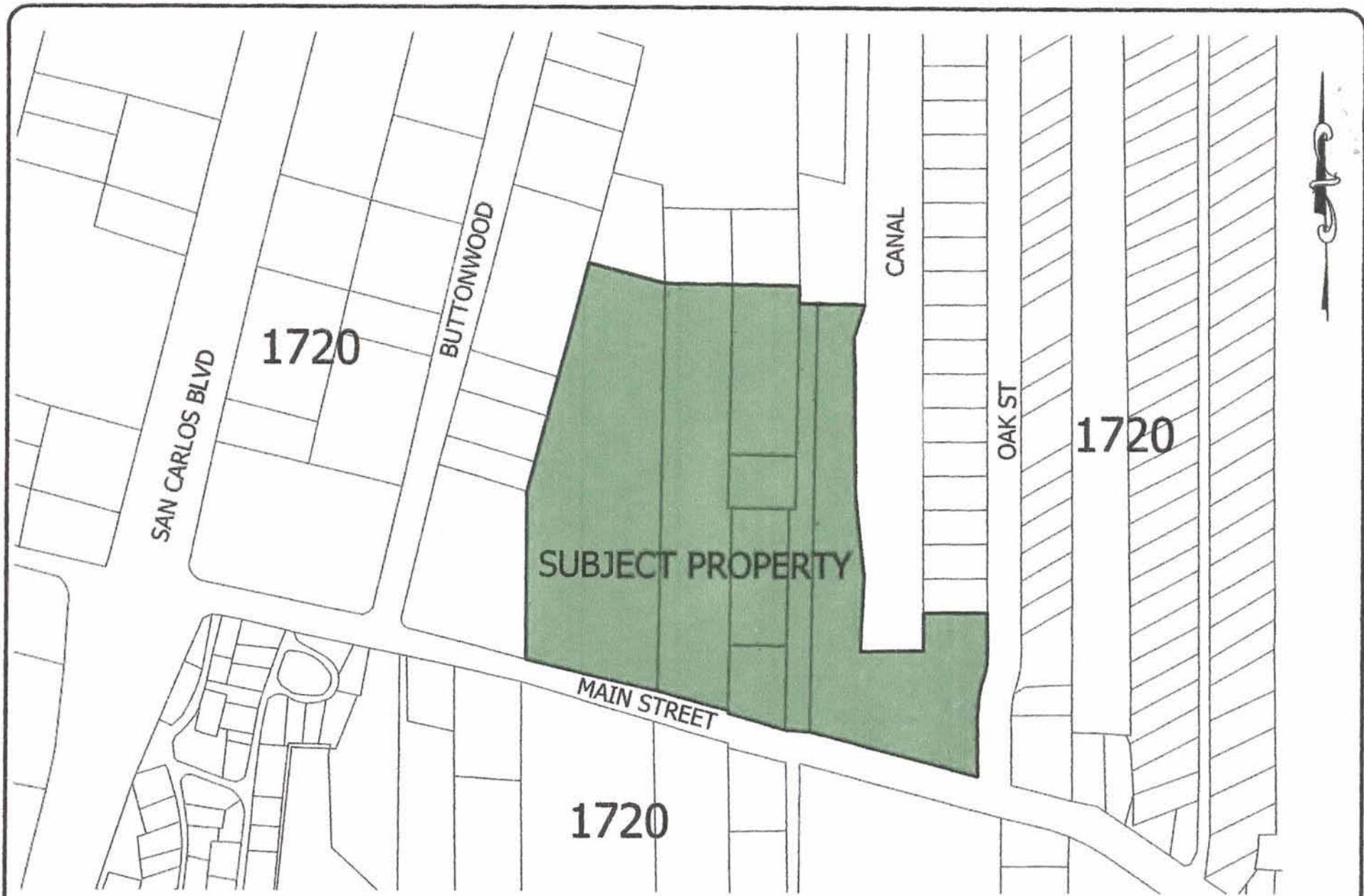
**CSA SCHOOL NAME 2018/19**  
 South CSA, Elementary  
 South CSA, Middle  
 South CSA, High

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

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

Prepared by:

Dawn Huff, Long Range Planner



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

SCALE 1" = 200'



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FORT MYERS, FLORIDA 33901  
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FLUCCS MAP

JOB #: I15017

BAY HARBOUR MARINA VILLAGE

DATE: 6.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: C1

# **Florida Land Cover Classification System**

## **FINAL REPORT**

December 31, 2009

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

Project Investigator: Dr. Robert Kawula

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



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

1710 Mowed Grass

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

1711 Vegetative Berm

1712 Highway Rights of Way

1720 Urban

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

1721 Low Structure Density

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

17211 Open Land

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

17212 Structures

Structures within low density urban areas.



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

SCALE 1" = 200'



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SOILS MAP

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 6.2015

EXHIBIT: C.2

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

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

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

This soil is in capability subclass VIIIw.

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

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

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

The water table fluctuates with the tide.

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

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

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

This Kesson soil is in capability subclass VIIIw.

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

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

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

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

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

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

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

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

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

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

This complex was not assigned to a capability subclass.

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

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

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

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

This Isles soil is in capability subclass VIIIw.

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

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

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

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

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

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

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

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

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

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

This Boca soil is in capability subclass VIIIw.

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

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

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

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

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

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

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

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





June 14, 2015

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

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

Dear Mr. Nelson:

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

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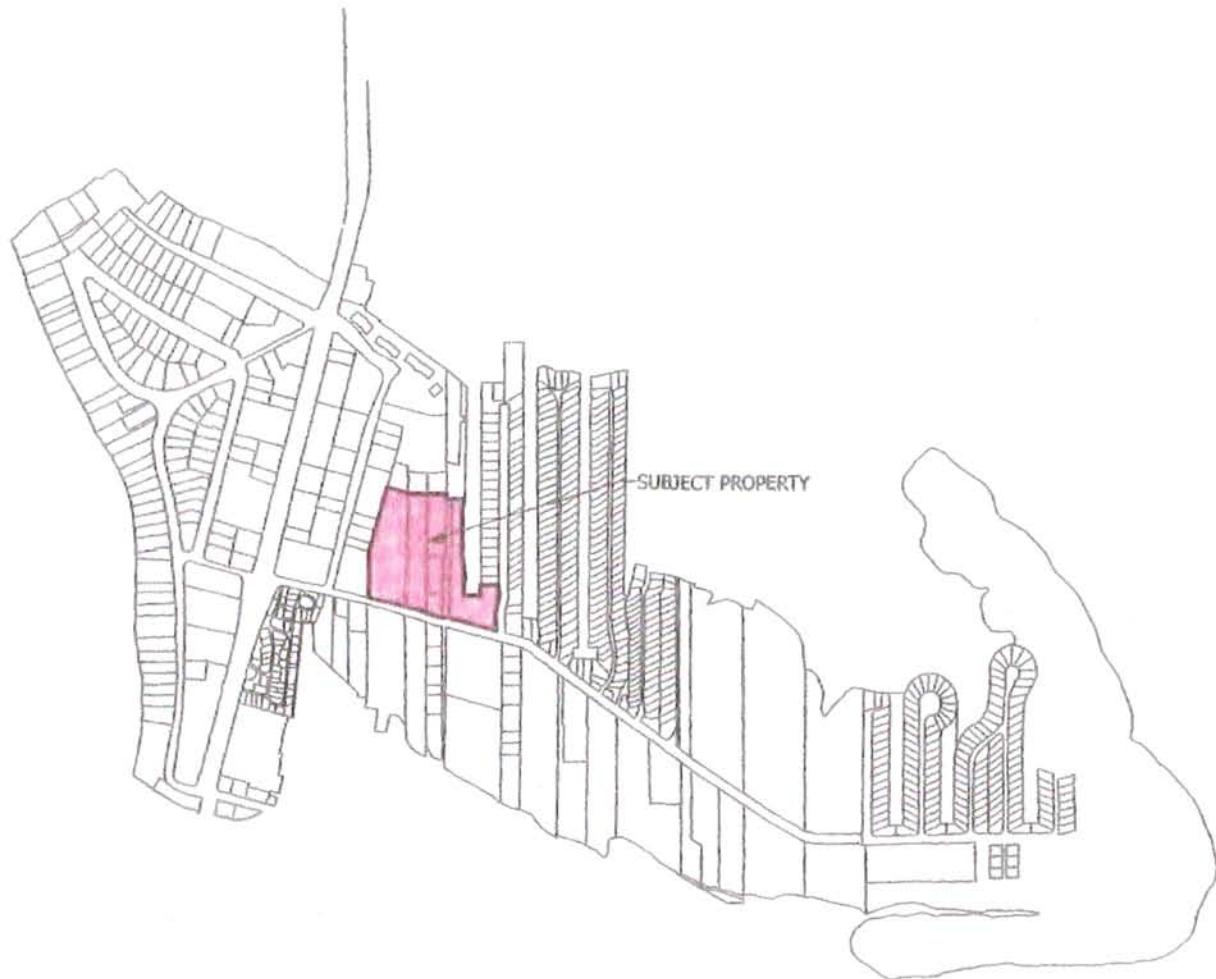
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My good will and respect,

A handwritten signature in blue ink, appearing to read "James M. Ink".

James M Ink

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



## **SAN CARLOS ISLAND**

SCALE 1" = 1000'



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Fort Myers, Florida 33901  
TEL: (239) 334-2450  
FAX: (239) 334-0278  
E-MAIL: [JAMESINK@INKWERKS.NET](mailto:JAMESINK@INKWERKS.NET)

LOCATION MAP - SAN CARLOS ISLAND

JOB #: I15017

BAY HARBOUR MARINA VILLAGE

DATE: 6.2015

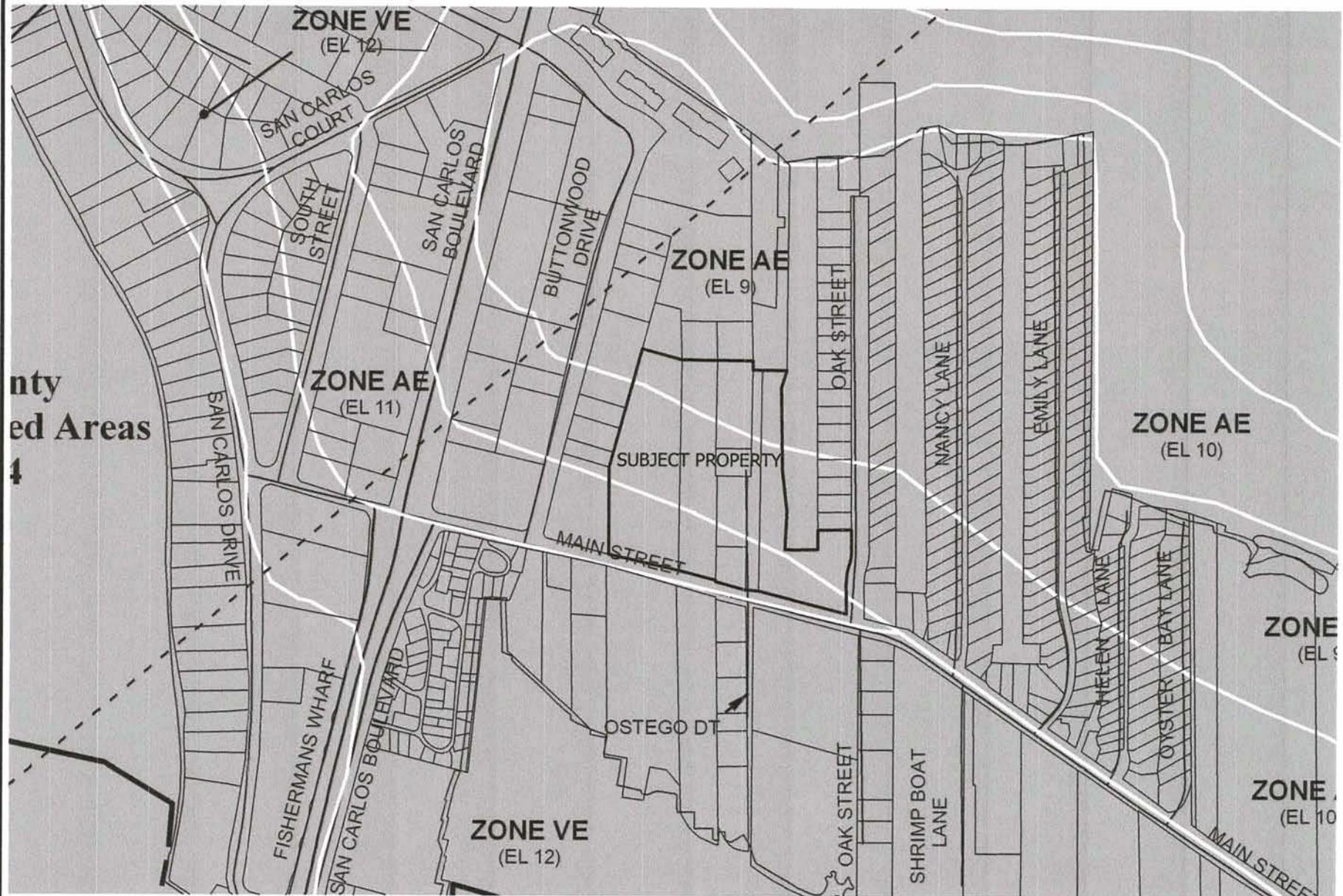
1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: 1

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

Property Identification

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



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

SCALE 1" = 400'



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

SOILS MAP

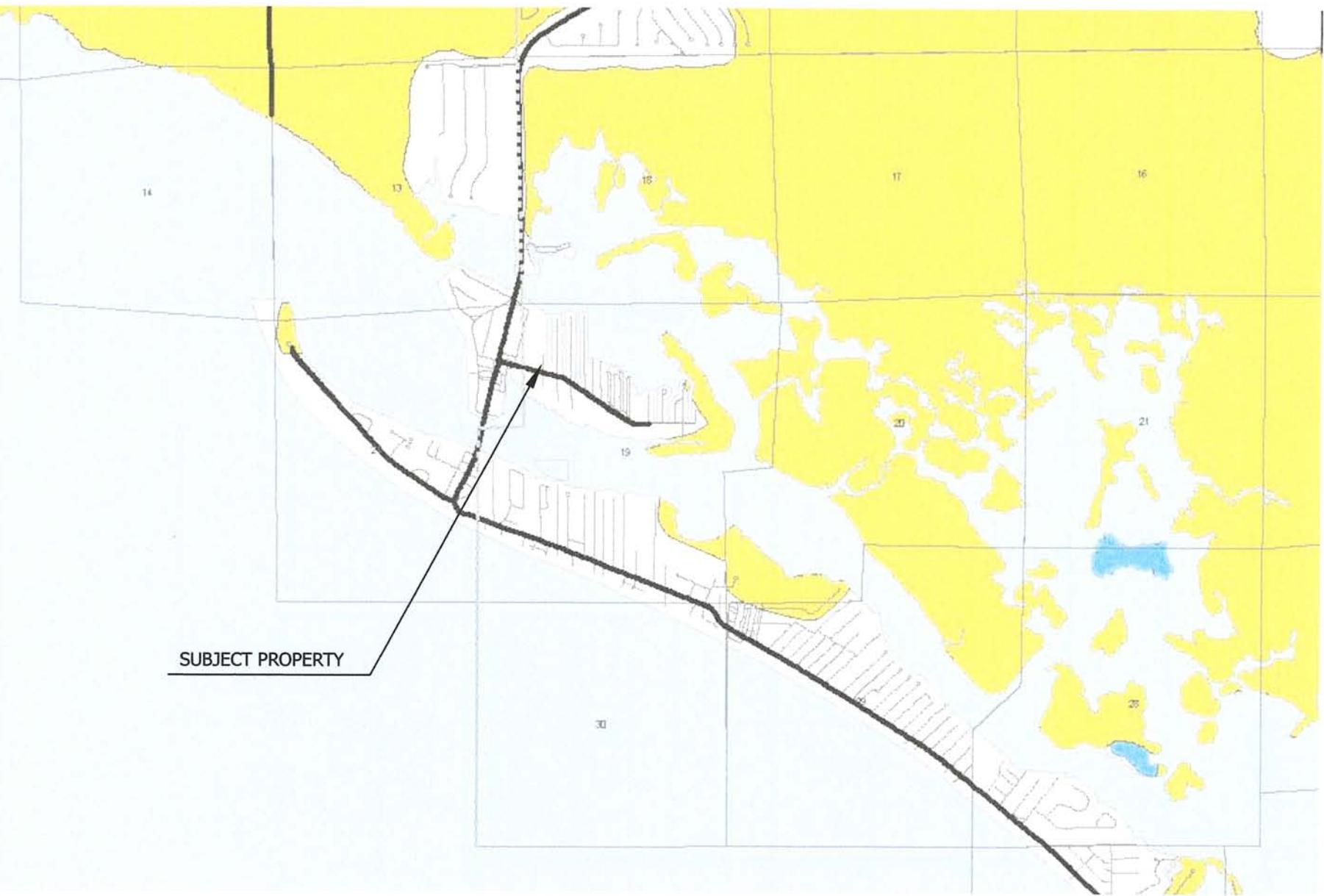
JOB #: I15017

BAY HARBOUR MARINA VILLAGE

DATE: 6.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: C.4



MAP INFORMATION SOURCE: LEE COUNTY GIS

NOT TO SCALE



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

ARCHAEOLOGICAL SENSITIVITY MAP

JOB #: I15017

BAY HARBOUR MARINA VILLAGE

DATE: 6.2015

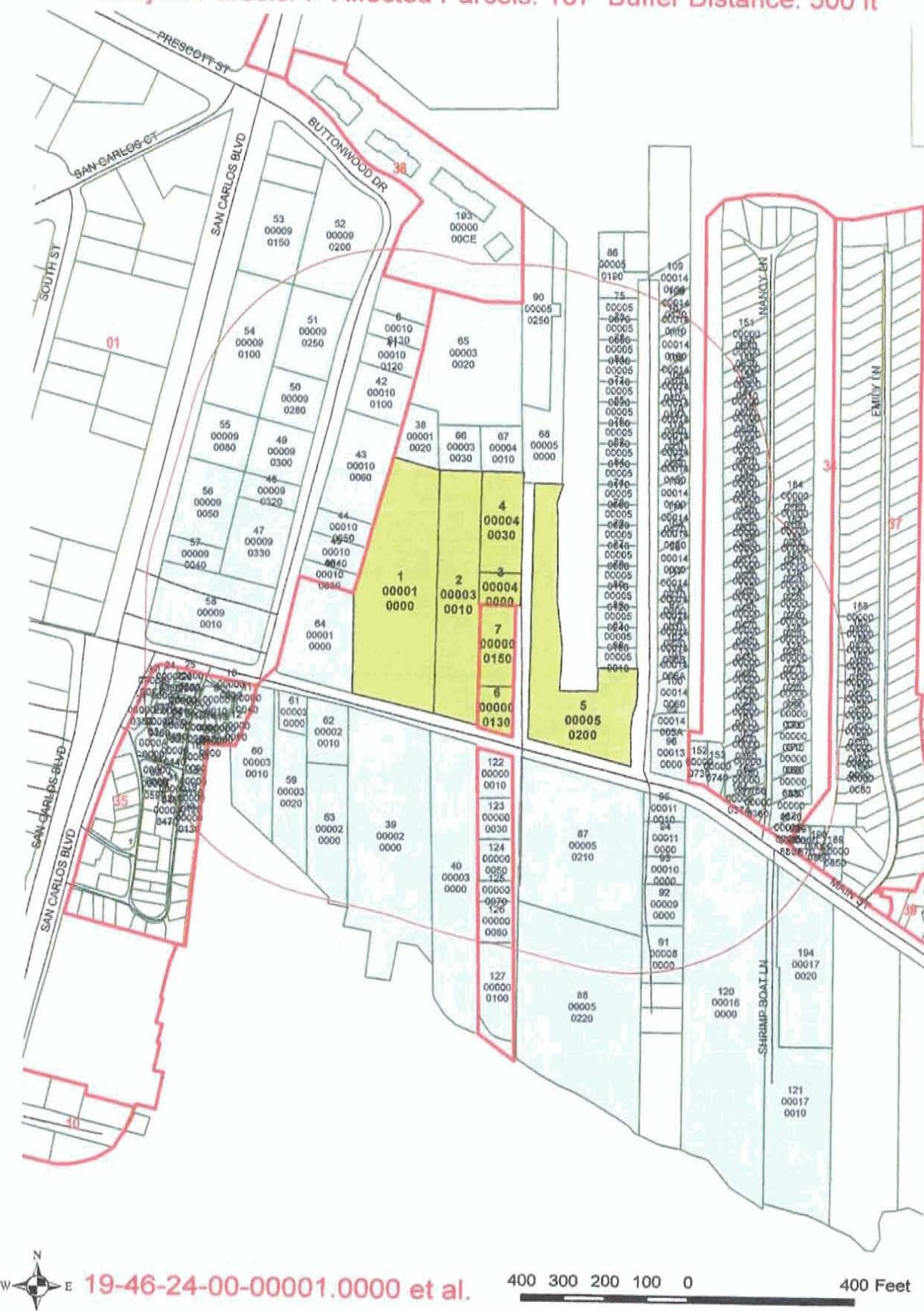
1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: D.2

# VARIANCE REPORT

6/16/2015

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



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

400 300 200 100 0

400 Feet

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



# Lee County Property Appraiser

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

**GIS Department / Map Room**

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

## **VARIANCE REPORT**

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

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

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

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

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

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

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WHITCRAFT PAULINE F 836 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0030 836 OAK ST FORT MYERS BEACH FL 33931	THAT PT OF E 1/4 OF SEC DESC IN OR 1183 PG 196 + OR 921 PG 8	98
HIPPEHAMMER DONALD E + MARICA 4260 N 100 E HOWE, IN 46746	19-46-24-00-00014.005A 814 OAK ST FORT MYERS BEACH FL 33931	BEG 800 FT E OF W LI SEC 19 ON N ROW OF MAIN ST TH N 122.46 FT TO POB TH CONT AND OR 2814/2907	99
HOUSTON ALLAN S TR 820 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0060 820 OAK ST FORT MYERS BEACH FL 33931	BEG 121.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC TH N 80 FT N 60 AKA LOTS 5 + 6	100
REDENIUS JOSHUA RICHARD REDENIUS 5218 WILLIAMS DR FORT MYERS BEACH, FL 33931	19-46-24-00-00014.006A 824 OAK ST FORT MYERS BEACH FL 33931	FR INTERSEC N LI SAN CARLOS RD + 700 FT E + PARL W LI SEC 19 TH N	101
REDENIUS CHAD RICHARD REDENIUS 5218 WILLIAMS DR FORT MYERS BEACH, FL 33931	19-46-24-00-00014.006B 826 OAK ST FORT MYERS BEACH FL 33931	FR INTERSEC N LI SAN CARLOS RD + 700 FT E + PARL W LI SEC 19 TH N	102
FRIEND MARGARET + 209 ROSEMARY LN CREVE COEUR, IL 61610	19-46-24-00-00014.0080 840 OAK ST FORT MYERS BEACH FL 33931	BEG 521.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC TH N 40 FT N 60	103
YATES DAVID H 850 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0090 850 OAK ST FORT MYERS BEACH FL 33931	BEG 721.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC TH N 40 FT N 60	104
GODOWN MICHELLE LYN TR 101 LAKWOOD DR QUAKERTOWN, PA 18951	19-46-24-00-00014.0100 860 OAK ST FORT MYERS BEACH FL 33931	BEG 921.37FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC DESC OR2546/1994	105
DEERY JOSEPHINE TR 1030 N 2ND ST ROCKFORD, IL 61107	19-46-24-00-00014.010A 858 OAK ST FORT MYERS BEACH FL 33931	BEG 881.37 FT N OF PT ON N LI CTY RD 700 FT E OF W LI SEC FOR POB TH N 40 FT TH	106
WALKER JEFFREY A + JACQUELYN D 6849 CEDAR LAKE LN OAKLEY, IL 62501	19-46-24-00-00014.0110 866 OAK ST FORT MYERS BEACH FL 33931	BEG 1041.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC TH N 40 FT	107
PFALZ ARNOLD E + DEBRA L 92 CARDINAL DR NORTH FORT MYERS, FL 33917	19-46-24-00-00014.0120 868 OAK ST FORT MYERS BEACH FL 33931	PARL IN GOVT LT 4 DESC OR 2452 PG 0457 AKA LT 26 UNREC C F GREEN	108
PFALZ ARNOLD E + DEBRA L 92 CARDINAL DR NORTH FORT MYERS, FL 33917	19-46-24-00-00014.0130 870 OAK ST FORT MYERS BEACH FL 33931	BEG 1121.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC TH N 80 FT	109
CHAMBERLAIN JUDITH R TR 6037 GILBERT AVE LA GRANGE, IL 60525	19-46-24-00-00014.0140 854 OAK ST FORT MYERS BEACH FL 33931	BEG 801.37 FT N OF PT ON N LI OF CO RD 700 FT E OF W LI OF SEC RUN N 40 FT N AKA LOT 19 CHARLES F GREEN UNREC SUBD	110
WALKER JEFFREY A 6849 CEDAR LAKE LN OAKLEY, IL 62501	19-46-24-00-00014.014A 856 OAK ST FORT MYERS BEACH FL 33931	BEG 700 FT E OF W LI SEC 19 AT INTERSECT SAN CARLOS RD TH N 841.37 FT TO POB	111
GREUTMANN HANS PO BOX 6712 FORT MYERS BEACH, FL 33932	19-46-24-00-00014.0150 848 OAK ST FORT MYERS BEACH FL 33931	BEG AT A PT 681.37 FT N OF CO RD + 700 FT E OF W LI OF SEC RUN N 40 FT N 60	112
LEWIS BRENDA J TR 1/3 + 735 WESTLAND DR MOUNT ZION, IL 62549	19-46-24-00-00014.0160 862 OAK ST FORT MYERS BEACH FL 33931	PARL IN SEC 19 TWP 46 R 24 DESC IN OR 745 PG 766	113
DEFREITAS PHILLIP J + 11256 BOARDWALK PLACE FORT MYERS, FL 33908	19-46-24-00-00014.0170 842 OAK ST FORT MYERS BEACH FL 33931	BEG 561.37 FT N OF A PT.ON N LINE CO RD + 700 FT E OF W LI OF SEC TH N 40 FT N	114
COONS MARY GAIL 846 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0190 846 OAK ST FORT MYERS BEACH FL 33931	BEG 601.37 FT N OF A PT.ON N LI CO RD + 700 FT E OF W LINE OF SEC TH N 80 FT N	115
HIGHLEY JAMES T + VICKIE B 2416 ARABIAN LANE YORK, SC 29745	19-46-24-00-00014.0200 832 OAK ST FORT MYERS BEACH FL 33931	BEG 700 FT E OF W LINE OF SEC + 361.37 FT N OF N LINE CO RD FOR POB TH N 40	116
JENKINS LOIS J + 834 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0210 834 OAK ST FORT MYERS BEACH FL 33931	BEG 700 FT E OF W LINE OF SEC + 401.37 FT N OF N LINE CO RD TH N 40 FT N 60	117

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

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

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GIZZI RICHARD P 13 EMILY LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0130 13 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 13	159
DYKSTRA JESSICA 14 EMILY LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0140 14 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 14	160
WARD NAOMI R + 40 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0400 40 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 40	161
MAIER RICHARD P + RITA F 624 TOWNSHIP ROAD 230 BELLEFONTAINE, OH 43311	19-46-24-34-00000.0390 39 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 39	162
LEE ERNEST R + GLORIA J 1130 RAWLINGS CT PRINCE FREDERICK, MD 20678	19-46-24-34-00000.0380 38 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 38	163
WARREN JAMES + BONNIE S + PO BOX 352 NEWFIELD, NY 14867	19-46-24-34-00000.037A 1599 MAIN ST FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 37A	164
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0370 37 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 37	165
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0360 36 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 36	166
NANCY LANE ASSOCIATION INC 35 NANCY LANE FORT MYERS BEACH, FL 33931	19-46-24-34-00000.00CE 35 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 35 + EMILY LANE CONDO OR 1724 PG 1128 PT OF UNIT 88 DESC IN OR 1798/2533	167
GOOD SANDRA L + RICKEY G 34 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0340 34 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 34	168
PETERSON KENNETH B + GERALDINE 10716 COREY LAKE RD THREE RIVERS, MI 49093	19-46-24-34-00000.0330 33 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 33	169
TURNER RANDY + JANE + 315 6TH ST NE BELMOND, IA 50421	19-46-24-34-00000.0320 32 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 32	170
GUTHRIE NANCY L 31 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0310 31 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 31	171
DANNER RAYMOND P JR + LAURA S 30 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0300 30 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 30	172
MILLER JERRY L + PATRICIA L 6808 MOUNTAIN SHADOW DR KNOXVILLE, TN 37918	19-46-24-34-00000.0290 29 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 29	173
HILDRETH KIM R + JULIA A 370 NARROWS RD AU SABLE FORKS, NY 12912	19-46-24-34-00000.0280 28 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 28	174
MORROW HARRY S + PATRICIA J 27 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0270 27 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 27	175
HEIL BRIAN M TR 15773 5 POINT RD PERRYSBURG, OH 43551	19-46-24-34-00000.0260 26 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 26	176
BAUER ERIC L + LINDA M 25 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0250 25 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 25	177
ARTHUR B HOOK + SONS INC JOE HOOK 1309 E OAK ST NEW ALBANY, IN 47150	19-46-24-34-00000.0240 24 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 24	178

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BURGER GARY C + KATHLEEN M 7255 NW 54TH CT JOHNSTON, IA 50131	19-46-24-34-00000 0230 23 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 23	179
HEIL BRIAN J + JACQUELINE 7300 APACHE TRAIL HOLLAND, OH 43528	19-46-24-34-00000 0220 22 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 22	180
CROUSE MARY A 8178 QUARRY VIEW PL MAUMEE, OH 43537	19-46-24-34-00000 0210 21 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 21	181
RECHKEMMER ROD A + 20 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000 0200 20 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 20	182
CAMP SCOTT E 302 PROGRESS AVE HAMILTON, OH 45013	19-46-24-34-00000.0190 19 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 19	183
WINTER PATTI L 75% + 18 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0180 18 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 18	184
MORRIS LEONARD C 179 HIBISCUS DR FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0150 15 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 15	185
SORI CARLOS + 7850 NW 194TH ST MIAMI GARDENS, FL 33015	19-46-24-37-00000.0160 16 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 16	186
SCHRLINK DON E + TERRACE L 17 EMILY LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0170 17 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 17	187
TAYLOR JOHN W + PAMELA L 208 WILLA CT WHITE HOUSE, TN 37188	19-46-24-37-00000.0180 18 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 18	188
BUEGE LARRY D 1607 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0850 85 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 85	189
CHILDS L LYNETTE + 1605 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0860 86 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 86	190
JANKOWSKI JEAN A W377 S11050 BETTS RD EAGLE, WI 53119	19-46-24-37-00000.0870 87 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UT 87 PT OF UT 88 DESC IN OR 1798-2537	191
CANAL POINT MAINTENANCE CO 10 HELEN LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.88CE 88 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 PART OF UNIT 88	192
SPORTSMANS COVE YACHT + PO BOX 2579 FORT MYERS BEACH, FL 33932	19-46-24-38-00000.00CE SPORTSMANS COVE Y & R CLUB C/E FORT MYERS BEACH FL	SPORTSMANS COVE Y + R CLUB COMMON ELEMENTS DESC OR 1707/4103 + OR 2298/3430	193
HW LLC 1000 MARKET ST UNIT 300 PORTSMOUTH, NH 03801	19-46-24-00-00017.0020 ACCESS UNDETERMINED FL	PARL IN GOVT LT 4 AS DESC IN INST #2011000121233 + 2011000124268	194

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

24-46-23-01-00010.0130 SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	24-46-23-35-00000.0110 GULF COVE TRLR PARK INC PAUL E JOSLEN TR 530 PARIS DR FRANKLIN, IN 46131
24-46-23-35-00000.0010 GULF COVE TRLR PARK INC PAUL MACER + STACY T MACER J/T 19281 SAN CARLOS BLVD #1 FORT MYERS BEACH, FL 33931	24-46-23-35-00000.0120 GULF COVE TRLR PARK INC JAMES A + JERILYNN BAUMGARTEN PO BOX 140995 TOLEDO, OH 43614
24-46-23-35-00000.0030 GULF COVE TRLR PARK INC SUSAN JO WEED + RICK D WEED TR 504 E BAKER ST WARSAW, IN 46580	24-46-23-35-00000.0130 GULF COVE TRLR PARK INC JAMES M CAMPBELL 3968 NEW CASTLE RD LOT 2 PULASKI, PA 16143
24-46-23-35-00000.0040 GULF COVE TRLR PARK INC RICK D WEED + SUSAN JO WEED TR 504 E BAKER ST WARSAW, IN 46580	24-46-23-35-00000.0350 GULF COVE TRLR PARK INC PAUL G + DEBORAH A WASKO 2280 FLEETWOOD DR HERMITAGE, PA 16148
24-46-23-35-00000.0050 GULF COVE TRLR PARK INC JAMES + MARY LOU SMITH TRUST 1505 RANCH ROAD WARSAW, IN 46580	24-46-23-35-00000.0360 GULF COVE TRLR PARK INC D COLLIER + R COLLIER J/T 9055 BISMARCK HWY VERMONTVILLE, MI 49096
24-46-23-35-00000.0060 GULF COVE TRLR PARK INC HOWARD R JOHNSON + 19281 SAN CARLOS BLVD # 6 FORT MYERS BEACH, FL 33931	24-46-23-35-00000.0370 GULF COVE TRLR PARK INC MAX + JUDY CUMBERLAND 8581 W 1000 S AKRON, IN 46910
24-46-23-35-00000.0070 GULF COVE TRLR PARK INC RICK D WEED + SUSAN J WEED TR 504 E BAKER ST WARSAW, IN 46580	24-46-23-35-00000.0380 GULF COVE TRLR PARK INC LARRY D + EVELYN M BURTON 3556 HAMILTON ST WEST LAFAYETTE, IN 47906
24-46-23-35-00000.0080 GULF COVE TRLR PARK INC AUDREY J KUROWSKY 663 HAZEL STREET GIRARD, OH 44420	24-46-23-35-00000.0390 GULF COVE TRLR PARK INC AUDREY KUROWSKY 663 HAZEL ST GIRARD, OH 44420
24-46-23-35-00000.0090 GULF COVE TRLR PARK INC CAMPBELL JAMES+ CHERIE J/T 3968 NEW CASTLE ROAD LOT 2 PULASKI, PA 16143	24-46-23-35-00000.0400 GULF COVE TRLR PARK INC KAREN J SANDROCK 6831 LOCKWOOD BLVD APT 81 BOARDMAN, OH 44512
24-46-23-35-00000.00CE GULF COVE TRAILER PARK ASSN 19281 SAN CARLOS BLVD OFC FORT MYERS BEACH, FL 33931	24-46-23-35-00000.0410 GULF COVE TRLR PARK INC JOHN PAINE+ MARY PAINE J/T 643 CATHY ANN DR BOARDMAN, OH 44512

24-46-23-35-00000.0420 GULF COVE TRLR PARK INC ROBERT GARRETT 3293 HUBBARD MIDDLESEX RD WEST MIDDLESEX, PA 16159	19-46-24-00-00001.0020 SAN CARLOS ISLAND FREEZER PLANT INC 870 BUTTONWOOD DR FORT MYERS BEACH, FL 33931
24-46-23-35-00000.0430 GULF COVE TRLR PARK INC MITCHELL C + FRANCINE WERNER 19281 SAN CARLOS BLVD #43 FORT MYERS BEACH, FL 33931	19-46-24-00-00002.0000 GULF MARINA WAYS + SUPPLY INC PO BOX 2608 FORT MYERS BEACH, FL 33932
24-46-23-35-00000.0440 GULF COVE TRLR PARK INC MADGE LUCILE POTTER EST 19281 SAN CARLOS BLVD TRLR 44 FORT MYERS BEACH, FL 33931	19-46-24-00-00003.0000 DMK INDUSTRIAL LLC 15775 PINE RIDGE RD FORT MYERS, FL 33908
24-46-23-35-00000.0450 GULF COVE TRLR PARK INC RAYMOND + COLLEEN SCHAUER J/T 3830 TIFFANY LN HERMITAGE, PA 16148	24-46-23-01-00010.0120 CEBULSKI THEODORE B + 2633 ESTERO BLVD FORT MYERS BEACH, FL 33931
24-46-23-35-00000.0470 GULF COVE TRAILER PARK INC D + J EVERETT + T + B SLATTERY 819 CEDAR POINT RD SANDUSKY, OH 44870	24-46-23-01-00010.0100 SAN CARLOS ISLAND FREEZER 870 BUTTONWOOD DR FORT MYERS BEACH, FL 33931
24-46-23-35-00000.0590 GULF COVE TRLR PARK INC DAVID YOUNG 15341 POWER DAM RD DEFIANCE, OH 43512	24-46-23-01-00010.0060 SEMNER WILLIAM 1130 MAIN ST FORT MYERS BEACH, FL 33931
24-46-23-35-00000.0600 GULF COVE TRLR PARK INC CLORETTA RODGERS +M RODGERS 19281 SAN CARLOS BLVD #60 FORT MYERS BEACH, FL 33931	24-46-23-01-00010.0050 ROBBINS RONALD W + MICHELLE A 948 SAN CARLOS DR FORT MYERS BEACH, FL 33931
24-46-23-35-0000A.0000 GULF COVE TRAILER PARK ASSN 19281 SAN CARLOS BLVD OFC FORT MYERS BEACH, FL 33931	24-46-23-01-00010.0040 ROBBINS RONALD W + MICHELLE A 948 SAN CARLOS DR FORT MYERS BEACH, FL 33931
24-46-23-35-0000D.0000 GULF COVE INC 19281 SAN CARLOS BLVD OFC FORT MYERS BEACH, FL 33931	24-46-23-01-00010.0030 AFA RENTALS INC 19011 SAN CARLOS BLVD UNIT 1 FORT MYERS BEACH, FL 33931
24-46-23-35-0000E.00CE GULF COVE TRAILER PARK ASSN 19281 SAN CARLOS BLVD OFC FORT MYERS BEACH, FL 33931	24-46-23-01-00009.0330 GLEISLE DEVELOPMENT CORP 6281 KEY BISCAYNE BLVD FORT MYERS, FL 33908

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19-46-24-00-00005.0000 SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0100 SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931
19-46-24-00-00005.0010 CRIMSON MAIN STREET MARINA LLC SABAL FINANCIAL GROUP LP 4675 MACARTHUR CT STE 1550 NEWPORT BEACH, CA 92660	19-46-24-00-00005.0110 BELANGER CAROL A 833 OAK ST FORT MYERS BEACH, FL 33931
19-46-24-00-00005.0020 SHEA EDMUND TR 845 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0120 FIFER BONNIE L TR 829 OAK ST FORT MYERS BEACH, FL 33931
19-46-24-00-00005.0030 COBB KATHLEEN K 857 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0140 YERGER DONALD R 4121 SABAL LANE FORT MYERS, FL 33905
19-46-24-00-00005.0040 WEAVER LOWELL D + DONNA M 843 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0150 BLAKLEY HENRY R III + SANDRA J 849 OAK ST FORT MYERS BEACH, FL 33931
19-46-24-00-00005.0050 SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0160 WHITCRAFT ROBERT V + 1074 VESSEL LANE MANAHAWKIN, NJ 08050
19-46-24-00-00005.0060 PRINGLE RANDEL A + DENISE 847 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0170 BLAKLEY HENRY R III + SANDRA J 849 OAK ST FORT MYERS BEACH, FL 33931
19-46-24-00-00005.0070 SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0180 SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931
19-46-24-00-00005.0080 SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0190 EGONY KEL + ELIZABETH 867 OAK ST FORT MYERS BEACH, FL 33931
19-46-24-00-00005.0090 TIREY MARJORIE E 2211 OAK BRANCH CIR FRANKLIN, TN 37064	19-46-24-00-00005.0210 LEE COUNTY PO BOX 398 FORT MYERS, FL 33902

19-46-24-00-00005.0220 LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	19-46-24-00-00014.0030 WHITCRAFT PAULINE F 836 OAK ST FORT MYERS BEACH, FL 33931
19-46-24-00-00005.0240 DELUCA RICHARD 600 RANDY LN FORT MYERS BEACH, FL 33931	19-46-24-00-00014.005A HIPPENHAMMER DONALD E + MARICA 4260 N 100 E HOWE, IN 46746
19-46-24-00-00005.0250 STATE OF FL DOT PO BOX 1249 BARTOW, FL 33831	19-46-24-00-00014.0060 HOUSTON ALLAN S TR 820 OAK ST FORT MYERS BEACH, FL 33931
19-46-24-00-00008.0000 MANSFIELD RONALD W 17851 REBECCA AVE FORT MYERS BEACH, FL 33931	19-46-24-00-00014.006A REDENIUS JOSHUA RICHARD REDENIUS 5218 WILLIAMS DR FORT MYERS BEACH, FL 33931
19-46-24-00-00009.0000 HAMEETMAN IRENE E TR CINDY CLAUSING 11060A KELLY RD FORT MYERS, FL 33908	19-46-24-00-00014.006B REDENIUS CHAD RICHARD REDENIUS 5218 WILLIAMS DR FORT MYERS BEACH, FL 33931
19-46-24-00-00010.0000 ALEGRO CORP TR PO BOX 530142 MIAMI SHORES, FL 33153	19-46-24-00-00014.0080 FRIEND MARGARET + 209 ROSEMARY LN CREVE COEUR, IL 61610
19-46-24-00-00011.0000 SEMMER JOANNE E 792 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0090 YATES DAVID H 850 OAK ST FORT MYERS BEACH, FL 33931
19-46-24-00-00011.0010 SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0100 GODOWN MICHELLE LYN TR 101 LAKEWOOD DR QUAKERTOWN, PA 18951
19-46-24-00-00013.0000 YACOBELLI PAUL 1539 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.010A DEERY JOSEPHINE TR 1030 N 2ND ST ROCKFORD, IL 61107
19-46-24-00-00014.0010 DODIN ROBERT V 830 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0110 WALKER JEFFREY A + JACQUELYN D 6849 CEDAR LAKE LN OAKLEY, IL 62501

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19-46-24-34-00000.0410 SHULL DOUGLAS D + 6177 PEARL RD PARMA HEIGHTS, OH 44130	19-46-24-34-00000.0510 ANDERSON KENT 303 RIVER BLUFF RD ELGIN, IL 60120
19-46-24-34-00000.0420 DAVIDSEN HANS 956 SAN CARLOS CT FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0520 SZOTT JOYCE A TR 3000 W MILLER DR MCHENRY, IL 60050
19-46-24-34-00000.0430 FISH KENNETH J + NORMA F 43 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0530 ANGSTADT ELAM J JR + DONNA J 7141 COLUMBIA CIR E FORT MYERS, FL 33908
19-46-24-34-00000.0440 ZEINERT LEE E TR + 5924 LOUIS DR NORTH OLMSTED, OH 44070	19-46-24-34-00000.0540 GEROLA ROBERT J 611 MORRIS PARK AVE BRONX, NY 10460
19-46-24-34-00000.0450 STREAN ENTERPRISES LLC 6401 HEYWOOD RD SANDUSKY, OH 44870	19-46-24-34-00000.0550 CATER PATSY J + 55 NANCY LN FORT MYERS BEACH, FL 33931
19-46-24-34-00000.0460 JABLONSKI RAYMOND S + CAROLE J 1721 REAGAN BLVD MCHENRY, IL 60051	19-46-24-34-00000.0560 HALL DANIEL S 56 NANCY LN FORT MYERS BEACH, FL 33931
19-46-24-34-00000.0470 SHAUL RANDOLPH P + 5905 VOLUNTEER PL ROCKWALL, TX 75032	19-46-24-34-00000.0570 WEINERT LONA LOUISE 564 STATE RT 235 SAINT PARIS, OH 43072
19-46-24-34-00000.0480 HEIL BRIAN J + JACQUELINE A 7300 APACHE TRL HOLLAND, OH 43528	19-46-24-34-00000.0580 KOLATA RONALD J + PATRICIA A 806 NORTHBROOK DR RALEIGH, NC 27609
19-46-24-34-00000.0490 MUIRHEAD RICHARD C 24-B EHLERS LN OLD BRIDGE, NJ 08857	19-46-24-34-00000.0590 MCKEE ROBERT J TR 13198 HEATHER RIDGE LOOP FORT MYERS, FL 33966
19-46-24-34-00000.0500 CAPEROON LOUIS L + DEBORAH S 6081 S COUNTY ROAD 850 W GREENSBURG, IN 47240	19-46-24-34-00000.0600 BUTZER JEFFREY D + JEANNE L TR PO BOX 116 FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0610  
 JOHNSON DAVID P +  
 7692 CEDAR ISLAND CT  
 EVELETH, MN 55734

19-46-24-37-00000.0120  
 CARLSON CYNTHIA ANN +  
 12 EMILY LN  
 FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0620  
 PIERSON WILLIAM E  
 62 NANCY LN  
 FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0130  
 GIZZI RICHARD P  
 13 EMILY LN  
 FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0630  
 BAKER-RULLMAN INVESTMENTS LLP  
 RICHARD BAKER  
 PO BOX 289  
 WATERTOWN, WI 53094

19-46-24-37-00000.0140  
 DYKSTRA JESSICA  
 14 EMILY LN  
 FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0640  
 GINGRICH MAURICE L + CONNIE J  
 1121 CHINOOK TRL  
 FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0400  
 WARD NAOMI R +  
 40 NANCY LN  
 FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0730  
 HLADIK JANET  
 1595 MAIN ST  
 FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0390  
 MAIER RICHARD P + RITA F  
 624 TOWNSHIP ROAD 230  
 BELLEFONTAINE, OH 43311

19-46-24-34-00000.0740  
 BLACKBURN JOAN G +  
 323 CAMINO REAL CT  
 ORLANDO, FL 32837

19-46-24-34-00000.0380  
 LEE ERNEST R + GLORIA J  
 1130 RAWLINGS CT  
 PRINCE FREDERICK, MD 20678

19-46-24-37-00000.0080  
 HEWITT JANE BETTY +  
 8 EMILY LN  
 FORT MYERS BEACH, FL 33931

19-46-24-34-00000.037A  
 WARREN JAMES + BONNIE S +  
 PO BOX 352  
 NEWFIELD, NY 14867

19-46-24-37-00000.0090  
 WORTH ROBERT L + TERRY L  
 8048 N SANTA MONICA BLVD  
 FOX POINT, WI 53217

19-46-24-34-00000.0370  
 SEMMER WILLIAM J  
 1130 MAIN ST  
 FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0100  
 WORTH ROBERT L  
 5464 N PORT WASHINGTON RD  
 GLENDALE, WI 53217

19-46-24-34-00000.0360  
 SEMMER WILLIAM J  
 1130 MAIN ST  
 FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0110  
 BREWER BETH  
 11 EMILY LN  
 FORT MYERS BEACH, FL 33931

19-46-24-34-00000.00CE  
 NANCY LANE ASSOCIATION INC  
 35 NANCY LANE  
 FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0340 GOOD SANDRA L + RICKY G 34 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0240 ARTHUR B HOOK + SONS INC JOE HOOK 1309 E OAK ST NEW ALBANY, IN 47150
19-46-24-34-00000.0330 PETERSON KENNETH B + GERALDINE 10716 COREY LAKE RD THREE RIVERS, MI 49093	19-46-24-34-00000.0230 BURGER GARY C + KATHLEEN M 7255 NW 54TH CT JOHNSTON, IA 50131
19-46-24-34-00000.0320 TURNER RANDY + JANE + 315 6TH ST NE BELMOND, IA 50421	19-46-24-34-00000.0220 HEIL BRIAN J + JACQUELINE 7300 APACHE TRAIL HOLLAND, OH 43528
19-46-24-34-00000.0310 GUTHRIE NANCY L 31 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0210 CROUSE MARY A 8178 QUARRY VIEW PL MAUMEE, OH 43537
19-46-24-34-00000.0300 DANNER RAYMOND P JR + LAURA S 30 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0200 RECHKEMMER ROD A + 20 NANCY LN FORT MYERS BEACH, FL 33931
19-46-24-34-00000.0290 MILLER JERRY L + PATRICIA L 6808 MOUNTAIN SHADOW DR KNOXVILLE, TN 37918	19-46-24-34-00000.0190 CAMP SCOTT E 302 PROGRESS AVE HAMILTON, OH 45013
19-46-24-34-00000.0280 HILDRETH KIM R + JULIA A 370 NARROWS RD AU SABLE FORKS, NY 12912	19-46-24-34-00000.0180 WINTER PATTI L 75% + 18 NANCY LN FORT MYERS BEACH, FL 33931
19-46-24-34-00000.0270 MORROW HARRY S + PATRICIA J 27 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0150 MORRIS LEONARD C 179 HIBISCUS DR FORT MYERS BEACH, FL 33931
19-46-24-34-00000.0260 HEIL BRIAN M TR 15773 5 POINT RD PERRYSBURG, OH 43551	19-46-24-37-00000.0160 SORI CARLOS + 7850 NW 194TH ST MIAMI GARDENS, FL 33015
19-46-24-34-00000.0250 BAUER ERIC L + LINDA M 25 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0170 SCHRUNK DON E + TERRACE L 17 EMILY LN FORT MYERS BEACH, FL 33931

**RECEIVED**  
AUG 18 2015

**COMMUNITY DEVELOPMENT**

*CPA 2015-00005*

**Bay Harbour Marina Village MPD  
CPA2015-00005  
Responses to RAI #1**

**II A. b. 1. TYPE, Future Land Use Map Series Amendment, Map amendments require the submittal of a complete list, map, and two sets of mailing labels, for all property within 500 feet of the perimeter of the subject parcel.**

The zoning application is not consistent with the proposed amendments to the Comprehensive Plan. In order to calculate lands used for non-residential development in the density calculations. The property would have to be within the Mixed Use Overlay. Is it the applicant's intent to amend Map 1, Page 6 to identify the property within the Mixed-Use Overlay? If so please revise the application and the Lee Plan analysis to support this.

**The application has been revised to request the parcel to be listed as a Mixed Use Development on Map 1, page 6. A San Carlos Island exhibit B1 has been included to show the proposed addition to Map 1, page 6.**

**III E. 2. a. Potential development of the Subject Property, Calculation of maximum allowable development under proposed FLUM, Residential Units/ Density**

Please revise the calculation of maximum allowable development under the proposed FLUM to reflect the possibility of Bonus Density. This is particularly important due to the fact that the applicant is requested Bonus Density on the subject property.

**The application has been revised to show the base density and proposed density including Bonus Density.**

Please note that, as provided for in the Lee Plan's definition of "Density," natural water bodies may not be used for the calculation of residential density. Please clarify if submerged lands were used for the calculation of the density.

**As discussed in meeting with staff the waterbody is not a "natural" water body and is man-made submerged lands owned under unified control of the property owner. It is appropriate to include in density calculations.**

**IV A. 4. General Information and Maps, Map and describe existing land uses**

Please provide a narrative description of the land uses on the subject property and the surrounding properties.

**A narrative of existing land uses is provided in this resubmittal.**

**IV A. 5. General Information and Maps, Map and describe existing zoning**

Please provide a narrative description of the zoning categories of the subject property and the surrounding properties.

**A narrative of zoning categories is provided in this resubmittal.**

#### **IV B. 1. Traffic Circulation Analysis**

Please provide an updated Traffic Circulation Analysis. The Traffic Impact Statement that was provided with the application is for rezoning, and is not sufficient for comprehensive plan amendments.

**A revised TIS is included in this resubmittal. Please see cover letter from TR Transportation for Reponses.**

#### **IV B. 3. a. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Fire protection with adequate response times**

Please provide a letter from the Fort Myers Beach Fire District stating their ability to provide services to the proposed development.

**A letter from the Fort Myers Beach Fire District is provided in this resubmittal for providing fire and EMS service.**

#### **IV B. 3. b. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Emergency medical service (EMS) provisions**

Please provide a letter from Lee County Emergency Medical Services stating their ability to provide services to the proposed development.

**A letter from Lee County EMS is provided stating that the Fort Myers Beach Fire District is responsible for EMS coverage of the subject property.**

#### **IV B. 3. c. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Law enforcement**

Please provide a letter from the Lee County Sheriff's Office stating their ability to provide services to the proposed development.

**A letter from the Lee County Sheriff Office is provided in this resubmittal for providing law enforcement service.**

#### **IV B. 3. d. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Solid Waste**

Please provide a letter from Lee County Solid Waste stating their ability to provide services to the proposed development

**A letter from the Lee County Solid Waste is provided in this resubmittal for providing Solid Waste service.**

#### **IV B. 3. e. Public Facilities Impacts, Provide a letter from the appropriate agency**

**determining the adequacy/provision of existing/proposed support facilities, including, Mass Transit**

Please provide a letter from LeeTran stating their ability to provide services to the proposed development.

**A letter from the Lee Tran is provided in this resubmittal for providing mass transit service. We are continuing substantive discussions on issues that Lee Tran is concerned about providing service to the parking garage.**

**IV C. 1. Environmental Impacts, A map of the Plant Communities**

Please revise FLUCCS to include water component.

**The FLUCCS map Exhibit C1 has been revised to show the submerged land within the property boundary of ownership.**

**IV C. 2. Environmental Impacts, A map and description of the soils found on the property**

Please revise Soils map to depict location of the subject property to include water component.

**The Soils map has not been revised. The soils are no different than uplands due to the waterbody is a man-made excavated canal.**

**IV C. 6. Environmental Impacts, A table of plant communities by FLUCCS**

Provide listed species analysis on water component.

**A listed species analysis is provided in the resubmittal.**

**IV E. 2. Internal Consistency with the Lee Plan, List goals and objectives of the Lee Plan. Include an evaluation of all relevant policies under each goal and objective.**

Please provide Lee Plan analysis on Objective 107.7, Policy 107.7.4, Policy 107.7.5, Objective 128.5, and all policies found under Goal 128 of the Lee Plan.

**OBJECTIVE 107.7: WEST INDIAN MANATEES.** Implement a broad based approach to manatee protection, including reduced boat related mortality, habitat protection, and increased public awareness, in order to maintain the health and stability of the marine ecosystem including the existing manatee population. (Amended by Ordinance No. 94-30, 98-09, 07-09)

**The project has current FDEP ERP authorization for construction of the marina component of the project with conditions on boater information and protection during construction. A copy of the permit is provided in this resubmittal. The new uses of a parking garage and residential component does not have any impact on the West Indian Manatees. The project has been deemed consistent with Lee County Natural Resources and a copy has been included in this resubmittal.**

**POLICY 107.7.4:** Educational materials regarding manatees should be disseminated to boaters and signs placed in areas where both manatees and humans congregate and at public boat access locations. (Amended by Ordinance No. 07-09)

**The project has a current FDEP ERP authorization for construction of the marina component. A modification will have to be made to change from existing wet leasable slips to a floating dock for Temporary Staging Slips. FWC has reviewed and recommended signage as part of the existing permit and will review for current standards with the modification. Compliance with education and signage will be complied with as conditioned by permit.**

**POLICY 107.7.5:** Construction and expansion of boat access facilities with a capacity of five vessels or more will be evaluated against the marine facility siting criteria in the Lee County Manatee Protection Plan approved on June 29, 2004. (Amended by Ordinance No. 00-22, 07-09)

**The Marina is a fully permitted facility with local, state and federal authorization and is located in a marina overlay in the Comprehensive Plan. These authorizations is substantial evidence that the marine facility site criteria is compliant with Policy 107.7.5.**

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

**The Marina is a fully permitted facility with local, state and federal authorization and is located in a marina overlay in the Comprehensive Plan. These authorizations is substantial evidence that the marine facility site criteria is compliant with Objective 128.5.**

**GOAL 128: SHORELINE MANAGEMENT.** To encourage the maintenance and development of water-dependent shoreline uses and to avoid their displacement by non-water-dependent uses.

**The property is a fully permitted marina facility. The proposed action is to change the land use from Industrial, an unsustainable land use, to Central Urban land use to introduce a residential component to the property. The Marina as a water –dependent shoreline is consistent with Goal 128 and compliant with the marina parcel in a water dependent overlay.**

**IV E. 4. Internal Consistency with the Lee Plan, List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment**

Please list state policy and regional policy plan goals and policies which are relevant to the proposed amendment.

**A narrative to state and regional policy plan goals and policies is provided.**

**Miscellaneous Comments**

From Emergency Management:

The amendment states that in order to not cause additional roadway congestion during an evacuation this development on San Carlos Island would instead build a shelter for residents to shelter-in-place during a hurricane. While a properly built and elevated shelter is a good backup option, Lee County Emergency Management does NOT recommend anyone on barrier islands shelter-in-place during a mandatory evacuation.

Also, the data used was from a 1995 evacuation study, which has since been updated. The applicant should look at what most other residential developers do - the payment in lieu of option combined with a well-developed Emergency Preparedness Plan for these residents.

**It is our intent to have a shelter in place consistent with special condition #4 of Z-12-028 Ebb Tide (attached). We have attempted to coordinate with Lee Mayfield of Emergency Operations. This is a substantive issue and not a sufficiency issue and our attempts to coordinate with Emergency Operations within the Public Safety Department will continue.**

From the County Attorney's Office:

The Letter of Authorization and Affidavit of Authorization submitted on behalf of the property owner, Southern Comfort Storage, LLC, are executed by John Mayher, as Managing Member of the Company. Florida Secretary of State records show Stanley Smagala as a Manager of the Company. They do not show Mr. Mayher as a Managing Member of the Company. In addition, on June 10, 2015, documents were filed with the State to remove Mr. Mayher as a Manager from the Company. Please have the Applicant submit a revised Letter of Authorization and Affidavit of Authorization executed by Stanley Smagala. Alternatively, the Applicant may amend the appropriate State Corporation records to reflect Mr. Mayher as an officer of the Company.

**The Letter of Authorization and Affidavit of Authorization have been revised and executed by Stanley Smagala. This is the most expedite remedy to the application.**



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

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

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**PROJECT SUMMARY:**

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

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Plan Amendment Type:  Normal  Small Scale  DRI

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**APPLICANT – PLEASE NOTE:**

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

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

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

---

Signature of Owner or Authorized Representative

Date

---

Printed Name of Owner or Authorized Representative

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

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

Address: 2055 West First Street

City, State, Zip: Fort Myers, FL 33901

Phone Number: (239) 334-0278

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

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

Address: 2055 West First Street

City, State, Zip: Fort Myers, FL 33901

Phone Number: (239) 334-2450

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

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

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

City, State, Zip: Palos Hills, IL 60465

Phone Number: (708) 205-7750

Email: [jmayher@mgmconstinc.com](mailto:jmayher@mgmconstinc.com)

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

**II. REQUESTED CHANGE**

A. TYPE: (Check appropriate type)

Text Amendment

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

List Number(s) of Map(s) to be amended: Map 1 pages 1 & 6

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

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

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

**A. Property Location:**

1. Site Address: 1195 Main Street, Fort Myers Beach, FL 33931
2. STRAP(s): See Attached Property Information Data

**B. Property Information:**

Total Acreage of Property: 7.58

Total Acreage included in Request: 7.58

Total Uplands: 7.58

Total Wetlands: 0

Current Zoning: See Attached Property Information Data

Current Future Land Use Designation: Industrial

Area of each Existing Future Land Use Category: 7.58

Existing Land Use: Industrial

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

Lehigh Acres Commercial Overlay: No

Airport Noise Zone 2 or 3: No

Acquisition Area: No

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

Community Redevelopment Area: No

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

Change land use from Industrial to Central Urban

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

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

Residential Units/Density 0

Commercial intensity 0

Industrial intensity 75000 (10,000 sqft per acre)

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

Residential Units/Density 75 (base) + 38 (bonus density) = 113 Total proposed

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

Industrial intensity 0

## IV. AMENDMENT SUPPORT DOCUMENTATION

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

### A. General Information and Maps

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

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

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

**B. Public Facilities Impacts**

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

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

**Long Range – 20-year Horizon:**

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

**Short Range – 5-year CIP horizon:**

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

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

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

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

In addition to the above analysis for Potable Water:

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

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

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

#### **C. Environmental Impacts**

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

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

**D. Impacts on Historic Resources**

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

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

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

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

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

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

2. Requests moving lands from a Non-Urban Area to a Future Urban Area
  - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles

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

H. Planning Communities/Community Plan Area Requirements

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

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

## AFFIDAVIT

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

---

Signature of Applicant

---

Date

---

Printed Name of Applicant

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on \_\_\_\_\_ (date) by \_\_\_\_\_ (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)

## **Bay Harbour Marina Village MPD**

### **Section IV A.4 Existing Land Uses**

The following descriptions are the existing uses of the lands of the proposed application and adjacent properties:

#### **Application Property:**

The uses of the property that is under application for a land use change is a self-storage building and a partially constructed fully permitted marina. The in-water work has been substantially completed with a seawall and fixed docks installed in 2007. The only remaining in-water work to be completed is the floating docks. The foundation of the 72,000 square foot 286 slip dry storage hanger is complete.

#### **Adjacent Property East:**

The adjacent property to the east is comprised of predominately residential mobile home uses with a small number of conventional construction single family homes. The density of the adjacent communities based on development tracts is 8.3 units per acre on Oak Street. Nancy Street further east is a mobile home community with a density based on buildable tracts of 8.7 units per acre. There are a few tracts along Nancy and Main Street that are un-buildable and not included in the number of tracts, but included in overall acreage.

#### **Adjacent Property South:**

The adjacent property to the south across Main Street is an example of typical San Carlos Island east of San Carlos Blvd with a mixture of uses that are not consistent with current planning principles. The following uses are adjacent to the south:

- Public Facilities of Lee County
- Public Property operated as private commercial
- Single Family Dwellings
- Industrial Boatyard
- Commercial/Residential Mixed Use

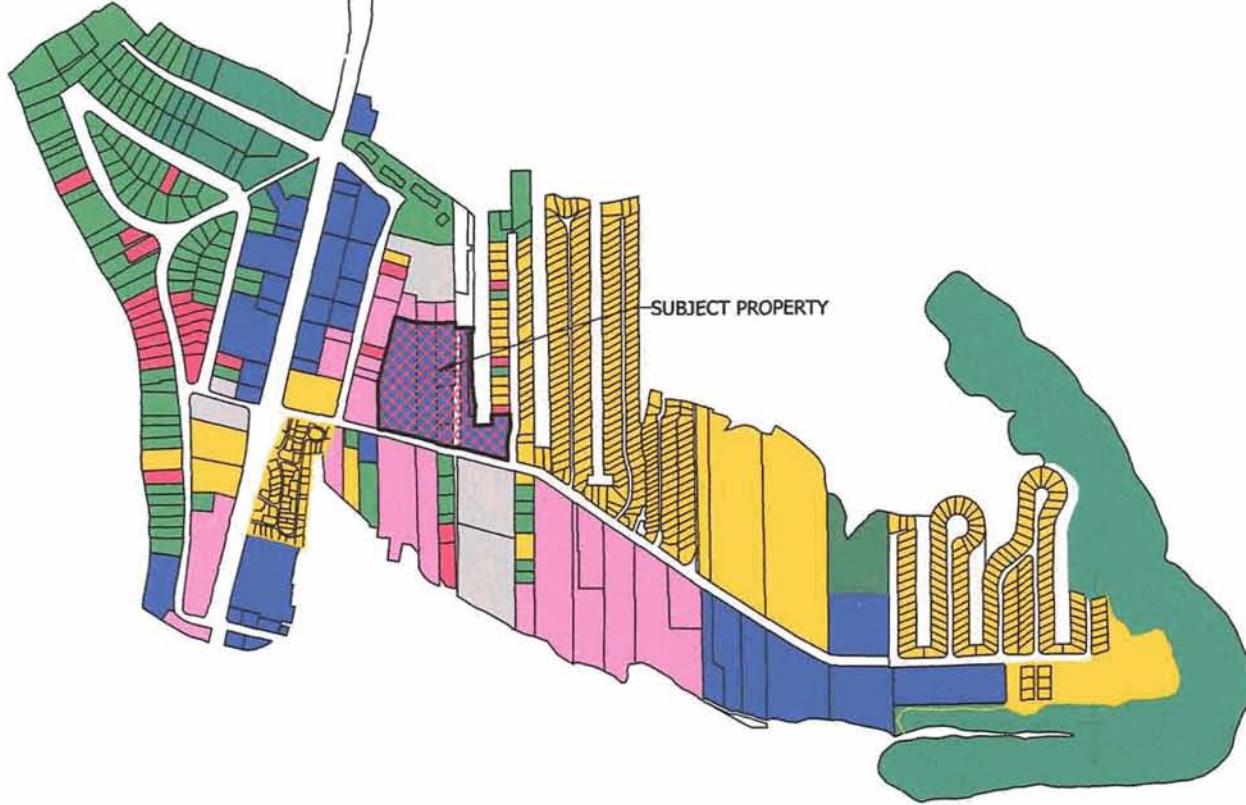
#### **Adjacent Property North:**

One adjacent property to the north has property that is accessed through a 30' private access easement across the application property. This property is currently used as a storage facility for commercial equipment.

The other adjacent property to the north has property that is accessed from Buttonwood Drive and consists of a commercial seafood wholesale/retail operation.

#### **Adjacent Property West:**

The adjacent property to the west has access along Buttonwood Drive. The current uses of the parcels are a mixture of storage, light industrial and commercial uses.



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

## SAN CARLOS ISLAND

SCALE 1" = 1000'

 <b>Inkwerks</b> 2055 WEST FIRST STREET FORT MYERS, FLORIDA 33901 TEL: (239) 334-2450 FAX: (239) 334-0278 E-MAIL: <a href="mailto:JAMESINK@INKWERKS.NET">JAMESINK@INKWERKS.NET</a>	EXISTING USE OF LAND	JOB #: I15017
	BAY HARBOUR MARINA VILLAGE	DATE: 6.2015
	1195 MAIN ST, FT MYERS BEACH 33931	EXHIBIT: A.4

## **Bay Harbour Marina Village MPD**

### **Section IV A.5 Existing Zoning Designation**

The following descriptions are the existing zoning designations as defined by the Lee County Land Development Code for the lands of the proposed application and adjacent properties:

#### **Application Property:**

The zoning designations for the property under this application for a land use change are:

*C-1A, C-1 and C-2 commercial districts.* The purpose and intent of the C-1A, C-1 and C-2 districts is to regulate the continuance of commercial and select residential land uses and structures lawfully existing in the C-1A, C-1 and C-2 districts as of August 1, 1986, and as originally permitted by the County Zoning Regulations of 1962, as amended, and 1978, as amended, respectively. Subsequent to February 4, 1978, no land or water shall be rezoned into the C-1A, C-1 or C-2 districts. In no case shall new development be permitted in any existing C-1A, C-1 or C-2 district which is not consistent with the Lee Plan.

*IL light industrial district.* The purpose and intent of the IL district is to permit the designation of suitable locations for and to facilitate the proper development and use of areas devoted to various light industrial and quasi-industrial commercial uses. While it is presumed that most industrial processes will take place within enclosed buildings, any activity not taking place within a building shall take place within a yard enclosed by an opaque wall or fence.

*IM marine industrial district.* The purpose and intent of the IM district is to permit the designation of suitable locations for, and to ensure the proper development and use of, land and adjacent waters for commercial and industrial waterfront-dependent land uses. These uses are more intense than those normally encountered in a recreational marina, yet fall short of the intensity of use represented by the storage and commodity handling facilities and equipment attendant to the waterborne commerce movement facilities that are the principal focus of the PORT district. The marine industrial district is intended to accommodate uses such as boatbuilding, major hull and engine maintenance and repair, landing, icing and shipping of fish and seafood (fish and seafood processing requires a special exception), and other uses of similar scope and scale. The marina siting and design criteria are set forth under objectives 128.5 and 128.6 of the Lee Plan and in the Manatee Protection Plan.

#### **Adjacent Property East:**

The zoning designations for the property located adjacent to the east of the application property are:

*MH-1 and MH-2 mobile home residential districts.* The purpose and intent of the MH-1 and MH-2 mobile home residential districts is to accommodate the housing needs of those residents who prefer mobile home living and of those who desire an alternative to conventional dwellings, and to provide for properly located, equipped and designed mobile home residential developments within the future urban areas.

#### **Adjacent Property South:**

The zoning designations for the property located adjacent to the east of the application property are:

*CM marine commercial district.* The purpose and intent of the CM district is to permit the designation of suitable locations for, and to ensure the proper development and use of, land and adjacent waters for

commercial marinas and other uses incidental to those facilities. The principal uses of land are limited to waterfront-dependent uses required for the support of recreational boating and fishing. The marina siting and design criteria are set forth under objectives 128.5 and 128.6 of the Lee Plan and in the Manatee Protection Plan.

*IM marine industrial district.* The purpose and intent of the IM district is to permit the designation of suitable locations for, and to ensure the proper development and use of, land and adjacent waters for commercial and industrial waterfront-dependent land uses. These uses are more intense than those normally encountered in a recreational marina, yet fall short of the intensity of use represented by the storage and commodity handling facilities and equipment attendant to the waterborne commerce movement facilities that are the principal focus of the PORT district. The marine industrial district is intended to accommodate uses such as boatbuilding, major hull and engine maintenance and repair, landing, icing and shipping of fish and seafood (fish and seafood processing requires a special exception), and other uses of similar scope and scale. The marina siting and design criteria are set forth under objectives 128.5 and 128.6 of the Lee Plan and in the Manatee Protection Plan.

- *IPD industrial planned development district.*

(1)

The intent of the IPD district is to further the general purpose of planned developments set forth in [section 34-612](#)(2) as it relates to industrial development.

(2)

The principal use of any industrial planned development is the manufacture of goods and materials, and the storage and wholesale distribution of such goods and materials. However, for the welfare of the public and for the efficiency of the local economic structure, the IPD district permits many services and activities not allowed elsewhere and a limited number of commercial uses intended to serve principally the employees or patrons of businesses within the IPD.

(3)

In the industrial development land use category, offices and office complexes are only permitted when specifically related to adjoining industrial use(s). Prior to issuance of any local development order, the developer must record covenants and restrictions for the property that limit any office uses to those that are specifically related to adjoining industrial uses consistent with Policy 1.1.7 of the Lee County Comprehensive Plan.

- (a) The purpose of the RM multiple-family districts is to designate suitable locations for residential occupancy of various types of conventional residential buildings for projects which are not already approved planned unit developments or which fall below the criteria for residential planned developments, and for facilitating the proper development and protecting the subsequent use and enjoyment thereof.
- (b) Except for the RM-3 district, which may be permitted in nonurban areas, the RM districts are intended for use only within the future urban areas as designated by the Lee Plan and are subject to the range of densities for each land use category accommodating residential uses.
- (c) There are five RM districts: RM-2, RM-3, RM-6, RM-8 and RM-10.

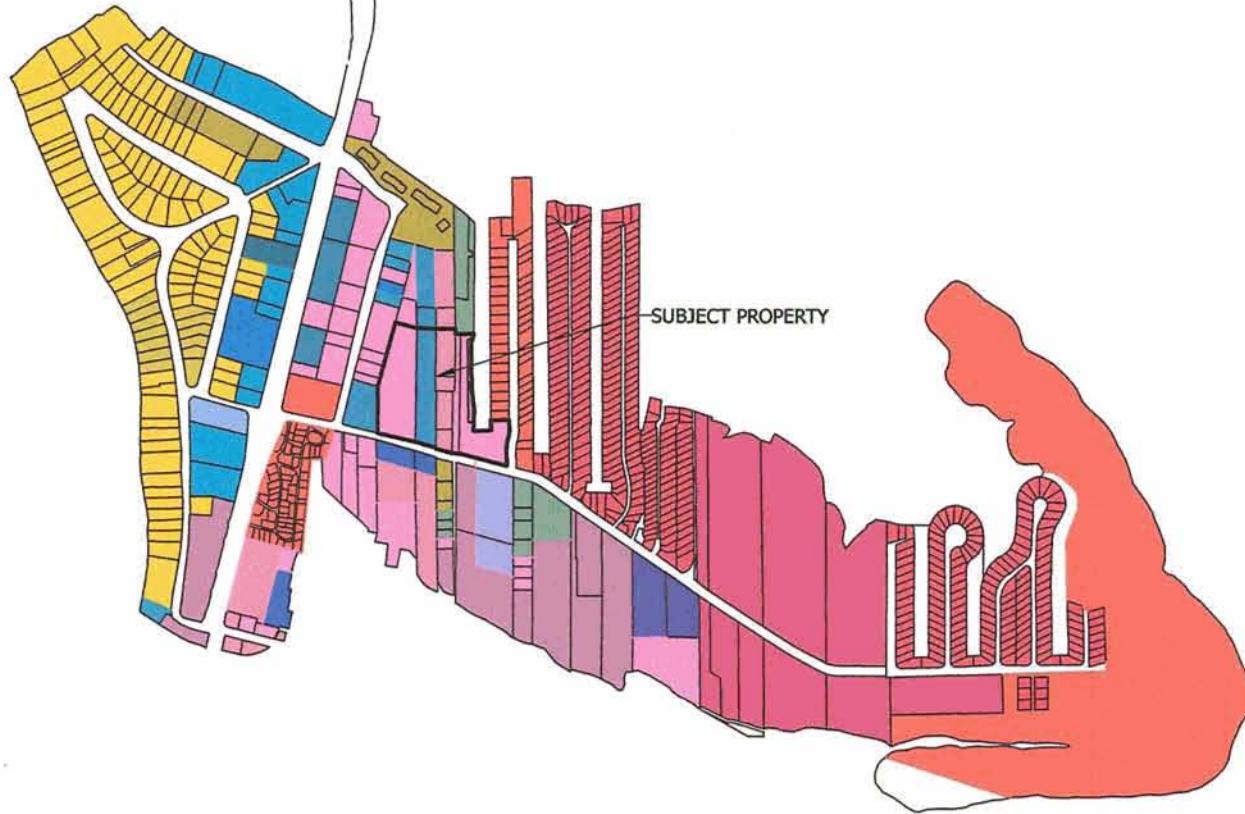
*CFPD community facilities planned development district.* The purpose of the CFPD district is to accommodate those governmental, religious and community service activities which frequently complement and are necessary to the types of activities permitted in other zoning districts, but which, due to the size, intensity or nature of the use and the potential impact on adjacent land uses, roads or infrastructure, should not be permitted as a use by right in those districts.

### **Adjacent Property West:**

The zoning designations for the property located adjacent to the west of the application property are:

*C-1A, C-1 and C-2 commercial districts.* The purpose and intent of the C-1A, C-1 and C-2 districts is to regulate the continuance of commercial and select residential land uses and structures lawfully existing in the C-1A, C-1 and C-2 districts as of August 1, 1986, and as originally permitted by the County Zoning Regulations of 1962, as amended, and 1978, as amended, respectively. Subsequent to February 4, 1978, no land or water shall be rezoned into the C-1A, C-1 or C-2 districts. In no case shall new development be permitted in any existing C-1A, C-1 or C-2 district which is not consistent with the Lee Plan.

*CT tourist commercial district.* The purpose and intent of the CT district is to permit the designation of suitable locations for and to facilitate the proper development and use of land for the commercial provision of accommodations and services for tourists and other visitors and shortterm or seasonal residents. The term "accommodations," as used in this subsection, is intended to include housing, various amenities including recreational facilities, and local retail trade in goods and service, both general and specific to the locality or attractor or principal activities. Areas designated tourist commercial are expected to be located near or adjacent to an attractor of tourism such as gulf beach frontage, theme parks, major public or private parks and other recreational or scenic resources.



## SAN CARLOS ISLAND

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



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

EXISTING ZONING MAP

JOB #: I15017

BAY HARBOUR MARINA VILLAGE

DATE: 5.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: A.5

August 13, 2015

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

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

Dear Mr. Ink:

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

**CPA2015-00005**

*IV B. 1.) Please provide an updated Traffic Circulation Analysis. The traffic impact statement that was provided with the application is for rezoning, and is not sufficient for comprehensive plan amendments.*

The TIS was revised and is attached to reflect the necessary information to support the comprehensive plan amendment application.

**LC ZTIS PD Application Sufficiency Checklist**

*2a1) Why was the equation not utilized for the daily trip generation of the park and ride facility? The equation produces reasonable results. Please revise.*

The trip generation for the daily trips was revised for the park and ride facility based on the equation contained in the Appendix.

*5) The distribution graphic indicates 100% of the traffic to the east of the development on Main Street. It seems like this was intended to be to the west on Main Street. Please revise.*

100% of the trips related to the site are to/from the west of the site on Main Street. The graphic has been revised.

*7a) The LOS analysis graphic should be revised to reflect the LOS conditions headed towards Fort Myers Beach as well. This application will have an impact on San Carlos Boulevard to the south of Main Street, and as a result this link should be analyzed in order to properly indicate to the*

*Town of Fort Myers Beach that the impacts have been reviewed. Please revise.*

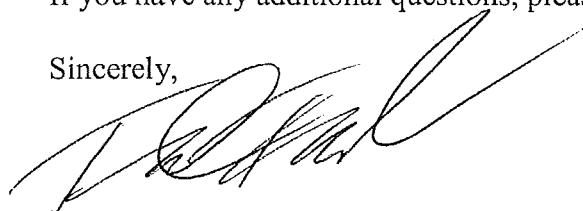
The project does not significantly impact the link of San Carlos Boulevard south of Main Street. The LOS graphic was revised to reflect the projected 2022 LOS on San Carlos Boulevard south of Main Street.

- 7b) *No intersection analysis has been provided. In a recent zoning action for another project on Main Street, an analysis of the intersection of Main Street and San Carlos Boulevard indicated LOS deficiencies at this location. Please provide an intersection LOS analysis of this intersection.*

The intersection analysis is attached to this sufficiency response for reference. The analysis was completed based on count data at the intersection from 2009. There has not been any substantial changes to the area since 2009 and as evident from the Lee County Traffic Count Report, the 2014 traffic volumes on San Carlos Boulevard in this area are almost identical to the volumes recorded in 2009.

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

Sincerely,



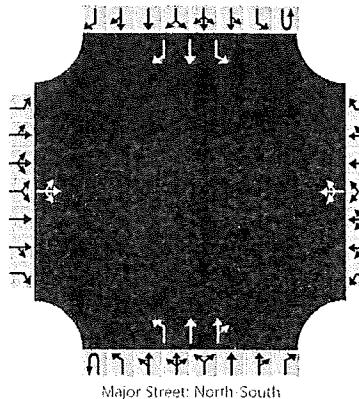
Ted B. Treesh, PTP  
President

Attachments

# HCS 2010 Two-Way Stop Control Summary Report

General Information				Site Information			
Analyst		tbt				Intersection	
Agency/Co.		TR Transportation Consult				San Carlos Blvd. @ Main St	
Date Performed		8/13/2015				Jurisdiction	
Analysis Year		2022				Lee County	
Time Analyzed		PM Peak				Peak Hour Factor	
Intersection Orientation		North-South				0.92	
Analysis Time Period (hrs)		0.25					
Project Description		Bay Harbour Marina Village					

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound															
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R												
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6												
Number of Lanes		0	1	0		0	1	0	0	1	2	0	0	1	1	1												
Configuration			LTR				LTR			L	T	TR		L	T	R												
Volume (veh/h)		13	3	40		106	17	236		49	931	132		168	689	66												
Percent Heavy Vehicles		2	2	2		2	2	2		0				0														
Proportion Time Blocked																												
Right Turn Channelized	No				No				No				No															
Median Type	Left Only																											
Median Storage	1																											

## Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		60			390			53					183			
Capacity		562			158			817					612			
v/c Ratio		0.11			2.46			0.06					0.30			
95% Queue Length		0.4			33.3			0.2					1.2			
Control Delay (s/veh)		12.2			721.7			9.7					13.4			
Level of Service (LOS)		B			F			A					B			
Approach Delay (s/veh)	12.2				721.7				0.4				2.4			
Approach LOS	B				F				A				A			

## Development of Future Year Background Turning Volumes

Intersection  
Count Date  
Build-Out Year

### San Carlos Blvd. @ Main St.

May 5, 2009  
2022

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	39	750	52	50	555	53	10	3	32	22	14	101
Peak Season Correction Factor	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09
Current Peak Season Volumes	43	818	57	55	605	58	11	3	35	24	15	110
Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Years to Build-out	13	13	13	13	13	13	13	13	13	13	13	3
2022 Background Turning Volumes	49	931	65	63	689	66	13	3	40	27	17	113
Project Turning Volumes	0	0	67	105	0	0	0	0	0	79	0	123
2022 Background + Project	49	931	132	168	689	66	13	3	40	106	17	236



DATE: May 5, 2009  
 DAY: TUESDAY  
 COUNT TIME: 4:00 PM - 6:00 PM

### 15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

#### SAN CARLOS BOULEVARD & MAIN STREET

15 MIN BEGIN	SAN CARLOS BOULEVARD								MAIN STREET								INTER- SECTION TOTAL	
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND					
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL		
4:00 PM	15	228	15	258	21	153	9	183	4	2	11	17	6	3	44	53	511	
4:15 PM	5	171	6	182	12	148	10	170	1	0	3	4	6	1	22	29	385	
4:30 PM	6	165	17	188	2	136	8	146	5	1	11	17	5	4	9	18	369	
4:45 PM	13	186	14	213	15	118	26	159	0	0	7	7	5	6	26	37	416	
5:00 PM	7	197	7	211	8	166	12	186	0	1	5	6	4	5	25	34	437	
5:15 PM	10	172	7	189	12	146	14	172	1	0	2	3	5	1	25	31	395	
5:30 PM	10	157	4	171	13	140	18	171	0	0	5	5	9	4	18	31	378	
5:45 PM	9	144	9	162	15	139	19	173	1	0	2	3	9	3	21	33	371	
TOTAL:	75	1,420	79	1,574	98	1,146	116	1,360	12	4	46	62	49	27	190	266	3,262	

### HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

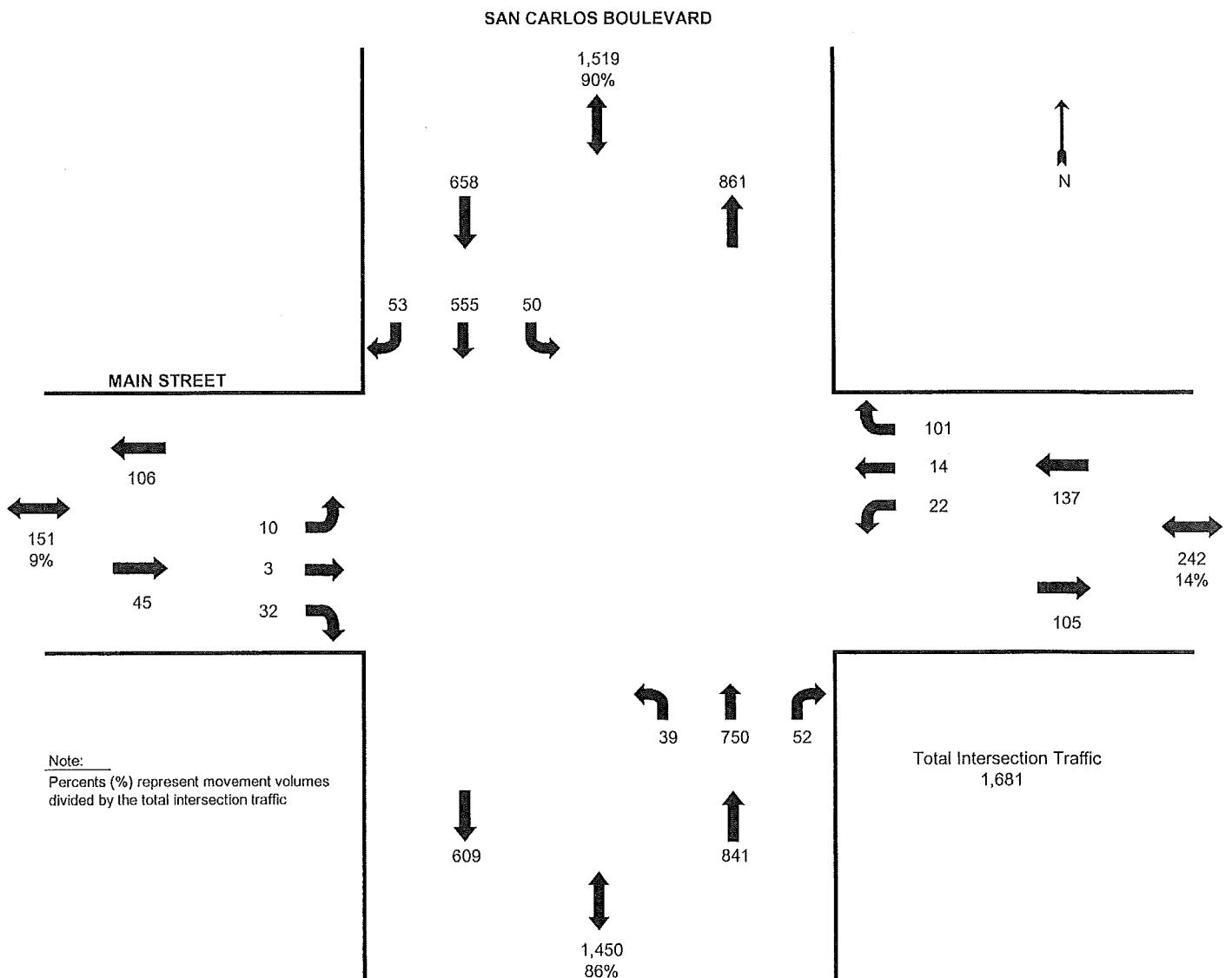
#### SAN CARLOS BOULEVARD & MAIN STREET

HOUR BEGIN	SAN CARLOS BOULEVARD								MAIN STREET								INTER- SECTION TOTAL	
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND					
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL		
4:00 PM	39	750	52	841	50	555	53	658	10	3	32	45	22	14	101	137	1,681	
4:15 PM	31	719	44	794	37	568	56	661	6	2	26	34	20	16	82	118	1,607	
4:30 PM	36	720	45	801	37	566	60	663	6	2	25	33	19	16	85	120	1,617	
4:45 PM	40	712	32	784	48	570	70	688	1	1	19	21	23	16	94	133	1,626	
5:00 PM	36	670	27	733	48	591	63	702	2	1	14	17	27	13	89	129	1,581	

### PEAK HOUR SUMMARY

HOUR BEGIN	SAN CARLOS BOULEVARD								MAIN STREET								INTER- SECTION TOTAL	
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND					
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL		
4:00 PM	39	750	52	841	50	555	53	658	10	3	32	45	22	14	101	137	1,681	

DATE: May 5, 2009  
 DAY: TUESDAY  
 COUNT TIME: 4:00 PM - 6:00 PM  
 PEAK HOUR: 4:00 PM - 5:00 PM  
 INTERSECTION: SAN CARLOS BOULEVARD & MAIN STREET





## TRAFFIC IMPACT STATEMENT

FOR

### BAY HARBOUR MARINA VILLAGE COMPREHENSIVE PLAN AMENDMENT AND RE-ZONING

(PROJECT NO. F1504.09)

**PREPARED BY:**

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

**REVISED**  
August 13, 2015

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I. INTRODUCTION

II. EXISTING CONDITIONS

III. PROPOSED DEVELOPMENT

IV. TRIP GENERATION

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VI. FUTURE TRAFFIC CONDITIONS

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

VIII. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

IX. CONCLUSION



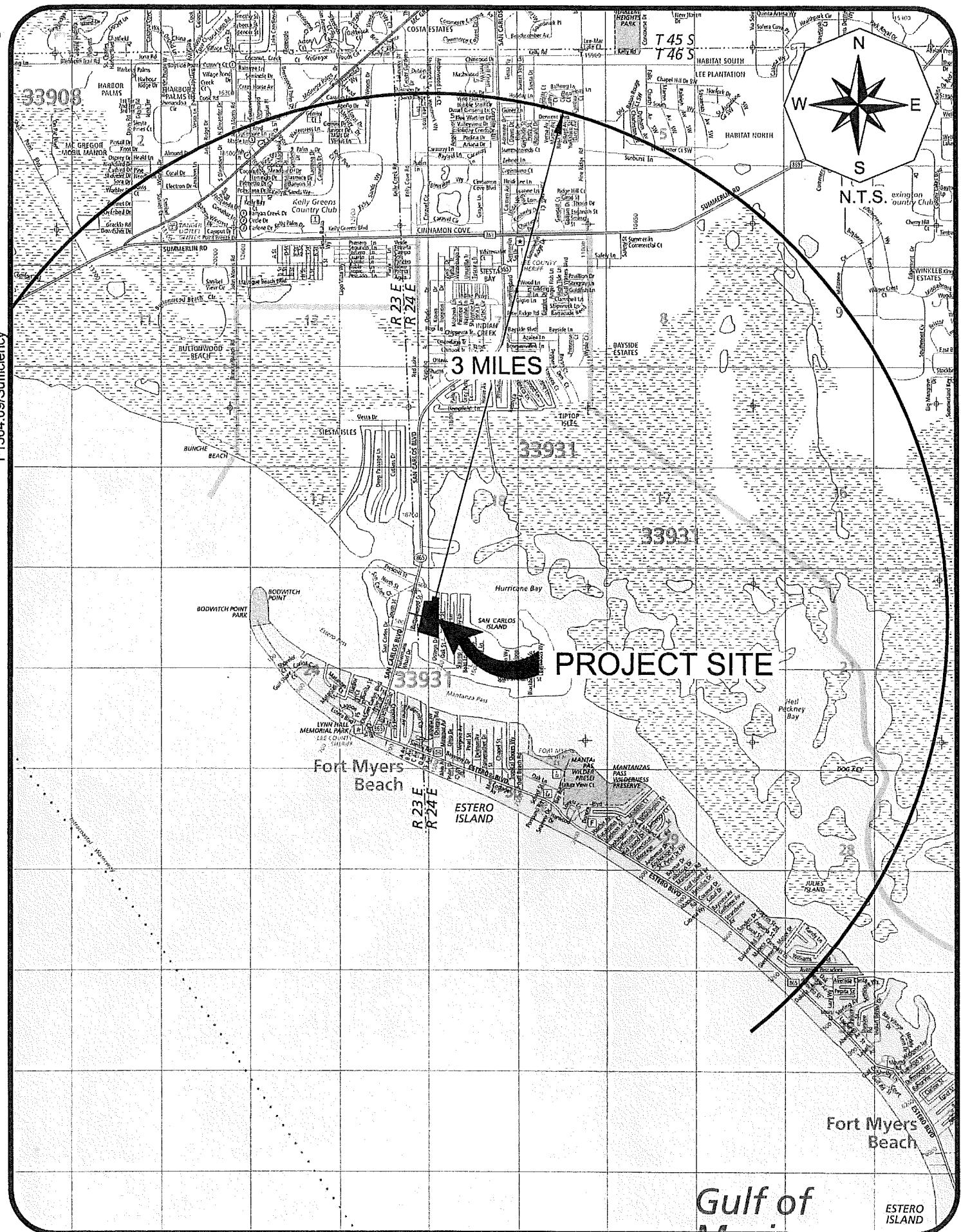
## I. INTRODUCTION

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

Upon approval of the requested comprehensive plan amendment, the future land use category of the site would be changed from the existing Industrial land use category to the Central Urban land use category. For the re-zoning, the Master Concept Plan indicates subject site could be developed as a mixed use development that would contain the existing marina and ancillary uses as well as restaurant, retail and residential uses. From the current Master Concept Plan (MCP) and list of uses being requested, the subject site could be developed with up to approximately 113 multi-family dwelling units, up to approximately 22,000 square feet of retail uses, 8,000 square feet of restaurant uses, 12,000 square feet of indoor storage uses and up to approximately 315 boat slips (wet & dry). The Developer is also proposing to include an additional 200 parking spaces in the parking structure that will be available to the public to park and ride the Lee Tran Beach Trolley to access Fort Myers Beach.

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

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



## **II. EXISTING CONDITIONS**

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

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

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

## **III. PROPOSED DEVELOPMENT**

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

**Table 1  
Land Uses  
Bay Harbour Village Marina**

<b>Land Use</b>	<b>Size</b>
Multi-Family Condo/Townhouse (LUC 230)	113 dwelling units
High-Turnover Restaurant (LUC 932)	8,000 square feet
Retail (LUC 820)	22,000 square feet
Indoor Self Storage (LUC 151)	12,000 square feet
Marina (LUC 420)	315 berths
Public Parking (LUC 090)	200 spaces

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

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

#### IV. TRIP GENERATION

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

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

**Table 2**  
**Trip Generation**  
**Bay Harbour Village Marina**

<b>Land Use</b>	<b>A.M. Peak Hour</b>			<b>P.M. Peak Hour</b>			<b>Daily (2-way)</b>
	<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>	
Multi-Family Condo/Townhouse (113 Units)	10	47	57	44	22	66	715
High-Turnover Restaurant (8,000 sq. ft.)	47	39	86	47	32	79	1,017
Retail (22,000 sq. ft.)	38	24	62	104	113	217	2,538
Indoor Self Storage (12,000 sq. ft.)	1	1	2	1	2	3	30
Marina (315 Berths)	8	17	25	36	24	60	1,006
Public Parking (200 spaces)	105	28	133	31	94	125	925
<b>Total Trips</b>	<b>209</b>	<b>156</b>	<b>365</b>	<b>263</b>	<b>287</b>	<b>550</b>	<b>6,231</b>

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

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



capture reduction of seventeen percent (17%) in the A.M. peak hour and thirty-seven percent (37%) in the P.M. peak hour between the retail, restaurant and residential uses. The summary sheets utilized to calculate this internal capture rate for the weekday A.M. peak hour and P.M. peak hour are included in the Appendix of this report for reference.

**Table 3** indicates the total external trips that will access the proposed development.

**Table 3**  
**External Trip Generation**  
**Bay Harbour Village Marina**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trip Generation	209	156	365	263	287	550	6,231
Less Internal Capture	-15	-18	-33	-72	-62	-134	-1,580
<b>Total External Trips</b>	<b>194</b>	<b>138</b>	<b>332</b>	<b>191</b>	<b>225</b>	<b>416</b>	<b>4,651</b>

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

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

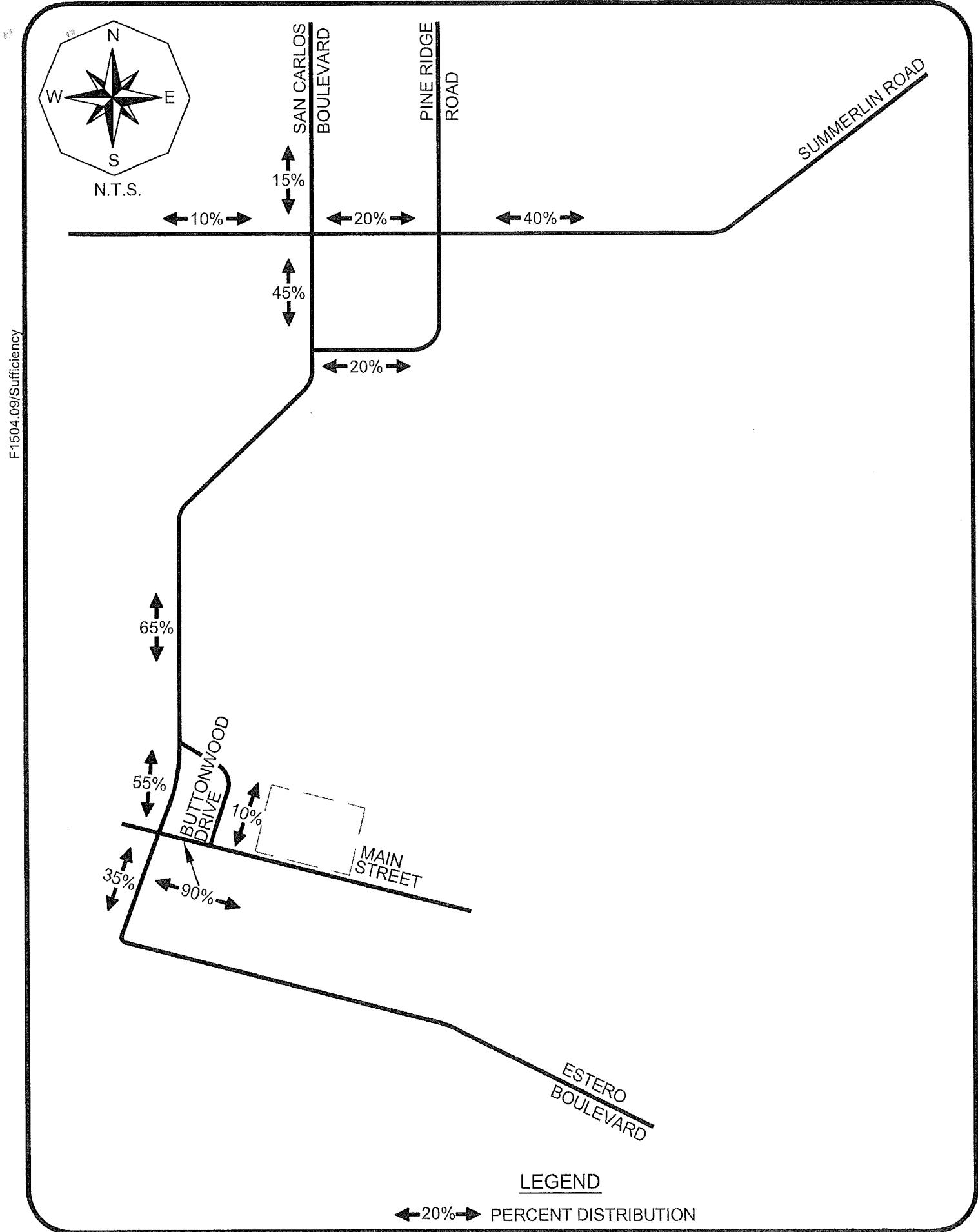
reflect that impact, but they will not create an additional impact to San Carlos Boulevard and roadways beyond.

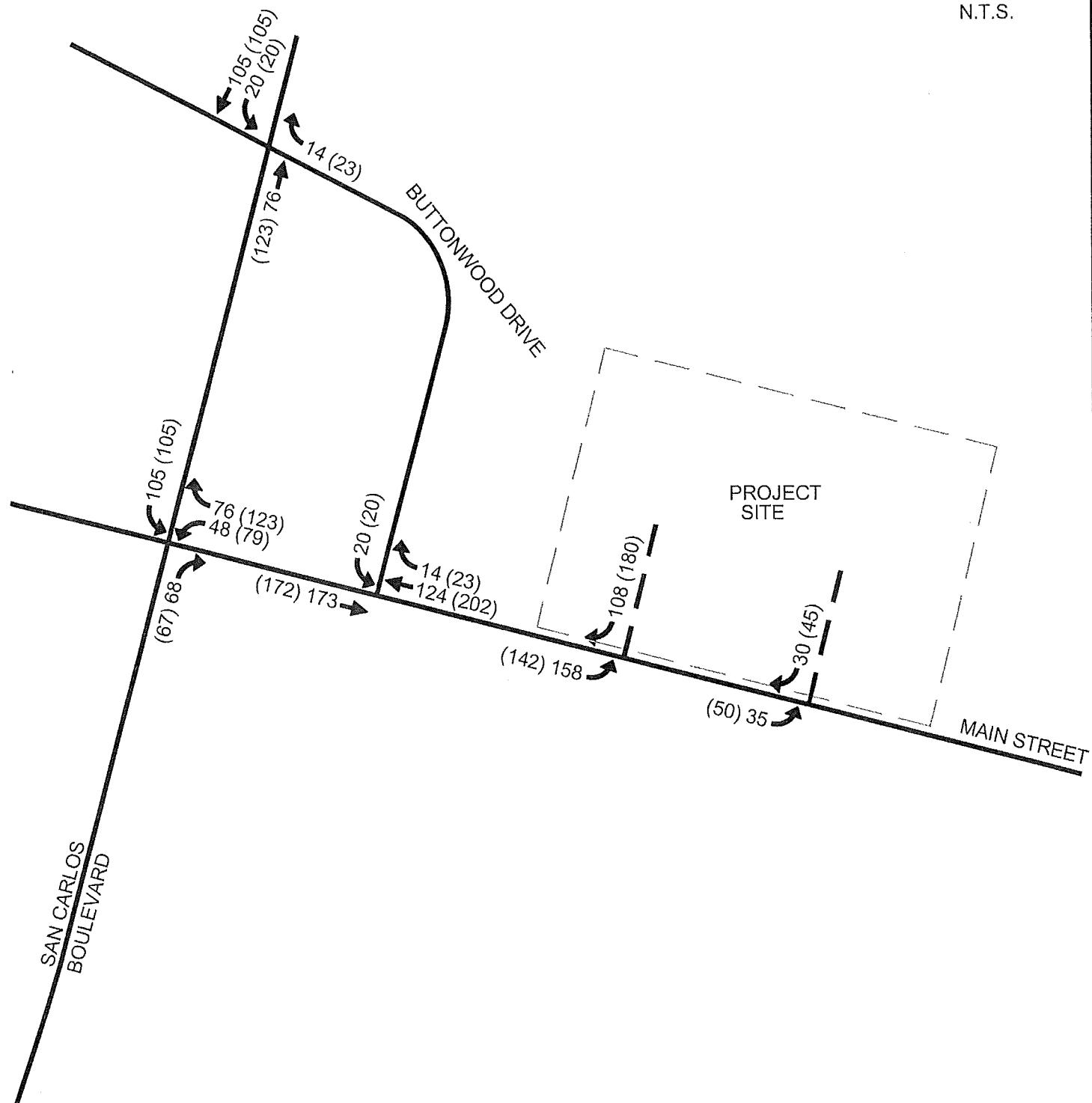
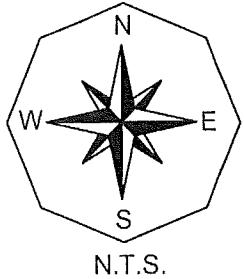
**Table 4**  
**Trip Generation – Net New Trips**  
**Bay Harbour Village Marina**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total External Trips	194	138	332	191	225	416	4,651
Less Retail Pass-by Trips	-9	-6	-15	-20	-21	-41	-480
Total Net New Trips (Impact To Main Street)	185	132	317	171	204	376	4,171
Less Trips From Public Parking Spaces	-105	-28	-133	-31	-94	-125	-925
<b>Total Trips</b> (Impact to San Carlos Blvd. & Beyond)	<b>80</b>	<b>104</b>	<b>184</b>	<b>140</b>	<b>110</b>	<b>250</b>	<b>3,246</b>

## V. TRIP DISTRIBUTION

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



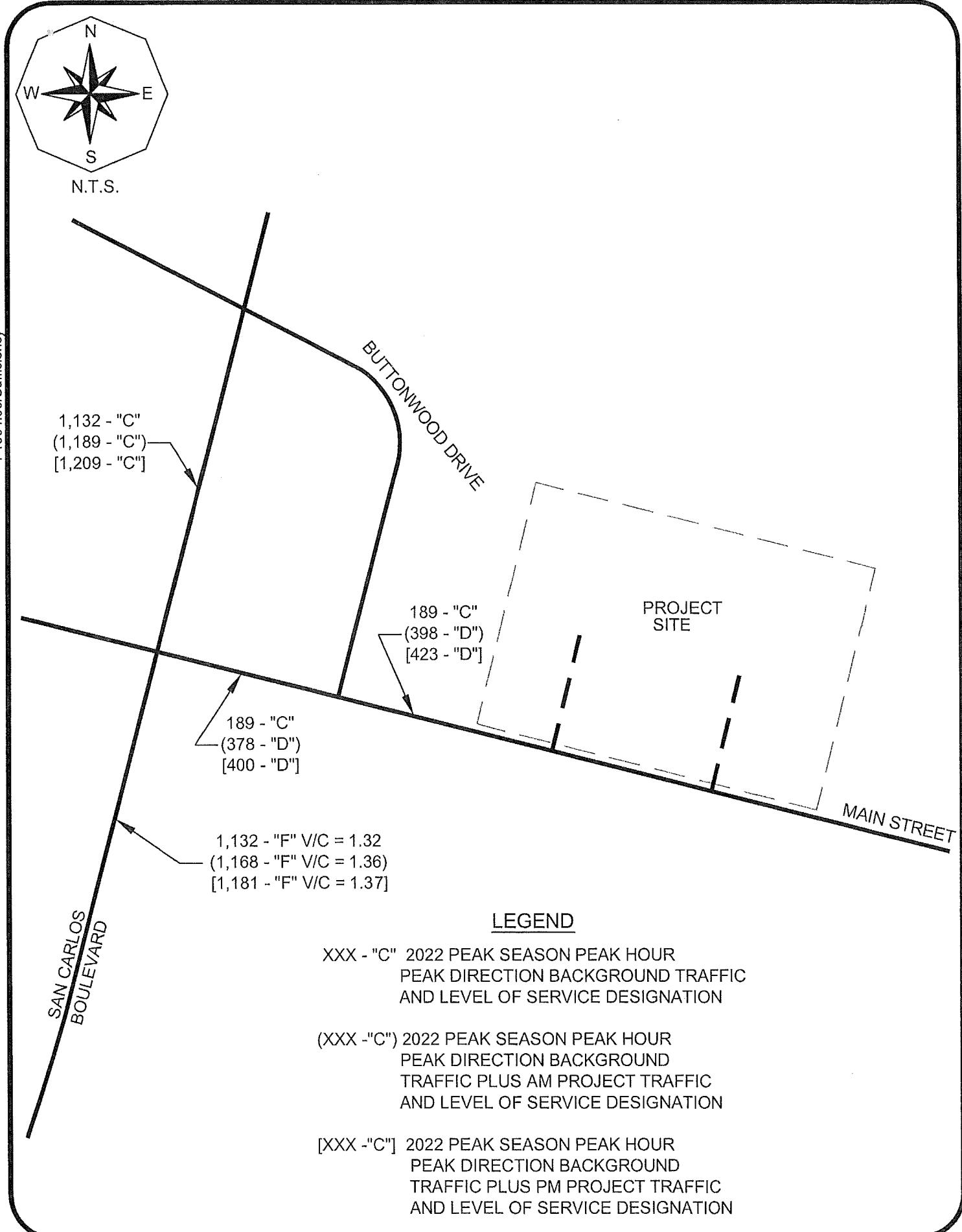


In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, contained in the Appendix, was created. This table indicates which roadway links in the vicinity of the subject site will accommodate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

## VI. FUTURE TRAFFIC CONDITIONS

It was assumed that the project would be completed by the year 2021. Based on this projected build-out, the surrounding roadway network was analyzed under 2022 traffic conditions. A growth rate was applied to the existing traffic conditions for all roadway links and intersections that could be significantly impacted by this development. The growth rates were obtained through comparisons of annual traffic data from the 2014 Lee County Traffic Count Report. Based on the project distribution illustrated on Figure 3, the link data was analyzed for the existing conditions, year 2022 without the development and year 2022 with the development. **Table 2A** in the Appendix of the report indicates the methodology utilized to obtain the year 2022 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the 2014 Lee County Concurrency Management Report.

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





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

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

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

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

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

## **VIII. COMPREHENSIVE PLAN AMENDMENT ANALYSIS**

The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an



evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

The proposed Map Amendment would change the future land use designation on the subject site from Industrial to Central Urban, which would then permit the 7.58 acre site to include the maximum density of multi-family residential units and other commercial uses as an option for development within this parcel. Based on the existing land use designation (Industrial) the subject site could be developed with approximately 75,000 square feet of industrial uses. With the requested land use change, the maximum residential density would increase to 15 units per acre as well as approximately 75,000 square feet of commercial uses (office/retail, etc.). **Table 5** identifies the maximum intensities that would be permitted under the existing Land Use Category and the maximum land uses that would be permitted if the Land Use Amendment is adopted by the Board of County Commissioners.

**Table 5**  
**Land Uses**  
**Bay Harbour Village Marina**

<b>Land Use Category</b>	<b>Intensity</b>
Existing Land Use Category (Industrial)	+/- 75,000 sq. ft. of Industrial uses (Assume 10,000 sq. ft. per Acre)
Proposed Land Use Category (Central Urban)	75,000 sq. ft. of Commercial (Assume 10,000 sq. ft. per Acre) 113 Residential Dwelling Units (15 DU/Acre)

The trip generation for the site was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 9<sup>th</sup> Edition. Land Use Code 110 (Light Industrial) was utilized for the trip generation of the current permitted land uses and Land Use 820 (Shopping Center) and Land Use Code 230 (Residential Condominium/Townhouse) were utilized for the trip generation purposes for the requested future land uses. Since most of the commercial uses are permitted in the Industrial Land Use category, the land uses assumed for the future land uses included an



additional 22,500 square feet of retail uses (LUC 820), and the balance of the 75,000 square feet as office uses. Since 10% of the total industrial floor area is permitted to be developed as retail uses within the Industrial Land Use Category, and only 30,000 square feet of retail uses would be permitted on this site based on its location, an increase of 22,500 square feet of retail uses would occur with the land use change from Industrial to Central Urban. The other commercial uses, such as office, would be permitted in the current land use category and therefore do not represent an increase in trips due to the land use change. **Table 6** indicates the additional trip generation of the subject site based on the maximum permitted densities under the proposed Land Use Category.

**Table 6**  
**Trip Generation**  
**Bay Harbour Village Marina**

<b>Land Use</b>	<b>A.M. Peak Hour</b>			<b>P.M. Peak Hour</b>			<b>Daily (2-way)</b>
	<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>	
Retail Uses (22,500 sq. ft.)	39	24	63	106	115	221	2,275
Multi-Family Residential (115 Units)	10	48	58	45	22	67	726
<b>Total Trip Increase</b>	<b>49</b>	<b>72</b>	<b>121</b>	<b>151</b>	<b>137</b>	<b>288</b>	<b>3,001</b>

#### Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2035 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, there are no major roadway improvement in the vicinity of the subject site on the 2035 Financially Feasible Plan. The only improvement currently identified on the 2035 Long Range Transportation Plan in the vicinity of the subject site that are designated as "Contingent" based upon additional funding is the widening of San Carlos Boulevard between Summerlin Road and Kelly Road to a four lane divided roadway.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would



have on the surrounding area. The subject site lies within Traffic Analysis Zone (TAZ) 1695. The model has both productions and attractions included in this zone. The productions include single-family dwelling units and multi-family dwelling units. The attractions include industrial employment, commercial employment, service employment and a school. **Table 7** identifies the land uses currently contained in the long range travel model utilized by the MPO and Lee County for the Long Range Transportation Analysis.

**Table 7**  
**TAZ 1695**  
**Land Uses in Existing E+C Travel Model (2035)**

Land Use Category	Intensity
Single Family Dwelling Units	102 units
Multi-Family Dwelling Units	857 units
Industrial Employment	65 employees
Commercial Employment	151 employees
Service Employment	138 employees
School Population	58 students

The proposed change in land use designation on the subject site from Industrial to Central Urban would not have a substantial impact on the trip generation characteristics of the TAZ as included in the adopted 2035 travel model. The proposed 22,500 square feet of potential additional retail commercial floor area would have approximately 56 employees. There is very little existing retail uses within this TAZ whereas the model has over 130 retail service employees modeled in the TAZ. The additional 56 employees will not impact the overall roadway network. In addition, the 113 multi-family residential dwelling units that would be permitted on the site are well below the number of dwelling units currently within this TAZ. Therefore, the additional units proposed would also not impact the productions being generated from this TAZ in the model files.

A Level of Service analysis for the 2035 Existing plus Committed roadway network is attached to this report for reference. The adopted 2035 Long Range Transportation Model was referenced to determine the projected 2035 traffic volumes and Level of Service on the roadways within a three-mile radius of the subject site. **Table 3A** and **Table 4A** in the



Appendix of this report outlines the Level of Service on the area roadways based on the adopted 2035 travel model. The resultant land use change will not impact the results of the Level of Service analysis as reported in the adopted 2035 travel model.

#### **Short Range Impacts (5-year horizon)**

The 2014/2015-2018/2019 Lee County Transportation Capital Improvement Plan and the 2014-2018 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on this review there are no programmed improvements in the vicinity of the subject site.

**Table 5A** and **Table 6A** attached to this report indicate the projected 5-year planning Level of Service on the surrounding roadways based on the uses that are being requested with the concurrent zoning request. From Table 6A, all of these roadways are anticipated to operate within their recommended Level of Service standards as identified in the Lee County Comprehensive Plan. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement program.



## IX. CONCLUSION

The proposed Bay Harbour Village Marina comprehensive plan amendment and re-zone located along Main Street approximately 600 feet east of its intersection with San Carlos Boulevard in Lee County, Florida will not reduce the Level of Service of Main Street or San Carlos Boulevard north of Main Street below the Level of Service standard as recommended in the Lee Plan. The existing roadway network can accommodate the additional new vehicle trips the development is anticipated to generate. The comprehensive plan analysis also indicates that the land use change as being proposed will not require any modification to the Long Range Transportation Plan or the short term capital work programs adopted by the County and State.

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

# APPENDIX

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

**TABLE 1A**  
**PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES**  
**BAY HARBOUR MARINA VILLAGE REZONING**

#####

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 184 VPH

IN= 80 OUT= 104

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 250 VPH

IN= 140 OUT= 110

<b>ROADWAY</b>	<b>SEGMENT</b>	<b>ROADWAY</b>	<b>PERCENT</b>							
			<b>CLASS</b>	<b>VOLUME</b>	<b>VOLUME</b>	<b>VOLUME</b>	<b>VOLUME</b>	<b>VOLUME</b>	<b>PROJECT TRAFFIC</b>	<b>PROJECT TRAFFIC</b>
San Carlos Blvd.	S. of Main St.	2LN	0	140	800	860	860	35%	49	6.13%
	N. of Main St.	4LN	0	260	1,840	1,960	1,960	55%	77	4.18%
	N. of Buttonwood Dr.	4LN	0	260	1,840	1,960	1,960	65%	91	4.95%
	N. of Pine Ridge Rd.	4LN	0	260	1,840	1,960	1,960	45%	63	3.42%
	N. of Summerlin Rd.	2LN	0	140	800	860	860	15%	21	2.63%
Main St.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	90%	211	68.06%
	E. of Buttonwood Dr.	2LN	0	0	310	670	740	100%	234	75.48%
Buttonwood Dr.	N. of Main St.	2LN	0	0	310	670	740	10%	14	4.52%
Summerlin Rd.	E. of Pine Ridge Rd.	6LN	0	410	2,840	2,940	2,940	40%	56	1.97%
	E. of San Carlos Blvd.	6LN	0	410	2,840	2,940	2,940	20%	28	0.99%
	W. of San Carlos Blvd.	4LN	0	260	1,840	1,960	1,960	10%	14	0.76%
Pine Ridge Rd.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	20%	28	9.03%

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

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

August 13, 2015

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

ROADWAY	SEGMENT	2014						2022						2022					
		PCS#	BASE YR	2011	YRS OF	ANNUAL	PK SEASON	PK HR	PK SEASON	PERCENT	PROJECT	AM PROJ	PM PROJ	BCKGRND			BCKGRND		
														PEAK DIR. <sup>2</sup>	VOLUME	LOS	V/C	VOLUME	LOS
San Carlos Blvd.	N. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,132	C	0.58	55%	57	77	1,189	C	0.61	1,209	C	0.62
Main St.	E. of San Carlos Blvd.	--	--	3,773*	--	1.00%	166	189	C	0.26	90%	189	211	378	D	0.51	400	D	0.54
	E. of Buttonwood Dr.	--	--	3,773*	--	1.00%	166	189	C	0.26	100%	209	234	398	D	0.54	423	D	0.57

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

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

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

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

**ITE INTERNAL CAPTURE  
CALCULATION SUMMARY SHEET**

## WEEKDAY AM PEAK HOUR TRIP GENERATION

### Land Use Intensity

Land Use	Land Use Code	Unit Count	Unit Type
Shopping Center	LUC 820	22,000	square feet
General Office	LUC 710	0	square feet
Restaurant	LUC 932	8,000	square feet
Single-Family	LUC 210	0	dwelling units
Multi-Family	LUC 230	113	dwelling units
Hotel	LUC 310	0	occupied rooms

### Total Trip Generation of the Proposed Development

Land Use	Land Use Code	AM Peak Hour		
		In	Out	Total
Shopping Center	LUC 820	38	24	62
General Office	LUC 710	0	0	0
Restaurant	LUC 932	47	39	86
Single-Family	LUC 210	0	0	0
Multi-Family	LUC 230	10	47	57
Hotel	LUC 310	0	0	0
<b>Total Trips</b>		<b>95</b>	<b>110</b>	<b>205</b>

### Total Trips to the Surrounding Roadway Network

Trips	AM Peak Hour		
	In	Out	Total
Total Trips	95	110	205
Less 16% IC	-15	-18	-33
<b>Total Trips</b>	<b>80</b>	<b>92</b>	<b>172</b>

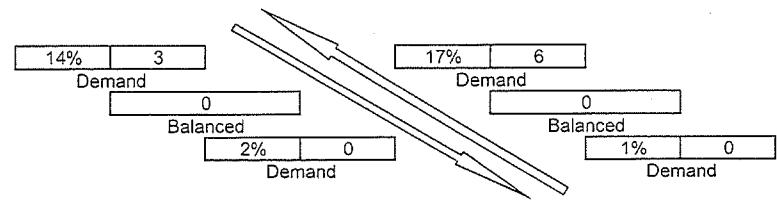
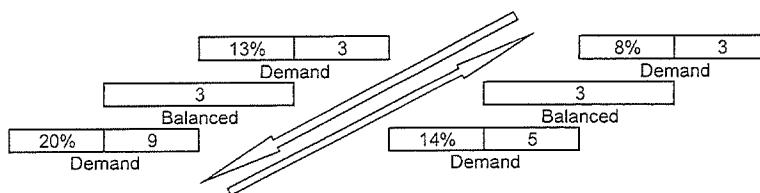
### New Trips to the Surrounding Roadway Network

Trips	AM Peak Hour		
	In	Out	Total
Total Trips	80	92	172
Total Retail Trips	32	20	52
Less 30% Pass-by	-10	-6	-16
Marina	8	17	25
Self Storage	1	1	2
<b>Total Trips</b>	<b>79</b>	<b>104</b>	<b>183</b>

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

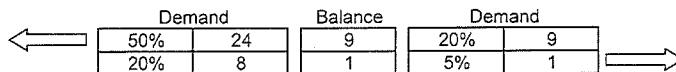
Exit to External		Land Use A - Retail Uses		
Enter	Exit	Total	Internal	External
		38	3	35
		24	3	21
		62	6	56
		%	100%	10% 90%

Enter from External



Exit to External		Land Use B - Restaurant		
Enter	Exit	Total	Internal	External
		47	12	35
		39	4	35
		86	16	70
		%	100%	19% 81%

Enter from External



Exit to External		Land Use C - Residential Uses		
Enter	Exit	Total	Internal	External
		10	1	9
		47	9	38
		57	10	47
		%	100%	18% 82%

Enter from External

Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Land Use C	Total
Enter	35	35	9	79
Exit	21	35	38	94
Total	56	70	47	173
Single-Use Trip Gen. Est.	62	86	57	205

Internal Capture Rate

16%

## WEEKDAY PM PEAK HOUR TRIP GENERATION

### Land Use Intensity

Land Use	Unit Count	Unit Type
Shopping Center	22,000	square feet
General Office	0	square feet
Restaurant	8,000	square feet
Single-Family	0	dwelling units
Multi-Family	113	dwelling units
Hotel	0	occupied rooms

### Total Trip Generation of the Proposed Development

Land Use	Land Use Code	PM Peak Hour			Daily (2-Way)
		In	Out	Total	
Shopping Center	LUC 820	104	113	217	2,538
General Office	LUC 710	0	0	0	0
Restaurant	LUC 932	47	32	79	1,017
Single-Family	LUC 210	0	0	0	0
Multi-Family	LUC 230	44	22	66	715
Hotel	LUC 310	0	0	0	0
<b>Total Trips</b>		<b>195</b>	<b>167</b>	<b>362</b>	<b>4,270</b>

### Total Trips to the Surrounding Roadway Network

Trips	PM Peak Hour			Daily (2-Way)
	In	Out	Total	
Total Trips	195	167	362	4,270
Less 37% IC	-72	-62	-134	-1,580
<b>Total Trips</b>	<b>123</b>	<b>105</b>	<b>228</b>	<b>2,690</b>

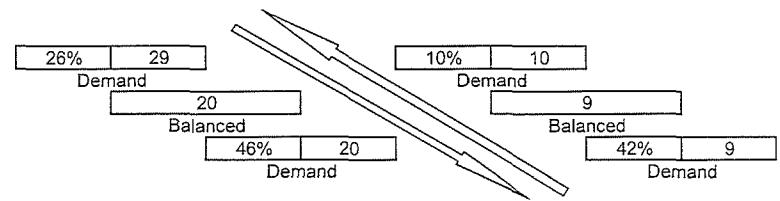
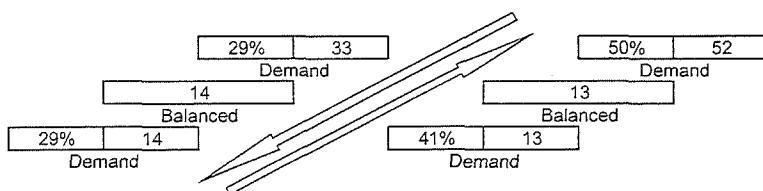
### New Trips to the Surrounding Roadway Network

Trips	PM Peak Hour			Daily (2-Way)
	In	Out	Total	
Total Trips	123	105	228	2,690
Total Retail Trips	66	71	137	1,599
Less 30% Pass-by	-20	-21	-41	-480
Marina Trips	36	24	60	1,006
Self Storage	1	2	3	30
<b>Total Trips</b>	<b>140</b>	<b>110</b>	<b>250</b>	<b>3,246</b>

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

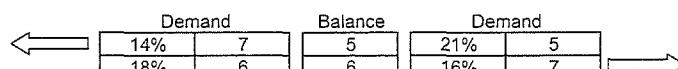
Exit to External		Land Use A - Retail Uses		
79	82	Total	Internal	External
Enter	104	22	82	
Exit	113	34	79	
Total	217	56	161	
%	100%	26%	74%	

Enter from External



Exit to External		Land Use B - Restaurant		
13	28	Total	Internal	External
Enter	47	19	28	
Exit	32	19	13	
Total	79	38	41	
%	100%	48%	52%	

Enter from External



Land Use C - Residential Uses			Exit to External
Enter	Total	Internal	External
44	44	26	18
22	22	14	8
Total	66	40	26
%	100%	61%	39%

Enter from External

Net External Trips for Multi-Use Development			
	Land Use A	Land Use B	Land Use C
Enter	82	28	18
Exit	79	13	8
Total	161	41	26
Single-Use Trip Gen. Est.	217	79	66

Internal Capture Rate

37%

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

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

Table 7.1a Adjusted Internal Trip Capture Rates for Trip Origins within a Multi-Use Development

Land Use Pairs		Weekday	
		AM Peak Hour	PM Peak Hour
From OFFICE	To Office	0.0%	0.0%
	To Retail	28.0%	20.0%
	To Restaurant	63.0%	4.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	1.0%	2.0%
	To Hotel	0.0%	0.0%
From RETAIL	To Office	29.0%	2.0%
	To Retail	0.0%	0.0%
	To Restaurant	13.0%	29.0%
	To Cinema/Entertainment	0.0%	4.0%
	To Residential	14.0%	26.0%
	To Hotel	0.0%	5.0%
From RESTAURANT	To Office	31.0%	3.0%
	To Retail	14.0%	41.0%
	To Restaurant	0.0%	0.0%
	To Cinema/Entertainment	0.0%	8.0%
	To Residential	4.0%	18.0%
	To Hotel	3.0%	7.0%
From CINEMA/ENTERTAINMENT	To Office	0.0%	2.0%
	To Retail	0.0%	21.0%
	To Restaurant	0.0%	31.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	8.0%
	To Hotel	0.0%	2.0%
From RESIDENTIAL	To Office	2.0%	4.0%
	To Retail	1.0%	42.0%
	To Restaurant	20.0%	21.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	0.0%
	To Hotel	0.0%	3.0%
From HOTEL	To Office	75.0%	0.0%
	To Retail	14.0%	16.0%
	To Restaurant	9.0%	68.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	2.0%
	To Hotel	0.0%	0.0%

**LEE COUNTY GENERALIZED  
SERVICE VOLUMES TABLE**

**Lee County**  
**Generalized Peak Hour Directional Service Volumes**  
**Urbanized Areas**

Sept. 2013

c:\input4

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

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

**TRAFFIC DATA FOR PCS #8, 19, 38 &  
44 FROM THE 2014 LEE COUNTY  
TRAFFIC COUNT REPORT**

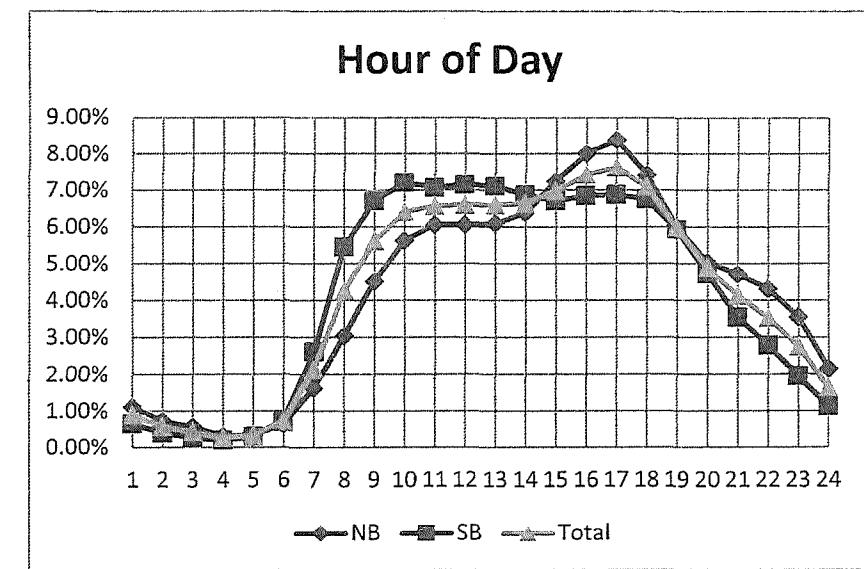
## PCS 8 - San Carlos Blvd (SR 865) south of Prescott St

2014 AADT = 22,800 VPD

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

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

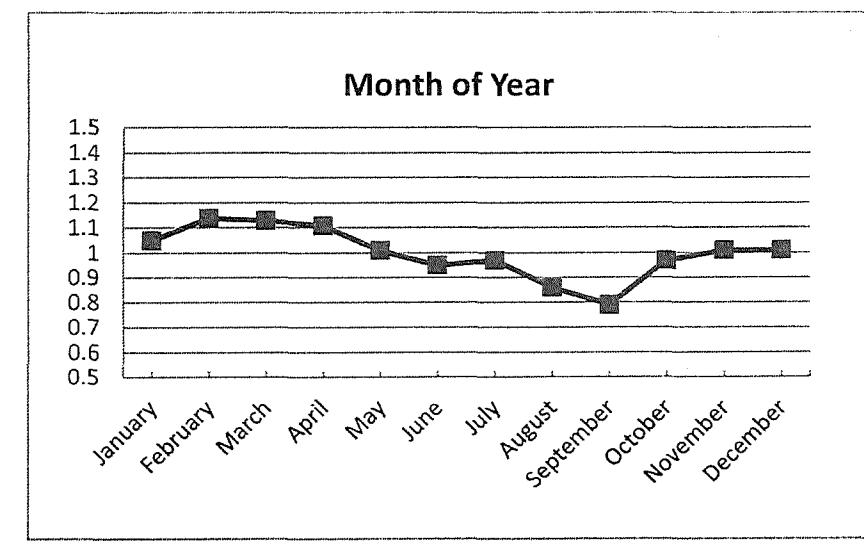
Directional Factor		
AM	0.64	SB
PM	0.55	NB



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

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



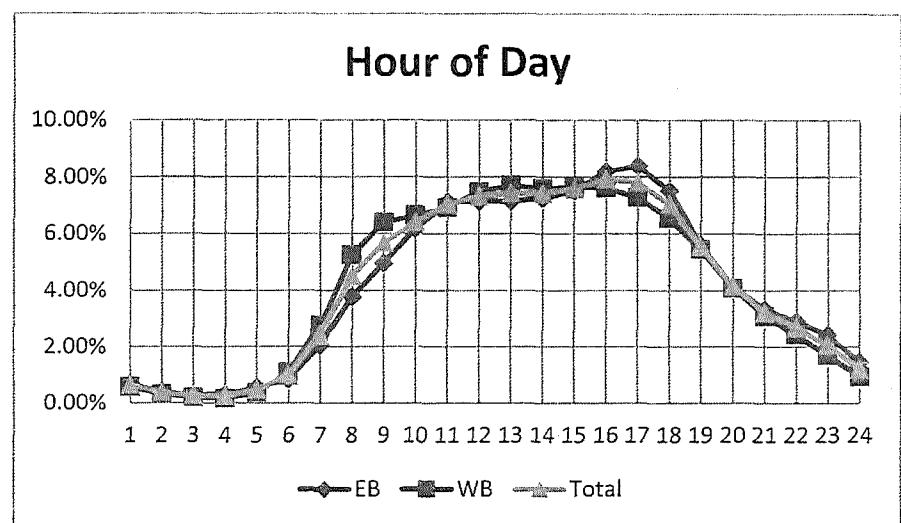
## PCS 19 - Summerlin Rd west of Winkler Rd

2014 AADT = 33,500 VPD

Hour	EB	WB	Total
0	0.68%	0.58%	0.63%
1	0.38%	0.32%	0.35%
2	0.28%	0.20%	0.24%
3	0.32%	0.17%	0.24%
4	0.55%	0.37%	0.46%
5	0.85%	1.10%	0.97%
6	2.05%	2.74%	2.39%
7	3.76%	5.23%	4.50%
8	4.94%	6.39%	5.66%
9	6.16%	6.63%	6.40%
10	7.13%	6.91%	7.02%
11	7.14%	7.47%	7.31%
12	7.14%	7.70%	7.42%
13	7.24%	7.58%	7.41%
14	7.52%	7.65%	7.59%
15	8.20%	7.61%	7.91%
16	8.39%	7.26%	7.82%
17	7.52%	6.53%	7.03%
18	5.59%	5.42%	5.51%
19	4.11%	4.06%	4.09%
20	3.31%	3.05%	3.18%
21	2.88%	2.41%	2.65%
22	2.40%	1.68%	2.04%
23	1.45%	0.93%	1.19%

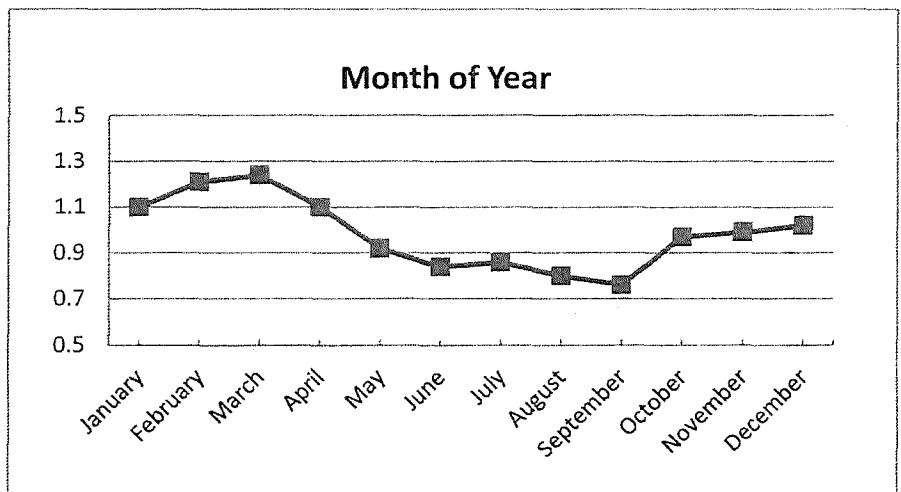
Month of Year	Fraction
January	1.1
February	1.21
March	1.24
April	1.1
May	0.92
June	0.84
July	0.86
August	0.8
September	0.76
October	0.97
November	0.99
December	1.02

Directional Factor		
AM	0.58	WB
PM	0.54	EB



Day of Week	Fraction
Sunday	0.84
Monday	1
Tuesday	1.05
Wednesday	1.01
Thursday	1.01
Friday	1.09
Saturday	0.99

Design Hour Volume		
#	Volume	Factor
5	7042	0.210
10	3754	0.112
20	3557	0.106
30	3477	0.104
50	3404	0.102
100	3343	0.100
150	3267	0.098
200	3231	0.096



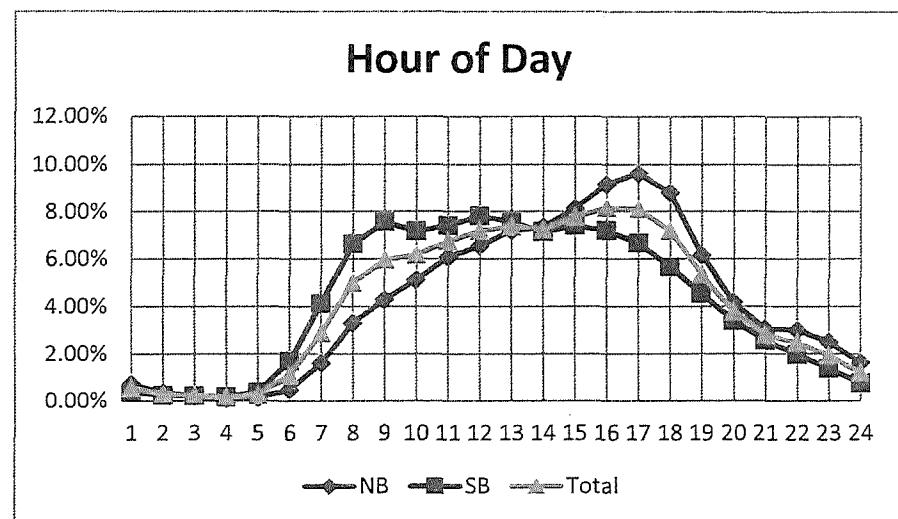
## PCS 38 - McGregor Blvd north of Kelly Rd

2014 AADT = 15,800 VPD

Hour	NB	SB	Total
0	0.75%	0.38%	0.56%
1	0.37%	0.25%	0.31%
2	0.22%	0.22%	0.22%
3	0.12%	0.19%	0.15%
4	0.16%	0.38%	0.27%
5	0.50%	1.71%	1.11%
6	1.64%	4.13%	2.91%
7	3.33%	6.62%	5.00%
8	4.31%	7.57%	5.97%
9	5.14%	7.18%	6.18%
10	6.07%	7.40%	6.74%
11	6.56%	7.82%	7.20%
12	7.20%	7.56%	7.38%
13	7.35%	7.14%	7.24%
14	8.14%	7.40%	7.77%
15	9.15%	7.19%	8.15%
16	9.62%	6.66%	8.11%
17	8.79%	5.64%	7.19%
18	6.15%	4.54%	5.33%
19	4.19%	3.39%	3.78%
20	3.07%	2.57%	2.82%
21	3.02%	1.97%	2.48%
22	2.52%	1.37%	1.94%
23	1.63%	0.74%	1.18%

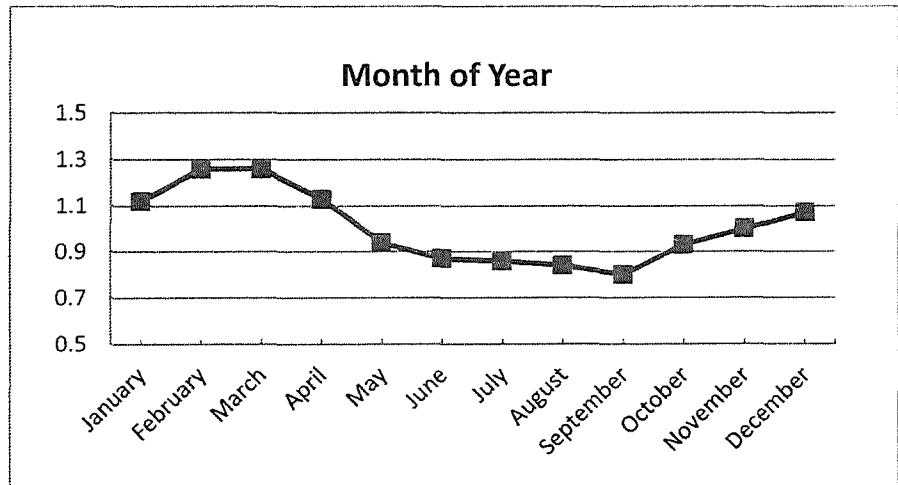
Month of Year	Fraction
January	1.12
February	1.26
March	1.26
April	1.13
May	0.94
June	0.87
July	0.86
August	0.84
September	0.8
October	0.93
November	1
December	1.07

Directional Factor		
AM	0.72	SB
PM	0.59	NB



Day of Week	Fraction
Sunday	0.82
Monday	1.01
Tuesday	1.04
Wednesday	1.05
Thursday	1.03
Friday	1.08
Saturday	0.96

Design Hour Volume		
#	Volume	Factor
5	1787	0.113
10	1738	0.110
20	1709	0.108
30	1686	0.107
50	1664	0.105
100	1618	0.102
150	1584	0.100
200	1561	0.099



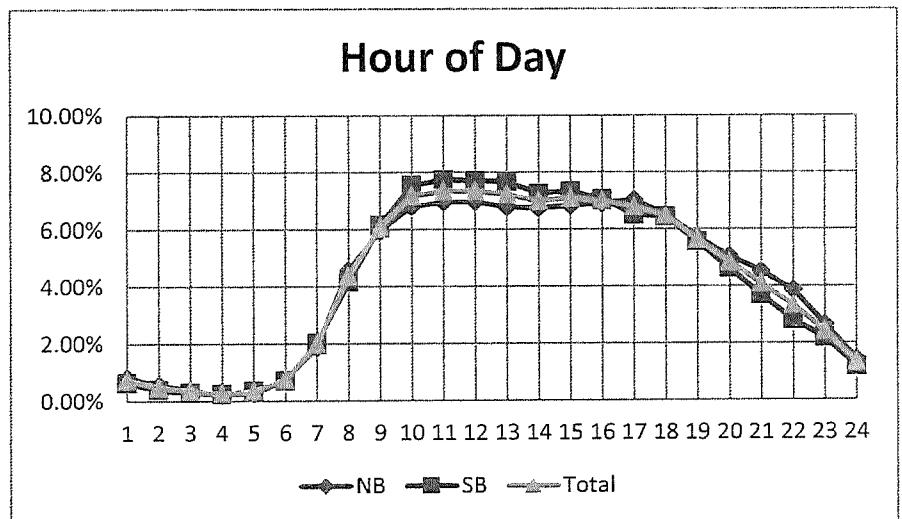
## PCS 44 - Estero Blvd north of Donora Blvd

2014 AADT = 13,500 VPD

Hour	NB	SB	Total
0	0.80%	0.62%	0.71%
1	0.54%	0.38%	0.46%
2	0.37%	0.28%	0.33%
3	0.21%	0.23%	0.22%
4	0.27%	0.34%	0.30%
5	0.73%	0.69%	0.71%
6	1.87%	2.01%	1.94%
7	4.58%	4.15%	4.36%
8	5.96%	6.15%	6.06%
9	6.81%	7.55%	7.18%
10	6.96%	7.75%	7.35%
11	6.97%	7.72%	7.35%
12	6.78%	7.68%	7.23%
13	6.74%	7.26%	7.00%
14	6.83%	7.34%	7.09%
15	6.91%	7.06%	6.99%
16	7.05%	6.49%	6.77%
17	6.49%	6.43%	6.46%
18	5.72%	5.55%	5.63%
19	5.05%	4.61%	4.83%
20	4.51%	3.65%	4.08%
21	3.85%	2.76%	3.30%
22	2.61%	2.15%	2.38%
23	1.40%	1.14%	1.27%

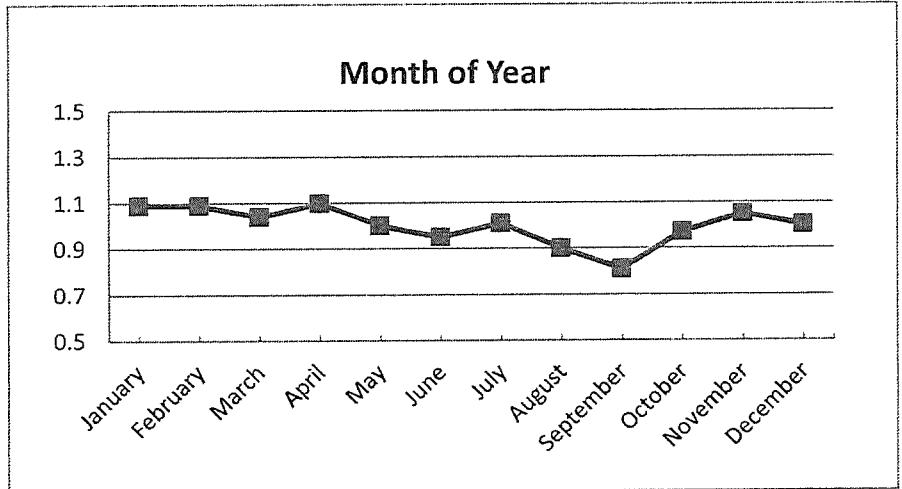
Month of Year	Fraction
January	1.09
February	1.09
March	1.04
April	1.1
May	1
June	0.95
July	1.01
August	0.9
September	0.81
October	0.97
November	1.05
December	1

Directional Factor		
AM	0.52	NB
PM	0.52	NB



Day of Week	Fraction
Sunday	0.91
Monday	0.98
Tuesday	1
Wednesday	1.01
Thursday	1.02
Friday	1.06
Saturday	1.01

Design Hour Volume		
#	Volume	Factor
5	1321	0.098
10	1296	0.096
20	1274	0.094
30	1263	0.094
50	1240	0.092
100	1214	0.090
150	1194	0.088
200	1175	0.087



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

STREET	LOCATION	Station #	Daily Traffic Volume (AADT)										
			2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
PINE RIDGE RD	S OF SUMMERLIN RD	369	10600	10500	10100	10400	9700	9500					37
PINE RIDGE RD	N OF SUMMERLIN RD	368	5400	5600	5500	4700	5600	5200	4300		5000		37
PINE RIDGE RD	S OF MCGREGOR BLVD	367	5600	6300	6000	5400	5900	5700	5500	5700	5600	4600	37
PLANTATION RD	S OF COLONIAL BLVD	328					4400	5800	8000		11500		45
PLANTATION RD	N OF DANIELS PKWY	370	8700		6700	9500	9800	11600				12400	45
PLANTATION RD	N OF SIX MILE CYPRESS	521	3200	3500	4200	3600	4000	4700				5500	45
PONDELLA RD	E OF PINE ISLAND RD	373	15300	16600	12300	14100	13800	14400					34
PONDELLA RD	E OF BETMAR BLVD	34	22600	24300	21900	19800	18200	18000	17800	17700	18000	19000	
PONDELLA RD	W OF BUSINESS 41	374	20000	21300	18700	15700	17700	19000	17500		17100	17100	34
PRICHETTE PKWY	N OF BAYSHORE RD	488	2000	2300	2000	1700	1500						64
RANCHETTE RD	S OF IDLEWILD ST	482		1400	2000	1400	1700	1500					45
RICH RD	E OF SLATER RD	489	1300	1800	1200	1000	900						34
RICHMOND AVE	S OF W 9TH ST	377	1400	1900	1800	1600	1500	1500					6
RICHMOND AVE	S OF W 14TH ST	375	1100	1300	1300	1200	1200	1200					6
RIVER RANCH RD	S OF CORKSCREW RD	466	1600	2500	3000	2700	2000	2000					25
SAN CARLOS BLVD	S OF PRESCOTT ST	8	27000	26200	23500	25000	22500	21600	22300	22200	22500	22800	
SAN CARLOS BLVD	N OF SUMMERLIN RD	379	17200	16400	15300	14500	15300	13700					8
SAN CARLOS BLVD	E OF US 41	423	5300	5100	5000	4500	4400	3700					15

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

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

**TRAFFIC COUNT DATA FOR  
MAIN STREET**

# TR Transportation Consultants, Inc.

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

Page 1

Site Code: beach  
Station ID:

Latitude: 0° 0.000 South

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

ADT\* ADT 3,773 AADT 3,773

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

**LEE COUNTY MPO LONG RANGE  
TRANSPORTATION PLAN**



## DRAFT

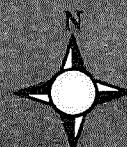
## LEGEND

- 4 Lanes
  - 6 Lanes
  - 8 Lanes



## Lee County Existing + Committed Network

**2035 LONG RANGE  
TRANSPORTATION PLAN**  
COLLIER & LEE COUNTIES



NOT TO SCALE

## LEGEND

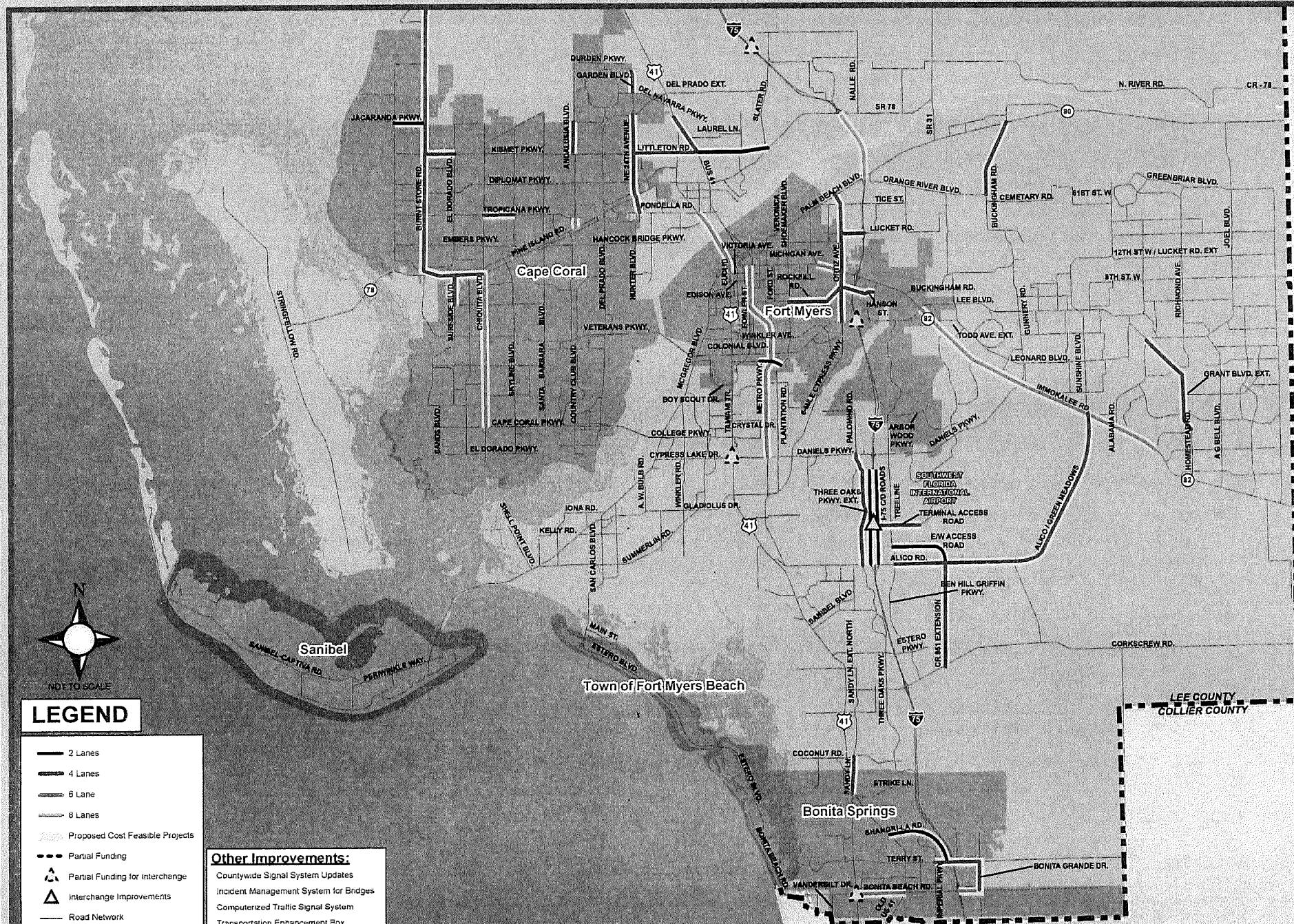
- 2 Lanes
- 4 Lanes
- 6 Lane
- 8 Lanes
- Proposed Cost Feasible Projects
- Partial Funding
- ▲ Partial Funding for Interchange
- △ Interchange Improvements
- Road Network

- Other Improvements:**
- Countywide Signal System Updates
  - Incident Management System for Bridges
  - Computerized Traffic Signal System
  - Transportation Enhancement Box



# Lee County Draft Highway Cost Feasible Plan

2035 LONG RANGE  
TRANSPORTATION PLAN  
COLLIER & LEE COUNTIES  
November 16, 2010





NOT TO SCALE

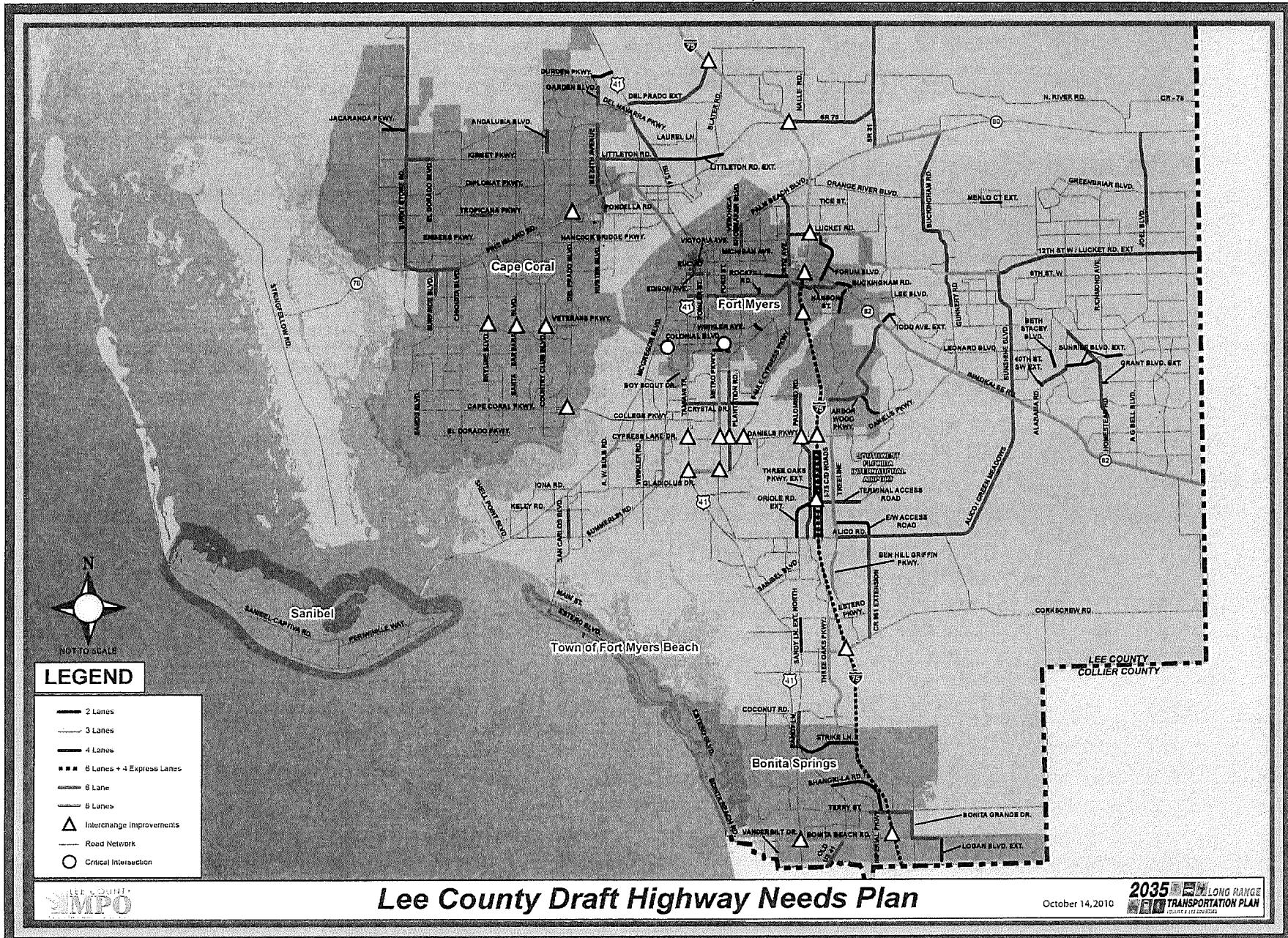
#### LEGEND

- 2 Lanes
- 3 Lanes
- 4 Lanes
- 6 Lanes + 4 Express Lanes
- 6 Lane
- 8 Lanes
- Δ Interchange Improvements
- Road Network
- Critical Intersection

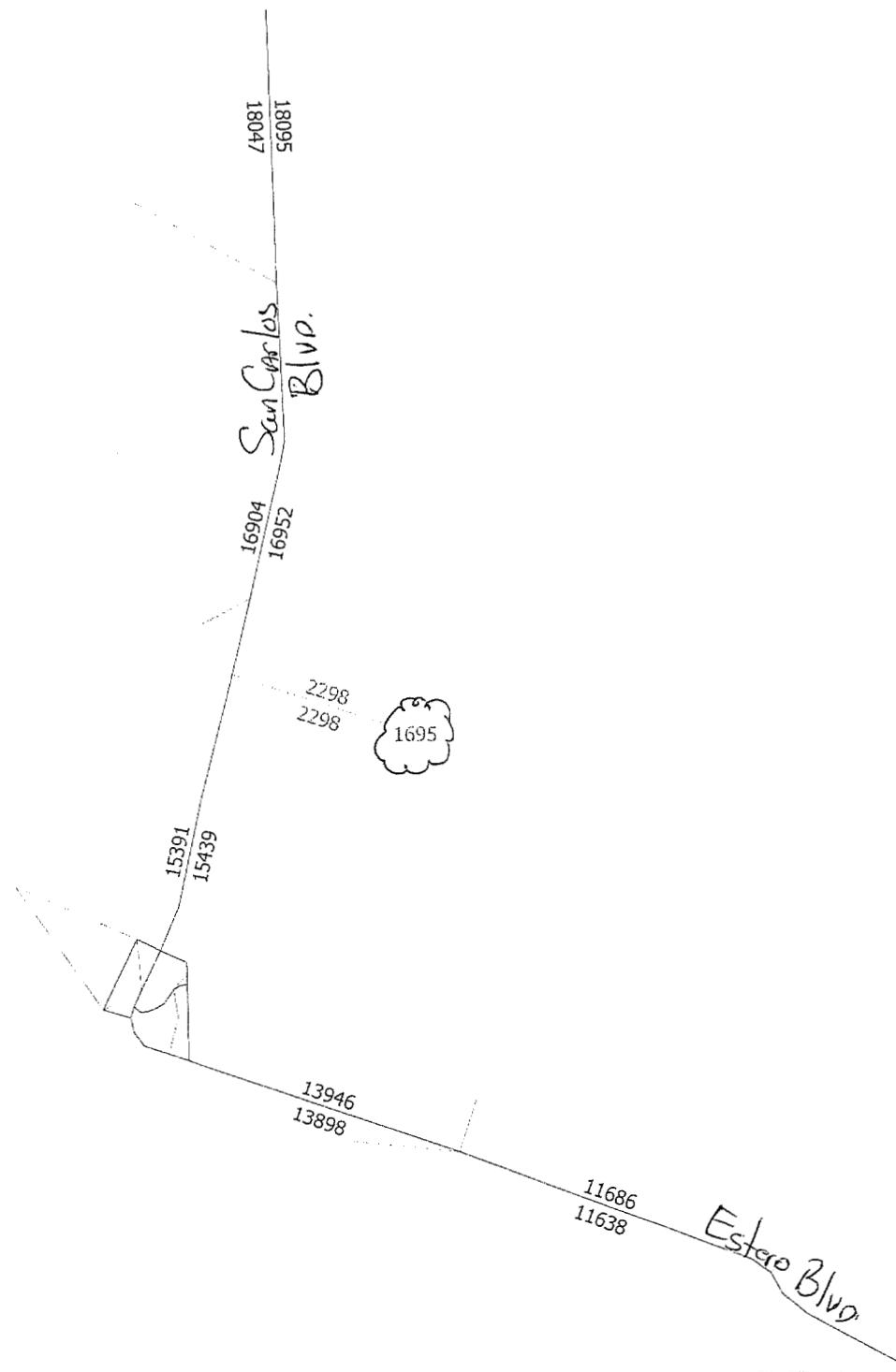


## Lee County Draft Highway Needs Plan

2035 LONG RANGE  
TRANSPORTATION PLAN  
October 14, 2010

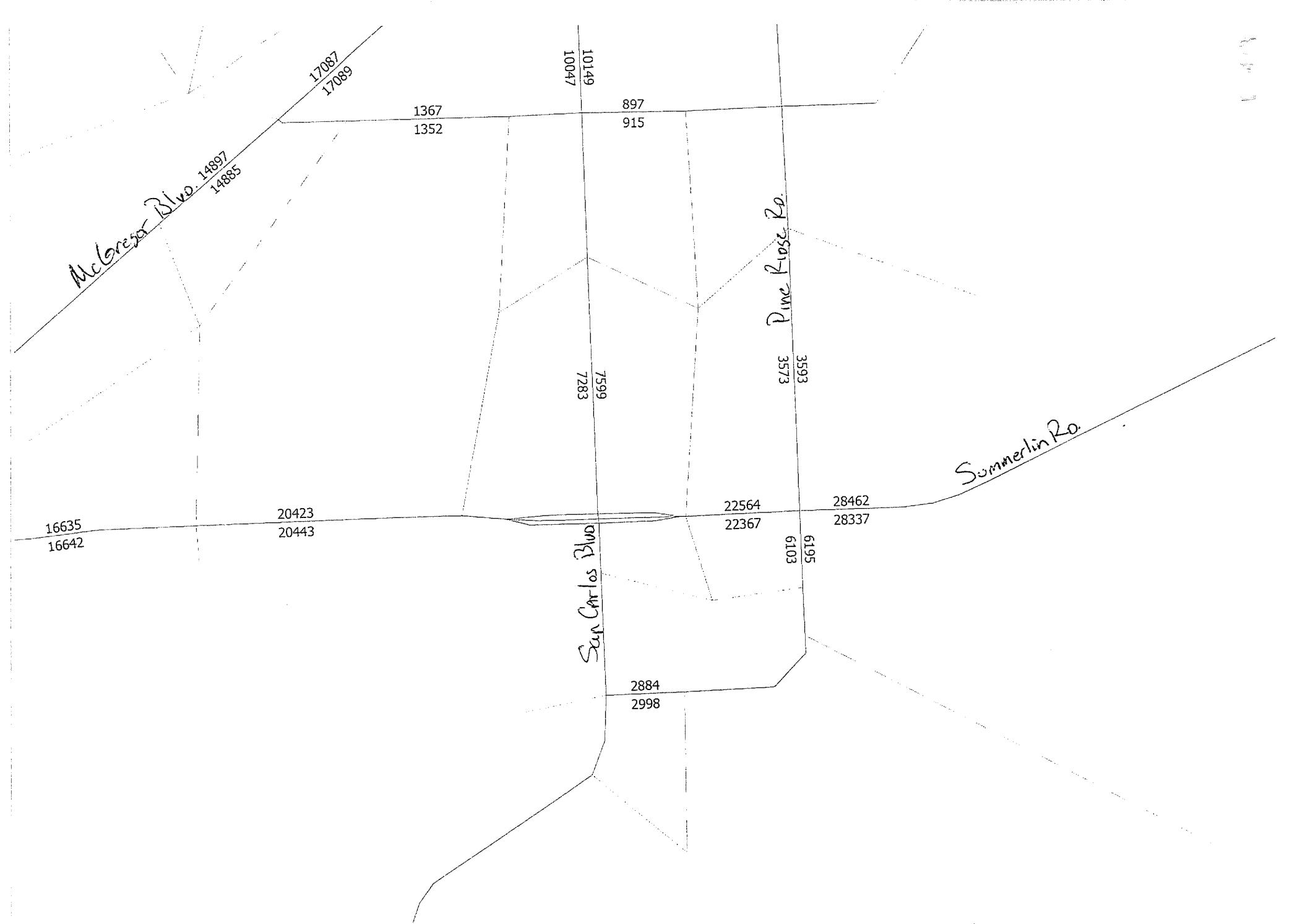


**2035 E + C TRAVEL MODEL**  
**DIRECTIONAL VOLUMES**



2035 Cost Feasible Model

(Licensed to TR Transportation Consultants, Inc.)



2035 Cost Feasible Model

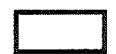
(Licensed to TR Transportation Consultants, Inc.)

**2035 LEVEL OF SERVICE ANALYSIS**

**TABLE 3A & 4A**

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

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



- Denotes the LOS Standard for each roadway segment

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

ROADWAY	ROADWAY SEGMENT		2035				AADT		100TH HIGHEST			PM PK HR		2035 BACKGROUND PEAK DIRECTION TRAFFIC VOLUMES			
	FROM	TO	FSUTMS	LCDOT PCS OR PEAKSEASON	BACKGROUND	K-100	2-WAY VOLUME	DIRECTIONAL	PEAK DIRECTION	PEAK VOLUME	LOS	NORTH/EAST VOLUME	SOUTH/WEST VOLUME	LOS			
				PSWDT	FDOT SITE #												
Summerlin Road	McGregor Blvd.	San Carlos Blvd.	40,866	19	1.400	29,190	0.1000	2,919	0.54	EAST	1576	C	1,343	C			
	San Carlos Blvd.	Pine Ridge Rd.	44,932	19	1.400	32,094	0.1000	3,209	0.54	EAST	1733	C	1,476	C			
	Pine Ridge Rd.	Bass Rd.	56,799	19	1.400	40,571	0.1000	4,057	0.54	EAST	2191	C	1,866	C			
Pine Ridge Rd.	San Carlos Blvd.	Summerlin Rd.	12,298	19	1.400	8,784	0.1000	878	0.54	EAST	474	C	404	C			
	Summerlin Rd.	Gladiolus Dr.	7,166	19	1.400	5,119	0.1000	512	0.54	EAST	276	C	236	C			
San Carlos Blvd.	Estero Blvd.	Main St. (Bridge)	30,830	8	1.350	22,837	0.0850	1,941	0.55	NORTH	1068	F	873	F			
	Main St.	Summerlin Rd.	36,142	8	1.350	26,772	0.0850	2,276	0.55	NORTH	1252	C	1,024	C			
	Summerlin Rd.	Kelly Rd.	14,882	8	1.350	11,024	0.0850	937	0.55	NORTH	515	C	422	C			
Estero Blvd.	Center St.	Tropical Shores Way	27,844	44	1.280	21,753	0.0900	1,958	0.52	NORTH	1018	F	940	F			
	Tropical Shores Way	Voorhis St.	23,324	44	1.280	18,222	0.0900	1,640	0.52	NORTH	853	D	787	C			

**TABLE 5A & 6A**  
**5-YEAR PLANNING LOS ANALYSIS**  
**COMP PLAN ANALYSIS**

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

August 13, 2015

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 121 VPH IN= 49 OUT= 72

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 288 VPH IN= 151 OUT= 137

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

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

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

August 13, 2015

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

ROADWAY	SEGMENT	2014						2020						2020								
		PCS#	BASE YR	2011	YRS OF	ANNUAL	PK SEASON	PK HR	PK SEASON	PERCENT	PROJECT	AM PROJ	PM PROJ	BCKGRND				BCKGRND				
														PEAK DIR. <sup>2</sup>	VOLUME	LOS	V/C	VOLUME	LOS	V/C	VOLUME	LOS
San Carlos Blvd.	N. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,109	C	0.57	55%	40	83	1,149	C	0.59	1,192	C	0.61			
Main St.	E. of San Carlos Blvd.	--	--	3,773*	--	1.00%	166	185	C	0.25	90%	160	221	345	D	0.47	406	D	0.55			
	E. of Buttonwood Dr.	--	--	3,773*	--	1.00%	166	185	C	0.25	100%	177	245	362	D	0.49	430	D	0.58			

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

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

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

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

# TRIP GENERATION EQUATIONS

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

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



## Fort Myers Beach Fire Control District

### Fire Prevention and Investigation Bureau

PO Box 2880 Fort Myers Beach, FL 33931

Telephone (239)590-4200 Fax: (239)432-1554

#### PREVENTION STAFF

**William L. Genevrino**  
Fire Prevention  
Specialist

**Lloyd Adams**  
Fire Prevention  
Specialist

**Fire Marshal**  
Ronald L. Martin

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

RE: Bay Harbour Marina Village MPD

Dear Mr. Ink:

After reviewing the proposed changes to the Compass Rose Marina located at 1195 Main Street, Fort Myers Beach, FL 33956. At this time Fire Services and Facilities are sufficient, however, with the advent of this new development, improvement in Fire and EMS response capability should be anticipated.

Should you have any questions, please feel free to contact me.

Respectfully,

*Ronald L. Martin-70*

Captain-Fire Marshal



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*

**June 18, 2015**

**James Ink**  
**Inkwerks Coastal Design**  
**2055 W. First St.**  
**Fort Myers, FL 33901**

**Re: Letter of Service Availability**

Mr. Ink,

I am in receipt of your letter dated June 9, 2015, requesting a Letter of Service Availability for the development of Bay Harbor Marina Village on San Carlos Island.

While Lee County EMS provides coverage to the entire county, the primary response to this area is Fort Myers Beach Fire Control District. To satisfy the requirements of the Comprehensive Planning Amendment application, section B(3), please obtain a letter of EMS availability from the fire district.

If you have any questions, please contact me at (239) 533-3961.

Sincerely,

A handwritten signature in black ink, appearing to read "Benjamin Abes".

Benjamin Abes  
Deputy Chief, Operations  
Division of Emergency Medical Services

*Mike Scott*  
Office of the Sheriff



State of Florida  
County of Lee

August 17, 2015

James Ink  
Inkwerks Coastal Design  
2055 W. First St.  
Fort Myers, Florida 33901

Mr. Ink,

The proposed Bay Harbor Marina Village at 1195 Main St., Fort Myers Beach 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 a Comprehensive Plan Amendment request to change the designation for the 7.58 acre parcel on San Carlos Island from Industrial to Central Urban and rezone the land as Mixed Use Planned. We recognize that the changes would allow for a mixed unit marina village of up to 108 residential units of housing with public parking and bonus density for workforce housing.

We will provide law enforcement services primarily from our West District office in south Fort Myers. 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



14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



John E. Manning  
*District One*

Cecil L. Pendergrass  
*District Two*

Larry Kiker  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjardins  
*County Manager*

Richard Wm. Wesch  
*County Attorney*

Donna Marie Collins  
*Hearing Examiner*

**Ink Werks**

Coastal Design & Development Consultants

August 18, 2015

Mr. James Ink

2055 West First Street

Fort Myers, Florida 33901

**SUBJECT:** Bay Harbour Marina Village MDP – Comprehensive Plan  
Amendment Change  
Lee County Solid Waste Division - Letter of Availability

Dear Mr. Ink:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the above multi-family, residential, and commercial dwellings proposed for Bay Harbour Marina located on 1195 Main Street, Fort Myers Beach, through our franchised hauling contractor. Disposal of the solid waste generated from the 4 residential units, 113 unit multi family dwelling units, and multiple commercial uses will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Thank you for providing me a copy of the Master Concept Plan for this development. The indicated location for the garbage and recycling containers is in an accessible place for safe collections by the service provider. The submitted plan indicates the developer's intention to comply with Solid Waste Ordinance No. 11-27 and LCLDC 10-261. While there is no requirement in Ordinance No. 11-27 for bulk waste storage, please consider some additional space for the storage of bulk waste items that may not fit into a dumpster. The same goes for disposal of electronics. Electronics may not be collected/mixed with regular household trash, collection with a separate vehicle is required, thus the need for separate storage (unless residents will be asked to bring their electronics to the County's Household Chemical Waste and Electronics Collection Facility on Topaz Court).

Garbage and recycling collections for the multi-family and commercial units require the owner/or the Management Company to secure a service agreement for the collection and an agreement for the lease of waste containers (unless purchased by the owner) from Advanced Disposal Services, phone (239) 334-1224.

Additionally, Lee County Solid Waste Ordinance 11-27, Section 7 defines commercial establishments and the payment of the annual solid waste assessment levied on the Property Taxes.

Again, thanks for your patience in awaiting our response. If you have any questions, please call me at (239) 533-8000.

Sincerely,

A handwritten signature in blue ink that reads "Brigitte Kantor". The signature is fluid and cursive, with "Brigitte" on the top line and "Kantor" on the bottom line.

Brigitte Kantor  
Operations Manager  
Solid Waste Division

Cc: David Helmick, LCSW  
Roland Clayton, Advanced Disposal Services



June 9, 2015

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

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

Dear Mr. Howard:

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

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

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

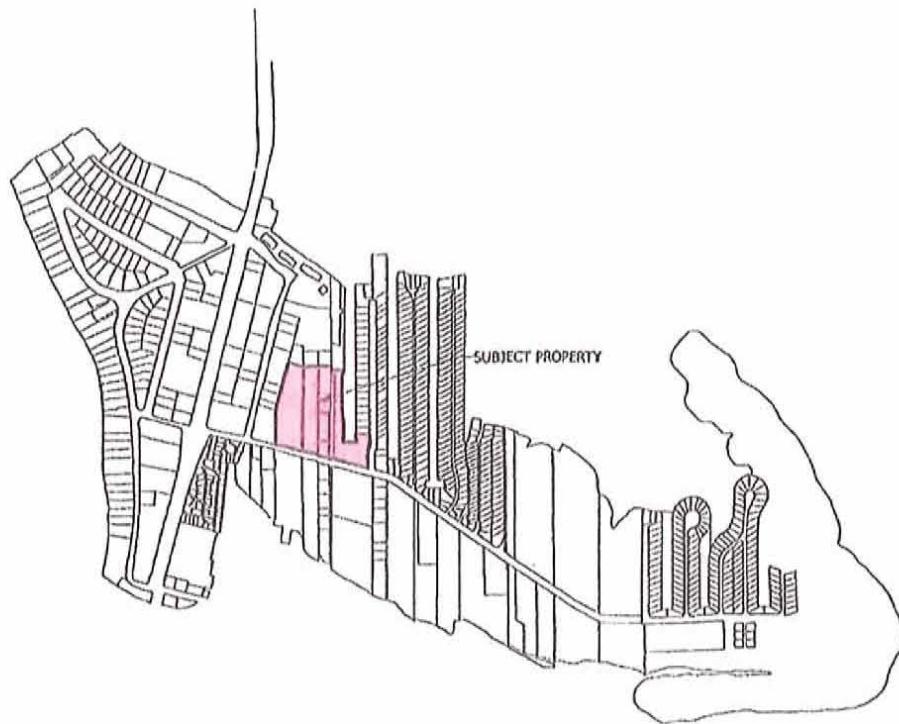
My good will and respect,

A handwritten signature in blue ink, appearing to read "James M. Ink".

James M Ink

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





### SAN CARLOS ISLAND

SCALE 1" = 1000'

	LOCATION MAP - SAN CARLOS ISLAND	JOB #: I15017
2055 West First Street Fort Myers, Florida 33901 TEL: (239) 334-2450 FAX: (239) 334-0278 EMAIL: JAMES@INWORKS.ORG	BAY HARBOUR MARINA VILLAGE	DATE: 6.2015
	1195 MAIN ST, FT MYERS BEACH 33931	EXHIBIT: 1

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

Property Identification

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



3401 Metro Parkway  
Fort Myers, FL 33901  
Phone: 239-533-0319

June 23, 2015

John E. Manning  
*District One*

Cecil L. Pendergrass  
*District Two*

Larry Kiker  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wm. Wesch  
*County Attorney*

Donna Marie Collins  
*Hearing Examiner*

James M. Ink  
2055 West First Street  
Fort Myers, FL 33901

**RE: Bay Harbour Marina Village MPD  
Comprehensive Plan Amendment Change**

Dear Mr. Ink,

I have received your letter request for services availability concerning the Bay Harbour Marina Village Comprehensive Plan Amendment change. After reviewing the aerial of the site, the strap number and comparing the location with our existing route locations and planned route locations according to the Board of County Commissioners adopted Transit Development Plan, I have determined the following:

- The identified site is within the LeeTran  $\frac{1}{4}$  mile fixed route service area.
- The identified site is within the LeeTran  $\frac{3}{4}$  mile paratransit services corridor.
- According to the LeeTran Transit Development Plan, there are no planned service expansions in this area.

Regarding adjustments to the trolley service, LeeTran has these comments:

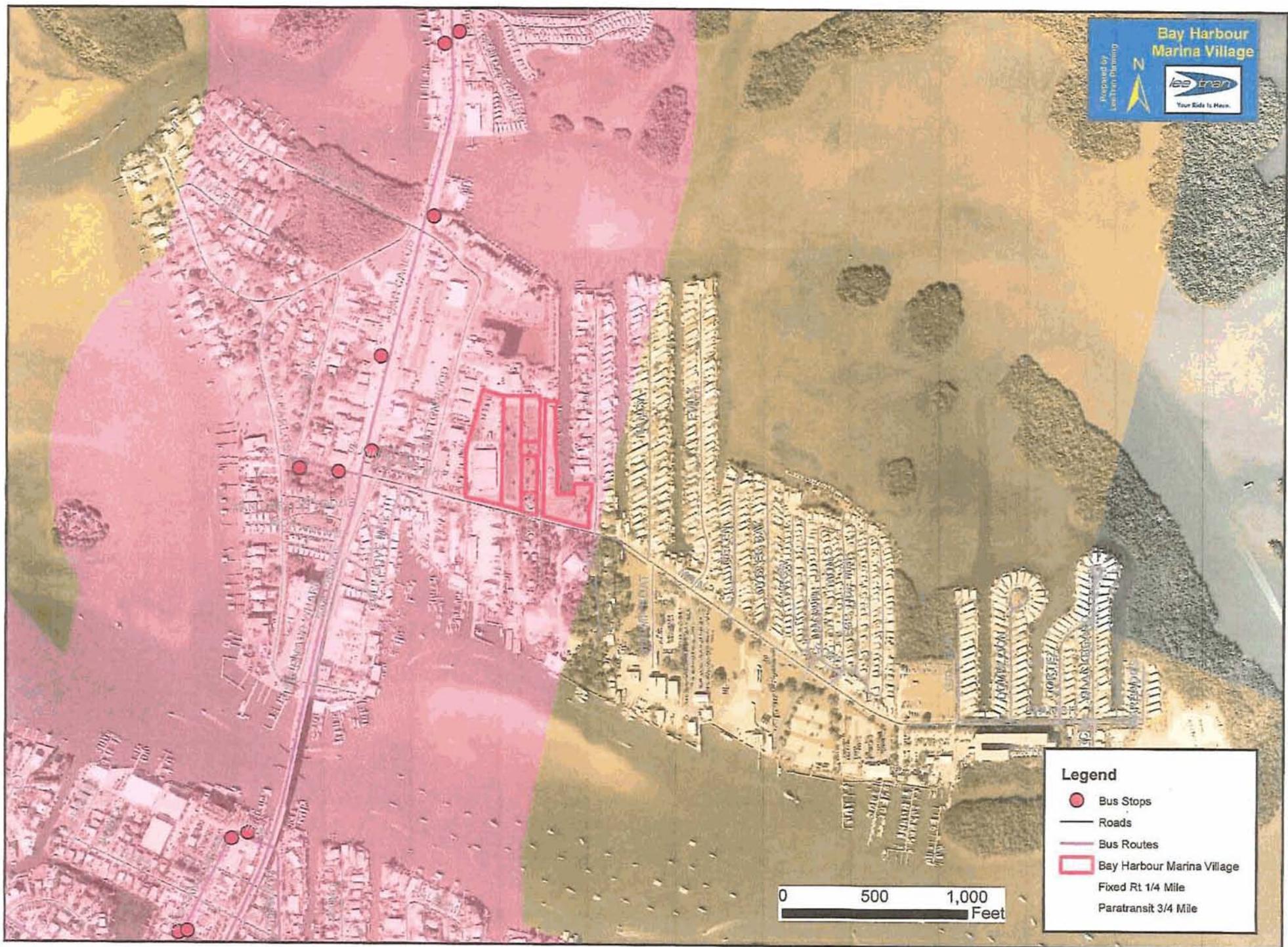
- LeeTran is in the process of building a park and ride at Summerlin Dr.
- LeeTran is still in favor of pursuing the transit lane on San Carlos Blvd and a deviation of the trolley route to this development would be counterproductive.
- A left turn from the development site to San Carlos Blvd would be time consuming, and LeeTran has a strong interest in decreasing run times.
- Current bus stops that can be utilized by the development are within 700-750 feet from the property.

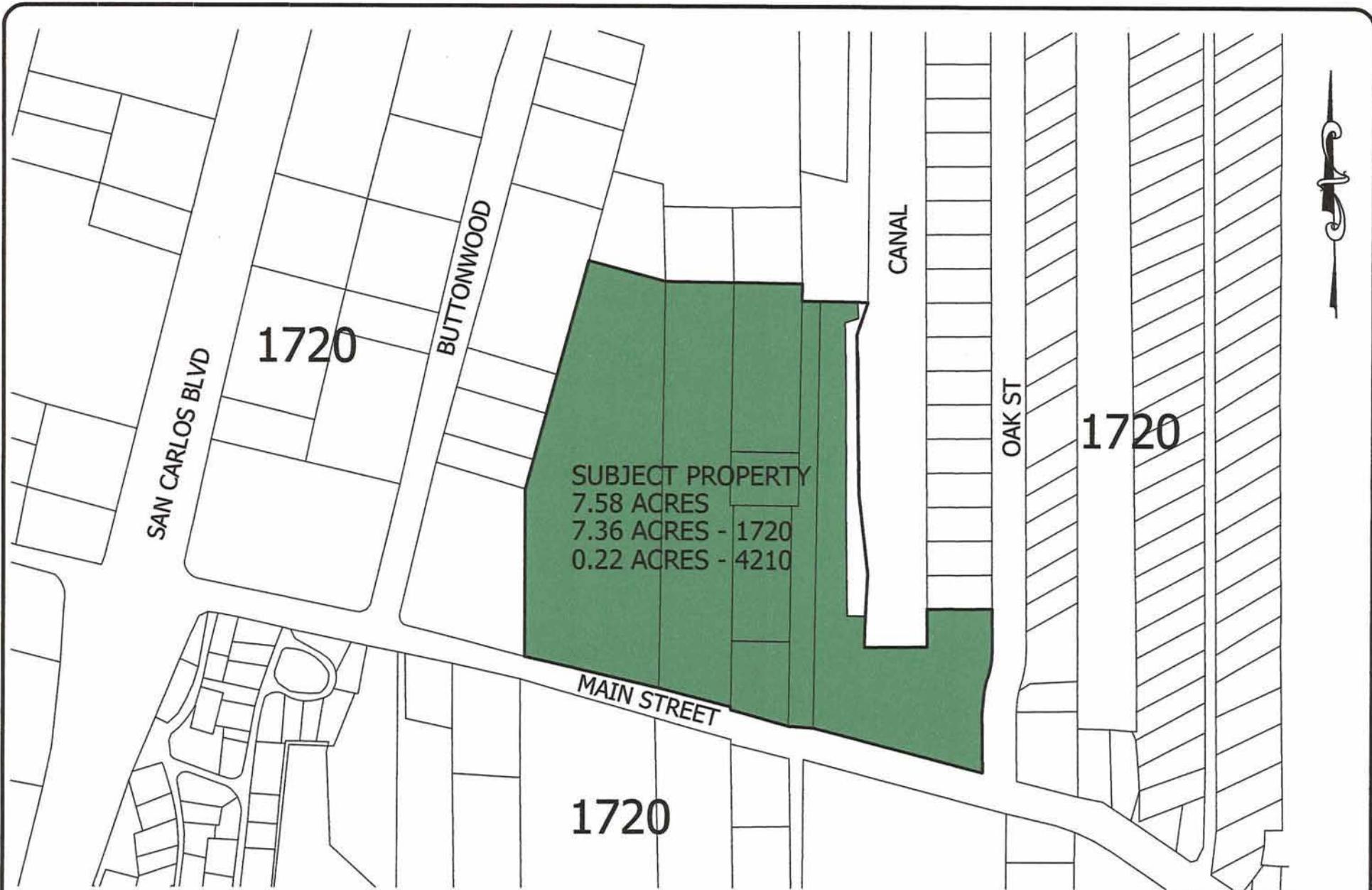
I am attaching a map of our route services and stops in relation to the proposed development. If you have any questions or require further information, please feel free to contact me at (239) 533-0319 or at [Abielawska@leegov.com](mailto:Abielawska@leegov.com).

Sincerely,



Anna Bielawska  
Planner  
Lee County Transit





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



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

FLUCCS MAP

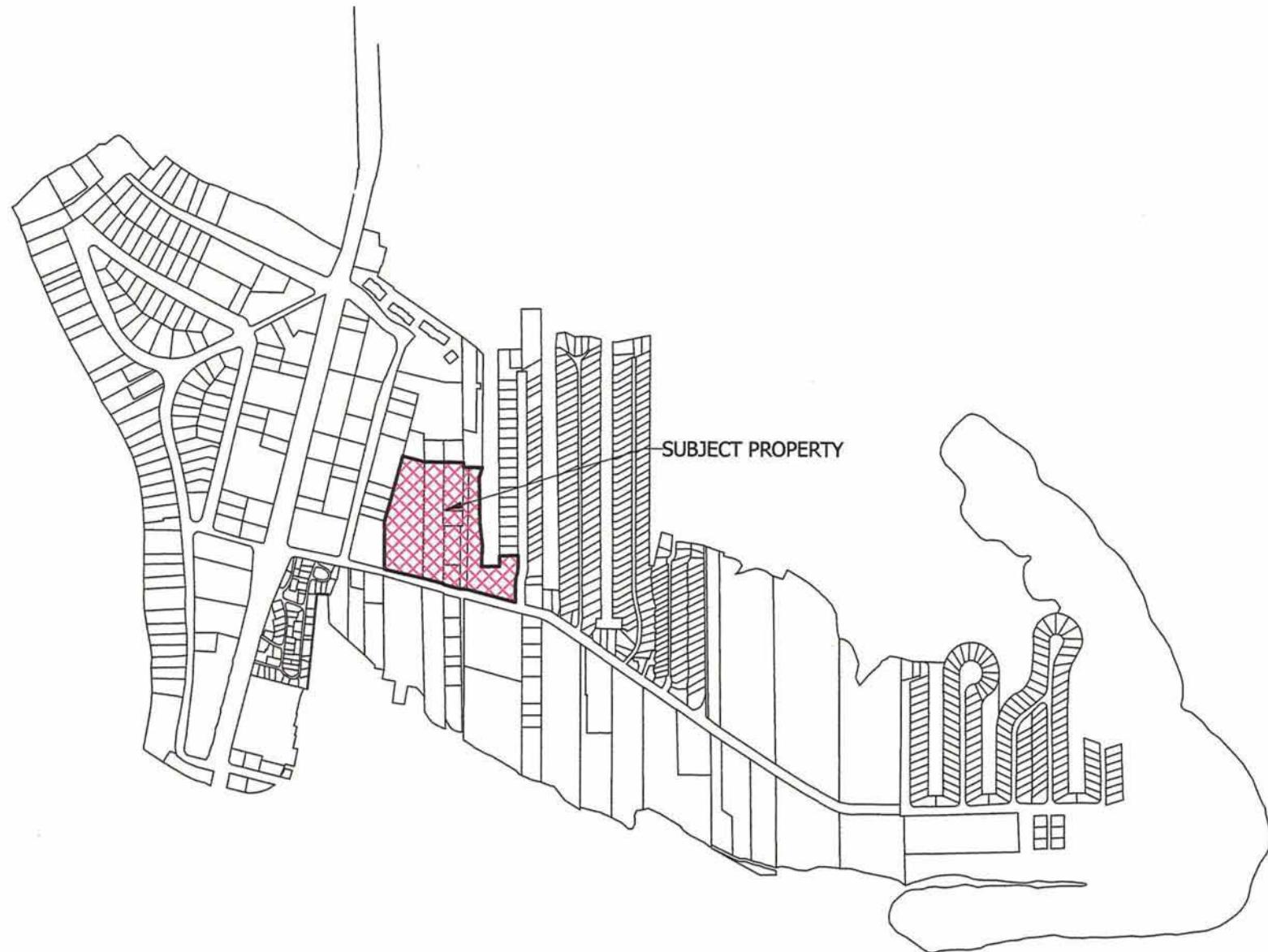
BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 6.2015

EXHIBIT: C1



SCALE 1" = 800'



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

PROPOSED MAP 1, PAGE 6 MIXED USE OVERLAY MAP

JOB #: I15017

BAY HARBOUR MARINA VILLAGE

DATE: 6.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: B.1

**Bay Harbour Marina Village MPD**  
**Section IV C.6 Listed Species Analysis**

The following protected species are known to be in the area and require clearance from National Marine Fisheries as part of any construction activities in the waters:

- Green Sea Turtle – Not in Critical Habitat
- Hawksbill Sea Turtle – Not in Critical Habitat
- Kemps' Ridley Sea Turtle – Not in Critical Habitat
- Leatherback Sea Turtle – Not in Critical Habitat
- Loggerhead Sea Turtle – Not in Critical Habitat
- Olive Ridley Sea Turtle – Not in Critical Habitat
- Smalltooth Sawfish – Critical Habitat Unit 1
- Largetooth Sawfish – Not in Critical Habitat
- West Indian Manatee – Not in Critical Habitat

## **Bay Harbour Marina Village MPD**

### **Section IV E.4 State and Regional Planning Consistency**

The following is a narrative of state and regional policy planning goals that are relevant to the proposed amendment:

#### **Housing:**

This plan change will allow a variety of housing types in various price ranges. It also includes an affordable housing component to assist in the need of workforce housing that is affordable in the vicinity of the Town of Fort Myers Beach. There is a lack of affordable housing in the area due to the cost of housing in the coastal area.

This plan change will allow a mixed use development that provides basic commercial services to the residents of San Carlos Island to reduce commute time and cost of infrastructure.

This plan change will allow the creation of a high quality mixed use community that is constructed to the highest level of construction to reduce potential impact to the community in storm events.

This plan change will allow the creation of housing as an in-fill development reducing the potential for urban sprawl.

This plan change will prompt inter-modal transportation to reduce vehicular traffic.

This plan change will allow a safe and integrated community in a neighborhood needing redevelopment to older and exposed to natural disasters.

This plan change will allow for housing that is safe and affordable without investment of unrecoverable governmental money.

#### **Economic Development:**

This plan change will allow the property to attract and create quality businesses to promote the economic base, while protecting the environment and provide a high quality lifestyle for the area.

This site has all public service requirements and accessibility in place.

This plan change is a request for appropriate density increase with a high building requirement that is similar to other local neighborhoods that have the potential to suffer great damage from a natural disaster.

This plan change will require Energy and Green Building Technologies to the re-developed property.

This plan change will allow an expansion of the current work force with a range of employment opportunities.

This plan change will allow the re-development and continuation of replacing older structures with new and current structures will retaining the waterfront marina base of San Carlos Island

This plan change will build on the tourist industry and the conversion of tourist to stake holders for the county.

**Emergency Preparedness:**

This plan change will require safe and resistance structures from property loss and damage due to flooding by requiring proper elevation of structures.

**Transportation:**

This plan will promote multi-modal transportation to decrease the vehicular traffic impacts to the Town of Fort Myers Beach and the transportation network. This will be accomplished by providing additional convenient parking for daily visitors to the beaches.

**Natural Resources:**

This plan change will provide protection to the waters of the area by providing a stormwater management plan, operations plan, and increase open space. These improvements will increase the protection of the water quality of Aquatic Preserve and endanger species of the area.

## LETTER OF AUTHORIZATION

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

**Southern Comfort Storage, LLC**

legally described in exhibit A attached hereto.

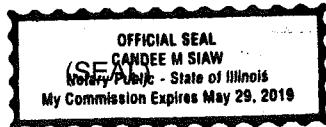
The property described herein is the subject of an application for development. We hereby designate **James Ink, c/o INKWERKS, Inc, 2055 West First Street, Fort Myers, FL 33901** as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property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

\_\_\_\_\_  
Owner (signature)

Stanley A. Smagala member  
Printed Name, Title

STATE OF Illinois  
COUNTY OF Cook

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 10<sup>th</sup> day on  
August (date), 2015 by Stanley A. Smagala (name of person providing  
oath or affirmation), who is personally known to me or who has produced  
a driver's license as identification.



Cande M SIAW  
Signature of Notary Public

## AFFIDAVIT OF AUTHORIZATION

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

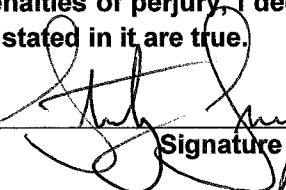
I, Stanley Smagala (name), as Managing Member (owner/title) of Southern Comfort Storage, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

**\*Notes:**

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

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



Signature

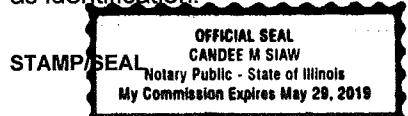
8-10-15

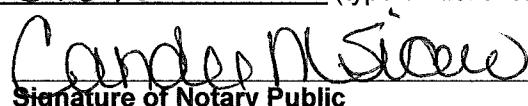
Date

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

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Aug. 10, 2015 (date) by Stanley A. Smagala (name of person providing oath or affirmation), who is personally known to me or who has produced a driver's license (type of identification) as identification.



  
Signature of Notary Public



---

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

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

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

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

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

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

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

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

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

The following documents are provided

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

If you have any questions please feel free to contact me

James Ink PE

## Bay Harbour Marina Village MPD Canal Analysis

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

### **Property Creation:**

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

### **Canal History:**

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

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

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

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

### **Canal Improvements:**

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

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

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

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

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

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

### **Conclusion:**

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

**RECEIVED**  
SEP 17 2015

COMMUNITY DEVELOPMENT  
CPA 2015-00005

284009

~~2795~~ **EE 115 ex 14 WARRANTY DEED**

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

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

A lot or parcel of land lying in a strip of land sometimes known as Lots 7 and 8 of Unrecorded plat of property of San Carlos Corp. in Government Lot 4, Section 19, Township 46 South, Range 24 East, which lot or parcel is described as follows:

From the point of intersection of the center line of San Carlos Boulevard as shown on the plat of San Carlos On-the-Gulf recorded in Plat Book 6, at page 6 of the Public Records of Lee County, Florida, with the center line of a County Road conveyed by deed recorded in Deed Book 137 at page 117 of said public records run southeasterly along the center line of said County Road for 1322.11 feet; thence deflect 104°43'00" to the left and run northerly (along the east line of Lot 7, as originally located by Harry K. Davison Surveyor for said San Carlos Corp.) for 275.85 feet to the point of beginning of the lands hereby conveyed. From said point of beginning continue north on the same course along said east line for 50 feet; thence run west perpendicular to said east line for 120 feet to the waters of a boat canal; thence run southeasterly along said waters to an intersection with a line perpendicular to said east line passing through the point of beginning; thence run northeasterly along said perpendicular line for 120 feet to the point of beginning; SUBJECT to the right-of-way of a public road over and across the east 20 feet thereof. Being Lot 21, WILLIS' ADDITION TO SAN CARLOS; SUBJECT to an easement for drainage purposes over and across the North 5 feet of said Lot 21.

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

A strip or parcel of land 50 feet in width in tracts 6 and 7 of an Unrecorded plat of property of San Carlos Corp. in Government Lot 4, Section 19, Township 46 South, Range 24 East, the westerly line of which strip or tract is described as follows:

From the point of intersection of the center line of San Carlos Boulevard as shown on the plat of San Carlos On-the-Gulf recorded in Plat Book 6 at page 6 of the Public Records of Lee County, Florida, with the center line of a County Road described in deed recorded in Deed Book 137, at page 117 of said public records run southeasterly along the center line of said County Road for 1285.92 feet; thence deflect left 104°43' and run northerly for 25.85 feet to a point on the northerly right-of-way line of said County Road and the point of beginning of said westerly line.

From said point of beginning continue northerly on the same course and a line 33 feet west of and parallel with the line dividing said Tracts 6 and 7, for 85.87 feet to point of curvature; thence run northeasterly along the arc of a curve to the right of radius 190 feet for 62.47 feet to a point of compound curvature; thence run northeasterly to northerly along the arc of a curve to the left of radius 90 feet for 29.59 feet to a point of tangency with a line 20 feet west of and parallel with said line dividing Lots 6 and 7; thence run northerly along said line for 1016.77 feet to the end of the hereinabove described line.

TOGETHER WITH an easement for the use of the canal hereinafter described for fishing, boating and bathing purposes: A canal or waterway 75 feet wide lying in a strip of land sometimes known as Lot 8 of an unrecorded plat of property of San Carlos Corp. in Government Lot 4, Section 19, Township 46 South, Range 24 East, the east line of said canal or waterway being described as follows:

From the point of intersection of the center line of San Carlos Boulevard as shown on the plat of San Carlos On-the-Gulf recorded in Plat Book 6 at page 6 of the public records of Lee County, Florida, with the center line of a county road conveyed by deed recorded in Deed Book 137 at page 117 of said public records run southeasterly along the center line of said County Road for 1322.11 feet; thence deflect 104°43'00" to the left and run north (along the east line of Lot 7) of said unrecorded plat of property of San Carlos Corp. as originally located by Harry K. Davison, surveyor for San Carlos Corp.) 220 feet; thence run perpendicular to said east line for 120 feet to the waters of said canal or waterway and the point of beginning of said east line of said canal or waterway. From said point of beginning run northwesterly parallel with and 120 feet west of said east line to the waters of Osteo Bay. The express purpose of this dedication being to provide access for navigation to the lot owners in Willis' Unrecorded Addition to San Carlos.

RESTRICTIONS AS TO USE AND OCCUPANCY for the next fifteen years shall limit use to residence or mobile home + one residence building or one mobile home per lot. All structures set back 20 feet from front property line; six feet side lines; ten feet back lines. Construction of main and auxiliary buildings to be neat and workmanlike; completed within six months from issuance of permit. Dumping of rubbish or garbage or business use of the premises prohibited. Sanitary facilities Board of Health approved required. No dock or other projection shall be made in the canal over ten feet from property line.

THIS DEED IS A CORRECTIVE DEED, CORRECTING THE DESCRIPTIONS CONTAINED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORD BOOK 38, PAGE 553, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

REC. 115 NO. 16

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part, has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered  
in my presence:

Alma H. Willis (Signature) 1962 (Seal)  
Jaime P. Rodas

STATE OF FLORIDA  
COUNTY OF LEE

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ALMA H. WILLIS, a widow, to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Fort Myers, County of Lee and State of Florida, this 19th day of March, A.D., 1962.

My Commission Expires:  
Kuhn F.M.C. Seal of State, No. 1170  
My Commission Expires: 3-31-62

STATE OF FLORIDA, COUNTY OF LEE

FILED FOR RECORD  
This 19th Day of March, 1962, Record Inserted  
Book 1170, Page 1170, and Record Verified  
A. T. PARADE, By Jaime P. Rodas  
Clark Circuit Court Deputy Clerk

1290111

REC. 1412-6 984

REC. 1412-6  
2/12/80This Warranty Deed Made the 29th day of February A.D. 1980 by

JOSEPH E. BACIK

hereinafter called the grantor, to EDWARD J. ANDREWS

whose postoffice address is

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains sells, alienes, removes, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

AS DESCRIBED IN SCHEDULE "A" ATTACHED HERETO.

The grantor hereby reserves an easement for ingress and egress and utilities over and across the Westerly 15 feet of the aforescribed property.

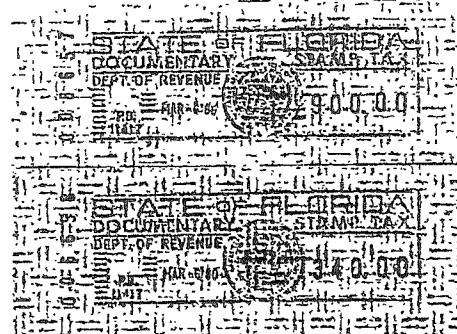
The grantor does hereby warrant and represent unto the grantee that there is ingress and egress to the aforescribed property, both by land and by water along the canal to the waters of the Bay.

SUBJECT TO that certain mortgage given by the grantor to Elton E. Willis, et ux, dated May 12, 1977, and recorded in O.R. Book 1199 at Page 350, Public Records of Lee County, Florida, having an unpaid principal balance of approximately \$16,200.00 The grantor does hereby covenant and agree to pay the aforesaid mortgage according to the tenor thereof.

ALSO SUBJECT TO Fort Myers Beach Sewer Assessment having an unpaid balance of \$10,860.07, plus accrued interest, which said assessment the grantee herein does hereby assume and agree to pay as part of the consideration for this conveyance.

ALSO SUBJECT TO existing easements, restrictions and reservations of record and taxes subsequent to 1979.

The grantor does not reside upon the aforescribed property.



Together, with all the tenements, hereditaments and appurtenances thereto belonging or in any-  
wise appertaining.

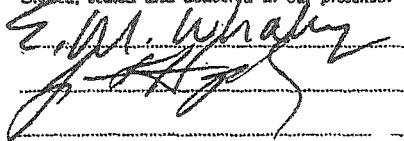
To Have and to Hold, the same in fee simple forever.

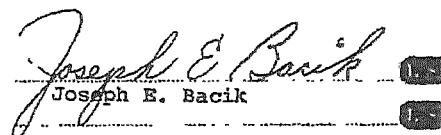
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land  
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the  
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of  
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent  
to December 31, 19 79.

REC. 1412 to 985

In Witness Whereof, the said grantor has signed and sealed these presents the day and year  
first above written.

Signed, sealed and delivered in our presence:



  
Joseph E. Bacik

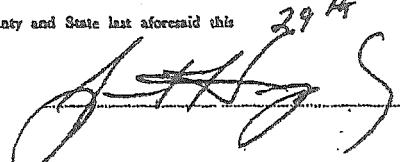
STATE OF FLORIDA }  
COUNTY OF LEE }

I HEREBY CERTIFY that on this day, before me, an  
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared  
JOSEPH E. BACIK,

to me known to be the person described in and who executed the foregoing instrument and he acknowledged  
before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29<sup>th</sup> day of  
February A. D. 1980

Notary Public, State of Florida at Large  
My Commission Expires May 10, 1982  
Issued by American Firs & Casualty Company



A parcel of land lying in Lots 7, 8, and 9 of an Unrecorded Plat of SAN CARLOS CORPORATION in Government Lot 4, in Section 19, Township 46 South, Range 24 East Lee County, Florida, ~~more~~ fully described as follows:

RC 1412 M 980

Commencing from the intersection of the centerlines of San Carlos Boulevard as shown on the plat of SAN CARLOS ON-THE-GULF as recorded in Plat Book 6, Page 6 of the Public Records of Lee County, Florida, with the centerline of a County Road (Main Street) conveyed by deed recorded in Deed Book 137, Page 117 of said Public Records; thence run S.74°35'00"E. along the centerline of said County Road (Main Street) for 1011.94 feet; thence deflect 104°43'00" to the left and run N.0°42'00"E. for 25.85 feet to the Southwest corner of Lot 9 of said Unrecorded Plat of SAN CARLOS CORPORATION and the Northerly right-of-way of said County Road (Main Street) and the POINT OF BEGINNING; thence S.74°35'00"E. along said Northerly right-of-way for 273.98 feet to an intersection with a Public Road 35 feet West of the East line of Lot 7 of said Unrecorded Plat of SAN CARLOS CORPORATION; thence N.0°42'00"E. along said Public Road parallel with said East line of Lot 7 for 86.87 feet to a curve to the right (curve having a delta of 18°50'18" and radius of 190 feet); thence run Northerly along the arc of said curve to the right for 62.47 feet to a curve to the left (curve having a delta of 18°50'18" and radius of 90 feet); thence Northerly along the arc of said curve to the left for 29.59 feet to a point of tangency, being 20 feet West of said East line of Lot 7; thence N.0°42'00"E. for 13.52 feet to the Southerly line of Lot 22, WILLIS UNRECORDED ADDITION TO SAN CARLOS as described in Official Record Book 1199, Page 349 Public Records of Lee County, Florida; thence N.89°18'00"W. for 100 feet to a 75 feet wide canal as described in Official Record Book 1190 Page 1769, Public Records of Lee County, Florida; thence S.0°42'00"W. 5.85 feet along the Easterly line of said 75 feet canal; thence N.89°18'00"W. for 75 feet along said canal; thence N.0°42'00"E. along the Westerly line of said canal for 500 feet; thence N.89°18'00"W. for 105 feet to the West line of Lot 9 of said Unrecorded Plat of SAN CARLOS CORPORATION; thence S.0°42'00"W. along said West line of Lot 9 for 615.35 feet to the POINT OF BEGINNING.

SUBJECT TO a 15 feet road easement along the West line of said Lot 9 of Unrecorded Plat of SAN CARLOS CORPORATION.

ALSO: A LOT OR PARCEL of land lying in Lots 7 and 8 of an Unrecorded Plat of property of SAN CARLOS CORPORATION in Government Lot 4, Section 19, Township 46 South, Range 24 East, which lot or parcel is described as follows:

FROM the point of intersection of the centerline of San Carlos Boulevard as shown on the Plat of SAN CARLOS ON-THE-GULF recorded in Plat Book 6, Page 6 of the Public Records of Lee County, Florida, with the centerline of a County Road conveyed by deed recorded in Deed Book 137 at Page 117, of said Public Records, run Southeasterly along the centerline of said County Road for 1322.11 feet; thence deflect 104°43'00" to the left and run North (along the East line of said Lot 7 as originally located by Harry K. Davison surveyor for San Carlos Corporation) for 225.85 feet to the point of beginning of the lands hereby conveyed. From said point of beginning continue North on the same course along said East line for 50 feet; thence run West perpendicular to said east line for 120 feet to the waters of a boat canal; thence run South along said waters to an intersection with a line perpendicular to said East line passing through the point of beginning; thence run East along said perpendicular line for 120 feet to the point of beginning; SUBJECT to the right-of-way of a Public road over and across the East 20 feet thereof, being Lot 22, WILLIS' UNRECORDED ADDITION TO SAN CARLOS.

TOGETHER WITH an easement for the use of the canal hereinafter described for fishing, boating, bathing and boat dock purposes; A canal or waterway 75 feet wide lying in a strip of land sometimes known as Lot 8 of an Unrecorded Plat of property of SAN CARLOS CORPORATION in Government Lot 4, Section 19, Township 46 South, Range 24 East, the East line of said Canal or waterway being described as follows:

From the point of intersection of the centerline of San Carlos Boulevard as shown on the Plat of SAN CARLOS ON-THE-GULF recorded in Plat Book 6 at Page 6 of the Public Records of Lee County, Florida, with the centerline of a County Road conveyed by deed recorded in Deed Book 137 at Page 117 of said Public Records, run Southeasterly along

LFB

Schedule "A"

the centerline of said County Road for 1322.11 feet; thence deflect  $104^{\circ}43'00''$  to the left and run North ( along the East line of Lot 7, of said Unrecorded Plat of property of SAN CARLOS CORPORATION as originally located by Harry K. Davison, surveyor for SAN CARLOS CORPORATION) for 220 feet; thence run perpendicular to said East line for 120 feet to the waters of said canal or waterway and the point of beginning of said East line of said canal or waterway. From said point of beginning run Northwesterly parallel with and 120 feet West of said East line to the waters of Ostego Bay. The express purpose of this dedication being to provide access for navigation and boat docks not to extend more than 10 feet into said easement.

SUBJECT TO taxes, easements and restrictions of record.

REF. 1412 pg 987

SALOMON M. CHACON, CLERK OF CALIFORNIA COUNTY  
MAR 6 3 17 PM '80  
RECEIVED JAIL  
RECORDED JAIL  
RECORDED JAIL

LFB Sch "A"

(STATUTORY FORM - Section 689.02, F.S.)

REC. 10-50  
DS. 218.90

This Instrument Prepared by:

Charles R. Meador, Jr., Esq.  
Post Office Box 2520  
Fort Myers Beach, FL 33932-2520  
(Recorder's Use)

THIS WARRANTY DEED, made this 4 day of April  
A.D. 1990 between

GLYNN R. PETERSON, an unmarried person

hereinafter called the Grantor, and

RALEIGH LEROY COATES, JR., a married person

whose mailing address is 27266 Mandalay Drive, Punta Gorda, FL 33950  
Grantee Social Security #

hereinafter called the Grantee,

("Grantor" and "Grantee" are used for singular or plural, and any gender shall include all genders, as context requires.)

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND NO/100'S DOLLARS  
(\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is  
hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the  
following described land, situate, lying and being in Lee County, Florida, to-wit:

AS DESCRIBED IN THE ATTACHED EXHIBIT "A".

DR 2141 PG 2153

RECORD VERIFIED - CHARLIE GREEN, CLERK  
BY: C. GREEN, B.C.

SUBJECT TO easements, restrictions and reservations of record and taxes for the  
year 1990 and subsequent years.

Property Appraiser Parcel Identification Number: 19-46-24-00-00005.0010

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all  
persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

(W.R.)

GLYNN R. PETERSON

(Seal)

STATE OF Florida  
COUNTY OF Lee

I HEREBY CERTIFY that on this 4 day of April , 1990, before me, an officer duly qualified to take  
acknowledgments, personally appeared GLYNN R. PETERSON, an unmarried person, to me known to be the person(s)  
described in and who executed the foregoing instrument and acknowledged before me that he/she/they executed the  
same.

WITNESS my hand and official seal in the County and State last aforesaid.

Janet Lencak  
NOTARY PUBLIC

My Commission Expires:

THE STATE OF FLORIDA  
MY COMMISSION EXPIRES JUNE 17, 1993  
BONDED THRU GENERAL INS. CO.

(Affix Notary Seal Above)

Documentary Tax Pd. \$ 218.90  
Intangible Tax Pd.  
\$ 5  
By CHARLIE GREEN Deputy Clerk

05750

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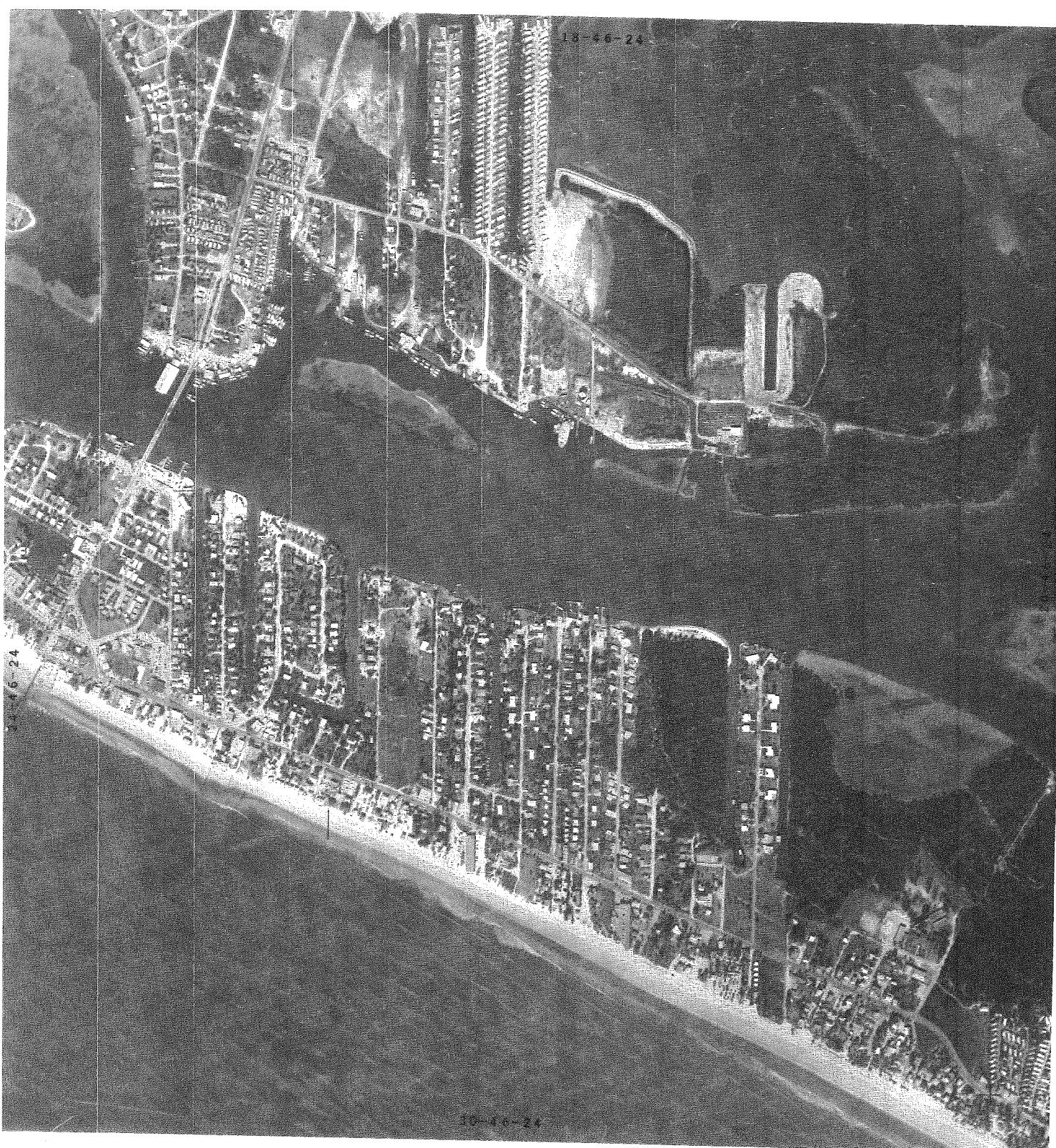
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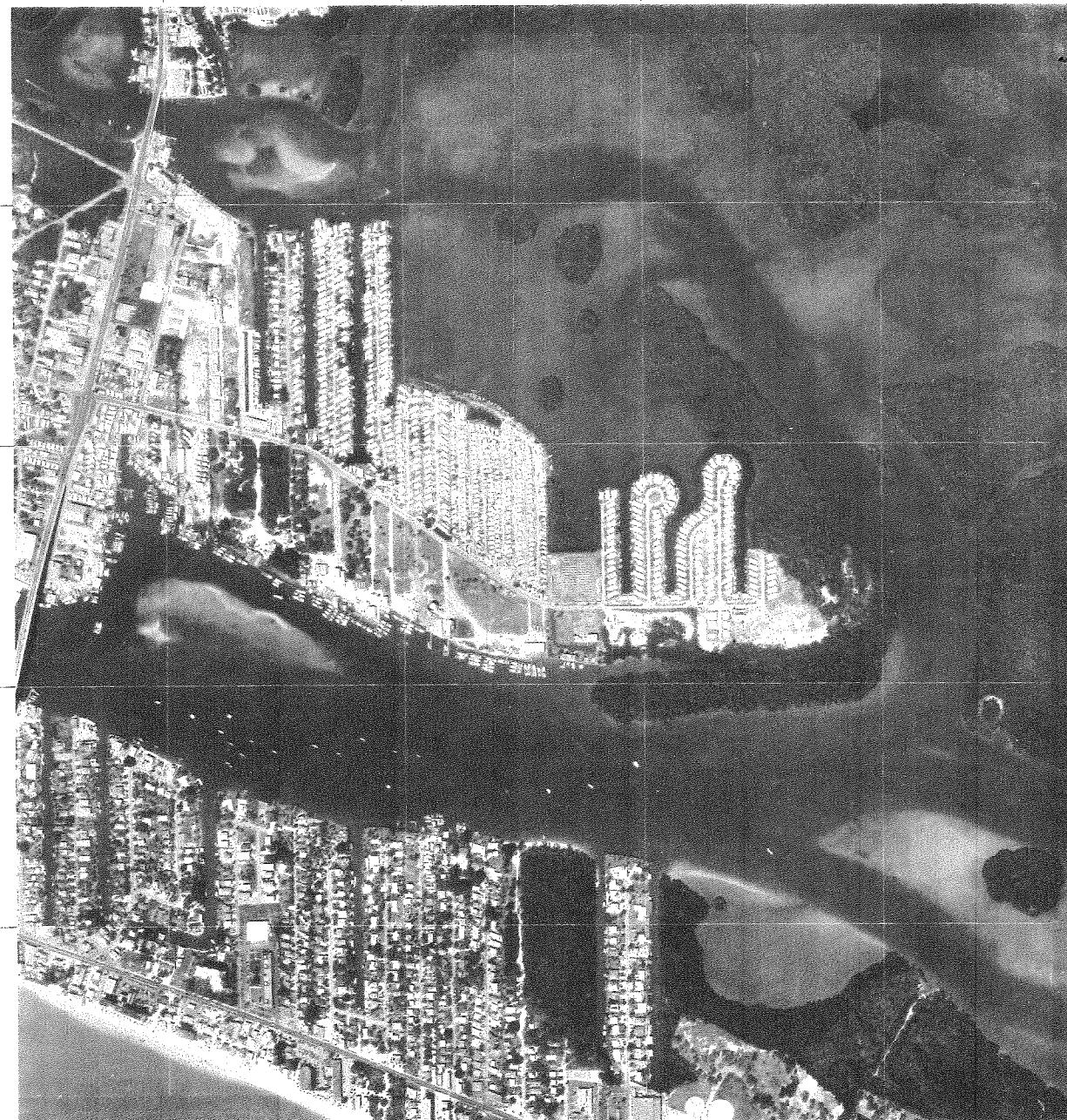
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N 768,500

N 768,500

PREPARED BY  
**KUCERA**  
AND ASSOCIATES, INC.  
PHOTOGRAMMETRIC CONSULTANTS

19 46 24  
**County of Lee**  
DEPARTMENT OF INFORMATION SERVICES  
FORT MYERS, FLORIDA

SEC.19 - T46 S - R24 E

DATE OF PHOTOGRAPHY MARCH/1984

LEGEND

HORIZONTAL CONTROL U.S.C & G.S.  
FLORIDA D.O.T. CONTROL  
ESTABLISHED SECTION CORNER  
GEODETIC CONTROL BY DEBN ASSOC.  
SECTION CORNER (APPROX. LOCATION)



30	31	32	33	34	35	36	31
1	6	5	4	3	2	1	8
12	7	8	9	10	11	12	7
13	16	17	18	15	14	13	19
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
35	31	32	33	34	35	36	31
1	5	5	4	3	2	1	6

KEY MAP



NOTE:

ACCURACY IS INTENDED THAT THIS MAPPING COULD  
WITHIN +/- 10 FEET. THIS MAPPING COULD  
HOWEVER SUCH ACCURACY OR ANY OTHER LEVEL OF  
ACCURACY IS NOT GUARANTEED BY LEE COUNTY

LAND LINE INFORMATION SHOWN HEREON IS  
COMPILED FROM THE BEST AVAILABLE DATA AND  
DOES NOT NECESSARILY REPRESENT TRUE LAND  
LINE LOCATION.

GRID BASED ON FLORIDA STATE PLANE  
COORDINATE SYSTEM, WEST ZONE.



SCALE 1" = 300'

19 46 24

September 15, 2015

Mr. Jim Ink  
Inkwerks  
2055 West First Street  
Fort Myers, FL33901

RE: Bay Harbour Marina Village  
DCI2015-00015/CPA2015-00005

Dear Mr. Ink:

TR Transportation Consultants, Inc. has reviewed the comments issued by the Lee County Department of Community Development for the proposed Bay Harbour Marina Village comprehensive plan amendment and rezoning application. The comments and TR Transportation's response to those comments are listed below for reference.

**CPA2015-00005**

*Please revise the traffic impact statement to address the following: (1) the 5-year LOS analysis (Table 6A) shall include all roadways within the 3 mile radius, not just San Carlos Boulevard and Main Street. (2) In the year 2035 LOS analysis (Table 4A), the peak season factors are not correct. Reanalysis is required. (3) The year 2035 LOS analysis (Table 4A) only analyze the year 2035 background LOS. The LOS analysis with the proposed project needs to be provided.*

Tables 4A and 6A were revised to address the comments above. The revised Tables are attached for reference.

**LC ZTIS PD Application Sufficiency Checklist**

*Staff appreciates that the Applicant has indicated the impacts to San Carlos Boulevard to the south on the distribution graphic. Additionally, the narrative indicates the project's impacts to this link. However, Table 2A does not include the calculations used to validate the assumptions in the TIS. As such, Staff is unable to verify that the analysis is accurate. While Staff appreciates that the significant impact analysis doesn't show a significant impact to this roadway, this link (along with the link on San Carlos Boulevard to the north of Main Street) is the nearest link in which the County measures level of service. Additionally, the Town of Fort Myers Beach has particular interest in cases along Main Street. All that being said, the calculations should be provided to validate the conclusions drawn in the analysis. Staff notes that the Town of Fort Myers Beach Comprehensive Plan does allow for a higher v/c ratio, so Staff does not*

**RECEIVED**  
SEP 17 2015

**COMMUNITY DEVELOPMENT**  
**OPA2015-00005**

*envision a LOS issue being present. a) The LOS analysis graphic should be revised to reflect the LOS conditions headed towards Fort Myers Beach as well. This application will have an impact on San Carlos Boulevard to the south of Main Street, and as a result this link should be analyzed in order to properly indicate to the Town of Fort Myers Beach that the impacts have been reviewed. Please revise.*

**Table 2A** has been revised to reflect the LOS calculation on San Carlos Boulevard south of Main Street. Figure 4, which reflects the LOS summary, is also attached for reference, although this was not revised from the previous submittal.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,



Ted B. Treesh, PTP  
President

Attachments

**TABLE 2A**  
**LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS**  
**BAY HARBOUR MARINA VILLAGE REZONING**

August 13, 2015

TOTAL PROJECT TRAFFIC AM =	184	VPH	IN =	80	OUT=	104
TOTAL PROJECT TRAFFIC PM =	250	VPH	IN=	140	OUT=	110

ROADWAY	SEGMENT	PCS#	2014		2022				2022		2022								
			BASE YR	2011	YRS OF	ANNUAL	PK SEASON	PK HR	PK SEASON	PERCENT	BCKGRND		BCKGRND						
											AM PROJ	PM PROJ	+ AM PROJ	+ PM PROJ					
San Carlos Blvd.	S. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,132	F	1.32	35%	36	49	1,168	F	1.36	1,181	F	1.37
	N. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,132	C	0.58	55%	57	77	1,189	C	0.61	1,209	C	0.62
Main St.	E. of San Carlos Blvd.	--	--	3,773*	--	1.00%	166	189	C	0.26	90%	189	211	378	D	0.51	400	D	0.54
	E. of Buttonwood Dr.	--	--	3,773*	--	1.00%	166	189	C	0.26	100%	209	234	398	D	0.54	423	D	0.57

<sup>1</sup> A minimum growth rate of one percent (1%) was utilized

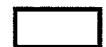
<sup>2</sup> Data for San Carlos Blvd & Pine Ridge Rd was obtained from the 2014 Lee County Concurrency Management Report. Data for Main St was estimated utilizing traffic count data obtained in 2010.

\* Represents a 2009 AADT. Obtained from traffic data collected by TR Transportation.

AM & PM Proj. Traffic On Main Street includes trips from 200 space public parking spaces

**TABLE 3A**  
**LEVEL OF SERVICE THRESHOLDS**  
**BAY HARBOUR VILLAGE MARINA CPA - 2035 ANALYSIS**

<b>ROADWAY</b>	<b>ROADWAY SEGMENT</b>		<b>EXISTING CONDITIONS</b>		<b>LOS A</b>	<b>LOS B</b>	<b>LOS C</b>	<b>LOS D</b>	<b>LOS E</b>
	<b>FROM</b>	<b>TO</b>	<b># Lanes</b>	<b>Roadway Designation</b>	<b>VOLUME</b>	<b>VOLUME</b>	<b>VOLUME</b>	<b>VOLUME</b>	<b>VOLUME</b>
Summerlin Road	McGregor Blvd.	San Carlos Blvd.	4LD	Class I - Arterial	0	260	1,840	1,960	1,960
	San Carlos Blvd.	Pine Ridge Rd.	6LD	Class I - Arterial	0	410	2,840	2,940	2,940
	Pine Ridge Rd.	Bass Rd.	6LD	Class I - Arterial	0	410	2,840	2,940	2,940
Pine Ridge Rd.	San Carlos Blvd.	Summerlin Rd.	2LN	Class I - Arterial	0	140	800	860	860
	Summerlin Rd.	Gladiolus Dr.	2LN	Class I - Arterial	0	140	800	860	860
San Carlos Blvd.	Estero Blvd.	Main St.	2LB	Class 1 - Arterial	0	140	800	860	860
	Main St.	Summerlin Rd.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
	Summerlin Rd.	Kelly Rd.	2LN	Class 1 - Arterial	0	140	800	860	860
Estero Blvd.	Center St.	Tropical Shores Way	2LN	Class I - Arterial	0	140	800	860	860
	Tropical Shores Way	Voorhis St.	2LN	Class I - Arterial	0	140	800	860	860
McGregor Blvd.	Summerlin Rd.	San Carlos Blvd.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960



- Denotes the LOS Standard for each roadway segment

**TABLE 4A**  
**2035 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS**  
**BAY HARBOUR VILLAGE MARINA CPA - 2035 ANALYSIS**

September 15, 2015

ROADWAY	ROADWAY SEGMENT		2035										2035 BACKGROUND						2035 PEAK DIRECTION					
			FSUTMS	LCDOT PCS OR PEAKSEASON	BACKGROUND	AADT	K-100	100TH HIGHEST	PM	PK	HR	PEAK DIRECTION	PM PK	PROJ.	VOLUMES + PM PEAK PROJECT									
	PSWDT	FDOT SITE #	FACTOR	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	PEAK	NORTH/EAST	SOUTH/WEST	Max. TRAFFIC	v/c	VOLUME	LOS	NORTH/EAST	SOUTH/WEST	Max. v/c						
Summerlin Road	McGregor Blvd.	San Carlos Blvd.	40,866	19	1.180	34,632	0.1000	3,463	0.54	EAST	1870	D	1,593	C	15	1885	D	1,608	C					
	San Carlos Blvd.	Pine Ridge Rd.	44,932	19	1.180	38,078	0.1000	3,808	0.54	EAST	2056	C	1,752	C	30	2086	C	1,782	C					
	Pine Ridge Rd.	Bass Rd.	56,799	19	1.180	48,135	0.1000	4,813	0.54	EAST	2599	C	2,214	C	60	2659	C	2,274	C					
Pine Ridge Rd.	San Carlos Blvd.	Summerlin Rd.	12,298	19	1.180	10,422	0.1000	1,042	0.54	EAST	563	C	479	C	30	593	C	509	C					
		Gladiolus Dr.	7,166	19	1.180	6,073	0.1000	607	0.54	EAST	328	C	279	C	25	353	C	304	C					
San Carlos Blvd.	Estero Blvd.	Main St. (Bridge)	30,830	8	1.130	27,283	0.0850	2,319	0.55	NORTH	1275	F	1,044	F	1.48	53	1328	F	1,097	F	1.54			
	Main St.	Summerlin Rd.	36,142	8	1.130	31,984	0.0850	2,719	0.55	NORTH	1495	C	1,224	C	98	1593	C	1,322	C					
	Summerlin Rd.	Kelly Rd.	14,882	8	1.130	13,170	0.0850	1,119	0.55	NORTH	615	C	504	C	23	638	C	527	C					
Estero Blvd.	Center St.	Tropical Shores Way	27,844	44	1.080	25,781	0.0900	2,320	0.52	NORTH	1206	F	1,114	F	1.40	53	1259	F	1,167	F	1.46			
		Voorhis St.	23,324	44	1.080	21,596	0.0900	1,944	0.52	NORTH	1011	F	933	F	1.18	33	1044	F	966	F	1.21			
McGregor Blvd.	Summerlin Rd.	San Carlos Blvd.	29,782	38	1.22	24411	0.102	2,490	0.59	NORTH	1469	C	1021	C	15	1484	C	1,036	C					

PM Peak Project Traffic Volumes taken from Table 6A

**TABLE 5A**  
**PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES**  
**BAY HARBOUR MARINA VILLAGE COMP PLAN 5-YEAR ANALYSIS**

September 15, 2015

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 121 VPH      IN= 49      OUT= 72  
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 288 VPH      IN= 151      OUT= 137

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	PERCENT							
			<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>LOS C</u>
San Carlos Blvd.	S. of Main St.	2LN	0	140	800	860	860	35%	53	6.61%
	N. of Main St.	4LN	0	260	1,840	1,960	1,960	55%	83	4.51%
	N. of Buttonwood Dr.	4LN	0	260	1,840	1,960	1,960	65%	98	5.33%
	N. of Pine Ridge Rd.	4LN	0	260	1,840	1,960	1,960	45%	68	3.69%
	N. of Summerlin Rd.	2LN	0	140	800	860	860	15%	23	2.83%
Main St.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	90%	221	71.26%
	E. of Buttonwood Dr.	2LN	0	0	310	670	740	100%	245	79.03%
Buttonwood Dr.	N. of Main St.	2LN	0	0	310	670	740	10%	15	4.87%
Summerlin Rd.	E. of Pine Ridge Rd.	6LN	0	410	2,840	2,940	2,940	40%	60	2.13%
	E. of San Carlos Blvd.	6LN	0	410	2,840	2,940	2,940	20%	30	1.06%
	W. of San Carlos Blvd.	4LN	0	260	1,840	1,960	1,960	10%	15	0.82%
Pine Ridge Rd.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	20%	30	9.74%

\* Lee County Generalized Peak Hour Level of Service thresholds (2013) utilized.

**TABLE 6A**  
**LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS**  
**BAY HARBOUR MARINA VILLAGE COMP PLAN 5-YEAR ANALYSIS**

September 15, 2015

TOTAL PROJECT TRAFFIC AM =	121	VPH	IN =	49	OUT=	72
TOTAL PROJECT TRAFFIC PM =	288	VPH	IN=	151	OUT=	137

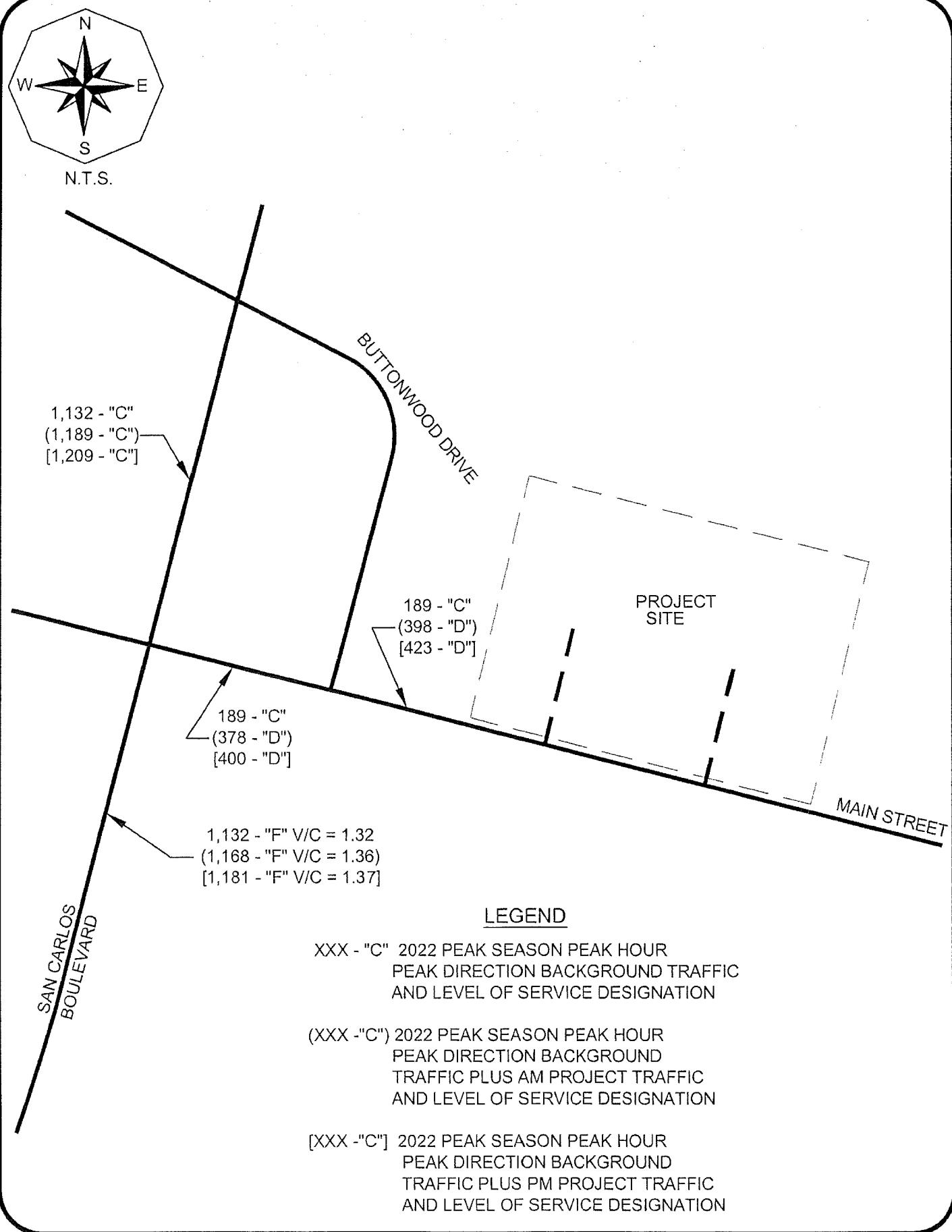
ROADWAY	SEGMENT	2013						2020						2020					
		PCS#	BASE YR	2011	YRS OF	ANNUAL	PK HR	PK SEASON	PEAK DIRECTION	PROJECT	PERCENT		BCKGRND		BCKGRND		BCKGRND		
											PEAK DIR. <sup>2</sup>	VOLUME	LOS	V/C	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS
San Carlos Blvd.	S. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,120	F	1.30	35%	25	53	1,146	F	1.33	1,173	F	1.36
	N. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,120	C	0.57	55%	40	83	1,160	C	0.59	1,203	C	0.61
	N. of Buttonwood Dr.	8	25,100	22,300	9	1.00%	1,045	1,120	C	0.57	65%	47	98	1,167	C	0.60	1,219	C	0.62
	N. of Pine Ridge Rd.	8	25,100	22,300	9	1.00%	1,045	1,120	C	0.57	45%	32	68	1,153	C	0.59	1,188	C	0.61
	N. of Summerlin Rd.	379	17,200	13,700	5	1.00%	691	741	C	0.86	15%	11	23	752	C	0.87	763	C	0.89
Main St.	E. of San Carlos Blvd.	--	--	3,773*	--	1.00%	166	185	C	0.25	90%	160	221	345	D	0.47	406	D	0.55
	E. of Buttonwood Dr.	--	--	3,773*	--	1.00%	166	185	C	0.25	100%	177	245	362	D	0.49	430	D	0.58
Summerlin Rd.	E. of Pine Ridge Rd.	19	30,200	29,700	9	1.00%	1,752	1,878	C	0.64	40%	29	60	1,907	C	0.65	1,939	C	0.66
	E. of San Carlos Blvd.	19	30,200	29,700	9	1.00%	1,000	1,072	C	0.36	20%	14	30	1,087	C	0.37	1,102	C	0.37
	W. of San Carlos Blvd.	19	30,200	29,700	9	1.00%	1,055	1,131	C	0.58	10%	7	15	1,138	C	0.58	1,146	C	0.58
Pine Ridge Rd.	E. of San Carlos Blvd.	37	10,600	9,500	5	1.00%	458	491	D	0.66	20%	14	30	505	D	0.68	521	D	0.70

<sup>1</sup> A minimum growth rate of one percent (1%) was utilized

<sup>2</sup> Data for San Carlos Blvd & Pine Ridge Rd was obtained from the 2014 Lee County Concurrency Management Report. Data for Main St was estimated utilizing traffic count data obtained in 2010.

\* Represents a 2009 AADT. Obtained from traffic data collected by TR Transportation.

AM & PM Proj. Traffic On Main Street includes trips from 200 space public parking spaces



			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL			
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SAN CARLOS BL (SR 865)	SUMMERLIN RD	KELLY RD	2LD	E	1,000	B	691	B	691	B	701		23180
SAN CARLOS BL (SR 865)	KELLY RD	GLADIOLUS RD	4LD	E	1,460	C	691	C	691	C	697		23200
SAN CARLOS BL (SCP)	US 41	THREE OAKS PKWY	2LN	E	860	C	254	C	255	C	255		23230
SANIBEL BL*	US 41	LEE BL	2LN	E	860	C	479	C	479	C	491		23260
SHELL POINT BL*	McGREGOR BL	PALM ACRES	2LN	E	860	C	260	C	260	C	313		23400
SIX MILE CYPRESS PKWY (SR 739)	US 41	METRO PKWY	4LD	E	1,920	B	1,349	B	1,349	B	1,360		23500
SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	1,920	B	1,238	B	1,281	B	1,326		23600
SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	4LD	E	1,900	A	752	A	752	B	875		23700
SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,900	A	732	A	732	A	732		23800
SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,860	A	732	A	732	A	732		23900
SLATER RD	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LU	E	1,010	C	327	C	328	C	330		24000
SOUTH POINTE BL*	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	860	D	607	D	607	D	607		24100
SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	E	1,310	B	365	B	365	B	367		24200
SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	E	1,310	B	301	B	302	B	308		24300
STALEY RD	ORANGE RIVER BL	TICE ST	2LU	E	860	C	170	C	170	C	195		24400
STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,060	B	279	B	286	D	630		24500
STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	279	B	281	C	414		24600
STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	521	D	527	D	655		24700
STRINGFELLOW RD*	PINELAND RD	MAIN ST	2LN	E	1,060	B	173	B	178	B	268		24800
SUMMERLIN RD	McGREGOR BL	KELLY COVE RD	4LD	E	1,980	B	1,143	B	1,143	B	1,226		24900
SUMMERLIN RD*	KELLY COVE RD	SAN CARLOS BL	4LD	E	1,980	B	1,055	B	1,055	B	1,055		25000
SUMMERLIN RD*	SAN CARLOS BL	PINE RIDGE RD	6LD	E	2,980	B	1,000	B	1,000	B	1,115		25100
SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	2,980	B	1,752	B	1,752	B	1,845		25200
SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	2,980	B	1,752	B	1,752	B	1,858		25300
SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,980	B	1,235	B	1,235	B	1,360		25400
SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,960	B	1,287	B	1,287	B	1,287		25500
SUMMERLIN RD	COLLEGE PKWY	MAPLE DR	6LD	E	2,960	C	1,593	C	1,593	C	1,612		25600
SUMMERLIN RD	MAPLE DR	BOY SCOUT DR	6LD	E	2,960	C	1,593	C	1,593	C	1,593		25700
SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,760	D	1,026	D	1,026	D	1,026		25800
SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	E	1,760	D	1,026	D	1,026	D	1,026		25900
SUNRISE BL*	ALEX BELL BL	COLUMBUS AVE	2LU	E	860	C	42	C	44	C	54		26000
SUNSHINE BL	IMMOKALEE RD (SR82)	SW 23rd ST	2LN	E	1,040	C	323	C	326	C	334		26100
SUNSHINE BL	SW 23rd ST	LEE BL	2LN	E	1,040	C	319	C	320	C	320		26150
SUNSHINE BL	LEE BL	W 12th ST	2LN	E	1,040	D	546	D	547	D	558		26200
SUNSHINE BL*	W 12th ST	W 75th ST	2LN	E	1,040	B	248	B	250	B	250		26300
SW 23rd ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	C	540	C	543	D	750		26400
TERMINAL ACCESS RD	TREELINE AVE	AIRPORT ENT	4LD	E	1,790	D	1,501	D	1,501	D	1,501	I-75 Connector under construction	26450
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4LD	E	1,940	B	865	B	865	B	1,017		26500

September 17, 2015

Mr. Jim Ink  
Inkwerks  
2055 West First Street  
Fort Myers, FL33901

RE: Bay Harbour Marina Village  
DCI2015-00015/CPA2015-00005

Dear Mr. Ink:

TR Transportation Consultants, Inc. has reviewed the comments issued by the Lee County Department of Community Development for the proposed Bay Harbour Marina Village comprehensive plan amendment and rezoning application. The comments and TR Transportation's response to those comments are listed below for reference.

**CPA2015-00005**

*Please update Table 5A and 6A to include Estero Boulevard on Fort Myers Beach.*

**Tables 5A and 6A** were revised to include Estero Boulevard in the Level of Service analysis and are attached.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,



Ted B. Treesh, PTP  
President

Attachments

**TABLE 5A**  
**PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES**  
**BAY HARBOUR MARINA VILLAGE COMP PLAN 5-YEAR ANALYSIS**

September 17, 2015

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 121 VPH      IN= 49      OUT= 72  
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 288 VPH      IN= 151      OUT= 137

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u>	PERCENT							
			<u>CLASS</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>TRAFFIC</u>	<u>PROJECT</u>
San Carlos Blvd.	S. of Main St.	2LN	0	140	800	860	860	35%	53	6.61%
	N. of Main St.	4LN	0	260	1,840	1,960	1,960	55%	83	4.51%
	N. of Buttonwood Dr.	4LN	0	260	1,840	1,960	1,960	65%	98	5.33%
	N. of Pine Ridge Rd.	4LN	0	260	1,840	1,960	1,960	45%	68	3.69%
	N. of Summerlin Rd.	2LN	0	140	800	860	860	15%	23	2.83%
Main St.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	90%	221	71.26%
	E. of Buttonwood Dr.	2LN	0	0	310	670	740	100%	245	79.03%
Buttonwood Dr.	N. of Main St.	2LN	0	0	310	670	740	10%	15	4.87%
Summerlin Rd.	E. of Pine Ridge Rd.	6LN	0	410	2,840	2,940	2,940	40%	60	2.13%
	E. of San Carlos Blvd.	6LN	0	410	2,840	2,940	2,940	20%	30	1.06%
	W. of San Carlos Blvd.	4LN	0	260	1,840	1,960	1,960	10%	15	0.82%
Pine Ridge Rd.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	20%	30	9.74%
Estero Blvd.	S. of San Carlos Blvd.	2LN	571	616	644	685	726	35%	53	8.21%

\* Lee County Generalized Peak Hour Level of Service thresholds (2013) utilized.

For Estero Blvd., Service volumes taken from Lee County Link Specific Thresholds (2014)

**TABLE 6A**  
**LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS**  
**BAY HARBOUR MARINA VILLAGE COMP PLAN 5-YEAR ANALYSIS**

September 17, 2015

TOTAL PROJECT TRAFFIC AM =	121	VPH	IN =	49	OUT=	72
TOTAL PROJECT TRAFFIC PM =	288	VPH	IN=	151	OUT=	137

ROADWAY	SEGMENT	2013				2020				2020				2020					
		PCS#	BASE YR	2011	YRS OF	ANNUAL		PK SEASON	PEAK DIRECTION	PROJECT	AM PROJ	PM PROJ	BCKGRND		BCKGRND				
						ADT	GROWTH	RATE <sup>1</sup>	PEAK DIR. <sup>2</sup>		VOLUME	LOS	V/C	TRAFFIC	TRAFFIC	VOLUME	LOS	V/C	
San Carlos Blvd.	S. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,120	F	1.30	35%	25	53	1,146	F	1.33	1,173	F	1.36
	N. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,120	C	0.57	55%	40	83	1,160	C	0.59	1,203	C	0.61
	N. of Buttonwood Dr.	8	25,100	22,300	9	1.00%	1,045	1,120	C	0.57	65%	47	98	1,167	C	0.60	1,219	C	0.62
	N. of Pine Ridge Rd.	8	25,100	22,300	9	1.00%	1,045	1,120	C	0.57	45%	32	68	1,153	C	0.59	1,188	C	0.61
	N. of Summerlin Rd.	379	17,200	13,700	5	1.00%	691	741	C	0.86	15%	11	23	752	C	0.87	763	C	0.89
Main St.	E. of San Carlos Blvd.	--	--	3,773*	--	1.00%	166	185	C	0.25	90%	160	221	345	D	0.47	406	D	0.55
	E. of Buttonwood Dr.	--	--	3,773*	--	1.00%	166	185	C	0.25	100%	177	245	362	D	0.49	430	D	0.58
Summerlin Rd.	E. of Pine Ridge Rd.	19	30,200	29,700	9	1.00%	1,752	1,878	C	0.64	40%	29	60	1,907	C	0.65	1,939	C	0.66
	E. of San Carlos Blvd.	19	30,200	29,700	9	1.00%	1,000	1,072	C	0.36	20%	14	30	1,087	C	0.37	1,102	C	0.37
	W. of San Carlos Blvd.	19	30,200	29,700	9	1.00%	1,055	1,131	C	0.58	10%	7	15	1,138	C	0.58	1,146	C	0.58
Pine Ridge Rd.	E. of San Carlos Blvd.	37	10,600	9,500	5	1.00%	458	491	D	0.66	20%	14	30	505	D	0.68	521	D	0.70
Estero Blvd.	S. of San Carlos Blvd.	44	16,400	13,500	9	1.00%	716	768	F	1.06	35%	25	53	793	F	1.09	820	F	1.13

<sup>1</sup> A minimum growth rate of one percent (1%) was utilized

<sup>2</sup> Data for San Carlos Blvd & Pine Ridge Rd was obtained from the 2014 Lee County Concurrency Management Report. Data for Main St was estimated utilizing traffic count data obtained in 2010.

\* Represents a 2009 AADT. Obtained from traffic data collected by TR Transportation.

AM & PM Proj. Traffic On Main Street includes trips from 200 space public parking spaces

**Daily Traffic Volume (AADT)**

sta-  
tion

STREET	LOCATION	#	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
EDISON AVE	W OF ROCKFILL RD	604	4500	5100	3400	3800	2800						20
EDISON AVE	E OF FOWLER ST	512					5700						20
	0 W OF FOWLER ST	603	7100	8600	5600	6700	5700						20
EDISON AVE	E OF US 41	602	5100	5500	4300	5600	4700						29
ESTERO BLVD	@ BIG CARLOS PASS BR.	274	7800	9200	8100	6200	6500	9100				9600	
ESTERO BLVD	N OF AVE. PESCADORA	272	13900	14700	13900	12300	12000	12600					44
ESTERO BLVD	N OF DENORA ST	44	16400	15300	14900	14200	14200	13700	13500	13700	13500	13500	
ESTERO BLVD	N OF VIRGINIA AVE	520	16200	16400	18500	16600	15600	14500					
ESTERO PKWY	W OF BEN HILL GRIFFIN PKW	459					9100	9400	11800			15700	15
ESTERO PKWY	E OF US 41	465	5900	7000	6700	6600	8300	9000	8300			8200	15
EVANS AVE	N OF HANSON ST	625	5900	6800	3400	U/C	4000						29
EVANS AVE	S OF HANSON ST	626	8900	9800	8200	6800	6600						29
EVANS AVE	N OF COLONIAL BLVD	627	6200	7600	6700	5000	4600						29
EVERGREEN RD	W OF BUS 41	499		1800	1400	1200	1400						41
FIDDLESTICKS BLVD	S OF DANIELS PKWY	276	9000	8000	8100	6800	8000	6900			7200	31	
FIRST ST	E OF ALTAMONT AVE	630	4800	4400	3100	4500	3400						29
FIRST ST	E OF EVANS AVE	631	14900	16300	U/C	U/C	8200						29
FORD ST	S OF M.L.K. BLVD (SR 82)	611	10600	12000	7800	5400	5200						29
FORD ST	S OF EDISON AVE	612	10300	12700	8300	6400	5400						29
FORD ST	N OF COLONIAL BLVD	613	2000	2900	1800	2500	2300						29

## LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2013 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR-BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLONIAL BLVD	SIX MILE PKWY	I-75	1	0.5	6LD	0	2,490	3,220	3,220	3,220	0	4,090	5,290	5,290	5,290
	I-75	SR 82	1	2.4	6LD	1,150	3,240	3,240	3,240	3,240	1,990	5,600	5,600	5,600	5,600
CORKSCREW RD	US 41	SANDY LN	4	0.5	4LD	0	380	1,900	1,900	1,900	0	750	3,740	3,740	3,740
	SANDY LN	THREE OAKS PKWY	4	0.7	4LD	0	380	1,900	1,900	1,900	0	750	3,740	3,740	3,740
	THREE OAKS PKWY	I-75	4	0.8	4LD	0	380	1,900	1,900	1,900	0	750	3,740	3,740	3,740
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	4LD	0	380	1,900	1,900	1,900	0	750	3,740	3,740	3,740
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	3	1.7	2LD	100	310	560	770	1,130	190	600	1,090	1,510	2,220
	WILDCAT RUN DR	ALICO RD	3	2.6	2LN	90	290	530	730	1,080	180	570	1,040	1,440	2,120
	ALICO RD	COUNTY LINE	3	10.4	2LN	90	290	530	730	1,080	180	570	1,040	1,440	2,120
CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4	0.4	4LD	0	0	810	1,870	1,940	0	0	1,590	3,670	3,820
	SOUTH POINT BLVD	WINKLER RD	4	0.6	4LD	0	0	810	1,870	1,940	0	0	1,590	3,670	3,820
	WINKLER RD	SUMMERLIN RD	4	0.7	4LD	0	0	810	1,870	1,940	0	0	1,590	3,670	3,820
	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	1,240	2,880	2,940	0	0	2,440	5,650	5,760
DANIELS PKWY	US 41	BIG PINE WAY	4	0.5	6LD	0	0	720	2,530	2,680	0	0	1,420	4,970	5,280
	BIG PINE WAY	METRO PKWY	4	0.6	6LD	0	0	720	2,530	2,680	0	0	1,420	4,970	5,280
	METRO PKWY	SIX MILE PKWY	4	0.8	6LD	0	0	720	2,530	2,680	0	0	1,420	4,970	5,280
	SIX MILE PKWY	PALOMINO DR	4	2.2	6LD	0	2,470	3,000	3,000	3,000	0	4,580	5,570	5,570	5,570
	PALOMINO DR	I-75	4	0.6	6LD	0	2,470	3,000	3,000	3,000	0	4,580	5,570	5,570	5,570
	I-75	TREELINE AVE	3	0.5	6LD	2,610	3,180	3,180	3,180	3,180	4,500	5,500	5,500	5,500	5,500
	TREELINE AVE	CHAMBERLIN PKWY	3	0.8	6LD	2,610	3,180	3,180	3,180	3,180	4,500	5,500	5,500	5,500	5,500
DEL PRADO BLVD	CHAMBERLIN PKWY	SR 82	3	3.8	4LD	1,680	2,120	2,120	2,120	2,120	2,900	3,650	3,650	3,650	3,650
	CAPE CORAL PKWY	SE 46TH ST	5	0.3	6LD	0	0	1,520	2,820	2,820	0	0	2,870	5,310	5,310
	SE 46TH ST	CORONADO PKWY	5	0.7	6LD	0	0	1,520	2,820	2,820	0	0	2,870	5,310	5,310
	CORONADO PKWY	CORNWALLIS PKWY	5	1.3	6LD	0	0	1,520	2,820	2,820	0	0	2,870	5,310	5,310
	CORNWALLIS PKWY	VETERANS PKWY	5	0.8	6LD	0	0	1,520	2,820	2,820	0	0	2,870	5,310	5,310
	VETERANS PKWY	HANCOCK B. PKWY	5	3.0	6LD	0	0	1,560	2,840	2,840	0	0	3,060	5,570	5,570
	HANCOCK B. PKWY	NE 6TH ST	5	0.7	6LD	0	0	2,750	2,800	2,800	0	0	5,400	5,480	5,480
ESTERO BLVD	NE 6TH ST	SR 78	5	0.4	6LD	0	0	2,750	2,800	2,800	0	0	5,400	5,480	5,480
	HICKORY BLVD	AVENIDA PESCADORA	4	2.9	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	AVENIDA PESCADORA	MID ISLAND DR	4	1.2	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	MID ISLAND DR	SAN CARLOS BLVD	4	1.8	2LD	500	568	593	632	671	980	1,113	1,162	1,239	1,316
ESTERO PKWY	US 41	BEN HILL GRIFFIN PKWY	4	2.6	4LD	0	2,000	2,000	2,000	2,000	0	3,920	3,920	3,920	3,920
FOWLER ST	US 41	N AIRPORT RD	1	1.0	6LD	0	0	870	2,580	2,580	0	0	1,620	4,780	4,780
	N AIRPORT RD	COLONIAL BLVD	1	0.3	6LD	0	0	870	2,580	2,580	0	0	1,620	4,780	4,780
	COLONIAL BLVD	WINKLER AVE	1	0.5	4LD	0	490	1,700	1,700	1,700	0	910	3,150	3,150	3,150
	WINKLER AVE	HANSON ST	1	1.3	4LD	0	490	1,700	1,700	1,700	0	910	3,150	3,150	3,150
	HANSON ST	SR 82	1	1.3	4LD	0	490	1,700	1,700	1,700	0	910	3,150	3,150	3,150
GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4	0.5	4LD	0	1,060	1,840	1,840	1,840	0	2,000	3,490	3,490	3,490
	PINE RIDGE RD	BASS RD	4	1.6	4LD	0	1,060	1,840	1,840	1,840	0	2,000	3,490	3,490	3,490
	BASS RD	WINKLER RD	4	0.8	6LD	0	1,640	2,780	2,780	2,780	0	3,100	5,260	5,260	5,260
	WINKLER RD	SUMMERLIN RD	4	0.5	6LD	0	1,180	2,900	2,900	2,900	0	2,230	5,480	5,480	5,480
	SUMMERLIN RD	US 41	4	1.5	6LD	0	1,180	2,900	2,900	2,900	0	2,230	5,480	5,480	5,480

			ROAD	PERFORMANCE		2013 100th		EST 2014 100th		FORECAST					
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME				
ESTERO BL	VOORHIS ST	TROPICAL SHORES WAY	2LD	E	671	E	632	E	632	E	650	Constrained v/c = 0.94; Design underway	10000		
ESTERO BL*	TROPICAL SHORES WAY	CENTER ST	2LD	E	671	F	716	F	716	F	779	Constrained v/c = 1.07; Reconstruction in FY 14/15	10100		
ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	395	B	401	B	644		14400		
ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	755	B	755	B	755		14450		
EVERGREEN RD	US 41	BUS 41	2LU	E	860	C	100	C	100	C	100		10200		
FIDDLESTICKS BL*	GUARDHOUSE	DANIELS PKWY	2LD	E	860	C	333	C	333	C	365		10300		
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,580	D	1,094	D	1,094	D	1,096		10400		
FOWLER ST	N AIRPORT RD	COLONIAL BL	6LD	E	2,580	D	1,262	D	1,262	D	1,262		10500		
FOWLER ST	COLONIAL BL	WINKLER AVE	4LD	E	1,700	C	1,009	C	1,009	C	1,009		10600		
FOWLER ST	WINKLER AVE	HANSON ST	4LD	E	1,700	C	1,148	C	1,148	C	1,148		10700		
FOWLER ST (SR 739)	HANSON ST	DR ML KING BL (SR 82)	4LD	E	1,700	C	1,178	C	1,178	C	1,178		10730		
GASPARILLA BL	FIFTH ST	CHARLOTTE COUNTY LINE	2LU	E	860	C	171	C	172	C	183	Constrained v/c = 0.20	10800		
GLADIOLUS DR	McGREGOR BL	PINE RIDGE RD	4LD	E	1,840	B	351	B	353	B	411		10900		
GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	B	1,039	B	1,039	C	1,127		11000		
GLADIOLUS DR*	BASS RD	WINKLER RD	6LD	E	2,780	B	1,106	B	1,117	B	1,164		11100		
GLADIOLUS DR*	WINKLER RD	SUMMERLIN RD	6LD	E	2,900	B	942	B	942	B	951		11200		
GLADIOLUS RD	SUMMERLIN RD	US 41	6LD	E	2,900	C	1,853	C	1,853	C	1,998		11300		
GREENBRIAR BL*	RICHMOND AVE	JOEL BL	2LU	E	860	C	68	C	71	C	71		11400		
GUNNERY RD	IMMOKALEE RD (SR 82)	LEE BL	4LD	E	1,920	B	917	B	941	B	991		11500		
GUNNERY RD	LEE BL	BUCKINGHAM RD	2LU	E	1,020	C	721	C	722	C	851		11600		
HANCOCK BRIDGE PKWY	DEL PRADO BL	NE 24th AVE	4LD	E	2,000	B	996	B	996	B	996		11700		
HANCOCK BRIDGE PKWY	NE 24th AVE	ORANGE GROVE BL	4LD	E	2,000	B	1,271	B	1,271	B	1,284		11800		
HANCOCK BRIDGE PKWY*	ORANGE GROVE BL	MOODY RD	4LD	E	2,000	B	1,337	B	1,355	B	1,480		11900		
HANCOCK BRIDGE PKWY	MOODY RD	U.S. 41	4LD	E	2,000	B	1,198	B	1,199	B	1,325		12000		
HART RD	BAYSHORE RD (SR 78)	LAUREL DR	2LU	E	860	C	297	C	298	C	298		12100		
HICKORY BL	BONITA BEACH RD	McLAUGHLIN BL	2LU	E	870	E	483	E	483	E	483	Constrained v/c = 0.56	12200		
HICKORY BL	McLAUGHLIN BL	MELODY LN	2LU	E	870	D	333	D	335	D	340	Constrained v/c = 0.38	12300		
HICKORY BL	MELODY LN	BIG CARLOS PASS	2LU	E	870	C	303	C	303	C	303	Constrained v/c = 0.35	12400		
HOMESTEAD RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	C	469	C	470	C	475		12480		
HOMESTEAD RD	MILWAUKEE BL	SUNRISE BL	2LN	E	990	C	469	C	469	D	615		12490		
HOMESTEAD RD	SUNRISE BL	LEELAND HEIGHTS BL	2LN	E	990	C	469	C	471	E	765	4 Ln construction in FY 15/16	12500		
HOMESTEAD RD	LEELAND HEIGHTS BL	LEE BL	4LN	E	1,900	D	1,192	D	1,193	D	1,264		12600		
IDLEWILD ST*	METRO PKWY	PLANTATION RD	2LU	E	860	C	189	C	189	C	191		12700		
IMMOKALEE RD (SR 82)	I-75	BUCKINGHAM RD	6LD	D	2,820	B	1,682	B	1,682	B	1,682		12800		

**James Ink**

**From:** Mayfield, Lee <LMayfield@leegov.com>  
**Sent:** Wednesday, September 16, 2015 8:40 AM  
**To:** James Ink  
**Cc:** Dunn, Brandon; Rozdolski, Mikki; 'Jack Mayher'; Bjostad, James  
**Subject:** RE: CPA2015-00005 Bay Harbour Marina Village  
**Attachments:** LDC - Hurricane Preparedness.docx

**RECEIVED**  
SEP 17 2015  
**COMMUNITY DEVELOPMENT**  
**CPA2015-00005**

James,

We would not be opposed to you applying the on-site shelter Land Development Code criteria instead of the payment in lieu of criteria. Keep in mind that the on-site shelter sq footage is based on the number of total units and NOT intended to shelter all residents during a storm event. The intent would be to have a safe space in the building should residents not evacuate as instructed for one reason or another. Since this location is on an island, these residents would still be expected to evacuate during a mandatory evacuation.

Let me know if you'd like to discuss further....I appreciate your interest and historical knowledge on this topic.

Lee

**From:** James Ink [mailto:jamesink@inkwerks.net]  
**Sent:** Tuesday, September 15, 2015 10:13 AM  
**To:** Mayfield, Lee  
**Cc:** Dunn, Brandon; Rozdolski, Mikki; 'Jack Mayher'  
**Subject:** RE: CPA2015-00005 Bay Harbour Marina Village

Lee

Planning staff has asked me to obtain clarification that your department has sufficient information to determine county support on the request for a shelter in place for our Bay Harbour Marina Village Development. I do not know your position on the substantive determination if we can have a shelter similar to the approved Ebb Tide Development. If so a comment on that would also be most helpful, but what is required is an e-mail that I do not owe you any additional information.

Thanks for your time.

James Ink

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2055 West First Street, Fort Myers, Florida 33901  
Tel: (239) 334-2450 Fax: (239) 334-0278  
[jamesink@inkwerks.net](mailto:jamesink@inkwerks.net)

**From:** Mayfield, Lee [<mailto:LMayfield@leegov.com>]

**Sent:** Wednesday, August 19, 2015 1:54 PM

**To:** James Ink <[jamesink@inkwerks.net](mailto:jamesink@inkwerks.net)>

**Subject:** RE: CPA2015-00005 Bay Harbour Marina Village

Jim,

Attached is the SLOSH/Storm Surge report we normally run for developments. Looks like the Cat 5 model run elevation is 25.7 NAVD.

Lee

**From:** James Ink [<mailto:jamesink@inkwerks.net>]

**Sent:** Monday, August 17, 2015 1:16 PM

**To:** Mayfield, Lee

**Subject:** RE: CPA2015-00005 Bay Harbour Marina Village

I have attached the property list for your use.

Jim

NOTE:

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2055 West First Street, Fort Myers, Florida 33901  
Tel: (239) 334-2450 Fax: (239) 334-0278  
[jamesink@inkwerks.net](mailto:jamesink@inkwerks.net)

**From:** Mayfield, Lee [mailto:[LMayfield@leegov.com](mailto:LMayfield@leegov.com)]  
**Sent:** Monday, August 17, 2015 8:20 AM  
**To:** James Ink <[jamesink@inkwerks.net](mailto:jamesink@inkwerks.net)>  
**Subject:** RE: CPA2015-00005 Bay Harbour Marina Village

James – Just to advise...if we do go with the on-site shelter option, the requirements will be to Category 5 – which means elevated to Cat 5 SLOSH level and strengthened to 200mph winds...in addition to the emergency power requirements. You are aware of this, right?

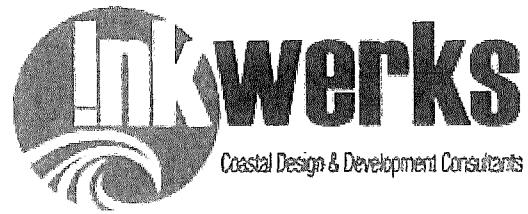
**From:** James Ink [mailto:[jamesink@inkwerks.net](mailto:jamesink@inkwerks.net)]  
**Sent:** Sunday, August 16, 2015 12:42 PM  
**To:** Mayfield, Lee  
**Subject:** RE: CPA2015-00005 Bay Harbour Marina Village

Thanks for the response, I will call you at 2pm if that is alright and we can discuss. My issue is that another project on the same street was granted shelter in place approval in their zoning. I have attached the zoning condition for your review.

Jim

**NOTE:**

The information transmitted is intended solely for the individual or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of or taking action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you have received this email in error please contact the sender and delete the material from any computer.



2055 West First Street, Fort Myers, Florida 33901  
Tel: (239) 334-2450 Fax: (239) 334-0278  
[jamesink@inkwerks.net](mailto:jamesink@inkwerks.net)

**From:** Mayfield, Lee [mailto:[LMayfield@leegov.com](mailto:LMayfield@leegov.com)]  
**Sent:** Sunday, August 16, 2015 12:19 PM  
**To:** James Ink <[jamesink@inkwerks.net](mailto:jamesink@inkwerks.net)>  
**Subject:** RE: CPA2015-00005 Bay Harbour Marina Village

Mr. Ink,

I believe my comments were that the payment in lieu of option would be more appropriate since we would never recommend that residents "shelter in place" during a hurricane in extremely vulnerable areas (Fort Myers Beach).

Except in the case of a proposed Healthcare Facility, the payment in lieu of option would be consistent with what most other developers have gone with.

That being said, I know the zoning issues raise other questions and I may have to discuss further with Lee County Community Development.

I'm in the office today until 3 or 4pm and can discuss now or tomorrow. My cell phone is 239-476-2480.

Thanks,

Lee

**From:** James Ink [<mailto:jamesink@inkwerks.net>]  
**Sent:** Sunday, August 16, 2015 10:02 AM  
**To:** Mayfield, Lee  
**Cc:** Farmer, Robert  
**Subject:** CPA2015-00005 Bay Harbour Marina Village

Mr. Mayfield

I have tried to contact you via e-mail and phone since August 6<sup>th</sup> to discuss a comment on shelter in place versus pay in lieu of for our Bay Harbour Marina Village MPD. It is extremely important that we have a conversation since we desire to be consistent with the entitlements of Ebb Tide development down the street. We need to attempt to resolve this issue if possible before we have to discuss the difference in the public hearing process.

Please contact me as soon as possible, I am resubmitting our additional information stating that we are working on the issue.

Thanks for your time

James Ink

NOTE:

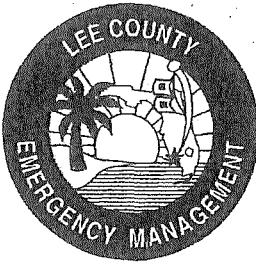
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2055 West First Street, Fort Myers, Florida 33901  
Tel: (239) 334-2450 Fax: (239) 334-0278  
jamesink@inkwerks.net

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



## Storm Surge/SLOSH Information



**Project: Bay Harbour Marina Village MPD**

**Strap #: Multiple**

19-46-24-00-00005.0200 1195 Main Street, Fort Myers Beach, FL 33931  
19-46-24-05-00000.0130 1185 Main Street, Fort Myers Beach, FL 33931  
19-46-24-05-00000.0150 19230 Seaside Drive, Fort Myers Beach, FL 33931  
19-46-24-00-00004.0000 19210 Seaside Drive, Fort Myers Beach, FL 33931  
19-46-24-00-00004.0030 19170 Seaside Drive, Fort Myers Beach, FL 33931  
19-46-24-00-00003.0010 1145 Main Street, Fort Myers Beach, FL 33931  
19-46-24-00-00001.0000 1135 Main Street, Fort Myers Beach, FL 33931

**Approximate Lat/Long: 26.462N, 81.949W**

**Owner / Address:**

**Hurricane Surge Evacuation Zone:** This property is located in Evacuation Zone A

### Surge Height Information

Cyclone Category	Land-falling Surge Height (Feet Above Sea Level NAV)
TS	5.7
CAT 1	7.7
CAT 2	13.5
CAT 3	18.0
CAT 4	22.1
CAT 5	25.7

**Data Source:** SLOSH Display Version 1.66 (1/13/2014)

Fort Myers Basin v3

Land-falling MOM at High Tide

**Date Created / Determined By:** August 19, 2015 by Lee Mayfield

**CPA2015-00005**

**BAY HARBOUR MARINA VILLAGE MPD**

**PUBLIC COMMENTS**



## Oyster Bay Parks, Inc.

1711 Main Street  
Fort Myers Beach, FL 33931  
(941) 463-2171

Robert W. Beasley  
Manager  
September 4, 2015



Mr. Brandon Dunn ✓  
Lee County Division of Planning  
P.O. Box 398  
Ft. Myers, FL 33902

Mr. Chahram Badamchian  
Lee County Division of Zoning  
P.O. Box 398  
Ft. Myers, FL 33902

Re: Bay Harbour Marina Village  
DCI2015-00015 and CPA2015-00005

Gentlemen:

As a San Carlos Island property owner, I object to the proposed comprehensive plan amendment and rezoning for the following reasons:

1. The Future Land Use Map amendment will create an island of Central Urban property, surrounded by areas of less intensity, on San Carlos Island. This unjustified spot plan amendment will create an expectation of additional future increases of intensity on the island with no obvious geographic limitations and therefore threatens to ultimately overtax the area's limited infrastructure.
2. The project as proposed is massive and out of scale with the surrounding area. It includes a building of similar height to the condominiums in Ebbtide, the development in which I have an ownership interest, without providing the additional open space, offsetting elimination of existing mobile home units, and water management improvements that were a critical component of Ebbtide.
3. Ebbtide contained a condition requiring the developer to pay for improvements to Main Street. It would be inappropriate for this project to benefit from those improvements without making a proportionate financial contribution to them.

Sincerely,

Ray Alvarez

RECEIVED  
SEP 17 2015

September 14, 2015

COMMUNITY DEVELOPMENT

Mr. Brandon Dunn  
Lee County Division of Planning  
P.O. Box 398  
Ft. Myers, FL 33902

Mr. Chahram Badamchian  
Lee County Division of Zoning  
P.O. Box 398  
Ft. Myers, FL 33902

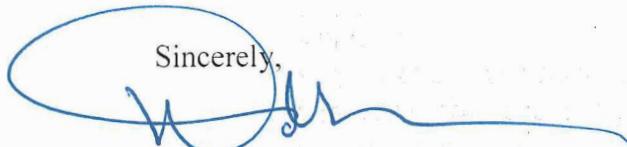
Re: Bay Harbour Marina Village  
DCI2015-00015 and CPA2015-00005

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2. Ebbtide contained a condition requiring the developer to pay for improvements to Main Street. It would be inappropriate for this project to benefit from those improvements without making a proportionate financial contribution to them.
3. The Future Land Use Map amendment will create an island of Central Urban property, surrounded by areas of less intensity, on San Carlos Island. This unjustified spot plan amendment will create an expectation of additional future increase of intensity on the island with no obvious geographic limitations and therefore threatens to ultimately overtax the area's limited infrastructure.
4. Traffic will be overwhelming for this island.

Sincerely,

  
Darrell Hanson, Owner  
Ebbtide RV Park LLC

JOANNE E. SEMMER  
792 OAK STREET  
FORT MYERS BEACH, FLORIDA 33931  
239-463-9326 [jj37a@yahoo.com](mailto:jj37a@yahoo.com)

RECEIVED  
OCT 15 2015

COMMUNITY DEVELOPMENT

September 17, 2015

Mr. Brandon Dunn  
Lee County Division of Planning  
P.O. Box 398  
Fort Myers, FL 33902

Mr. Chahram Badamchian  
Lee County Division of Zoning  
P.O. Box 398  
Fort Myers FL 33902

RE: Bay Harbour Marina Village DCI2015-00015 and CPA2015-00005 and REZ2015-00009

As a San Carlos Island resident, property owner and business owner I object to the proposed:

1. **CPA2015-00005** - Plan to change the current land use category from the subject parcel from industrial to central urban to allow for a mixed use marina village with public parking and bonus density for workforce housing.
2. **REZ2015-00009** – Request bonus density for the rezoning to MPD (DCI2015-00015).
3. **DCI2015-00015** – Rezone 7.85 acres from Light Industrial(IL), Marine Industrial (IM), and Commercial (C-2) to Mixed Use Planned Development (MPD) to permit a maximum of 113 residential dwelling units, including 38 Bonus Density units, a marina with 286 dry boat slips, 29 wet boat slips, a boat launching facility, 30,000 square feet of commercial retail/office and mini storage, and a parking garage for 500+/- parking spaces including 200 +/- public parking spaces with a maximum building height of 175 feet. No development blasting is proposed. Development will connect to potable water and sanitary sewer service.

I live within 120 feet of the proposed project. San Carlos Island is a historic fishing village community and is a designated Florida Working Waterfront with the Florida Department of Economic Opportunity's Waterfronts Florida Partnership Program.

***The proposed project is massive and out of scale with the surrounding neighborhood.*** A building at 175 feet next to Main Street will create a canyon effect and block sun from neighboring properties. The lack of sufficient setback and green space will create a blighted area. A 500 +/- parking garage including 200 +/- public parking spaces cannot be accommodated on Main Street with its current uses and future approved uses.

**Traffic:** Main Street is the only direct east/west connector on the island and functions as a minor collector to San Carlos Blvd. Main Street parallels the waterfront and is the only access road to the marine-industrial businesses along Matanzas Pass. Main Street is a two lane road with a right-of-way that varies from 50 feet to 60 feet. Other local roads also act as collector roads funneling traffic onto Main Street then San Carlos Blvd. **Main Street cannot accommodate a parking garage for an additional 500+- cars a day.**

*The San Carlos Island Master Plan was adopted by the Lee County Commission on June 5, 1991 Found on page 11 of the plan: OBJECTIVE 26.4: It states: It is basic that San Carlos Island neither become a parking lot for Fort Myers Beach (Estero Island) nor for Lee County. This would preclude construction of a parking garage on San Carlos Island or additional surface parking for benefit of other areas of Lee County which cannot be directly related to achieving the goals and objectives of the San Carlos Island Plan, or which would be utilized as temporary parking with the people parking their vehicles then being transported to another area by any means.*

**Zoning:** The industrial, marine, commercial zoning and the water dependent overlay are important to the Working Waterfront of the San Carlos Island Community. San Carlos Island is one of the few areas that provide Industrial waterfront opportunities in Lee County and Southwest Florida. The location of the Matanzas Pass Federal Channel is key to industrial and commercial waterfront expansion. With the Commercial Fishing industry generating over 100 million dollars a year, the ferry boat to Key West and the opening of Cuba we must protect the commercial and industrial use as working waterfront needs expand.

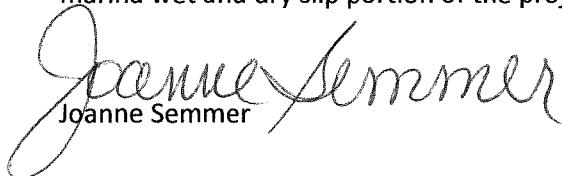
**Housing:** Currently there are approximately 990 dwelling units on San Carlos Island with about 50% considered as year-round units. Thirty percent of all households have lived in their housing units for ten or more years. This phenomena has stabilized the residential neighborhoods. San Carlos Island currently includes low to moderate income housing for the local work force. An additional 113 residential units as proposed create an **increase of 12% to the existing neighborhood.**

**Land Use:** The San Carlos Island area designated as Industrial Development play an important role in strengthening the county's and local communities economic base and will become increasingly important as the county grows in urban complexity. This is the area Lee County must look for expanded industrial uses along the only industrial dockage and federal channel in all of Lee County and Southwest Florida. Page 6 of the San Carlos Island Plan states" The Industrial Development area is to be reserved mainly for industrial activities as well as for selective land use mixtures such as the combined uses of industrial manufacturing, research, properly buffered recreational uses, and office complexes if specifically related to adjoining industrial uses that constitute a growing part of Florida's economic development sector. Ancillary minor retail commercial uses designed to support the surrounding industrial land uses may be allowed at a ratio of 1 square foot of commercial uses to 20 square feet of industrial use in association with an Industrial Planned Development. Ancillary minor retail commercial uses not part of an Industrial Planned Development may not exceed 30,000 square feet.

San Carlos Island has a unique industrial base. The industrial land use category has been designated in the area to reflect and accommodate the commercial fishing industry that has occupied the waterfront of San Carlos Island for generations. As well as the working waterfront of commercial and industrial

uses, Marine Land Support Services, Marine Contractors, Key West Ferry, Ship Yards, Commercial Marinas, Fish Houses, Commercial and Industrial fueling facilities, etc. A water-dependent overlay zone, as defined in the Lee Plan, was created to promote and protect prime locations for marine-related land uses from incompatible or pre-emptive land use.

***Again I state “I am not in favor of the Bay Harbour Marina Village project.*** I do not object to the marina wet and dry slip portion of the project.



Joanne Semmer

November 2, 2015

Margie Tirey  
835 Oak Street  
Fort Myers Beach, Florida  
33931

RECEIVED  
NOV 06 2015

COMMUNITY DEVELOPMENT

Dear Mr. Dunn and Mr. Badamchian,  
My name is Margie Tirey and I own property directly across the Water way from where this project will be built! Since 2004 this property has been an eye soar to our Island and this is what I have to look at. It was destroyed during Hurricane Charley. I have been waiting and hoping to build on my property but not until something starts to happen with the property in question. I wouldn't want to invest more into my property until the property across from me has improved. I think the plans sound exciting and I look forward to the beautification that the project will bring to the island and the view from my property! I am 100% in support of this project.

Thank You Very Much,

Margie Tirey

Margie Tirey

PMTIREY@AOL.COM

615-390-3633



Margie Tirey  
2211 Oakbranch Cir  
Franklin, TN 37064



NASHVILLE TN 370

02 NOV 2015 PM 7 1



Mr Brandon Dunn  
Lee County Division of Planning

P.O. Box 398

Ft. Myers, Florida

33902039898

33900



December 1<sup>st</sup>, 2015

Board of Lee County Commissioners  
2120 Main St.  
Fort Myers, FL 33901

RE: Bay Harbour Development

To whom it may concern:

I am writing this letter in support of the proposed development on San Carlos Island named Bay Harbour.

I believe this development will be an asset to the community as a whole, and will help further beautify San Carlos Island specifically. It will eliminate the eyesore that has sat at this location for many years. It will also help meet the county's goal of continuing to make our area more walkable

As an employer in the area, I find the "workforce housing" component of the project beneficial. It is currently difficult for my co-workers to find housing nearby that is reasonably affordable. I believe the price point of \$1,500 - \$1,700 per month is low enough to meet this need, while high enough to alleviate the concerns that some of the neighbors have expressed (that moderate income housing will attract "undesirables").

As someone who personally fights the "island traffic" daily, I understand the concern that the proposed parking garage will only add to the traffic problem. Realistically, most of the vehicles that will utilize this parking structure would be heading to the island one way or another, so the additional traffic count should be minimal (I'm sure more formal traffic studies are forthcoming).

Unfortunately, the timing of the meeting does not allow me to attend the Land Use Hearing in person, but please feel free to contact me if you would wish to discuss further.

Best Regards,

A handwritten signature in blue ink, appearing to read 'RL'.

Ryan Levi,  
Chief Operating Officer