



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

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

December 11, 2015

Ms. Marissa C. Fewell
Lee County Planning Division
1500 Monroe Street
Fort Myers, FL 33901

RECEIVED
DEC 14 2015

RE: **Hill Tide Estates**
CPA2015-00012

COMMUNITY DEVELOPMENT
CPA2015-00012

Dear Ms. Fewell:

Enclosed please find responses to your insufficiency letter dated December 1, 2015. The following information has been provided to assist in your review of the petition:

1. Six (6) copies of the comment response letter;
2. Six (6) copies of the Transportation Memorandum prepared by David Plummer & Associates, Inc.;
3. Six (6) copies of the letter from Lee Tran;
4. Six (6) copies of the letter of availability request sent to Charlotte County School District;
5. Six (6) copies of the Department of Environmental Protection Site Rehabilitation Completion Order;
6. Six (6) copies of the Applicant's correspondence to agencies; and
7. Six (6) copies of the minutes from the GICIA meeting on November 11, 2015 and public informational meeting on November 16, 2015.

The following is a list of Lee County comments with our responses in **bold**:

1. Please provide additional information in the infrastructure analysis including:
An existing and future conditions analysis for the projected 2030 LOS under the existing designation.
An existing and future conditions analysis for the projected 2030 LOS under the proposed designation.
An analysis of the improvements/expansions currently programmed in the 5 year CIP, 6-10 year CIP, and long range improvements.
State if revisions to the Community Facilities and Service Element and/or Capital Improvements Element are included as part of this amendment.
Discussion on any water conservation measures that will be applied to the site.

RESPONSE: Please refer to the transportation memorandum dated December 3, 2015, prepared by David Plummer and Associates, Inc.

No revisions to the Community Facilities and Service Element or Capital Improvements Element are included as part of this amendment request.

The Applicant will address water conservation measures, including but not limited to incorporation of drought tolerant landscaping and sustainable building practices, as part of the local Development Order review process. Irrigation measures will fully comply with the Land Development Code and state requirements.

2. Please provide a letter from Lee Tran stating if they are able to provide adequate service to the proposed development.

RESPONSE: Pursuant to the attached correspondence, Lee Tran does not provide mass transit services to the Boca Grande Planning Community. In terms of multi-modal access, the site is readily served by the Boca Grande Bike Path with connections to the Cape Haze Trail.

3. Please provide a letter from the Charlotte County School District stating if they are able to provide adequate service to the proposed development.

RESPONSE: Please find the enclosed request for a School Capacity Letter of Determination (SCADL) sent to the Charlotte County School District on December 3, 2015. The Applicant will provide Staff with the School District's confirmation of school availability immediately upon receipt.

4. Please provide discussion on how the proposal affects Lee County population projections and the total population capacity of the Lee Plan Future Land Use Map.

RESPONSE: The requested Future Land Use Map amendment will have a de minimis impact on Lee County population projections. The proposal will result in the ability to construct a maximum of 29 single-family dwelling units on the property. The companion RPD application (DCI2015-00030) further limits the request to 20 dwelling units. Therefore, the comprehensive plan amendment will result in a population increase of 72.5 people on the site (based upon an estimated 2.5 persons per unit).

There is sufficient residential acreage allocated to the Urban Community future land use category in the Boca Grande Planning Community per Lee Plan Table 1(b) to support this request. I.e. there is adequate residential acreage allocated within this area to accommodate the resulting population. Therefore, the amendment request will not impact the total population capacity of the Future Land Use Map.

Miscellaneous Comments

1. Please provide a copy of the Site Rehabilitation Completion Order dates December 2002.

RESPONSE: Please refer to the enclosed Site Rehabilitation Completion Order from the Florida Department of Environmental Protection dated December 9, 2002.

2. Please discuss how the proposed amendment will impact the Fish and Wildlife Commission's Coastal Barrier Resources Area located along the southern perimeter of the parcel.

Development in this area makes the property ineligible for Federal assistance of any kind, including NFIP flood insurance and any kind of FEMA assistance.

This would normally be discussed with an applicant at the time they come in to apply for a building permit. We would advise them not to encroach on the area with any portion of their construction, including roads, sidewalks, walkways, etc. If they choose to, they have to sign a form acknowledging that they are aware of the regulation.

RESPONSE: The Fish and Wildlife Commissioner's Coastal Barrier Resources Area ("CBRA") is located along the southern perimeter of the parcel, and encompasses the existing berm and proposed perimeter buffer areas. It is not anticipated that the CBRA will impact developable portions of the site, as it appears to be located outside the limits of private lots.

The Applicant will continue to investigate this matter, and it is understood that any development in the CBRA causes the impacted lot to be ineligible for Federal assistance of any kind, including NFIP flood insurance and any kind of FEMA assistance.

3. Please provide all correspondence to each responding agency contacted to evaluate information for this application.

RESPONSE: Please refer to the enclosed Applicant's correspondence to the various agencies.

4. Please provide a meeting summary document of the required public informational meeting that was held Monday, November 16, 2015 at the Boca Grande Community Center.

Please note that the southwest corner of the property is located within the Coastal Construction Control Line.

Legal descriptions are under review. Additional comments may follow.

RESPONSE: Please refer to the enclosed minutes from the meeting with the Gasparilla Island Conservation & Improvement Association on November 11, 2015, and the public information meeting held on November 16, 2015.

If you have any further questions, please do not hesitate to contact me directly at (239) 405-7777 ext. 207, or alexis.crespo@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.



Alexis V. Crespo, AICP, LEED AP
Vice President of Planning

Enclosures

cc: Bill Price, Boca Pass Partners, LLC
James Nulf, Boca Pass Partners, LLC
Scott Weidle, Boca Pass Partners, LLC
Charles J. Basinait, Esq., Henderson, Franklin, Starnes, & Holt, P.A.
Michael Meyers, Passarella & Associates, Inc.
Stephen Leung, David Plummer & Associates, Inc.

**TRANSPORTATION
MEMORANDUM PREPARED BY
DAVID PLUMMER & ASSOCIATES**

DAVID PLUMMER & ASSOCIATES, INC.

TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

Memorandum

To: Alexis Crespo and Charles Basinait
From: Stephen Leung
Date: December 3, 2015
RE: Hill Tide Estates, #15561
CPA2015-00012 – Response to Sufficiency Comments - Transportation

We are in receipt of the sufficiency comments issued by Lee County on December 01, 2015 regarding the above-referenced Project. In response, we offer the following.

Sufficiency Comments

IV B. 2. Public Facilities Analysis

Please provide additional information in the infrastructure analysis including:

An existing and future conditions analysis for the projected 2030 LOS under the existing designation.

An existing and future conditions analysis for the projected 2030 LOS under the proposed designation.

An analysis of the improvements/expansions currently programmed in the 5 year CIP, 6-10 year CIP, and long range improvements.

State if revisions to the Community Facilities and Service Element and/or Capital Improvements Element are included as part of this amendment.

Discussion on any water conservation measures that will be applied to the site.

Response

The current references to Year 2020/2030 planning horizons in the Traffic Circulation Element of The Lee Plan are outdated. Since 2011, the Lee County MPO 2035 Long-Range Transportation Plan (LRTP) has served as the transportation planning document for purposes of CPA traffic assessments.

The Hill Tide Estates traffic submittal of the 5-Year CIP (Year 2015+5=2020) analysis and 20-Year LRTP (Year 2015+20=2035) analysis is consistent with: 1) the Lee County 2035 LRTP; 2) the CPA methodology agreement with LCDOT and LCDCD; and 3) the “Traffic Circulation Analysis” requirements specified in the Lee County Application For A Comprehensive Plan Amendment.

Based on the above, no additional transportation information or analysis is necessary.

LEE TRAN LETTER



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

3401 Metro Parkway
Fort Myers, FL 33901
Phone: (239) 533-0319

December 02, 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

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

RE: Hill Tide Estates (CPA2015-00012)
Letter of Service Availability

Dear Ms. Rodriguez,

LeeTran has reviewed your request for service availability regarding the Hill Tide Estates development project. After reviewing the site and comparing the location with our existing and planned route locations according to the 2012 Transit Development Plan (TDP), I have determined the following:

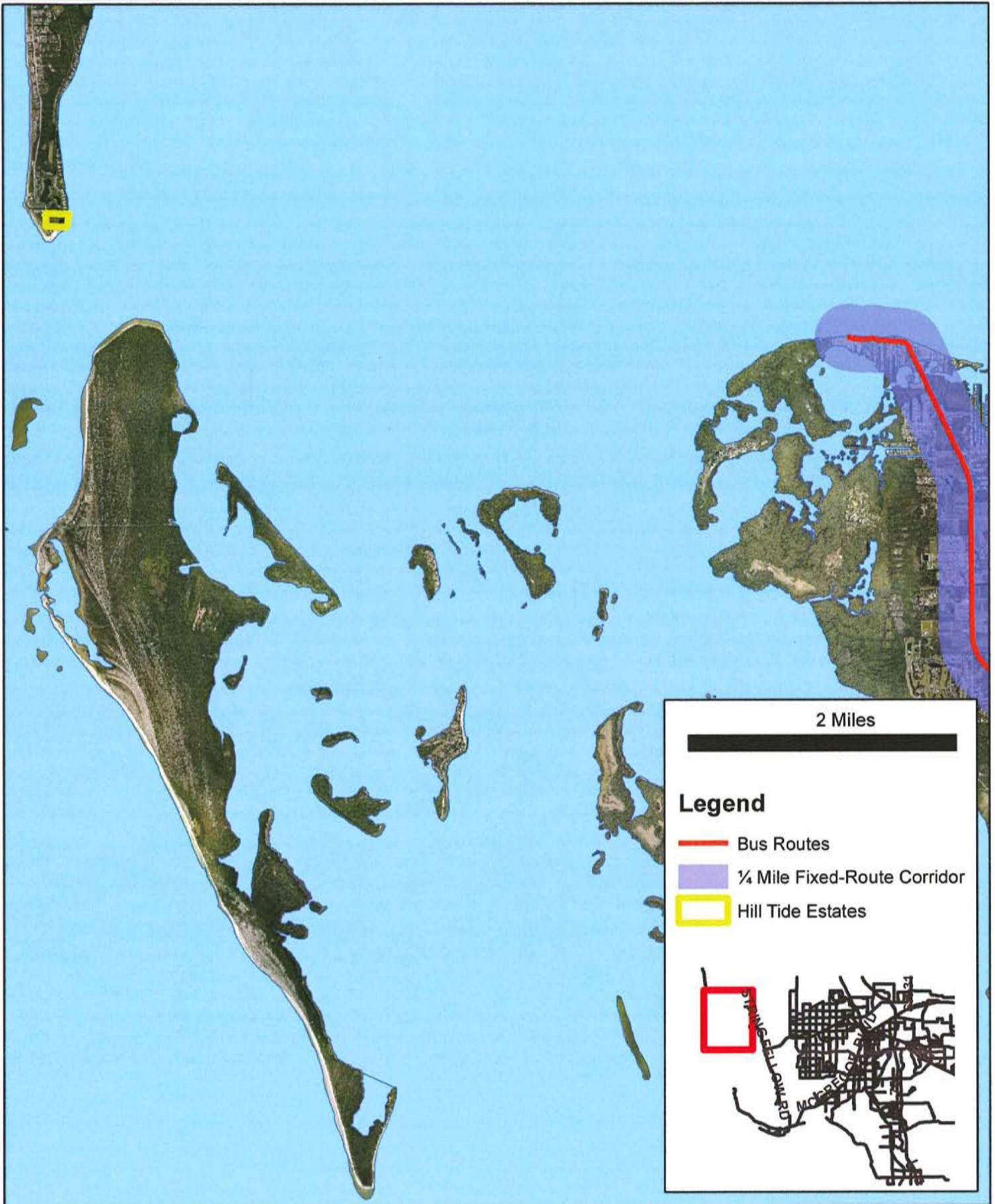
- The identified site does not lie within the ¼ mile fixed-route corridor.
- The identified site does not lie within the ¾ mile ADA corridor.
- The 2012 TDP does not recognize the need for additional transit services adjacent to this property during the 10-year planning horizon.

I am attaching a map of our route services in relation to the proposed development. If you have any questions or require further information, do not hesitate to contact me at (239) 533-0319 or JMcCollum@leegov.com.

Sincerely,

Jerl Levi McCollum
Planner
Lee County Transit

CC: File



**CORRESPONDENCE SENT TO
CHARLOTTE COUNTY SCHOOL
DISTRICT**

School Board of Charlotte County
 1445 Education Way
 Port Charlotte, FL 33948
 Phone 941-255-0808



Date & Time Received Gov't: _____
 Date & Time Received CCPS: _____

SCHOOL IMPACT ANALYSIS FOR CONCURRENCY

Name of Applicant: Waldrop Engineering, P.A. c/o Alexis Crespo [alexis.crespo@waldropengineering.com]

Address: 28100 Bonita Grande Drive, Suite 305, Bonita Springs, FL Phone: (239) 850-8525

Contact Person: Alexis Crespo, AICP Phone: _____

Name of Development: Hill Tide Estates # of Phases Proposed: one (1)

Property Address or Street Name: 890 Belcher Road, Boca Grande, FL

Legal Description of Property (Use Additional Sheet if Necessary): See Attached

Parcel ID / Account # Lee County STRAP No. 26-43-20-00-00010.0000

Lot # _____ Block: _____ Section: _____

Total Land Size: 9.98 acres Sq. feet _____ acres

Existing Land Use: Vacant Existing Zoning: Port (Residential Planned Development proposed)

Units per acre allowed: 3 du/acre Units developed per acre: 3 du/acre

Below is the Student Generation Multiplier Factors for Charlotte County, included in the current Interlocal Agreement, which is used to calculate a project's impact. This multiplier is being provided as a means for this process to be transparent.

Notice: Once the application for development approval is deemed sufficient by the Local Government, the Local Government will forward the SIA and the non-refundable application fee to the School Board of Charlotte County for processing and review. Processing/review may take up to 20 days to complete.

Student Generation Multiplier Factors for Charlotte County Public Schools						
	Elementary (K-5)		Middle (6-8)		High (9-12)	
Number of units	Multiplier	Students Generated	Multiplier	Students Generated	Multiplier	Students Generated
29	x0.065=	1,885	x0.036=	1,044	x0.051=	1,479

City/County Use Only: File # _____

Approved - Sufficient to forward to the School Board of Charlotte County.
 Forward to Director of Information and Communication Services.

Denied - _____

By: _____ Date: _____

Revised: July 10, 2013

SEAGATE DEVELOPMENT GROUP, LLC
12801 COMMONWEALTH DRIVE
SUITE 12
FT. MYERS, FL 33913

BB&T

1867

63-91/2631

12/2/2015

PAY TO THE
ORDER OF School Board of Charlotte County

\$600.00

Six Hundred and 00/100***** DOLLARS

School Board of Charlotte County



[Handwritten Signature]

AUTHORIZED SIGNATURE

MEMO:





THE SCHOOL DISTRICT OF LEE COUNTY

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

Dawn M Huff
Long-Range Planner
Planning, Growth & School Capacity
Phone: 239-337-8142
FAX: 239-335-1460

STEVEN K. TEUBER
CHAIRMAN, DISTRICT 4
MARY FISCHER
VICE CHAIRMAN, DISTRICT 1
JEANNE S. DOZIER
DISTRICT 2
CATHLEEN O'DANIEL MORGAN
DISTRICT 3
PAMELA H. LARIVIERE
DISTRICT 5
GREGORY K. ADKINS, ED. D.
SUPERINTENDENT
KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

December 1, 2015

Tony Palermo, AICP
Lee County Development Services Division
P.O. Box 398
Fort Myers, Florida 33902-0398

RE: DCI2015-00030
Hill Tide Estates RPD

Mr. Palermo;

This letter is in response to your request dated November 20, 2015 for the Hill Tide RPD proposed development for sufficiency comments in reference to the educational impact. This proposed development is located in the West Choice Zone, Sub Zone W-4.

The proposed development request is for 20 single-family dwelling however, within the Comprehensive Plan Amendment, the request is for 29 units and for the purpose of estimating capacity, the hire of the two will be utilized. With regard to the inter-local 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 with the following break-down, .147 for elementary, .071 for middle and .077 for high. A total of 8 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

Although within the Lee County School District there are sufficient seats available to serve this need, the proposed development is located on Boca Grande which is only accessible through Charlotte County. Charlotte County School District and Lee County School District have an agreement that Charlotte will provide transportation and educational programs for public school age students residing on Boca Grande.

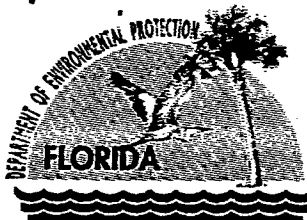
This request may need to be brought to the attention of Charlotte County School District as to available capacity within their county.

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

Sincerely,

Dawn Huff

Dawn Huff, Long Range Planner
Planning Department



Jeb Bush
Governor

Department of Environmental Protection

South District
P.O. Box 2549
Fort Myers, Florida 33902-2549

David B. Struhs
Secretary

December 9, 2002

COPY

CERTIFIED MAIL NO. Z 252 620 540
RETURN RECEIPT REQUESTED

Ann Meador
Florida Power & Light Company
P.O. Box 14000
Juno Beach, Florida 33408

Re: Site Rehabilitation Completion Order
Florida Power & Light-Boca Grand Terminal
FDEP Facility ID# 36-9100047
Discharge Date: 08/17/98
Caloosahatchee to Lee Coast EMA

Dear Ms. Meador:

John S. Vargo, C.P.G., P.G. at the Bureau of Petroleum Storage Systems has reviewed the Site Assessment Report (SAR) Addendum and No Further Action Proposal (NFAP) dated October 4, 2002 (received October 15, 2002 by the South District and October 21, 2002 by the Bureau of Petroleum Storage Systems in Tallahassee), prepared and submitted by Florida Power & Light Company for this site. Documentation submitted with the NFAP confirms that criteria set forth in Rule 62-770.680(1), Florida Administrative Code (F.A.C.), have been met. The NFAP is hereby incorporated by reference in this Site Rehabilitation Completion Order (Order). Therefore, you are released from any further obligation to conduct site rehabilitation at the site for petroleum product contamination associated with the discharge listed above, except as set forth below.

- (1) In the event concentrations of petroleum products' contaminants of concern increase above the levels approved in this Order, or if a subsequent discharge of petroleum or petroleum product occurs at the site, the Florida Department of Environmental Protection (Department) may require site rehabilitation to reduce concentrations of petroleum products' contaminants of concern to the levels approved in the NFAP or otherwise allowed by Chapter 62-770, F.A.C.
- (2) Additionally, you are required to properly abandon all monitoring wells within 60 days of receipt of this Order. The monitoring wells must be plugged and abandoned in accordance with the requirements of Rule 62-532.500(4), F.A.C.

"More Protection, Less Process"

Legal Issues

The Department's Order shall become final unless a timely petition for an administrative proceeding (hearing) is filed under Sections 120.569 and 120.57, Florida Statutes (F.S.), within 21 days of receipt of this Order. The procedures for petitioning for a hearing are set forth below.

Persons affected by this Order have the following options:

If you choose to accept the above decision by the Department about the NFAP you do not have to do anything. This Order is final and effective as of the date on the top of the first page of this Order.

If you disagree with the decision, you may do one of the following:

- (1) File a petition for administrative hearing with the Department's Office of General Counsel within 21 days of receipt of this Order; or
- (2) File a request for an extension of time to file a petition for hearing with the Department's Office of General Counsel within 21 days of receipt of this Order. Such a request should be made if you wish to meet with the Department in an attempt to informally resolve any disputes without first filing a petition for hearing.

Please be advised that mediation of this decision pursuant to Section 120.573, F.S., is not available.

How to Request an Extension of Time to File a Petition for Hearing

For good cause shown, pursuant to Rule 62-110.106(4), F.A.C., the Department may grant a request for an extension of time to file a petition for hearing. Such a request must be filed (received) in the Department's Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, within 21 days of receipt of this Order. Petitioner, if different from Ms. Anne Meador, Florida Power & Light Company, shall mail a copy of the request to Ms. Anne Meador, Florida Power & Light Company at the time of filing. Timely filing a request for an extension of time tolls the time period within which a petition for administrative hearing must be made.

How to File a Petition for Administrative Hearing

A person whose substantial interests are affected by this Order may petition for an administrative hearing under Sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received) in the Department's Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000,

within 21 days of receipt of this Order. Petitioner, if different from Ms. Anne Meador, Florida Power & Light Company, shall mail a copy of the request to Ms. Anne Meador, Florida Power & Light Company at the time of filing. Failure to file a petition within this time period shall waive the right of anyone who may request an administrative hearing under Sections 120.569 and 120.57, F.S.

Pursuant to Section 120.54(5)(b)4.a., F.S., and Rule 28-106.201, F.A.C., a petition for administrative hearing shall contain the following information:

- (a) The name, address, and telephone number of each petitioner, the name, address, and telephone number of the petitioner's representative, if any, the site owner's name and address, if different from the petitioner, the FDEP facility number, and the name and address of the facility;
- (b) A statement of how and when each petitioner received notice of the Department's action or proposed action;
- (c) An explanation of how each petitioner's substantial interests are or will be affected by the Department's action or proposed action;
- (d) A statement of the material facts disputed by the petitioner, or a statement that there are no disputed facts;
- (e) A statement of the ultimate facts alleged, including a statement of the specific facts the petitioner contends warrant reversal or modification of the Department's action or proposed action;
- (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the Department's action or proposed action; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes the Department to take with respect to the Department's action or proposed action.

This Order is final and effective as of the date on the top of the first page of this Order. Timely filing a petition for administrative hearing postpones the date this Order takes effect until the Department issues either a final order pursuant to an administrative hearing or an order responding to supplemental information provided pursuant to meetings with the Department.

Judicial Review

Any party to this Order has the right to seek judicial review of it under Section 120.68, F.S., by filing a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within 30 days after this Order is filed with the clerk of the Department (see below).

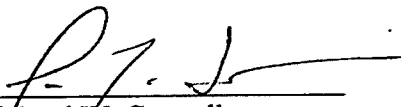
Ann Meador
FDEP Facility ID# 36-9100047
Page 4

The FDEP Facility Number for this site is 36-9100047. Please use this identification on all future correspondence with the Department.

Questions

Any questions regarding the Department's review of your NFAP should be directed to John S. Vargo, C.P.G., P.G. at (850) 222-6446, extension 248. Questions regarding legal issues should be referred to the Department's Office of General Counsel at (850) 245-2242. Contact with any of the above does not constitute a petition for administrative hearing or request for an extension of time to file a petition for administrative hearing.


Sincerely,


Richard W. Cantrell
Director of
District Management

Attachment
RWC/TJN/vo/se

cc: Ms. Pat T. Maher, P.G. (w/attachment)

FILING AND ACKNOWLEDGMENT
FILED, on this date, pursuant to
§120.52 Florida Statutes, with the
designated Department Clerk, receipt
of which is hereby acknowledged.


Clerk
(or Deputy Clerk)

12-09-02
Date



Department of Environmental Protection

Jeb Bush
Governor

Twin Towers Office Building
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

David B. Struhs
Secretary

Memorandum

TO: Vince Mele
Florida Department of Environmental Protection – South District
2295 Victoria Avenue, Suite 364 West, Fort Myers, Florida 33901-3881

THROUGH: ^{MB} Michael Bland, P.G.
Bureau of Petroleum Storage Systems
Petroleum Cleanup Section 4
Mail Station 4580

FROM: ^{JS} John S. Vargo, C.P.G., P.G.
Bureau of Petroleum Storage Systems
WRS Petroleum Cleanup Section 5
Mail Station 4585

DATE: November 18, 2002

SUBJECT: Request for No Further Action Determination
Preliminary Review Comments
Source Removal / Limited SAR – Terminal #3 Tank
FPL – Boca Grande Terminal (DRF 08/17/1998)
890 Belcher Road
Boca Grande, Lee County, Florida
DEP Facility ID #36-9100047

I have reviewed the Request for No Further Action (NFA) Determination dated October 4, 2002, (received by the South District in Fort Myers on October 15, 2002, and by the Bureau of Petroleum Storage Systems in Tallahassee on October 21, 2002). Supplemental requested information was received by Florida Power & Light Company on November 15, 2002. Florida Power & Light Company prepared the Source Removal and Limited Site Assessment Report – Terminal #3 Tank.

The referenced documents correspond to: (1) Source Removal and Limited Site Assessment Report – Terminal #3 Tank dated October 4, 2002; and, (2) Supplemental information received on November 15, 2002.

"More Protection, Less Process"

Visit Our Internet Site At: www.dep.state.fl.us/waste/categories/pcp/default.htm

Printed on recycled paper.

NOV 27 2002

AGENCY LETTERS WITH APPLICANT CORRESPONDENCE



WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7889

October 12, 2015

Chief C.W. Blosser
Boca Grande Fire District
360 E. Railroad Avenue
Boca Grande, FL 33921

**RE: 890 Belcher Road Parcel - Small-Scale Comprehensive Plan Amendment
Letter of Service Availability**

Dear Chief Blosser,

Waldrop Engineering, P.A. is preparing a Small-scale Comprehensive Plan Amendment application for the above referenced project. The property consists of 9.19± acres and is located on the southern-most tip of Gasparilla Island at the intersection of Gulf Boulevard and Belcher Road. A location map depicting the subject property has been attached for your review.

The Applicant is proposing to amend the property's Future Land Use Designation from "Public Facilities" to "Urban Community". The amendment will allow for the development of 29 single-family dwelling units with associated infrastructure.

The proposed population at build out is estimated at 73 (maximum of 29 dwelling units X 2.5 persons per unit).

To complete the application process, we are required to secure a service availability letter from your agency stating whether existing facilities are capable of serving this future project. I greatly appreciate your time and consideration of this matter.

If you should have any questions or require further information, please do not hesitate to contact me directly at (239) 405-7777 or lindsay.rodriquez@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.

Lindsay F. Rodriguez, MPA
Planning Technician



WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

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

October 12, 2015

Deputy Chief Benjamin Abes
Lee County Emergency Medical Services
P.O. Box 398
Ft. Myers, FL 33902-0398

**RE: 890 Belcher Road Parcel - Small-Scale Comprehensive Plan Amendment
Letter of Service Availability**

Dear Deputy Chief Abes,

Waldrop Engineering, P.A. is preparing a Small-scale Comprehensive Plan Amendment application for the above referenced project. The property consists of 9.19± acres and is located on the southern-most tip of Gasparilla Island at the intersection of Gulf Boulevard and Belcher Road. A location map depicting the subject property has been attached for your review.

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If you should have any questions or require further information, please do not hesitate to contact me directly at (239) 405-7777 or lindsay.rodriquez@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.

Lindsay F. Rodriguez, MPA
Planning Technician



WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

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

December 2, 2015

Mr. J. Levi McCollum
LeeTran Planning Department
3401 Metro Pkwy
Fort Myers, FL 33901

**RE: 890 Belcher Road Parcel - Small-Scale Comprehensive Plan Amendment
Letter of Service Availability**

Dear Mr. McCollum,

Waldrop Engineering, P.A. is preparing a Small-scale Comprehensive Plan Amendment application for the above referenced project. The property consists of 9.98± acres and is located on the southern-most tip of Gasparilla Island at the intersection of Gulf Boulevard and Belcher Road. A location map depicting the subject property has been attached for your review.

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Sincerely,

WALDROP ENGINEERING, P.A.

Lindsay F. Rodriguez, MPA
Planning Technician



WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

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

October 12, 2015

Sheriff Mike Scott
Lee County's Sheriff Office
14750 Six Mile Cypress Parkway
Fort Myers, FL 33912

**RE: 890 Belcher Road Parcel – Small-Scale Comprehensive Plan Amendment
Letter of Service Availability**

Dear Sheriff Scott,

Waldrop Engineering, P.A. is preparing a Small-scale Comprehensive Plan Amendment application for the above referenced project. The property consists of 9.19± acres and is located on the southernmost tip of Gasparilla Island at the intersection of Gulf Boulevard and Belcher Road. A location map depicting the subject property has been attached for your review.

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Sincerely,

WALDROP ENGINEERING, P.A.

Lindsay F. Rodriguez, MPA
Planning Technician



WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

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

October 13, 2015

Brigitte Kantor
Operations Manager
Lee County Solid Waste Division
P.O. Box 398
Ft. Myers, FL 33902-0398

**RE: 890 Belcher Road – Small-Scale Comprehensive Plan Amendment
Letter of Service Availability**

Dear Ms. Kantor,

Waldrop Engineering, P.A. is preparing a Small-scale Comprehensive Plan Amendment application for the above referenced project. The property consists of 9.19± acres and is located on the southern-most tip of Gasparilla Island at the intersection of Gulf Boulevard and Belcher Road. A location map depicting the subject property has been attached for your review.

The Applicant is proposing to amend the property's Future Land Use Designation from "Public Facilities" to "Urban Community". The amendment will allow for the development of 29 single-family dwelling units with associated infrastructure.

The proposed population at build out is estimated at 73 (maximum of 29 dwelling units X 2.5 persons per unit).

To complete the application process, we are required to secure a service availability letter from your agency stating whether existing facilities are capable of serving this future project. I greatly appreciate your time and consideration of this matter.

If you should have any questions or require further information, please do not hesitate to contact me directly at (239) 405-7777 or lindsay.rodriquez@waldropengineering.com.

WALDROP ENGINEERING, P.A.

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Planning Technician



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28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
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October 1, 2015

Bonnie K. Pringle
Utility Director
Gasparilla Island Water Association, Inc.
1700 East Railroad Avenue
PO Box 310
Boca Grande, FL 33921

Subject: Letter of Availability Request - Water and Sewer connection and capacity for 890 Belcher Road, Boca Grande, FL.

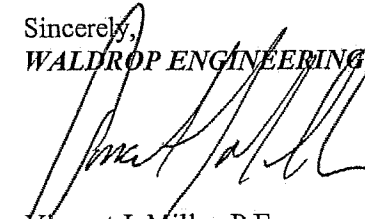
Dear Bonnie,

Please find enclosed aerial photograph of 890 Belcher Road, Boca Grande, FL (STRAP: 26-43-20-00-00010.0000). We are requesting a Letter of Availability for Potable Water and Sanitary Sewer connection and capacity for the above referenced property. It is anticipated that the project site will be designed to support 20-single family lots. Additionally, any design standards and standard details that GIWA will require would be very helpful.

Thank you in advance for your assistance with this request.

If you have additional questions, please contact me at (239) 405-7777 or by email: Vince.Miller@waldropengineering.com.

Sincerely,
WALDROP ENGINEERING, P.A



Vincent J. Miller, P.E.
Senior Project Manager

Alexis Crespo

From: Lindsay Rodriguez
Sent: Friday, October 16, 2015 3:15 PM
To: 'bonniegiwa@comcast.net'
Subject: FW: Letter of Availability - 890 Belcher Road
Attachments: 2015_10_05_09_49_10.pdf

Hi Bonnie – I apologize for the confusion, but the letter you provided to Vincent references only 20 dwelling units, which is perfectly great for our rezoning applicaiton. For the purpose of the Comprehensive Plan Amendment I will need the letter information to reflect 29 single-family dwelling units. If you wouldn't mind preparing a letter of service availability for me that reflects the maximum possible density of 29 single-family dwelling units. Thank you so much!

Lindsay F. Rodriguez, MPA
Planning Technician



Direct: E: lindsay.rodriguez@waldropengineering.com
Office: P: (239) 405-7777 | F: (239) 405-7899

www.waldropengineering.com

NOTICE: Upon receipt of any electronic file/data from Waldrop Engineering, P.A., you are agreeing to the following: This file/data is for informational purposes only. It is the responsibility of the recipient to reconcile this electronic file/data with the actual project site conditions. Recipient agrees to indemnify and hold harmless Waldrop Engineering, P.A. for any defects or errors in this file/data

From: Bonnie Pringle [mailto:bonniegiwa@comcast.net]
Sent: Monday, October 05, 2015 9:50 AM
To: Vince Miller
Subject: Letter of Availability - 890 Belcher Road

Will this work?

Bonnie K. Pringle, Utility Director
Gasparilla Island Water Association, Inc.
941-964-2423
Cellphone 941-809-7091

**GICIA MEETING MINUTES &
PUBLIC INFORMATION MEETING
MINUTES**

Interoffice Memorandum

Date : November 11, 2015
To : Charles J. Basinait
From : Austin S. Turner
Re : Hill Tide Estates-Minutes from Gasparilla Island Conservation & Improvement Association Meeting with Hill Tide Estates developers and consultant team

To begin, Mr. Basinait made introductions of all those who were present on the behalf of Boca Pass Partners, LLC including: Bill Price, James Nulf, and Scott Weidle, Charles Basinait, Alexis Crespo, Stephen Leung, Brett Moore and Austin Turner.

Those in attendance from the Gasparilla Island Conservation & Improvement Association (GICIA) included: Bayne Stevenson, Lance Isham, Darryl Allen, Deb Martin, Jean Armour, Bob Elliott, Sarah Farish, Andrew Kursen, Henry Pankratz, Jon Reeher, Angela Steffan, Misty Nichols, and Cathy Klettke.

Boca Pass, LLC's Presentation

Ms. Crespo, with Waldrop Engineering, presented an overview of the subject property and explained its current land use designation on the future land use map as well as the current zoning classification. Ms. Crespo also gave a brief history of the property. As a part of the presentation, aerials and concept maps were used and each member was provided with a handout of the referenced PowerPoint slides. Mr. Basinait proceeded with a description of the steps that will be taken for a comprehensive plan amendment and a rezoning of the subject property to Residential Planned Development (RPD). It was described that, once amended, the plan will allow for a maximum of 3 dwelling units per acre, however the RPD will limit the density to a maximum of 20 dwelling units. At the conclusion of their presentation, Mr. Basinait and Ms. Crespo volunteered to answer any questions.

GICIA's Comments/Questions:

1. GICIA asked whether the project will be a gated community with a gatehouse.
 - a. Mr. Basinait responded that we have looked into it but there may not be a need for a gatehouse since the project is only 20 units, however, there would be a gate at the entrance to the subdivision.

2. GICIA stated that, with regards to traffic, the State Park entrance is often backed up when busy and a turnaround may be necessary. Misty Nichols said to ask Robert Johnson, a resident in the neighborhood, if you want to know how bad the traffic gets.
 - a. Misty Nichols- stated that they have been trying to get the state park to fix the problem.
3. GICIA asked if the old dock will be removed.
 - a. In response, it was stated that a part of the process will be to restore it if they can, but no final decisions have been made.
4. GICIA asked if lots on the East side of the subject property will have beach access.
 - a. Mr. Weidle responded that there is a lot of vegetation there with an abrupt change in elevation and it looks like there may be 7 to 8 feet of rock, so without an evaluation it is difficult to tell.
5. GICIA asked if there is still a concrete base for the tanks that used to be present on the subject property.
 - a. Mr. Basinait responded that they were removed during remediation, if there ever were any.
6. Mr. Weidle asked if there was any opinion by the GICIA regarding a security gate and gatehouse, because he would like to know early in the process if they had any suggestions.
 - a. A GICIA member responded that he had no preference either way as to the gatehouse but just wanted to know if there would be one. One of the other members of the GICIA made it clear that he believed the community would need to be gated. Further, he believed, as did other members of the GICIA, that a gated community was typical on Boca Grande.
7. GICIA asked about the height of the buildings.
 - a. Mr. Basinait responded that the height will be limited by the Gasparilla Act.
8. GICIA asked what additional restrictions would be implemented under RPD, as opposed to conventional zoning.

- a. Mr. Basinait responded that he believed there would not be a lot of additional restrictions added on for this project since it is only 20 units of residential. He stated, however, the determination of whether to add on additional conditions would be up to the local government.
 - b. Mr. Weidle explained that they chose to request RPD, although it costs more, is more difficult to get, and gives more control to the local government.
 - c. Mr. Weidle also stated that at the end of the day, this is a community project and under this RPD, they will be forced to do what they promised in the application.
 - d. Mr. Basinait added that conventional zoning is different because there is no environmental study, traffic analysis, or master concept plan. He also stated that RPDs are generally more comforting to the neighbors given the ability to add conditions when necessary.
9. GICIA asked if Boca Pass, LLC will be selling the houses on spec.
- a. Mr. Basinait responded that, just as it was mentioned in a recent article, they will be using local builders and there will be some spec houses. However, this will not be a project with hundreds of homes, so 1 to 2 model homes will be used and everything else will be end user style.
10. GICIA asked if there is a potential for combining more than one lot into a single building site.
- a. Mr. Weidle responded that the lots can be combined. He also indicated that he has had inquiries to do so.
11. GICIA asked if they have a price point and sizes.
- a. Mr. Basinait responded that they do not because development costs have not been determined as of this time; however the homes will be consistent with others on Gasparilla Island.
12. GICIA commented about the foot print of the old phosphate dock and suggested that the existing dock has been a big nuisance because people have cut through the fence to fish, etc.

- a. Mr. Weidle responded that there is consideration of removing the seaward portion and restoring the landward portion and possibly having it be part of a walkway system along the east side of the project. This is just in the conceptual stage and has not been designed as of yet. Mr. Weidle asked if there is a preference from GICIA as to what to do with the dock and none was provided.
13. Mr. Weidle asked the GICIA if its members could give any input as to what they want to see done.
- a. A GICIA member stated that he didn't think the lots would sell without a guard gate and security. Several other GICIA members appeared to agree.
14. GICIA asked about the project's environmental status.
- a. Mr. Weidle responded that they have gotten very good results back and so far it has been clean.
15. GICIA commented that, although nobody likes development, they would like to thank us very much and stated that they appreciated the professional manner of the presentation and had no significant concerns with the project. They thought the project would be well received on the island.



Memorandum

To: Tony Palermo & Marissa Sewell
From: Alexis Crespo
cc: Charles Basinait
Date: November 16, 2015
Subject: Hill Tide Estates – Minutes from Public Informational Meeting

A public informational meeting to discuss the Hill Tide Estates Small-Scale Comprehensive Plan Amendment (CPA) and Residential Planned Development (RPD) was held at 11 a.m. on Monday, November 16, 2015 in the Auditorium of the Boca Grande Community Center.

The meeting was advertised in the Boca Beacon on Friday, October 30th (See Exhibit A). Approximately 83 people were in attendance per the sign-in sheet (Exhibit B).

To begin the meeting, Mr. Basinait made introductions of those present on behalf of Boca Pass Partners, LLC, including: Bill Price, James Nulf, Matt Price and Scott Weidle, and the consultant team of Alexis Crespo, Stephen Leung, Brett Moore, Jeremy Arnold, and Michael Meyers. Mr. Basinait provided an overview of the project and invited Ms. Crespo to present further details.

Applicant's Presentation

Ms. Crespo presented an overview of the subject property and explained the existing Future Land Use Map designation and zoning district. Ms. Crespo also gave a brief history of the property. The presentation included an aerial location map, illustrative master concept plan, and conceptual renderings demonstrating the intended design quality of the homes and entry features. Ms. Crespo also explained the process to amend the Future Land Use Map from Public Facilities to Urban Community, and rezone the property from Port to Residential Planned Development, including the public hearings and notification requirements. Mr. Basinait further explained the Residential Planned Development (RPD) process, and explained the RPD will limit the project to a maximum of 20 or less dwelling units and the general layout shown on the illustrative master concept plan. At the conclusion of the Applicant's presentation, Mr. Basinait asked attendees if they had any questions or comments regarding the proposed community.

The following is an overview of the questions asked and responses provided.

Public Comments/Questions

Question/Comment 1: How will water service be provided to the project?

Response: We have secured a letter of availability from Gasparilla Island Water Association for the provision of potable water.

Question/Comment 2: Where is the access to the project?

Response: The access is from Belcher Road (Mr. Basinait demonstrated the location on the illustrative master concept plan).

Question/Comment 3: I am concerned about building height and preserving the historical views from the cupola of my home (The Quarantine House) on the north side of Belcher Road.

Response: I don't know the height of your home and the cupola, but we will look into it. Our building heights will comply with the requirements of the Gasparilla Island Conservation District Act.

Question/Comment 4: Will people that purchase homes or lots have free reign over the design of the home?

Response: No, there will be restrictions on home construction, both through the RPD rezoning and through the standards established by the developer.

Question/Comment 5: Can you discuss the scale/size of the lots being platted.

Response: The lots will range in size from about 10,000 SF to 12,000 SF. There will also be minimum setbacks and development standards to guide development of each lot.

Question/Comment 6: What if people turn left onto Belcher Road (from Gulf Boulevard) and drive straight to the proposed dock?

Response: The road terminates several hundred feet west of where the proposed dock is located. We will not be extending Belcher Road any further than currently constructed.

Question/Comment 7: How will people turn around if they accidentally turn down Belcher Road?

Response: They will likely make a three-point turn in the street or turnaround in a driveway as they do now.

Question/Comment 8: Has the EPA had any involvement in the transfer of the property?

Response: No, they typically are not involved. The environmental consultant, Mike Myers, has prepared an environmental report for submittal with the rezoning application. This is another advantage of the RPD rezoning process, in that we must provide environmental information to Staff for review.

Question/Comment 9: Is there any contamination on-site, or further clean-up needed?

Response: Remediation of the site was completed when the FP&L tanks were removed. We have a letter from the DEP confirming that.

Question/Comment 10: What will the homes be priced at?

Response: We do not know yet. The costs of development must be identified before the sales prices are set, but they will not be inexpensive.

Question/Comment 11: Will the Applicant build the homes or just sell the lots?

Response: The Applicant will likely build 1-2 model homes and invite local builders to construct at least some of the remaining homes.

Question/Comment 12: How much time have you spent with the weather bureau?

Response: None.

Question/Comment 13: What is the timeline for the project?

Response: The process to rezone the property, amend the Future Land Use Map, and get the necessary construction permits will likely take between 12-16 months from today's date. Construction will start immediately following the issuance of permits. Based on the size of the property and the number of homes, the project will likely be built out within 3-5 years.

Question/Comment 14: The project contains common beach area. Will you limit access to beach goers?

Response: Initially it was stated that we could not answer that question today, but Scott Weidle of the ownership group stood up and indicated that it was not our intention to take away something that people had enjoyed prior to the commencement of the project.

Question/Comment 15: Will you remove the existing dock at the southeast corner of the property? Who controls the dock?

Response: We are still considering options on rehabilitating portions of that structure, or potentially removing it.

Question/Comment 16: Storm surge results in flooding down Belcher Road. How will you address this?

Response: We will be required to get stormwater management permits and cannot degrade existing conditions relating to flooding. We also have to treat our stormwater on-site.

Question/Comment 17: Is the project impacted by the Coastal Construction Control Line?

Response: Yes, but it does not impact the ability to construct homes on the property.

Question/Comment 18: Are you proposing a dock or a marina?

Response: We are proposing a private dock for residents. It will not be a marina.

Question/Comment 18: Is the Applicant going to do any environmental studies or rely on the information provided by FP&L?

Response: The Applicant will conduct independent environmental testing as well as appropriate due diligence on this property.

Question/Comment 18: A resident of Boca Bay indicated they did not want the property's shoreline open for public use, as that would lead to potential public usage of Boca Bay's beach shoreline.

Response: We will communicate with Boca Bay on how we intend to address access to the beach.

Question/Comment 18: Do the Applicants own the property?

Response: No, it is owned by FP&L. The Applicants are under contract to purchase the property.

There were no further questions or comments. Mr. Basinait thanked attendees for coming. The meeting concluded at approximately 11:45 a.m.

Have a Ballyhoo?

Call us at 964-2995

Ghouls, goblins ... have a spooktacular Halloween celebration ... trick or treat!

Halloween Walk ...

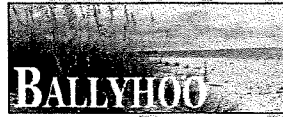
The tradition continues. All ghouls and goblins are invited to participate in the Boca Grande Halloween Walk on Friday, Oct. 30 starting at 4 p.m. Local, downtown business' will be handing out treats to trick or treaters. See you there!

Halloween party on island ...

An old familiar island restaurant is returning to the Boca Grande Resort area at the north end of the island.

Today, Friday, Oct. 30, The Casual Clam restaurant and Coconut Bar will open.

Coconut Bar (located on the lower level) will be the new place to hear the Boca Bande perform. The Boca Bande will be playing on Friday nights throughout the upcoming season. The band starts at 9 p.m. Come in cos-



ume and have a great time drinking, eating and dancing.

Following the kids carnival in downtown Boca Grande on Saturday, Oct. 31, the Casual Clam will host a childrens costume party. All are welcome!

The restaurant will be open every day. Breakfast is from 8 to 11 a.m., lunch begins at 11:30 a.m. and the kitchen closes after dinner at 9:30 p.m. during the week and at 10:30 p.m. on the weekends. Open until 1 a.m. on Friday and Saturday nights. Call (941) 855-9475.

Boca Grande's Halloween Carnival ...

Kids, bring your parents to the free carnival for some fun and games on

Ballyhoo is compiled by Julianne Greenberg, the Beacon's island advertising sales representative. If you would like to share information about an event, contact her at 964-2995 or email her at jgreenberg@bocabeacon.com.

Saturday, Oct. 31. The costume parade begins at 1 p.m.

Carnival games, alien invasion laser tag, a slide, and the cake walk will begin immediately following the parade. The slide and alien invasion laser tag are sponsored by the Boca Grande Woman's Club. Hot dogs, chips and drinks will be available.

Cakes are needed for the cake walk (please drop off cakes on Saturday, Oct. 31, between 9 a.m. and 1 p.m. at the community center). If you would like to volunteer to staff a game booth, please call Joe at the Boca Grande

More BALLYHOO on PAGE 8

IT'S A DATE BIRTHDAYS & ANNIVERSARIES

Best wishes to those celebrating birthdays this week:

Oct. 31: Sally Moseley, Jeremy Malasics, Patrick Seidensticker, Bonnie Vollmer, Nov. 2: Ruth Ann Spurgeon, Carroll Swayze, Kelly Locke, Justin Davis, Dave Kardys, Nov. 3: Father Jerome Carosella, Nov. 4: Libby Frazier, Nov. 5: Joy Bowe, Robbie Hayes Jr.,



Last week's mystery birthday baby was Flynn Stewart.



Ongoing Events: around the Island

Churches

- Lighthouse United Methodist Church** - Sunday Worship service is at 10 a.m. Fellowship Hour is after the service. Junior High Youth Group, call (941) 964-2479 for information
- First Baptist Church** - Worship services at 10 a.m., Sunday. Our Lady of Mercy Catholic Church - Weekday Mass at 8 a.m. Saturday Vigil Mass at 5 p.m. Sunday Mass at 9 & 10:30 a.m.
- St. Andrew's Episcopal Church** - Sunday worship and Eucharist at 9:30 a.m., followed by a coffee hour after the service in the Chapter House. Pastoral care is always available by calling (941) 964-2257 ext. 1.

Weekly events

- AI-Anon Discussion Meeting (closed)** at 8 p.m., Tuesdays at United Methodist Church, Third Street & Gilchrist Avenue. Enter behind the church from Third Street.

- Alcoholics Anonymous (closed)** weekly meeting 8 p.m., Tuesdays at Our Lady of Mercy Catholic Church, Fellowship Hall.

- Banyan Tree & Yoga Studio** has group and individual classes. Call (941) 964-4404 or go to banyantreepilatesandyoga.com to sign up. Schedule is subject to change. Messages 7 days a week 320 E. Railroad Ave. (941) 964-4404.

- The Boca Grande Farmers Market** takes place every Friday through April from 9:30 to 1:30 p.m. The market is at the Wheeler Road Ball Park. Visit BocaGrandeFarmersMarket.com.

- Boca Grande Fire Control District** monthly meetings are held on the third Wednesday of the month at 5 p.m., 360 E. Railroad Ave.

- Learn how to download free ebooks and audio books** from the library to your iPad, iPhone, Kindle or laptop. Call the Jo-

hann Fust Community Library at (941) 964-2488 for your one-on-one appointment.

- The Johann Fust Library** welcomes everyone for family story time on Tuesdays from 10:30 to 11 a.m. All ages welcome! 1040 West 10th Street. (941) 964-2488.

- The Gasparilla Inn & Club** offers a guided walking tour of The Inn's main kitchen every Thursday and Saturday. The tour takes approximately a half hour. Attendees should meet in lobby at 2 p.m. Tour is free of charge.

- Guided grounds/botanical walking tours** of The Gasparilla Inn & Club property take place every Friday at 9 a.m. The walking tour meets on the front porch of The Inn and takes approximately a half hour. Tour is free of charge.

- Historical walking tours** of the main building of The Gasparilla Inn & Club are twice weekly on Tuesday and Friday.

- The walking tour meets on the front porch of The Inn at 10:30 a.m. and takes approximately one hour. Tour is free of charge.

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FRIENDS OF BOCA GRANDE COMMUNITY CENTER

Alzheimer's Education Series
Basics of Alzheimer's Disease & Related Dementia
Tuesday, Nov. 10, 10:30 a.m. Free PreRegistration Required
Special Interest Room

Literature Forum
The Ponder Heart
Thursday, Nov. 12, 2 p.m., Free
Woman's Club Room

What Matters at the End
A Practical Workshop Addressing End-of-Life Issues
Monday, Nov. 16, 9 a.m., Free
PreRegistration Required
Woman's Club Room

America's Conflicts Series
Fredrik Logevall
Wednesday, Nov. 18, 5 p.m., \$35
BG Community Center Auditorium

Boca Grande Live!
Coconut Cabaret with O Sole Trio
Thursday, Nov. 19,
2 shows - 5 & 8 p.m., \$25
Crownshield Community House

131 First Street West | Boca Grande, FL 33921
941-964-0827 | friends@bocagrande.org

NOTICE OF PUBLIC INFORMATIONAL MEETING

The public is invited to attend an informational meeting for a single-family residential project known as Hill Tide Estates. The project is 9.9+/- acres in size and is located at 890 Belcher Road. Seagate Development, LLC (Applicant) will provide a general overview of the proposed Lee County Comprehensive Plan Amendment and Residential Planned Development rezoning applications at the following time and location:

Monday, November 16, 2015 at 11 a.m.
Boca Grande Community Center
131 1st Street West
Boca Grande, FL 33921

Publish Oct. 30, 2015

my

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941.964.HELP (4357)
www.myhalo.biz

EXHIBIT B

**HILL TIDE ESTATES
COMMUNITY MEETING
NOVEMBER 16, 2015**

NAME	EMAIL	MAILING ADDRESS
Matt Price	mattyprice@aol.com	
JEREMY ARNOLD	jeremy.arnold@va.kropex.net	
SCOTT WEDDLE	SWEDDLE@BCSITONES.COM	
Bill Price	bprice@seagatedevelopmentgroup.com	
James NUIF	JNUIF@seagatedevelopmentgroup.com	
Brett Moore	bdm@humistonandmoore.com	
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CHARLES BASINAIT	HFSH	
MIKE MYERS	MIKEMYPASSARELLA.NET	
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Richard Duggan	bdybdca1259@comcast.net	
RANDY PORTER	RANDY@MUNICH-PORTER-BUILDERS.COM	
Connie Greff	conniegreff2@aol.com	

**HILL TIDE ESTATES
COMMUNITY MEETING
NOVEMBER 16, 2015**

NAME	EMAIL	MAILING ADDRESS
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JIM NORDLIE	JSNORDLIE@MSN.COM	P.O. BOX 2223
Margo & Hal Russell	hrussm@att.com	PO Box 1588
Anisha Jann		
Randy Hicks	rhicks@gci.net	P.O. Box 2546
Howell Seckel	hseckelgci.phg.com	
Robert Johnson		
Sarah Daly		P.O. Box 552
Patrick Daly		
Pat Chapman		Box 1994 BG FL
Kathy Banson Verrico	Kathygi.ban@earthlink.net	Box 1918 BG-FL 33921

**HILL TIDE ESTATES
COMMUNITY MEETING
NOVEMBER 16, 2015**

NAME	EMAIL	MAILING ADDRESS
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Stacey Alderman	Stacey.alderman@SIR.com	
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Matt Wajak	Matt@bgrt.com	
JOHN KISSINGER	John@JLKISSINGER.com	P.O. Box 2159
Ginger Watkins	Ging@ATW@aol.com	PO Box 2536
Walter RAY HARRINGTON 4021 FOK		Box 498
Bob Jamison	rboomerjr@aol.com	Box 1938

**HILL TIDE ESTATES
COMMUNITY MEETING
NOVEMBER 16, 2015**

NAME	EMAIL	MAILING ADDRESS
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Kerrill Taylor	kerrillk@mac.com	Box 1767
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Michael Grobop	MG100bp@aol.com	PO BOX 1973
MARCEEN MONTGOMERY	M.MONTGOMERY23@hotmail.com	BOCA GRANDE Realty
Connie Poutt	Connie@bqrel.com	PO Box 686 BG FL
HAI McCombs	hkuccombs@gmail.com	Box 91 BG FL 33921
CHAD LACH	CHAD.LACH@DEP.STATE.FL.US	P.O. 1150
Brian Carceran	Brian@mybrsgroup.com	Pe 1990
Marley Shortuse	mshortusc@bocabeacon.com	P.O. Box 2241 B.G. 33921
W.A. Kletth	w.kletth@comcast.net	PO Box 252 BC 33921

HILL TIDE ESTATES
COMMUNITY MEETING
NOVEMBER 16, 2015

NAME	EMAIL	MAILING ADDRESS
ECHEVERRIA		P.O. Box 1907
KRISTA POTTHAST-Haynes		P.O. Box 3785 PLAUDA FL 33946
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**HILL TIDE ESTATES
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