



March 21, 2016

John 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

Ray Eubanks, Plan Processing Administrator
Department of Economic Opportunity
Division of Community Development
107 East Madison St. MSC 160
Tallahassee, FL. 32399-4120

Re: Small-Scale Comprehensive Plan Amendment
Adoption Submission Package

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163.3187(1), this submission package constitutes the adoption of the small-scale Comprehensive Plan Amendment known locally as CPA2015-12, a privately initiated amendment. The Lee County Board of County Commissioners held an adoption hearing for this plan amendment on March 16, 2016 starting at 9:30 a.m. The plan amendment was adopted by Ordinance 16-08.

This small-scale amendment included 9.98 acres of land to be redesignated from the Public Facilities future land use category to the Urban Community future land use category on the Future Land Use Map. There have been no other small-scale comprehensive plan amendments this calendar year. Therefore, the total number of acres for small scale amendments approved by Lee County in the 2016 calendar year is 9.98 acres. The adopted small-scale comprehensive plan amendment is not within an area of critical state concern, nor does it involve a site within a rural area of critical economic concern.

The name, title, address, telephone number, facsimile number, and email address of the person for the local government who is most familiar with the proposed amendments is as follows:

Ms. Marissa Fewell, Planner
Department of Community Development
Planning Section
P.O. Box 398
Fort Myers, Florida 33902-0398
(239) 533-8585
Fax (239) 485-8344
Email: mfewell@leegov.com

Included with this package is one copy of the proposed amendment and supporting data and analysis on a CD ROM, in PDF format.

Sincerely,

DEPT. OF COMMUNITY DEVELOPMENT

Planning Section

A handwritten signature in blue ink, reading "Mikki Rozdolski". The signature is fluid and cursive, with a small dot at the end of the last name.

Mikki Rozdolski, Planning Manager

The News-Press media group

news-press.com A GANNETT COMPANY

Attn: Mikki Rozdolski
LCBC-DEPT OF GROWTH MGMT -A
1700 MONROE ST
FORT MYERS, FL 33901

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared Shari Terrell, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Notice Public Hearing

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

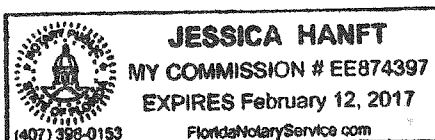
03/04/16

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 4th of March 2016, by Shari Terrell who is personally known to me.



Jessica Hanft
Notary Public for the State of Florida
My Commission expires February 12, 2017



NOTICE OF PROPOSED AMENDMENT: TO THE LEE COUNTY COMPREHENSIVE LAND USE PLAN (ADOPTION HEARING)

The Lee County Board of County Commissioners will hold a public hearing to consider the adoption of proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, March 16, 2016. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers.

The Board proposes to adopt an ordinance amending the Lee Plan as follows:

CPA2015-00013 - Pine Island Community Plan Update. Amend the Lee Plan to incorporate updates to the Pine Island Community Plan. The amendments will include changes to the Future Land Use Element, the Transportation Element, the Conservation and Coastal Management Element, the Glossary and Tables 1(a), 2(a), and 2(b) of the Lee Plan.

The Board proposes to adopt an ordinance amending the Lee Plan as follows:

CPA2015-00012 - Hill Tide Estates. The request is to amend the Lee Plan Future Land Use Map to redesignate the future land use category of approximately 9.98 acres located at the southeast corner of Gulf Boulevard and Belcher Road from "Public Facilities" to "Urban Community."

This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. 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 public hearing should contact Janet Miller at 239-533-8583 or jmliller@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. AD#1072488 March 4, 2016

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LEE COUNTY ORDINANCE NO. 16-08
HILL TIDE ESTATES SMALL SCALE AMENDMENT
(CPA2015-00012)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN TO ADOPT A SMALL SCALE AMENDMENT (CPA2015-00012) PERTAINING TO HILL TIDE ESTATES; PROVIDING FOR PURPOSE, INTENT AND SHORT TITLE; ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN MAP 1, THE FUTURE LAND USE MAP; LEGAL EFFECT OF THE "LEE PLAN"; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY; INCLUSION IN CODE, CODIFICATION AND SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("*Lee Plan*") Policy 2.4.1 and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("*Board*"); and

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6, provide an opportunity for private individuals to request amendment to the Future Land Use Map through a small scale amendment public hearing process; and

WHEREAS, the Local Planning Agency ("*LPA*") held a public hearing on the adoption of the proposed amendment on January 25, 2016. At that hearing the LPA found the proposed amendment to be consistent with the Lee Plan and recommended that the Board adopt the amendment; and

WHEREAS, the Board held a public hearing for the adoption of the proposed amendment on March 16, 2016. At that hearing, the Board approved a motion to adopt proposed amendment CPA2015-00012 pertaining to Hill Tide Estates, amending Map 1 of the Lee Plan, the Future Land Use Map. The subject parcel is located at the 890 Belcher Road, Boca Grande, FL 33921.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted a public hearing to review a proposed small scale amendment to the Future Land Use Map Series of the Lee Plan. The purpose of this ordinance is to adopt the amendment to the Lee Plan discussed at that meeting and later approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." This amending ordinance may be referred to as the "Hill Tide Estates (CPA2015-00012)".

SECTION TWO: ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN FUTURE LAND USE MAP SERIES, MAP 1

The Lee County Board of County Commissioners hereby amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment to the Future Land Use Map (FLUM) Series, Map 1, to amend the FLUM from Public Facilities to Urban Community to allow for a maximum of 29 single-family dwelling units as depicted on attached Exhibit "A". The subject parcel is located at 890 Belcher Road, Boca Grande, FL 33921. The corresponding staff report and analysis, along with all attachments for this amendment, are adopted as "support documentation" for the Lee Plan.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board of County Commissioners that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION AND SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be re-numbered or re-lettered and the word "ordinance" may be changed to "section," "article" or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent may be authorized by the County Manager, or his designee, without need of a public hearing, by filing a corrected or re-codified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

The small scale Lee Plan amendment adopted by this ordinance will be effective 31 days after adoption unless challenged within 30 days after adoption. If challenged within 30 days after adoption, the small scale amendment to the Lee Plan will not be effective until the Florida Department of Economic Opportunity or the Administrative Commission issues a final order determining the small scale amendment is in compliance with Florida Statutes, Section 163.3184. No development orders, development permits or land uses dependent on this amendment may be issued or commence before the amendment has become effective.

Commissioner Manning made a motion to adopt the foregoing ordinance, seconded by Commissioner Hamman. The vote was as follows:

John E. Manning	Aye
Cecil L Pendergrass	Aye
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Aye

DONE AND ADOPTED this 16th of March, 2016.

ATTEST:
LINDA DOGGETT, CLERK

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: Michelle Miller
Deputy Clerk

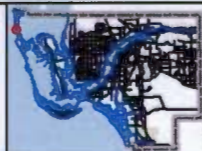
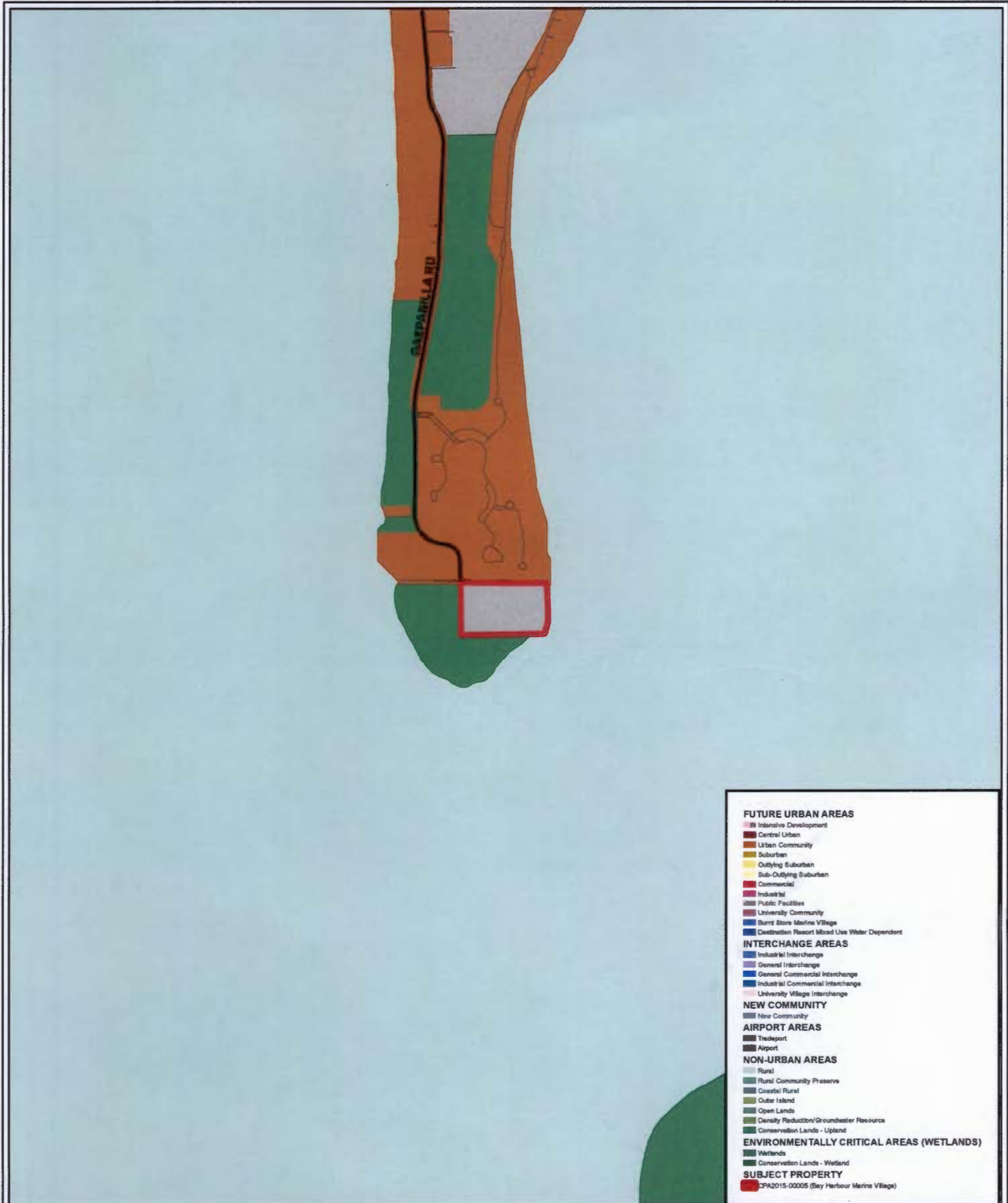
BY: Franklin B. Mann
Franklin B. Mann, Chair

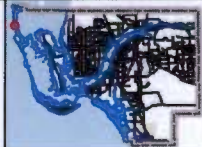
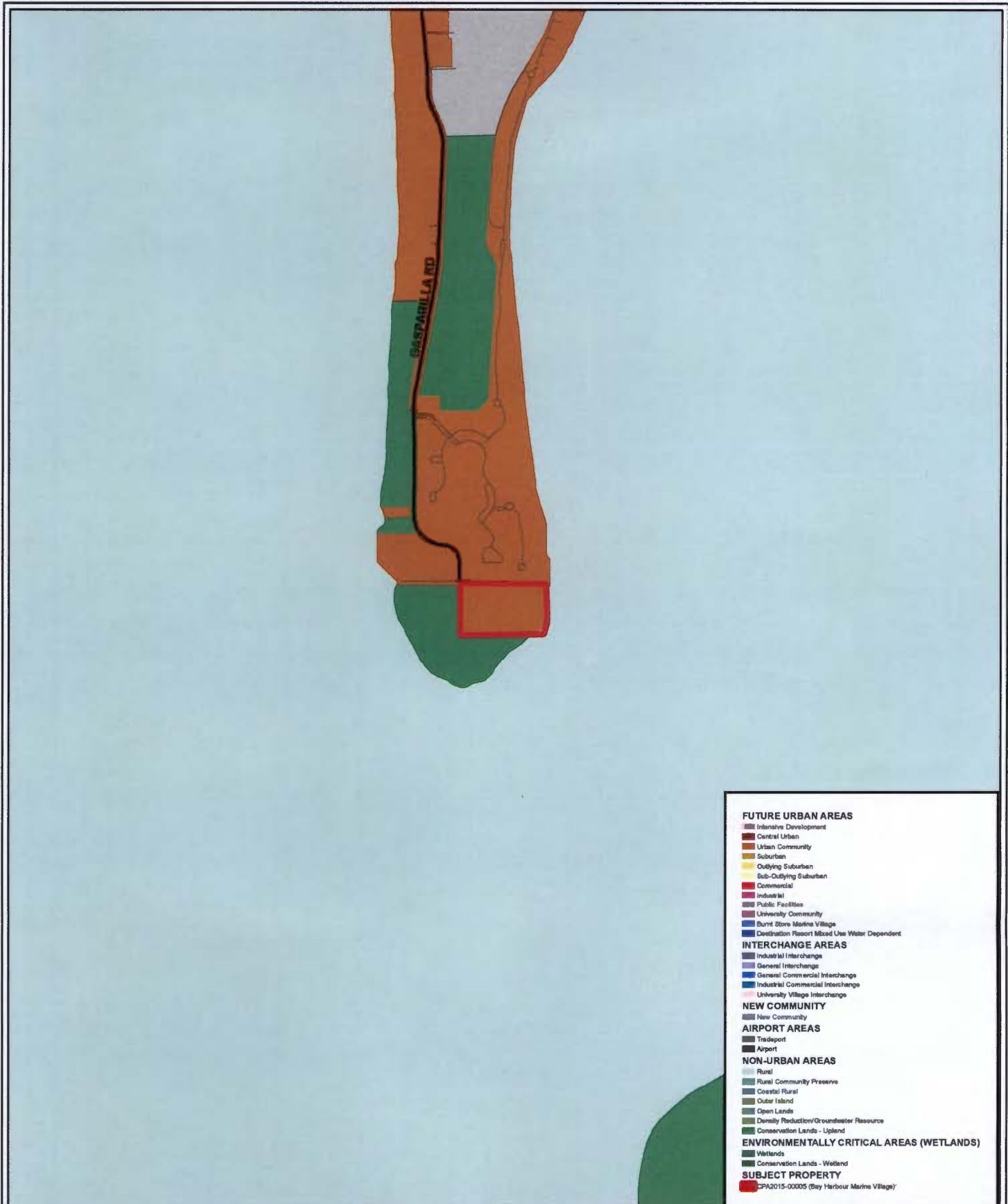


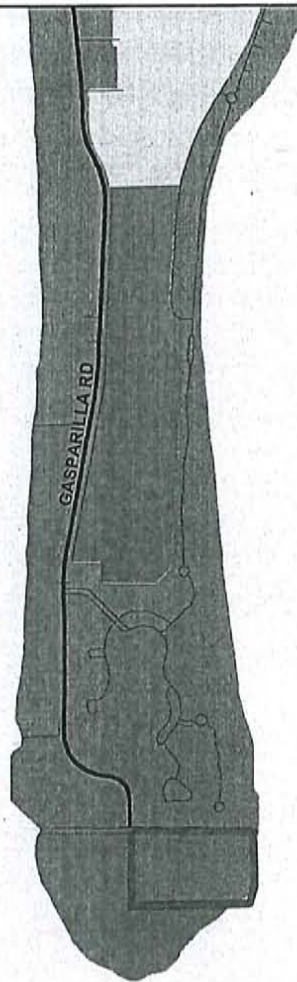
Approved as to Form for the
Reliance of Lee County Only

County Attorney's Office

Exhibit A: Adopted revisions to Lee Plan Future Land Use Map
(Adopted by BOCC March 16, 2016)







I CERTIFY THIS DOCUMENT TO BE A
TRUE AND CORRECT COPY OF THE
ORIGINAL ON FILE IN MY OFFICE
LINDA DOGGETT, CLERK CIRCUIT COURT
LEE COUNTY, FLORIDA

DATED: 3/18/16

BY: Michelle M. Miller
Deputy Clerk

FUTURE URBAN AREAS

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Industrial
- Public Facilities
- University Community
- Burnt Store Marina Village
- Destination Resort Mixed Use Water Dependent

INTERCHANGE AREAS

- Industrial Interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village Interchange

NEW COMMUNITY

- New Community

AIRPORT AREAS

- Taxiport
- Airport

NON-URBAN AREAS

- Rural
- Rural Community Preserve
- Coastal Rural
- Outer Island
- Open Lands
- Density Reduction/Groundwater Resource
- Conservation Lands - Upland

ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)

- Wetlands
- Conservation Lands - Wetland

SUBJECT PROPERTY

- CPA2015-00005 (Bay Harbour Marina Village)

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

0.1 0.05 0 0.1 0.2
Miles

Map Generated February 2016



CPA2015-00012 - Hill Tide Estates

PROPOSED LEE PLAN
FUTURE LAND USE MAP

FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM
CODRS CODING FORM

COUNTY: Lee

COUNTY ORDINANCE #: 16-08
(e.g., 93-001)

PRIMARY KEYFIELD

DESCRIPTOR: Comprehensive Planning

SECONDARY KEYFIELD

DESCRIPTOR: Planning

OTHER KEYFIELD

DESCRIPTOR: Land Use Planning

ORDINANCE DESCRIPTION: Hill Tide Estates
(25 Characters Maximum Including Spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT #1: 89-02 AMENDMENT #2: _____

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL #1: _____ ; REPEAL #3: _____
REPEAL #2: _____ ; REPEAL #4: _____

(Others Repealed: List All That Apply): _____

(FOR OFFICE USE ONLY):

COUNTY CODE NUMBER: _____

KEYFIELD 1 CODE: _____

KEYFIELD 2 CODE: _____

KEYFIELD 3 CODE: _____



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

March 17, 2016

Honorable Linda Doggett
Clerk of the Circuit Courts
Lee County
Post Office Box 2469
Fort Myers, Florida 33902-2469

Attention: Michelle Miller

Dear Ms. Doggett:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy for Lee County Ordinance No. 16-08, which was filed in this office on March 17, 2016.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

RECEIVED

By mmmiller at 9:13 am, Mar 18, 2016



**COMPREHENSIVE PLAN
AMENDMENT**

**CPA2015-12
HILL TIDE ESTATES
SMALL SCALE AMENDMENT**

Privately Sponsored Amendment

**Board of County Commissioners
Adoption Document**

3/16/2016

**LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING SECTION**

**STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2015-12**

☐

Text Amendment

☒

Map Amendment

	This Document Contains the Following Reviews
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Adoption

STAFF REPORT PUBLICATION DATE: March 16, 2016

**PART I
APPLICATION SUMMARY**

A. PROJECT NAME: Hill Tide Estates

B. APPLICANT/REPRESENTATIVES:

Boca Pass Partners, LLC, represented by Alexis Crespo of Waldrop Engineering, P.A.

C. AMENDMENT REQUESTS:

Amend Lee Plan Map 1, Page 1, the Future Land Use Map, to change the future land use category for a 9.98 acre property from Public Facilities to Urban Community.

D. STAFF RECOMMENDATION:

Staff recommends that the Board of County Commissioners ***adopt*** the proposed amendments as identified in Attachment 1.

PART II PROJECT SUMMARY

SUBJECT PROPERTY

The subject property consists of one parcel located in the southern portion of Gasparilla Island at the southeast corner of Gulf Boulevard and Belcher Road. The property is approximately 9.98 acres and is currently vacant with Port zoning. A concurrent rezoning case (DCI2015-30) has also been submitted and will be further discussed in Part III of this staff report.

SURROUNDING PROPERTIES

To the north of the subject property, across Belcher Road, are residential uses including single-family detached, two-family attached, and multi-family residences. Adjacent to the south and west of the property are the Gasparilla Island State Park lands, and to the east of the property is Charlotte Harbor.

The subject property is within the Public Facilities future land use category, while the properties to the north are within the Urban Community future land use category and the properties to the south and west are within the Conservation Lands Upland future land use category.

CURRENT FUTURE LAND USE CATEGORY

The subject property is currently located in the Public Facilities future land use category as depicted on Lee Plan Map 1, the Future Land Use Map. It has been designated Public Facilities since 1996, when a county-initiated amendment re-designated the property from Urban Community to Public Facilities, in an effort to more accurately designate the County's public resources. The subject property was owned by Florida Power & Light (FP&L) at that time. The Public Facilities category is defined by Lee Plan Policy 1.1.8. Rather than supporting a wide variety of uses, this category is limited to uses determined by the public entity owning the parcel. The subject property is under contract to be sold to a private entity, therefore, the Public Facilities future land use category would no longer be appropriate. Policy 1.1.8 is reproduced below:

POLICY 1.1.8: The Public Facilities areas include the publicly owned lands within the county such as public schools, parks, airports, public transportation, and other governmental facilities. The allowable uses within these areas are determined by the entity owning each such parcel and the local government having zoning and permitting jurisdiction. (Amended by Ordinance No. 10- 10)

WATER-DEPENDENT OVERLAY

As depicted on Lee Plan Map 12, Water-Dependent Overlay Zones, 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 Urban Community. Under Objective 1.1, the Urban Community future land use category is described in Lee Plan Policy 1.1.4 as follows:

POLICY 1.1.4: The Urban Community areas are areas outside of Fort Myers and Cape Coral that are characterized by a mixture of relatively intense commercial and residential uses. Included among them, for example, are parts of Lehigh Acres, San Carlos Park, South Fort Myers, Iona/McGregor, Pine Island, and Gasparilla Island. Although the Urban Communities have a distinctly urban character, they should be developed at slightly lower densities. As the vacant portions of these communities are urbanized, they will need to maintain their existing bases of urban services and expand and strengthen them accordingly. As in the Central Urban area, predominant land uses in the Urban Communities will be residential, commercial, public and quasi-public, and limited light industry (see Policy 7.1.6) with future development in this category encouraged to be developed as a mixed-use, as described in Policy 2.12.3., where appropriate. Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum of ten dwelling units per acre (10 du/acre). Any bonus densities approved on the properties added to the Urban Community future land use category in conjunction with CPA2010-00002 must be achieved through use of the transfer of development rights program. (Amended by Ordinance No. 94-30, 02-02, 09-06, 10-10, 10-33)

The Urban Community future land use category permits a variety of uses with residential, commercial, public and quasi-public, and limited light industry uses being predominant. However it should be noted that the Gasparilla Island Conservation District Act only allows for rezoning to single-family residential districts and Table 1(a) of the Lee Plan limits density on the island in the Urban Community future land use category to 3 units per acre.

PART III STAFF ANALYSIS

Consistency with the Lee Plan

The applicant is requesting the Urban Community future land use category to accommodate a proposed RPD rezoning to allow single-family residential units. Although the Urban Community is typically reserved for more urban areas of Lee County, it is the most appropriate future land use category for the subject property for the following reasons:

1. It is the only future land use category that allows residential development identified on Table 1(b) for Boca Grande.
2. Density is limited to 3 dwelling units per acre, per Table 1(a) of the Lee Plan.
3. It is the predominate future land use category in Boca Grande.

Lee Plan Planning Communities Map and Table 1(b)

The proposed amendment is consistent with the provisions of Lee Plan Table 1(b). The subject property is located within the “Boca Grande” planning community. Table 1(b) allocates a total of 485 acres for residential use in the Urban Community future land use category portion of the Boca Grande planning community. There are currently 396 acres of Urban Community existing in Boca Grande, leaving 89 acres available. The applicant is requesting residential development on approximately 9.98 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. The applicant has provided letters of availability and a detailed explanation of the public services available to support future development of the property at the maximum allowable density. By developing a residential project in this location, the proposed amendment is consistent with these objectives. Policy 2.8 requires additional requirements for development in coastal areas and will be discussed through the Boca Grande Planning Community’s Conservation and Coastal Management section below.

Boca Grande Planning Community

Lee Plan Goal 22 addresses planning for the Boca Grande Planning Community. Objective 22.1 aims to preserve the traditional character, scale, and tranquility of the community and promotes enforcement of the Gasparilla Island Conservation District Act. The applicant is aware of the 3 dwelling unit per acre maximum policy, per Table 1 (a) of the Lee Plan, and is requesting a maximum of 20 single-family residences, through the concurrent rezoning case, to adhere to this requirement.

Policy 22.1.5 requires the applicant to hold a public informational meeting in Boca Grande for residents to take notice of any rezoning, variance, or special exception requests. The applicant held a meeting on November 16, 2015 as required for their concurrent rezoning request and discussed this plan amendment application as well. Questions were raised by the community about aesthetics, traffic, and lot specific details, but no objections were raised for the land use change.

Policy 22.1.7 discourages new residential dwelling construction of “mega houses” or “mansionization.” The applicant is aware of the regulations put in place to prevent this pattern of dwelling construction and will adhere to them throughout the rezoning and development review process.

Objective 22.4 aims to preserve, protect, and enhance the physical integrity, character, ecological values, and natural beauty of Boca Grande through conservation and coastal management regulations. The applicant will follow all regulations and will work with County staff throughout the rezoning process to prevent any degradation to the subject property or community.

Water-Dependent Overlay

As previously stated, the 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. 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.

In addition to water-dependent uses, the proposed future land use category would allow non-water-dependent uses. Policy 128.1.1 of the Lee Plan is to prevent the conversion of water-dependent overlay areas to non-water-dependent uses without a public hearing. Approval of non-water-dependent uses will require a public hearing through rezoning. The property is currently vacant, and does not contain any water-dependent uses. The proposed future land use category is not inconsistent with this Lee Plan policy.

Residential Land Uses

Policy 5.1.2 prohibits residential development where physical hazards exist, or require the density and design to be adjusted accordingly.

Policy 5.1.5 requires protection of current and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of

the residential environment. As mentioned previously, the surrounding land uses include residential and park lands. Amending the Future Land Use Map to designate the property Urban Community will limit the possibility of potential uses that could negatively impact the surrounding development and is consistent with Policy 5.1.5 due to the specific requirements of the Boca Grande Community and the Gasparilla Island Conservation District Act.

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 maximum density of 3 dwelling units per acre in the Urban Community land use category is at the low end of the density range allowed in the Urban Community category, that has a standard density range of 1-6 dwelling units per acre. The applicant will discuss a site design that will address the danger of storm events during the rezoning process. This site design will be reviewed by Staff to ensure that it adequately addresses projected storm hazards.

Policy 109.1.5 of the Lee plan provides mitigation measures that must be considered when increasing density within the Coastal High Hazard Area as follows:

Policy 109.1.5 requires plan amendments that increase density within coastal high hazard areas to meet one of the following criteria:

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.

The proposed density will comply with the evacuation timing thresholds set forth in subsections 1 and 2. In order to substantiate that statement and provide the relevant data/analysis, the applicant has provided an analysis explaining the calculation based upon recent evacuation studies prepared for Charlotte County and more specifically, the Cape Haze peninsula.

Coastal Barrier Resources Area

The applicant is aware that the subject property includes the Fish and Wildlife Commissioner's Coastal Barrier Resources Area (CBRA) along the southern perimeter of the parcel. The applicant will continue to investigate the matter and understands that development in the CBRA causes the structure to be ineligible for Federal assistance of any kind, including National Flood Insurance Program (NFIP) flood insurance and any kind of Federal Emergency Management Agency (FEMA) assistance.

Coastal Construction Line

The applicant is also aware that the southwest corner of the subject property is located within the Coastal Construction Line. Future development will be designed to be consistent with this policy and will be reviewed for consistency at time of zoning and development order. Due to the history of uses on the subject property, a Site Rehabilitation Completion Order from the Florida Department of Environmental Protection dated December 2002 has been included in the plan amendment application. This Completion Order requires no further rehabilitation of the site.

Transportation/Traffic Circulation Impacts

In a memo dated January 5, 2016, Lee County DOT staff states:

We have reviewed the above application which requests the land use designation of approximately 9.98 acres be changed from Public Facilities to Urban Community. The existing FLUM designation of land uses, only marina/Port Terminal or other public facilities could be built in the subject area. The proposed land uses designation would allow 29 residential dwelling units to be built in the subject area. The level of service (LOS) analysis of short range (5 years) provided by the applicant indicates all the study area roadway segments (3 miles radius) are anticipated to operate at or better than the adopted LOS standard in year 2020. The year 2035 long range transportation LOS analysis indicates no roadway segments within the study area are expected to have LOS issues in the year 2035 with the proposed the project. This project will access on Belcher Road which is a local road maintained by County.

Natural Resources

The Division of Natural Resources reviewed the proposed amendment and provided that there are no water resource issues with the proposed amendment.

Environmental Review

Lee County Environmental staff reviewed the proposal and stated:

The site has been previously impacted by FP&L for storage and transfer of fuel. The site has been remediated since FP&L has ceased using the parcel for public facilities. Currently, the site is vacant land with a remaining stormwater berm from the past use. The site contains gopher tortoises and the applicant will need to address the off-site relocation for consistency with Objective 107.8 during rezoning request. As the project continues through the zoning and design process, the environmental requirements will continue to be evaluated for the proposed residential project. Staff will continue to work with the applicant to designate adequate buffering, open space and protection of listed species regulations to meet the LDC and Lee Plan. The proposed amendment to change the future land use category from Public Facilities to Urban Community, is not inconsistent with any environmental Goals, Objective and Policies of the Lee Plan.

Transit

The subject property is located outside of LeeTran's fixed-route and Americans with Disabilities Act (ADA) service areas. There are no other transit agencies operating in Boca Grande.

Police

In a letter dated October 14, 2015, Sheriff's Office personnel state that the proposed amendment does not affect the ability of the Office to provide core services at this time.

Fire and Emergency Medical Services (EMS)

Fire service will be provided by the Boca Grande Fire Control District. A letter from the district dated November 2, 2015 states that, at this time, the District has no concerns with the proposed amendment and is capable of providing services.

Emergency Medical Service is provided by the Lee County Emergency Medical Service. A letter dated October 13, 2015 states that the service availability for the proposed amendment of this property is adequate at this time.

School Impacts

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 in Boca Grande. In a letter dated December 14, 2015, Charlotte County School District staff states that there is sufficient capacity for elementary, middle school, and high school seats and the proposed amendment will not have an impact on the School District's proposed level of service.

Solid Waste

In a letter dated October 14, 2015, Solid Waste staff states that the division is capable of providing service to the subject site. Solid waste generated at the site will be disposed of at the Charlotte County Landfill. Lee County has an Interlocal Agreement with Charlotte County to recycle and/or dispose of waste from Gasparilla Island.

Utilities

In a letter dated October 16, 2015, Gasparilla Island Water Association (GIWA) staff states that there is currently sufficient capacity to provide potable water and sanitary sewer service to the subject site. Potable water service will be provided through the Linwood Road Water Treatment Plant. Sewer service will be provided by the GIWA Wastewater Treatment Plant.

PART IV FINDINGS OF FACT AND RECOMMENDATION

Findings of Fact:

- The applicant submitted an application to amend the Future Land Use Map on November 3, 2015.
- The subject property was designated in the Urban Community future land use category from the adoption of the Lee Plan in 1984 until 1996.
- The subject property was designated to the Public Facilities future land use category in 1996 when a county initiated Lee Plan amendment proposed to re-designate the property in an effort to more accurately designate the County's public resources.
- The Urban Community future land use category is compatible with the subject property's location.
- The Urban Community future land use category is the only future land use category that allows residential development identified on Table 1(b) for Boca Grande.
- The Urban Community future land use category is the predominate future land use category on Boca Grande.
- Density of the subject property is limited to 3 dwelling units per acre, per Table 1(a) of the Lee Plan.
- The subject property has access to Belcher Road, a local road.
- The local transportation network is projected to function at or better than the adopted LOS standard in year 2020. No roadway segments within the study area are expected to have LOS issues in the year 2035.
- The subject property is 9.98 acres, which is considered a small scale amendment by Florida Statutes.

Recommendation:

Staff recommends that the Board of County Commissioners ***adopt*** the proposed amendment as identified in Attachment 1.

**PART V
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: January 25, 2016

A. LOCAL PLANNING AGENCY REVIEW:

Staff gave a brief presentation regarding the proposed amendment. This was followed by presentations from the applicant's representatives, which addressed transportation, site history, environmental impacts, and consistency with the Lee Plan. No members of the public were present but one letter received by staff, dated January 21, 2015, was read and included as public comment.

LPA members asked various questions relating to water access, relocation of tortoises, environmental remediation of the site, traffic impacts, and hurricane evacuation plans. All questions were answered by the applicant and/or county staff.

A motion was made to recommend that the Board of County Commissioners adopt the amendment. The motion was passed by a 6 to 0 vote.

B. SUMMARY OF LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT:

1. RECOMMENDATION:

The LPA recommended that the Board of County Commissioners ***adopt*** the proposed amendment.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The LPA accepted the basis and recommended findings of fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	AYE
JOHN CASSANI	AYE
DENNIS CHURCH	AYE
JIM GREEN	AYE
STAN STOUDE	AYE
GARY TASMAN	AYE
VACANT	

PART VI
BOARD OF COUNTY COMMISSIONERS
HEARING FOR ADOPTION OF PROPOSED AMENDMENT

DATE OF PUBLIC HEARING: March 16, 2016

A. BOARD REVIEW

Staff gave a brief presentation and made a recommendation that the Board of County Commissioners adopt the proposed amendment. The applicant stated they were in agreement with the staff report.

No members of the public were present; therefore, no public comment was heard.

A motion was made that the BOCC adopt staff's recommendation. The motion was called and passed 5-0.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY

1. BOARD ACTION:

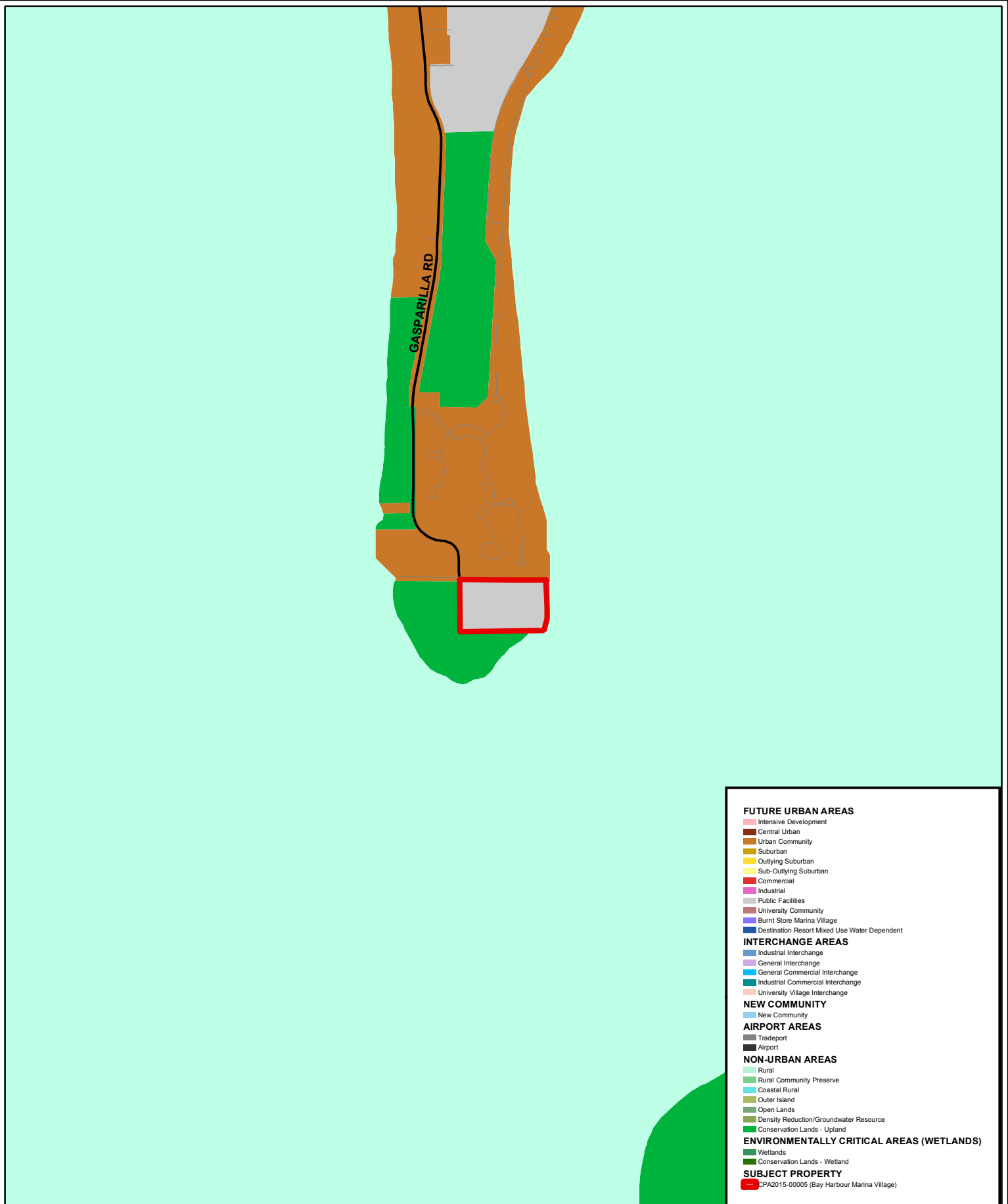
The Board of County Commissioners ***adopted*** the proposed amendment as recommended by staff.

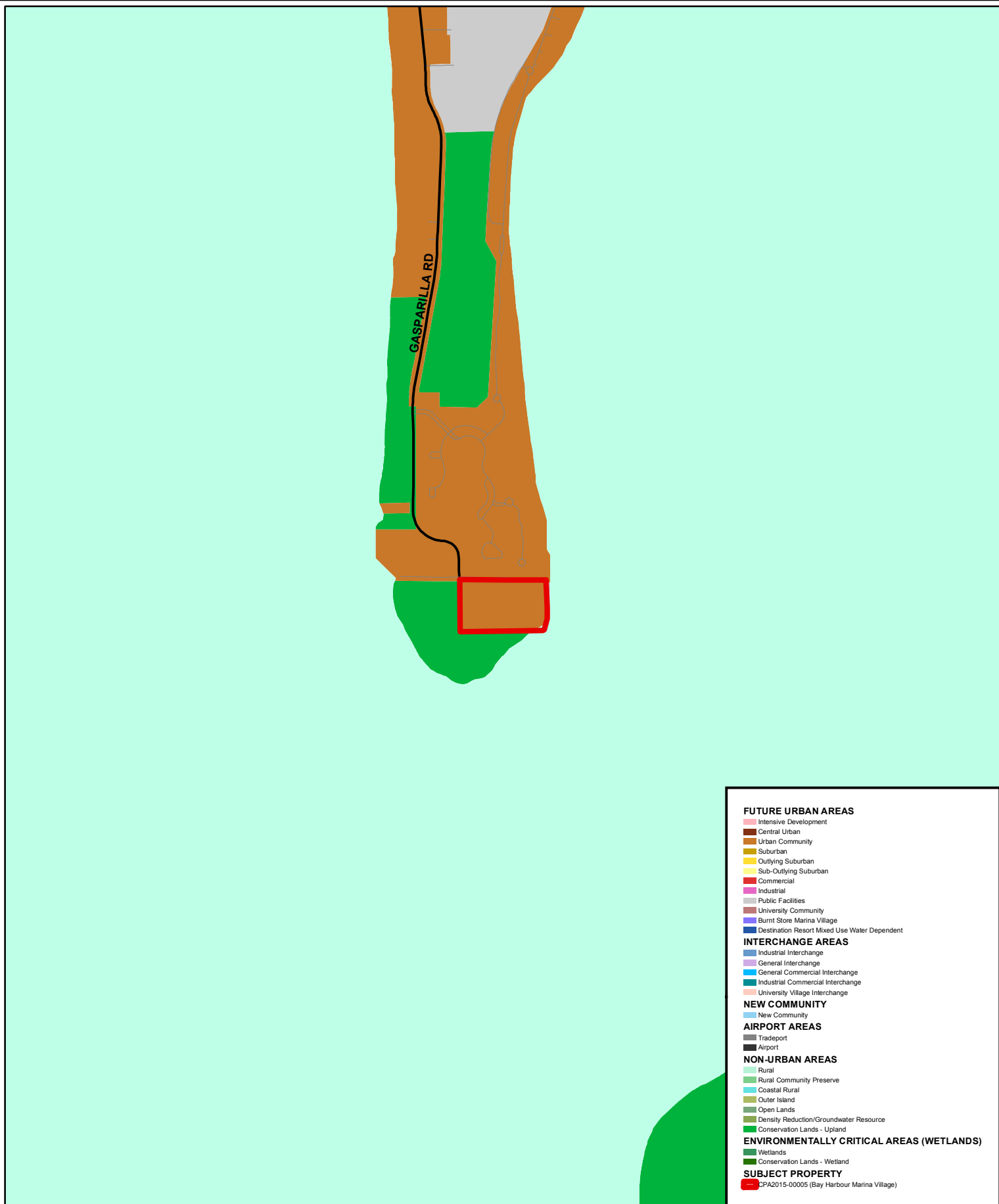
2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The Board of County Commissioners accepted the findings of fact as advanced by staff and the Local Planning Agency.

C. VOTE:

BRIAN HAMMAN	<u>AYE</u>
LARRY KIKER	<u>AYE</u>
FRANK MANN	<u>AYE</u>
JOHN MANNING	<u>AYE</u>
CECIL L PENDERGRASS	<u>AYE</u>





Hill Tide Estates

Application for a Small-Scale Comprehensive Plan Amendment

RECEIVED
JAN 12 2016

COMMUNITY DEVELOPMENT

Submitted To:

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



Table of Contents

Completed Comprehensive Plan Amendment Application

Executed Affidavit

Additional Agents

EXHIBITS

II.A.1 – Variance Report & Mailing Labels

IV.A.2 – Current Future Land Use Map

IV.A.3 – Proposed Future Land Use Map

IV.A.4 – Existing Land Use Map

IV.A.5 – Existing Zoning Map

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

IV.A.7 – Warranty Deed

IV.A.8 – Aerial Location Map

IV. B.1 – Traffic Circulation Analysis & Memorandum dated December 3, 2015

IV.B.2 – Infrastructure Analysis

IV. B.3 – Agency Letters & Correspondence

IV.C.1–IV.C.6 Environmental Impacts

IV.D.1 – Master Site File Letter

IV.E.4 – Lee Plan Consistency Narrative

IV.E.5 – Surrounding Densities Map

Department of Environmental Protection Site Rehabilitation Completion Order

GICIA Meeting Minutes & Public Information Meeting Minutes

COMPLETED 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

PROJECT NAME: Hill Tide Estates

PROJECT SUMMARY:

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

Plan Amendment Type: ☐ Normal ☒ Small Scale ☐ DRI

APPLICANT – PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: 134

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

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

Signature of Owner or Authorized Representative

11/2/2015

Date

Alexis Crespo, AICP

Printed Name of Owner or Authorized Representative

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

Applicant: Boca Pass Partners, LLC

Address: 12801 Commonwealth Drive, Suite 12

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

Phone Number: (239) 738-7900

Email: _____

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

Address: 28100 Bonita Grande Drive, Suite 305

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

Phone Number: (239) 405-7777

Email: Alexisc@waldropengineering.com

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

Address: 700 Universe Blvd.

City, State, Zip: Juno Beach, FL 33408

Phone Number: _____

Email: _____

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

II. REQUESTED CHANGE

A. TYPE: (Check appropriate type)

☐ Text Amendment

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

List Number(s) of Map(s) to be amended: Map 1 - Page 1 of 8 (Future Land Use Map)

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

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

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

A. Property Location:

1. Site Address: 890 Belcher Road, Boca Grande, FL 33921

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

B. Property Information:

Total Acreage of Property: 9.98 acres

Total Acreage included in Request: 9.98 acres

Total Uplands: 9.98 acres

Total Wetlands: 0 acres

Current Zoning: Port

Current Future Land Use Designation: Public Facilities

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

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

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

Lehigh Acres Commercial Overlay: N/A

Airport Noise Zone 2 or 3: N/A

Acquisition Area: N/A

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

Community Redevelopment Area: N/A

D. Proposed change for the subject property:

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

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density N/A

Commercial intensity N/A

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

2. Calculation of maximum allowable development under proposed FLUM:

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

Commercial intensity N/A

Industrial intensity N/A

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

IV. AMENDMENT SUPPORT DOCUMENTATION

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

A. General Information and Maps

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

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

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

B. Public Facilities Impacts

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

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

Long Range – 20-year Horizon:

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

Short Range – 5-year CIP horizon:

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

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

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

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

In addition to the above analysis for Potable Water:

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

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

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

C. Environmental Impacts

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

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

D. Impacts on Historic Resources

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

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

E. Internal Consistency with the Lee Plan

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

F. Additional Requirements for Specific Future Land Use Amendments

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

2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
 3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
 4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.
- G. Justify the proposed amendment based upon sound planning principles
Be sure to support all conclusions made in this justification with adequate data and analysis.
- H. Planning Communities/Community Plan Area Requirements
If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.
- ☐ Not Applicable
 - ☐ Alva Community Plan area [Lee Plan Objective 26.7]
 - ☐ Buckingham Planning Community [Lee Plan Objective 17.7]
 - ☐ Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
 - ☐ Captiva Planning Community [Lee Plan Policy 13.1.8]
 - ☐ North Captiva Community Plan area [Lee Plan Policy 25.6.2]
 - ☐ Estero Planning Community [Lee Plan Objective 19.5]
 - ☐ Lehigh Acres Planning Community [Lee Plan Objective 32.12]
 - ☐ Northeast Lee County Planning Community [Lee Plan Objective 34.5]
 - ☐ North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
 - ☐ North Olga Community Plan area [Lee Plan Objective 35.10]
 - ☐ Page Park Community Plan area [Lee Plan Policy 27.10.1]
 - ☐ Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
 - ☐ Pine Island Planning Community [Lee Plan Objective 14.7]
 - ☒ Boca Grande Planning Community [Lee Plan Policy 22.1.5]

EXECUTED AFFIDAVIT

**AFFIDAVIT
OF
APPLICANT**

I, William G Price Jr. manager of Boca Pass
Sortines LLC Applicant, certify that I am the Buyer under that certain Agreement of Purchase and Sale to purchase the property described herein and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief.



Signature of Applicant

11-3-15

Date

William G Price Jr.

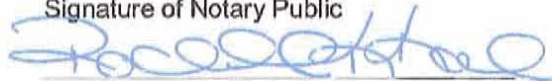
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

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



Signature of Notary Public



(Name typed, printed or stamped)

Rochelle Karch

**AFFIDAVIT
OF OWNER**

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

Signature of Owner



Date

11/2/15

Alex Rubio

Printed Name of Owner

STATE OF FLORIDA

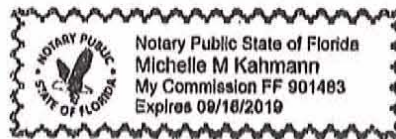
COUNTY OF LEE palm Beach

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



Signature of Notary Public

(Name typed, printed or stamped)



ADDITIONAL AGENTS

ADDITIONAL AGENTS

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

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

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

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

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

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

ADDITIONAL AGENTS

Company Name:	Passarella & Associates, Inc.		
Contact Person:	Michael Myers		
Address:	13620 Metropolis Ave. #200		
City, State, Zip:	Fort Myers, FL 33912		
Phone Number:	(239) 274-0067	Email:	MikeM@passarella.net

Company Name:	Morris Depew		
Contact Person:	Mark A. Hatfield, P.S.M.		
Address:	2891 Center Pointe Drive, Unit 100		
City, State, Zip:	Fort Myers, FL 33916		
Phone Number:	(239) 337-3993	Email:	mhatfield@m-da.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

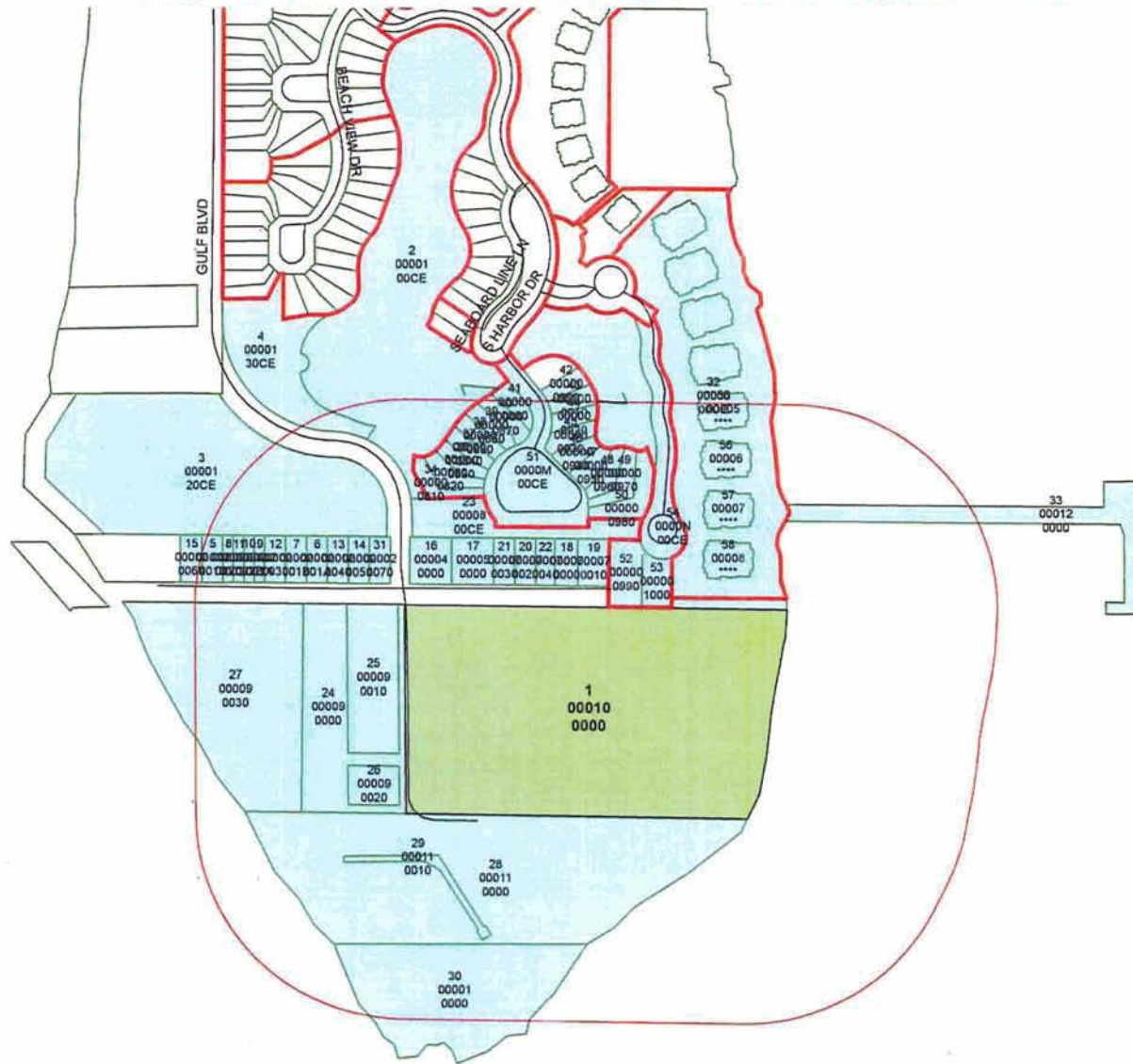
Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

EXHIBIT II.A.1 VARIANCE REPORT & MAILING LABELS

VARIANCE REPORT

10/12/2015

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



26-43-20-00-00010.0000

480 360 240 120 0 480 Feet

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



Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

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

VARIANCE REPORT

Date of Report: 10/12/2015 11:56:16 AM
Buffer Distance: 500 ft
Parcels Affected: 77
Subject Parcels: 26-43-20-00-00010.0000

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

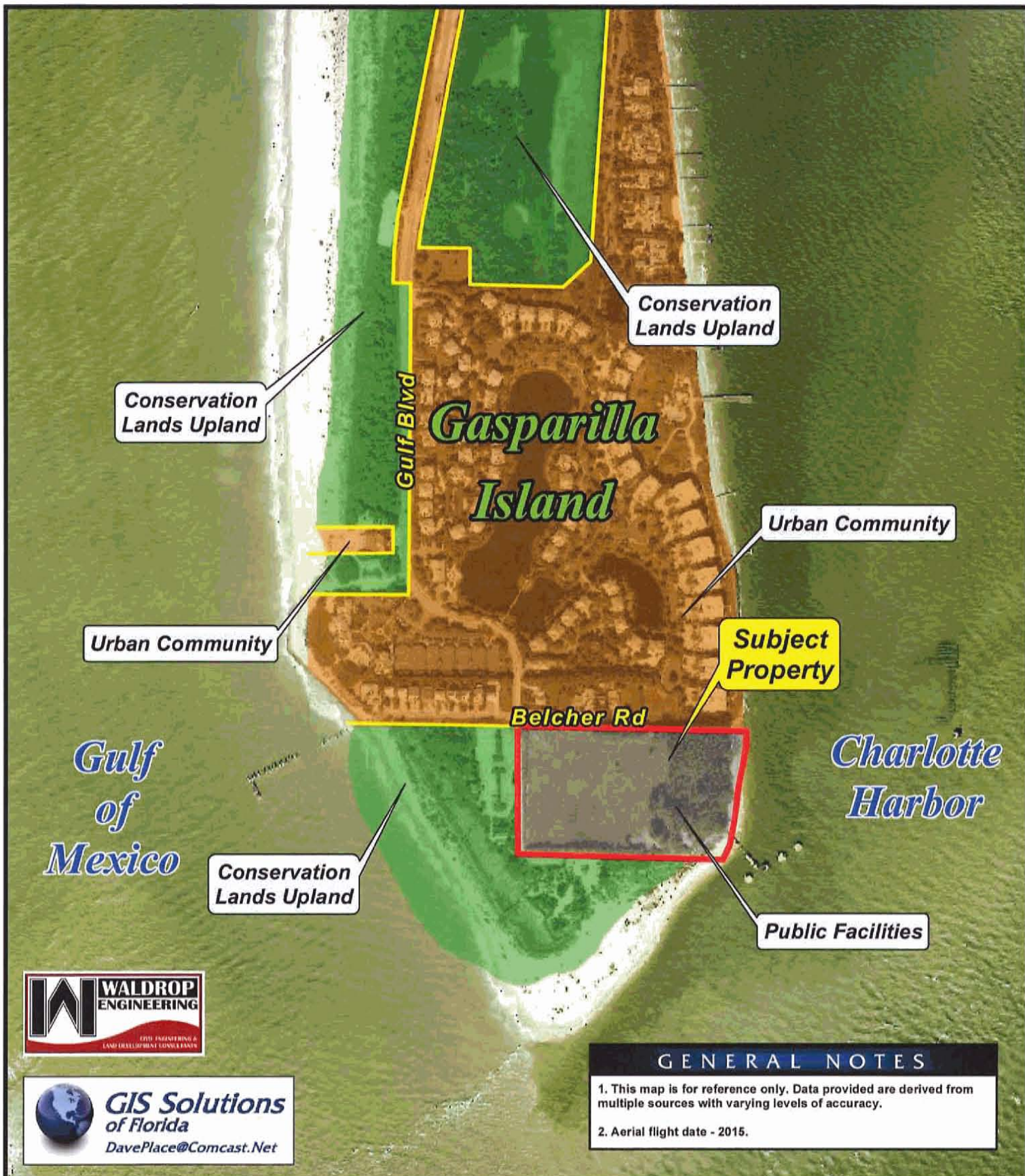
26-43-20-30-00007.002A
ABBOTT WILLIAM J + TAMARA A
PO BOX 1853
BOCA GRANDE, FL 33921

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

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

EXHIBIT IV.A.2

CURRENT FUTURE LAND USE MAP



HILL TIDE ESTATES

Future Land Use Map (Current)

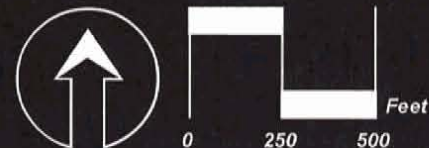


EXHIBIT IV.A.3

PROPOSED FUTURE LAND USE MAP



Conservation
Lands Upland

Conservation
Lands Upland

Urban Community

Urban Community

Subject
Property

Belcher Rd

Gulf
of
Mexico

Charlotte
Harbor

Conservation
Lands Upland

Proposed
Urban Community



GIS Solutions
of Florida
DavePlace@Comcast.Net

GENERAL NOTES

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

HILL TIDE ESTATES

Future Land Use Map (Proposed)

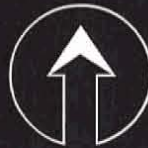


EXHIBIT IV.A.4

EXISTING LAND USE MAP

*Gulf
of
Mexico*

Conservation/Public
Lands (Gasparilla
Island State Park)

Restaurant (South
Beach Bar & Grill)

Private Club &
Recreational Facilities
(Boca Bay Pass Club)

Single-Family &
Two-Family
Attached Residential

Conservation/Public
Lands (Gasparilla
Island State Park)

Conservation/Public Lands
(Gasparilla Island State Park)

Private Recreational
Facilities (Boca Bay)

Multi-Family &
Two-Family Attached
Residential (Boca Bay)

**Subject
Property**

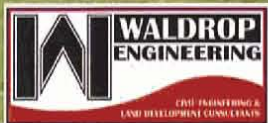
Vacant (FP&L Site)

Belcher Rd

Gulf Blvd

**Gasparilla
Island**

*Charlotte
Harbor*



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

GENERAL NOTES

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

HILL TIDE ESTATES
Existing Land Use Map

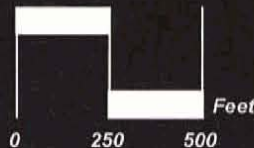
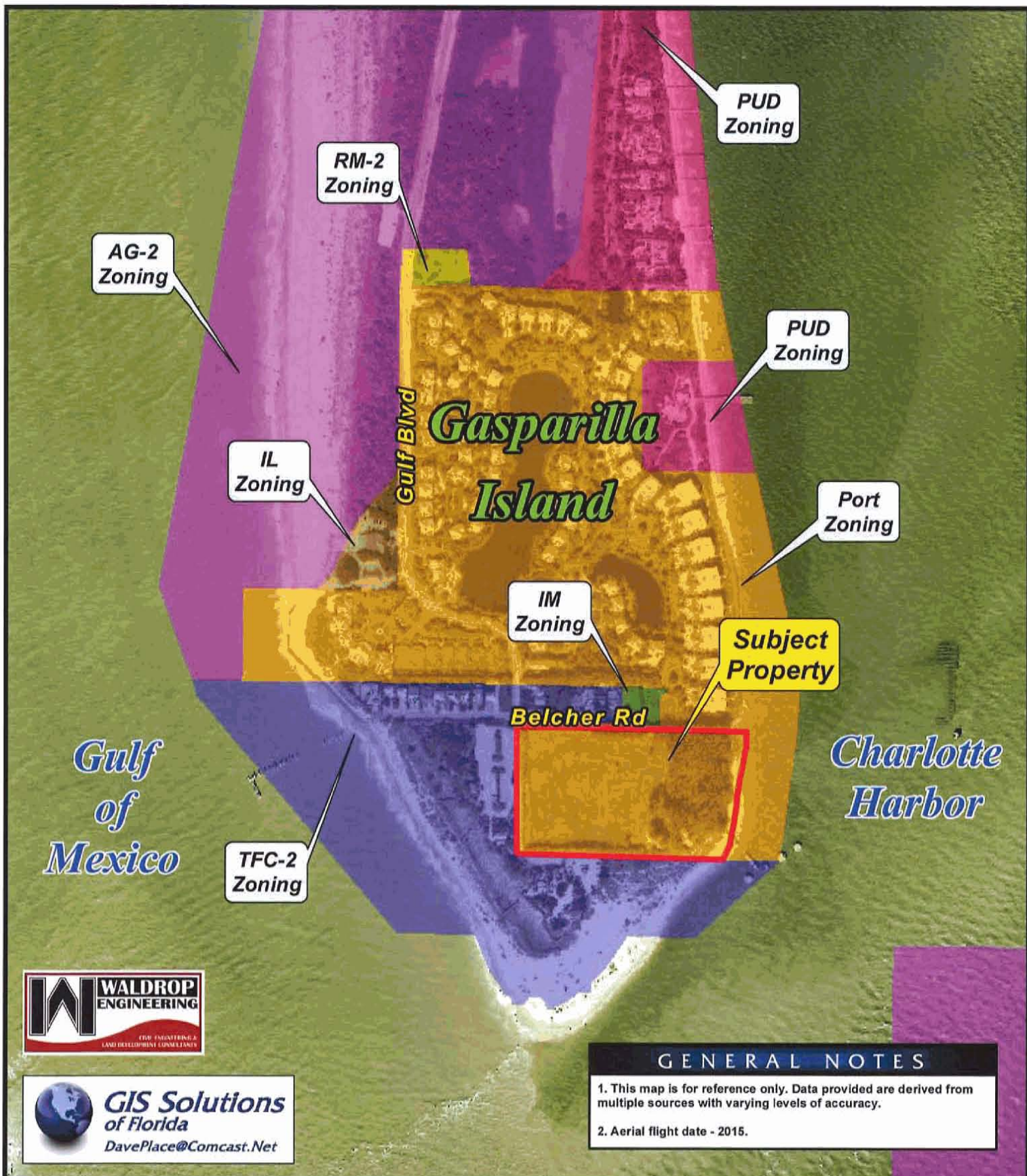


EXHIBIT IV.A.5

EXISTING ZONING MAP

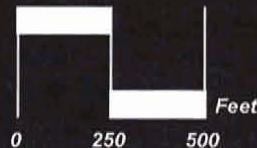


GENERAL NOTES

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

HILL TIDE ESTATES

Zoning Land Use Map



IV.A.6

BOUNDARY SURVEY

LEGAL DESCRIPTION &

SKETCH OF DESCRIPTION

PARCEL "A" DESCRIPTION:
 (FROM DEED BOOK. 273, PAGE 236)

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

FROM THE SOUTHEAST CORNER OF LOT 36 OF UNIT I, GOLDEN BEACH, ACCORDING TO A PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF LEE COUNTY RUN N 89°52' E ALONG THE SOUTH LINE OF SAID UNIT I FOR 75 FEET TO A RAILROAD RAIL DESIGNATED MONUMENT "A" ON THE MAP OR PLAT ATTACHED TO AND MADE A PART OF THE DEED RECORDED IN DEED BOOK 129, PAGE 346 OF SAID PUBLIC RECORDS; THENCE RUN S 0°08' E ALONG THE LINE REFERRED TO IN SAID DEED AS EXTENDING FROM MONUMENT "A" TO MONUMENT "B" FOR 1200 FEET TO SAID MONUMENT "B"; THENCE CONTINUE S 0°08' E FOR 343.18 FEET TO A POINT ON THE SOUTH LINE OF THE PROPERTY OF THE CHARLOTTE HARBOR & NORTHERN RAILWAY COMPANY DESCRIBED IN SAID DEED; THENCE RUN S 89°43' 20" E ALONG SAID SOUTH LINE FOR 1,017.39 FEET TO A RAILROAD RAIL DESIGNATED MONUMENT "F" ON SAID MAP; THENCE RUN S 0°16' 40" W PERPENDICULAR TO THE SOUTH LINE OF SAID RAILWAY PROPERTY FOR 165 FEET TO A CONCRETE MONUMENT AND THE POINT-OF-BEGINNING OF THE LANDS HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING RUN N 89°43' 20" W FOR 101 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE COUNTY ROAD DESCRIBED IN PETITION FOR A PUBLIC ROAD ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS ACCORDING TO MINUTES OF SAID BOARD RECORDED IN COUNTY COMMISSIONERS MINUTE BOOK 8, PAGE 298; THENCE RUN N 89°43'20" W FOR 486.88 FEET ALONG THE SOUTH LINE OF SAID COUNTY ROAD TO A CONCRETE MONUMENT; THENCE RUN S 0°39' E FOR 513.46 FEET TO A CONCRETE MONUMENT ON THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF SAID GOVERNMENT LOT 3; THENCE RUN N 89°21' E ALONG THE SAID SOUTH LINE FOR 596.8 FEET MORE OR LESS TO THE WATERS OF CHARLOTTE HARBOR PASSING THROUGH A CONCRETE MONUMENT AT 520 FEET; THENCE RUN NORTHEASTERLY (N.18°33'40"E.) ALONG SAID WATERS FOR 531 (530.83) FEET MORE OR LESS TO AN INTERSECTION WITH A LINE THROUGH THE POINT OF BEGINNING BEARING S 89°43' 20" E; THENCE RUN N 89°43'20" W ALONG SAID LINE FOR 184 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 8.0 ACRES, MORE OR LESS.

NOTE: THE DIMENSIONS IN PARENTHESIS ALONG THE "WATERS OF CHARLOTTE HARBOR" COURSE WERE ADDED TO ALLOW FOR A GOOD MATHEMATICAL CLOSURE, AND ARE NOT SHOWN IN THE LEGAL DESCRIPTION RECORDED IN SAID DEED BOOK 273, PAGE 236.


PARCEL "B" DESCRIPTION:
 (BASED ON "SCHAPPACHER SURVEY")


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

FROM THE SOUTHEAST CORNER OF LOT 36 OF UNIT I, GOLDEN BEACH, ACCORDING TO A PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF LEE COUNTY RUN N 89°52' E ALONG THE SOUTH LINE OF SAID UNIT I FOR 75 FEET TO A RAILROAD RAIL DESIGNATED MONUMENT "A" ON THE MAP OR PLAT ATTACHED TO AND MADE A PART OF THE DEED RECORDED IN DEED BOOK 129, PAGE 346 OF SAID PUBLIC RECORDS; THENCE RUN S 0°08' E ALONG THE LINE REFERRED TO IN SAID DEED AS EXTENDING FROM MONUMENT "A" TO MONUMENT "B" FOR 1200 FEET TO SAID MONUMENT "B"; THENCE CONTINUE S 0°08' E FOR 343.18 FEET TO A POINT ON THE SOUTH LINE OF THE PROPERTY OF THE CHARLOTTE HARBOR & NORTHERN RAILWAY COMPANY DESCRIBED IN SAID DEED; THENCE RUN S 89°43' 20" E ALONG SAID SOUTH LINE FOR 1,017.39 FEET TO A RAILROAD RAIL DESIGNATED MONUMENT "F" ON SAID MAP; THENCE RUN S 0°16' 40" W PERPENDICULAR TO THE SOUTH LINE OF SAID RAILWAY PROPERTY FOR 165 FEET TO A CONCRETE MONUMENT; THENCE RUN N 89°43' 20" W FOR 101 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE COUNTY ROAD DESCRIBED IN PETITION FOR A PUBLIC ROAD ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS ACCORDING TO MINUTES OF SAID BOARD RECORDED IN COUNTY COMMISSIONERS MINUTE BOOK 8, PAGE 298; THENCE RUN N 89°43'20" W FOR 486.88 FEET ALONG THE SOUTH LINE OF SAID COUNTY ROAD TO A CONCRETE MONUMENT; THENCE RUN S 0°39' E FOR 513.46 FEET TO A CONCRETE MONUMENT ON THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF SAID GOVERNMENT LOT 3; THENCE RUN N 89°21' E ALONG THE SAID SOUTH LINE FOR 596.8 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUING N 89°21' E. A DISTANCE OF 224.56 FEET, MORE OR LESS, TO THE WATERS OF CHARLOTTE HARBOR; THENCE RUN NORTHERLY ALONG SAID WATERS OF CHARLOTTE HARBOR FOR THE NEXT FIVE COURSES; N 49°01'03" E A DISTANCE OF 15.50 FEET; THENCE N 13°57'56" E, A DISTANCE OF 111.12 FEET; THENCE N 01°32'23" E, A DISTANCE OF 107.96 FEET; THENCE N 02°29'45" W, A DISTANCE OF 98.69 FEET; THENCE N 02°38'16" W, A DISTANCE OF 175.93 FEET TO AN INTERSECTION WITH A LINE THROUGH THE POINT OF BEGINNING BEARING S 89°43' 20" E; THENCE RUN N 89°43'20" W ALONG SAID LINE FOR 84.60 FEET MORE OR LESS; THENCE RUN S 18°33'40" W, A DISTANCE OF 530.83 FEET, TO THE SAID POINT OF BEGINNING. CONTAINING 1.98 ACRES, MORE OR LESS.

CERTIFICATIONS
 BOCA GRANDE POINTE, LLC
 SEAGATE DEVELOPMENT GROUP, LLC
 BCB HOMES, INC.
 FLORIDA POWER AND LIGHT COMPANY
 HENDERSON FRANKLIN STARNES & HOLT, P.A.
 CHICAGO TITLE INSURANCE COMPANY
 SOUTHEAST GUARANTY AND TITLE, INC.

PREPARED BY


 MARK A. HATFIELD, P.S.M. DATE
 FLORIDA CERTIFICATE NO. 4155

MDA PROJECT: 15101	DESCRIPTION DRAWING	MORRIS	Fort Myers Tallahassee	REVISED: 12-16-15, MAH, ADD STATE PLANE COORDINATES, DESCRIPTION FOR PARCEL "B". REVISED: 01-06-16, BMH, STATE PLANE COORDINATES, DESCRIPTIONS FOR PARCELS "A" & "B".
CHECKED BY: MAH	TWO PARCELS OF LAND LOCATED ON GASPARILLA ISLAND LYING IN GOVT LOT 3, SECTION 26, T.43 S., R.20 E., LEE COUNTY, FLORIDA		Metro Center 1 2891 Center Pointe Drive, Unit 100 Fort Myers, Florida 33916 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341	
DATE: 12-4-15		ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330		
SHEET 1 OF 2				

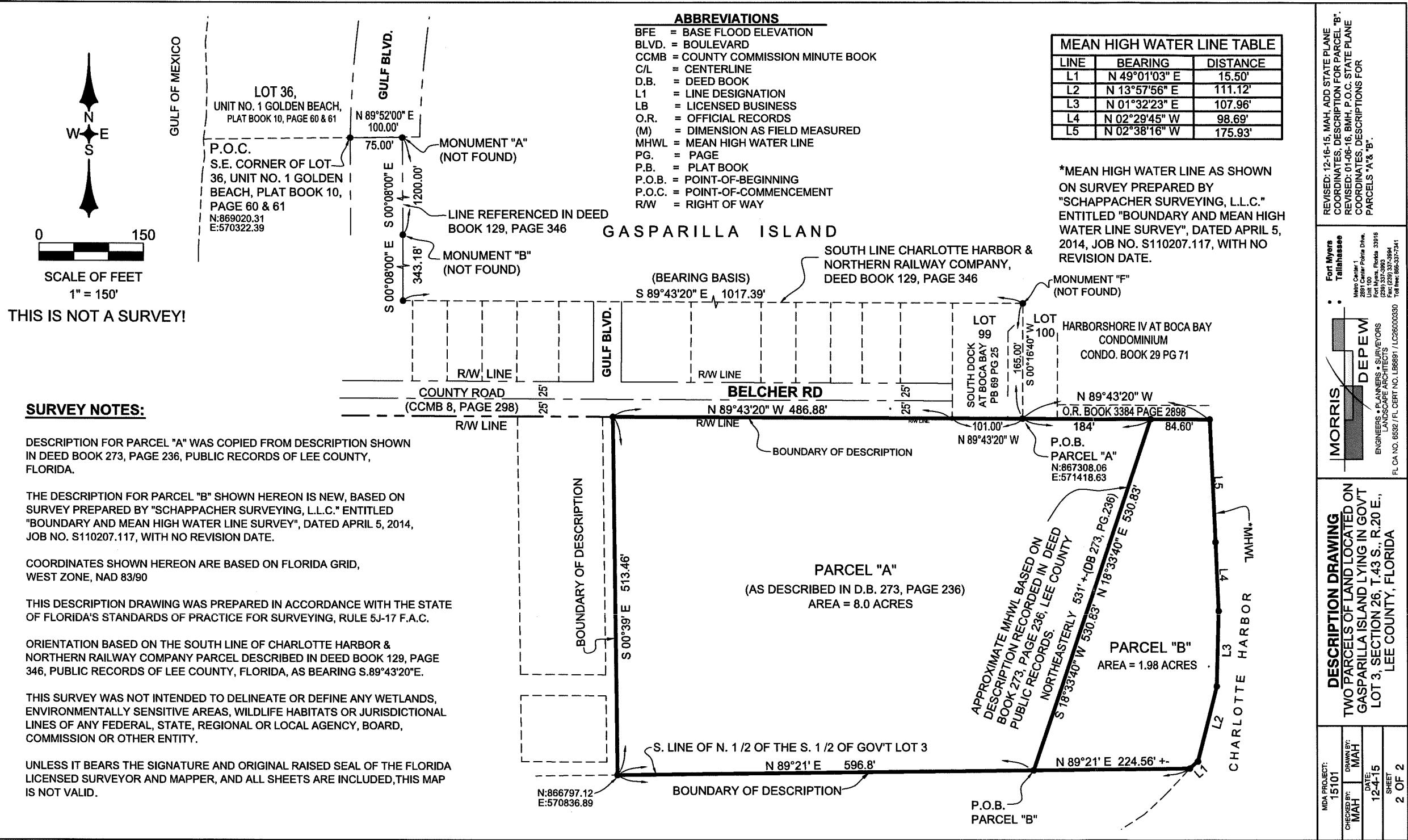


EXHIBIT IV.A.7 WARRANTY DEED

DEED 27 3 PAGE

2.75
145.00
79.75

WARRANTY DEED

THIS INDENTURE, made this 25 day of June, 1957,
BETWEEN BOGA GRANDE HOTEL, INC., a corporation existing
under the laws of the State of Florida, having its principal
place of business in the County of Lee and State of Florida,
party of the first part, and FLORIDA POWER & LIGHT COMPANY, a
corporation existing under the laws of the State of Florida with
principal place of business at Miami, of the County of Dade and
and State of Florida, party of the second part,

WITNESSETH, That the said party of the first part, for
and in consideration of the sum of TEN DOLLARS AND OTHER
VALUABLE CONSIDERATIONS, to it in hand paid, by the said party
of the second part, the receipt whereof is hereby acknowledged,
has granted, bargained and sold to the said party of the second
part, its successors and assigns forever, the following described
land, situate, lying and being in the County of Lee, State of
Florida, to wit:

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

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

WOTITZKY & WOTITZKY
ATTORNEYS AT LAW
PUNTA GORDA, FLORIDA

DEED 73 PAGE

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

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

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

BOCA GRANDE HOTEL, INC.

Attest: Isaac Anolio, Secretary By Norman Butler, V - President.

Signed, Sealed and Delivered in Presence of;

[Signature]
[Signature]

BOCA GRANDE HOTEL, INC.

By Robert S. Baynard
Robert S. Baynard, President

WOTITZKY & WOTITZKY
ATTORNEYS AT LAW
PUERTA RICA, FLORIDA

[Signature]
[Signature]
As to Robert S. Baynard

DEED-73 PAGE

STATE OF NEW YORK
COUNTY OF NEW YORK

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

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

[Signature]
Notary Public

My Commission Expires 3/30/58

DANIEL HANICER
NOTARY PUBLIC STATE OF NEW YORK
No. 11-6755-75
Qualified in New York County
Term Expires March 30, 1958

STATE OF FLORIDA
COUNTY OF SARASOTA

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

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

[Signature]
Notary Public
My Commission Expires 10/1/57

STATE OF FLORIDA, COUNTY OF LEE
FILED FOR RECORD
THIS 5th DAY OF July, 1957
RECORD IN Deed BOOK 223
PAGE 231 AND RECORD VERIFIED
D.T. FARABEE, CLERK CIRCUIT COURT
BY *[Signature]* DEPUTY CLERK



WOTITZKY & WOTITZKY
ATTORNEYS AT LAW
PUNTA GORDA FLORIDA

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

2.15
202

33315

DEED 27 3 PAGE

~~WITNESSETH~~ DEED

THIS INDENTURE, made this 15 day of June, 1957,
BETWEEN FLORIDA BRIDGE COMPANY, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Lee and State of Florida, party of the first part, and FLORIDA POWER & LIGHT COMPANY, a corporation existing under the laws of the State of Florida with principal place of business at Miami of the County of Dade and State of Florida, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, to it in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land, situate, lying and being in the County of Lee, State of Florida, to wit:

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

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

DEED - 73 PAGE 10

crete monument at the southeast corner of the County Road described in petition for a public road accepted by the Board of County Commissioners according to minutes of said board recorded in County Commissioners Minute Book 8 at page 298; thence run N 89°43'20"W for 486.88 feet along the south line of said County Road to a concrete monument; thence run S 0°39'E for 513.46 feet to a concrete monument on the south line of the north half (N½) of the south half (S½) of said Government Lot 3; thence run N 89°21'E along the said south line for 596.8 feet more or less to the waters of Charlotte Harbor passing through a concrete monument at 520 feet; thence run northeasterly along said waters for 531 feet more or less to an intersection with a line through the point of beginning bearing S 89°43'20"E; thence run N 89°43'20"W along said line for 184 feet more or less to the point of beginning containing 8.0 acres more or less. The bearings given in the above description are plane coordinate for the Florida West Zone.

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

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

FLORIDA BRIDGE COMPANY

By: Norman Butler
NORMAN BUTLER - Pres.

Attest:

Isaac Anolic
ISAAC ANOLIC - Sec'y.

Signed, Sealed and Delivered in Presence of:

Samuel H. ...

Joseph W. ...

As to Robert S. ...
As to Robert S. ...

FLORIDA BRIDGE COMPANY

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

DEED 273 PAGE

STATE OF FLORIDA	DEPT. OF REVENUE
FILED	RECORD
THIS 5th DAY	July 1957
RECORD IN	273
PAGE 239	AND
DEPT. OF REVENUE	RECORD
BY	DEB Boyette

STATE OF NEW YORK
COUNTY OF NEW YORK

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

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

[Signature]

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

My Commission Expires 3/30/58

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY, That on this 30 day of July, 1957, before me personally appeared ROBERT S. BAYNARD, President of FLORIDA BRIDGE COMPANY, a corporation under the laws of the State of Florida, to me known to be one of the persons described in and who executed the foregoing conveyance to FLORIDA POWER & LIGHT COMPANY and he acknowledged the execution thereof to be his free act and deed as such officer, for the uses and purposes therein mentioned; and that he affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

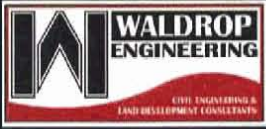
WITNESS my signature and official seal at Venice, in the County of Sarasota and State of Florida, the day and year last aforesaid.

Notary Public
My Commission Expires 3/30/58
Notary Public

Notary Public

EXHIBIT IV.A.8

AERIAL LOCATION MAP



GIS Solutions
of Florida
DavePlace@Comcast.Net

GENERAL NOTES

1. This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy.
2. Aerial flight date - 2014.

Charlotte County
Lee County

Gasparilla Sound

Gulf of Mexico

Gasparilla Island

Charlotte Harbor

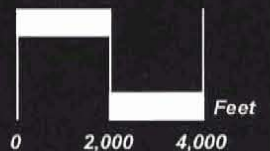
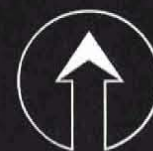
Gasparilla Rd

Gulf Blvd

Subject Property

HILL TIDE ESTATES

Aerial Location Map



Gasparilla Island

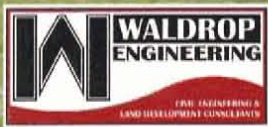
Charlotte Harbor

Gulf of Mexico

Gulf Blvd

Belcher Rd

Subject Property



GENERAL NOTES

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

HILL TIDE ESTATES

Aerial Location Map

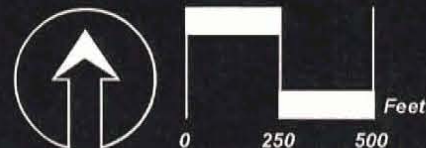


EXHIBIT IV.B.1

TRAFFIC CIRCULATION ANALYSIS

HILL TIDE ESTATES
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

Project #15561

October 27, 2015

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



HILL TIDE ESTATES
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

Introduction

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

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

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

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

Summary of Conclusions

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

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

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

Transportation Methodology

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

The highlights of the methodology are summarized below.

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

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

Existing Road Network

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

Scheduled and Planned Road Improvements

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

capacity improvements within the study area.

CPA Development Parameters

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

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

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

Trip Generation

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

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

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

Trip Generation Summary

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

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

Long Range 20-Year Horizon (2035) Analysis

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

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

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

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

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

Summary Roadway Segment Conditions

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

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

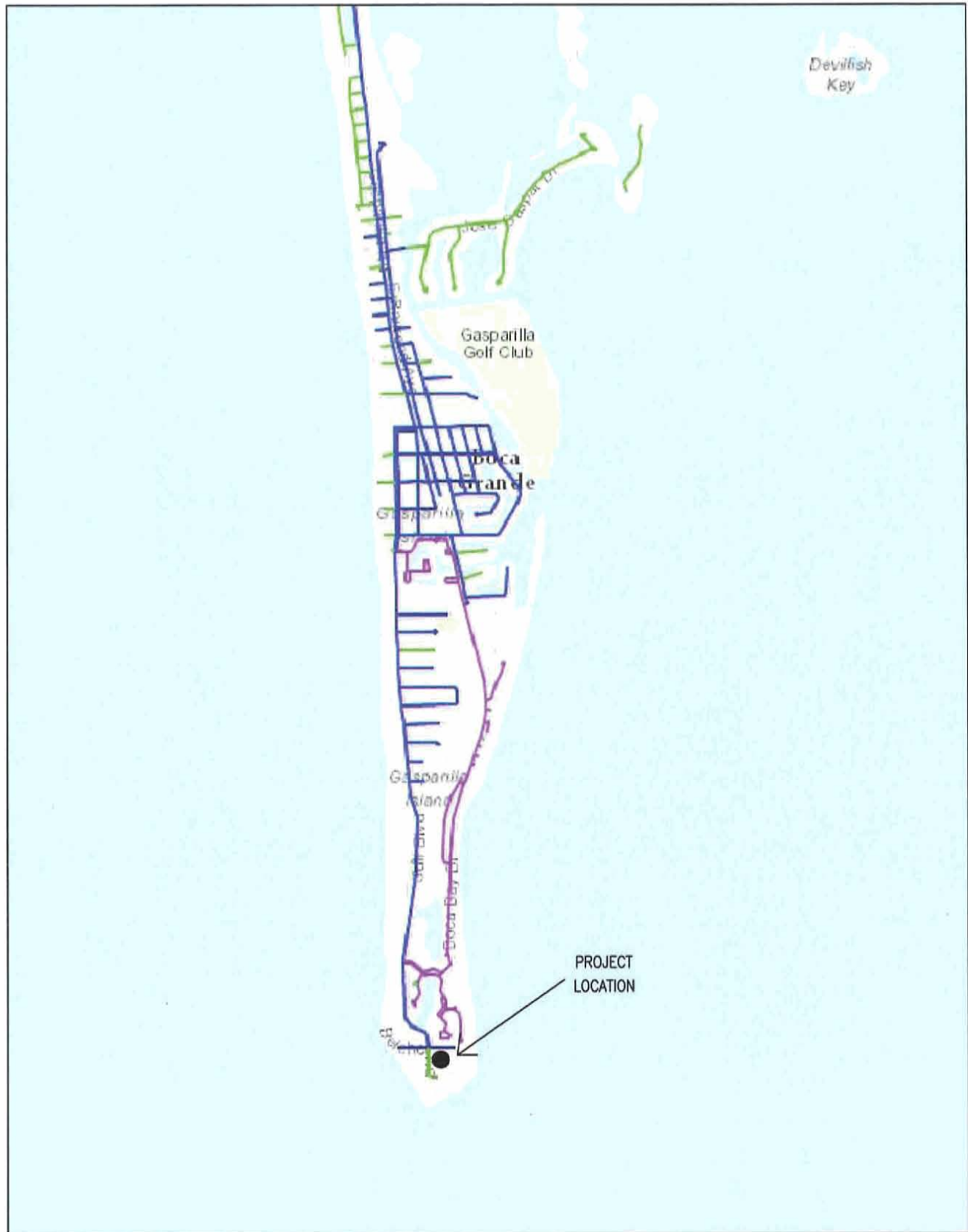
Short Range 5-Year CIP (2020) Analysis

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

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

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

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



HILL TIDE ESTATES
CPA

PROJECT LOCATION

15561/01A/1015

1

EXHIBIT 2

Hill Tide Estates Trip Generation Estimate ⁽¹⁾

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

Footnotes:

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

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

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

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

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

2035 WITHOUT CPA

Roadway Segment	Location	(1) No. of Lanes	(2) LOS Std.	2014 AADT	Future Background (2035) Traffic					Without CPA Project Traffic				Total 2035 K100 Volume	SV @ LOS Std.	2035 LOS	Total Volume to Capacity V/C	Project Traffic as % of Capacity		
					(3) 21-Year Growth Factor	2035 AADT	(4) K100	(4) D100	Peak Hour Directional Volume	% Assign.	Peak Hour Net New Ext. Trips	Peak Hour Directional Trips	In/Out							
48																				
Gasparilla Boulevard	S. of Charlotte Co. Line	2LU	E	6,500	(5)	1.06	6,858	0.09	0.534	330	10%	5	0.490	2	332	860	(7)	C	0.39	0.2%
Gulf Boulevard	N. of Belcher Road	2LU	E	253	(6)	1.06	267	0.09	0.534	13	100%	48	0.510	24	37	740	(8)	C	0.05	3.2%

Footnotes:

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

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

(3) Linear Growth Trend.

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

(5) Lee County Traffic County Report - 2014.

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

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

2014 AADT = 2015 PM Peak Hour Count ÷ 2014 PM Peak Hour to Daily Ratio ÷ 2014 AADT Monthly Factor ÷ 2015 to 2014 Growth Adjustment

= 19 ÷ 0.0776 ÷ 0.96 ÷ 1.0077

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

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

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

2035 WITH CPA

Roadway Segment	Location	(1) No. of Lanes	(2) LOS Std.	2014 AADT	Future Background (2035) Traffic					With CPA Project Traffic				Total 2035 K100 Volume	SV @ LOS Std.	2035 LOS	Total Volume to Capacity V/C	Project Traffic as % of Capacity
					(3) 21-Year Growth Factor	2035 AADT	(4) K100	(4) D100	Peak Hour Directional Volume	% Assign.	Peak Hour Net New Ext. Trips	Peak Hour In/Out	Peak Hour Directional Trips					
											13							
Gasparilla Boulevard	S. of Charlotte Co. Line	2LU	E	6,500 (5)	1.06	6,858	0.09	0.534	330	10%	1	0.630	1	331	860 (7)	C	0.38	0.1%
Gulf Boulevard	N. of Belcher Road	2LU	E	253 (6)	1.06	267	0.09	0.534	13	100%	13	0.370	5	18	740 (8)	C	0.02	0.7%

Footnotes:

- (1) 2035 LRTP Cost-Feasible Plan number of lanes.
(2) Adopted LOS standard, per The Lee Plan, Policy 37.1.1.
(3) Linear Growth Trend.
(4) FDOT 2014 Online Traffic Data - Location: Lee-12, LC 510
(5) Lee County Traffic County Report - 2014.
(6) Based on 2015 PM peak hour intersection turning movement count at Gulf Blvd. and Belcher Road.
Converted to 2014 AADT based on adjustment factors from Lee County Traffic Count Report - PCS 12:
2014 AADT = 2015 PM Peak Hour Count * 2014 PM Peak Hour to Daily Ratio * 2014 AADT Monthly Factor * 2015 to 2014 Growth Adjustment
= 19 * 0.3776 * 0.96 * 1.0077
(7) Lee County Concurrency Report 2014 - Gasparilla Boulevard K100 Directional Capacity.
(8) Lee County Generalized Peak Hour Directional Service Volumes - Urbanized Areas - Collectors (September 2013).

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

2020 WITHOUT CPA

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

Footnotes:

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

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

2020 WITH CPA

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

Footnotes:

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

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

(3) Linear Growth Trend.

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

(5) Lee County/Traffic County Report - 2014.

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

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

2014 AADT = 2015 PM Peak Hour Count ÷ 2014 PM Peak Hour to Daily Ratio ÷ 2014 AADT Monthly Factor ÷ 2015 to 2014 Growth Adjustment

= 19 ÷ 0.0776 ÷ 0.96 ÷ 1.0077

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

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

APPENDIX A
TRIP GENERATION

APPENDIX
Hill Tide Estates CPA
Trip Generation - Daily

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

FOOTNOTES:

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

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

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

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

Middle School/Junior High School (522)

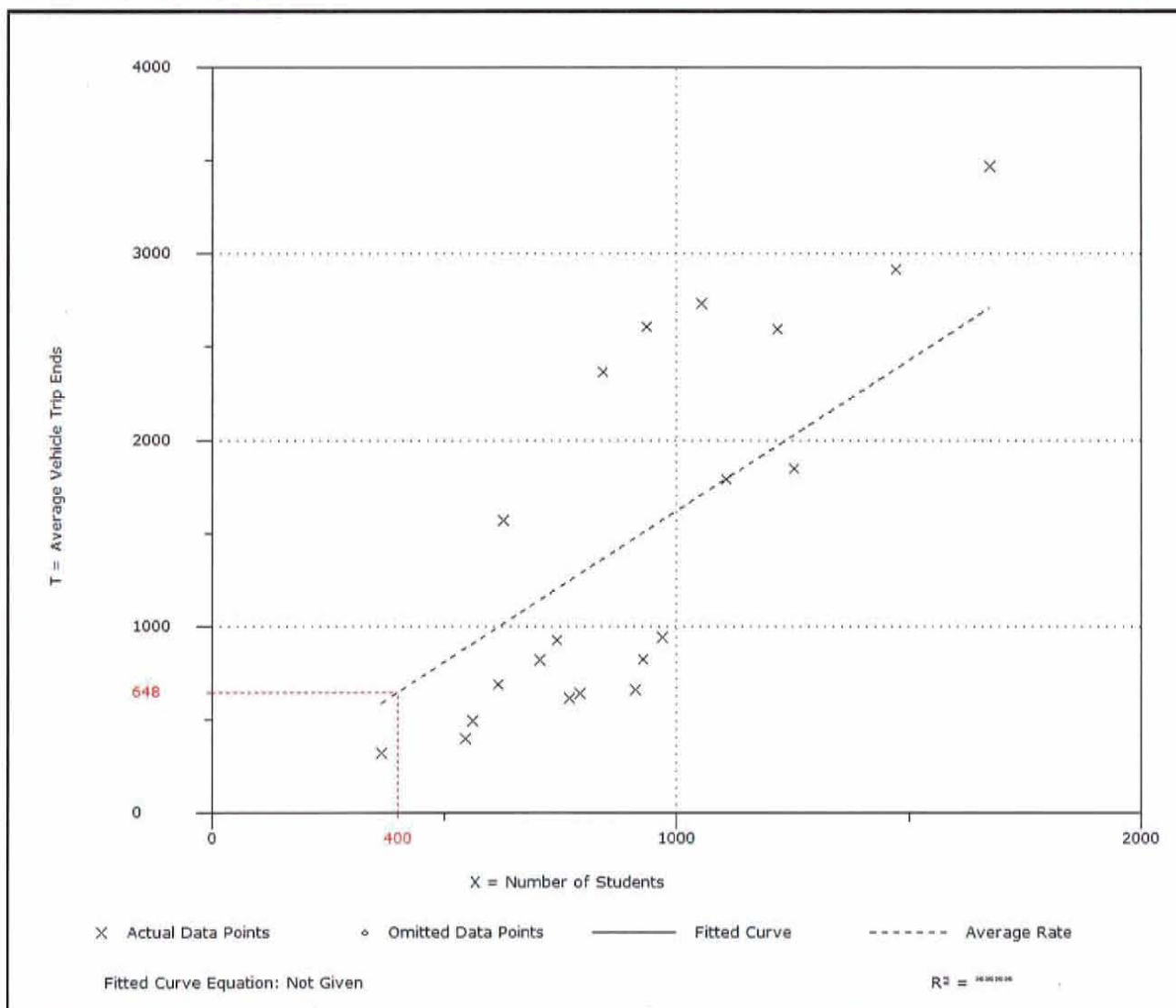
Average Vehicle Trip Ends vs: Students
On a: Weekday

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

Trip Generation per Student

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

Data Plot and Equation



Single-Family Detached Housing (210)

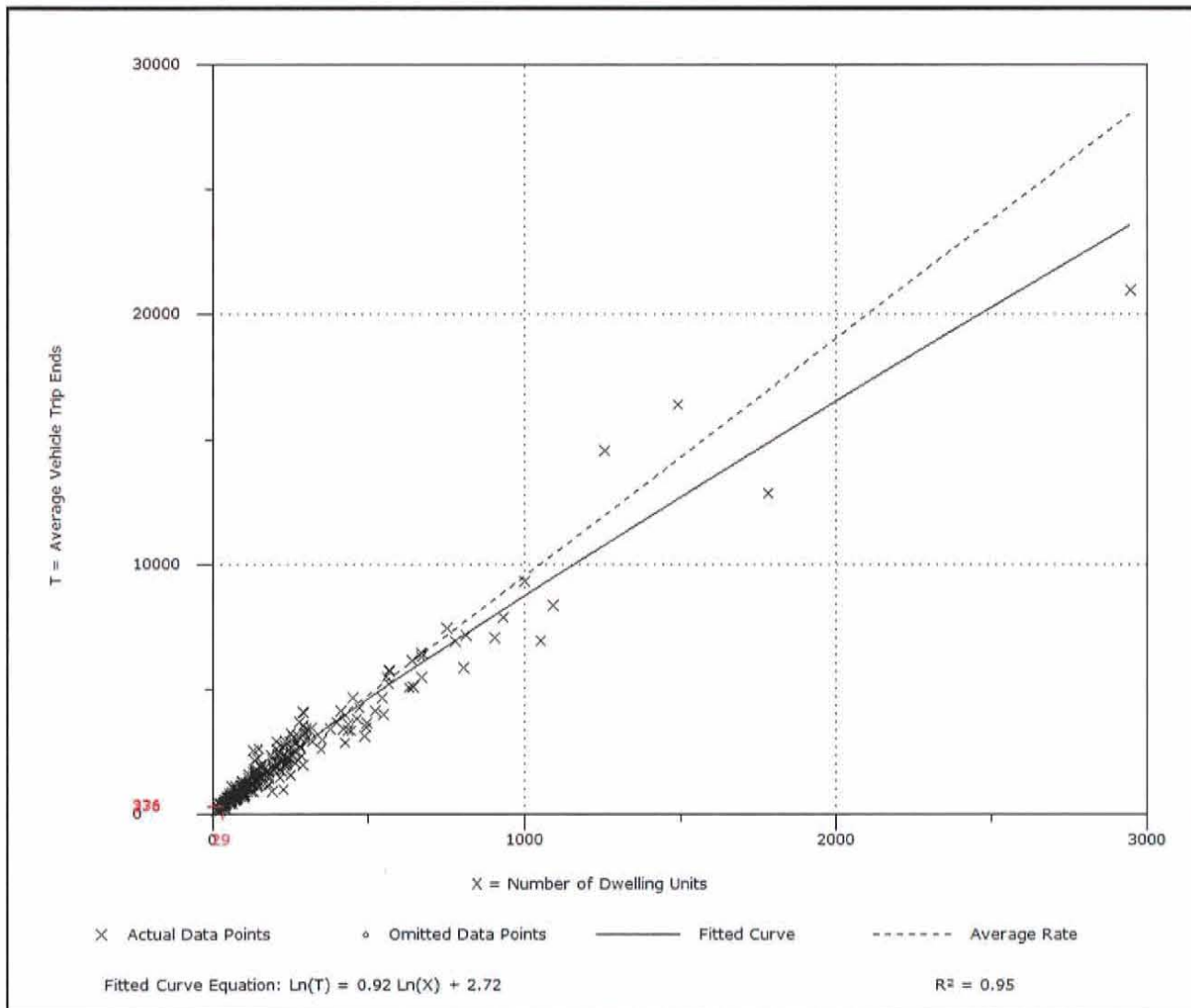
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

Trip Generation per Dwelling Unit

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

Data Plot and Equation



APPENDIX
Hill Tide Estates CPA
Trip Generation - Peak Hour

LAND USE	ITE (LUC)	SIZE	UNIT	Trip Type	ITE Trip Generation ⁽¹⁾		PM PEAK HOUR		IN	OUT	TOTAL	
					Trip Rate	Enter	Exit					
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FOOTNOTES:

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

Middle School/Junior High School (522)

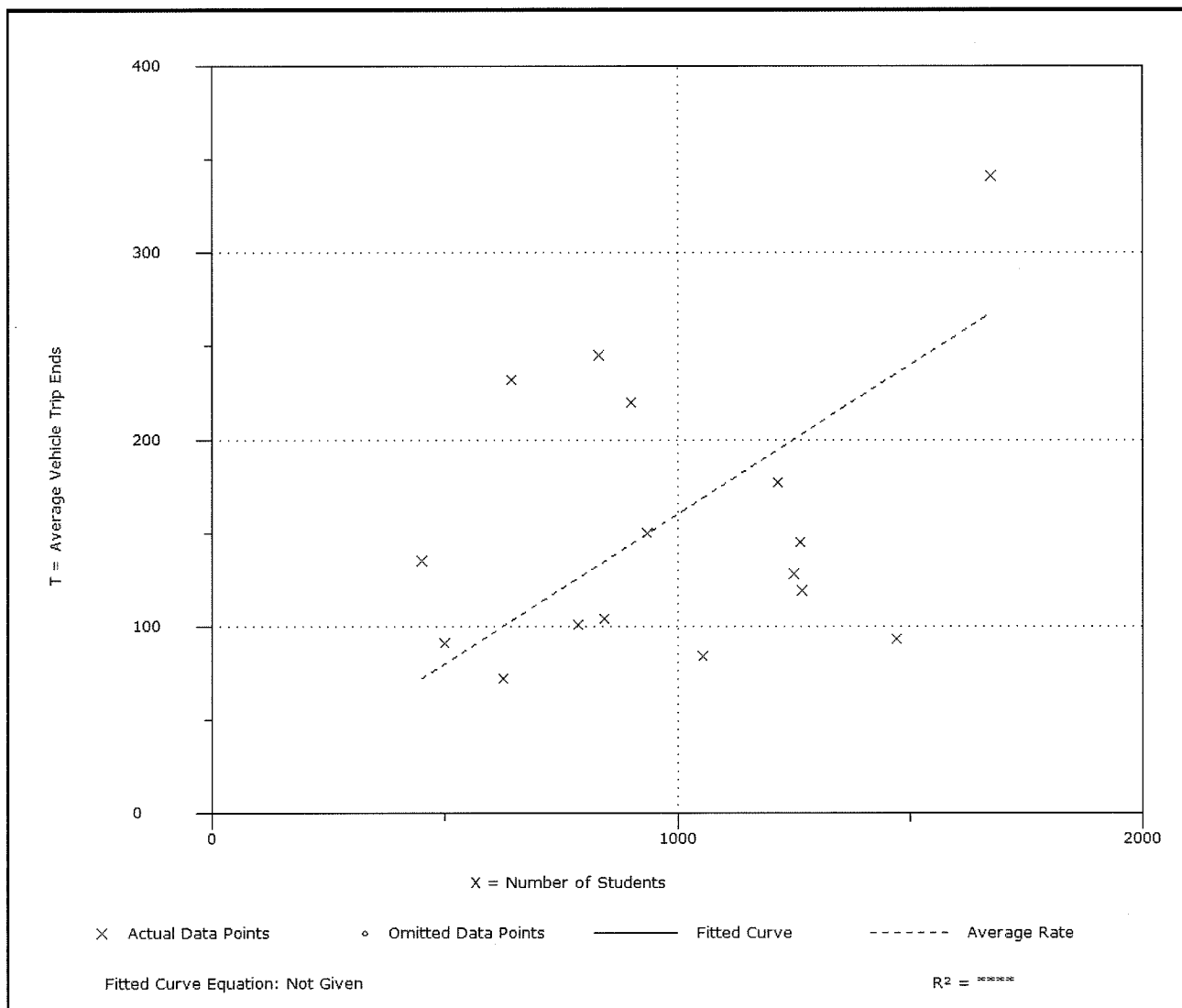
Average Vehicle Trip Ends vs: Students
On a: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

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

Trip Generation per Student

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

Data Plot and Equation



Single-Family Detached Housing (210)

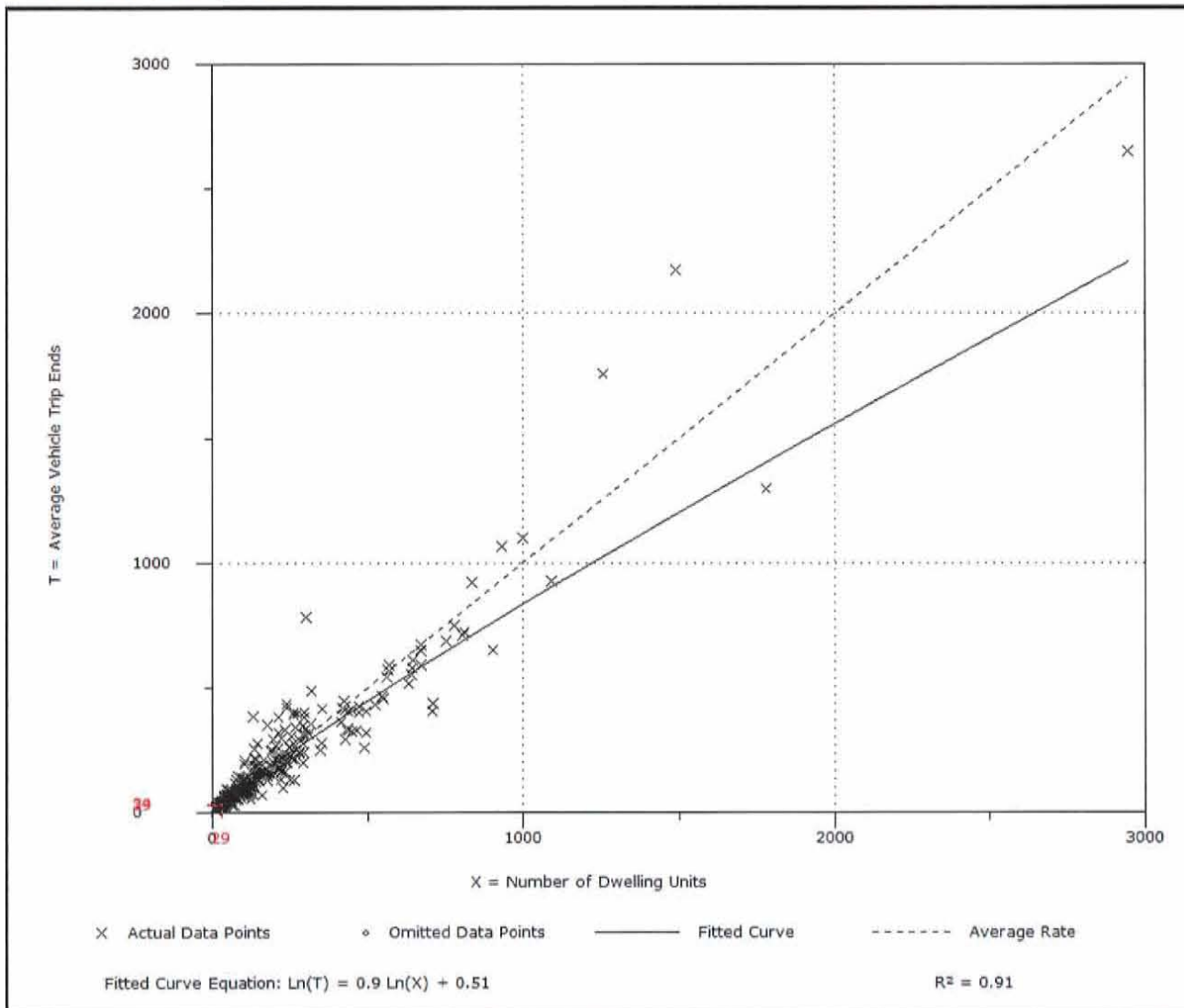
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

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

Trip Generation per Dwelling Unit

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

Data Plot and Equation



APPENDIX B
TRAFFIC ANALYSIS

TRAFFIC COUNT REPORT

2014



LEE COUNTY, FLORIDA

PREPARED BY:
LEE COUNTY DEPARTMENT OF TRANSPORTATION
1500 MONROE STREET
FORT MYERS, FLORIDA 33901
<http://www.leegov.com/gov/dept/dot/traffic/Pages/default.aspx>

February 2015

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

PCS 12 - Burnt Store Rd south of Charlotte County Line

2014 AADT =

6,300 VPD

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

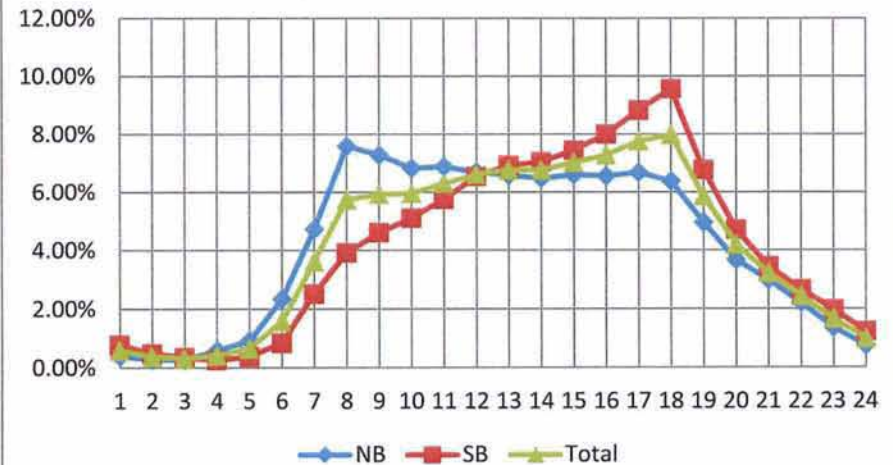
Month of Year	Fraction
January	1.05
February	1.2
March	1.22
April	1.1
May	0.95
June	0.87
July	0.88
August	0.87
September	0.84
October	0.96
November	1.01
December	1.06

Directional Factor		
AM	0.66	NB
PM	0.57	SB

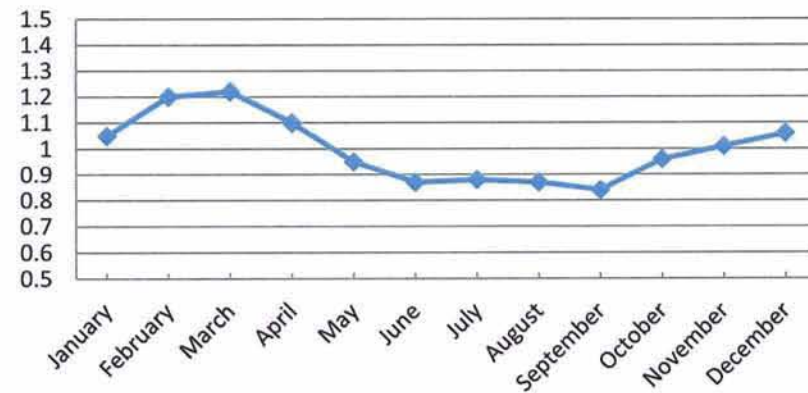
Day of Week	Fraction
Sunday	0.92
Monday	0.97
Tuesday	0.99
Wednesday	1
Thursday	1.03
Friday	1.1
Saturday	0.99

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

Hour of Day



Month of Year



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

TRAFFIC COUNT ADJUSTMENT FACTORS

File# _____
Job # 15561

Project name: Boca Grande Residential
Job number: 15561

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

Observer: JW
Remark: Includes Golf Carts

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

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

LEE COUNTY ADJUSTMENT FACTOR

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

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

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

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

Location: Gulf Boulevard @ Belcher Road
Date: 10/13/2011 Tuesday
Recorder: JW
Interval (dd): 15
(In Minutes)

County: Lee
Town: Boca Grande
Weather: Good

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

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

TOTAL	4	10	8	22	2	18	1	21	0	0	1	1	10	0	1	11	55
AM Peak Vol	0	4	2	6	0	2	0	2	0	0	0	0	3	0	0	3	11
PM Peak Vol	2	2	2	6	1	9	1	11	0	0	1	1	3	0	1	4	22

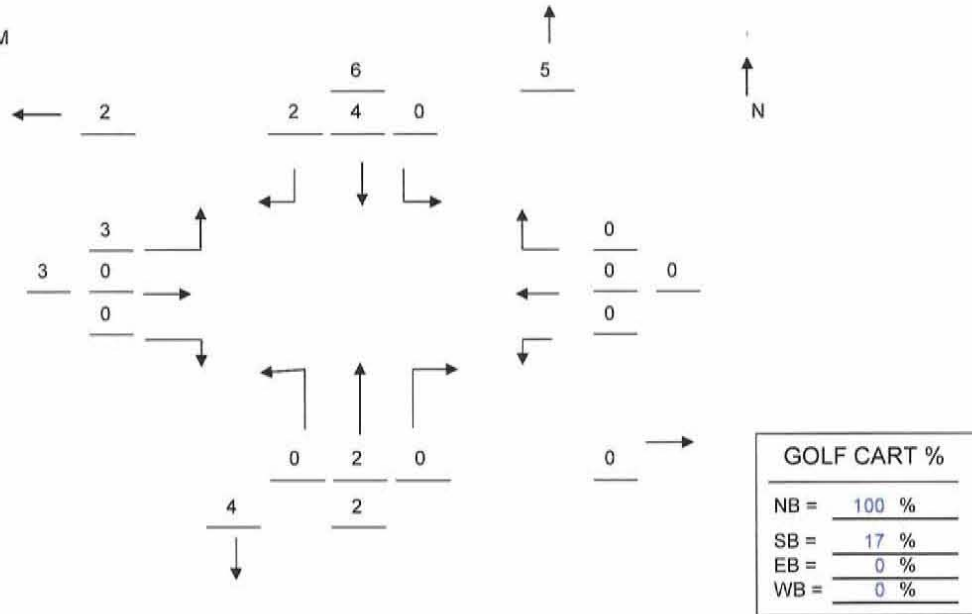
Peak Hour Factor (PHF)																	
AM Peak Hour	0.75				0.50				0.00				0.38				0.69
PM Peak Hour	0.75				0.69				0.25				0.33				0.79

DPA RAW TURNING MOVEMENT DIAGRAM

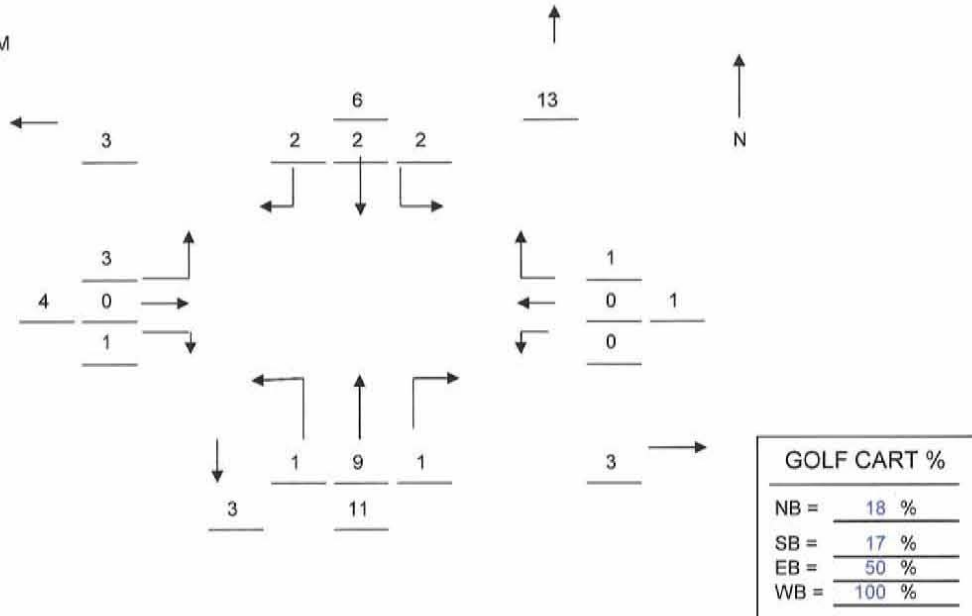
LOCATION: Gulf Boulevard @ Belcher Road
COUNTY : Lee
OBSERVER: JW

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

AM Peak Hour
8:00 AM 9:00 AM




PM Peak Hour
4:00 PM 5:00 PM



FDOT Florida Traffic Online Map



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

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

Print this window.

Close this window.

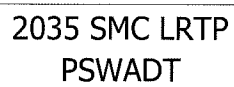
FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2014 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

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

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



Lee County

Concurrency Report



2014

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

c:\input4

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

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.

EXHIBIT IV.B.2

INFRASTRUCTURE ANALYSIS



Hill Tide Estates - Small-Scale Comprehensive Plan Amendment

EXHIBIT IV.B.2 – Infrastructure Analysis

I. Sanitary Sewer

LOS Standard = 250 GPD

Existing Land Use – Public Facilities

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

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

Proposed Land Use – Urban Community

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

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

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

II. Potable Water

LOS Standard = 250 GPD

Existing Land Use – Public Facilities

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

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

Proposed Land Use – Urban Community

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

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

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

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

III. Surface Water Management

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

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

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

IV. Public Schools

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

Existing Land Use – Public Facilities

Middle School (400 students) = 0 students

Marina/Port Terminal (10 employees) = 0 students

Proposed Land Use – Urban Community

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

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

Elementary School (Vineland Elementary School)

Projected 2015-2016 FISH Capacity= 880 students

Available Capacity = 216 students

Middle Schools (LA Aigner Middle School)

Projected 2015-2016 FISH Capacity = 947 students

Available Capacity = 169 students

High Schools (Lemon Bay High School)

Projected 2015-2016 FISH Capacity = 1,234 students

Available Capacity = 36 students

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

V. Parks, Recreation and Open Space

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

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

Existing Land Use – Public Facilities

Middle School (400 students) = 0 required

FPL Port Terminal (10 employees) = 0 acres required

Proposed Land Use – Urban Community

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

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

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

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

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

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

EXHIBIT IV.B.2

AGENCY LETTERS & CORRESPONDENCE

GASPARILLA ISLAND WATER ASSOCIATION, Inc.

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

October 16, 2015

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

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

Dear Mr. Miller,

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

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

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

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

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

Sincerely,



Bonnie Pringle
Utility Director



WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

25100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899

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

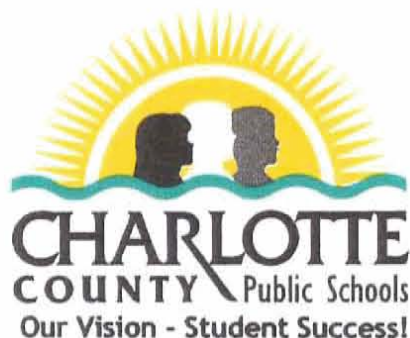
NOTICE: Upon receipt of any electronic file/data from Waldrop Engineering, P.A., you are agreeing to the following: This file/data is for informational purposes only. It is the responsibility of the recipient to reconcile this electronic file/data with the actual project site conditions. Recipient agrees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

Steve Dionisio
Superintendent



School Board

Barbara Rendell, Chairman
Bob Segur, Vice-Chairman
Alleen Miller
Lee Swift
Ian Vincent

December 14, 2015

Alexis Crespo, AICP
Waldrop Engineering, P.A.
28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135

RE: Hill Tide Estates - School Capacity Availability Determination Letter (SCADL)

Dear Ms. Crespo,

This letter is in response to your School Impact Analysis for Concurrency (SIA) received in our office on December 4, 2015 requesting the impact to area schools for the proposed development located at 890 Belcher Road, Boca Grande, Florida. Parcel ID # - Lee County STRAP No. 26-43-20-00-00010.0000. You have indicated that the parcel is a 9.98 acre site and the proposed development will consist of 29 residential units.

In accordance with the current approved Inter-local Student Exchange and Transportation Agreement between Lee County Public Schools and Charlotte County Public Schools dated December 16, 1986, Charlotte County Public School District staff has reviewed the above request to determine the impact the proposed residential development will have on public schools. The development, if occupied today would have children attending:

Lemon Bay High School (students generated – 2)
L.A. Ainger Middle School (students generated – 2)
Vineland Elementary School (students generated – 4)

If a site plan, subdivision plan, plat or the functional equivalent for a new residential development existed today, based on the number of residential units and the projected student population that will be generated by the proposed development, the development will not have an impact on the School District's proposed level of service.

- There is sufficient capacity to accommodate the proposed number of school children at:

Lemon Bay High School
L.A. Ainger Middle School
Vineland Elementary School

Note: This preliminary capacity review shall apply to applications for comprehensive plan amendments, rezone petitions and preliminary site plans for proposed residential developments. This non-binding review analyzes student generations relative to existing school incapacities and capacities planned within the district's current Five Year Capital Facilities Work Plan. This is not a final determination of capacity. Issuance of a SCADL by School Board staff identifying that capacity exists within the adopted Level of Service (LOS) provides only that school facilities are currently available, and capacity will not be reserved for the applicant's proposed residential development until the Local Government issues a Certificate of Concurrency (COC). Between the SCADL and the time of COC, be aware that school capacity may change causing you or the applicant to be offered the option of mitigation with the School District.

Please realize that the school age children from the proposed project may not be assigned to the public schools closest to their residences. Balancing enrollment or the need to provide capacity for the new student growth can affect school boundaries which are always subject to change.

Sincerely,



Geraldo (Jerry) Olivo
Assistant Superintendent
District Support Services

/lm

cc: Greg Griner, Chief Financial Officer, Charlotte County Public Schools
John Weant, Director of Information and Communication Systems,
Charlotte County Public Schools
Dawn Huff, Long Range Planner, Lee County Public Schools



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 21, 2015

Mr. Eugene Spurr
Director of Maintenance & Operations
Charlotte County School District
1445 Education Way
Port Charlotte, FL 33948

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

Dear Mr. Spurr,

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

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

MEMO:




AUTHORIZED SIGNATURE

⑈001867⑈ ⑆263191387⑆0000243027640⑈



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



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

October 13, 2015

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

Re: Letter of Service Availability

Ms. Rodriguez,

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

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

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

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

Sincerely,

Benjamin Abes
Deputy Chief, Operations
Division of Emergency Medical Services



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.

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

Mike Scott
Office of the Sheriff



State of Florida
County of Lee

October 14, 2015

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

Ms. Rodriguez,

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

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

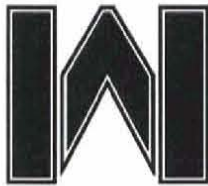
We will provide law enforcement services primarily from our Gulf District substation on Boca Grande. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report to the Lee County Sheriff's Office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

Respectfully,

A handwritten signature in cursive script that reads "Stan Nelson".

Stan Nelson,
Director, Planning and Research





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.

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



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

October 14, 2015

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

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

Dear Ms. Rodriguez:

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

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

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

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

Sincerely,

Brigitte Kantor
Operations Manager
Solid Waste Division

Cc: Chris Marinell, Environmental Specialist Sr.



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.

Lindsay F. Rodriguez, MPA
Planning Technician



Boca Grande Fire Control District

Boca Grande Fire Department

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

Boca Grande, FL 33921

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

November 2, 2015

Waldrop Engineering
Alexis Crespo

Ms. Crespo,

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

Sincerely,

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

C.W. Blosser



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

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.

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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

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.

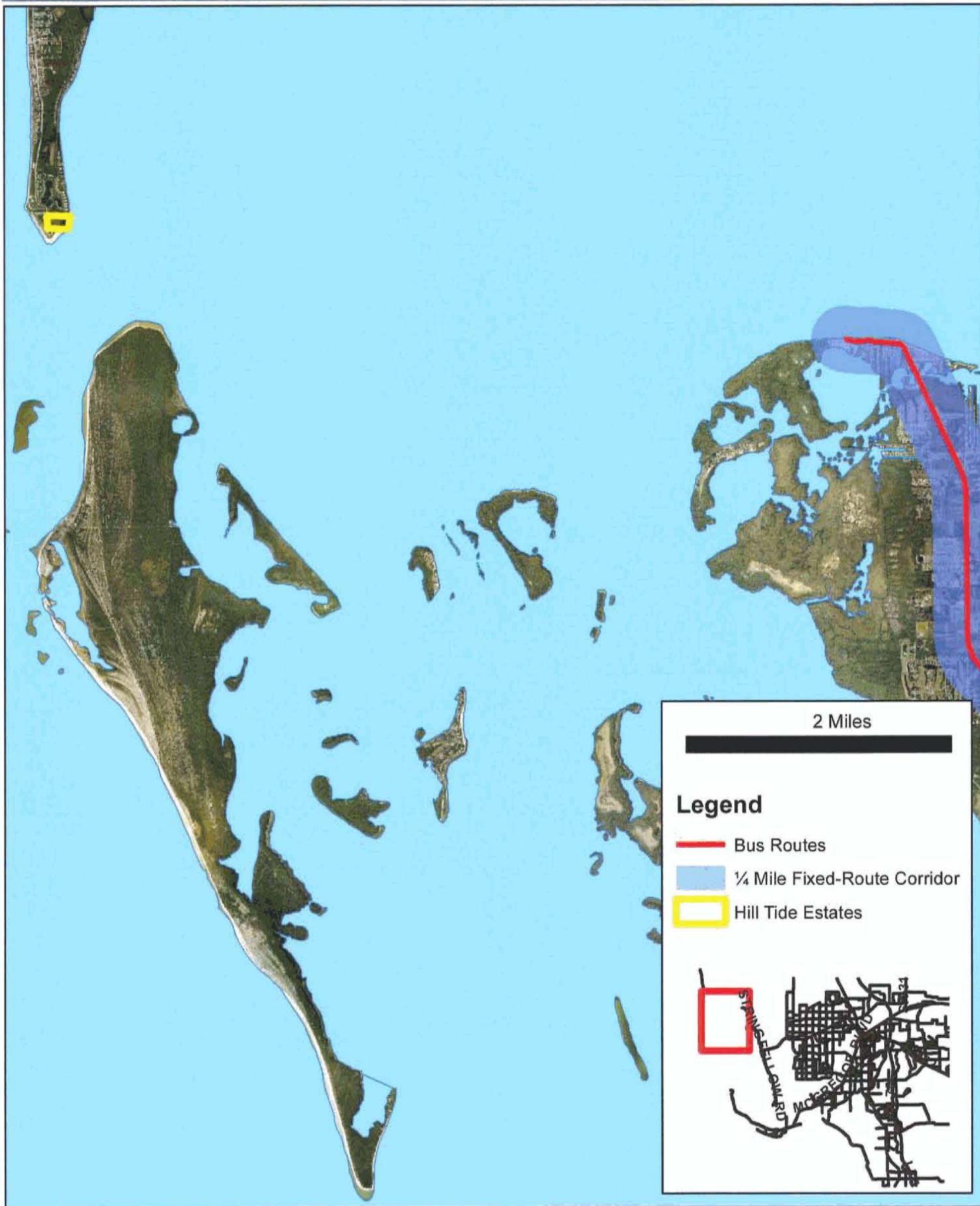
I am attaching a map of our route services in relation to the proposed development. If you have any questions or require further information, do not hesitate to contact me at (239) 533-0319 or JMcCollum@leegov.com.

Sincerely,



Jerl Levi McCollum
Planner
Lee County Transit

CC: File





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.

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

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

**HILL TIDE ESTATES
ENVIRONMENTAL ASSESSMENT**

October 2015

Prepared For:

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

Prepared By:

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

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INTRODUCTION

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

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

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

LAND USES AND VEGETATION ASSOCIATIONS

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

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

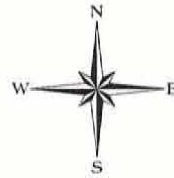


FIGURE 1. PROJECT LOCATION MAP
HILL TIDE ESTATES

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



**PASSARELLA
& ASSOCIATES**

SOILS

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

OTHER SURFACE WATERS

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

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

LISTED SPECIES

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

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

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

Table 1. (Continued)

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

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

E – Endangered

FE – Federally Endangered

FT – Federally Threatened

SSC – Species of Special Concern

ST – State Threatened

T – Threatened

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

Eastern Indigo Snake (*Drymarchon corais couperi*)

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

Gopher Frog (*Rana areolata*)

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

Gopher Tortoise (*Gopherus polyphemus*)

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

Burrowing Owl (*Athene cunicularia floridana*)

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

Listed Wading/Shore Birds

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

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

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

FDACS – Florida Department of Agriculture and Consumer Services

USFWS – U.S. Fish and Wildlife Service

E – Endangered

C – Commercially Exploited

T – Threatened

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

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

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

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

Table 3. Listed Wildlife Species Observed within Hill Tide Estates

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

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

E – Endangered

FE – Federally Endangered

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

SSC – Species of Special Concern

ST – State Threatened

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

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

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

SUMMARY

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

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

REFERENCES

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

EXHIBIT A

AERIAL WITH BOUNDARY

J:\2015\118522295\2015\ENVIRONMENTAL ASSESSMENT\EMPHOT & AERIAL WITH BOUNDARY.DWG TAP: 11X8-C TB OCT 20, 2015 - 0.254" PLOTTED BY: HGL/DMH



NOTES:

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

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

EXHIBIT A. AERIAL WITH BOUNDARY
HILL TIDE ESTATES

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

 **PASSARELLA**
& ASSOCIATES INC.

EXHIBIT B
FLUCFCS AND WETLANDS MAP

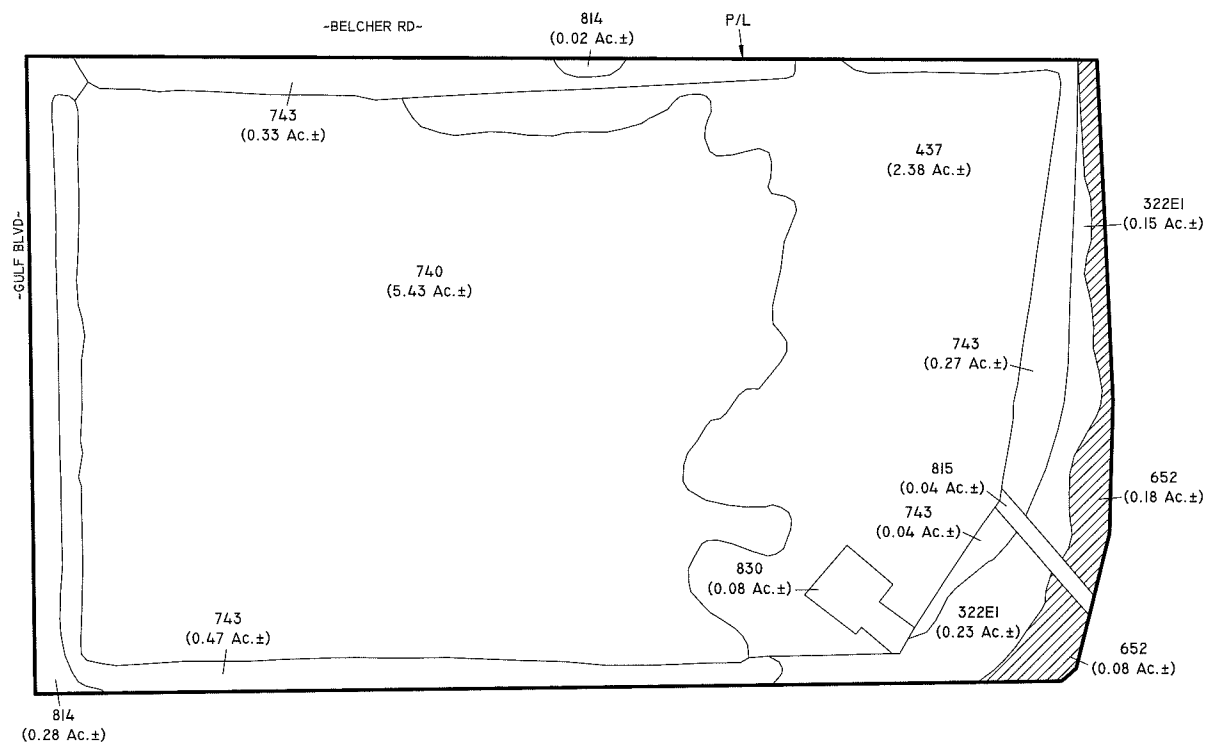


SCALE: 1" = 150'

LEGEND:



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



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

NOTES:

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

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

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

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

EXHIBIT B. FLUCFCS AND WETLANDS MAP
HILL TIDE ESTATES

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



EXHIBIT C

AERIAL WITH FLUCFCS AND WETLANDS MAP



LEGEND:



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

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
322 E1	COASTAL DUNE (0-24% EXOTICS)	0.38 Ac.±	3.8%
437	AUSTRALIAN PINE	2.38 Ac.±	23.8%
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814	ROAD	0.30 Ac.±	3.0%
815	ABANDONED DOCK FACILITY	0.04 Ac.±	0.4%
830	UTILITY BUILDING	0.08 Ac.±	0.8%
TOTAL		9.98 Ac.±	100.0%

NOTES:

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

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

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

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

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

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



EXHIBIT D

EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS

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

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

Table 1. Existing Land Use and Cover Summary

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

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

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

Australian Pine (FLUCFCS Code 437)

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

Beach Shoreline (FLUCFCS Code 652)

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

Cleared/Maintained Land (FLUCFCS Code 740)

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

Landscape Buffer/Berm or Fence (FLUCFCS Code 743)

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

Road (FLUCFCS Code 814)

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

Abandoned Dock Facility (FLUCFCS Code 815)

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

Utility Building (FLUCFCS Code 830)

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

EXHIBIT E
SOILS MAP



LEGEND

HILL TIDE ESTATES

Soil Unit	Description
48	ST. AUGUSTINE SAND



NOTES:

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

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

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

EXHIBIT E. SOILS MAP
HILL TIDE ESTATES

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

PASSARELLA
& ASSOCIATES

EXHIBIT F

SOILS SUMMARY TABLE AND DESCRIPTIONS

HILL TIDE ESTATES SOILS SUMMARY TABLE AND DESCRIPTIONS

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

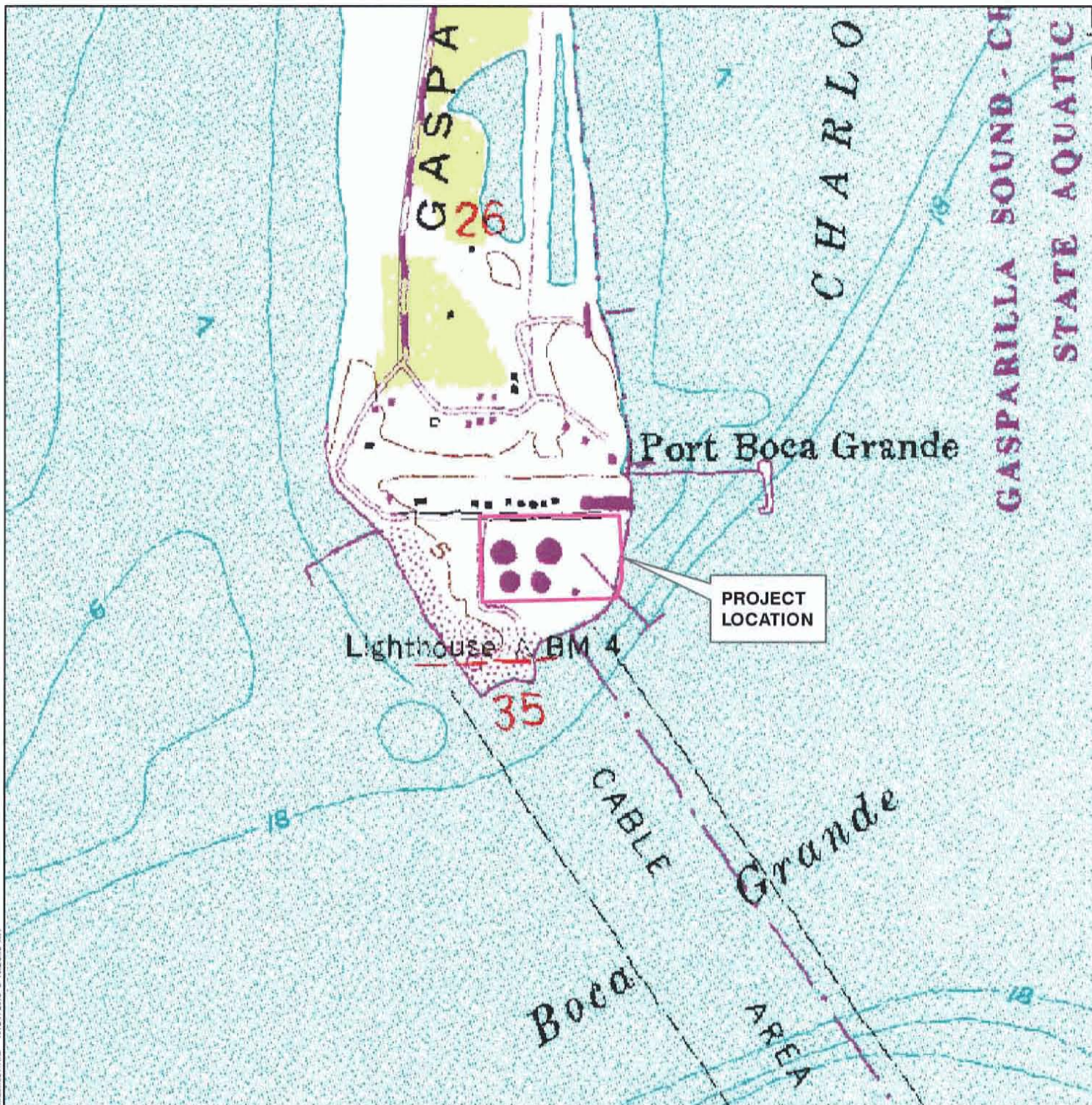
Mapping Unit	Description
48	St Augustine Sand

48 – St Augustine Sand


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

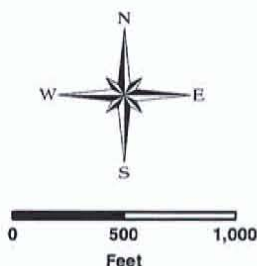
EXHIBIT G
QUAD SHEET

J:\2015\55662395\GIS\2015 DE W/MP/MENTAL AL A-050 SHOWNYFIGURES\EXHIBIT G. QUAD SHEET.MXD - 10/29/2015 @ 10:26:13 AM



LEGEND

 HILL TIDE ESTATES



NOTES:

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

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

EXHIBIT G. QUAD SHEET
HILL TIDE ESTATES

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

 **PASSARELLA**
& ASSOCIATES

EXHIBIT H

DOCUMENTED OCCURRENCES OF LISTED SPECIES

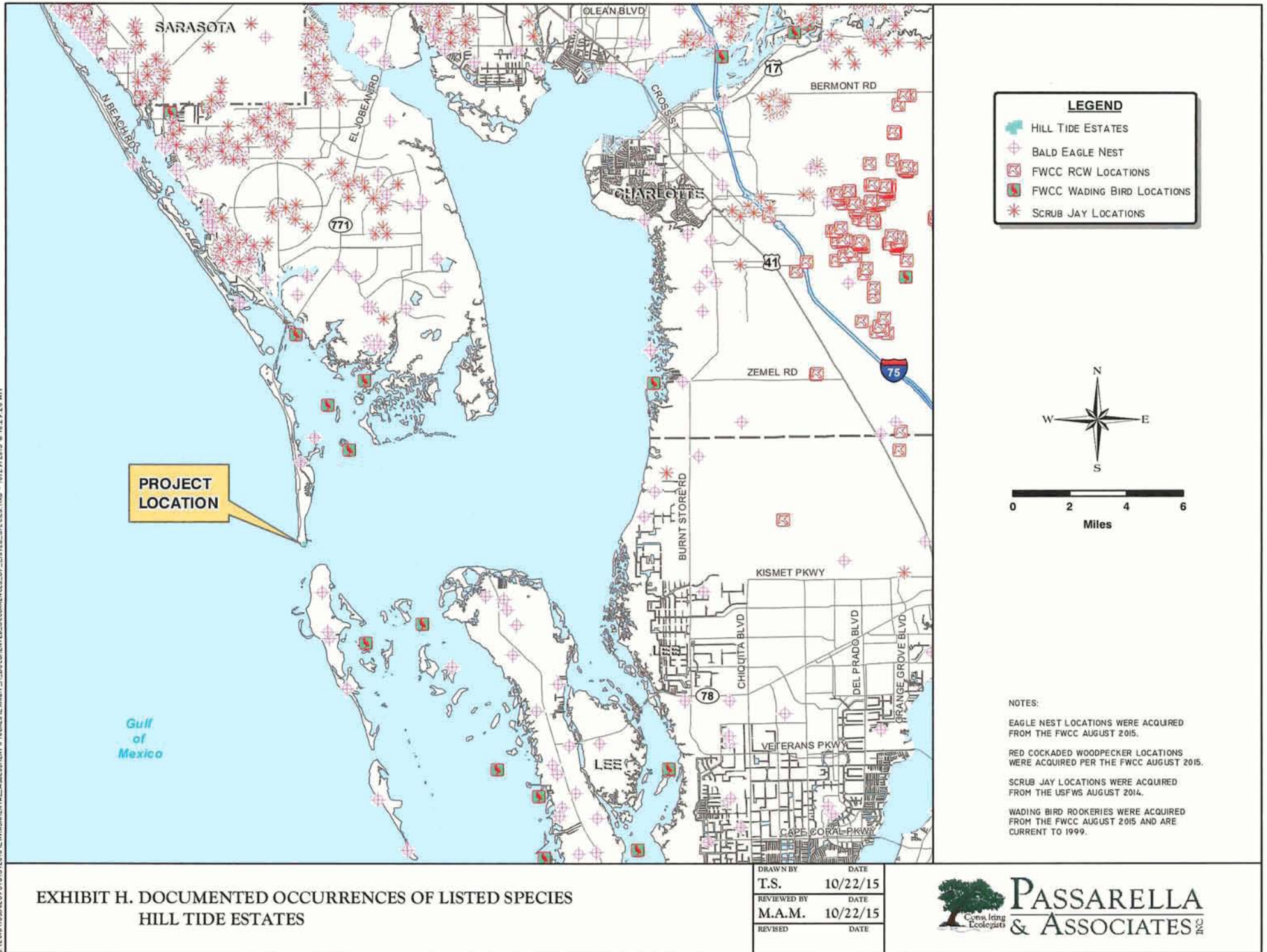


EXHIBIT I

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND SPECIES LOCATION MAP

J:\2015\105562295\105562295 Environmental Assessment\Exhibit I Aerial with FLUCFCS Survey Transects and Species Locations Map (D-23-15) DWG TAB (D-23-15) TB OCT 29, 2015 - 10:26AM PLOTTED BY: NOLENN



LEGEND:



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



APPROXIMATE LOCATION OF WALKED
TRANSECTS



APPROXIMATE LOCATION OF GOPHER
TORTOISE BURROW (TYP.)



FLORIDA COONTIE



SQUIRREL NEST



STICK NEST

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

NOTES:

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

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

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

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

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

EXHIBIT I. AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND SPECIES LOCATION MAP
HILL TIDE ESTATES

DRAWN BY	DATE
T.S.	10/23/15
REVIEWED BY	DATE
M.A.M.	10/23/15
REVISED	DATE



EXHIBIT IV.D.1

MASTER SITE FILE LETTER



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

October 14, 2015



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

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

Township 43S Range 20E Section 26

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

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

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

Kind Regards,

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



EXHIBIT IV.E.4

LEE PLAN COMPLIANCE NARRATIVE



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

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

Hill Tide Estates - Small-Scale Comprehensive Plan Amendment

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

I. Request

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

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

II. Existing Conditions & Property History

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

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

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

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

III. Surrounding Land Use Pattern

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

Table 1: Inventory of Surrounding Lands

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

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

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

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

IV. Public Infrastructure

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

V. Lee Plan Consistency

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

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

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

Objective 2.2: Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VI. Adjacent Local Governments

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

VII. State Comprehensive Plan

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

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

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

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

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

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

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

VIII. Regional Policy Plan Consistency

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

Housing Element

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

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

Natural Resources Element

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

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

Regional Transportation

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

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

IX. Sprawl Analysis

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

EXHIBIT IV.E.5

SURROUNDING DENSITIES MAP

GENERAL NOTES

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



HILL TIDE ESTATES

Surrounding Densities Map



F.D.E.P. SITE REHABILITATION COMPLETION ORDER



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).

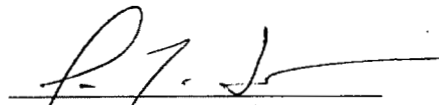
Ann Meador
FDEP Facility ID# 36-9100047
Page 4

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.

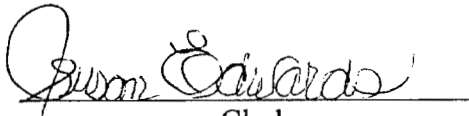
Sincerely,


Richard W. Cantrell
Director of
District Management

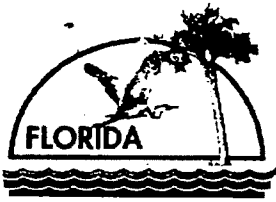
Attachment
RWC/TJN/vo/se

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: ^{JSV} 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.

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

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NOV 27 2002

DEP - South District

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 Item?

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-



tume 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

• **Al-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 banyantreeplatesandyoga.com to sign up. Schedule is subject to change. Massages 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.

- Pain management and stiffness addressed through massage, stretching and strengthening
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- Customized pricing packages



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Deep Tissue Sports Massage
Stretching and Strengthening Instructor/Coach

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Happy Halloween



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Facials, Manicures
& Pedicures



COURTYARD HAIR

5800 Gasparilla Rd., Boca Grande 964-2243

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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FRIENDS - 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

EXHIBIT B

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

NAME	EMAIL	MAILING ADDRESS
Matt Price	mattgentry@aol.com	
JEREMY ARNOLD	jeremy.arnold@va.kdrop.org	
SCOTT WEDDLE	SWEDDLE@BCBINTERNET.COM	
Bill Price	bprice@seagatedevelopmentgroup.com	
James NUIF	JNUIF@seagatedevelopmentgroup.com	
BRETT MOORE	bdm@humistonandmoore.com	
STEPHEN LEUNG	stephen.leung@dplummer.com	
CHARLES BASINAIT	HFSH	
MIKE MYERS	MIKE.MEPASSARELLA.NET	
Pam Houck	Phouck@lee.gov.com	
Tony PALERNO	apalr-@lee.gov.com	
RANDY WOJCIK	RANDY@BGRE1.COM	
Richard Duggan	buybocall259@comcast.net	
RANDY PORTER	RANDY@MCHUGH-PORTER-BUILDERS.COM	
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**HILL TIDE ESTATES
COMMUNITY MEETING
NOVEMBER 16, 2015**

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

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

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

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

[illegible]

Trescott Planning Solutions, LLC

Urban and Regional Planning



421 Norwood Court • Fort Myers, Florida 33919
Cell 239-850-7163 • Office 239-433-4067 • Fax (239) 433-0105
Email: trescott@embarqmail.com

MEMORANDUM

TO: James Nulf, Boca Pass Partners, LLC
FROM: Daniel L. Trescott, MSP, Trescott Planning Solutions, LLC
DATE: January 14, 2016
SUBJECT: Proposed Hill Tide Estates Hurricane Evacuation Consistency with Lee Plan Policy 109.1.5

The proposed Comprehensive Plan Amendment for Hill Tide Estates maximum of 20 single family units at the south of end of Gasparilla Island in Lee County will only increase the evacuation time by 1.2 minutes and will not cause the out of county hurricane evacuation time to exceed 16 hours as required in Lee Plan Policy 109.1.5. This policy is in accordance with Florida Statute Section 163.3178(8)(a)(b) that requires Comprehensive Plan Amendments that increase the density in the Coastal High Hazard Area to not cause an increase in the out of county hurricane evacuation time for a category 5 storm event to exceed 16 hours.

Southern Gasparilla Island and the site for the proposed 20 single family units is unique in its location for hurricane evacuation in that evacuees must leave on one road through Charlotte County. The county line is only about 5 miles from the proposed Hill Tide Estates. Using the most recent data from the 2015 Update "Florida Statewide Regional Evacuation Study Program" for the Southwest Florida Region, the following tables are provided to show the evacuation clearance time for the Gasparilla Island portion in Lee County, which includes the 20 single family units from the proposed Hill Tide Estates.

2015 Gasparilla Island in Lee County Out of County Hurricane Evacuation Clearance Time Calculation Table							
Unit Type	Total Units	October Occupancy Rate %	Occupied Units	Vehicle Use Rate	Total Vehicles	Road Capacity per Hour	Out County Clearance Time
SF/MF	1,365	0.95	1,297	1.1	1,426		
MH/RV	15	0.75	11	1.1	12		
H/M	396	0.70	277	1.1	305		
TOTAL	1,776		1,585	1.1	1,744	880	1.98

2020 Gasparilla Island in Lee County Out of County Hurricane Evacuation Clearance Time Calculation Table							
Unit Type	Total Units	October Occupancy Rate %	Occupied Units	Vehicle Use Rate	Total Vehicles	Road Capacity per Hour	Out County Clearance Time
SF/MF	1,545	0.95	1,468	1.1	1,615		
MH/RV	17	0.75	13	1.1	14		
H/M	502	0.70	351	1.1	387		
TOTAL	2,064		1,832	1.1	2,015	880	2.29

The proposed project will only create an additional 20 vehicles used during a hurricane evacuation. The total out of county hurricane evacuation clearance time for Gasparilla Island in Lee County is 1.98 hours for 2015 and 2.29 hours for the 2020 year projection. The time increase due to the additional 20 units proposed for Hill Tide Estates is .02 hours or 1.2 minutes for years 2015 and 2020.

Considering that hurricane evacuation, particularly for Gasparilla Island, is a multi-county issue, the next tables provide the evacuation clearance time to evacuate all of the Cape Haze Peninsula residents in Charlotte County. These tables includes the south portion of Gasparilla Island with the 20 unit increase from the proposed development. The total evacuation clearance time for the Cape Haze Peninsula in Charlotte County is 7.18 hours for 2015 and 7.65 hours for the 2020 year projection. The time increase due to the 20 unit increase for proposed Hill Tide Estates is .01 hours or .6 minutes and considered de minimis for the 2020 year projection. Additional road capacity in Charlotte County out of the Cape Haze Peninsula reduces the time increase from the additional 20 units.

2015 Cape Haze Peninsula Hurricane Evacuation Clearance Time Calculation Table							
Unit Type	Total Units	October Occupancy Rate %	Occupied Units	Vehicle Use Rate	Total Vehicles	Road Capacity per Hour	Clearance Time
SF/MF	27,302	0.95	25,937	1.1	28,531		
MH/RV	3,940	0.75	2,955	1.1	3,251		
H/M	1,982	0.70	1,387	1.1	1,526		
TOTAL	33,224		30,279	1.1	33,307	4,642	7.18

2020 Cape Haze Peninsula Hurricane Evacuation Clearance Time Calculation Table							
Unit Type	Total Units	October Occupancy Rate %	Occupied Units	Vehicle Use Rate	Total Vehicles	Road Capacity per Hour	Clearance Time
SF/MF	28,827	0.95	27,386	1.1	30,124		
MH/RV	4,142	0.75	3,106	1.1	3,417		
H/M	2,564	0.70	1,795	1.1	1,974		
TOTAL	35,532		32,286	1.1	35,515	4,642	7.65

The second possible requirement to maintain a 12 hour evacuation time to shelter for a Category 5 storm under Policy 109.1.5 is not relevant in that any shelters available in Lee County are not practical in terms of location for residents of southern Gasparilla Island to use. Furthermore, the adjacent Charlotte County has no Category 5 hurricane shelters available in the entire county.

Finally, the third provision in Policy 109.1.5 to provide appropriate mitigation does not appear to be necessary, because the proposed units will not cause the out of county hurricane evacuation time to exceed 16 hours. However, the 20 units will provide yearly Ad Valorem tax funding to Lee County's All Hazard MSTU fund required by all unincorporated Lee County residents. This funding is a form of hazard mitigation that has been typically used to improve hurricane shelter capacity.

I appreciate the opportunity to work on this hurricane evacuation analysis and if you have any questions please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel L. Trescott". The signature is fluid and cursive, with the first name "Daniel" being more prominent.

Daniel L. Trescott, MSP
President

STAFF COMMENTS

Miller, Janet

From: Sweigert, Rebecca
Sent: Wednesday, January 13, 2016 8:52 AM
To: Fewell, Marissa
Subject: Hill Tide Estates CPA2015-00012

Hi Marissa, below is the environmental analysis for Hill Tide Estates CPA2015-00012

The site has been previously impacted by FPL for storage and transfer of fuel. The site has been remediated since FPL has ceased using the parcel for public facilities. Currently, the site is vacant land with a remaining stormwater berm from the past use. The site contains gopher tortoises and the applicant will need to address the off-site relocation for consistency with Objective 107.8 during rezoning request. As the project continues through the zoning and design process, the environmental requirements will continued to be evaluated for the proposed residential project. Staff will continue to work with the applicant to designate adequate buffering, open space and protection of listed species regulations to meet the LDC and Lee Plan. The proposed amendment to change the future land use category from Public Facilities to Urban Community, is not inconsistent with any environmental Goals, Objective and Policies of the Lee Plan.

Thanks,
Becky

Becky Sweigert
Principal Environmental Planner
Lee County DCD/Planning Section
PO Box 398
Fort Myers, FL 33902-0398
rsweigert@leegov.com

239-533-8552
239-485-8344 (fax)

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.

Memo

To: Marissa Fewell, Planner
Planning Division

From: Lili Wu
Sr. Transportation Planner

Date: Jan. 5, 2016

Subject: Hill Tide Estates (CPA2015-00012)

We have reviewed the above application which requests the land use designation of approximately 9.98 acres be changed from Public Facilities to Urban Community. The existing FLUM designation of land uses, only marina/Port Terminal or other public facilities could be built in the subject area. The proposed land uses designation would allow 29 residential dwelling units to be built in the subject area. The level of service (LOS) analysis of short range (5 years) provided by the applicant indicates all the study area roadway segments (3 miles radius) are anticipated to operate at or better than the adopted LOS standard in year 2020. The year 2035 long range transportation LOS analysis indicates no roadway segments within the study area are expected to have LOS issues in the year 2035 with the proposed the project. This project will access on Belcher Road which is a local road maintained by County.

cc: File

Miller, Janet

From: Karuna-Muni, Anura
Sent: Monday, January 11, 2016 4:12 PM
To: Fewell, Marissa
Cc: Boutelle, Stephen
Subject: RE: CPA2015-00012 Hill Tide Estates - Small Scale Amendment

Marissa,

No comments for water resources. Steve Boutelle had the following comment:

We completed and provided the manatee plan review on 12/23 and have no further comments.

From: Fewell, Marissa
Sent: Monday, January 11, 2016 8:05 AM
To: Karuna-Muni, Anura
Subject: RE: CPA2015-00012 Hill Tide Estates - Small Scale Amendment
Importance: High

Hello Anura-

Can you please provide your substantive comments about this plan amendment application at your earliest convenience? It would be great if you can send them by close of business this Thursday.

Please let me know if you have any questions.

Thank you,

Marissa Fewell
Planner
Lee County Community Development - Planning
1500 Monroe Street
Fort Myers, Florida 33901
Email: mfewell@leegov.com
Phone: 239-533-8313

From: Fewell, Marissa
Sent: Monday, November 16, 2015 8:36 AM
To: Miller, Janet; Lee Plan Review Distribution List
Cc: bocafire302@comcast.net
Subject: RE: CPA2015-00012 Hill Tide Estates - Small Scale Amendment

Good Morning-

This email serves as a reminder to provide any sufficiency comments to me by this Friday, November 20th.

Thank you,

Marissa Fewell
Planner

Lee County Community Development - Planning
1500 Monroe Street
Fort Myers, Florida 33901
Email: mfewell@leegov.com
Phone: 239-533-8313

From: Miller, Janet
Sent: Friday, November 06, 2015 9:36 AM
To: Lee Plan Review Distribution List
Cc: bocafire302@comcast.net
Subject: CPA2015-00012 Hill Tide Estates - Small Scale Amendment

Good Morning:

Lee County Planning staff has received a privately sponsored amendment to the Lee Plan. Below is a link to the 2015 Regular Amendment Cycle page on the Department of Community Development's website. This page will allow you to access the application for this privately initiated amendment (CPA2015-00012 Hill Tide Estates – Small Scale Amendment).

<http://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2015-00012>

At this time, please provide sufficiency comments to Marissa Fewell by Friday, November 20th.

Thanks!

Janet Miller
Administrative Assistant
DCD Administration
jmiller@leegov.com
(239) 533-8583 PHONE
Old Fax: (239) 485-8319/ New Fax: (239) 485-8344

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Miller, Janet

From: Schweers, Molly
Sent: Tuesday, December 15, 2015 3:42 PM
To: Fewell, Marissa
Cc: Miller, Janet
Subject: FW: CPA2015-00012 Hill Tide Estates

Marissa,
No further comments from Solid Waste.
Thank you,

Molly Schweers, Solid Waste Coordinator
Lee County Solid Waste Division
MSchweers@leegov.com
(239) 533 -8000 direct 533-8932
Website: www.leegov.com/solidwaste

From: Miller, Janet
Sent: Tuesday, December 15, 2015 2:52 PM
To: Lee Plan Review Distribution List; bocafire302@comcast.net
Subject: CPA2015-00012 Hill Tide Estates

Good Afternoon:

If you had previous sufficiency comments, please review the resubmittal materials submitted on December 14, 2015 for Hill Tide Estates (CPA2015-00012) and advise Lee County Planning staff if the materials provided are sufficient for review or if additional materials are needed for a complete review.

Please provide this review to Marissa Fewell by **Monday, January 4, 2016**.

Below is a link to this particular plan amendment web page so that you can view the resubmittal materials.

<http://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2015-00012> OR CPA2015-12

Janet Miller
Administrative Assistant
DCD Administration
jmiller@leegov.com
(239) 533-8583 PHONE
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