



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: Eden Oak

PROJECT SUMMARY:

Proposed Lee Plan Comprehensive Plan amendment to change the land use designation from Wetlands to Sub-Outlying Suburban on approximately 45± acres to allow residential dwelling units and rezone approximately 300± acres from AG-2 to RPD to allow 55 single-family residential 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: 147

Submit **3** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning.

Once staff has determined that the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency, Board of County Commissioners hearings, and State Reviewing Agencies. 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

December 13, 2016

Date

D. Wayne Arnold, AICP

Printed Name of Owner or Authorized Representative

RECEIVED
DEC 16 2016

COMMUNITY DEVELOPMENT

CPA2016-00014

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: Eden Oak I LLC

Address: 1443 Huronontario St

City, State, Zip: Ontario, Canada L5G 3H5

Phone Number: _____ Email: romas@edenoak.com

Agent*: D. Wayne Arnold, AICP / Robert Pritt, Esq.

Address: Q. Grady Minor and Associates, P.A., 3800 Via Del Rey / Roetzel & Andress, 850 Park Shore Drive

City, State, Zip: Bonita Springs, FL 34134 / Naples, FL 34103

Phone Number: 239.947.1144 Email: warnold@gradyminor.com

Owner(s) of Record: Eden Oak I LLC

Address: 1443 Huronontario St

City, State, Zip: Ontario, Canada L5G 3H5

Phone Number: _____ Email: romas@edenoak.com

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

II. REQUESTED CHANGE

A. TYPE: (Check appropriate type)

☒ Text Amendment

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

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

1. Future Land Use Map amendments require the submittal of a complete list, map, and one set of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. 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: 16500 and 16501 Shell Point Blvd
2. STRAP(s): 34-45-23-00-00001.0000, 34-45-23-00-00001.0020 and 34-45-23-00-00001.0060

B. Property Information:

Total Acreage of Property: 306±
Total Acreage included in Request: 45±
Total Uplands: _____
Total Wetlands: 45±
Current Zoning: A, Agricultural
Current Future Land Use Designation: Wetlands and Outlying Suburban
Area of each Existing Future Land Use Category: 306±
Existing Land Use: Undeveloped

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): N.A.
Community Redevelopment Area: N.A.

D. Proposed change for the subject property:

change the land use designation from Wetlands to Outlying Suburban on approximately 45± acres to allow residential dwelling units and rezone approximately 306± acres from AG-2 to RPD to allow 55 single-family residential dwelling units.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density 1 d.u. per 20 acres = 2.25 units
Commercial intensity _____
Industrial intensity _____

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density 1.2 d.u. per acre (55 d.u. ÷ 45 acres)
Commercial intensity _____
Industrial intensity _____

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]

AFFIDAVIT

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



Signature of Applicant

Nov 1 2016

Date

Romas Kartavicius as Manager of Eden Oak I LLC

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Nov 1/16 (date) by Romas Kartavicius (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

Lauren Bernardi

(Name typed, printed or stamped)

**Eden Oak
Comprehensive Plan Amendment**

Project Summary

The subject property is located on both the east and west side of Shell Point Blvd. in the Iona/McGregor planning community. The property lies immediately south of the developed Palm Acres subdivision.

The applicant proposes to amend the Lee Plan Future Land Use Map to re-designate 45+/- acres from the Wetlands Future Land Use Category to the Sub-Outlying Suburban Future Land Use Category. The applicant owns approximately 306 +/- acres and is in the process of obtaining U.S. Army Corps of Engineers and South Florida Water Management District permits in order to develop the 45+/- acre portion of the property that is the subject of this application in order to develop a maximum of 55 single-family dwelling units on the parcel.

The Lee Plan amendment also proposes to amend Table 1(b) Year 2030 allocations to reflect the newly proposed 45 acres of Sub-Outlying Suburban land in the Iona/McGregor planning community.

A concurrent RPD application has been filed for the property and encompasses the approximately 306+/- acres owned by the applicant. The RPD Master Concept Plan identifies the 45+/- area that is proposed to be re-designated as Sub-Outlying Suburban as a residential development tract and the remaining 261 +/- acres as Preserve. The RPD proposes a maximum of 55 single-family dwelling units within the residential development area. No common amenity center is proposed for this project. The Preserve designated area will permit only those passive uses similar to those permitted in the Conservation Future Land Use category such as mitigation, preservation, and limited passive recreational uses.

The 45+/- acre area proposed for residential development is currently designated Wetlands on the Future Land Use Map; however, the applicant has conducted an extensive biological and ecological assessments of the property, and the results demonstrate that the wetlands are of very poor quality and function. The site was previously dredged and partially filled and was going to be developed with residential development similar to that in the neighboring Palm Acres subdivision. A complete environmental impact assessment has been included in support of the CPA application.

The ecological assessment points out that the 45-acre area proposed for residential development has been heavily impacted by past ditching and diking, which altered the hydrology of the site, and was previously cleared of vegetation in the late 1960's. The site has regenerated over time with some mangrove vegetation; however, due to the diking on-site, and the lack of hydrologic connectivity to the east due to construction of Shell Point Blvd. has resulted in poor functional quality of the wetlands.

Eden Oak Comprehensive Plan Amendment

Project Summary

In the on-going discussions with the ACOE and SFWMD, these agencies have indicated that development concentrated in the proposed 45+/- acre area adjacent to Shell Point Blvd. is preferable from an ecological standpoint. The balance of the applicant's property consisting of approximately 261, can then be restored, and is intended to be placed in a conservation easement, which would preclude any future opportunity for development of any kind on these sensitive portions of the overall property holdings.

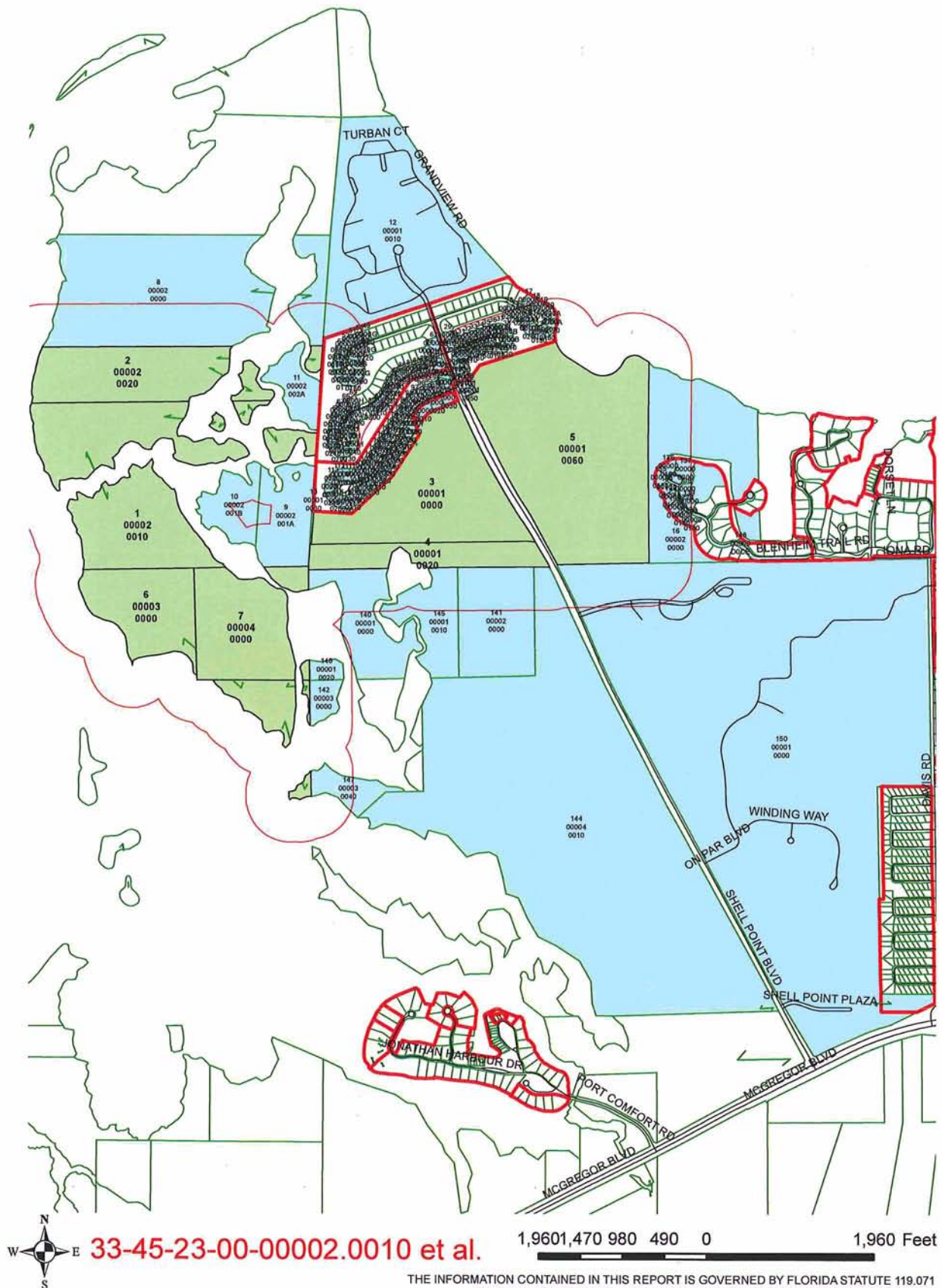
The lands immediately to the north of the subject property are designated Outlying Suburban on the Future Land Use Map. The applicant has proposed to re-designate 45+/- acres to the Sub-Outlying Suburban Future Land Use Category, which has a maximum residential density of 2 dwelling units per acre. The applicant will restrict through the PD zoning process the subject property to a maximum of 55 single-family residential dwelling units. The resulting density is approximately 1.2 dwelling units per acre over the 45 acre parcel, and the density when applied to the entirety of the proposed PD boundary will be 0.2 dwelling units per acre.

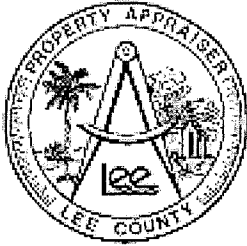
The site is accessible directly from Shell Point Blvd, and urban services including potable water and sewer with service capacities are available at the site. Conversion of a small portion of the applicant's land holdings from Wetlands to the Sub-Outlying Suburban Future Land Use Category is a logical land use amendment. The amendment will result in a compact development that is consistent with surrounding developed properties to the north and south of the subject site. No level of service impacts result from the proposed change. The amendment is consistent with many goals, objectives and policies of the Lee Plan as described in detail below.

VARIANCE REPORT

8/2/2016

Subject Parcels: 7 Affected Parcels: 146 Buffer Distance: 500 ft





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: 8/2/2016 10:27:01 AM
Buffer Distance: 500 ft
Parcels Affected: 146
Subject Parcels: 33-45-23-00-00002.0010, 33-45-23-00-00002.0020,
 34-45-23-00-00001.0000, 34-45-23-00-00001.0020,
 34-45-23-00-00001.0060, 04-46-23-00-00003.0000,
 04-46-23-00-00004.0000

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
ROTH ELIZABETH GRACE 7411 PROCTOR RD SARASOTA, FL 34241	33-45-23-00-00002.0000 GOVT LOT FORT MYERS FL 33908	GOVT LOT 2 LOCATED IN SEC 33 TWN 45 RGE 23
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	33-45-23-00-00002.001A GOVT LOT FORT MYERS FL 33908	PARL IN GOVT LOT 4 AS DESC IN OR 1057 PG 1645
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	33-45-23-00-00002.001B GOVT LOT FORT MYERS FL 33908	PARL IN GOVT LOT 4 AS DESC IN OR 1057 PG 1650
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	33-45-23-00-00002.002A GOVT LOT FORT MYERS FL 33908	PARL IN GOVT LOT 3 AS DESC IN OR 1057 PG 1650
CHRISTIAN AND MISSIONARY 15000 SHELL POINT BLVD FORT MYERS, FL 33908	34-45-23-00-00001.0010 14900-5010 SHELL POINT BLVD FORT MYERS FL 33908	PARL IN N W 1/4 AS DESC IN OR 0414 PG 0541 SEE 34-45-23-00-00001.00A0 FOR VALUES
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	34-45-23-00-00001.0030 GOVT LOT FORT MYERS FL 33908	W 5 FT OF N 2438.92 OF S 2695.9 FT
CHRISTIAN AND MISSIONARY 15000 SHELL POINT BLVD STE 100 FORT MYERS, FL 33908	34-45-23-00-00001.0040 15581 SHELL POINT BLVD FORT MYERS FL 33908	PARL IN SW1/4-DESC OR 2309 PG3914 S OF PALM ACRES
CHRISTIAN AND MISSIONARY 15000 SHELL POINT BLVD STE 100 FORT MYERS, FL 33908	34-45-23-00-00001.0050 15591 SHELL POINT BLVD FORT MYERS FL 33908	PARL IN SW 1/4 E OF SHELL POINT BLVD DESC IN OR 1668 PG 2079
ST CHARLES YACHT CLUB INC 15900 ST CHARLES HARBOUR BLVD FORT MYERS, FL 33908	34-45-23-00-00002.0000 ACCESS UNDETERMINED FORT MYERS FL	GOVT LOT 3 SWAMP LESS ST CHARLES HARBOUR PH-2
SAPUTO WILLIAM P + TERESA A 2766 ANTRIM CT OAKLAND TOWNSHIP, MI 48306	34-45-23-01-0000A.0130 14640 FAIR HAVENS RD FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.A PB 25 PG 68 LOT 13
JFT INVESTMENTS LLC 3555 MOSER STREET OSHKOSH, WI 54901	34-45-23-01-0000A.0140 14630 FAIR HAVENS RD FORT MYERS FL 33908	PALM ACRES UNIT 1 BLKA PB 25 PG 68 LOT 14
WASSERSUG STEPHEN R + FAITH L 14620 FAIR HAVENS RD FORT MYERS, FL 33908	34-45-23-01-0000A.0150 14620 FAIR HAVENS RD FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.A PB 25 PG 68 LOT 15
MAZZA BARBARA I TR 14610 FAIR HAVENS RD FORT MYERS, FL 33908	34-45-23-01-0000A.0160 14610 FAIR HAVENS RD FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.A PB 25 PG 68 LOT 16

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
PENNISI CAROLE S TR LYNDA LEONARD-BOYCE PMB 304 13300 S CLEVELAND AVE STE 56 FORT MYERS, FL 33907	34-45-23-01-0000A.0170 14600 FAIR HAVENS RD FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.A PB 25 PG 68 LOT 17
GATEWAY MEDICAL RESEARCH PROP SHIPLEY PROPERTIES 20058 JOERLING RD MARTHASVILLE, MO 63357	34-45-23-01-0000A.0180 14591 FAIR HAVENS RD FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.A PB 25 PG 68 LOT 18
YONJOF HILL JAMES J + SUSAN 14601 FAIR HAVENS RD FORT MYERS, FL 33908	34-45-23-01-0000A.0190 14601 FAIR HAVENS RD FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.A PB 25 PG 68 LOT 19
SANDERS PHILIP D + DEBRA ANN 14621 FAIR HAVENS RD FORT MYERS, FL 33908	34-45-23-01-0000A.0200 14621 FAIR HAVENS RD FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.A PB 25 PG 68 LOT 20
SKELLY WARRINGTON W TR 14631 FAIR HAVENS RD FORT MYERS, FL 33908	34-45-23-01-0000A.0210 14631 FAIR HAVENS RD FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK A PB 25 PG 68 LOT 21
BOND DITTE R J 460 S BOULDER RIDGE DR LAKE GENEVA, WI 53147	34-45-23-01-0000A.0220 14641 FAIR HAVENS RD FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.A PB 25 PG 68 LOT 22
WICHELT DONALD F + 14651 FAIRHAVENS RD FORT MYERS, FL 33908	34-45-23-01-0000A.0230 14651 FAIR HAVENS RD FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK A PB 25 PG 68 LOT 23
HARTMANN JOSEPH A TR 14661 FAIR HAVENS RD FORT MYERS, FL 33908	34-45-23-01-0000A.0240 14661 FAIR HAVENS RD FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK A PB 25 PG 68 LOT 24
FRIEDRICHS LOUIS G JR TR + 15511 SHELL POINT BLVD FORT MYERS, FL 33908	34-45-23-01-0000B.0010 15511 SHELL POINT BLVD FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK B PB 25 PG 68 LOT 1
CHRISTIAN AND MISSIONARY 15000 SHELL POINT BLVD STE 100 FORT MYERS, FL 33908	34-45-23-01-0000B.0020 15521 SHELL POINT BLVD FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.B PB 25 PG 68 LOT 2
BAILLARGEON PAUL P + VIVIANE G PO BOX 737 SLATERSVILLE, RI 02876	34-45-23-01-0000B.0030 14750 EDEN ST FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.B PB 25 PG 68 LOT 3
RANDALL DONALD A + CAREY O 14740 EDEN ST FORT MYERS, FL 33908	34-45-23-01-0000B.0040 14740 EDEN ST FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.B PB 25 PG 68 LOT 4
RICHARDSON BAY LAND CO ADRIAN ALLEN PO BOX 101693 CAPE CORAL, FL 33910	34-45-23-01-0000B.0050 14730 EDEN ST FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.B PB 25 PG 68 LOT 5
WILLIAMS VREELAND + JANET TR 14720 EDEN ST FORT MYERS, FL 33908	34-45-23-01-0000B.0060 14720 EDEN ST FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK B PB 25 PG 68 LOT 6
COVELL JAMES R + KELLY A 14710 EDEN ST FORT MYERS, FL 33908	34-45-23-01-0000B.0070 14710 EDEN ST FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.B PB 25 PG 68 LOT 7
BORNEMANN JERRY L TR 14700 EDEN ST FORT MYERS, FL 33908	34-45-23-01-0000B.0080 14700 EDEN ST FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.B PB 25 PG 68 LOT 8
ROGERS CHARLES P + CAROL A 14690 EDEN ST FORT MYERS, FL 33908	34-45-23-01-0000B.0090 14690 EDEN ST FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK B PB 25 PG 68 LOT 9
CLYNE NORMAN G + JOYCE K 377 PENCARROW CIR MADISONVILLE, LA 70447	34-45-23-01-0000B.0100 14680 EDEN ST FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK B PB 25 PG 68 LOT 10
DUNLAP MARY MYERS 14681 EDEN ST FORT MYERS, FL 33908	34-45-23-01-0000B.0110 14681 EDEN ST FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.B PB 25 PG 68 LOT 11
LARUE PAUL J TR 1/2 INT + 14691 EDEN ST FORT MYERS, FL 33908	34-45-23-01-0000B.0120 14691 EDEN ST FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK B PB 25 PG 68 LOT 12

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SLOAN BRIAN F TR 14701 EDEN ST FORT MYERS, FL 33908	34-45-23-01-0000B.0130 14701 EDEN ST FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK B PB 25 PG 68 LOT 13
ROOKE GARY D + ELAINE M 16 HIGGINS WAY TOLLAND, CT 06084	34-45-23-01-0000B.0140 14711 EDEN ST FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK B PB 25 PG 68 LOT 14
CLARK R ANTHONY 14721 EDEN ST FORT MYERS, FL 33908	34-45-23-01-0000B.0150 14721 EDEN ST FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK B PB 25 PG 68 LOT 15
BATTLES TIMOTHY J 14731 EDEN ST FORT MYERS, FL 33908	34-45-23-01-0000B.0160 14731 EDEN ST FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK B PB 25 PG 68 LOT 16
BERGHEIM UWE PAUL DORPER WEG 33 40629 DUSSELDORF, GERMANY	34-45-23-01-0000B.0170 14741 EDEN ST FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.B PB 25 PG 68 LOT 17
MASSIE CHARLES A + BETTY A 14751 EDEN ST FORT MYERS, FL 33908	34-45-23-01-0000B.0180 14751 EDEN ST FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.B PB 25 PG 68 LOT 18
SIGMAN MARY T + 15551 SHELL POINT BLVD FORT MYERS, FL 33908	34-45-23-01-0000B.0190 15551 SHELL POINT BLVD FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK.B PB 25 PG 68 LOT 19
GUELLEC KONGAL + DIANE 15561 SHELL POINT BLVD FORT MYERS, FL 33908	34-45-23-01-0000B.0200 15561 SHELL POINT BLVD FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK B PB 25 PG 68 LOT 20
CHRISTIAN AND MISSIONARY 15000 SHELL POINT BLVD STE 100 FORT MYERS, FL 33908	34-45-23-02-0000G.0090 14900 DAVID DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK G PB 25 PG 136 LOT 9
CHRISTIAN AND MISSIONARY 15000 SHELL POINT BLVD STE 100 FORT MYERS, FL 33908	34-45-23-02-0000G.0100 14910 DAVID DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK G PB 25 PG 136 LOT 10
CHRISTIAN AND MISSIONARY 15000 SHELL POINT BLVD STE 100 FORT MYERS, FL 33908	34-45-23-02-0000G.0110 14920 DAVID DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK G PB 25 PG 136 LOT 11
LEEFERS ARTHUR H TR + 21490 CASCADE RD CARLINVILLE, IL 62626	34-45-23-02-0000G.0120 14930 DAVID DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK G PB 25 PG 136 LOT 12
OGRADY WILLIAM R + CYNTHIA E 14940 DAVID DR FORT MYERS, FL 33908	34-45-23-02-0000G.0130 14940 DAVID DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK G PB 25 PG 136 LOT 13
LIVINGSTON ELAINE 14950 DAVID DR FORT MYERS, FL 33908	34-45-23-02-0000G.0140 14950 DAVID DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK G PB 25 PG 136 LOT 14
FUECHSEL CHARLES F + CAROL B 14960 DAVID DR FORT MYERS, FL 33908	34-45-23-02-0000G.0150 14960 DAVID DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK G PB 25 PG 136 LOT 15
SKIDMORE RICHARD E + MARLENE J 14970 DAVID DR FORT MYERS, FL 33908	34-45-23-02-0000G.0160 14970 DAVID DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK G PB 25 PG 136 LOT 16
ARP ANGELA K TR + 206 HIDDEN FORREST CT JONESBOROUGH, TN 37659	34-45-23-02-0000G.0170 14980 DAVID DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK G PB 25 PG 136 LOT 17
CUNNINGHAM KEITH + BARBARA 6 CORAL GABLES CT NORTH POTOMAC, MD 20878	34-45-23-02-0000G.0180 14981 DAVID DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK G PB 25 PG 136 LOT 18
WOOD DAVID J & LINDA L 720 CRESCENT HILLS DR LAKELAND, FL 33813	34-45-23-02-0000G.0190 14971 DAVID DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK G PB 25 PG 136 LOT 19
MCCANN CHARLES M + KAREN T 1815 BAYARD AVE ST SAINT PAUL, MN 55116	34-45-23-02-0000G.0200 14961 DAVID DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK G PB 25 PG 136 LOT 20

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HENRIKSEN KATHLEEN S D GRINDA 1C 0861 OSLO, NORWAY	34-45-23-02-0000G.0210 14931 DAVID DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK G PB 25 PG 136 LOT 21
FOX DAWN GAIL 14911 DAVID DR FORT MYERS, FL 33908	34-45-23-02-0000G.0220 14911 DAVID DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK G PB 25 PG 136 LOT 22
MATHER MARY L TR 15520 SHELL POINT BLVD FORT MYERS, FL 33908	34-45-23-02-0000H.0010 15520 SHELL POINT BLVD FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 1
MAIER SUZANNE L TR 14790 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0020 14790 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 2
CARTER CAROL LYNN 14801 CALEB DR FORT MYERS, FL 33908	34-45-23-02-0000H.0140 14910 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 14
BROWN CHARLES S 14920 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0150 14920 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 15
ATEN JOSEPH E TR + 14930 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0160 14930 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 16
HERNDON ROBERT N 14940 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0170 14940 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 17
COOK ROBERT W + JANET M 14950 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0180 14950 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 18
CONNELL MELINDA P TR PO BOX 52405 KNOXVILLE, TN 37950	34-45-23-02-0000H.0190 14960 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 19
CANZONE FRED J TR + 58 PURITAN DR SCARSDALE, NY 10583	34-45-23-02-0000H.0200 14970 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 20
WASHBURN WILLIAM T + DONNA R 14980 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0210 14980 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 21
HARRIS KEITH A + MOLLY JANE TR 14990 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0220 14990 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 22
SCALES MICHAEL + SUSAN 980 BRADLEY HILL RD NYACK, NY 10960	34-45-23-02-0000H.0230 14991 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 23
SUMEREL THOMAS TR 14981 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0240 14981 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 24
ROBERT F JR DEFROST + 8132 PENSTOCK WAY MANLIUS, NY 13104	34-45-23-02-0000H.0250 14971 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 25
HOHNS MARJORIE W TR EST 14951 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0260 14951 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 26
WILSON RODNEY M TR + 14941 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0270 14941 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 27
SMITH GORDON T + CYNTHIA V TR 405 MONTBROOK LN KNOXVILLE, TN 37919	34-45-23-02-0000H.0280 14911 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 28
MCDONALD GLENN A + LEE ANN 14891 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0300 14891 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 30
GREIDANUS TIMOTHY + MARIE 14887 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0310 14887 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 31

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WARNER BARBARA E 51 CRANMOOR DR TOMS RIVER, NJ 08753	34-45-23-02-0000H.0320 14881 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 32
STARR ILONA E EST CLYDE THOMAS STARR II 14871 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0330 14871 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 33
MOORE W THOMAS + PHYLLIS J 2311 HAWTHORN PL NOBLESVILLE, IN 46062	34-45-23-02-0000H.0340 14861 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 34
WEISSMAN SONJA R 14851 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0350 14851 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 35
JACOBSON KARL A + ELIZABETH F 14831 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0360 14831 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 36
ZIPPERER ROBERT TRAE + RHODA L 14821 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0370 14821 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 37
OUELLETTE ALLEN A TR + 14811 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0380 14811 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 38
BOWIE LEE H + JEAN G TR 14801 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0390 14801 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 39
MAENG PATRICK S + EMILY A 14791 CANAAN DR FORT MYERS, FL 33908	34-45-23-02-0000H.0400 14791 CANAAN DR FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 40
MOGUIL JULIA TR 15550 SHELL POINT BLVD FORT MYERS, FL 33908	34-45-23-02-0000H.0410 15550 SHELL POINT BLVD FORT MYERS FL 33908	PALM ACRES UNIT 2 BLK H PB 25 PG 136 LOT 41
KRAUSS JAMES R + GAIL D TR 15560 SHELL POINT BLVD FORT MYERS, FL 33908	34-45-23-03-0000I.0010 15560 SHELL POINT BLVD FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 1
KARSEVAR MICHAEL + JODY 15121 LAGUNA DR APT 105 FORT MYERS, FL 33908	34-45-23-03-0000I.0020 14730 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 2
HARPER PROPERTY HOLDINGS 5571 HALIFAX AVE FORT MYERS, FL 33912	34-45-23-03-0000I.0030 14740 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 3
DAVIS ROBERT + KATHLEEN 10115 WATERS RD ANN ARBOR, MI 48103	34-45-23-03-0000I.0040 14750 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 4
SCHROEDER WENDY H + WILLIAM W 14760 CALEB DR FORT MYERS, FL 33908	34-45-23-03-0000I.0050 14760 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 5
NICOLACI PASQUALE L + HUGUETTE 14770 CALEB DR FORT MYERS, FL 33908	34-45-23-03-0000I.0060 14770 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 6
KEARNS SHARON C TR 9251 CUMBERLAND RD BOWERSTON, OH 44695	34-45-23-03-0000I.0070 14780 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 7
BARTLETT GARY F + BARBARA ANN 2140 STOPPER DR MONTOURSVILLE, PA 17754	34-45-23-03-0000I.0080 14790 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 8
HARPER PROPERTY HOLDINGS 5571 HALIFAX AVE FORT MYERS, FL 33912	34-45-23-03-0000I.0090 14800 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 9
BARIL LASLIE ANN TR + 707-505 CONSUMERS RD TORONTO, ON M2J 4V8 CANADA	34-45-23-03-0000I.0100 14810 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 10

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HARPER PROPERTY HOLDINGS 5571 HALIFAX AVE FORT MYERS, FL 33912	34-45-23-03-0000I.0110 14820 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 11
FIRESTONE RALPH W JR + 715 FRANCES ST KEY WEST, FL 33040	34-45-23-03-0000I.0120 14830 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 12
MANN JAMES L TR 305 SW 3RD ST CAPE CORAL, FL 33991	34-45-23-03-0000I.0130 14840 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 13
LEWIS JAMES W + VERNA A 14850 CALEB DR FORT MYERS, FL 33908	34-45-23-03-0000I.0140 14850 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 14
SMITH CECIL WARREN 14860 CALEB DR FORT MYERS, FL 33908	34-45-23-03-0000I.0150 14860 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 15
STEFFAN DIANE K TR 14870 CALEB DR FORT MYERS, FL 33908	34-45-23-03-0000I.0160 14870 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 16
WEINER ROBERT S TR + 26 BARBERRY LN HAVERHILL, MA 01830	34-45-23-03-0000I.0170 14880 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 17
BAUGUESS MICHAEL L TR + 4 EDGEWATER CT JOHNSON CITY, TN 37615	34-45-23-03-0000I.0180 14890 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 18
MAPLES PAULA A TR 14910 CALEB DR FORT MYERS, FL 33908	34-45-23-03-0000I.0190 14910 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 19
WILSON JOHN D + PATRICIA A 14930 CALEB DR FORT MYERS, FL 33908	34-45-23-03-0000I.0200 14930 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 20
BEHR JOSEPH F SANDRA L 14940 CALEB DR FORT MYERS, FL 33908	34-45-23-03-0000I.0210 14940 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 21
OVERHOLT BERGEIN F + EVYLYN TR 5800 LYONS VIEW PIKE KNOXVILLE, TN 37919	34-45-23-03-0000I.0220 14950 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 22
OUSLEY MARY K 101 BITTERSWEET DR RICHMOND, KY 40475	34-45-23-03-0000I.0230 14960 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 23
CALEB POINT LLC 9471 FOXFORD RD CHANHASSEN, MN 55317	34-45-23-03-0000I.0240 14970 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 24
GREEN EYES LLC 9090 PARK ROYAL DR FORT MYERS, FL 33908	34-45-23-03-0000I.0250 14959 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 25
HARRIS BRIAN A TR + 9090 PARK ROYAL DR FORT MYERS, FL 33908	34-45-23-03-0000I.0260 14949 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 26
BARD GARY 182 TERRENCE PK DR ANCASTER, ON L9G 1C5 CANADA	34-45-23-03-0000I.0270 14939 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 27
HARRIS BRIAN A TR + 9090 PARK ROYAL DR FORT MYERS, FL 33908	34-45-23-03-0000I.0280 14929 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 28
WALLACE JERALD L + JOANNE 12570 VITTORIA WAY FORT MYERS, FL 33912	34-45-23-03-0000I.0290 14909 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 119 LOT 29
OBRIEN-PARKER MARDELLE J TR 14660 FAIR HAVENS RD FORT MYERS, FL 33908	34-45-23-03-0000I.0310 14879 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 31
OBRIEN-PARKER MARDELLE J TR 14660 FAIR HAVENS RD FORT MYERS, FL 33908	34-45-23-03-0000I.0320 14869 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 11 LOT 32

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THOMAS JAMES L JR + LAUREN E 14861 CALEB DR FORT MYERS, FL 33908	34-45-23-03-00001.0330 14861 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 33
TIMSON STANLEY G + PATRICIA G 11 PHILLIPS LN CHESTER SPRINGS, PA 19425	34-45-23-03-00001.0340 14851 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 34
SHIMP KEVIN C + KATHLEEN E 14841 CALEB DR FORT MYERS, FL 33908	34-45-23-03-00001.0350 14841 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 35
SHIMP KEVIN C + KATHLEEN E 14841 CALEB DR FORT MYERS, FL 33908	34-45-23-03-00001.0360 14831 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 36
BACON BRETT + 2500 KEY CENTER 127 PUBLIC SQUARE CLEVELAND, OH 44114	34-45-23-03-00001.0370 14821 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 37
CLARK RALPH W + CAROLYN B 6021 SANIBEL CAPTIVA RD SANIBEL, FL 33957	34-45-23-03-00001.0380 14811 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 38
LITCHFIELD JOHN T + 14801 CALEB DR FORT MYERS, FL 33908	34-45-23-03-00001.0390 14801 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 118 LOT 39 + PAR OR 1913/2847
HEINRICH RICHARD J TR + 13921 BLENHEIM TRAIL RD FORT MYERS, FL 33908	34-45-23-04-00000.0130 13921 BLENHEIM TRAIL RD FORT MYERS FL 33908	ST CHARLES HARBOUR PH II PB 44 PG 25 LOT 13
MCCLARY CECIL A + 13931 BLENHEIM TRAIL RD FORT MYERS, FL 33908	34-45-23-04-00000.0140 13931 BLENHEIM TRAIL RD FORT MYERS FL 33908	ST CHARLES HARBOUR PH II PB 44 PG 25 LOT 14
GALLOWAY DAVID O + KAREN S 13941 BLENHEIM TRAIL RD FORT MYERS, FL 33908	34-45-23-04-00000.0150 13941 BLENHEIM TRAIL RD FORT MYERS FL 33908	ST CHARLES HARBOUR PH II PB 44 PG 25 LOT 15
MARINO LOUIS J + NANCY L 13951 BLENHEIM TRL FORT MYERS, FL 33908	34-45-23-04-00000.0160 13951 BLENHEIM TRAIL RD FORT MYERS FL 33908	ST CHARLES HARBOUR PH II PB 44 PG 25 LOT 16
TOLISANO VINCENT P 13961 BLENHEIM TRL FORT MYERS, FL 33908	34-45-23-04-00000.0170 13961 BLENHEIM TRAIL RD FORT MYERS FL 33908	ST CHARLES HARBOUR PH II PB 44 PG 25 LOT 17
FENN JOHN C + JANET D 13971 BLENHEIM TRAIL RD FORT MYERS, FL 33908	34-45-23-04-00000.0180 13971 BLENHEIM TRAIL RD FORT MYERS FL 33908	ST CHARLES HARBOUR PH II PB 44 PG 25 LOT 18
SMITH SAMUEL H JR + HELEN R 13980 BLENHEIM TRAIL RD FORT MYERS, FL 33908	34-45-23-04-00000.0190 13980 BLENHEIM TRAIL RD FORT MYERS FL 33908	ST CHARLES HARBOUR PH II PB 44 PG 25 LOT 19
DRIMOUISSIS ATHANASSIOS + 13960 BLENHEIM TRAIL RD FORT MYERS, FL 33908	34-45-23-04-00000.0200 13960 BLENHEIM TRAIL RD FORT MYERS FL 33908	ST CHARLES HARBOUR PH II PB 44 PG 25 LOTS 20 + 21
KEE ANDREW M + 13950 BLENHEIM TRAIL RD FORT MYERS, FL 33908	34-45-23-04-00000.0220 13950 BLENHEIM TRAIL RD FORT MYERS FL 33908	ST CHARLES HARBOUR PH II PB 44 PG 25 LOT 22
KEE ANDREW M + SAMANTHA 13940 BLENHEIM TRAIL RD FORT MYERS, FL 33908	34-45-23-04-00000.0230 13940 BLENHEIM TRAIL RD FORT MYERS FL 33908	ST CHARLES HARBOUR PH II PB 44 PG 25 LOT 23
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	03-46-23-00-00001.0000 GOVT LOT FORT MYERS FL 33908	W 2/3 OF GOVT.LOTS 3 + 4 DESC OR 3173 PGS 2683+2679
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	03-46-23-00-00002.0000 CONNIE MACK ISLAND FORT MYERS FL 33908	E 1/3 OF GOVT.LOTS 3 + 4 DESC OR 3173 PGS 2683 +2679
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	03-46-23-00-00003.0000 GOVT LOT FORT MYERS FL 33908	PORT OF GOVT LOT 5 PARL DESC OR3173 PGS 2679+2683

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
CHRISTIAN AND MISSIONARY 15000 SHELL POINT BLVD FORT MYERS, FL 33908	34-45-23-01-0000B.0210 15571 SHELL POINT BLVD FORT MYERS FL 33908	PALM ACRES UNIT 1 BLK B PB 25 PG 68 LOT 21
TIITF/REC + PARKS DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	03-46-23-00-00004.0010 GOVT LOT FORT MYERS FL 33908	PAR IN SEC 3 TWP 46 R 23 DESC OR 3173/2683 + DESC OR 3173/2679
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	03-46-23-00-00001.0010 GOVT LOT FORT MYERS FL 33908	W 2/3 OF GOVT.LOTS 3 + 4 DESC OR 3173 PGS 2683+2679
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	03-46-23-00-00001.0020 GOVT LOT FORT MYERS FL 33908	W 2/3 OF GOVT.LOTS 3 + 4 DESC OR 3173 PGS 2683+2679
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	03-46-23-00-00003.0040 GOVT LOT FORT MYERS FL 33908	PORT OF GOVT LOT 5 PARL DESC OR3173 PGS 2679+2683
ST CHARLES HARBOUR HO ASSN WW SCHOO MGT 9411 CYPRESS LAKE DR ST 2 FORT MYERS, FL 33919	34-45-23-04-00000.D0CE RIGHT OF WAY FORT MYERS FL	ST CHARLES HARBOUR PH II PB 44 PG 25 ROW AS PER OR 2903 PG 2434
VELOZ WILLIAM N PO BOX 62107 FORT MYERS, FL 33906	34-45-23-03-00001.0300 14891 CALEB DR FORT MYERS FL 33908	PALM ACRES 1ST ADDITION BLK I PB 34 PG 119 LOT 30
CHRISTIAN AND MISSIONARY 15000 SHELL POINT BLVD FORT MYERS, FL 33908	02-46-23-00-00001.0000 SHELL POINT C/E FORT MYERS FL 33908	PARL LOC IN MULTI-SEC E 1/2 OF SEC 03-46-23 LYING ELY OF SHELL POINT RD + W 1/2 OF SEC 02-46-23 LYING WLY OF DAVIS RD + TRACT A MCGREGOR MOBILE MANOR + NW 1/4 OF NW 1/4 LYING N OF MCGREGOR + ELY OF SHELL POINT
NICOLACI PASQUALE L + HUGUETTE 14770 CALEB DR FORT MYERS, FL 33908	34-45-23-L4-05000.0030 FL	SECOND ADDITION TO PALM ACRES AS DESC IN INST# 2016000158164 LOT 3
NICOLACI PASQUALE L + HUGUETTE 14770 CALEB DR FORT MYERS, FL 33908	34-45-23-L4-05000.0020 FL	SECOND ADDITION TO PALM ACRES AS DESC IN INST# 2016000158164 LOT 2
NICOLACI PASQUALE L + HUGUETTE 14770 CALEB DR FORT MYERS, FL 33908	34-45-23-L4-05000.0010 FL	SECOND ADDITION TO PALM ACRES AS DESC IN INST# 2016000158164 LOT 1

33-45-23-00-00002.0000
ROTH ELIZABETH GRACE
7411 PROCTOR RD
SARASOTA, FL 34241

34-45-23-01-0000A.0140
JFT INVESTMENTS LLC
3555 MOSER STREET
OSHKOSH, WI 54901

33-45-23-00-00002.001A
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

34-45-23-01-0000A.0150
WASSERSUG STEPHEN R + FAITH L
14620 FAIR HAVENS RD
FORT MYERS, FL 33908

33-45-23-00-00002.001B
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

34-45-23-01-0000A.0160
MAZZA BARBARA I TR
14610 FAIR HAVENS RD
FORT MYERS, FL 33908

33-45-23-00-00002.002A
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

34-45-23-01-0000A.0170
PENNISI CAROLE S TR
LYNDA LEONARD-BOYCE
PMB 304
13300 S CLEVELAND AVE STE 56
FORT MYERS, FL 33907

34-45-23-00-00001.0010
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD
FORT MYERS, FL 33908

34-45-23-01-0000A.0180
GATEWAY MEDICAL RESEARCH PROP
SHIPLEY PROPERTIES
20058 JOERLING RD
MARTHASVILLE, MO 63357

34-45-23-00-00001.0030
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

34-45-23-01-0000A.0190
YONJOF HILL JAMES J + SUSAN
14601 FAIR HAVENS RD
FORT MYERS, FL 33908

34-45-23-00-00001.0040
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD STE 100
FORT MYERS, FL 33908

34-45-23-01-0000A.0200
SANDERS PHILIP D + DEBRA ANN
14621 FAIR HAVENS RD
FORT MYERS, FL 33908

34-45-23-00-00001.0050
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD STE 100
FORT MYERS, FL 33908

34-45-23-01-0000A.0210
SKELLY WARRINGTON W TR
14631 FAIR HAVENS RD
FORT MYERS, FL 33908

34-45-23-00-00002.0000
ST CHARLES YACHT CLUB INC
15900 ST CHARLES HARBOUR BLVD
FORT MYERS, FL 33908

34-45-23-01-0000A.0220
BOND DITTE R J
460 S BOULDER RIDGE DR
LAKE GENEVA, WI 53147

34-45-23-01-0000A.0130
SAPUTO WILLIAM P + TERESA A
2766 ANTRIM CT
OAKLAND TOWNSHIP, MI 48306

34-45-23-01-0000A.0230
WICHELT DONALD F +
14651 FAIRHAVENS RD
FORT MYERS, FL 33908

34-45-23-01-0000A.0240
HARTMANN JOSEPH A TR
14661 FAIR HAVENS RD
FORT MYERS, FL 33908

34-45-23-01-0000B.0010
FRIEDRICHS LOUIS G JR TR +
15511 SHELL POINT BLVD
FORT MYERS, FL 33908

34-45-23-01-0000B.0020
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD STE 100
FORT MYERS, FL 33908

34-45-23-01-0000B.0030
BAILLARGEON PAUL P + VIVIANE G
PO BOX 737
SLATERSVILLE, RI 02876

34-45-23-01-0000B.0040
RANDALL DONALD A + CAREY O
14740 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0050
RICHARDSON BAY LAND CO
ADRIAN ALLEN
PO BOX 101693
CAPE CORAL, FL 33910

34-45-23-01-0000B.0060
WILLIAMS VREELAND + JANET TR
14720 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0070
COVELL JAMES R + KELLY A
14710 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0080
BORNEMANN JERRY L TR
14700 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0090
ROGERS CHARLES P + CAROL A
14690 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0100
CLYNE NORMAN G + JOYCE K
377 PENCARROW CIR
MADISONVILLE, LA 70447

34-45-23-01-0000B.0110
DUNLAP MARY MYERS
14681 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0120
LARUE PAUL J TR 1/2 INT +
14691 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0130
SLOAN BRIAN F TR
14701 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0140
ROOKE GARY D + ELAINE M
16 HIGGINS WAY
TOLLAND, CT 06084

34-45-23-01-0000B.0150
CLARK R ANTHONY
14721 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0160
BATTLES TIMOTHY J
14731 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0170
BERGHEIM UWE PAUL
DORPER WEG 33
40629 DUSSELDORF,
GERMANY

34-45-23-01-0000B.0180
MASSIE CHARLES A + BETTY A
14751 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0190
SIGMAN MARY T +
15551 SHELL POINT BLVD
FORT MYERS, FL 33908

34-45-23-01-0000B.0200
GUELLEC KONGAL + DIANE
15561 SHELL POINT BLVD
FORT MYERS, FL 33908

34-45-23-02-0000G.0090
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD STE 100
FORT MYERS, FL 33908

34-45-23-02-0000G.0100
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD STE 100
FORT MYERS, FL 33908

34-45-23-02-0000G.0110
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD STE 100
FORT MYERS, FL 33908

34-45-23-02-0000G.0120
LEEFERS ARTHUR H TR +
21490 CASCADE RD
CARLINVILLE, IL 62626

34-45-23-02-0000G.0130
OGRADY WILLIAM R + CYNTHIA E
14940 DAVID DR
FORT MYERS, FL 33908

34-45-23-02-0000G.0140
LIVINGSTON ELAINE
14950 DAVID DR
FORT MYERS, FL 33908

34-45-23-02-0000G.0150
FUECHSEL CHARLES F + CAROL B
14960 DAVID DR
FORT MYERS, FL 33908

34-45-23-02-0000G.0160
SKIDMORE RICHARD E + MARLENE J
14970 DAVID DR
FORT MYERS, FL 33908

34-45-23-02-0000G.0170
ARP ANGELA K TR +
206 HIDDEN FORREST CT
JONESBOROUGH, TN 37659

34-45-23-02-0000G.0180
CUNNINGHAM KEITH + BARBARA
6 CORAL GABLES CT
NORTH POTOMAC, MD 20878

34-45-23-02-0000G.0190
WOOD DAVID J & LINDA L
720 CRESCENT HILLS DR
LAKELAND, FL 33813

34-45-23-02-0000G.0200
MCCANN CHARLES M + KAREN T
1815 BAYARD AVE ST
SAINT PAUL, MN 55116

34-45-23-02-0000G.0210
HENRIKSEN KATHLEEN S D
GRINDA 1C
0861 OSLO,
NORWAY

34-45-23-02-0000G.0220
FOX DAWN GAIL
14911 DAVID DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0010
MATHER MARY L TR
15520 SHELL POINT BLVD
FORT MYERS, FL 33908

34-45-23-02-0000H.0020
MAIER SUZANNE L TR
14790 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0140
CARTER CAROL LYNN
14801 CALEB DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0150
BROWN CHARLES S
14920 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0160
ATEN JOSEPH E TR +
14930 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0170
HERNDON ROBERT N
14940 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0180
COOK ROBERT W + JANET M
14950 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0190
CONNELL MELINDA P TR
PO BOX 52405
KNOXVILLE, TN 37950

34-45-23-02-0000H.0200
CANZONE FRED J TR +
58 PURITAN DR
SCARSDALE, NY 10583

34-45-23-02-0000H.0210
WASHBURN WILLIAM T + DONNA R
14980 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0220
HARRIS KEITH A + MOLLY JANE TR
14990 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0230
SCALES MICHAEL + SUSAN
980 BRADLEY HILL RD
NYACK, NY 10960

34-45-23-02-0000H.0240
SUMEREL THOMAS TR
14981 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0250
ROBERT F JR DEFROST +
8132 PENSTOCK WAY
MANLIUS, NY 13104

34-45-23-02-0000H.0260
HOHNS MARJORIE W TR EST
14951 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0270
WILSON RODNEY M TR +
14941 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0280
SMITH GORDON T + CYNTHIA V TR
405 MONTBROOK LN
KNOXVILLE, TN 37919

34-45-23-02-0000H.0300
MCDONALD GLENN A + LEE ANN
14891 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0310
GREIDANUS TIMOTHY + MARIE
14887 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0320
WARNER BARBARA E
51 CRANMOOR DR
TOMS RIVER, NJ 08753

34-45-23-02-0000H.0330
STARR ILONA E EST
CLYDE THOMAS STARR II
14871 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0340
MOORE W THOMAS + PHYLLIS J
2311 HAWTHORN PL
NOBLESVILLE, IN 46062

34-45-23-02-0000H.0350
WEISSMAN SONJA R
14851 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0360
JACOBSON KARL A + ELIZABETH F
14831 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0370
ZIPPERER ROBERT TRAE + RHODA L
14821 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0380
OUELLETTE ALLEN A TR +
14811 CANAAN DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0070
KEARNS SHARON C TR
9251 CUMBERLAND RD
BOWERSTON, OH 44695

34-45-23-02-0000H.0390
BOWIE LEE H + JEAN G TR
14801 CANAAN DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0080
BARTLETT GARY F + BARBARA ANN
2140 STOPPER DR
MONTOURSVILLE, PA 17754

34-45-23-02-0000H.0400
MAENG PATRICK S + EMILY A
14791 CANAAN DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0090
HARPER PROPERTY HOLDINGS
5571 HALIFAX AVE
FORT MYERS, FL 33912

34-45-23-02-0000H.0410
MOGUIL JULIA TR
15550 SHELL POINT BLVD
FORT MYERS, FL 33908

34-45-23-03-0000I.0100
BARIL LASLIE ANN TR +
707-505 CONSUMERS RD
TORONTO, ON M2J 4V8
CANADA

34-45-23-03-0000I.0010
KRAUSS JAMES R + GAIL D TR
15560 SHELL POINT BLVD
FORT MYERS, FL 33908

34-45-23-03-0000I.0110
HARPER PROPERTY HOLDINGS
5571 HALIFAX AVE
FORT MYERS, FL 33912

34-45-23-03-0000I.0020
KARSEVAR MICHAEL + JODY
15121 LAGUNA DR APT 105
FORT MYERS, FL 33908

34-45-23-03-0000I.0120
FIRESTONE RALPH W JR +
715 FRANCES ST
KEY WEST, FL 33040

34-45-23-03-0000I.0030
HARPER PROPERTY HOLDINGS
5571 HALIFAX AVE
FORT MYERS, FL 33912

34-45-23-03-0000I.0130
MANN JAMES L TR
305 SW 3RD ST
CAPE CORAL, FL 33991

34-45-23-03-0000I.0040
DAVIS ROBERT + KATHLEEN
10115 WATERS RD
ANN ARBOR, MI 48103

34-45-23-03-0000I.0140
LEWIS JAMES W + VERA A
14850 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0050
SCHROEDER WENDY H + WILLIAM W
14760 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0150
SMITH CECIL WARREN
14860 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0060
NICOLACI PASQUALE L + HUGUETTE
14770 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0160
STEFFAN DIANE K TR
14870 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0170
WEINER ROBERT S TR +
26 BARBERRY LN
HAVERHILL, MA 01830

34-45-23-03-0000I.0180
BAUGUESS MICHAEL L TR +
4 EDGEWATER CT
JOHNSON CITY, TN 37615

34-45-23-03-0000I.0190
MAPLES PAULA A TR
14910 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0200
WILSON JOHN D + PATRICIA A
14930 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0210
BEHR JOSEPH F SANDRA L
14940 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0220
OVERHOLT BERGEIN F + EVYLYN TR
5800 LYONS VIEW PIKE
KNOXVILLE, TN 37919

34-45-23-03-0000I.0230
OUSLEY MARY K
101 BITTERSWEET DR
RICHMOND, KY 40475

34-45-23-03-0000I.0240
CALEB POINT LLC
9471 FOXFORD RD
CHANHASSEN, MN 55317

34-45-23-03-0000I.0250
GREEN EYES LLC
9090 PARK ROYAL DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0260
HARRIS BRIAN A TR +
9090 PARK ROYAL DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0270
BARD GARY
182 TERRENCE PK DR
ANCASTER, ON L9G 1C5
CANADA

34-45-23-03-0000I.0280
HARRIS BRIAN A TR +
9090 PARK ROYAL DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0290
WALLACE JERALD L + JOANNE
12570 VITTORIA WAY
FORT MYERS, FL 33912

34-45-23-03-0000I.0310
OBRIEN-PARKER MARDELLE J TR
14660 FAIR HAVENS RD
FORT MYERS, FL 33908

34-45-23-03-0000I.0320
OBRIEN-PARKER MARDELLE J TR
14660 FAIR HAVENS RD
FORT MYERS, FL 33908

34-45-23-03-0000I.0330
THOMAS JAMES L JR + LAUREN E
14861 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0340
TIMSON STANLEY G + PATRICIA G
11 PHILLIPS LN
CHESTER SPRINGS, PA 19425

34-45-23-03-0000I.0350
SHIMP KEVIN C + KATHLEEN E
14841 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0360
SHIMP KEVIN C + KATHLEEN E
14841 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0370
BACON BRETT +
2500 KEY CENTER
127 PUBLIC SQUARE
CLEVELAND, OH 44114

34-45-23-03-0000I.0380
CLARK RALPH W + CAROLYN B
6021 SANIBEL CAPTIVA RD
SANIBEL, FL 33957

34-45-23-03-0000I.0390
LITCHFIELD JOHN T +
14801 CALEB DR
FORT MYERS, FL 33908

34-45-23-04-00000.0130
HEINRICH RICHARD J TR +
13921 BLENHEIM TRAIL RD
FORT MYERS, FL 33908

34-45-23-04-00000.0140
MCCLARY CECIL A +
13931 BLENHEIM TRAIL RD
FORT MYERS, FL 33908

34-45-23-04-00000.0150
GALLOWAY DAVID O + KAREN S
13941 BLENHEIM TRAIL RD
FORT MYERS, FL 33908

34-45-23-04-00000.0160
MARINO LOUIS J + NANCY L
13951 BLENHEIM TRL
FORT MYERS, FL 33908

34-45-23-04-00000.0170
TOLISANO VINCENT P
13961 BLENHEIM TRL
FORT MYERS, FL 33908

34-45-23-04-00000.0180
FENN JOHN C + JANET D
13971 BLENHEIM TRAIL RD
FORT MYERS, FL 33908

34-45-23-04-00000.0190
SMITH SAMUEL H JR + HELEN R
13980 BLENHEIM TRAIL RD
FORT MYERS, FL 33908

34-45-23-04-00000.0200
DRIMOUISSIS ATHANASSIOS +
13960 BLENHEIM TRAIL RD
FORT MYERS, FL 33908

34-45-23-04-00000.0220
KEE ANDREW M +
13950 BLENHEIM TRAIL RD
FORT MYERS, FL 33908

34-45-23-04-00000.0230
KEE ANDREW M + SAMANTHA
13940 BLENHEIM TRAIL RD
FORT MYERS, FL 33908

03-46-23-00-00001.0000
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03-46-23-00-00002.0000
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03-46-23-00-00003.0000
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

34-45-23-01-0000B.0210
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD
FORT MYERS, FL 33908

03-46-23-00-00004.0010
TIITF/REC + PARKS
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03-46-23-00-00001.0010
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03-46-23-00-00001.0020
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03-46-23-00-00003.0040
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

34-45-23-04-00000.D0CE
ST CHARLES HARBOUR HO ASSN
WW SCHOO MGT
9411 CYPRESS LAKE DR ST 2
FORT MYERS, FL 33919

34-45-23-03-0000I.0300
VELOZ WILLIAM N
PO BOX 62107
FORT MYERS, FL 33906

02-46-23-00-00001.0000
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD
FORT MYERS, FL 33908

34-45-23-L4-05000.0030
NICOLACI PASQUALE L + HUGUETTE
14770 CALEB DR
FORT MYERS, FL 33908

34-45-23-L4-05000.0020
NICOLACI PASQUALE L + HUGUETTE
14770 CALEB DR
FORT MYERS, FL 33908

34-45-23-L4-05000.0010
NICOLACI PASQUALE L + HUGUETTE
14770 CALEB DR
FORT MYERS, FL 33908

33-45-23-00-00002.0000
ROTH ELIZABETH GRACE
7411 PROCTOR RD
SARASOTA, FL 34241

34-45-23-01-0000A.0140
JFT INVESTMENTS LLC
3555 MOSER STREET
OSHKOSH, WI 54901

33-45-23-00-00002.001A
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

34-45-23-01-0000A.0150
WASSERSUG STEPHEN R + FAITH L
14620 FAIR HAVENS RD
FORT MYERS, FL 33908

33-45-23-00-00002.001B
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

34-45-23-01-0000A.0160
MAZZA BARBARA I TR
14610 FAIR HAVENS RD
FORT MYERS, FL 33908

33-45-23-00-00002.002A
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

34-45-23-01-0000A.0170
PENNISI CAROLE S TR
LYNDA LEONARD-BOYCE
PMB 304
13300 S CLEVELAND AVE STE 56
FORT MYERS, FL 33907

34-45-23-00-00001.0010
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD
FORT MYERS, FL 33908

34-45-23-01-0000A.0180
GATEWAY MEDICAL RESEARCH PROP
SHIPLEY PROPERTIES
20058 JOERLING RD
MARTHASVILLE, MO 63357

34-45-23-00-00001.0030
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

34-45-23-01-0000A.0190
YONJOF HILL JAMES J + SUSAN
14601 FAIR HAVENS RD
FORT MYERS, FL 33908

34-45-23-00-00001.0040
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD STE 100
FORT MYERS, FL 33908

34-45-23-01-0000A.0200
SANDERS PHILIP D + DEBRA ANN
14621 FAIR HAVENS RD
FORT MYERS, FL 33908

34-45-23-00-00001.0050
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD STE 100
FORT MYERS, FL 33908

34-45-23-01-0000A.0210
SKELLY WARRINGTON W TR
14631 FAIR HAVENS RD
FORT MYERS, FL 33908

34-45-23-00-00002.0000
ST CHARLES YACHT CLUB INC
15900 ST CHARLES HARBOUR BLVD
FORT MYERS, FL 33908

34-45-23-01-0000A.0220
BOND DITTE R J
460 S BOULDER RIDGE DR
LAKE GENEVA, WI 53147

34-45-23-01-0000A.0130
SAPUTO WILLIAM P + TERESA A
2766 ANTRIM CT
OAKLAND TOWNSHIP, MI 48306

34-45-23-01-0000A.0230
WICHELT DONALD F +
14651 FAIRHAVENS RD
FORT MYERS, FL 33908

34-45-23-01-0000A.0240
HARTMANN JOSEPH A TR
14661 FAIR HAVENS RD
FORT MYERS, FL 33908

34-45-23-01-0000B.0100
CLYNE NORMAN G + JOYCE K
377 PENCARROW CIR
MADISONVILLE, LA 70447

34-45-23-01-0000B.0010
FRIEDRICHS LOUIS G JR TR +
15511 SHELL POINT BLVD
FORT MYERS, FL 33908

34-45-23-01-0000B.0110
DUNLAP MARY MYERS
14681 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0020
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD STE 100
FORT MYERS, FL 33908

34-45-23-01-0000B.0120
LARUE PAUL J TR 1/2 INT +
14691 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0030
BAILLARGEON PAUL P + VIVIANE G
PO BOX 737
SLATERSVILLE, RI 02876

34-45-23-01-0000B.0130
SLOAN BRIAN F TR
14701 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0040
RANDALL DONALD A + CAREY O
14740 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0140
ROOKE GARY D + ELAINE M
16 HIGGINS WAY
TOLLAND, CT 06084

34-45-23-01-0000B.0050
RICHARDSON BAY LAND CO
ADRIAN ALLEN
PO BOX 101693
CAPE CORAL, FL 33910

34-45-23-01-0000B.0150
CLARK R ANTHONY
14721 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0060
WILLIAMS VREELAND + JANET TR
14720 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0160
BATTLES TIMOTHY J
14731 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0070
COVELL JAMES R + KELLY A
14710 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0170
BERGHEIM UWE PAUL
DORPER WEG 33
40629 DUSSELDORF,
GERMANY

34-45-23-01-0000B.0080
BORNEMANN JERRY L TR
14700 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0180
MASSIE CHARLES A + BETTY A
14751 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0090
ROGERS CHARLES P + CAROL A
14690 EDEN ST
FORT MYERS, FL 33908

34-45-23-01-0000B.0190
SIGMAN MARY T +
15551 SHELL POINT BLVD
FORT MYERS, FL 33908

34-45-23-01-0000B.0200
GUELLEC KONGAL + DIANE
15561 SHELL POINT BLVD
FORT MYERS, FL 33908

34-45-23-02-0000G.0090
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD STE 100
FORT MYERS, FL 33908

34-45-23-02-0000G.0100
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD STE 100
FORT MYERS, FL 33908

34-45-23-02-0000G.0110
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD STE 100
FORT MYERS, FL 33908

34-45-23-02-0000G.0120
LEEFERS ARTHUR H TR +
21490 CASCADE RD
CARLINVILLE, IL 62626

34-45-23-02-0000G.0130
OGRADY WILLIAM R + CYNTHIA E
14940 DAVID DR
FORT MYERS, FL 33908

34-45-23-02-0000G.0140
LIVINGSTON ELAINE
14950 DAVID DR
FORT MYERS, FL 33908

34-45-23-02-0000G.0150
FUECHSEL CHARLES F + CAROL B
14960 DAVID DR
FORT MYERS, FL 33908

34-45-23-02-0000G.0160
SKIDMORE RICHARD E + MARLENE J
14970 DAVID DR
FORT MYERS, FL 33908

34-45-23-02-0000G.0170
ARP ANGELA K TR +
206 HIDDEN FORREST CT
JONESBOROUGH, TN 37659

34-45-23-02-0000G.0180
CUNNINGHAM KEITH + BARBARA
6 CORAL GABLES CT
NORTH POTOMAC, MD 20878

34-45-23-02-0000G.0190
WOOD DAVID J & LINDA L
720 CRESCENT HILLS DR
LAKELAND, FL 33813

34-45-23-02-0000G.0200
MCCANN CHARLES M + KAREN T
1815 BAYARD AVE ST
SAINT PAUL, MN 55116

34-45-23-02-0000G.0210
HENRIKSEN KATHLEEN S D
GRINDA IC
0861 OSLO,
NORWAY

34-45-23-02-0000G.0220
FOX DAWN GAIL
14911 DAVID DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0010
MATHER MARY L TR
15520 SHELL POINT BLVD
FORT MYERS, FL 33908

34-45-23-02-0000H.0020
MAIER SUZANNE L TR
14790 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0140
CARTER CAROL LYNN
14801 CALEB DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0150
BROWN CHARLES S
14920 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0160
ATEN JOSEPH E TR +
14930 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0170

HERNDON ROBERT N
14940 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0270

WILSON RODNEY M TR +
14941 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0180

COOK ROBERT W + JANET M
14950 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0280

SMITH GORDON T + CYNTHIA V TR
405 MONTBROOK LN
KNOXVILLE, TN 37919

34-45-23-02-0000H.0190

CONNELL MELINDA P TR
PO BOX 52405
KNOXVILLE, TN 37950

34-45-23-02-0000H.0300

MCDONALD GLENN A + LEE ANN
14891 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0200

CANZONE FRED J TR +
58 PURITAN DR
SCARSDALE, NY 10583

34-45-23-02-0000H.0310

GREIDANUS TIMOTHY + MARIE
14887 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0210

WASHBURN WILLIAM T + DONNA R
14980 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0320

WARNER BARBARA E
51 CRANMOOR DR
TOMS RIVER, NJ 08753

34-45-23-02-0000H.0220

HARRIS KEITH A + MOLLY JANE TR
14990 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0330

STARR ILONA E EST
CLYDE THOMAS STARR II
14871 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0230

SCALES MICHAEL + SUSAN
980 BRADLEY HILL RD
NYACK, NY 10960

34-45-23-02-0000H.0340

MOORE W THOMAS + PHYLLIS J
2311 HAWTHORN PL
NOBLESVILLE, IN 46062

34-45-23-02-0000H.0240

SUMEREL THOMAS TR
14981 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0350

WEISSMAN SONJA R
14851 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0250

ROBERT F JR DEFROST +
8132 PENSTOCK WAY
MANLIUS, NY 13104

34-45-23-02-0000H.0360

JACOBSON KARL A + ELIZABETH F
14831 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0260

HOHNS MARJORIE W TR EST
14951 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0370

ZIPPERER ROBERT TRAE + RHODA L
14821 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0380
OUELLETTE ALLEN A TR +
14811 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0390
BOWIE LEE H + JEAN G TR
14801 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0400
MAENG PATRICK S + EMILY A
14791 CANAAN DR
FORT MYERS, FL 33908

34-45-23-02-0000H.0410
MOGUIL JULIA TR
15550 SHELL POINT BLVD
FORT MYERS, FL 33908

34-45-23-03-0000I.0010
KRAUSS JAMES R + GAIL D TR
15560 SHELL POINT BLVD
FORT MYERS, FL 33908

34-45-23-03-0000I.0020
KARSEVAR MICHAEL + JODY
15121 LAGUNA DR APT 105
FORT MYERS, FL 33908

34-45-23-03-0000I.0030
HARPER PROPERTY HOLDINGS
5571 HALIFAX AVE
FORT MYERS, FL 33912

34-45-23-03-0000I.0040
DAVIS ROBERT + KATHLEEN
10115 WATERS RD
ANN ARBOR, MI 48103

34-45-23-03-0000I.0050
SCHROEDER WENDY H + WILLIAM W
14760 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0060
NICOLACI PASQUALE L + HUGUETTE
14770 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0070
KEARNS SHARON C TR
9251 CUMBERLAND RD
BOWERSTON, OH 44695

34-45-23-03-0000I.0080
BARTLETT GARY F + BARBARA ANN
2140 STOPPER DR
MONTOURSVILLE, PA 17754

34-45-23-03-0000I.0090
HARPER PROPERTY HOLDINGS
5571 HALIFAX AVE
FORT MYERS, FL 33912

34-45-23-03-0000I.0100
BARIL LASLIE ANN TR +
707-505 CONSUMERS RD
TORONTO, ON M2J 4V8
CANADA

34-45-23-03-0000I.0110
HARPER PROPERTY HOLDINGS
5571 HALIFAX AVE
FORT MYERS, FL 33912

34-45-23-03-0000I.0120
FIRESTONE RALPH W JR +
715 FRANCES ST
KEY WEST, FL 33040

34-45-23-03-0000I.0130
MANN JAMES L TR
305 SW 3RD ST
CAPE CORAL, FL 33991

34-45-23-03-0000I.0140
LEWIS JAMES W + VERA A
14850 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0150
SMITH CECIL WARREN
14860 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0160
STEFFAN DIANE K TR
14870 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0170
WEINER ROBERT S TR +
26 BARBERRY LN
HAVERHILL, MA 01830

34-45-23-03-0000I.0180
BAUGUESS MICHAEL L TR +
4 EDGEWATER CT
JOHNSON CITY, TN 37615

34-45-23-03-0000I.0190
MAPLES PAULA A TR
14910 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0200
WILSON JOHN D + PATRICIA A
14930 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0210
BEHR JOSEPH F SANDRA L
14940 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0220
OVERHOLT BERGEIN F + EVYLYN TR
5800 LYONS VIEW PIKE
KNOXVILLE, TN 37919

34-45-23-03-0000I.0230
OUSLEY MARY K
101 BITTERSWEET DR
RICHMOND, KY 40475

34-45-23-03-0000I.0240
CALEB POINT LLC
9471 FOXFORD RD
CHANHASSEN, MN 55317

34-45-23-03-0000I.0250
GREEN EYES LLC
9090 PARK ROYAL DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0260
HARRIS BRIAN A TR +
9090 PARK ROYAL DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0270
BARD GARY
182 TERRENCE PK DR
ANCASTER, ON L9G 1C5
CANADA

34-45-23-03-0000I.0280
HARRIS BRIAN A TR +
9090 PARK ROYAL DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0290
WALLACE JERALD L + JOANNE
12570 VITTORIA WAY
FORT MYERS, FL 33912

34-45-23-03-0000I.0310
OBRIEN-PARKER MARDELLE J TR
14660 FAIR HAVENS RD
FORT MYERS, FL 33908

34-45-23-03-0000I.0320
OBRIEN-PARKER MARDELLE J TR
14660 FAIR HAVENS RD
FORT MYERS, FL 33908

34-45-23-03-0000I.0330
THOMAS JAMES L JR + LAUREN E
14861 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0340
TIMSON STANLEY G + PATRICIA G
11 PHILLIPS LN
CHESTER SPRINGS, PA 19425

34-45-23-03-0000I.0350
SHIMP KEVIN C + KATHLEEN E
14841 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0360
SHIMP KEVIN C + KATHLEEN E
14841 CALEB DR
FORT MYERS, FL 33908

34-45-23-03-0000I.0370
BACON BRETT +
2500 KEY CENTER
127 PUBLIC SQUARE
CLEVELAND, OH 44114

34-45-23-03-00000I.0380
CLARK RALPH W + CAROLYN B
6021 SANIBEL CAPTIVA RD
SANIBEL, FL 33957

34-45-23-04-00000.0220
KEE ANDREW M +
13950 BLENHEIM TRAIL RD
FORT MYERS, FL 33908

34-45-23-03-00000I.0390
LITCHFIELD JOHN T +
14801 CALEB DR
FORT MYERS, FL 33908

34-45-23-04-00000.0230
KEE ANDREW M + SAMANTHA
13940 BLENHEIM TRAIL RD
FORT MYERS, FL 33908

34-45-23-04-00000.0130
HEINRICH RICHARD J TR +
13921 BLENHEIM TRAIL RD
FORT MYERS, FL 33908

03-46-23-00-00001.0000
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

34-45-23-04-00000.0140
MCCLARY CECIL A +
13931 BLENHEIM TRAIL RD
FORT MYERS, FL 33908

03-46-23-00-00002.0000
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

34-45-23-04-00000.0150
GALLOWAY DAVID O + KAREN S
13941 BLENHEIM TRAIL RD
FORT MYERS, FL 33908

03-46-23-00-00003.0000
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

34-45-23-04-00000.0160
MARINO LOUIS J + NANCY L
13951 BLENHEIM TRL
FORT MYERS, FL 33908

34-45-23-01-0000B.0210
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD
FORT MYERS, FL 33908

34-45-23-04-00000.0170
TOLISANO VINCENT P
13961 BLENHEIM TRL
FORT MYERS, FL 33908

03-46-23-00-00004.0010
TIITF/REC + PARKS
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

34-45-23-04-00000.0180
FENN JOHN C + JANET D
13971 BLENHEIM TRAIL RD
FORT MYERS, FL 33908

03-46-23-00-00001.0010
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

34-45-23-04-00000.0190
SMITH SAMUEL H JR + HELEN R
13980 BLENHEIM TRAIL RD
FORT MYERS, FL 33908

03-46-23-00-00001.0020
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

34-45-23-04-00000.0200
DRIMOUSSIS ATHANASSIOS +
13960 BLENHEIM TRAIL RD
FORT MYERS, FL 33908

03-46-23-00-00003.0040
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

34-45-23-04-00000.D0CE
ST CHARLES HARBOUR HO ASSN
WW SCHOO MGT
9411 CYPRESS LAKE DR ST 2
FORT MYERS, FL 33919

34-45-23-03-00001.0300
VELOZ WILLIAM N
PO BOX 62107
FORT MYERS, FL 33906

02-46-23-00-00001.0000
CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD
FORT MYERS, FL 33908

34-45-23-L4-05000.0030
NICOLACI PASQUALE L + HUGUETTE
14770 CALEB DR
FORT MYERS, FL 33908

34-45-23-L4-05000.0020
NICOLACI PASQUALE L + HUGUETTE
14770 CALEB DR
FORT MYERS, FL 33908

34-45-23-L4-05000.0010
NICOLACI PASQUALE L + HUGUETTE
14770 CALEB DR
FORT MYERS, FL 33908

TABLE 1(b)
Year 2030 Allocation

Future Land Use Category		Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential By Future Land Use Category	Intensive Development				660	3	42		365		9	
	Central Urban	375	17		3,140		8,179		2,600			
	Urban Community	850	1,000		860	500	12,873			110	450	
	Suburban	2,488	1,975		1,200	675			6,690		1,700	
	Outlying Suburban	377				600			382		454	
	Sub-Outlying Suburban	45	25						140	66		950
	Commercial											
	Industrial	5	5		10							
	Public Facilities											
	University Community		850									
	Destination Resort Mixed Use Water Dependent	8										
	Burnt Store Marina Village											
	Industrial Interchange											
	General Interchange							15	31		6	30
	General Commercial Interchange											
	Industrial Commercial Interchange											
	University Village Interchange											
	Mixed Use Interchange											
	New Community											
	Airport											
	Tradeport											
	Rural		90			190	14		500	50	635	1,350
	Rural Community Preserve									3,100		
	Coastal Rural					1,300						
	Outer Island	1				45						
	Open Lands								45			1,800
	Density Reduction/ Groundwater Resource							4,000				2,100
	Conservation Lands Upland											
	Wetlands											
	Conservation Lands Wetland											
Unincorporated County Total Residential		4,104	3,962		5,870	3,313	21,108	4,015	10,753	3,326	3,254	6,230
Commercial		1,100	1,944		2,100	226	1,420	68	1,687	18	1,700	139
Industrial		320	450		900	64	300	7,246	554	5	87	5
Non Regulatory Allocations												
Public		3,550	3,059		3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500
Active AG						2,400		7,171	200	411	125	900
Passive AG						815		18,000	1,532	3,619	200	4,000
Conservation		9,306	2,969		188	14,767	1,541	31,359	1,317	336	5,068	864
Vacant		975	594		309	3,781	8,246	470	2,060	1,000	800	530
Total		19,355	12,978		12,867	27,466	47,904	80,329	22,103	10,201	18,234	14,168
Population Distribution (unincorporated Lee County)		34,538	36,963		58,363	13,265	163,543	1,270	71,001	6,117	25,577	8,760

GeoView Map

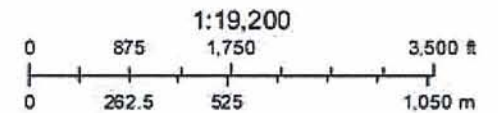


August 2, 2016

Future Land Use

- Wetlands - 45 acres
- Suburban - 0 acres

Eden Oak
Comprehensive Plan Amendment
Existing Future Land Use Map



GeoView Map

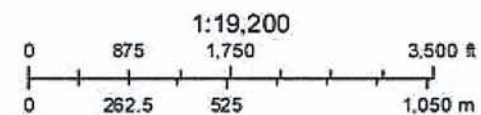


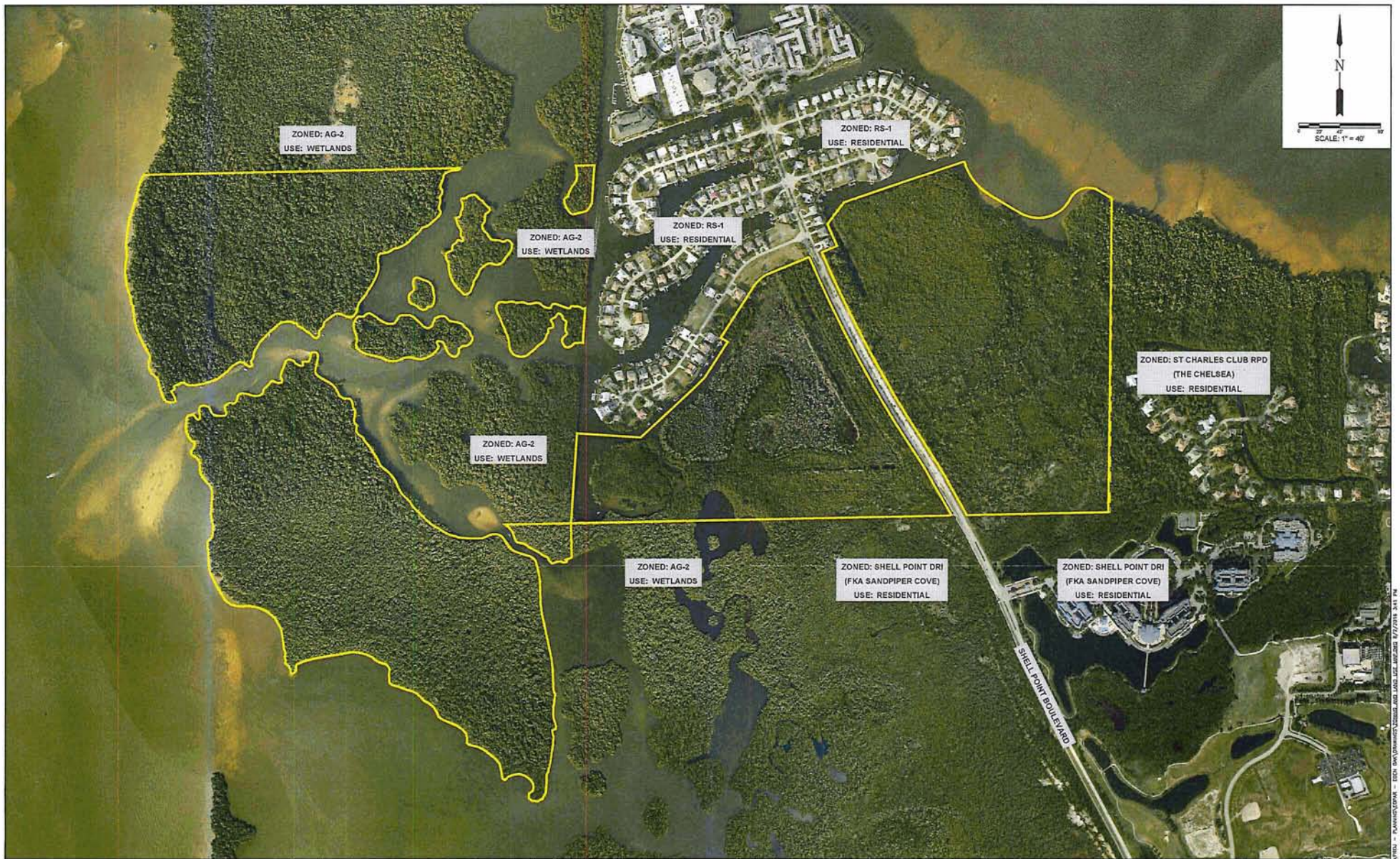
August 2, 2016

Future Land Use

- Sub-Outlying Suburban - 45 acres
- Wetlands - 0 acres
- Suburban - 0 acres

Eden Oak
Comprehensive Plan Amendment
Proposed Future Land Use Map

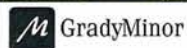




LEGEND

Revision	Date	Description

DESIGNED BY:	S.U.
DRAWN BY:	S.U.
APPROVED:	S.U.
JOB CODE:	D.M.A.
SCALE:	AS SHOWN



Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Assn. ES 0003151 Cert. of Assn. LA 0003151
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.699.4380

O. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134

EDEN OAK

AERIAL LOCATION MAP
 DATE AERIAL FLOWN: JAN 2016
 SOURCE: LEE COUNTY PROPERTY APPRAISER

MUNICIPALITY:	LEE COUNTY
REC./TOWNSHIP/BOX:	05/2005/000
DATE:	JAN/2016
SUBMITTAL TYPE:	SEA
SHEET	1 OF 1



LEGEND

Revision	Date	Description

DESIGNED BY:	S.U.
DRAWN BY:	S.U.
APPROVED:	D.W.A.
JOB CODE:	EOPAR
SCALE:	#####
By	

**GradyMinor**

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

EDEN OAK

AERIAL LOCATION MAP
DATE AERIAL FLOWN: JAN 2016
SOURCE: LEE COUNTY PROPERTY APPRAISER

MUNICIPALITY:	LEE COUNTY
SEC/TWNSHP/RNG	XX/XXS/XXE
DATE:	JULY2016
SUBMITTAL TYPE:	CPA
SHEET	1 OF 1

\\SGL\LOCAL FILES\PLANNING\PROJ - EDEN OAK\DRAWINGS\ZONING AND LAND USE\MAP\EDOE 8/2/2016 3:41 PM

Prepared by and return to:
James J. Wheeler, Esq.
Broad and Cassel
7777 Glades Road, Suite 300
Boca Raton, Florida 33434

Parcel Identification No.:

QUITCLAIM DEED

THIS QUIT CLAIM DEED, made and executed this 24th day of October, 2013, by **EDEN OAK PORT SANIBEL, LLC**, a Florida limited liability company, whose mailing address is 1443 Hurontario Street, Mississauga, ON L5G3H-5 CA ("Grantor") to **EDEN OAK I, LLC**, a Florida limited liability company, whose mailing address is 1443 Hurontario Street, Mississauga, ON L5G3H-5 CA ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, does hereby remise, release and quitclaim unto Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to certain real property located in Lee County, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging to or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the day and year set forth above.

Signed, sealed and delivered
in the presence of:

EDEN OAK PORT SANIBEL, LLC, a
Florida limited liability company

Print Name: ALEX PIZZIMENTI

Print Name: Don Parende

CANADA)
) ss.
PROVINCE OF ONTARIO)

By: 
Name: ROMAS KARTAVICIUS
Title: Managing Member

The foregoing instrument was acknowledged before me this 24 day of October, 2013, by Romas Kartavicius as Managing Member of EDEN OAK PORT SANIBEL, LLC, a Florida limited liability company, on behalf of the company. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

Notary Public

Name: Gerard B. Burch
Commission Expires: 12/1/78

Exhibit "A"

Parcel 3 (a/k/a Parcel 7)

All that part of Sections 3, 4, 9 & 10, Township 46 South, Range 23 East, Lee County, Florida, being more particularly described as follows:

Deed No. 17958 (Deed Book 117, page 264)

From Southeast corner of Section 3, Township 46 South, Range 23 East, run West along Section line 27 chains to Point of Beginning. Thence following the meander line of Section 8, as surveyed in June 1873, to an intersection with the Quarter Section Line 13.26 chains East of the West line of Section 3; thence South 49°20' West 70.22 chains, to an intersection with Quarter Section Line of Section 9, 5.76 chains South of North line of Section 9; thence in an Easterly direction following the meander line of Sections 9 and 10 as surveyed in June 1873, to Point of Beginning. Lying and being Sections 3, 4, 9 and 10 of Township 46 South, Range 23 East, Lee County, Florida;

LESS AND EXCEPT the following six (6) parcels:

- (1) The Northerly 90 acres of the above described submerged lands conveyed by the Trustees of the Internal Improvement Fund Deed No. 17958 (Deed Book 117, Page 264); the Southerly line of said 90 acres is parallel with Southerly line of said Section 3, being more particularly described in Deed recorded in Official Records Book 3173, Page 2679, Lee County, Florida;
- (2) Connie Mack Island Subdivision (Plat Book 9, Page 74);
- (3) Jonathan Harbour Subdivision (Plat Book 36, Pages 18 – 25);
- (4) Jonathan Harbour Unit II Subdivision (Plat Book 48, Pages 73 – 74);
- (5) Submerged lands lying beneath the mean high water line and adjacent to vacated Palm Avenue, and Jonathan Harbour, a Subdivision as recorded in Plat Book 36, at pages 18 through 25 of the Public Records of Lee County, Florida;

All that submerged land lying beneath the mean high water line lying within the following described tract or parcel of land:

From the Point of Beginning at the Northeast corner of Palm Drive (the point of beginning as described in a Plat of Connie Mack Island, a subdivision as recorded in Plat Book 9 at Page 74 of the Lee County, Florida Public Records); thence N 18°37'00" E, a distance of 50.00 feet; thence N 71°23'00" W, a distance of 123.16 feet; thence N 15°00'00" E, a distance of 94.90 feet; thence N 30°00'00" W, a distance of 180.00 feet; thence N 60°00'00" W, a distance of 350.00 feet; thence N 14°00'00" W, a distance of 480.00 feet; thence N 55°00'00" W, a distance of 285.00 feet; thence N 74°00'00" W, a distance of 950.00 feet; thence S 80°00'00" W, a distance of 470.00 feet; thence S 48°42'07" W, a distance of 285.67 feet; thence S 48°52'18" E, a distance of 51.57 feet to the most Northerly corner of Lot 29, of said Connie Mack Island Subdivision, thence S 58°36'00" E, a distance of 161.39 feet along a line common with the Northeasterly line

of said Lot 29 and Tract "T" of said Jonathan Harbour to the most Easterly corner of said Lot 29; thence Southerly along the line common to Tact "H" of said Jonathan Harbour and said Connie Mack Island Subdivision for the following calls: thence S 31°24'00" W, a distance of 200.00 feet to the point of curvature of a curve to the left, radius 330.47 feet, central angle 17°30'00"; thence Southerly along the arc of said curve a distance of 100.94 feet to the point of tangency; thence S 13°54'11" W, a distance of 84.77 feet to the point of curvature of a curve to the left, radius 163.55 feet, central angle 47°48'28"; thence Southerly along the arc of said curve a distance of 136.47 feet to the most easterly corner of Lot 24 of said Connie Mack Island Subdivision; thence S 56°05'30" W, a distance of 189 feet along the Southeasterly line of said Lot 24; thence S 63°12'46" W, a distance of 51.08 feet; thence S 38°34'40" E, a distance of 169.48 feet; thence S 82°00'00" E, a distance of 1400.00 feet; thence S 65°00'00" E, a distance of 220.00 feet; thence N 22°45'08" E, a distance of 50.00 feet; thence N 33°06'00" E, a distance of 170.88 feet along the line common with Lot 6 of said Connie Mack Island Subdivision and Tract "S" of said Jonathan Harbour to the most Northerly corner of said Lot 6; thence Southeasterly and Easterly along a line common with Tract "A" of said Jonathan Harbour and said Connie Mack Island Subdivision for the following calls: thence S 50°54'00" E, a distance of 139.00 feet to the point of curvature of a curve to the left, radius 175.45 feet, central angle 41°30'00", thence Easterly along the arc of said curve a distance of 127.08 feet to point of tangency; thence N 87°36'00" E, a distance of 165.00 feet to the point of curvature to the right, radius 271.51 feet, central angle 21°01'01"; thence Easterly along the arc of said curve a distance of 99.59 feet to the point of tangency; thence S 71°23'00" E, a distance of 93.00 feet; thence S 22°28'36" E, a distance of 66.35 feet; thence S 71°23'00" E, a distance of 145.00 feet; thence N 18°37'00" E, a distance of 100.00 feet to the Point of Beginning;

(6) Any portion of the above described lands which lies within the property described in Deed recorded in Official Records Book 3173, Page 2683, Public Records of Lee County, Florida.

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

W. Glenn Jensen, Esq.
ROETZEL & ANDRESS, LPA
420 South Orange Avenue, 7th Floor
Orlando, FL 32801
(407) 896-2224

MINIMUM DOCUMENTARY
STAMPS ARE REQUIRED
SINCE NO CONSIDERATION WAS
GIVEN FOR THIS CONVEYANCE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of 11th day of September, 2008, by
EDEN OAK FLORIDA, LLC, a Florida limited liability company, whose address is 1443
Hurontario Street, Mississauga, ON L5G 3H5 Canada (hereinafter referred to as the "Grantor"),
to **EDEN OAK SHELL POINT, LLC**, a Florida limited liability company, whose address is 1443
Hurontario Street, Mississauga, ON L5G 3H5 Canada (hereinafter referred to as the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include
all the parties to this instrument and the heirs, legal
representatives and assigns of individuals, and the successors
and assigns of corporations, partnerships [including joint
ventures], public bodies and quasi-public bodies.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS
(\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby
acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and
confirm unto the Grantee all that certain land situate in Lake County, Florida more particularly
described as follows:

See **Exhibit "A"** attached hereto and incorporated herein by this reference
(hereinafter referred to as the "Property").

TOGETHER with all of the Grantor's interest in and to all tenements, hereditaments,
easements and appurtenances, including riparian rights, if any, belonging or in anywise
appertaining to the Property.

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

AND the Grantor does hereby covenants with the Grantee that the Grantor is lawfully
seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and
convey this land; that the Grantor hereby specially warrants that title to the land is free from all
encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of
all persons claiming by, through, or under Grantor, but against none other; and that the Property
is free and clear of all encumbrances except for ad valorem taxes for 2008 and subsequent
years, and easements, restrictions, conditions and other matters of record; provided, however,

that reference herein shall not act to reimpose the same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized as of the day and year first above written.

Signed, sealed and delivered

EDEN OAK FLORIDA, LLC, a Florida limited liability company

Signature [Signature]
Donna Leong

Print Name/Type Name

Signature [Signature]

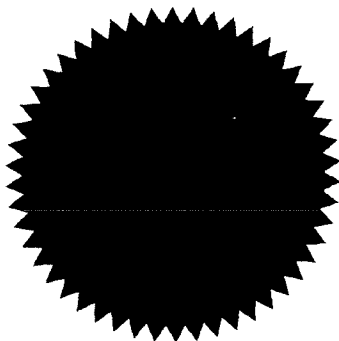
Michelle D. Lena
Print/Type Name

By: [Signature]
Name: Romas Kartavicius
Title: Manager

CANADA
PROVINCE OF ONTARIO

THE FOREGOING INSTRUMENT was acknowledged before me this 11TH day of September, 2008, by Romas Kartavicius, as Manager of **EDEN OAK FLORIDA, LLC**, a Florida limited liability company, who ☒ is personally known to me or [] produced _____ as identification, and that he acknowledged executing the same on behalf of said bank in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said bank.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of September, 2008.



[Signature]
Notary Signature
Print/Type Name: Gerard C. Borean

EXHIBIT "A"

East Side Parcel 34-45-23-00-00001.0060

A parcel of land lying in Section 34, Township 45 South, Range 23 East, Lee County, Florida, which parcel is described as follows:

Beginning at the Southwest corner of said Section 34, thence run N 03°44'40" E along the West line of said Section 34 for 1240.51 feet to the Southwest corner of Palm Acres, Unit 2, recorded in Plat Book 25 at Page 136 of the Public Records of Lee County, Florida; thence run S 86°15'20" E along the Southerly line of said Palm Acres for 488.43 feet; thence run N 32°42'37" E along said Southerly line for 1142.43 feet; thence run N 71°14'20" E along said Southerly line and along the Easterly prolongation of said Southerly line for 549.91 feet to a point on the Northeasterly right of way of Shell Point Boulevard, said point also being on the arc of a curve; thence run Southeasterly along said Northeasterly line of Shell Point boulevard on the arc of a curve to the left with a radius of 9478.88 feet (chord bearing S 21°38'36" E chord distance of 193.42 feet) for 193.42 feet to the Southwest corner of Palm Acres, Unit 1, recorded in Plat Book 25 at Page 68, of the Public Records of Lee County, Florida; thence run N 67°46'20" E along the Southerly line of said Palm Acres, Unit 1 for 120 feet; thence run N 36°44'20" E along said Southerly line for 204.64 feet; thence run N 71°14'20" E along said Southerly line for 933.56 feet to a point on an established bulkhead line; thence run Southeasterly along said bulkhead line, on a curve to the left with a radius of 400.00 feet (chord bearing S 36°44'10" E chord distance of 302.95 feet) for 310.71 feet to a point of tangency; thence run S 58°59'20" E along said bulkhead line for 271.04 feet to a point of curvature; thence run Southeasterly, Easterly, and Northeasterly along said bulkhead line on the arc of a curve to the left of radius 260.00 feet (chord bearing N 37°54'50" E chord distance 380.91 feet) for 427.45 feet to a point of reverse curvature; thence run Northeasterly, Easterly, and Southeasterly along said bulkhead line on the arc of a curve to the right of radius 150.00 feet (chord bearing N 73°54'50" E chord distance of 219.76 feet) for 246.61 feet to a point of tangency; thence run S 58°59'20" E for 110.00 feet to a point on the West line of the East half (E 1/2) of the Southeast quarter (SE 1/4) of said Section 34, thence run S 00°35'30" W for 2322.00 feet along the aforementioned fractional section line to the South line of said Section 34; thence run S 88°51'30" W along the South line of said Section 34 for 3970.35 feet to the Point of Beginning;

LESS AND EXCEPTING THEREFROM the lands described in Official Records Book 1050, at page 436, Public Records of Lee County, Florida, more particularly described as follows: Beginning at the Southwest corner of said Section 34, thence run N 03°44'40" E along the West line of said Section 34, for 256.98 feet; thence run N 88°51'30" E on a line parallel to the South line of said Section 34, for 2640.03 feet to a point on the Westerly line of Shell Point Boulevard; thence run Southeasterly along said Westerly line on the arc of a curve concave Southwesterly with a radius of 8673.74 feet (chord bearing S 29°47'52" E chord distance of 291.79 feet) for 291.80 feet to a point on the South line said Section 34; thence run S 88°51'30" W along said South line for 2801.85 feet to the Point of Beginning; and

LESS AND EXCEPTING THEREFROM the following described parcel: From said Southwest corner of said Unit No. 2 of Palm Acres, run S 03°44'40" W along the West line of said Section 34 for 575.00 feet; thence run S 86°15'20" E for 470.00 feet; thence run N 46°50'16" E for 645.92 feet; thence run N 32°42'37" E for 789.88 feet; thence run N 67°37'09" E for 400 feet

more or less to an intersection with the Southwesterly line of Shell Point Boulevard; thence run Northwesterly along said Southwesterly line for 440 feet more or less to the Southerly line of said Unit No. 2 to the Point of Beginning; and

LESS AND EXCEPTING THEREFROM the following described parcel: A parcel of land lying in Section 34, Township 45 South, Range 23 East, Lee County, Florida, which parcel is described as follows: Beginning at the Southwest corner of Lot 21, Block B, Unit No. 1, Palm Acres, according to the plat recorded in Plat Book 25, at Page 68, of the Public Records of Lee County, Florida, run Southeasterly along the Northeasterly line of Shell Point Boulevard for 90 feet; thence run N 67°46'20" E for 120.00 feet more or less to the waters of a waterway; thence run Northwesterly along said waters to an intersection with the Southeasterly line of said Unit No. 1; thence run S 67°46'20" W to the Point of Beginning; and

LESS AND EXCEPTING THEREFROM a parcel of land lying in Section 34, Township 45 South, Range 23 East, Lee County, Florida, described as follows: From the Southwest corner of Lot 21, Block B, Unit 1, Palm Acres, according to the plat recorded in Plat Book 25, at Page 68, of the Public Records of Lee County, Florida, run Southeasterly along the Northeasterly line of Shell Point Boulevard for 90 feet to the Point of Beginning of the lands herein described. From said Point of Beginning continue Southeasterly along said Northeasterly line for 90.00 feet; thence run N 67°46'20" E for 120.00 feet; more or less, to the waters of a waterway, thence run Northwesterly along said waters to an intersection with a line bearing N 67°46'20" E passing through the Point of Beginning; thence S 67°46'20" W along said line to the Point of Beginning; and

LESS AND EXCEPTING all remaining property lying Westerly of Shell Point Boulevard.

AND

A tract or parcel of land lying in the South half (S 1/2) of Section 34, Township 45 South, Range 23 East, Lee County, Florida, more particularly described as follows:

Beginning at the Southwest corner of said Section 34, thence run N 03°44'40" E along the West line of said Section 34 for 256.98 feet; thence run N 88°51'30" E on a line parallel to the South line of said Section 34 for 2640.03 feet to a point on the Westerly line of Shell Point Boulevard; thence run Southeasterly along said Westerly line on the arc of a curve concave Southwesterly with a radius of 8673.74 feet (chord bearing S 29°47'52" E - chord distance of 291.79 feet) for 291.80 feet to a point on the South line said Section 34; thence S 88°51'30" W along said South line for 2801.85 feet to the Point of Beginning.

PROPERTY DESCRIPTION

PARCEL A
A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 23 EAST, LEE COUNTY FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, SOUTH 88°50'12" WEST, A DISTANCE OF 2,370.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 88°50'12" WEST, A DISTANCE OF 11.26 FEET TO A POINT ON THE RIGHT-OF-WAY OF SHELL POINT BOULEVARD, THE SAME BEING A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; THENCE RUN ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) NORTHWESTERLY 653.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,773.74 FEET, A CENTRAL ANGLE OF 04°15'58", (CHORD BEARING NORTH 30°39'47" WEST, A DISTANCE OF 653.13 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; 2) THENCE NORTHWESTERLY 1,562.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 9,478.88 FEET, A CENTRAL ANGLE OF 09°26'38", (CHORD BEARING NORTH 28°04'27" WEST, A DISTANCE OF 1,560.59 FEET) TO A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3412, PAGE 2543, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG SAID BOUNDARY, NORTH 67°43'26" EAST, A DISTANCE OF 120.02 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; THENCE SOUTHEASTERLY 380.98 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 9,358.88 FEET, A CENTRAL ANGLE OF 02°19'57", (CHORD BEARING SOUTH 24°31'56" EAST, A DISTANCE OF 380.95 FEET); THENCE NORTH 76°31'43" EAST, A DISTANCE OF 48.14 FEET; THENCE NORTH 76°32'03" EAST, A DISTANCE OF 23.63 FEET; THENCE SOUTH 23°13'52" EAST, A DISTANCE OF 24.37 FEET; THENCE SOUTH 05°50'09" WEST, A DISTANCE OF 22.78 FEET; THENCE SOUTH 02°04'46" EAST, A DISTANCE OF 270.57 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 26.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 25°38'32", (CHORD BEARING SOUTH 14°54'02" EAST, A DISTANCE OF 26.19 FEET) TO A POINT ON A COMPOUND CURVE TO THE LEFT; THENCE SOUTHEASTERLY 834.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 9,420.88 FEET, A CENTRAL ANGLE OF 05°04'28", (CHORD BEARING SOUTH 30°15'32" EAST, A DISTANCE OF 834.10 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 215.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,831.71 FEET, A CENTRAL ANGLE OF 01°23'53", (CHORD BEARING SOUTH 32°05'49" EAST, A DISTANCE OF 215.49 FEET) TO A POINT ON A COMPOUND CURVE TO THE RIGHT; THENCE SOUTHERLY 31.24 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°29'27", (CHORD BEARING SOUTH 13°20'51" WEST, A DISTANCE OF 28.16 FEET); THENCE SOUTH 58°05'34" WEST, A DISTANCE OF 28.20 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 424.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,783.22 FEET, A CENTRAL ANGLE OF 02°46'12", (CHORD BEARING SOUTH 29°52'49" EAST, A DISTANCE OF 424.59 FEET) TO THE POINT OF BEGINNING.

CONTAINING 3.55 ACRES, MORE OR LESS.

PARCEL B
A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 23 EAST, LEE COUNTY FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, SOUTH 88°50'12" WEST, A DISTANCE OF 2,494.29 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 88°50'12" WEST, A DISTANCE OF 11.28 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; THENCE NORTHWESTERLY 232.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,663.23 FEET, A CENTRAL ANGLE OF 01°32'17", (CHORD BEARING NORTH 29°40'31" WEST, A DISTANCE OF 232.53 FEET); THENCE SOUTH 63°14'55" WEST, A DISTANCE OF 140.02 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE WESTERLY 404.43 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 489.29 FEET, A CENTRAL ANGLE OF 47°21'31", (CHORD BEARING NORTH 85°00'19" WEST, A DISTANCE OF 393.02 FEET);

PROPERTY DESCRIPTION (CONTINUED)

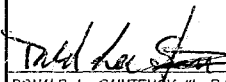
THENCE NORTH 59°31'43" WEST, A DISTANCE OF 172.71 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHWESTERLY 58.61 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 121.00 FEET, A CENTRAL ANGLE OF 27°45'09", (CHORD BEARING NORTH 45°39'08" WEST, A DISTANCE OF 58.04 FEET); THENCE NORTH 31°46'34" WEST, A DISTANCE OF 32.12 FEET; THENCE NORTH 26°09'45" WEST, A DISTANCE OF 13.85 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE NORTHWESTERLY 33.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 18°31'36", (CHORD BEARING NORTH 31°43'31" WEST, A DISTANCE OF 33.80 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT; THENCE WESTERLY 8.65 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 99°05'18", (CHORD BEARING NORTH 72°00'22" WEST, A DISTANCE OF 7.61 FEET); THENCE SOUTH 58°26'59" WEST, A DISTANCE OF 158.16 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 8.03 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 91°58'55", (CHORD BEARING NORTH 75°33'33" WEST, A DISTANCE OF 7.19 FEET); THENCE NORTH 29°34'06" WEST, A DISTANCE OF 184.57 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; THENCE NORTHWESTERLY 2.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 25°32'30", (CHORD BEARING NORTH 42°20'17" WEST, A DISTANCE OF 2.21 FEET); THENCE SOUTH 71°45'39" WEST, A DISTANCE OF 114.65 FEET; THENCE SOUTH 73°45'08" WEST, A DISTANCE OF 103.31 FEET; THENCE NORTH 84°10'10" WEST, A DISTANCE OF 403.18 FEET; THENCE SOUTH 86°56'04" WEST, A DISTANCE OF 81.62 FEET; THENCE SOUTH 84°19'07" WEST, A DISTANCE OF 25.18 FEET; THENCE SOUTH 88°36'28" WEST, A DISTANCE OF 3.21 FEET; THENCE SOUTH 89°14'52" WEST, A DISTANCE OF 18.62 FEET; THENCE SOUTH 87°21'51" WEST, A DISTANCE OF 4.26 FEET; THENCE SOUTH 88°20'07" WEST, A DISTANCE OF 33.89 FEET; THENCE NORTH 87°53'32" WEST, A DISTANCE OF 26.68 FEET; THENCE NORTH 86°01'13" WEST, A DISTANCE OF 60.26 FEET; THENCE NORTH 72°33'51" WEST, A DISTANCE OF 63.50 FEET; THENCE NORTH 51°56'07" WEST, A DISTANCE OF 3.08 FEET; THENCE NORTH 48°20'10" WEST, A DISTANCE OF 38.33 FEET; THENCE NORTH 47°16'43" WEST, A DISTANCE OF 39.98 FEET; THENCE NORTH 38°55'10" WEST, A DISTANCE OF 8.99 FEET; THENCE NORTH 22°46'57" WEST, A DISTANCE OF 25.65 FEET; THENCE NORTH 21°31'35" WEST, A DISTANCE OF 22.35 FEET; THENCE NORTH 43°04'09" WEST, A DISTANCE OF 133.54 FEET TO A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN INSTRUMENT NUMBER 2014000143307, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG SAID BOUNDARY FOR THE FOLLOWING SIX (6) COURSES AND DISTANCES, 1) NORTH 46°55'51" EAST, A DISTANCE OF 543.59 FEET; 2) THENCE NORTH 32°48'12" EAST, A DISTANCE OF 314.25 FEET; 3) THENCE NORTH 57°11'48" WEST, A DISTANCE OF 59.99 FEET; 4) THENCE NORTH 32°48'12" EAST, A DISTANCE OF 444.23 FEET TO A POINT ON A CURVE TO THE RIGHT; 5) THENCE NORTHEASTERLY 155.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 34°54'32", (CHORD BEARING NORTH 50°15'28" EAST, A DISTANCE OF 152.97 FEET); 6) THENCE NORTH 67°42'44" EAST, A DISTANCE OF 313.50 FEET TO A POINT ON THE RIGHT-OF-WAY OF SHELL POINT BOULEVARD, THE SAME BEING A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; THENCE RUN ALONG SAID RIGHT-OF-WAY FOR ALL OF THE REMAINING COURSES AND DISTANCES BACK TO THE POINT OF BEGINNING, SOUTHEASTERLY 1,584.48 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 9,578.88 FEET, A CENTRAL ANGLE OF 09°28'39", (CHORD BEARING SOUTH 28°03'26" EAST, A DISTANCE OF 1,582.67 FEET) TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 593.99 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,673.74 FEET, A CENTRAL ANGLE OF 03°55'25", (CHORD BEARING SOUTH 30°50'03" EAST, A DISTANCE OF 593.87 FEET) TO THE POINT OF BEGINNING.

CONTAINING 41.43 ACRES, MORE OR LESS.

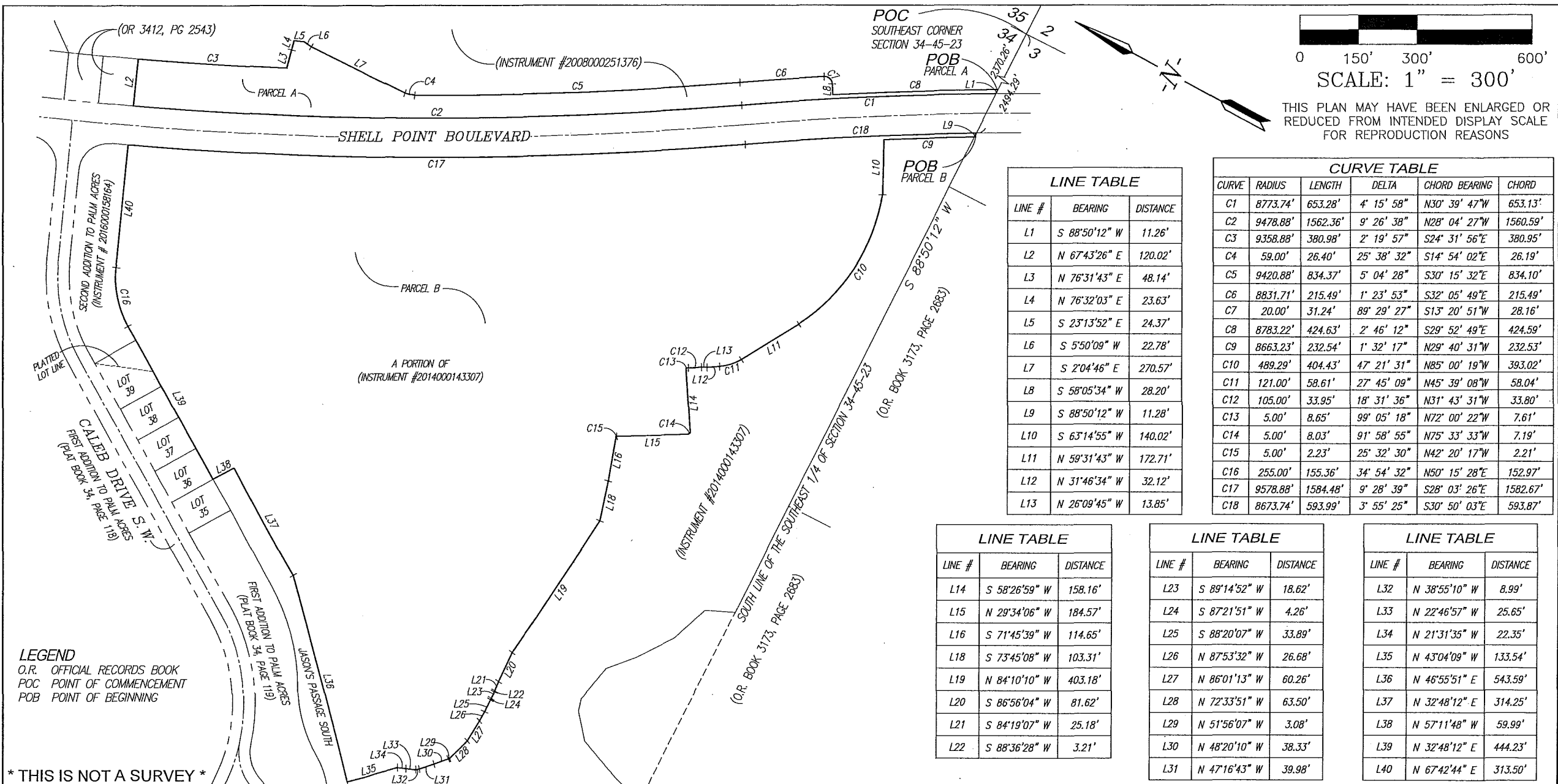
NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 45, RANGE 23 EAST, LEE COUNTY, FLORIDA, AS BEING S 88°50'12" W.
2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.
4. NOT COMPLETE WITHOUT SHEETS 1-2 OF 2

* THIS IS NOT A SURVEY *

DRAWN BY: KJG		 GradyMinor Civil Engineers • Land Surveyors • Planners • Landscape Architects Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380	Q. Grady Minor and Associates, P.A. 3800 Via Del Rey Bonita Springs, Florida 34134		SKETCH AND DESCRIPTION		8/10/16 DATE SIGNED  DONALD L. SAINTENY III, P.S.M. FL LICENSE #6761 FOR THE FIRM
CHECKED BY: DLS					EDEN OAK		
JOB CODE: EOPAR					PARCEL OF LAND		
SCALE: N/A					LYING IN		
DATE: 8 AUGUST 2016					SECTION 34, TOWNSHIP 45 SOUTH, RANGE 23 EAST		
FILE: 16-112-L&S					LEE COUNTY, FLORIDA		
SHEET: 1 of 2							

C:\SURVEY\PROJECT SURVEY 2016\112 - EDEN OAK (SHELL POINT)\SURVEY\16-112-L&S.DWG



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 88°50'12" W	11.26'
L2	N 67°43'26" E	120.02'
L3	N 76°31'43" E	48.14'
L4	N 76°32'03" E	23.63'
L5	S 23°13'52" E	24.37'
L6	S 5°50'09" W	22.78'
L7	S 2°04'46" E	270.57'
L8	S 58°05'34" W	28.20'
L9	S 88°50'12" W	11.28'
L10	S 63°14'55" W	140.02'
L11	N 59°31'43" W	172.71'
L12	N 31°46'34" W	32.12'
L13	N 26°09'45" W	13.85'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	8773.74'	653.28'	4° 15' 58"	N30° 39' 47"W	653.13'
C2	9478.88'	1562.36'	9° 26' 38"	N28° 04' 27"W	1560.59'
C3	9358.88'	380.98'	2° 19' 57"	S24° 31' 56"E	380.95'
C4	59.00'	26.40'	25° 38' 32"	S14° 54' 02"E	26.19'
C5	9420.88'	834.37'	5° 04' 28"	S30° 15' 32"E	834.10'
C6	8831.71'	215.49'	1° 23' 53"	S32° 05' 49"E	215.49'
C7	20.00'	31.24'	89° 29' 27"	S13° 20' 51"W	28.16'
C8	8783.22'	424.63'	2° 46' 12"	S29° 52' 49"E	424.59'
C9	8663.23'	232.54'	1° 32' 17"	N29° 40' 31"W	232.53'
C10	489.29'	404.43'	47° 21' 31"	N85° 00' 19"W	393.02'
C11	121.00'	58.61'	27° 45' 09"	N45° 39' 08"W	58.04'
C12	105.00'	33.95'	18° 31' 36"	N31° 43' 31"W	33.80'
C13	5.00'	8.65'	99° 05' 18"	N72° 00' 22"W	7.61'
C14	5.00'	8.03'	91° 58' 55"	N75° 33' 33"W	7.19'
C15	5.00'	2.23'	25° 32' 30"	N42° 20' 17"W	2.21'
C16	255.00'	155.36'	34° 54' 32"	N50° 15' 28"E	152.97'
C17	9578.88'	1584.48'	9° 28' 39"	S28° 03' 26"E	1582.67'
C18	8673.74'	593.99'	3° 55' 25"	S30° 50' 03"E	593.87'

LINE TABLE		
LINE #	BEARING	DISTANCE
L14	S 58°26'59" W	158.16'
L15	N 29°34'06" W	184.57'
L16	S 71°45'39" W	114.65'
L18	S 73°45'08" W	103.31'
L19	N 84°10'10" W	403.18'
L20	S 86°56'04" W	81.62'
L21	S 84°19'07" W	25.18'
L22	S 88°36'28" W	3.21'

LINE TABLE		
LINE #	BEARING	DISTANCE
L23	S 89°14'52" W	18.62'
L24	S 87°21'51" W	4.26'
L25	S 88°20'07" W	33.89'
L26	N 87°53'32" W	26.68'
L27	N 86°01'13" W	60.26'
L28	N 72°33'51" W	63.50'
L29	N 51°56'07" W	3.08'
L30	N 48°20'10" W	38.33'
L31	N 47°16'43" W	39.98'

LINE TABLE		
LINE #	BEARING	DISTANCE
L32	N 38°55'10" W	8.99'
L33	N 22°46'57" W	25.65'
L34	N 21°31'35" W	22.35'
L35	N 43°04'09" W	133.54'
L36	N 46°55'51" E	543.59'
L37	N 32°48'12" E	314.25'
L38	N 57°11'48" W	58.99'
L39	N 32°48'12" E	444.23'
L40	N 67°42'44" E	313.50'

LEGEND
O.R. OFFICIAL RECORDS BOOK
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

* THIS IS NOT A SURVEY *

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	EOPAR
SCALE:	1" = 300'
DATE:	8 AUGUST 2016
FILE:	16-112-L&S
SHEET:	2 of 2



GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION	
EDEN OAK A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 23 EAST LEE COUNTY, FLORIDA	
NOT COMPLETE WITHOUT SHEETS 1-2 OF 2	

G:\SURVEY\PROJECT SURVEY 2016\112 - EDEN OAK (SHELL POINT)\SURVEY\16-112-L&S.DWG

2016 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L08000083059

Entity Name: EDEN OAK I, LLC

Current Principal Place of Business:

1443 HURONTARIO STREET
MISSISSAUGA, ON L5G 3-H5

Current Mailing Address:

1443 HURONTARIO STREET
MISSISSAUGA, ON L5G 3-H5 CA

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

B & C CORPORATE SERVICE CENTRAL FLA., INC.
390 NORTH ORANGE AVENUE, SUITE 1400
ORLANDO, FL 32801 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name KARTAVICIUS, ROMAS
Address 1443 HURONTARIO STREET
City-State-Zip: MISSISSAUGA, ONT., CANADA

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROMAS KARTAVICIUS

PRESIDENT

04/11/2016

Electronic Signature of Signing Authorized Person(s) Detail

Date

L08000083059

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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DATE: 04-07-2011

NAME: EDEN OAK-SHELL POINT LLC

TYPE OF FILING: ARTICLES OF AMENDMENT

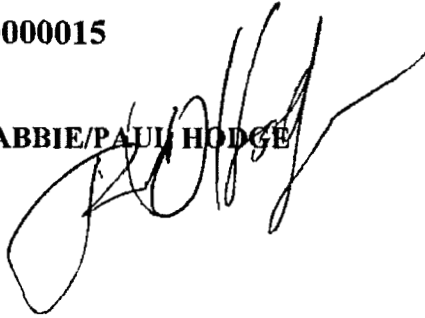
COST: \$60

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TALLAHASSEE, FLORIDA

RETURN: CERTIFIED COPY & CERTIFICATE OF STATUS

ACCOUNT: FCA000000015

AUTHORIZATION: ABBIE/PAUL HODGE



COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: EDEN OAK SHELL POINT, LLC
Name of Limited Liability Company

FILED STATE
SECRETARY OF CORPORATIONS
11 APR -7 PM 1:54

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

ROMAS KARTAVICIUS

Name of Person

EDEN OAK SHELL POINT, LLC

Firm/Company

1443 HURONTARIO STREET

Address

MISSISSAUGA, ONTARIO, L5G 3H5 CANADA

City/State and Zip Code

ROMAS@EDENOAK.COM

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

ROMAS KARTAVICIUS

Name of Person

at (416)

936-0141

Area Code & Daytime Telephone Number

Enclosed is a check for the following amount:

☐ \$25.00 Filing Fee

☐ \$30.00 Filing Fee &
Certificate of Status

☐ \$55.00 Filing Fee &
Certified Copy
(additional copy is enclosed)

☒ \$60.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

MAILING ADDRESS:

Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

STREET/COURIER ADDRESS:

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF

EDEN OAK SHELL POINT, LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
11 APR -7 PM 1:54

The Articles of Organization for this Limited Liability Company were filed on September 2, 2008 and assigned
Florida document number L08000083059.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

EDEN OAK I, LLC

The new name must be distinguishable and end with the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

B & C Corporate Services of Central Florida, Inc.

New Registered Office Address:

390 N. Orange Avenue, Suite 1400

Enter Florida street address

Orlando

Florida

32801

City

Zip Code

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

By: Holly Collins

If Changing Registered Agent, Signature of New Registered Agent

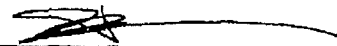
If amending the Managers or Managing Members on our records, enter the title, name, and address of each Manager or Managing Member being added or removed from our records:

MGR = Manager
MGRM = Managing Member

Title	Name	Address	Type of Action
			☐ Add ☐ Remove
			☐ Add ☐ Remove
			☐ Add ☐ Remove
			☐ Add ☐ Remove
			☐ Add ☐ Remove
			☐ Add ☐ Remove

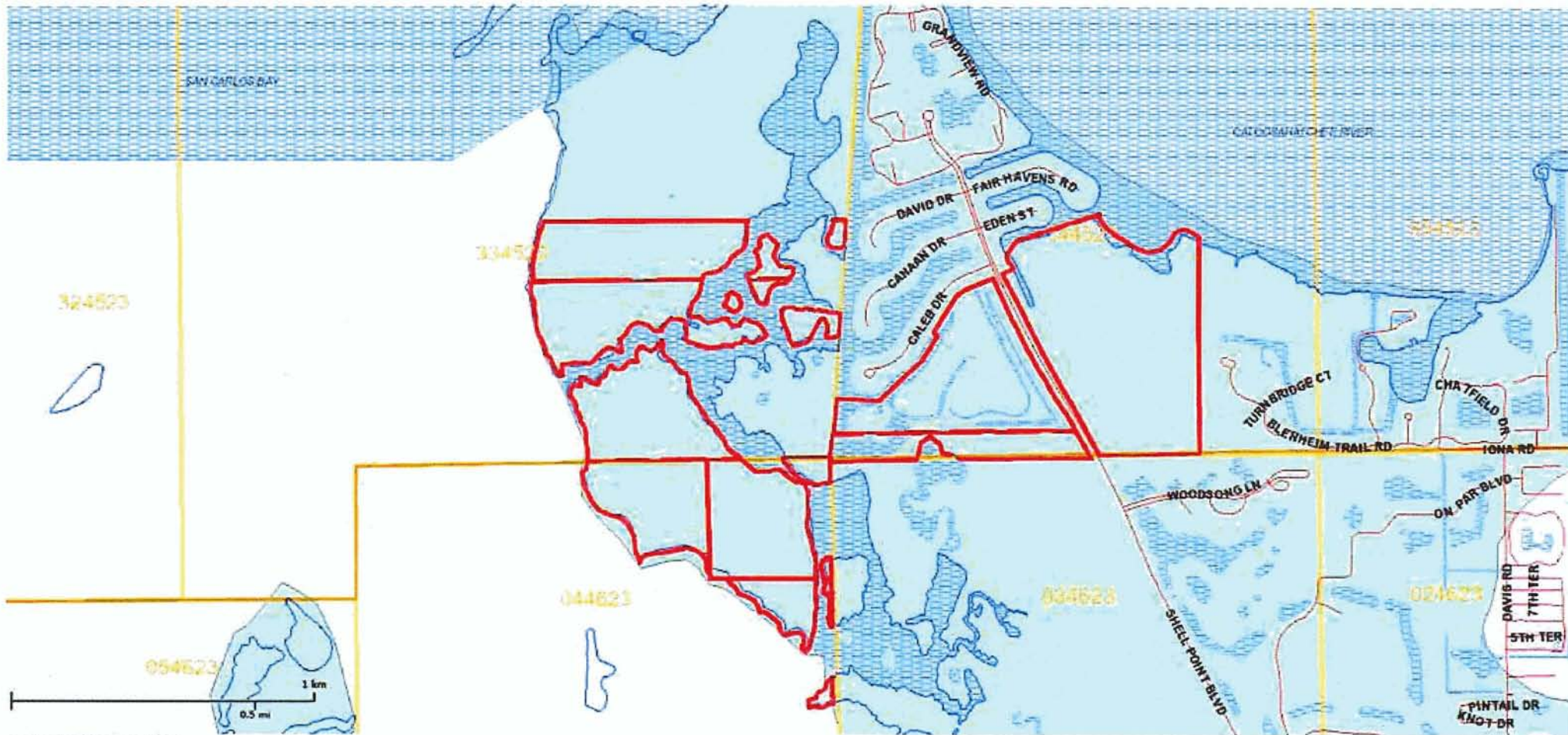
D. If amending any other information, enter change(s) here: (Attach additional sheets, if necessary.)

Dated April 7, 2011


Signature of a member or authorized representative of a member

ROMAS KARTAVICIUS
Typed or printed name of signer

EDEN OAKS
ARCHAEOLOGICAL SENSITIVITY MAP



-  SUBJECT PROPERTY
-  SENSITIVITY LEVEL 2

JMB TRANSPORTATION ENGINEERING, INC.
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

TRAFFIC IMPACT STATEMENT

For

Eden Oak
(Shell Pointe Boulevard, Lee County, Florida)

June 6, 2016

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.

4711 7TH AVENUE SW
NAPLES, FLORIDA 34119

(239) 227-2355

CERTIFICATE OF AUTHORIZATION NO. 27830

(PROJECT NO. 160512)

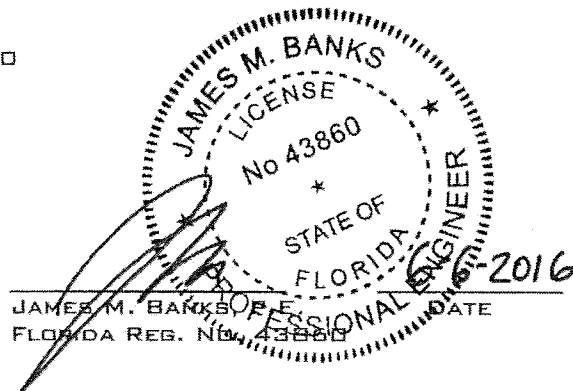


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Conclusions

Road Impact Mitigation Requirements

Based upon the findings and conclusions of this report, it was determined that Eden Oak will not have a significant impact upon the surrounding road network. It was verified that all roadways, within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with the development of the proposed 55 single-family dwelling units and the network will continue to operate at acceptable levels of service for project build-out traffic conditions. Furthermore, the report concludes that the project will not create any transportation deficiencies that need to be mitigated.

Site-Related Roadway Improvements

Turn Lane - Turn lane warrants at the site's access on Shell Pointe Boulevard will be evaluated at the time of seeking final development permits.

Concurrency Review

Shell Pointe Boulevard is classified as a two-lane undivided collector having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 860 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Shell Pointe Boulevard will have a project build-out traffic demand of 338 vphpd and a v/c ratio of 0.39.

McGregor Boulevard is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 1,960 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, McGregor Boulevard (west of Shell Pointe Boulevard) will have a project build-out traffic demand of 1,500 vphpd and a v/c ratio of 0.77; McGregor Boulevard (east of Shell Pointe Boulevard) will have a project build-out traffic demand of 1,082 vphpd and a v/c ratio of 0.55.

As such, this project will be consistent with the criteria of the Concurrency Management Policy.

Purpose of Report

The following report has been prepared pursuant to the criteria set forth by the Traffic Impact Statement Guidelines as set forth by the Lee County Government for project's seeking zoning approval. This report provides an in-depth evaluation of the potential transportation related impacts which may occur as a result of developing Eden Oak.

Scope of Project

Eden oak is a planned residential development which will consist of 55 single-family dwelling units at completion. The site is located along Shell Pointe Boulevard and it is situated about 1.5 miles north of McGregor Boulevard, within Lee County.

TABLE A
Eden Oak Proposed Land Use

Proposed Land Use	Size
Single-Family	55 d.u.'s

Project Generated Traffic

Traffic which can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 9th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. In referencing the Trip Generation Manual, it was concluded that Land Use Code "Single-Family Detached Housing" (LUC 210) was the most appropriate use in order to estimate the project traffic.

Table 1 (see page A-3) provides a detail of the calculations that were performed in estimating the site-generated trips, and the results are summarized below in Table B.

TABLE B
(Summation of Table 1)

	Daily Trips	AM Peak Hour	PM Peak Hour
55 Single-Family	606	48	61

The report finds that the project will generate less than 100 trip ends during the highest peak hour. As such, the Report investigated the traffic impacts associated with the project based upon the criteria set forth by the Lee County Traffic Impact Statement Guidelines for developments generating "Less Than 100 Trips".

Existing + Committed Roadway Conditions

Shell Pointe Boulevard is classified as a two-lane undivided collector having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 860 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy.

McGregor Boulevard is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 1,960 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy.

Project Generated Traffic Distribution

The project's traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress, current and future traffic patterns in the area, and proximity of supporting land uses, such as business, retail and medical uses. Table 2A and Figure 2 provide a detail of the resultant traffic distributions based on a percentage basis and traffic volume.

Area of Significant Impact

The area of significant impact was determined based upon Lee County's 10% criteria (i.e., if the project's traffic is 10% or more of a roadway's adopted level of service LOS C capacity, then the project has a significant impact upon that link). Table 2A describes the project traffic distributions and the level of impact on the surrounding roadways. As shown, no roads will be impacted by 10% or greater than its adopted level of service. Therefore, Shell Pointe Boulevard and McGregor Boulevard were the only roads that were considered to be impacted by the project

Project Build-Out Conditions

In order to establish project build-out traffic conditions, the project traffic was added to the forecasted 2021 background build-out traffic volumes. The annual growth rate for all roads within the project's area of impact was estimated to be 2% per year, which was used to forecast future traffic conditions. Table 2B provides a detail of the existing and 2021 background traffic conditions. Table 2C reflects the 2021 background plus project traffic conditions. Table 2C describes the traffic volumes based upon the 100th highest hour peak direction demand along Shell Pointe Boulevard and McGregor Boulevard, as well as the roads' level of service. As determined, both impacted roadways will continue to operate at acceptable levels of service at project build-out conditions.

Concurrency Review

Shell Pointe Boulevard is classified as a two-lane undivided collector having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 860 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Shell Pointe Boulevard will have a project build-out traffic demand of 338 vphpd and a v/c ratio of 0.39.

McGregor Boulevard is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 1,960 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, McGregor Boulevard (west of Shell Pointe Boulevard) will have a project build-out traffic demand of 1,500 vphpd and a v/c ratio of 0.77; McGregor Boulevard (east of Shell Pointe Boulevard) will have a project build-out traffic demand of 1,082 vphpd and a v/c ratio of 0.55.

As such, this project will be consistent with the criteria of the Concurrency Management Policy.

APPENDIX

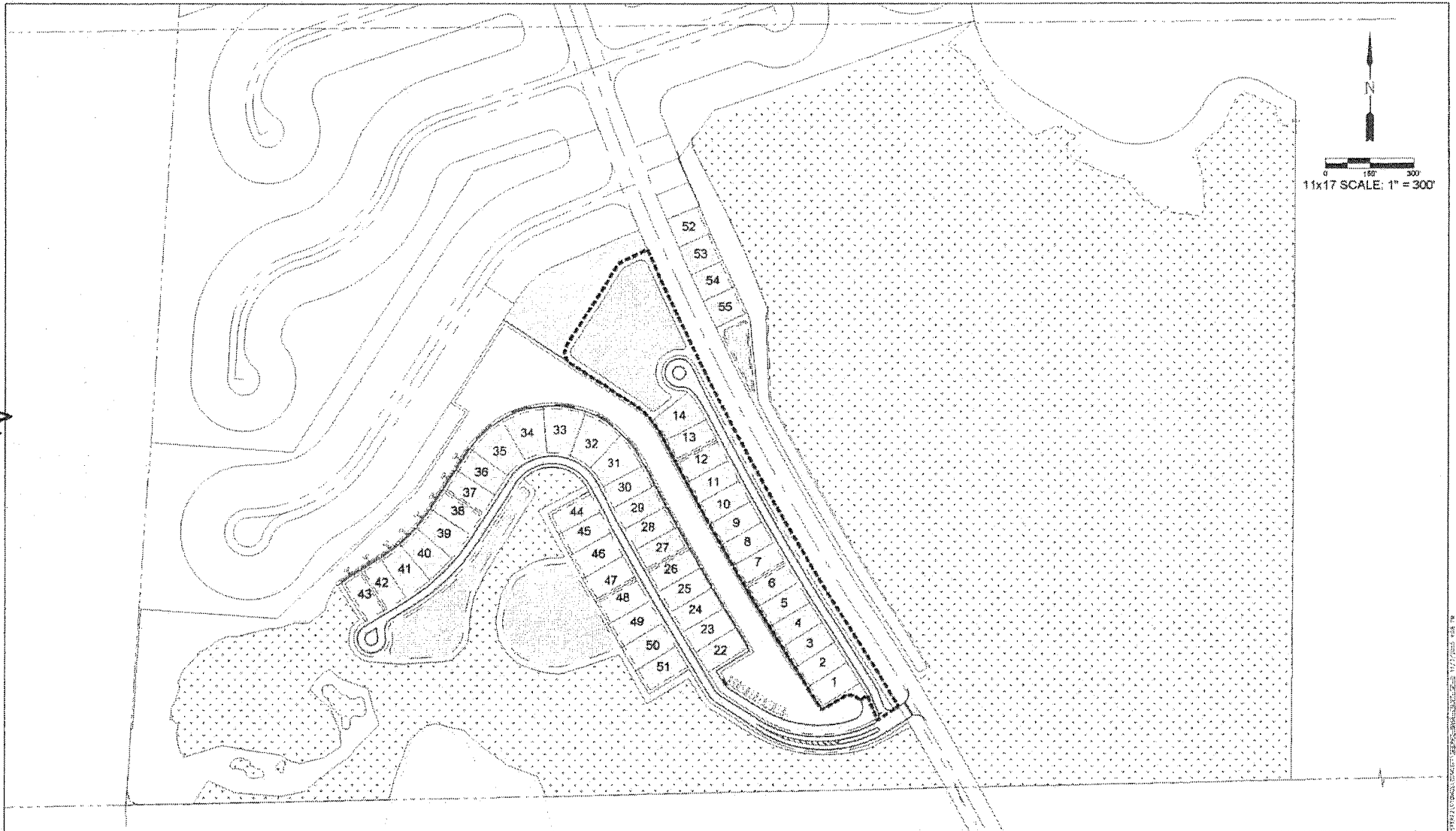
Master Concept Plan

Figures 1 & 2

Tables 1 thru 2C

Support Documents

AI



LEGEND [Symbol] [Description] [Symbol] [Description] [Symbol] [Description]		DESIGNED BY: [Name] DRAWN BY: [Name] APPROVED: [Signature] FOR USE: [Name] SCALE: 1" = 300' DATE: [Date]		GradyMinor Civil Engineers • Land Surveyors • Planners • Landscape Architects 11. Grady Minor and Associates, P.A. 3100 Via Del Rey Naples Springs, Florida 34113 Phone: 239-947-1144 www.GradyMinor.com Fax: 239-890-4780		EDEN OAK PRESERVE CONCEPTUAL SITE PLAN D OCTOBER 26, 2015		MUNICIPALITY: [Name] JAT: [Name] JAT: [Name] DATE: [Date] OCTOBER 2015 REVISION: [Name] REVISION: [Name] REVISION: [Name]	
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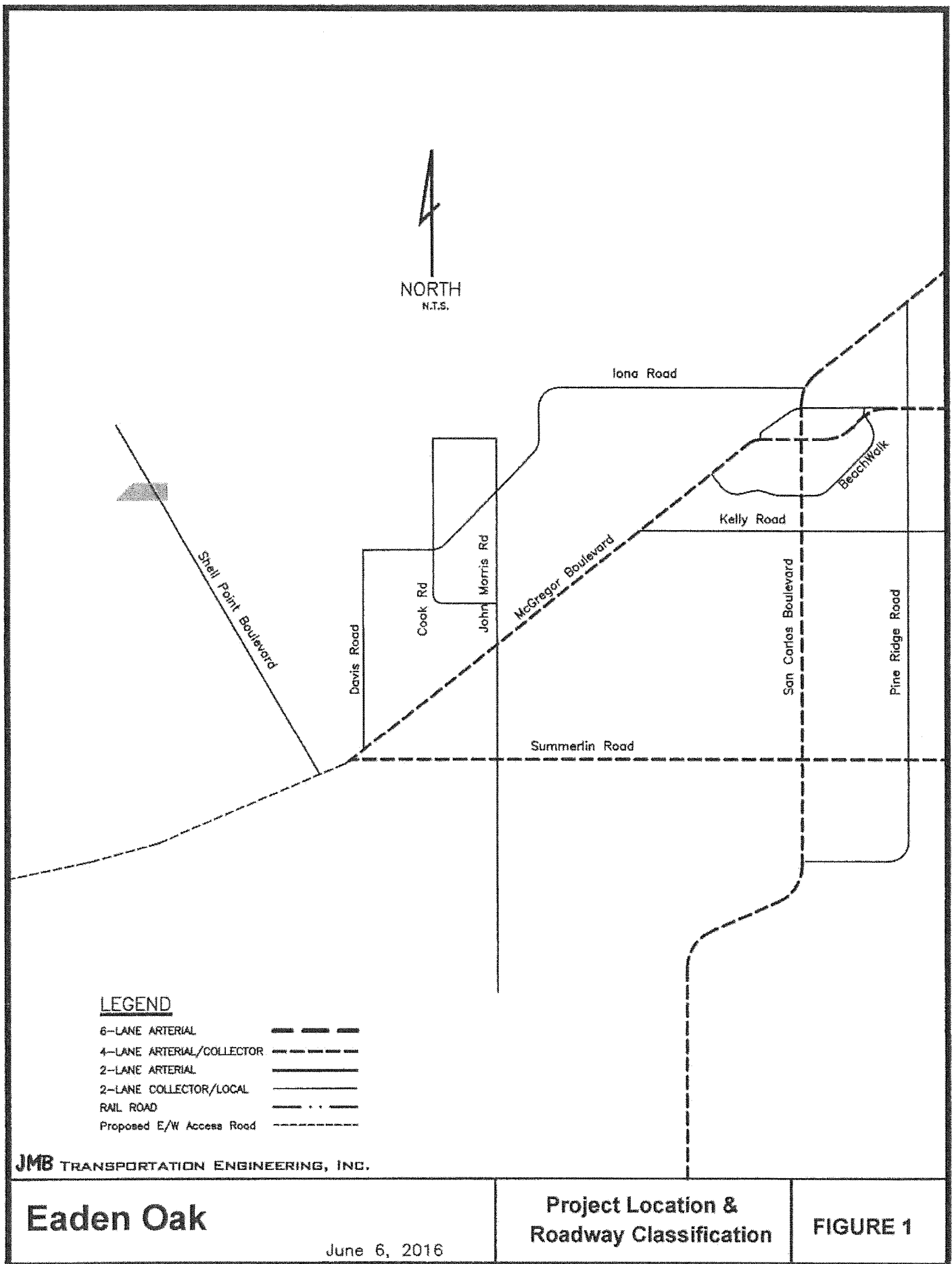
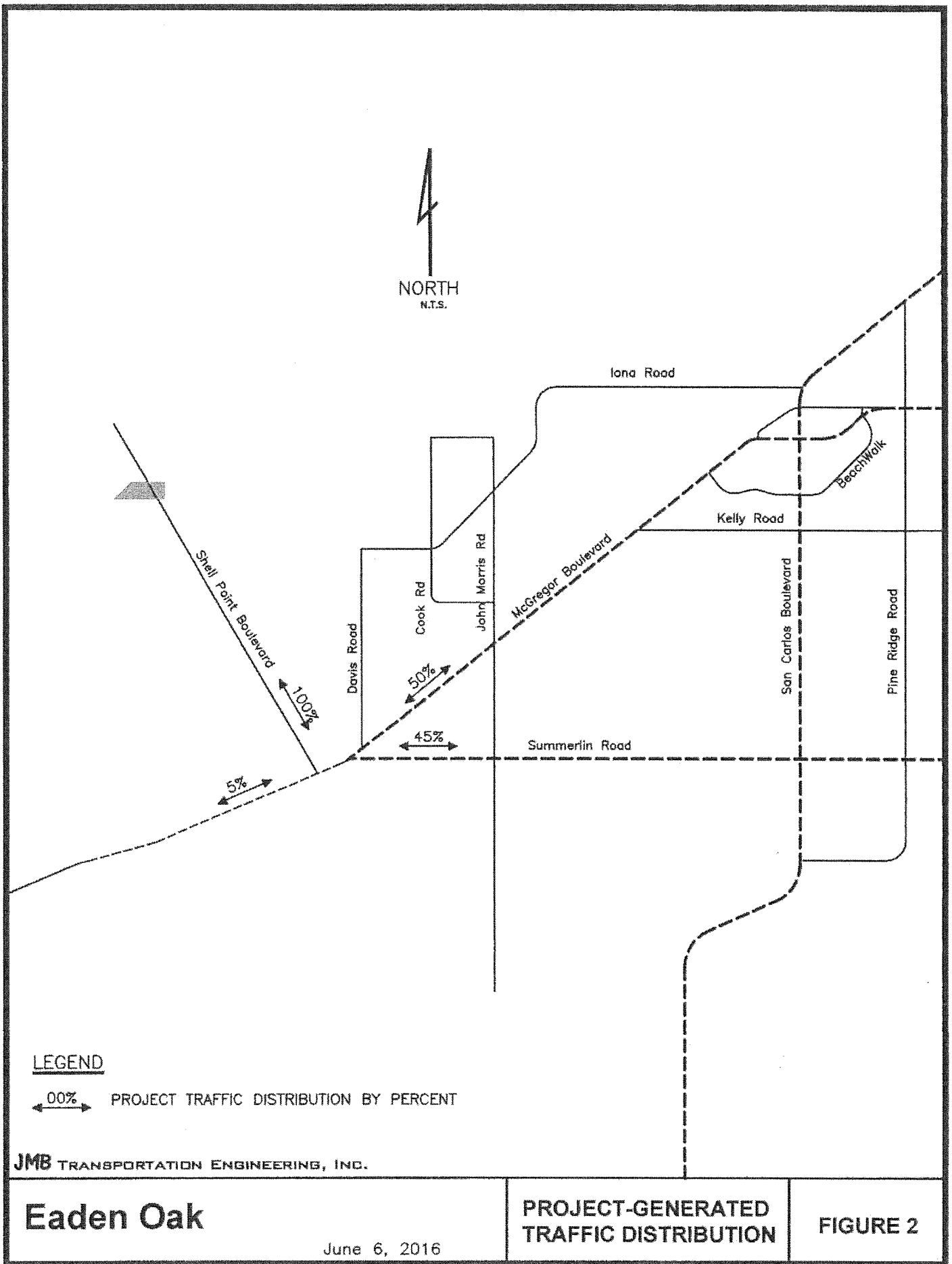


TABLE 1
TRIP GENERATION COMPUTATIONS
Eden Oak

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
210	Single-Family Detached Housing	55 Units

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation (Based upon S.F.)</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 210	Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X) + 2.72 =$	606 ADT	
	AM Peak Hour (vph) =	$T = 0.70(X) + 9.74 =$ 25% Enter/ 75% Exit =	48 vph	12 / 32 vph
	PM Peak Hour (vph) =	$\ln(T) = 0.90\ln(X) + 0.51 =$ 63% Enter/ 37% Exit =	61 vph	39 / 23 vph



**TABLE 2A
PROJECT'S AREA OF IMPACT**

Project Traffic Peak Hour Peak Direction (vphpd) = 39

		Road	Project Traffic	Project Traffic	LOS "C"	Project's	Significant	Adopted
		<u>Class</u>	<u>% Distribution</u>	<u>PK Direction</u> <u>Volume (vph)</u>	<u>Service Volume</u> <u>Pk Direction (vphpd)</u>	<u>Percentage</u> <u>Impact</u>	<u>Impact</u>	<u>Service Volume</u> <u>Pk Direction (vphpd)</u>
McGregor Boulevard	Sanibel Toll to Shell Point	4LD	5%	2	1960	0.10%	NO	1960
	Shell Point to Summerlin	4LD	95%	37	1960	1.89%	NO	1960
Shell Pointe Blvd	N. of McGregor Blvd	2LN	100%	39	670	5.82%	NO	860
Summerlin Road	McGregor to Kelly Cove	4LD	45%	18	1980	0.89%	NO	1980

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**TABLE 2B
ROADWAY LINK VOLUMES**

		Base Year	2014	Years of	Growth	Min. Growth			2014	2015	2021
		Traffic Count (ADT)	Traffic Count (ADT)						Peak Hour PK Direction (VPHPD)	Peak Hour PK Direction (VPHPD)	Peak Hour PK Direction (VPHPD)
McGregor Boulevard	Sanibel Toll to Shell Point	N/A	N/A	N/A	N/A	2.00%	N/A	N/A	1304	1330	1498
	Shell Point to Summerlin	N/A	N/A	N/A	N/A	2.00%	N/A	N/A	910	928	1045
Shell Pointe Blvd	N. of McGregor Blvd	N/A	N/A	N/A	N/A	2.00%	N/A	N/A	260	265	299

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TABLE 2C
CONCURRENCY ROADWAY LINK VOLUME & CAPACITY ANALYSIS

		2015	2015	2021	2021	Project	2021	LOS E		2021
		Peak Hour	Peak Hour	Peak Hour	Peak Hour	Peak Hour	Total Pk Hr	Service Vol.		Build-Out
		PK Direction	PK Direction	PK Direction	PK Direction	PK Direction	Peak Season	Peak Hour	v/c	Peak Hour
		<u>(vphpd)</u>	<u>LOS</u>	<u>(vphpd)</u>	<u>LOS</u>	<u>(vphpd)</u>	<u>(vphpd)</u>	<u>(vphpd)</u>	<u>Ratio</u>	<u>LOS</u>
McGregor Boulevard	Sanibel Toll to Shell Point	1330	B	1498	B	2	1500	1960	0.77	C
	Shell Point to Summerlin	928	A	1045	A	37	1082	1960	0.55	A
Shell Pointe Blvd	N. of McGregor Blvd	265	C	299	C	39	338	860	0.39	C

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ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
LEE BL	IMMOKALEE RD (SR 82)	ALVIN AVE	6LD	E	2,940	B	2,305	B	2,305	B	2,305		14600
LEE BL	ALVIN AVE	GUNNERY RD	6LD	E	2,940	B	1,932	B	1,932	B	1,942		14700
LEE BL*	GUNNERY RD	HOMESTEAD RD	6LD	E	2,940	B	1,601	A	1,603	A	1,713		14800
LEE BL	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,920	B	587	B	587	B	620		14900
LEE BL	WILLIAMS AVE	LEELAND HEIGHTS BL	2LD	E	1,000	B	587	B	587	B	612		14930
LEE RD*	SAN CARLOS BL	ALICO RD	2LU	E	860	C	298	C	299	C	325		15000
LEELAND HEIGHTS BL*	HOMESTEAD RD	ALEX BELL BL	4LN	E	1,800	B	776	B	778	B	776		15100
LITTLETON RD*	CORBETT RD	US 41	2LU	E	860	C	365	C	365	C	415		15300
LITTLETON RD*	US 41	BUSINESS 41	2LN	E	860	C	354	C	354	C	355		15400
LUCKETT RD*	ORTIZ AVE	I-75	2LN	E	880	B	569	B	569	B	571	4 Ln design & ROW acquisition complete	15500
LUCKETT RD*	I-75	COUNTRY LAKES DR	2LN	E	880	B	264	B	264	B	346		15600
MAPLE DR*	SUMMERLIN RD	2nd AVE	2LU	E	860	C	77	C	77	C	79		15700
McGREGOR BL	TOLL PLAZA	JONATHAN HBR DR	4LD	E	1,960	B	1,304	B	1,304	B	1,304		15800
McGREGOR BL*	JONATHAN HBR DR	SUMMERLIN RD	4LD	E	1,960	A	910	A	910	A	936		15900
McGREGOR BL*	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	552	A	553	A	553		16000
McGREGOR BL	KELLY RD	SAN CARLOS BL	4LD	E	1,960	A	951	A	959	A	994		16100
McGREGOR BL (SR 867)	GLADIOLUS DR	IONA LOOP	4LD	E	1,980	B	1,498	B	1,498	C	1,521		16200
McGREGOR BL (SR 867)	IONA LOOP	PINE RIDGE RD	4LD	E	1,980	B	1,498	B	1,498	B	1,506		16300
McGREGOR BL (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	E	1,980	C	1,588	C	1,633	C	1,694		16400
McGREGOR BL (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,980	C	1,681	C	1,682	C	1,791		16500
McGREGOR BL (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	E	900	B	804	B	804	C	812	Constrained v/c = 0.89	16600
McGREGOR BL (SR 867)	WINKLER RD	TANGLEWOOD BL	2LN	E	900	F	1,124	F	1,124	F	1,124	Constrained v/c = 1.25	16700
McGREGOR BL (SR 867)	TANGLEWOOD BL	COLONIAL BL	2LN	E	900	F	1,180	F	1,181	F	1,190	Constrained v/c = 1.31	16800
METRO PKWY (SR 739)	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,100	B	1,003	B	1,004	B	1,007		16900
METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	E	1,700	B	1,080	B	1,091	B	1,128	6 Ln design underway by FDOT, ROW funded	17000
METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	E	1,700	B	1,386	B	1,386	C	1,459	6 Ln design underway by FDOT, ROW funded	17100
METRO PKWY (SR 739)	DANLEY DR	COLONIAL BL	4LD	E	1,700	B	734	B	740	B	804	6 Ln design underway by FDOT, ROW funded	17200

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ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SAN CARLOS BL (SR 865)	KELLY RD	GLADIOLUS RD	4LD	E	1,460	C	691	C	691	C	695		23200
SAN CARLOS BL (SCP)*	US 41	THREE OAKS PKWY	2LN	E	860	C	255	C	256	C	256		23230
SANIBEL BL*	US 41	LEE BL	2LN	E	860	C	479	C	479	C	485		23260
SANIBEL CAUSEWAY	SANIBEL CAUSEWAY	TOLL PLAZA	2LN	E	1,050	E	849	E	849	E	860		23300
SHELL POINT BL*	McGREGOR BL	PALM ACRES	2LN	E	860	C	260	C	274	C	310		23400
SIX MILE CYPRESS PKWY (SR 739)	US 41	METRO PKWY	4LD	E	1,920	B	1,577	B	1,577	B	1,646		23500
SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	1,920	B	1,103	B	1,119	B	1,147		23600
SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	4LD	E	1,900	B	845	B	845	B	954		23700
SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,900	B	809	B	809	B	809		23800
SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,860	A	809	A	809	A	809		23900
SLATER RD*	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LU	E	1,010	C	328	C	329	C	331		24000
SOUTH POINTE BL*	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	860	D	607	D	607	D	607		24100
SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	E	1,310	B	380	B	380	B	382		24200
SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	E	1,310	B	310	B	311	B	317		24300
STALEY RD*	ORANGE RIVER BL	LUCKETT RD	2LU	E	860	C	170	C	171	C	196		24400
STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,060	B	293	B	300	D	643		24500
STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	293	B	296	C	425		24600
STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	527	D	534	D	635		24700
STRINGFELLOW RD*	PINELAND RD	MAIN ST	2LN	E	1,060	B	178	B	183	B	273		24800
SUMMERLIN RD	McGREGOR BL	KELLY COVE RD	4LD	E	1,980	B	1,190	B	1,190	B	1,198		24900
SUMMERLIN RD*	KELLY COVE RD	SAN CARLOS BL	4LD	E	1,980	B	1,055	B	1,055	B	1,055		25000
SUMMERLIN RD*	SAN CARLOS BL	PINE RIDGE RD	6LD	E	2,980	B	1,000	B	1,000	B	1,235		25100
SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	2,980	B	1,809	B	1,809	B	1,902		25200
SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	2,980	B	1,809	B	1,811	B	1,913		25300
SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,980	B	1,320	B	1,321	B	1,464		25400
SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,960	C	1,414	C	1,414	C	1,414		25500
SUMMERLIN RD	COLLEGE PKWY	MAPLE DR	6LD	E	2,960	C	1,690	C	1,690	C	1,709		25600
SUMMERLIN RD	MAPLE DR	BOY SCOUT DR	6LD	E	2,960	C	1,690	C	1,690	C	1,690		25700
SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,760	D	1,172	D	1,172	D	1,172		25800
SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	E	1,760	D	1,172	D	1,172	D	1,172		25900
SUNRISE BL*	ALEX BELL BL	COLUMBUS AVE	2LU	E	860	C	44	C	45	C	55		26000
SUNSHINE BL	IMMOKALEE RD (SR82)	SW 23rd ST	2LN	E	1,040	C	382	C	385	C	388		26100
SUNSHINE BL	SW 23rd ST	LEE BL	2LN	E	1,040	C	319	C	320	C	320		26150
SUNSHINE BL	LEE BL	W 12th ST	2LN	E	1,040	C	447	C	451	C	451		26200
SUNSHINE BL*	W 12th ST	W 75th ST	2LN	E	1,040	B	250	B	251	C	458		26300
SW 23rd ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	D	592	D	592	D	592		26400

McGREGOR BLVD	@ SANIBEL TOLL PLAZA	320				15300	15100	15800		16300	23100		36	7
McGREGOR BLVD	AT SANIBEL TOLL PLAZA	120										17900		
McGREGOR BLVD	E OF PORT COMFORT RD	323	17000	19700	19000	18600	16100						36	7
McGREGOR BLVD	E OF DAVIS RD	329	10400		10500	9600	9400						38	7
McGREGOR BLVD	E OF KELLY RD	<u>38</u>	20600	21700	14600	15100	15000	15200	15600	15500	15800	16100		7
McGREGOR BLVD (SR 867)	N OF GLADIOLUS DR	326	24000	25300	24300	23100	24100						37	4

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[illegible]

PCS 36 - Summerlin Rd east of John Morris Rd

2015 AADT = 20,800 VPD

Hour	EB	WB	Total
0	0.49%	0.51%	0.50%
1	0.23%	0.29%	0.26%
2	0.16%	0.21%	0.19%
3	0.19%	0.17%	0.18%
4	0.41%	0.30%	0.36%
5	0.70%	1.24%	0.97%
6	1.77%	3.20%	2.48%
7	3.73%	5.97%	4.85%
8	4.75%	6.77%	5.76%
9	5.84%	6.86%	6.35%
10	6.89%	7.39%	7.14%
11	7.28%	7.71%	7.50%
12	7.38%	7.68%	7.53%
13	7.50%	7.60%	7.55%
14	7.96%	7.61%	7.78%
15	8.98%	7.43%	8.21%
16	9.01%	6.92%	7.97%
17	7.82%	5.94%	6.88%
18	5.96%	4.87%	5.42%
19	4.19%	3.70%	3.94%
20	3.09%	2.86%	2.98%
21	2.50%	2.32%	2.41%
22	1.94%	1.61%	1.78%
23	1.23%	0.83%	1.03%

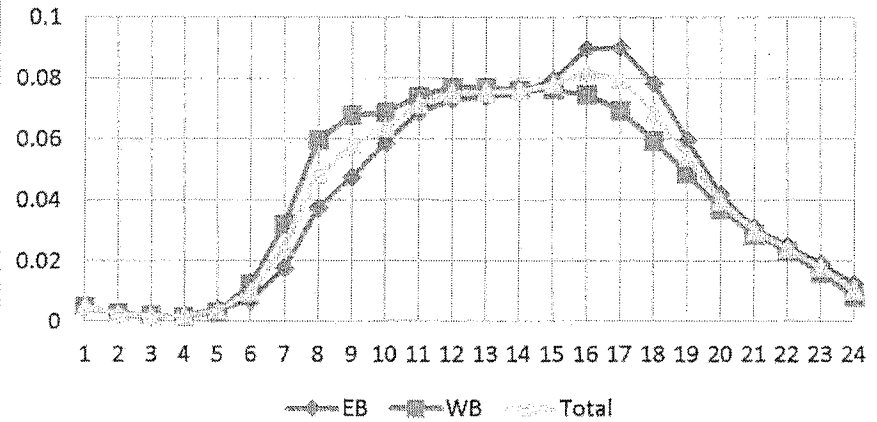
Month of Year	Fraction
January	1.14
February	1.23
March	1.29
April	1.15
May	0.95
June	0.88
July	0.88
August	0.8
September	0.77
October	0.89
November	1.01
December	1.05

Directional Factor		
AM	0.64	WB
PM	0.57	EB

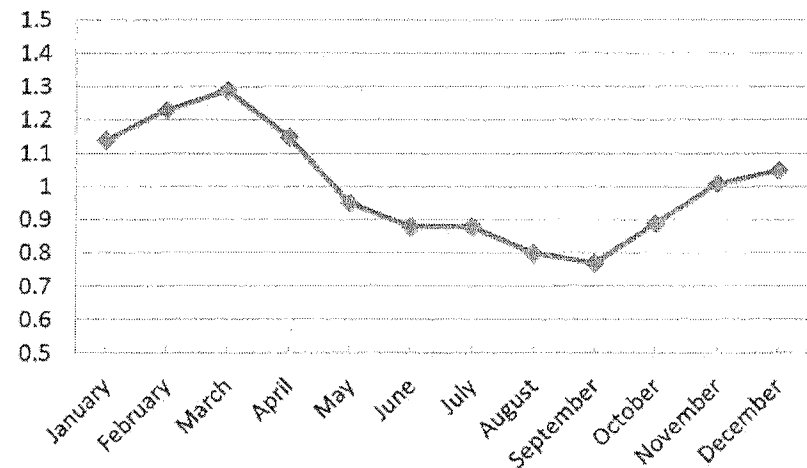
Day of Week	Fraction
Sunday	0.84
Monday	1
Tuesday	1.03
Wednesday	1.03
Thursday	1.02
Friday	1.07
Saturday	1

Design Hour Volume		
#	Volume	Factor
5	2350	0.113
10	2288	0.110
20	2264	0.109
30	2238	0.108
50	2211	0.106
100	2168	0.104
150	2129	0.102
200	2087	0.100

Hour of Day



Month of Year



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

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR-BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
SUMMERLIN RD	McGREGOR BLVD	SAN CARLOS BLVD	4	2.2	4LD	600	1,980	1,980	1,980	1,980	1,080	3,530	3,530	3,530	3,530
	SAN CARLOS BLVD	PINE RIDGE RD	4	0.5	6LD	930	2,980	2,980	2,980	2,980	1,670	5,320	5,320	5,320	5,320
	PINE RIDGE RD	BASS RD	4	1.7	6LD	930	2,980	2,980	2,980	2,980	1,670	5,320	5,320	5,320	5,320
	BASS RD	GLADIOLUS DR	4	1.8	6LD	930	2,980	2,980	2,980	2,980	1,670	5,320	5,320	5,320	5,320
	GLADIOLUS DR	CYPRESS LAKE DR	4	1.8	4LD	600	1,980	1,980	1,980	1,980	1,080	3,530	3,530	3,530	3,530

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McGREGOR BLVD	SANIBEL TOLL PLAZA	HARBOR DR	4	0.2	4LD	1,010	1,960	1,960	1,960	1,960	1,720	3,320	3,320	3,320	3,320
	HARBOR DR	SUMMERLIN RD	4	2.2	4LD	1,010	1,960	1,960	1,960	1,960	1,720	3,320	3,320	3,320	3,320
	SUMMERLIN RD	KELLY RD	4	1.7	4LD	1,010	1,960	1,960	1,960	1,960	1,720	3,320	3,320	3,320	3,320
	KELLY RD	THORNTON RD	4	0.3	4LD	1,010	1,960	1,960	1,960	1,960	1,720	3,320	3,320	3,320	3,320
	THORNTON RD	SAN CARLOS BLVD	4	0.7	4LD	1,010	1,960	1,960	1,960	1,960	1,720	3,320	3,320	3,320	3,320

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**Eden Oak
Comprehensive Plan Amendment**

Exhibit IV-B.2 – Public Facilities Impacts

Sanitary Sewer

The subject project is located within the franchised boundary of Lee County Utilities and service to this area is provided by the Fort Myers Beach WWTP. An existing 8" force main is located in Shell Point Boulevard and would provide service to the property. The current LOS standard is 200 gallons per day per single family residence. Based on the flows from 2015 as included in the 2016 Lee County Concurrency Report, no capacity problems are projected for the major regional treatment plants beyond 2016. The current permitted capacity of the Fort Myers Beach WWTP is 6,000,000 GPD (average daily flow).

Sewer Demand:

Actual 2014:	4,247,000 GPD
Actual 2015:	4,484,000 GPD
Estimated 2016:	4,484,000 GPD
Projected 2017:	4,484,000 GPD

*flows taken from 2016 Lee County Concurrency Report

Proposed: Single Family: 55 x 200 GPD = 11,000 GPD

Potable Water

The subject project is located within the franchised boundary of Lee County Utilities and service to this area is provided by the Green Meadows WTP. An existing 12" water main is located in Shell Point Boulevard and would provide service to the property. The current LOS standard is 250 gallons per day per single family residence. Based on the flows from 2015 as included in the 2016 Lee County Concurrency Report and with the completed and proposed additions to the water treatment system, no capacity problems are projected for the major regional treatment plants beyond 2016. The current permitted capacity of the Green Meadows WTP is 9,000,000 GPD (average daily flow).

Water Demand:

Actual 2014:	5,277,600 GPD
Actual 2015:	5,612,500 GPD
Estimated 2016:	5,612,500 GPD
Projected 2017:	5,612,500 GPD

*flows taken from 2016 Lee County Concurrency Report

Proposed: Single Family: 55 x 250 GPD = 13,750 GPD

**Eden Oak
Comprehensive Plan Amendment**

Exhibit IV-B.2 – Public Facilities Impacts

An existing 6" reclaimed water main is located in Shell Point Boulevard and may possibly be utilized for irrigation purposes.

Surface Water/Drainage Basins

The subject property is located within the South Florida Water Management District (SFWMD). All new developments that receive approval from the SFWMD and comply with standards in Florida Administrative Code Chapter 62-330 will be deemed concurrent with the surface water management level of service standards set forth in THE LEE PLAN. Surface water management systems will be designed to SFWMD standards (to detain or retain excess stormwater to match the pre-development discharge rate for the 25-year, 3-day storm event). Stormwater discharges must meet relevant water quality and surface water management standards set forth in Chapters 17-3, 17-40, and 17-302, and Rule 40E-4 of the Florida Administrative Code. The development is consistent with the County LOS standards.

Parks, Recreation, and Open Space

Based on the 2016 Lee County Concurrency Report, the 7,300 acres of existing regional parks currently operated by the local, state, and federal governments is sufficient to meet THE LEE PLAN non-regulatory level of service standard of 6 acres per 1,000 total seasonal population in the county for the year 2015 and continue to do so at least through the year 2020.

The subject property is located within the Community Park South District #53. This community park district inventory of 259 acres provided meets THE LEE PLAN non-regulatory level of service standard. THE LEE PLAN non-regulatory desired level of service was not met in 2015 and will also not be met after 2016 with the construction of the future planned Jerry Brooks Park Expansion.

Public Schools

The subject property is located within the South Zone. The LOS standard was met in 2015 for elementary and middle schools with 978 and 550 available seats respectively. The LOS standard was not met in 2015 for high schools with a deficit of 46 seats. The LOS standard will be met in 2016 for elementary and middle schools, since there is available capacity in the South Zone elementary schools (1,014 seats) and middle schools (550 seats). The LOS standard will not be met in 2016 for high schools (deficit of 46 seats).

Eden Oak
Comprehensive Plan Amendment

Exhibit IV-B.3.
Letters of Availability



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

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

August 2, 2016

Kimberly Scher
Grady Miner & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Re: Letter of Service Availability – Eden Oak

Ms. Berkey,

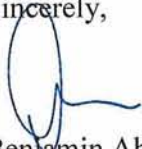
I am in receipt of your letter requesting a Letter of Service Availability for the development of Eden Oak, a property defined by three STRAP numbers on the west side of Shell Point Blvd. The correspondence stated the purpose of the amendment is to rezone to allow 55 single-family residential dwelling 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 15, located less than three miles away; there is a second EMS station within six miles of the proposed location. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

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

Sincerely,



Benjamin Abes
Interim Chief
Division of Emergency Medical Services



IONA McGREGOR FIRE DISTRICT
6061 SOUTH POINTE BLVD
FORT MYERS, FLORIDA 33919



August 17, 2016

Grady Minor & Associates, PA
Kimberly A. Scher, Senior Project Administrator
3800 Via Del Rey
Bonita Springs, FL 34134

**Re: Letter of Adequacy / provision of existing / proposed facilities
Eden Oak – Proposed Lee Plan, Comprehensive Plan Amendment**

Dear Kimberly A. Scher,

Iona McGregor Fire District has received your request regarding service availability for the requested rezoning to allow 55 single family homes on a $\pm$ 345 acre parcel detailed in your letter of July 25, 2016. Iona McGregor Fire District offers this correspondence as documentation of our response to determination of adequacy / provision of existing / proposed facilities.

Iona McGregor Fire District station 72 is the primary response station to the proposed location. Station 72 is located approximately three mile from the proposed development site. It is our opinion that current service availability is sufficient for the proposed development at this time. Any changes to the current proposed plan including the number, type, or density of the development would require further evaluation of available service.

Respectfully,

A handwritten signature in black ink, appearing to read "David Howard".

David Howard
Acting Fire Chief
Iona McGregor Fire District



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

July 28, 2016

Kimberly A. Scher
Senior Project Administrator
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

RE: Eden Oak

Dear Ms. Scher:

This letter is in response to your request for comments dated July 20, 2016 for the Eden Oak in regard to educational impact. This project is located in the South Choice Zone, Sub Zone 1.

The request is for a plan amendment to accommodate 35 single-family dwelling units. 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 homes, the generation rate is .295 and further broken down by grade level into the following, .147 for elementary, .071 for middle and .077 for high. A total of 10 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development. The Concurrency Analysis attached, displays the impact of this development. Capacities for elementary seats is not an issue within the Concurrency Service Area (CSA). For middle and high school, the development adds to the projected deficit for the CSA, however, there are sufficient seats available to serve the need within the contiguous CSA.

Thank you for your attention to this issue. If I may be of further assistance, please call.

Sincerely,

Dawn Huff

Dawn Huff,
Long Range Planner

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee School District
NAME/CASE NUMBER Eden Oak
OWNER/AGENT Eden Oak I LLC
ITEM DESCRIPTION various amendments; all impacts in South CSA, sub area S1

LOCATION North of McGregor Blvd on Shell Point Blvd
ACRES 345
CURRENT FLU Wetlands
CURRENT ZONING Agricultural (AG-2)

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
35	0	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
Elementary School	0.147		5.15
Middle School	0.071		2.49
High School	0.077		2.70
Source: Lee County School District, July 28, 2016 letter			

CSA SCHOOL NAME 2019/20

CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	12,413	10,726	1,687	5	1682	86%
South CSA, Middle	5,621	5,803	-182	2	-184	103%
South CSA, High	7,070	7,947	-877	3	-880	112%
(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan						
(2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)						
(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual						

Prepared by: Dawn Huff, Long Range Planner



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
*County Chief
Hearing Examiner*

August 1, 2016

Via E-Mail

Kim Scher

Q. Grady Minor & Assoc., P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

**RE: Potable Water and Wastewater Availability
16500 and 16501 Shell Point Blvd.
STRAP #s: 33-45-23-00-00001.0000, 34-45-23-00-00001.0020, AND 34-45-23-00-00001.0060**

Dear Ms. Scher:

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

Your firm has indicated that this project consists of 55 residential single-family units with an estimated flow demand of approximately 13,750 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and wastewater service as estimated above.

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

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

Prior to beginning design work on this project, please meet with Jessica Muñoz to determine the best point of connection and discuss requirements for construction.

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

August 1, 2016

Page 2

Further, this letter of availability of potable water and wastewater service is for Comprehensive Plan Amendments for this project only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

A handwritten signature in blue ink, appearing to read 'N. Beals', with a long horizontal flourish extending to the right.

Nathan Beals, PMP
Principal Planner

July 29, 2016

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

Kimberly A. Scher
Grady Minor
3800 Via Del Rey
Bonita Springs, FL 34134

RE: Eden Oak - 16500 Shell Point - Comprehensive Plan Amendment

Dear Ms. Scher:

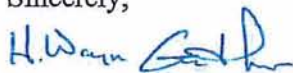
I have received your letter request for services availability concerning the Comprehensive Plan Amendment referenced above. After reviewing the aerial of the site and comparing the location with our existing route locations and planned route locations according to the Board of County Commissioners adopted Transit Development Plan (TDP), I have determined the following:

- The proposed Comprehensive Plan Amendment site is roughly 1.5 linear miles from the closest LeeTran Route which could provide service (Route 500).
- The identified site lies outside the LeeTran $\frac{3}{4}$ mile paratransit service corridor.
- According to the current LeeTran Transit Development Plan, there are no planned service expansions adjacent to this proposed development.

Based on the provided information, LeeTran is currently not in a position to provide transit services to your development site. Based on our current TDP, LeeTran is not planning new transit services to extend to your development site.

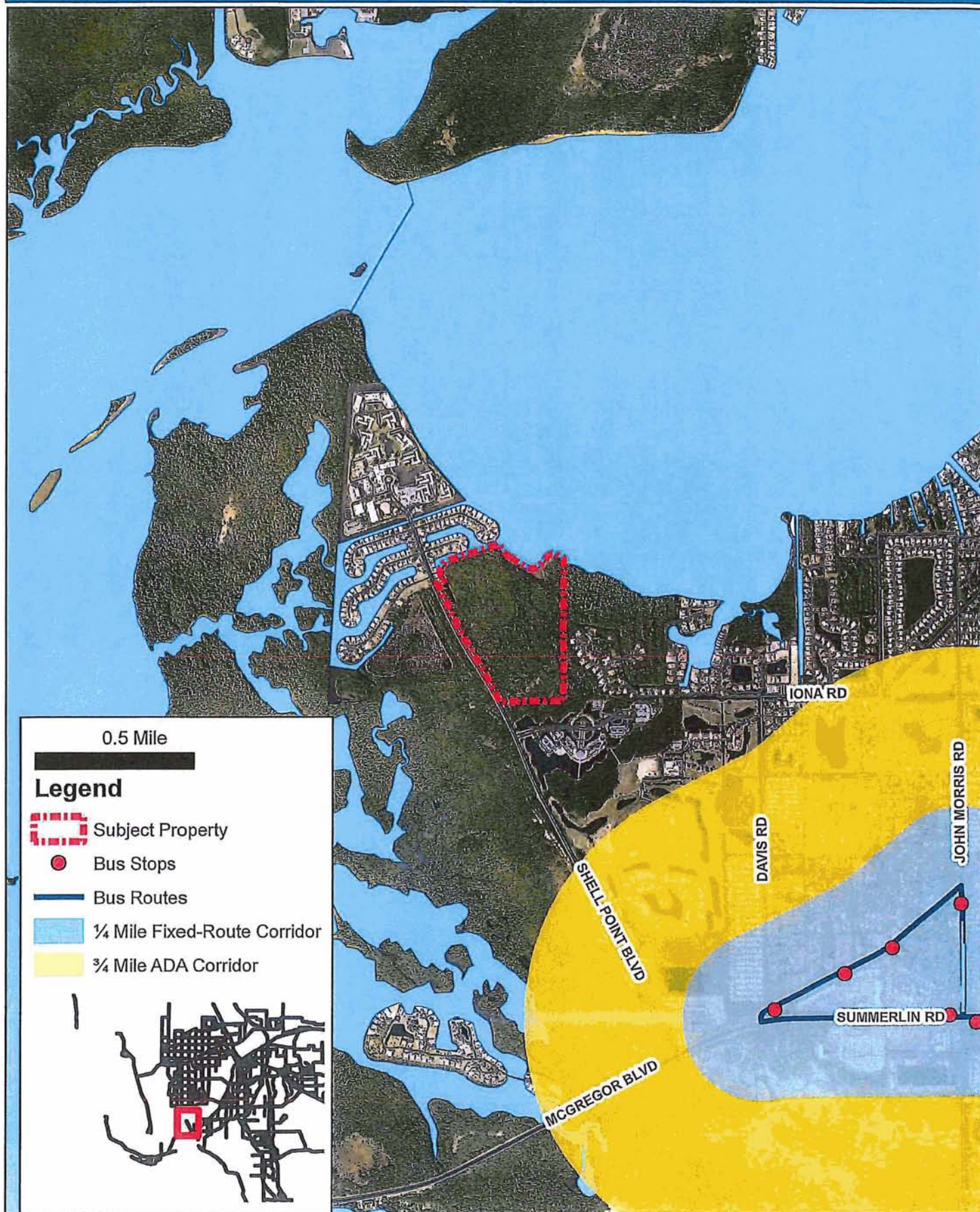
I am attaching a map of our route services and bus stops in relation to the proposed development. If you have any questions or require further information, please feel free to contact me at (239) 533-0344 or at wgaither@leegov.com.

Sincerely,



H. Wayne Gaither
Principal Planner
Lee County Transit

Cc: File



Mike Scott
Office of the Sheriff



State of Florida
County of Lee

Aug. 3, 2016

Kimberly A Scher
Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

RE: 16500 and 16501 Shell Point Boulevard

Ms. Scher,

A proposed amendment to the Lee Comprehensive Plan to change the land use designation from Wetlands to Sub-Outlying Suburban on approximately 45 +- acres and rezone approximately 300 +- acres from AG-2 to Residential Planned Development would not affect the ability of the Lee County Sheriff's Office to provide core levels of service at this time.

The change would allow 55 single-family residential dwelling units on the subject property located at 16500 and 16501 Shell Point Boulevard in south Fort Myers.

Law enforcement services will be provided from our West District office in Fort Myers. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for a Development Order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments.

Please address further correspondence to me at the address listed below. Please contact Community Relations Supervisor Beth Schell at 258-3287 with any questions regarding the CPTED study.

Respectfully,

Stan Nelson
Director, Planning and Research



14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



LEE COUNTY SHERIFF'S OFFICE

Response Summary by Nature

<u>Pri</u>	<u>Nature</u>	<u># Incid</u>	<u>Dispatch</u>	<u>Travel</u>	<u>Response</u>	<u>At Scene</u>	<u>Total</u>	<u>Highest</u>
5	ABANDONED	1	000:32:51	000:06:40	000:39:31	000:41:41	001:21:12	001:21:12
2	ALARM	74	000:04:48	000:08:40	000:13:17	000:04:04	000:15:52	000:42:13
5	ANIMAL	4	000:04:03	000:15:45	000:11:38	000:13:14	000:14:53	000:29:45
5	ANIMAL/LIVESTCK	2	000:13:50	+++;+++;+	000:00:06	+++;+++;+	000:27:36	000:27:36
2	AREA CHECK	1	000:00:12	---;---;--	000:00:12	000:07:49	000:08:01	000:08:01
4	AREA CHECK	680	000:00:21	---;---;--	000:00:36	000:14:44	000:15:18	007:13:19
3	ASSAULT	3	000:14:31	---;---;--	000:17:14	001:37:49	002:05:27	003:03:39
4	ASSIST AGENCY	9	000:10:12	000:12:28	000:21:29	000:40:04	000:51:03	001:47:55
2	ASSIST MEDICAL	31	000:04:37	000:07:58	000:12:23	000:08:51	000:19:53	001:13:30
3	ASSISTANCE	1	000:04:00	000:07:51	000:11:51	---;---;--	000:08:56	000:08:56
4	ASSISTANCE	104	000:11:42	000:09:48	000:20:35	000:17:35	000:37:26	003:35:30
4	BAKER ACT	84	000:30:04	000:17:26	000:43:15	000:21:59	001:13:56	006:02:47
2	BURGLARY-BUSIN	1	000:18:41	000:01:52	000:20:33	000:56:45	001:17:18	001:17:18
3	BURGLARY-BUSIN	2	000:02:48	+++;+++;+	+++;+++;+	+++;+++;+	000:05:03	000:05:03
3	BURGLARY-CONV	2	000:05:04	000:07:02	000:12:06	000:45:58	000:58:04	001:49:26
3	BURGLARY-RESID	6	000:20:40	000:18:54	000:36:26	001:14:14	001:50:40	002:58:28
4	CIVIL	35	000:00:11	000:08:12	000:06:36	000:06:29	000:13:05	000:38:14
4	CONTACT	15	000:08:12	000:10:39	000:18:02	000:10:43	000:26:51	000:54:30
3	CRASH	28	000:07:06	000:06:43	000:13:43	000:29:43	000:42:03	001:29:12
2	DAV	19	000:02:17	000:10:28	000:07:26	000:12:37	000:20:27	001:05:42
3	DEATH INVEST	1	000:04:02	000:04:22	000:08:24	001:04:57	001:13:21	001:13:21
2	DISTURBANCE	60	000:05:11	000:07:31	000:12:35	000:11:53	000:24:37	001:43:32
3	DISTURBANCE	1	000:05:23	000:07:58	000:13:21	000:05:06	000:18:27	000:18:27
2	DOMESTIC	1	000:03:57	000:12:04	000:16:01	000:32:32	000:48:33	000:48:33
2	EVICTON	6	000:00:10	000:16:46	000:14:09	000:17:32	000:31:41	000:58:41
2	FIRE	3	000:03:11	000:04:03	000:05:53	000:23:07	000:23:34	000:29:00
2	FIRE/VEHICLE	1	000:02:02	000:07:11	000:09:13	000:00:55	000:10:08	000:10:08
5	FOUND	4	000:01:21	000:01:28	000:02:09	000:21:22	000:23:31	000:43:44
3	FRAUD	3	000:38:01	000:11:48	000:45:53	000:56:07	001:42:01	003:37:16
3	GRAND THEFT	4	000:12:28	000:15:16	000:27:45	000:26:20	000:54:05	002:17:55
2	HANGUP	60	000:04:11	000:09:06	000:14:14	000:03:56	000:10:49	000:44:15
2	HANGUP CELL	112	000:04:25	000:08:38	000:13:08	000:03:11	000:12:26	000:48:33
3	HARASSMENT	4	000:16:07	000:20:18	000:36:25	000:19:37	000:56:02	001:41:59
3	HIT AND RUN	4	000:06:25	---;---;--	000:12:14	000:28:28	000:32:09	001:02:28
3	HWY OBSTRUCT	7	000:07:10	000:16:43	000:19:21	000:01:42	000:20:36	001:08:04
6	IDENTITY THEFT	2	000:25:41	000:14:20	000:32:51	000:18:29	000:51:20	001:09:57
3	INDECENT EXP	1	000:15:23	000:04:48	000:20:11	002:04:28	002:24:39	002:24:39
5	INFORMATION	32	000:11:23	---;---;--	000:12:11	000:33:22	000:52:22	005:41:30
3	INJUNCTION	12	000:01:57	000:12:16	000:14:14	000:27:55	000:42:09	004:19:44
3	JAM CHECK	14	000:02:16	000:00:44	000:03:01	000:14:53	000:17:55	001:03:12
4	LOCATION MP	1	000:39:31	000:09:37	000:49:08	000:12:55	001:02:03	001:02:03
3	MISSING PERSON	2	000:31:37	000:24:28	000:56:05	---;---;--	000:39:27	001:06:45
4	NUISANCE	5	000:07:24	000:00:54	000:11:53	000:01:28	000:11:30	000:21:51
5	ORDINANCE	20	000:07:38	000:05:44	000:09:21	000:06:16	000:14:56	000:52:04

<u>Pri</u>	<u>Nature</u>	<u># Incid</u>	<u>Dispatch</u>	<u>Travel</u>	<u>Response</u>	<u>At Scene</u>	<u>Total</u>	<u>Highest</u>
2	OVERDOSE	1	000:01:54	000:05:48	000:07:42	---:--:--	000:04:05	000:04:05
5	PARKING VIOL	1	000:04:16	000:16:48	000:21:04	000:00:07	000:21:11	000:21:11
2	RECKLESS	1	000:03:44	000:08:05	000:11:49	000:02:18	000:14:07	000:14:07
3	RECKLESS	33	000:05:50	000:04:44	000:06:06	000:08:13	000:07:37	000:37:56
4	RECOVER PROP	2	000:00:46	000:04:59	000:03:16	000:11:36	000:14:52	000:15:07
4	RECOVER VEHICLE	1	000:02:36	000:14:56	000:17:32	002:19:47	002:37:19	002:37:19
2	ROBBERY	1	000:03:09	000:04:16	000:07:25	000:17:21	000:24:46	000:24:46
3	SEX CRIME	2	000:07:40	000:32:30	000:40:10	---:--:--	001:51:00	003:25:35
3	SEX OFNDR VER	24	000:00:11	000:04:46	000:04:10	000:06:30	000:10:40	000:45:56
3	SHOPLIFTER	1	000:04:49	000:06:58	000:11:47	002:59:51	003:11:38	003:11:38
3	SHOTS FIRED	1	000:02:03	000:03:00	000:05:03	000:12:42	000:17:45	000:17:45
3	STOLEN BOAT	1	000:32:58	000:17:06	000:50:04	001:03:45	001:53:49	001:53:49
3	STOLEN VEHICLE	4	000:03:41	---:--:--	000:11:28	002:06:45	002:18:13	003:35:29
0	SUICIDE	1	000:02:21	000:04:06	000:06:27	000:02:41	000:09:08	000:09:08
2	SUICIDE THREAT	1	000:02:45	000:02:16	000:05:01	000:49:04	000:54:05	000:54:05
2	SUSPICIOUS	6	000:06:12	000:07:06	000:12:07	000:35:05	000:49:37	002:26:45
3	SUSPICIOUS	82	000:05:21	000:10:21	000:13:33	000:08:36	000:22:15	002:14:39
2	THEFT MISD	1	000:03:04	000:05:53	000:08:57	000:26:02	000:34:59	000:34:59
3	THEFT MISD	5	024:16:50	000:15:47	024:26:19	---:--:--	000:36:17	002:20:42
3	TRAFFIC CONTROL	18	000:05:16	000:05:22	000:10:52	000:27:36	000:31:05	001:40:23
2	TRAFFIC STOP	211	000:00:13	---:--:--	000:00:13	000:15:47	000:15:57	003:25:32
3	TRESPASS	16	000:04:40	000:07:05	000:12:35	000:21:47	000:32:26	001:01:13
4	VANDALISM	5	000:06:15	000:13:53	000:20:08	000:38:16	000:58:24	001:52:51
3	VIOLATION INJUN	1	000:30:28	000:17:55	000:48:23	002:59:41	003:48:04	003:48:04
4	WANTED	13	000:04:15	---:--:--	000:05:13	000:27:08	000:31:24	001:30:51
3	WELL BEING CHEC	1	000:16:31	000:17:58	000:34:29	000:11:44	000:46:13	000:46:13
4	WELL BEING CHEC	15	000:20:28	000:11:32	000:32:29	000:14:41	000:43:42	002:21:52
Average:			000:08:27	000:06:05	000:12:16	000:11:12	000:23:41	001:37:21

Report Includes:

All dates between `00:00:00 07/01/16` and `23:59:59 07/31/16`, All nature of incidents, All cities, All type of calls, All priorities, All units, All agencies, All zones matching `W3`

LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

July 22, 2016

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

Ms. Kimberly A. Scher
Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

**SUBJECT: Eden Oak Proposed Comprehensive Plan Amendment
16500 & 16501 Shell Point Blvd.
Section 34, Township 45S, Range 23E
Letter of Availability Lee County Solid Waste Division**

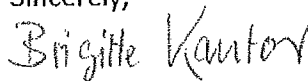
Dear Ms. Scher:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the planned 55 single-family residential dwelling units within the above referenced locations through our franchised hauling contractors. Disposal of the solid waste will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made allowing for growth to maintain long-term disposal capacity at these facilities.

Lee County Ordinance No. 11-27 sets forth provisions pertaining to the collection and payment of the annual Solid Waste Collection and Disposal Assessment.

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

Sincerely,



Brigitte Kantor
Operations Manager
Solid Waste Division



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

July 21, 2016

Ms. Lorna Antoine
Senior Transportation Planner
Lee County Department of Transportation
1500 Monroe Street
Fort Myers, FL 33901

**Re: Eden Oak
Proposed Lee Plan Comprehensive Plan Amendment
Letter of Adequacy/Provision of Existing/Proposed Support Facilities**

Dear Ms. Antoine,

A proposed Amendment to the Lee Comprehensive Plan is being requested to change the land use designation from Wetlands to Sub-Outlying Suburban on approximately 45± acres to allow residential dwelling units and rezone approximately 300± acres from AG-2 to RPD to allow 55 single-family residential dwelling units.

The subject property is located at 16500 and 16501 Shell Point Boulevard in Section 34, Township 45 S, Range 23 E

The Comprehensive Plan Amendment application requires that we provide a Letter from your agency determining the adequacy / provision of existing / proposed support facilities.

If you have any questions or need additional information, please contact our office.

Sincerely,

Kimberly A. Scher
Senior Project Administrator

**Eden Oak
Comprehensive Plan Amendment**

Exhibit IV-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.*

An amended table 1/(b) has been submitted indicating an allocation of 45 acres to the Sub-Outlying Suburban Future Land Use Category.

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.*

Future Land Use Element

POLICY 1.1.11: The Sub-Outlying Suburban areas are residential areas that are predominantly low-density development. Generally the requisite infrastructure needed for higher density development is not planned or in place. It is intended that these areas will develop at lower residential densities than other Future Urban Areas and are placed within communities where higher densities are incompatible with the surrounding area and where there is a desire to retain a low-density community character. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.

1. For Lots 6 -11, San Carlos Groves Tract, Section 20, Township 46 S, Range 25 E of the San Carlos/Estero area:
 - a. The property may be developed at a gross density of one dwelling unit per acre; however, a gross density of up to two dwelling units per acre is permitted through the planned development zoning process, in which the residential development is clustered in a manner that provides for the protection of flowways, high quality native vegetation, and endangered, threatened or species of special concern. Clustered development must also a central water and sanitary sewer system.
 - b. A maximum of one hundred and twenty (120) residential dwelling units, along with accessory, and accessory active recreation uses are permitted through the use of clustering and the planned development zoning process. The dwelling units and accessory uses must be clustered on an area not to exceed thirty-two (± 32) acres, which must be located on the northwestern portion of the property. No development may occur in the flowway, with the exception of the improvement of the

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existing road access from the site to Pine Road. The remainder of the property will be designated as preserve/open space, which can be used for passive recreation, and environmental management and education. In addition, the developer will diligently pursue the sale or transfer of the preserve/open space area, along with development rights for thirty (30) of the maximum one hundred and twenty (120) residential dwelling units, to the State, County, or other conservation entity.

The proposed amendment to re-designate the property to the Sub-Outlying Suburban Land Use Category is a logical transition from the highly degraded wetlands to a very low density form of residential development. Urban services are available to serve the development. The proposed density on the 45± acres of Sub-Outlying Suburban land is 1.2 dwelling units per acre, which is within the lower density range for this land use category, consistent with the intent of Policy 1.1.11.

OBJECTIVE 1.5: WETLANDS. Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with F.S. 373.019(17) through the use of the unified state delineation methodology described in FAC Chapter 17-340, as ratified and amended in F.S. 373.4211.

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 114 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan.

The applicant's entire property assemblage near Shell Point Boulevard is 306± acres. This policy would permit development of 15 residences at the wetland density of 1 dwelling per 20 acres. The applicant has filed permits with the SFWMD and ACOE in order to obtain permission to impact 37± acres of the 45 acres proposed to be redesignated Sub-Outlying Suburban. The applicant is confident that the permitting agencies will approve the permits as currently proposed avoidance and minimization studies have been completed, as well as ecological assessments documenting the very poor condition of the wetlands on the property proposed to be impacted.

POLICY 1.7.6: The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow

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the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:

1. For each Planning Community the County will maintain a parcel based database of existing land use. The database will be periodically updated at least twice every year, in September and March, for each Planning Community.
2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout 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).
3. At each regularly-scheduled date for submission of the Lee Plan Evaluation and Appraisal Report, the County must conduct a comprehensive evaluation of Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution, problems with administrative implementations, if any, and areas where the Planning Community Map and the Acreage Allocation Table system might be improved.

The acreage allocation table will need to be modified to reflect that there are 45± acres of land in the Sub-Outlying Suburban Future Land Use Category in the Iona/McGregor Planning Community. This is an amendment necessary to reflect the FLU Map amendment re-designating the 45± acres from Wetlands to Sub-Outlying Suburban.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are bypassed in favor of development more distant from services and existing communities.

POLICY 2.1.1: Most residential, commercial, industrial, and public development is expected to occur within the designated Future Urban Areas on the

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Future Land Use Map through the assignment of very low densities to the non-urban categories.

The subject property is an infill parcel and is contiguous to residentially developed property. The proposed Sub-Outlying Suburban Land Use Category represents an appropriate transition in intensity of development from the Outlying Suburban Land Use Category to the north. The proposed development of 55 single-family homes will result in a density of approximately 1.2 dwelling units per acre, which is on the lower end of the density range for the Sub-Outlying Suburban Land Use Category. The resulting development will preserve and enhance salt water mangroves, provide a flushing mechanism between preserve parcels located on the east and west side of Shell Point Boulevard, connect to available Lee County water and sewer facilities, and avoid not only urban sprawl, but will create a compact development footprint.

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

POLICY 2.2.1: Rezoning and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

POLICY 2.2.2: Map 1 of the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth beyond the Lee Plan's planning horizon of 2030. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and

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2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and
3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see Policy 1.7.6, Map 16 and Table 1(b)). Additional provisions related to mining are provided in Policy 33.1.4.

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 95.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of

Development in this location at the density range for the Sub-Outlying Suburban Land Use Category is consistent with this directive. All public facilities necessary to support low density residential development:

- Central water/sewer
- Good proximity to schools
- Close proximity to EMS/Fire facilities
- Compatible with surrounding uses

Development at the allowable density range for wetlands would limit the owners common land holdings (306± acres) to 15 homes. However, the resulting development and necessity to create additional impacts to better quality wetlands for access, creation of septic drain fields, etc. would be a less desirable pattern of development in this portion of Lee County. It would be a more appropriate land development pattern to limit the development envelope to approximately 45 acres with direct access to Shell Point Boulevard and public utilities.

The companion rezoning application includes all 306± acres owned by the applicant. Through the proposed RPD zoning process, the owner has designated 45± acres for development of a maximum of 55 single-family residences. The density for the proposed RPD is approximately 0.2 dwelling units per acre. This proposed very low density project will not burden any committed public facilities, does result in compact and efficient development, and is not an unreasonable development expectation given the existing developed properties located adjacent to the property. The proposed RPD will set aside as preservation lands (subject further to establishment of

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a conservation easement) approximately 261± acres. This represents preservation of 85% of the owner's property.

OBJECTIVE 2.4: FUTURE LAND USE MAP AMENDMENTS. Regularly examine the Future Land Use Map in light of new information and changed conditions, and make necessary modifications.

POLICY 2.4.1: The County will accept applications from private landowners or non-profit community organizations to modify the boundaries as shown on the Future Land Use Map. Procedures, fees, and timetables for this procedure will be adopted by administrative code.

The property owner has been working with the State and Federal regulatory agencies to demonstrate that the 45± acres proposed to support residential development has been severely ecologically altered due to past land clearing ditching, and diking of the property. While native vegetation has regenerated in many areas, the past land alteration activities will prohibit the successful regeneration of plant and animal species. Without extensive mitigation and land management activities, the land cannot be restored to its historic functional quality.

Through the permitting process, the review agencies have determined that impacting an area of approximately 45± acres and restoring the function of over 260± acres of salt water mangroves is an environmental enhancement. The agencies have also discussed a hydrolic connection under Shell Point Road via a culvert to provide a flushing mechanism to insure proper water quantity and quality to enhance restoration of the currently degraded wetlands.

These changing conditions warrant re-evaluation of the Future Land Use Category and re-designation of the 45± acre portion of the property from Wetlands to Sub-Outlying Suburban as proposed by the property owner. Making the proposed change will result in overall ecological improvements to the remaining on-site wetlands and surrounding ecosystem. Extensive mitigation, which will include exotic vegetation removal and establishment of functional hydrological connections, will provide benefits to this property as well as surrounding properties.

OBJECTIVE 2.11: CARRYING CAPACITY. Understand the carrying capacity of the future land use map and integrate the concept into planning strategies.

GOAL 4: SUSTAINABLE DEVELOPMENT DESIGN. To pursue or maintain land development regulations which encourage creative site designs and mixed use

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developments. Using an overlay, locate appropriate areas for Mixed Use, Traditional Neighborhood Development, and Transit Oriented Development. (Amended by Ordinance No. 94-30, 07-15)

OBJECTIVE 4.1: Maintain the current planned development rezoning process which combines site planning flexibility with rigorous review. (Amended by Ordinance No. 91-19, 94-30, 07-15)

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

A companion RPD application has been filed that includes all 306 acres under ownership of the applicant and the Master Concept Plan identifies a development area of 45 acres, which represents only 15% of the property.

Development of the 45 acres will then preserve the remaining 260 acres of the property. The preserve area will be used for environmental mitigation and restoration. The RPD restricts use of the preserve area to only environmental or passive recreational uses consistent with those permitted in the Conservation Future Land Use Category.

The wetlands that will remain within the RPD will be enhanced and the hydrology for the wetlands will be greatly enhanced once a hydrologic connection is restored under Shell Point Boulevard. The 55 unit project will enhance the function and quality of the wetlands and is an example of sustainable development design.

GOAL 5: RESIDENTIAL LAND USES. To provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types.

OBJECTIVE 5.1: All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 11, and other provisions of this plan.

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POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned residential developments.

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

Providing a maximum of 55 residential dwelling units on the subject property will further the County's goal of providing land in appropriate locations to meet the projected population for Lee County. The proposed project will be developed through a rezoning to a Residential Planned Development (RPD). An RPD may be appropriately conditioned by the BOCC to insure that development conditions and commitments can be imposed on a development to further insure compatibility or special conditions related to the property. The applicant understands that conditions to insure environmentally responsible design are likely.

Although the subject property is located within the Coastal High Hazard Area of Lee County, the applicant has limited the area of development to 45± acres out of the 306± acres owned by the applicant, and limited the number and type of units to a maximum of 55 single-family dwelling units. This results in a proposed density of less than 1 du/ac which is on the low density range for the land use category.

The applicant as part of this CPA application has evaluated the evacuation and sheltering impacts consistent with the Lee County LDC requirements, and accepted methodology. Neither the Lee Plan nor the Florida Statutes prohibit plan amendments or residential development within the CHHA.

In fact, Lee Plan Policy 109.1.5 contemplates density increases in the CHHA and requires an amendment to meet 1 of 3 established criteria in order to be found consistent with the Lee Plan. one of the criteria is to provide appropriate mitigation, which would address evacuation or sheltering.

This will be further addressed in the discussion of Goal 109 and the implementing policies.

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GOAL 11: WATER, SEWER, TRAFFIC, AND ENVIRONMENTAL REVIEW STANDARDS. To insure that appropriate water, sewer, traffic, and environmental review standards are considered in reviewing rezoning applications and are met prior to issuance of a county development order.

STANDARD 11.1: WATER.

2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.

STANDARD 11.2: SEWER.

2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.

STANDARD 11.3: TRAFFIC.

1. A traffic impact statement must be submitted to and accepted by the county DOT for the following developments:
 - Developments of Regional Impact (D.R.I.'s);
 - Planned Developments (as specified in the Zoning Regulations); and
 - Developments requiring a county development order, as specified in the Land Development Code.
2. The form, content, and level of detail required in the traffic impact statement will be established by Lee County by ordinance, administrative code, or other regulations. Lee County will establish criteria or thresholds to determine the scope of the traffic impact statement required:
 - if the development meets or exceeds the established thresholds, the traffic impact statement will provide a comprehensive assessment of the development's impacts on the surrounding road system;

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- if the development does not meet or exceed these thresholds, the traffic impact statement will provide information regarding traffic generation and impacts at the development's access points to the adjacent street system.

STANDARD 11.4: ENVIRONMENTAL REVIEW FACTORS. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District, or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses the environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

Transportation

GOAL 37: LEVEL OF SERVICE STANDARDS. Establish and maintain specified levels of service on state and county roads within unincorporated Lee County and the roads the county maintains within the municipalities, including those level of service standards adopted by Rule by the Florida Department of Transportation for Florida Intrastate Highway System (FIHS) facilities.

POLICY 37.1.1: LOS “E” is the minimum acceptable LOS for principal and minor arterials, and major collectors on county-maintained transportation facilities. LOS standards for the State Highway System during peak travel hours are “D” in urbanized areas and “C” outside urbanized areas.

The minimum acceptable LOS for Pine Island Road between Burnt Store Road and Stringfellow Boulevard is also subject to Objective 14.2.

For minimum acceptable levels of service determination, the peak season, peak hour and peak direction conditions will be defined as the 100th highest volume hour of the year in the predominant traffic flow direction. The 100th highest hour approximates the typical peak hour during the peak season. Peak season, peak hour and peak direction conditions will be calculated using K-100 factors and “D” factors from the nearest, most appropriate county permanent traffic count station.

POLICY 39.1.1: New development must:

- Have adequate on-site parking.

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- Have access to the existing or planned public road system except where other public policy would prevent such access.
- Fund all private access and intersection work and mitigate all site-related impacts on the public road system; this mitigation is not eligible for credit against impact fees.

POLICY 40.1.1: The through traffic capacity of the county's expressways, arterials, and collectors will be protected by:

- Regulating accesses to collector and arterial streets to the extent permitted by state law.
- Providing sufficient distance between land access and expressway/freeway interchanges.
- Spacing signalized intersections on arterials and collectors for efficient traffic signal operation.
- Prohibiting on-street parking on arterials and collectors except in areas designated by the Board of County Commissioners.
- Developing a system of parallel access or frontage roads along identified collectors, arterials, and limited access facilities.
- Requiring access to arterials and collectors to be designed, funded, or built to meet forecasted use needs, including turn lanes, acceleration and deceleration lanes, and funding for future signalization. (Amended and Relocated by Ordinance No. 99-15)

POLICY 40.1.2: The following standards are hereby established as the minimum desirable distances between connections to the county-maintained road network:

Roadway Classification	Centerline Distances (Feet)
Arterial	660
Collector	330
Local Street	125
Frontage road, reverse frontage or accessway	60

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Exceptions to these standards, and any criteria that would govern these exceptions, will be specified in the county's land development code. Certain roadways in the county are designated by the board as "controlled access," to which permanent access points are restricted to locations established and set by a specific access plan adopted by the Board by resolution.

Conservation and Coastal Management

POLICY 105.1.4: Through the Lee Plan amendment process, future land use designations of undeveloped areas within coastal high hazard areas will be considered for reduced density categories in order to limit the future population exposed to coastal flooding. (Amended by Ordinance No. 92-35, 94-30, 00-22, 05-19)

POLICY 105.1.5: Zoning requests located in the coastal high hazard area will be considered for reduced or minimum density assignments, in accordance with their future land use category density range. This evaluation should be done in concert with an evaluation of other individual characteristics such as compatibility with existing uses, desired urban form, and availability of urban services. (Added by Ordinance No. 05-19)

POLICY 107.2.2: Continue to provide regulations and incentives to prevent incompatible development in and around environmentally sensitive lands (as defined in Policy 107.1.1.4.b.).

The environmental assessment submitted with the application includes an extensive discussion of listed species and established water resources. Please see the Environmental Impact Assessment prepared by W. Dexter Bender and Associates dated May, 2016 for a comprehensive discussion related to species and resources.

POLICY 107.4.3: Require detailed inventories and assessments of the impacts of development where it threatens habitat of endangered and threatened species and species of special concern.

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

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GOAL 109: EVACUATION AND SHELTER. To provide evacuation and shelter capabilities adequate to safeguard the public against the effects of hurricanes and tropical storms

POLICY 109.1.1: The county will assess the impact of all new residential development upon the projected hurricane evacuation network and upon projected hurricane evacuation times, and will require mitigation either through structural (on-site, off-site shelter) provisions or through non-structural methods or techniques. Pursuant to Policy 14.8.4, all new residential development and redevelopment within the Hurricane Vulnerability Zone in Greater Pine Island must mitigate hurricane sheltering and evacuation impacts in accordance with Chapter 2, Article XI of the Land Development Code. (Amended by Ordinance No. 00-22, 16-07)

POLICY 109.1.2: Periodic updates of the hurricane evacuation portion of the Comprehensive Emergency Management Plan will be coordinated with computer transportation modeling to identify critical roadway links. (Amended by Ordinance No. 94-30, 00-22, 16-07)

The applicant has evaluated the potential impact of the proposed 55 single-family dwelling units with regard to impact on evacuation time to shelter. We have utilized a methodology that has been utilized for other cases in Lee County. This analysis concludes that the impact on sheltering time for the 55 single-family homes is de Minimis.

We have also evaluated the project per LDC Chapter 2. Our analysis estimates the mitigation associated with sheltering residents for the proposed 55 residences will be \$3,676.00. Please see calculations below.

POLICY 109.1.5: Comprehensive plan amendments that increase density within coastal high hazard areas or on islands must meet one of the following criteria in accordance with Section 163.3178(8), F.S.:

1. The proposed amendment will not exceed a 16 hour out of county hurricane evacuation time for a category 5 storm event; or
2. Maintain a 12 hour evacuation time to shelter for a Category 5 storm event and ensure shelter space is available to accommodate the additional residents of the development allowed by the proposed comprehensive plan amendment; or

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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.

Lee Policy 109.1.5 permits plan amendments which increase density in the CHHA if on of three criteria are met. Based on the information we have reviewed from the recent Bay Harbor case on San Carlos Island, Lee County is not currently meeting two of the criteria in the Policy that out of County evacuation time will not exceed 16 hours, or to maintain a 12-hour evaluation time to shelter. Because Lee County cannot meet these Planning Standards, the applicant does have the option to provide appropriate mitigation to satisfy either option 1 or 2. The viable mitigation option is to provide mitigation for additional shelter space.

LDC Chapter 2 provides the formula for calculating the appropriate mitigation for payment in lieu of physically creating additional sheltering space. Below is the calculated mitigation for the proposed 55 single-family dwelling units.

**Lee County Land Development Code (Sec. 2-481.)
Mitigation Requirement Calculations
Eden Oak RPD**

Calculations

Residential Population: $U \times P = N$

Units x Persons per household (2020 assume 2.09) = Residential Population

Shelter Space Calculation: $N \times Ssr = Sp(r)$

Residential Population x Shelter Seeking Rate (assume 21%) = Shelter spaces needed for Residential Units

Projected Eden Oak RPD Estimated Population

55 SFDU x 2.09 person/unit = 115 persons

Projected Shelter Population (115 X 21%)

Total Population Shelter Demand = 24 Spaces

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Spaces required x required square feet of shelter floor area per space (20 sq ft. per space) = **480 square feet**

Payment in Lieu:

STEP One: Calculate Costs for Shelter Improvements at 20 square ft. per person
\$6.66 per square foot of shelter space = \$3,196.00 (480 x \$6.66)

PLUS

STEP TWO: Emergency Power Costs
\$20 per person = \$480.00 (24 x \$20)

TOTAL SHELTER IMPACT MITIGATION
\$3,676.00

EVACUATION IMPACTS

55 x 1.1 = 60.5 Vehicles

NOTE: " The option chosen by the developer to mitigation shelter and evacuation impacts must be approved prior to the issuance of a development order for any residential development that precipitates the requirement to mitigate under this article. The payment in lieu option must be satisfied prior to the issuance of a building permit. "

Based on the above adopted methodology, the total shelter impact mitigation would be \$3,676.00

Based on the LDC requirements, the assumption is that a total of 60.5 vehicles would result from the 55 unit development. The statewide evacuation model is not designed to analyze the impact for a small 45 acre, 55 dwelling unit project as proposed. based on the methodology applied in the Bay Harbor Plan amendment application, the 60.5 evacuating vehicles is de Minimis, and would have no consequential impact to County wide evacuation times.

POLICY 110.1.3: All new residential development of more than 50 units will be required to provide continuing information to residents concerning hurricane evacuation and shelters, through the establishment of a homeowners' or residents' association.

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The applicant is prepared to provide the required information regarding hurricane shelters and evacuation as part of the property owners association. A sample information guide has been included in the companion zoning application.

GOAL 113: COASTAL PLANNING AREAS. To conserve, maintain, and enhance the natural balance of ecological functions in the coastal planning area, with particular emphasis on the protection of beach and dune systems so as to retain their contribution to storm protection, natural resources, and economic development.

Analysis: All of the discharge associated with the project will occur in wetlands whose function have been degraded by prior activities such as clearing, excavation, impoundment, and/or mosquito ditching. These areas have also been cleared and have become colonized by exotic plant species (such as melaleuca and Brazilian pepper). As such the mangrove wetlands associated with the proposed discharge are not a mature forested mangrove system or a high value mangrove wetland system such as are found within the applicant owned mangrove islands or nearby state owned preserves and do not provide the level of functions associated with high quality mangroves which have not been subject to such anthropogenic degradation. All of the wetlands proposed to be directly impacted have been completely cleared in the past and 58 percent (18.36 acres) are also impounded. As such, these mangrove and saltmarsh wetlands do not provide the same level (sediment stabilization, nutrient/pollutant filtration, protection of upland property, attenuation of storm surge, fish and wildlife habitat, etc.) as pristine mangrove swamp or saltmarsh. Therefore, given the site specific conditions of the wetland impact areas, these wetlands are not environmentally sensitive.

In addition, prior to obtaining ownership of the Property, the previous owner submitted the Property to the Lee County Conservation 20/20 Program for sale. In June 2007, Lee County Conservation 20/20 Land Acquisition and Stewardship Advisory Committee recommended that further consideration of the Property would be limited to the pristine mangrove islands, not the approximately 44.97 acres of disturbed wetlands presently subject to the pending application.

OBJECTIVE 113.2: SHORELINE STABILIZING SYSTEMS. Lee County will continue to encourage the construction of environmentally compatible shoreline stabilizing systems where stabilizing systems are needed. (Amended by Ordinance No. 00-22)

POLICY 113.2.2: Vertical seawalls must not be constructed along natural waterways except where such a wall is the most reasonable alternative (using criteria established by ordinance), and vertical seawalls along artificial canals

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will not be permitted unless an adequate littoral zone consistent with the surrounding environment is provided. Seawalls in artificial canals where 50% of the canal or greater is seawalled or for seawalls of less than 300 feet where both adjoining properties are seawalled, will be exempt from this requirement. (Amended by Ordinance No. 00- 22)

The proposed seawall for the northernmost lot on the east parcel is located in an artificial canal. Much of this will actually be a retaining wall with under 50 feet crossing over the MHW line which would be considered a seawall. Riprap will be placed at the foot of the seawall and red mangroves will be planted in this riprap to create an adequate littoral zone consistent with the surrounding environment. The proposed remaining lots on the existing canal on the west parcel will have a retaining wall installed. The proposed new canal on the west parcel will include seawalls with riprap planted with red mangroves.

POLICY 113.2.3: The county will encourage planting of mangroves or placement of rip-rap in artificial and natural canal systems to replace existing seawalls in need of repair. (Amended by Ordinance No. 00-22)

All of the proposed seawalls will include riprap with planted red mangroves.

GOAL 114: WETLANDS. To maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems. (Amended by Ordinance No. 94-30)

OBJECTIVE 114.1: The natural functions of wetlands and wetland systems will be protected and conserved through the enforcement of the county's wetland protection regulations and the goals, objectives, and policies in this plan. "Wetlands" include all of those lands, whether shown on the Future Land Use Map or not, that are identified as wetlands in accordance with F.S. 373.019(17) through the use of the unified state delineation methodology described in FAC Chapter 17-340, as ratified and amended by F.S. 373.4211. (Amended by Ordinance No. 94-30, 00-22)

POLICY 114.1.1: Development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII of this

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plan, and except that owners of wetlands adjacent to Intensive Development, Central Urban, Urban Community, Suburban, and Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership in accordance with Footnotes 9b and 9c of Table 1(a), Summary of Residential Densities. In Future Limerock Mining areas only (see Map 14), impacts to wetlands resulting from mining will be allowed by Lee County when those impacts are offset through appropriate mitigation, preferably within Southeast Lee County (see also Policy 33.1.3). Appropriate wetland mitigation may be provided by preservation of high quality indigenous habitat, restoration or reconnection of historic flowways, connectivity to public conservation lands, restoration of historic ecosystems or other mitigation measures as deemed sufficient by the Division of Environmental Sciences. It is recommended that, whenever possible, wetland mitigation be located within Southeast Lee County. The Land Development Code will be revised to include provisions to implement this policy. (Amended by Ordinance No. 94-30, 00- 22, 10-20)

POLICY 114.1.2: The county's wetlands protection regulations will be consistent with the following:

1. The county will not undertake an independent review at the Development Order stage of the impacts to wetlands resulting from development in wetlands that is specifically authorized by a DEP or SFWMD dredge and fill permit or exemption.
2. No development in wetlands regulated by the State of Florida will be permitted by Lee County without the appropriate state agency permit or authorization.
3. Lee County will incorporate the terms and conditions of state permits into county permits and will prosecute violations of state regulations and permit conditions through its code enforcement procedures.
4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.
5. Mitigation banks and the issuance and use of mitigation bank credits will be permitted to the extent authorized by applicable state agencies.

Analysis: Over the last five years, the Applicant has progressively analyzed six on-site alternatives to develop the Eden Oak Preserve property in order to reduce wetland impacts while still meeting the project purpose. This series of site plans reduced

**Eden Oak
Comprehensive Plan Amendment**

Exhibit IV-E – Internal Consistency with the Lee Plan

wetland impacts through a combination of relocating development features (i.e. moving the marina from the riverfront to the mosquito ditched wetlands and then to the west side of the property) and by reducing and relocating the total number of residential units and boat slips.

The project is currently under review by SFWMD and COE. Both agencies include a vigorous review of wetland impact minimization during their respective permitting process.

A conservation easement will be granted to the SFWMD for 261.53± acres of mangrove ryhaline habitat, canals, and uplands with third party enforcement ryhaline habitat, canals, and uplands with third party enforcement rights granted to the COE. Approximately 148.44 acres of this consists of pristine mangrove wetlands and 100.10 acres ranges from low to high quality mangrove wetlands. Additionally, the applicant has proposed to purchase 11.63 forested saltwater and 6.94 herbaceous saltwater mitigation bank credits from Little Pine Island Mitigation Bank to mitigate for direct and secondary wetland impacts.

If approved, it is anticipated that the future uses will be done in a manner intended to protect natural resources, wildlife, and native plant communities.

POLICY 115.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

The location of the 45± acre plan amendment is not adjacent to any other local government jurisdiction and will have no impact to any local government.

4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

The Eden Oak project has coordinated extensively with the SFWMD to obtain an Environmental Resource Permit (ERP). The ERP review process extensively evaluates both surface water management and water quality.

The surface water management system design will incorporate dry detention pre-treatment areas in the 45± acre development area. A series of swales will be utilized on-site to collect and route the stormwater into the detention areas. The system is

**Eden Oak
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Exhibit IV-E – Internal Consistency with the Lee Plan

designed to treat the water to 150% of the normal water quality standard prior to discharge into the surrounding saltwater wetlands.

A significant and important aspect of the water management system design includes the creation of a flushing channel on the east side of Shell Point Boulevard. This channel will be hydrologically connecting via a culvert under Shell Point Boulevard, which will restore the historical connection which existed prior to the County's construction of Shell Point Boulevard. This hydrologic connection will assist in the restoration of the necessary hydrology to enhance the quality and function of the surrounding wetland system.

RPC Vol 2

Natural Resources Element

Goal 2 – The diversity and extent of the region's protected natural systems will increase consistently beyond that existing in 2001.

This proposed plan amendment is not located in an area identified as a regionally significant area. Although approximately 37 acres of wetlands will be impacted, over 260 acres of wetlands will be enhanced and placed in permanent conservation easements.

This property was reviewed by the Lee County 2020 Conservation Program, and it was rejected as an acquisition parcel. The 2020 program has acquired thousands of acres for preservation since the above RPC policy was established. Lee Conservation 2020 now has over 20,000 acres in permanent preservation.

Goal 3 – Water Resource Management, encourages the RPC to work with the SFWMD and local governments to establish programs based on scientific modeling to protect surface water, wells, and wellfields.

The subject property is under review by the SFWMD and has utilized the latest modeling techniques to demonstrate compliance with the SFWMD Basis of Review.

Emergency Preparedness Element

**Eden Oak
Comprehensive Plan Amendment**

Exhibit IV-E – Internal Consistency with the Lee Plan

The project is located in the Coastal High Hazard Area of Lee County. While this 55-unit project has de Minimis impacts to evacuation times, the applicant does have the option to pay in lieu of for sheltering mitigation impacts. In accordance with established criteria in the Lee County LDC, mitigation payment has been calculated and will be paid by the applicant. Further, because the development will consist of more than 50 units, a hurricane evacuation plan will be developed for the community residents.

Chapter 187 – State Comprehensive Plan

(15) LAND USE.—

(a) Goal.—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.

(b) Policies.—

1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.
2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.
3. Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.
4. Develop a system of intergovernmental negotiation for siting locally unpopular public and private land uses which considers the area of population served, the impact on land development patterns or important natural resources, and the cost-effectiveness of service delivery.
5. Encourage and assist local governments in establishing comprehensive impact-review procedures to evaluate the effects of significant development activities in their jurisdictions.
6. Consider, in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land, water, and other natural resources to meet demands; and the potential for flooding.
7. Provide educational programs and research to meet state, regional, and local planning and growth-management needs.
8. Provide for the siting of low-carbon-emitting electric power plants, including nuclear power plants, to meet the state's determined need for electric power generation.

**Eden Oak
Comprehensive Plan Amendment**

Exhibit IV-E – Internal Consistency with the Lee Plan

The proposed Lee Plan Amendment is not inconsistent with Goal 15 of the State Comprehensive Plan. the proposed Land Use Change affects 45 acres of property. The property has urban development immediately adjacent to the north and the site has access to an existing collector roadway (Shell Point Road). The site also has urban public utility services available, and Lee County Utilities has confirmed that there is available capacity to serve the proposed 55 single-family dwellings.

The proposal would impact approximately ??? acres of highly degraded wetlands. This area was previously cleared, ditched and diked, and is hydrologically segregated from wetlands located east of Shell Point Road.

The site improvements resulting from the proposed development will provide for enhanced water quality by providing on-site stormwater management facilities with a controlled discharge rate. The project will also entail re-establishing a hydrological connection to wetlands currently segregated by Shell Point Road. The environment will be further enhanced by the removal of exotic vegetation for the entire site.

The proposed amendment is not inconsistent with the State Comprehensive Plan.

EDEN OAK PRESERVE Environmental Impact Assessment

Section 34, Township 45 South, Range 23 East
Lee County, Florida

December 2016

Prepared for:

**Eden Oak Preserve
1443 Hurontario St.
Mississauga, Ontario L5G 3H5**

Prepared by:

**W. Dexter Bender & Associates, Inc.
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
(239) 334-3680**

INTRODUCTION

The 306.75± acre overall property is located within portions of Sections 33 and 34, Township 45 South, Range 23 East, and within portions of Sections 4, 9, and 10, Township 46 South, Range 23 East, Lee County, Florida (Figure 1). Of that total, 158.31± acres are located on either side of Shell Point Boulevard. An additional 148.44± acres consist of mangrove islands located to the west and south of the 158.31± acres. The proposed Future Land Use Map amendment applies to only 44.97± acres located immediately adjacent to Shell Point Boulevard. Most of this acreage (41.42± acres) is located west of the road. No change in the Future Land Use Map or future development activities are proposed for the remaining 261.78± acres. For this report, the term "overall property" shall refer to the 306.75± acres and the term Future Land Use Map amendment area ("FLUMAA") shall refer to the 44.97± acres.

The goals and objectives of the Lee Comprehensive Plan (Lee Plan) that could potentially be affected by the proposed Future Land Use Map amendment are evaluated in the Comprehensive Plan Policy Consistency Summary (Appendix A). As discussed in that analysis, the proposed addition of the 44.97± acre property to the Sub-Outlying Suburban Future Land Use Map category creates no internal inconsistencies with the Lee Plan.

SURROUNDING LANDS

The 44.97± acres are located within a portion of Section 34, Township 45 South, Range 23 East, Lee County, Florida. The lands north of the portion of the overall property adjacent to Shell Point Boulevard consist of single family homes with boat docks (Palm Acres) (Figure 2). The Caloosahatchee River and Iona Cove are located to the northeast. Preserved wetlands associated with the Woodlands at Shell Point and St. Charles Harbor developments are located to the east and south. Publicly (TIIFT) and privately owned mangroves, including 148.44± acres of mangrove islands and 100.10± acres of previously disturbed mangroves adjacent to the FLUMAA owned by Eden Oak Preserve as described above, are located to the west and south. Shell Point Boulevard bisects the property.

SITE CONDITIONS

Based upon a review of available historic aerial photography, the construction of Shell Point Boulevard was initiated and an extensive network of mosquito ditches was excavated primarily east of Shell Point Boulevard between 1958 and 1966. The spoil from those mosquito ditches was side cast next to the ditches forming intermittent spoil piles. Between 1966 and 1968 the property, as well as the Palm Acres project to the north, was cleared of trees and shrubs (Figure 3). During this land clearing event numerous land bridges were created across the mosquito ditches apparently in order to allow for heavy equipment access. By 1972 the filling of the Palm Acres project was completed, the large canal along the south edge of Palm Acres was completed, the key cuts that define what would have been the canal system on the west side of the Eden

Eden Oak Preserve



Section: 34
Township: 45 South
Range: 23 East

* Project Location

 FLUMAA

 Overall Property

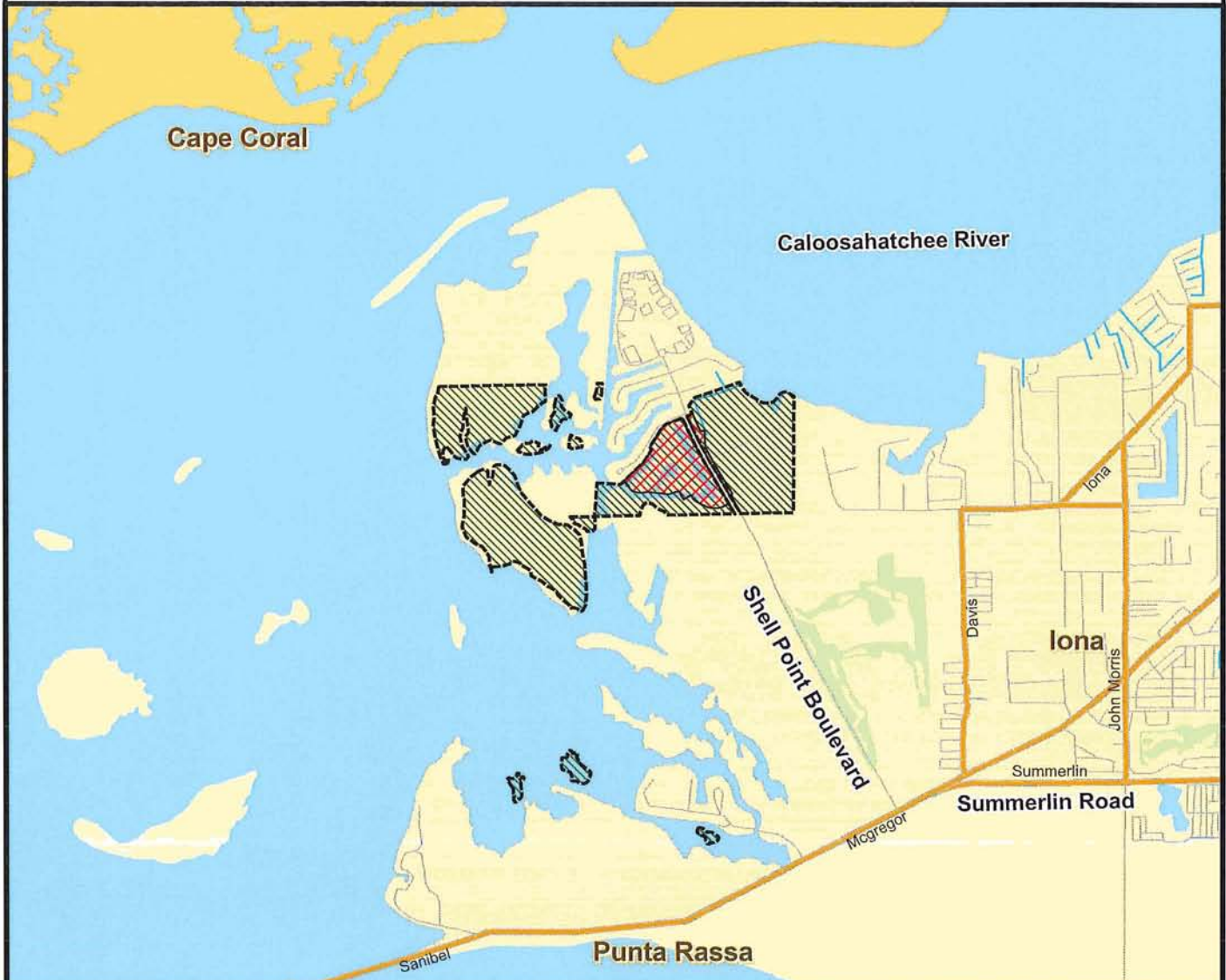
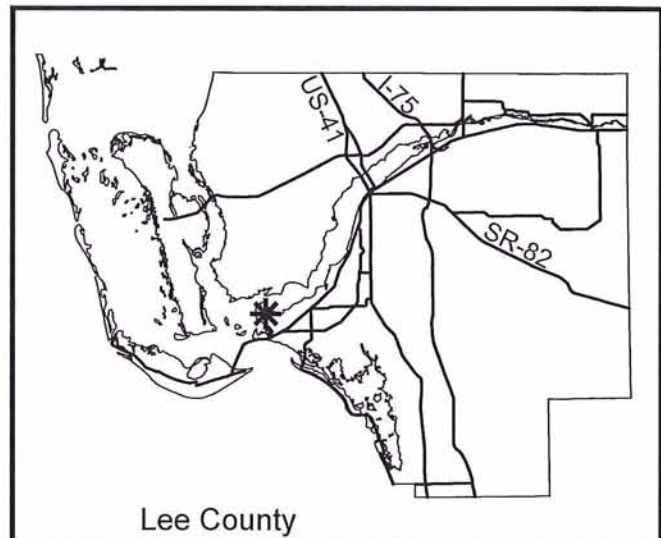


Figure 1. Location Map



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ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS (239) 334-3680

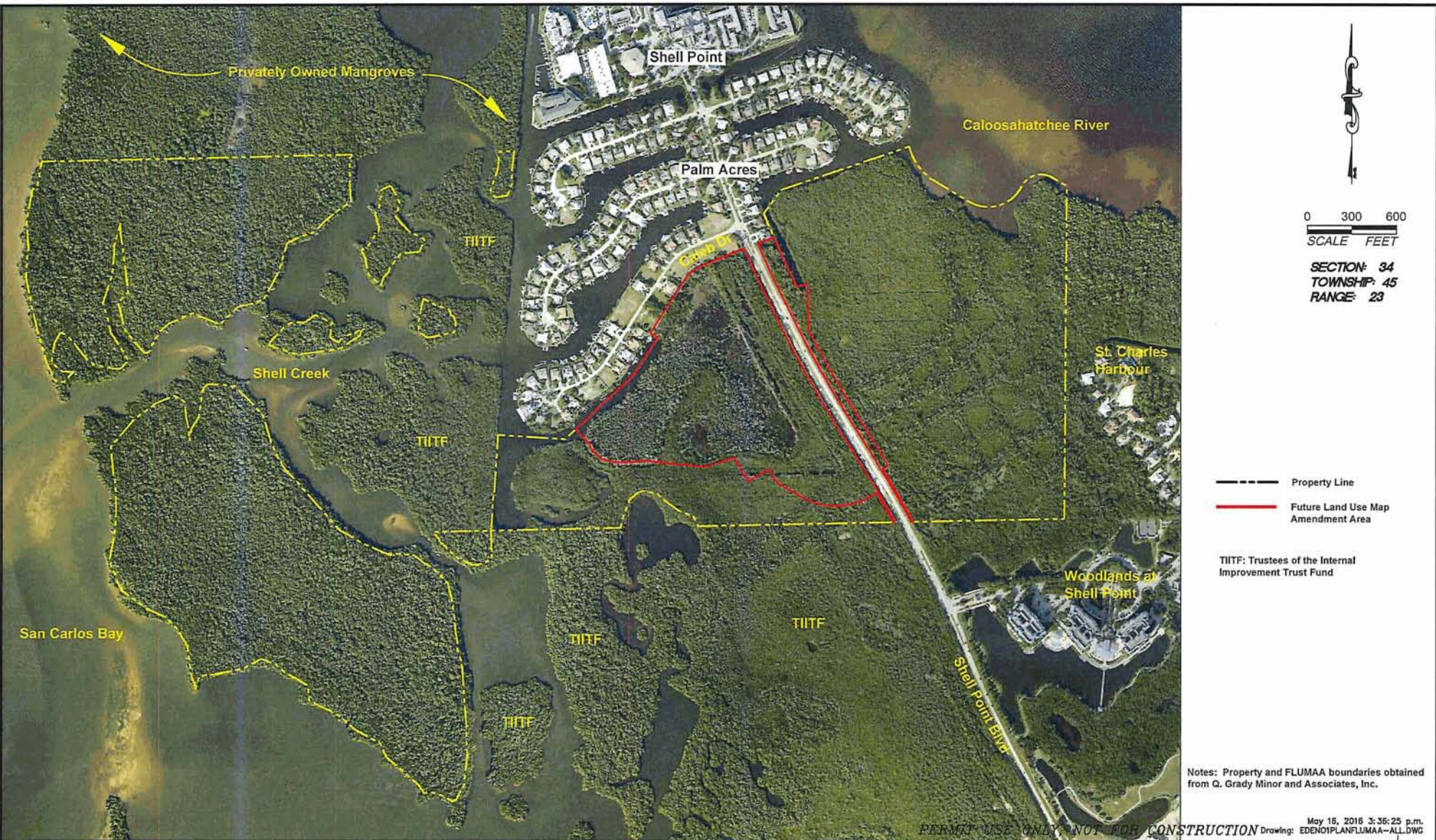


Figure 2. Surrounding Properties Map

Edén Oak Preserve

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0 300 600
SCALE FEET

SECTION: 34
TOWNSHIP: 45
RANGE: 23

----- Property Line
——— Future Land Use Map
Amendment Area

Notes: Property and FLUMAA boundaries obtained
from Q. Grady Minor and Associates, Inc.

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Figure 3. 1968 Aerial

Eden Oak Preserve

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Oak Preserve property had been made, and a berm along the perimeter of a 21.29± acre future development area on Eden Oak Preserve west of Shell Point Boulevard was in place (Figure 4). The cleared areas began to re-vegetate. However, the 21.29± acres were cleared for a second time. This clearing occurred between 1981 and 1986. Since 1986 the 21.29± acre area has become vegetated by melaleuca (*Melaleuca quinquenervia*) and Brazilian pepper (*Schinus terebinthifolius*) while the remainder of the cleared areas has become dominated by a dense growth of sapling mangroves. The spoil piles and berms have also become colonized by exotics (e.g. Australian pine (*Casuarina* sp.), melaleuca, and Brazilian pepper).

The 21.29± acre area consists of 18.36± acres of wetland that is completely impounded by a 2.93± acre perimeter berm. The berm has one narrow (less than 18± inches wide) lower spot that is approximately 10 to 11 inches above mean high water. Based on best available information the entire impounded wetland area is not tidally inundated (except on very high tides driven by significant storm events). Observed salinity fluctuates throughout the year from less than 2 ppt to more than 44 ppt based on rainfall and evapotranspiration.

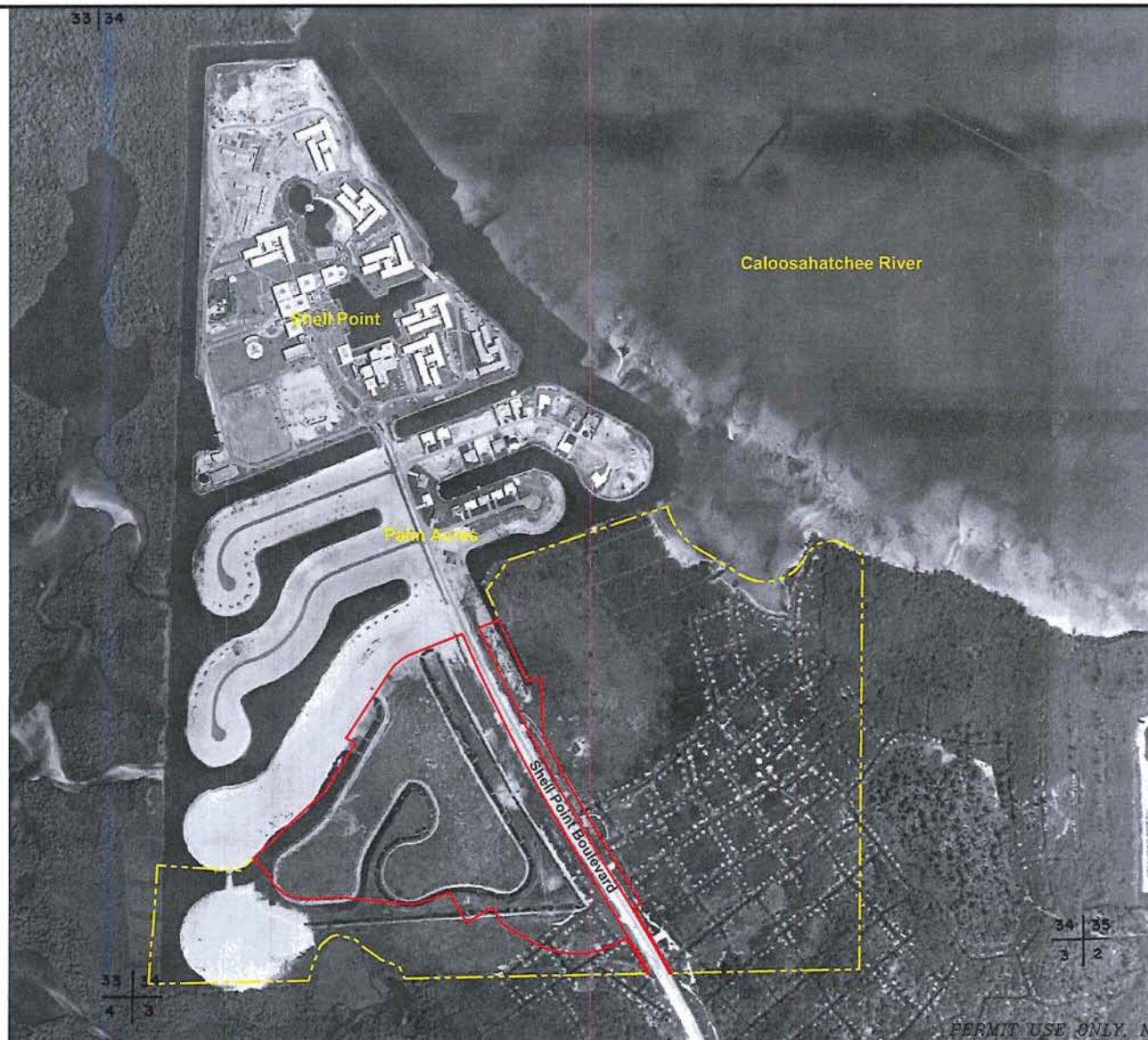
The remaining 23.68± acres within the FLUMAA consists of previously cleared wetlands that have become re-vegetated by mangroves, open water areas, and upland spoil.

SOILS

The Soil Survey of Lee County, Florida depicts three soil types as within the overall property (Figure 5a). One soil type (Map Unit 16, Peckish mucky fine sand) and areas of open water (Map Unit 99) are depicted within the FLUMAA (Figure 5b). Peckish mucky fine sand is considered to be a hydric (wetland) soil by the Hydric Soils of Florida Handbook. Peckish mucky fine is described in the soil survey as a soil subject to tidal flooding and which is predominately vegetated by mangroves. This soils information is provided for general informational purposes and the accuracy of the soils mapping contained in the Soil Survey of Lee County, Florida has not been confirmed.

EXISTING VEGETATIVE COMMUNITIES

The predominant vegetation associations on the overall property were mapped in the field on 1972, 2008, and 2010 digital 1" = 100' scale aerial photography. The 1972 aerials were used to identify the approximate locations of the excavated mosquito ditches and their associated spoil areas in the south and east portions of the overall property. Sixteen vegetation associations were identified on the overall ownership using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 6a depicts the approximate location and configuration of these vegetation associations for the overall property and Figure 6b depicts the approximate location and configuration of these vegetation associations for the FLUMAA. Table 1 summarizes the acreages by FLUCCS Code for both the overall property as well as for the FLUMAA.



- Property Line
- Future Land Use Map Amendment Area

Notes: Property and FLUMAA boundaries obtained from Q. Grady Minor and Associates, Inc.

PERMIT USE ONLY. NOT FOR CONSTRUCTION May 16, 2016 3:36:25 p.m. Drawing: EDEN01PLANFLUMAA-ALL.DWG

Figure 4. 1972 Aerial

Eden Oak Preserve

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FORT MYERS 239-334-3680



SECTION: 34
TOWNSHIP: 45
RANGE: 23

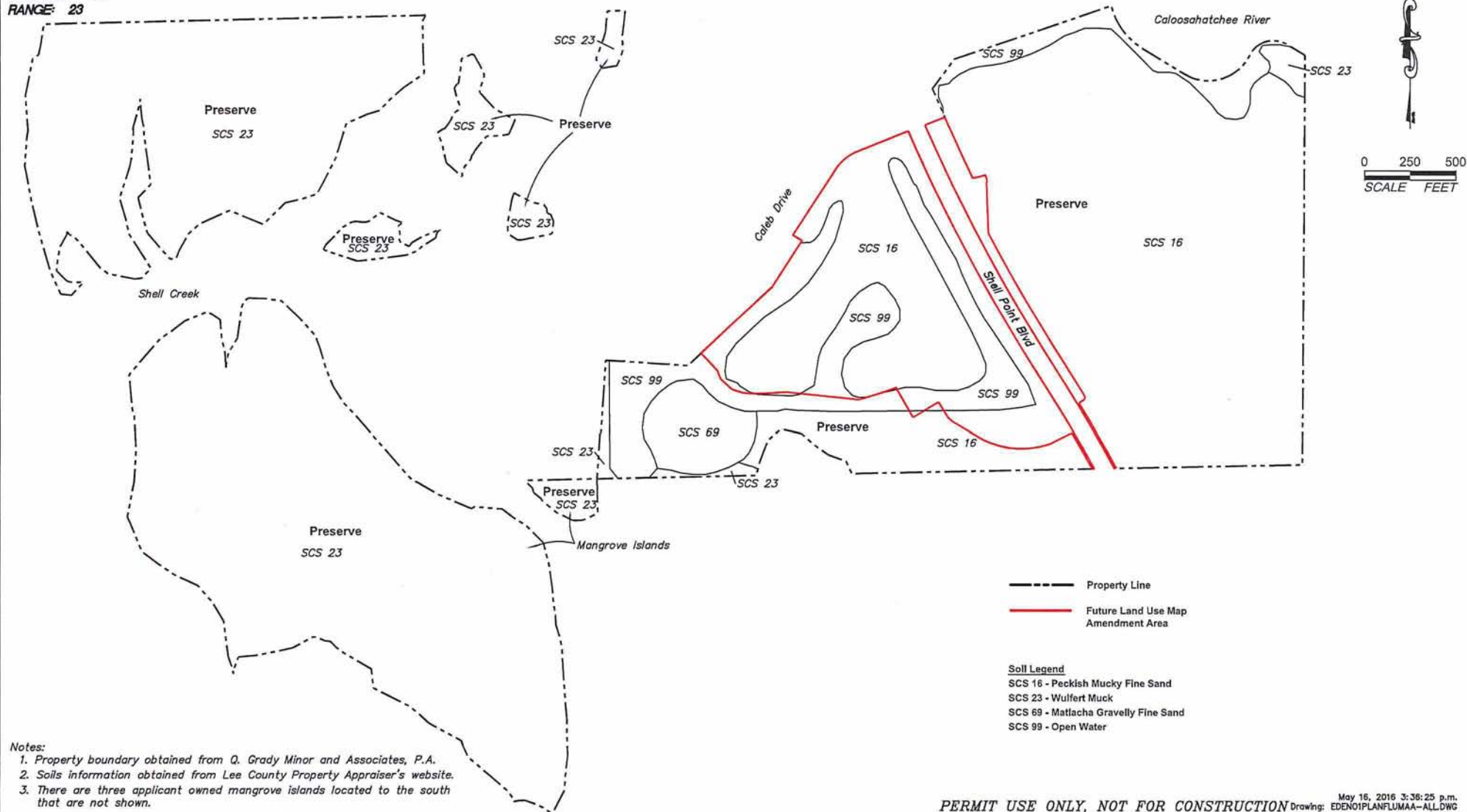


Figure 5a. Soils Map

Eden Oak Preserve

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SECTION: 34
TOWNSHIP: 45
RANGE: 23

0 150 300
SCALE FEET

Eden Oak Preserve

Caleb Drive

SCS 16

Soil Legend

SCS 16 - Peckish Mucky Fine Sand

SCS 23 - Wulfert Muck

SCS 69 - Matlacha Gravelly Fine Sand

SCS 99 - Open Water

--- Property Line

— Future Land Use Map Amendment Area

Preserve
Shell Point Blvd

SCS 16

SCS 99

SCS 99

SCS 99

Preserve

SCS 16

SCS 16

Notes:

1. Property boundary obtained from Q. Grady Minor and Associates, P.A.
2. Soils information obtained from Lee County Property Appraiser's website.

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**Figure 5b - Future Land Use Map Amendment Area
Soils Map**

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FORT MYERS 239-334-3680



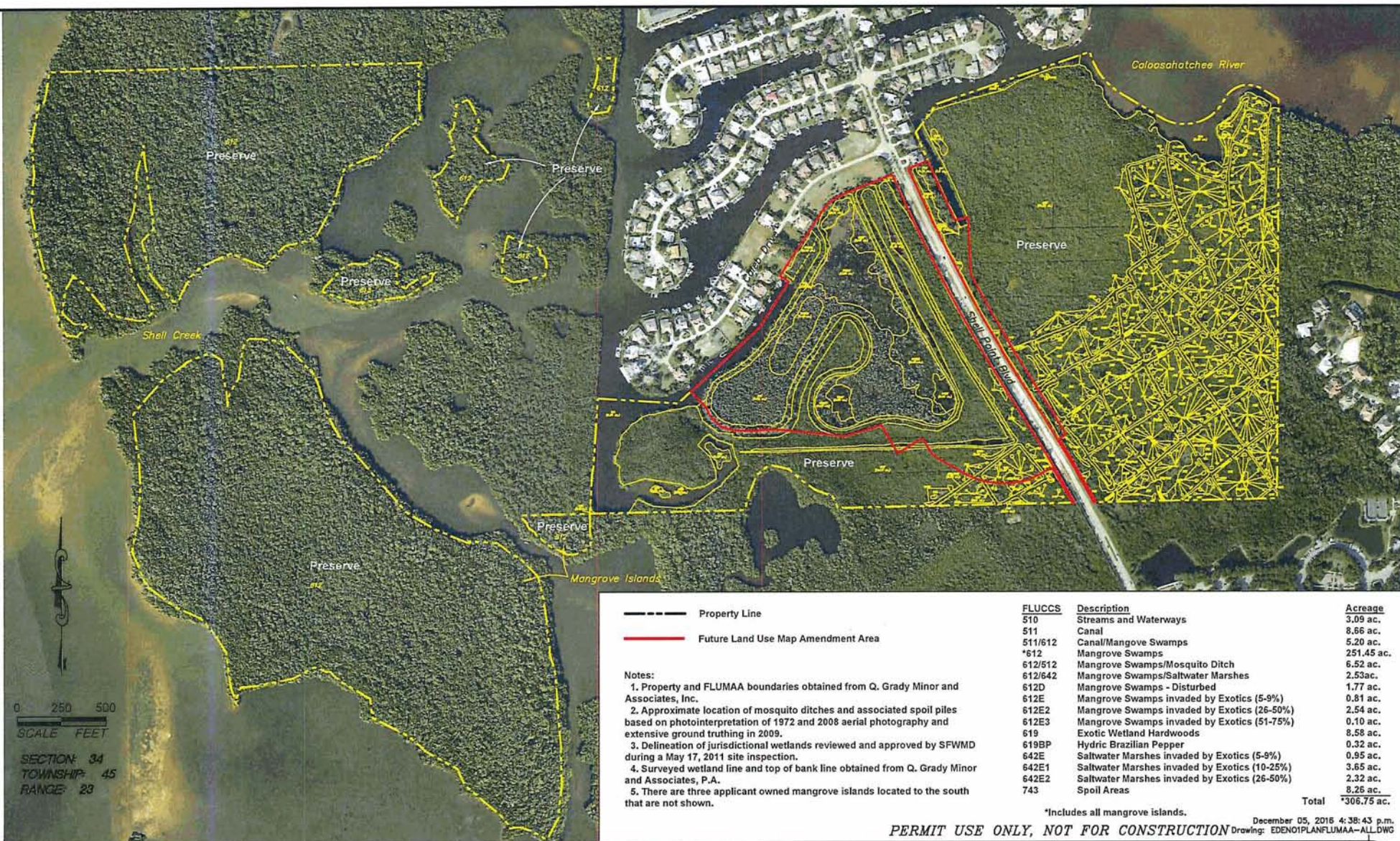


Figure 6a. Overall Property Vegetation Map

Eden Oak Preserve

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SECTION: 34
TOWNSHIP: 45
RANGE: 23

Eden Oak Preserve

0 150 300
SCALE FEET

FLUCCS	Description	Acreage
511	Canal	1.87 ac.
511/612	Canal/Mangrove Swamps	4.40 ac.
612	Mangrove Swamps	13.47 ac.
612/512	Mangrove Swamps/Mosquito Ditch	0.24 ac.
612/642	Mangrove Swamps/Saltwater Marshes	0.12 ac.
612D	Mangrove Swamps - Disturbed	0.06 ac.
612E	Mangrove Swamps invaded by Exotics (5-9%)	0.81 ac.
612E2	Mangrove Swamps invaded by Exotics (26-50%)	2.48 ac.
619	Exotic Wetland Hardwoods	8.58 ac.
619BP	Hydric Brazilian Pepper	0.32 ac.
642E	Saltwater Marshes invaded by Exotics (5-9%)	0.95 ac.
642E1	Saltwater Marshes invaded by Exotics (10-25%)	3.65 ac.
642E2	Saltwater Marshes invaded by Exotics (26-50%)	2.32 ac.
743	Spoil Areas	5.70 ac.
Total		44.97 ac.

--- Property Line
--- Future Land Use Map Amendment Area

Notes:

1. Property and FLUMAA boundaries obtained from Q. Grady Minor and Associates, Inc.
2. Approximate location of mosquito ditches and associated spoil piles based on photo interpretation of 1972 and 2008 aerial photography and extensive ground truthing in 2009.
3. Delineation of jurisdictional wetlands reviewed and approved by SFWMD during a May 17, 2011 site inspection.
4. Surveyed wetland line and top of bank line obtained from Q. Grady Minor and Associates, P.A.

Preserve

Preserve
Shell Point Blvd

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Figure 6b - Future Land Use Map Amendment Area
Vegetation Map

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Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE		
		Overall Property	FLUMAA	Preserve
510	Streams and Waterways	3.09	-	3.09
511	Canal	8.66	1.87	4.26
511/612	Canal/Mangrove Swamps	5.20	4.40	2.00
612	Mangrove Swamps	251.45	13.47	239.01
612/512	Mangrove Swamps/Mosquito Ditch	6.52	0.24	6.28
612/642	Mangrove Swamps/Salt Marsh	2.53	0.12	2.41
612D	Mangrove Swamps - Disturbed	1.77	0.06	1.71
612E	Mangrove Swamps Invaded by Exotics (5 – 9%)	0.81	0.81	-
612E2	Mangrove Swamps Invaded by Exotics (26 – 50%)	2.54	2.48	0.06
612E3	Mangrove Swamps Invaded by Exotics (51 – 75%)	0.10	-	0.10
619	Exotic Wetland Hardwoods	8.58	8.58	-
619BP	Hydric Brazilian Pepper	0.32	0.32	-
642E	Saltwater Marshes Invaded by Exotics (5 – 9%)	0.95	0.95	-
642E1	Saltwater Marshes Invaded by Exotics (10 – 25%)	3.65	3.65	-
642E2	Saltwater Marshes Invaded by Exotics (26 – 50%)	2.32	2.32	-
743	Spoil Areas	8.26	5.70	2.61
Total		306.75	44.97	261.53

Notes: 2.28± acres within the FLUMAA will be preserved and is also included in Preserve column

2.53± acres of canal (FLUCCS Code 511) outside of FLUMAA not included in Preserve column to allow for future potential maintenance dredging

The following is a brief description of each FLUCCS Code within the FLUMMA.

FLUCCS Code 511, Canal

Man-made canals are present in the northwest and northeast portions of the FLUMAA. These canals appear to have been excavated between 1970 and 1972 primarily to allow for navigational access to single family lots located along Caleb Drive and Shell Point Boulevard in Palm Acres. The canals are intermittently fringed by red mangrove (*Rhizophora mangle*) along with scattered white mangrove (*Laguncularia racemosa*) and Brazilian pepper. Scattered barnacles (*Balanus amphitrite*), coon oysters (*Lopha frons*), and common oysters (*Crassostrea virginica*) are present on the red mangrove prop roots. The canals are poorly flushed and the sediment consists primarily of silt with lesser quantities of sand, shell fragments, and scattered organic debris. The depth of silt varies from one to three feet.

FLUCCS Code 511/612, Canal/Mangrove Swamps

The key cuts that had been excavated by 1972 and that define what would have been the canal system on the FLUMAA were mapped as FLUCCS Code 511/612. When these canals were excavated several land bridges (not identified on the vegetation map) were left in place to provide access for equipment. These old key cuts consist of open water of varying depths and a fringe of predominately red mangroves. In portions of the areas delineated as this FLUCCS Code open water is the dominate feature. In other areas, the mangroves from either side of the open water have almost grown together and cover nearly the entire width of the former canal.

FLUCCS Code 612, Mangrove Swamps

These areas were cleared between 1966 and 1968 and are currently vegetated by a mixture of white mangrove, red mangrove, and black mangrove (*Avicennia germinans*). White mangroves approximately eight to ten feet in height dominate the system. Mangroves larger than three inches in diameter at breast height occur at lower densities and consist primarily of black and red mangroves. Mangrove areas immediately adjacent to Shell Point Boulevard appear to be in somewhat better condition possibly due to untreated freshwater runoff from the road. Ground cover is also typically sparse.

FLUCCS Code 612/512, Mangrove Swamps/Mosquito Ditches

A network of mosquito ditches was excavated in the southeast and east portions of the FLUMAA between 1958 and 1966. As part of the land clearing that occurred during the late 1960's, numerous land bridges were constructed across those ditches to allow for equipment access. Today, these ditches vary in depth and width. Based on currently available information, the ditches are generally greater than three feet in depth. The substrate at the bottom of the ditches typically contains a significant layer of silt and partially decomposed organic matter that exceeds two feet in depth in places. Many of the mosquito ditches have become partially re-vegetated by red mangroves. However, the prop roots on these mangroves are devoid of encrusting organisms. These ditches do not appear to be subject to regular tidal inundation.

FLUCCS Code 612/642, Mangrove Swamps/Salt Marsh

A portion of the site near the southern FLUMAA boundary line appears to have been a high marsh–mangrove system prior to the mosquito ditching, construction of Shell Point Boulevard, and site clearing. A portion of these mangroves (located within the network of mosquito ditches) retains some of those original characteristics. These areas are dominated by salt grass (*Distichlis spicata*), sea blites (*Suaeda* sp.), and glasswort (*Salicornia* sp.) with scattered patches of black and white mangroves. Bare sand is also present.

FLUCCS Code 612D, Mangrove Swamps - Disturbed

Portions of the spoil piles that are evident on the 1966 and 1972 aerials have eroded to an extent that the areas are no longer upland in character. The substrate surface consists of sand in contrast to the mucky soils present in the adjacent mangrove swamp. These lower spoil areas are vegetated by scattered buttonwood (*Conocarpus erectus*), black mangrove, melaleuca, Australian pine, Brazilian pepper, and scattered wetland ground cover species such as sea oxeye (*Borrchia frutescens*), salt grass, sea blites, sea-purslane (*Sesuvium* sp.), leather fern (*Acrostichum* sp.), and glasswort. Scattered red and white mangrove seedlings as well as mangrove pneumatophores are also present.

FLUCCS Code 612E, Mangrove Swamps Invaded by Exotics (5 – 9%)

White mangroves invaded by scattered exotics occur in two locations within the impounded area. These areas consist of sapling white mangroves that been invaded by scattered melaleuca and Brazilian pepper. Many of the mangroves appear to be stressed. The ground cover consists of sea-purslane, salt grass, silverhead (*Blutaparon vermiculare*), stinkweed (*Pluchea odorata*), leather fern, and bare ground.

FLUCCS Code 612E2, Mangrove Swamps Invaded by Exotics (26 – 50%)

Three areas of mangrove invaded by a moderate density of exotics occur within the FLUMAA. These areas consist of white mangroves that have been invaded by melaleuca and/or Brazilian pepper. The ground cover consists of widely scattered leather fern, white vine (*Sarcostemma clausum*), stinkweed, and bare ground.

FLUCCS Code 619, Exotic Wetland Hardwoods

Almost half of the impounded area has become re-vegetated by melaleuca. Melaleuca is dominant in the canopy and midstory. Scattered Brazilian pepper, white mangrove, and red mangrove are also present. Brazilian pepper is dominant in areas adjacent to the perimeter berm. The ground cover consists of scattered swamp fern (*Blechnum serrulatum*), leather fern, white vine, stinkweed, coin vine (*Dalbergia ecastaphyllum*), and leaf duff. During site inspections conducted in September 2008, freshwater species such as duckweed (*Lemna* sp.), smartweed (*Polygonum* sp.), and cattail (*Typha domingensis*) were also noted indicating the impounded area has very low salinities during at least portions of the wet season.

FLUCCS Code 619BP, Hydric Brazilian Pepper

A small portion of the FLUMAA consists of a narrow strip of wetland dominated by Brazilian pepper located between Shell Point Boulevard and the large spoil pile associated with a canal. Very few native plant species occur in this area.

FLUCCS Code 642E, Saltwater Marshes Invaded by Exotics (5 – 9%)

Two areas of saltwater marsh with scattered exotics are located in the southern portion of the previously cleared and impounded area. These areas are vegetated by species such as salt grass, sea blites, sea-purslane, and silverhead. Melaleuca and scattered white mangrove are also present. Several large areas of salt encrusted substrate devoid of vegetation were observed in June of 2011 prior to initiation by the summer rains. In contrast, species such as hyssops (*Bacopa monnieri*), bulrush (*Scirpus* sp.), and spikerush (*Eleocharis* sp.) were observed in September 2008 when the area was inundated by more than 12 inches of standing water. As stated above, water within this area ranges from almost fresh water to hypersaline.

FLUCCS Code 642E1, Saltwater Marshes Invaded by Exotics 10 – 25%)

The northern portion of the impounded area is also a salt marsh invaded by exotics. This area is vegetated by species such as salt grass, sea-purslane, seashore paspalum (*Paspalum vaginatum*), leather fern, and giant foxtail (*Setaria magna*). More freshwater species such as cattail, water-hyssops, and bulrush have been previously observed in this area.

FLUCCS Code 642E2, Saltwater Marshes Invaded by Exotics 26 – 50%)

This area of the saltwater marsh is similar to FLUCCS Code 642E1 described above with the exception that the density of melaleuca is greater.

FLUCCS Code 743, Spoil Areas

The areas mapped as this FLUCCS Code consist primarily of the spoil berms associated with the excavated canals and the spoil piles associated with the mosquito ditches. The berms vary from one to three feet above adjacent natural grade. The spoil piles range in height from approximately one foot to more than five feet above adjacent natural grade. These areas are vegetated primarily by Brazilian pepper, Australian pine, carrotwood (*Cupaniopsis anacardioides*), earleaf acacia (*Acacia auriculiformis*), and melaleuca. Ground cover is typically sparse and includes species such as broomsedge (*Andropogon* sp.), flatsedge (*Cyperus* sp.), natalgrass (*Rhynchelytrum repens*), swamp fern, Caesar weed (*Urena lobata*), rosary pea (*Abrus precatorius*), grape vine (*Vitis* sp.), and Virginia creeper (*Parthenocissus quinquefolia*). This mapping unit also includes the fill area associated with the outer edges of Shell Point Boulevard.

The extent of wetlands jurisdictional to the State of Florida is based on the presence or absence of a combination of three factors: dominance of wetland vegetation, presence of hydric (wetland) soils, and evidence of wetland hydrology (Chapter 62-340 Florida Administrative Code). The South Florida Water Management District (SFWMD) field reviewed and approved the extent of jurisdictional wetlands and other surface waters during a May 17, 2011 site inspection. There are 281.54 acres of SFWMD jurisdictional

wetlands, 13.86 acres of other surface waters, and 3.09 acres of surface waters within the overall property (Figure 7a). The SFWMD exerted jurisdiction over areas within the FLUMAA mapped as FLUCCS Codes 511, 511/612, 612, 612/512, 612/642, 612D, 612E, 612E2, 619, 619BP, 642E, 642E1, and 642E2 (Figure 7b). The functions of the wetlands within the portion of the overall property adjacent to Shell Point Boulevard have been substantially impacted from their historical baseline by previous clearing, mosquito ditching, and diking activities.

The mapping described above was used to assign the various wetlands within the 158.31± acres of the overall property located on either side of Shell Point Boulevard into Functional Assessment Areas based on location and existing vegetative/hydrologic conditions. Both the Unified Mitigation Assessment Methodology (UMAM) and Little Pine Island Mitigation Bank Functional Assessment (LPIMBFA) methodologies were used to quantify the functional value of these wetlands. The UMAM scores were field reviewed and approved by the South Florida Water Management District (SFWMD) in May 2012 and the U.S. Army Corps of Engineers (COE) field reviewed and approved the LPIMBFA scores in January 2013. The wetlands with the highest functional assessment scores were located immediately adjacent to the Caloosahatchee River or to the open water area along the south property line. The wetlands with the lowest functional assessment scores were located adjacent to the east side of Shell Point Boulevard in the northeast corner of the FLUMAA and within the impounded area.

POTENTIAL LISTED SPECIES

The FLUMAA has been evaluated for the potential presence of listed species. Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or by the Endangered Species Act (ESA) that could potentially occur within or immediately adjacent to the FLUMAA based on the vegetative habitats are provided in Table 2. This list is general in nature and does not necessarily reflect existing conditions within or adjacent to the FLUMAA.

Table 2. Listed Species That Could Potentially Occur within the FLUMMA

FLUCCS CODE	Species Name	Federal/State Listing Status
511 511/612	Smalltooth Sawfish (<i>Pristis pectinata</i>)	FE/SE
	American Alligator (<i>Alligator mississippiensis</i>)	FT(S/A)
	American Crocodile (<i>Crocodylus acutus</i>)	FT/ST
	Limpkin (<i>Aramus guarauna</i>)	SSC
	Little Blue Heron (<i>Egretta caerulea</i>)	SSC
	Reddish Egret (<i>Egretta rufescens</i>)	SSC
	Roseate Spoonbill (<i>Ajaia ajaja</i>)	SSC
	Snowy Egret (<i>Egretta thula</i>)	SCC
	Tricolored Heron (<i>Egretta tricolor</i>)	SCC

FLUCCS CODE	Species Name	Federal/State Listing Status
612	Rivulus (<i>Rivulus marmoratus</i>)	SSC
612/512	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)	FT/ST
612/642	Brown Pelican (<i>Pelecanus occidentalis</i>)	SSC
612D	Little Blue Heron (<i>Egretta caerulea</i>)	SSC
612E	Roseate Spoonbill (<i>Ajaia ajaja</i>)	SSC
612E2	Snowy Egret (<i>Egretta thula</i>)	SSC
	Tricolored Heron (<i>Egretta tricolor</i>)	SSC
	White Ibis (<i>Eudocimus albus</i>)	SSC
	Florida Black Bear (<i>Ursus americanus floridanus</i>)	SDL
	Florida bonneted bat (<i>Eumops floridanus</i>)	FE/SE
619	Florida bonneted bat (<i>Eumops floridanus</i>)	FE/SE
619BP	None	
642E	Rivulus (<i>Rivulus marmoratus</i>)	SSC
642E1	American Alligator (<i>Alligator mississippiensis</i>)	FT(S/A)
642E2	American Crocodile (<i>Crocodylus acutus</i>)	FT/ST
	Little Blue Heron (<i>Egretta caerulea</i>)	SSC
	Reddish Egret (<i>Egretta rufescens</i>)	SSC
	Roseate Spoonbill (<i>Ajaia ajaja</i>)	SSC
	Snowy Egret (<i>Egretta thula</i>)	SSC
	Tricolored Heron (<i>Egretta tricolor</i>)	SCC
	White Ibis (<i>Eudocimus albus</i>)	SCC
	Wood Stork (<i>Mycteria americana</i>)	FT/ST
743	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)	FT/ST
	Gopher Tortoise (<i>Gopherus polyphemus</i>)	ST/FC

ST = State Listed as Threatened FT = Federally Listed as Threatened

SE = State Listed as Endangered FE = Federally Listed as Endangered

SSC = State Listed as Species of Special Concern

FC = Federal Candidate for Listing

FT(S/A) = Federally-designated Threatened (Similarity of Appearance)

SDL= State Delisted

The FWC listed species database (updated June 2015) was reviewed during the preparation of this report. This search revealed the presence of three listed species within the general vicinity of the overall property (Figure 8a). Two additional species were also determined to potentially be in the general area based on United States Fish and Wildlife Service (FWS) defined consultation areas. Each species is discussed below.

Bald Eagle

Three bald eagle (*Haliaeetus leucocephalus*) nests are shown within approximately one mile of the FLUMAA. The bald eagle has been delisted by both the FWS and FWC. However, both agencies continue to regulate development activities in the vicinity of bald eagle nests. Lee County also regulates development activities within 660 feet of a

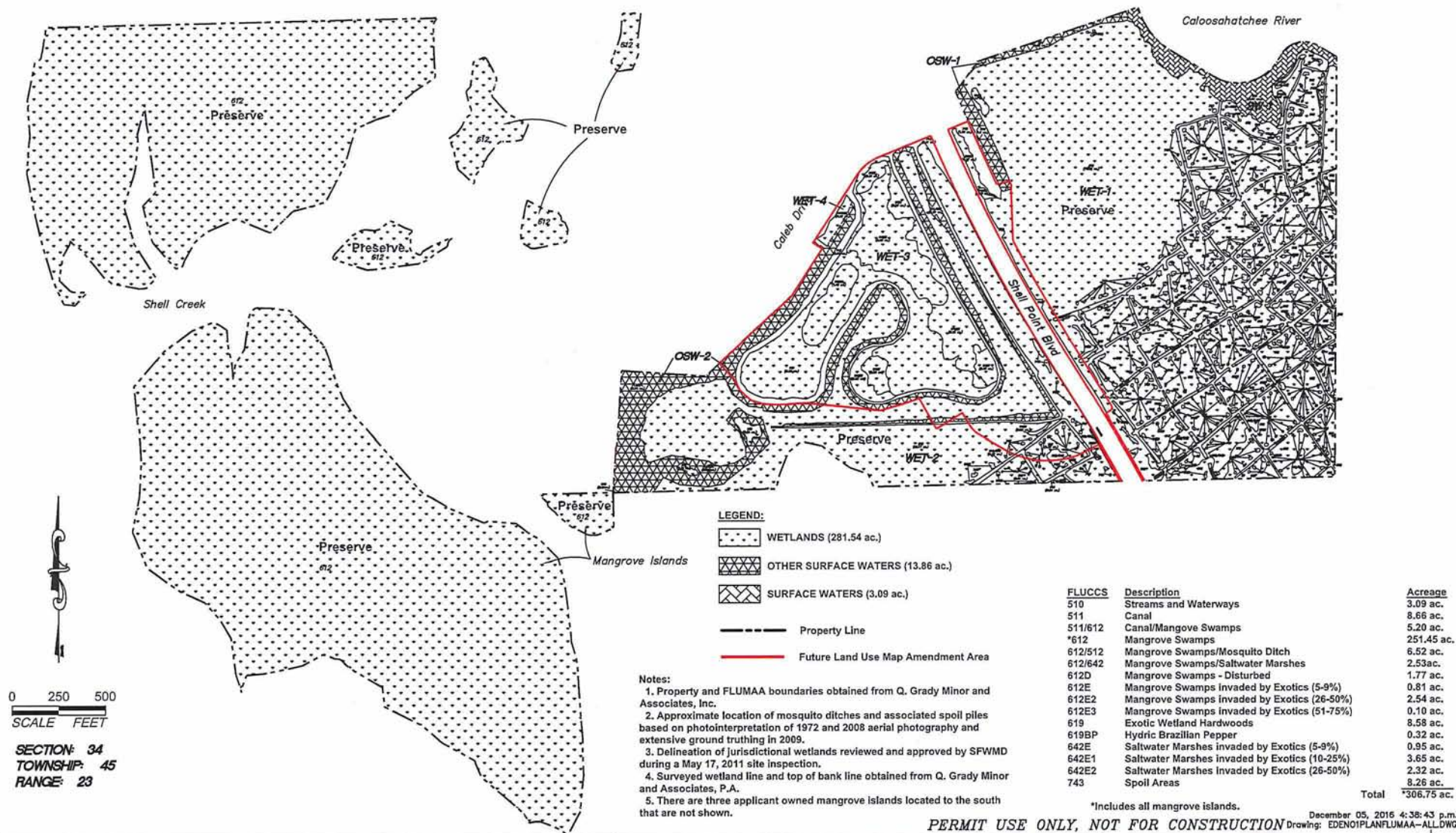


Figure 7a. Overall Property Wetland Map

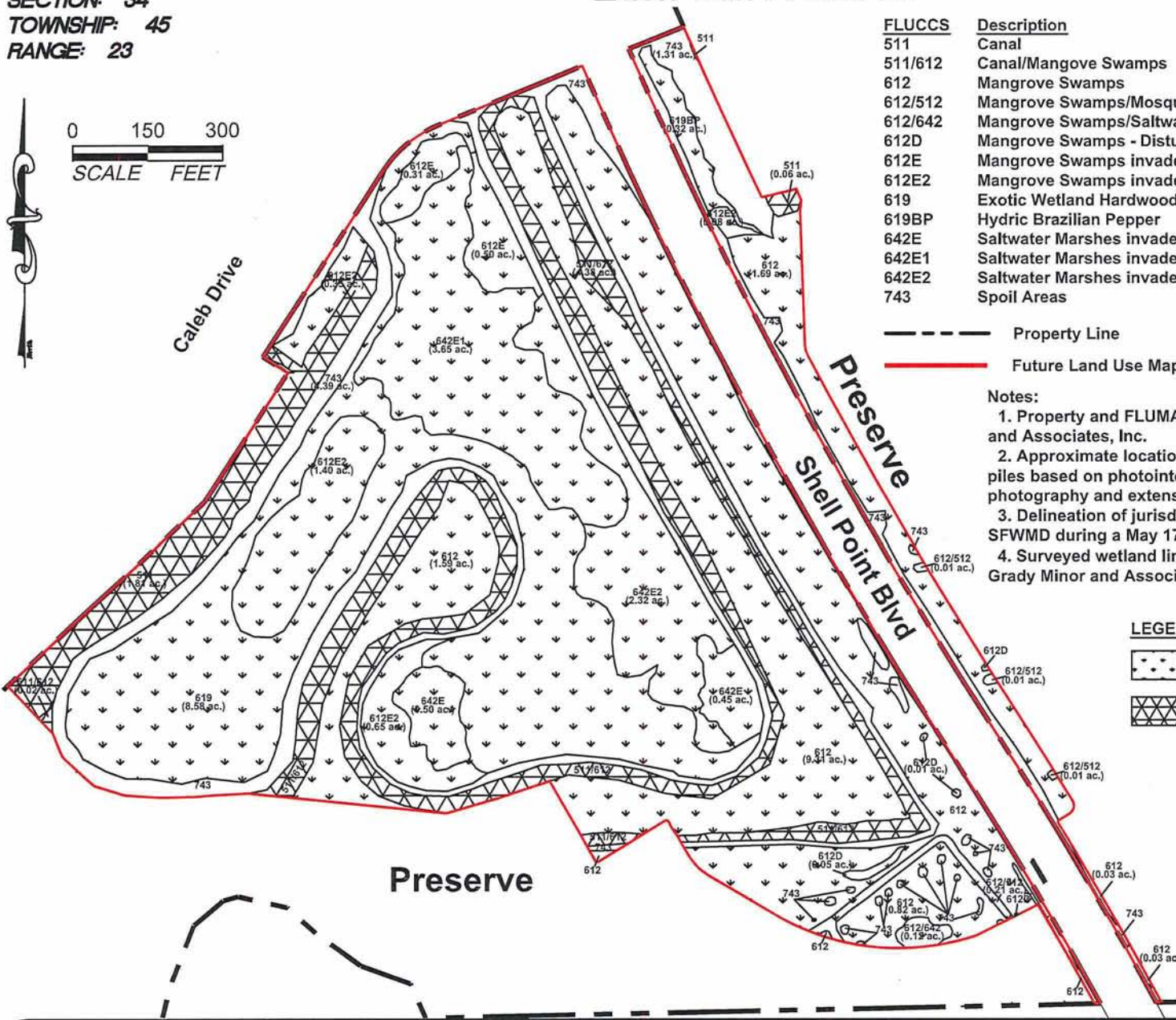
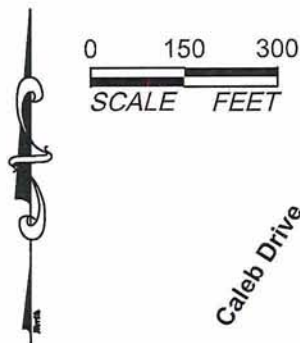
Eden Oak Preserve

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FORT MYERS 239-334-3680



SECTION: 34
TOWNSHIP: 45
RANGE: 23

Eden Oak Preserve



FLUCCS	Description	Acreage
511	Canal	1.87 ac.
511/612	Canal/Mangrove Swamps	4.40 ac.
612	Mangrove Swamps	13.47 ac.
612/512	Mangrove Swamps/Mosquito Ditch	0.24 ac.
612/642	Mangrove Swamps/Saltwater Marshes	0.12 ac.
612D	Mangrove Swamps - Disturbed	0.06 ac.
612E	Mangrove Swamps invaded by Exotics (5-9%)	0.81 ac.
612E2	Mangrove Swamps invaded by Exotics (26-50%)	2.48 ac.
619	Exotic Wetland Hardwoods	8.58 ac.
619BP	Hydric Brazilian Pepper	0.32 ac.
642E	Saltwater Marshes invaded by Exotics (5-9%)	0.95 ac.
642E1	Saltwater Marshes invaded by Exotics (10-25%)	3.65 ac.
642E2	Saltwater Marshes invaded by Exotics (26-50%)	2.32 ac.
743	Spoil Areas	5.70 ac.
Total		44.97 ac.

--- Property Line
— Future Land Use Map Amendment Area

Notes:

1. Property and FLUMAA boundaries obtained from Q. Grady Minor and Associates, Inc.
2. Approximate location of mosquito ditches and associated spoil piles based on photointerpretation of 1972 and 2008 aerial photography and extensive ground truthing in 2009.
3. Delineation of jurisdictional wetlands reviewed and approved by SFWMD during a May 17, 2011 site inspection.
4. Surveyed wetland line and top of bank line obtained from Q. Grady Minor and Associates, P.A.

LEGEND:

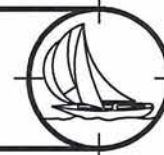
- WETLANDS (33.00 ac.)
OTHER SURFACE WATERS (6.27 ac.)

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December 06, 2016 8:03:56 a.m.
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**Figure 7b - Future Land Use Map Amendment Area
Wetland Map**

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Eden Oak Preserve

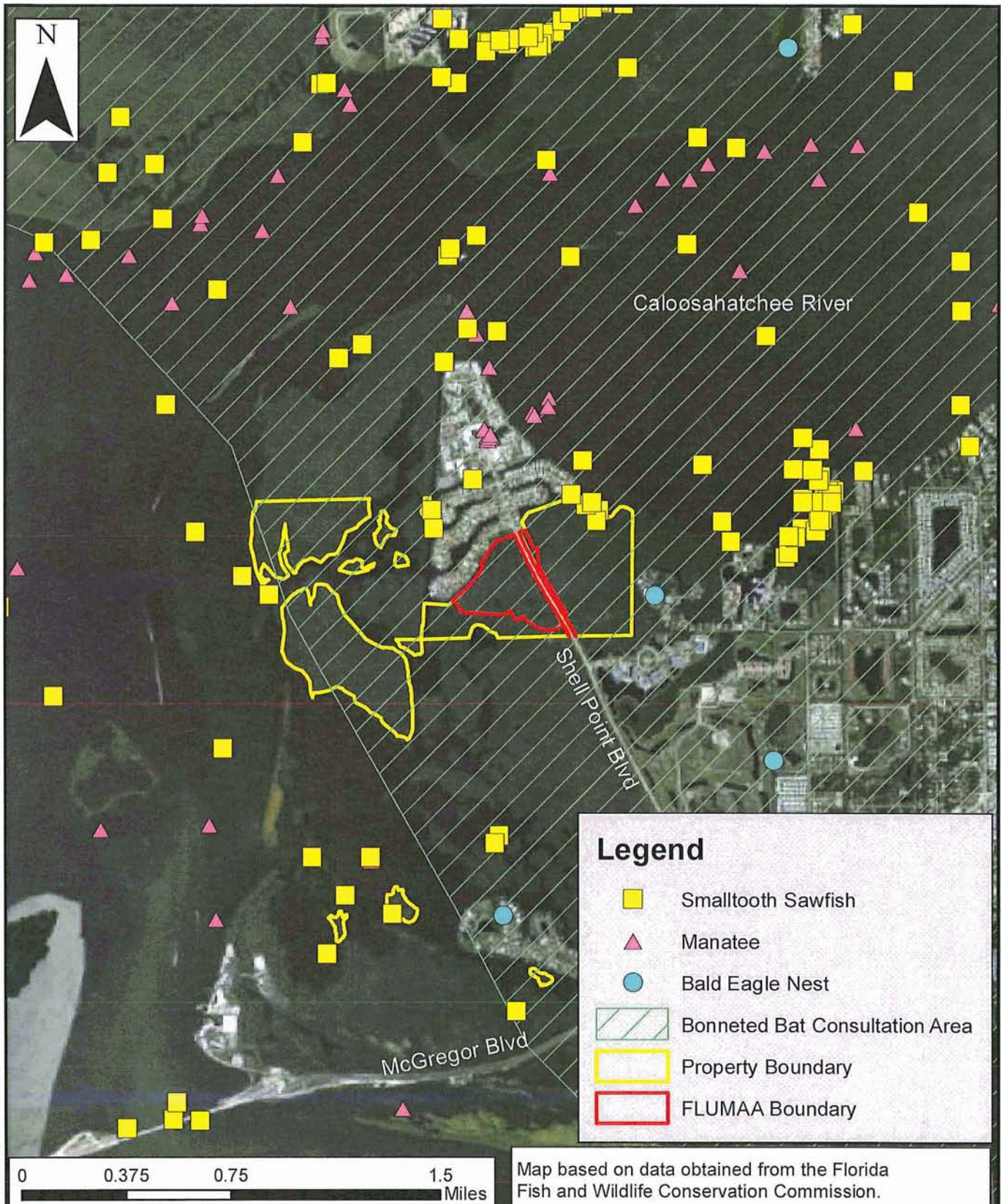


Figure 8a. Large Scale Protected Species Database Map



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bald eagle nest. Nest Number LE-002 is present off-site to the east within the St. Charles Harbor subdivision. This nest was last shown as being active in 2012 and is approximately 2,050 feet east of the FLUMAA. Nest Number LE-034 is present 4,400± feet southeast of the FLUMAA. This nest was last shown as being active in 2003. Nest Number LE-070 is present off-site to the southwest. This nest was last shown as being active in 2012 and is 5,400± feet from of the FLUMAA. The status of these nests during the most recent nesting season is not known.

West Indian Manatee

The West Indian manatee (*Trichechus manatus*), listed as endangered by the FWS and FWC, is a marine mammal that inhabits coastal waters of Southwest Florida. The database shows manatee sightings in the Caloosahatchee River as well as the canals associated with Shell Point (Figure 8a). While no manatees have been observed on the overall property, the database shows numerous sightings of manatees in adjacent off-site waters. There is a potential that manatees could periodically occur in the deeper areas of the large canal located within the northwestern portion of the FLUMAA.

Smalltooth Sawfish

The smalltooth sawfish (*Pristis pectinata*), listed as endangered by both the FWC and ESA, is known to inhabit the Caloosahatchee River. A FWC study conducted in 2004 through 2006 identified smalltooth sawfish occurring in the shallow waters of the Caloosahatchee River in an area known as Iona Cove located north and east of the overall property (Figure 8b). Portions of the FLUMAA located between mean high water and three feet below mean lower low water along the canals and fringing red mangroves along the canals are included in the designated critical habitat for this species.

Wood Stork

The wood stork (*Mycteria americana*) is listed as threatened by the FWS and FWC. These wading birds forage in a wide variety of shallow wetlands such as brackish marshes. This includes the marsh habitat occurring within the 18.36± acres of impounded wetland. The FWC database does not include any sightings or nesting locations within the overall property. The overall property is located within a FWS designated Core Foraging Area (CFA) of a wood stork colony (i.e. is located within 18.6 miles of a wood stork nesting site).

Wading Birds

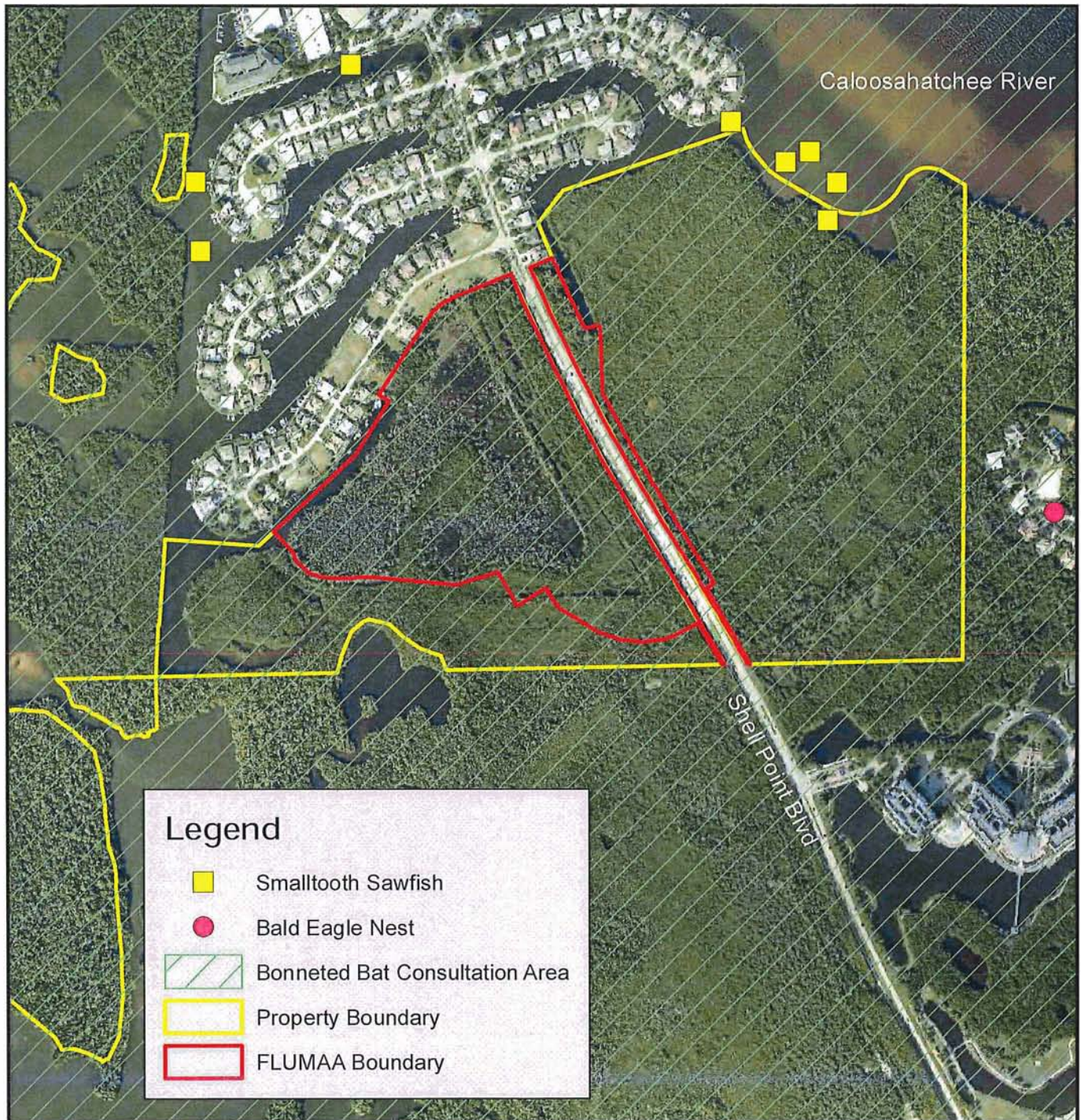
Several additional state listed species of wading birds could potentially opportunistically forage within the wetlands within the FLUMAA. The 18.36± acres of impounded wetland have the greatest potential for such foraging. The dense mangrove midstory substantially the potential utilization of those wetlands by listed wetland wading birds.

Florida Bonneted Bat

The Florida bonneted bat (*Eumops floridanus*) is listed as endangered by the FWS and as threatened by the FWC. The FWS has established a Consultation Area and several Focal Areas for this species. The overall property is located within the Florida bonneted



Eden Oak Preserve



0 0.1 0.2 0.4 Miles

Map based on data obtained from the Florida Fish and Wildlife Conservation Commission.

Figure 8b. Small Scale Protected Species Database Map



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bat Consultation Area but not within a Focal Area. This bat typically roosts in cavities within large live or dead trees but may also roost in abandoned buildings and under bridges. There is a low potential for roosting by Florida bonneted bats in cavities that are present in several standing dead melaleuca present within the 18.36± acres of impounded wetlands.

Other Species

Several additional listed or regulated species could potentially occur within the FLUMAA. This consists of rivulus (*Rivulus marmoratus*), American alligator (*Alligator mississippiensis*), American crocodile (*Crocodylus acutus*), eastern indigo snake (*Drymarchon corais couperi*), and Florida black bear (*Ursus americanus floridanus*). The Fort Myers area is the northern limit of the rivulus on the west coast of Florida. This fish, if present within the FLUMAA, would also likely be present within the large areas of wetland preserves elsewhere on the property. This area is also the northern limit of the American crocodile's range. Neither the American alligator or the American crocodile are likely to occur on-site. The lack of native uplands and freshwater wetlands makes the potential presence of the eastern indigo snake and the Florida black bear very unlikely.

A protected species assessment of the 158.31± acres located on either side of Shell Point Boulevard was conducted in 2009. Each habitat type was surveyed for the occurrence of state or federally listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As described above, the vast majority of the FLUMAA is an impounded area or secondary regrowth of mangroves consisting of a dense midstory of sapling mangroves with few larger trees and very sparse ground cover. As such, the quality of habitat for state or federally listed species is substantially reduced compared to a mature mangrove swamp or salt marsh. The configuration of the survey transects varied based on site conditions and the potential for future proposed development. Within the mosquito ditched areas transects were configured in a grid pattern following the mosquito ditches and as east – west transects spaced approximately 200 feet apart. Within the 18.36± acres of impounded wetland west of Shell Point Boulevard transects were spaced from approximately 50 to 175 feet apart. Additional transects were walked in the remainder of the site as depicted on Figure 9a. The listed species surveys were conducted during the mid-day hours of January 9 and 14, 2009 for the property west of Shell Point Boulevard and on March 23, 25, and April 17 and 24, 2009 for the eastern portion of the site. During the surveys the weather was mostly sunny and mild with a light breeze. In addition to the formal survey dates listed above, ecologists looked for listed species while conducting other field work on the property. That work occurred in September 2008, June through October 2009, and June and July 2011. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations) was also included in the survey.

SECTION: 34
TOWNSHIP: 45
RANGE: 23

FLUCCS	Description	Acreage
510	Streams and Waterways	3.09 ac.
511	Canal	8.66 ac.
511/612	Canal/Mangrove Swamps	5.20 ac.
*612	Mangrove Swamps	103.01 ac.
612/512	Mangrove Swamps/Mosquito Ditch	6.52 ac.
612/642	Mangrove Swamps/Saltwater Marshes	2.53 ac.
612D	Mangrove Swamps - Disturbed	1.77 ac.
612E	Mangrove Swamps invaded by Exotics (5-9%)	0.81 ac.
612E2	Mangrove Swamps invaded by Exotics (26-50%)	2.54 ac.
612E3	Mangrove Swamps invaded by Exotics (51-75%)	0.10 ac.
619	Exotic Wetland Hardwoods	8.58 ac.
619BP	Hydric Brazilian Pepper	0.32 ac.
642E	Saltwater Marshes invaded by Exotics (5-9%)	0.95 ac.
642E1	Saltwater Marshes invaded by Exotics (10-25%)	3.65 ac.
642E2	Saltwater Marshes invaded by Exotics (26-50%)	2.32 ac.
743	Spoil Areas	8.26 ac.
Total		*158.31 ac.

*Does not include mangrove islands.

Notes:

1. Property and FLUMAA boundaries obtained from Q. Grady Minor and Associates, Inc.
2. Approximate location of mosquito ditches and associated spoil piles based on photointerpretation of 1972 and 2008 aerial photography and extensive ground truthing in 2009.
3. Delineation of jurisdictional wetlands reviewed and approved by SFWMD during a May 17, 2011 site inspection.
4. Surveyed wetland line and top of bank line obtained from Q. Grady Minor and Associates, P.A.
5. There are ten applicant owned mangrove islands which are not depicted and that were not surveyed for protected species.

- Property Line
- Future Land Use Map Amendment Area
- Transects

SPECIES LEGEND

- White Ibis
- Tri-Colored Heron



Figure 9a. Overall Property Protected Species Assessment Map

Eden Oak Preserve

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The only species listed by either the FWS or the FWC observed within or immediately adjacent to the FLUMAA during the protected species surveys was the white ibis (*Eudocimus albus*) (Figure 9b). The white ibis were observed foraging along in an area of impounded saltwater marsh and exotic invaded mangrove west of Shell Point Boulevard and along a survey cut line through the mangroves east of Shell Point Boulevard. A tricolored heron (*Egretta tricolor*) was observed perching in a mangrove in the northeastern portion of the overall property (Figure 9a). Both species are presently listed by the FWC as species of special concern. Once a management plan has been finalized by the FWC for these species, the white ibis will be removed from the FWC's list of imperiled species and the tricolored heron will be up-listed to threatened. Neither species is listed by the FWS. No evidence of nesting by these two species or any other listed species was observed on the 158.31± acres of the overall property located on either side of Shell Point Boulevard. There is the potential for periodic opportunistic foraging by additional listed and non-listed species of wading birds within the mangroves, impounded area, and associated mosquito ditches.

PROPOSED SITE CONDITIONS

The applicant proposes to construct a waterfront single family residential project at this location (Figures 10a and 10b). This will include homes, roads, boat slips, and a surface water management system. Over the last five years, the Applicant has analyzed numerous site development scenarios in order to reduce wetland impacts while allowing a viable residential development. The analysis looked at both the overall acreage and the functional value of the wetland impacts. Wetland impacts were progressively reduced in acreage and focused into the lower functional value wetlands. The resulting series of site plans reduced wetland impacts from 132.97± acres (with 85.63± acres having a LPIMBFA of 0.60 or greater) to 31.92± acres (with less than half (11.58± acres) having a LPIMBFA of 0.60 or greater).

This has been achieved through a combination of relocating development features and by reducing and relocating the total number of residential units and boat slips. An early site plan (prepared prior to the detailed functional assessment) depicted a marina adjacent to Iona Cove. Based on the results of the functional assessment and comments from the SFWMD and COE the marina was progressively reduced in size, moved south 1,100± away from Iona Cove, and then ultimately relocated to the west side of the Shell Point Boulevard into the FLUMAA. The size of the facility was also reduced from a 171 slip full service marina to a 13 slip docking facility. There are no proposed docks within the FLUMAA east of Shell Point Boulevard.

The residential component of the project has also been reduced in both size and scope. Early site plans contained multiple midrise residential buildings east Shell Point Boulevard. The east side of the road also was lined by single family lots with direct access to east Shell Point Boulevard. Additional single family lots were located west of the road. The number of residential units was substantially reduced by eliminating the midrise buildings and by moving all but four of the residential units to the west side of the road.

SECTION: 34
TOWNSHIP: 45
RANGE: 23

Eden Oak Preserve

0 150 300
SCALE FEET

FLUCCS	Description	Acreage
511	Canal	1.87 ac.
511/612	Canal/Mangrove Swamps	4.40 ac.
612	Mangrove Swamps	13.47 ac.
612/512	Mangrove Swamps/Mosquito Ditch	0.24 ac.
612/642	Mangrove Swamps/Saltwater Marshes	0.12 ac.
612D	Mangrove Swamps - Disturbed	0.06 ac.
612E	Mangrove Swamps invaded by Exotics (5-9%)	0.81 ac.
612E2	Mangrove Swamps invaded by Exotics (26-50%)	2.48 ac.
619	Exotic Wetland Hardwoods	8.58 ac.
619BP	Hydric Brazilian Pepper	0.32 ac.
642E	Saltwater Marshes invaded by Exotics (5-9%)	0.95 ac.
642E1	Saltwater Marshes invaded by Exotics (10-25%)	3.65 ac.
642E2	Saltwater Marshes invaded by Exotics (26-50%)	2.32 ac.
743	Spoil Areas	5.70 ac.
Total		44.97 ac.

- Property Line
- Future Land Use Map Amendment Area
- Transects

Notes:

1. Property and FLUMAA boundaries obtained from Q. Grady Minor and Associates, Inc.
2. Approximate location of mosquito ditches and associated spoil piles based on photointerpretation of 1972 and 2008 aerial photography and extensive ground truthing in 2009.
3. Delineation of jurisdictional wetlands reviewed and approved by SEFMD during a May 17, 2011 site inspection.
4. Surveyed wetland line and top of bank line obtained from Q. Grady Minor and Associates, P.A.

SPECIES LEGEND

White Ibis

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December 05, 2016 8:11:46 am
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Figure 9b - Future Land Use Map Amendment Area
Protected Species Assessment Map

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SECTION: 34
TOWNSHIP: 45
RANGE: 23

Caloosahatchee River

0 250 500
SCALE FEET

FLUCCS	Description	Acreage
400	Upland	2.61 ac.
510	Streams and Waterways	3.09 ac.
511	Canal	4.26 ac.
511/612	Canal/Mangrove Swamps	2.00 ac.
612	Mangrove Swamps	239.01 ac.
612D	Mangrove Swamps - Disturbed	1.71 ac.
612E2	Mangrove Swamps Invaded by Exotics (26-50%)	0.06 ac.
612E3	Mangrove Swamps Invaded by Exotics (51-75%)	0.10 ac.
612/512	Mangrove Swamps/Mosquito Ditch	6.28 ac.
612/642	Mangrove Swamps/Saltwater Marshes	2.41 ac.
Total		*261.53 ac.

*Includes all mangrove islands.

Notes:

- Property boundary, FLUMAA boundary, and site plan obtained from Q. Grady Minor and Associates, Inc.
- Approximate location of mosquito ditches and associated spoil piles based on photointerpretation of 1972 and 2008 aerial photography and extensive ground truthing in 2009.
- Delineation of jurisdictional wetlands reviewed and approved by SFWMD during a May 17, 2011 site inspection.
- Surveyed wetland line and top of bank line obtained from Q. Grady Minor and Associates, P.A.

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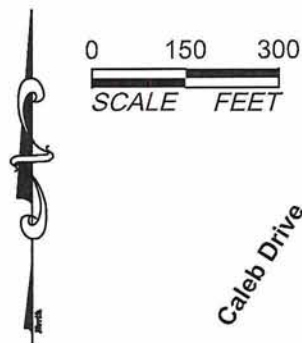
May 17, 2016 3:09:13 p.m.
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Eden Oak Preserve

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SECTION: 34
TOWNSHIP: 45
RANGE: 23



Eden Oak Preserve

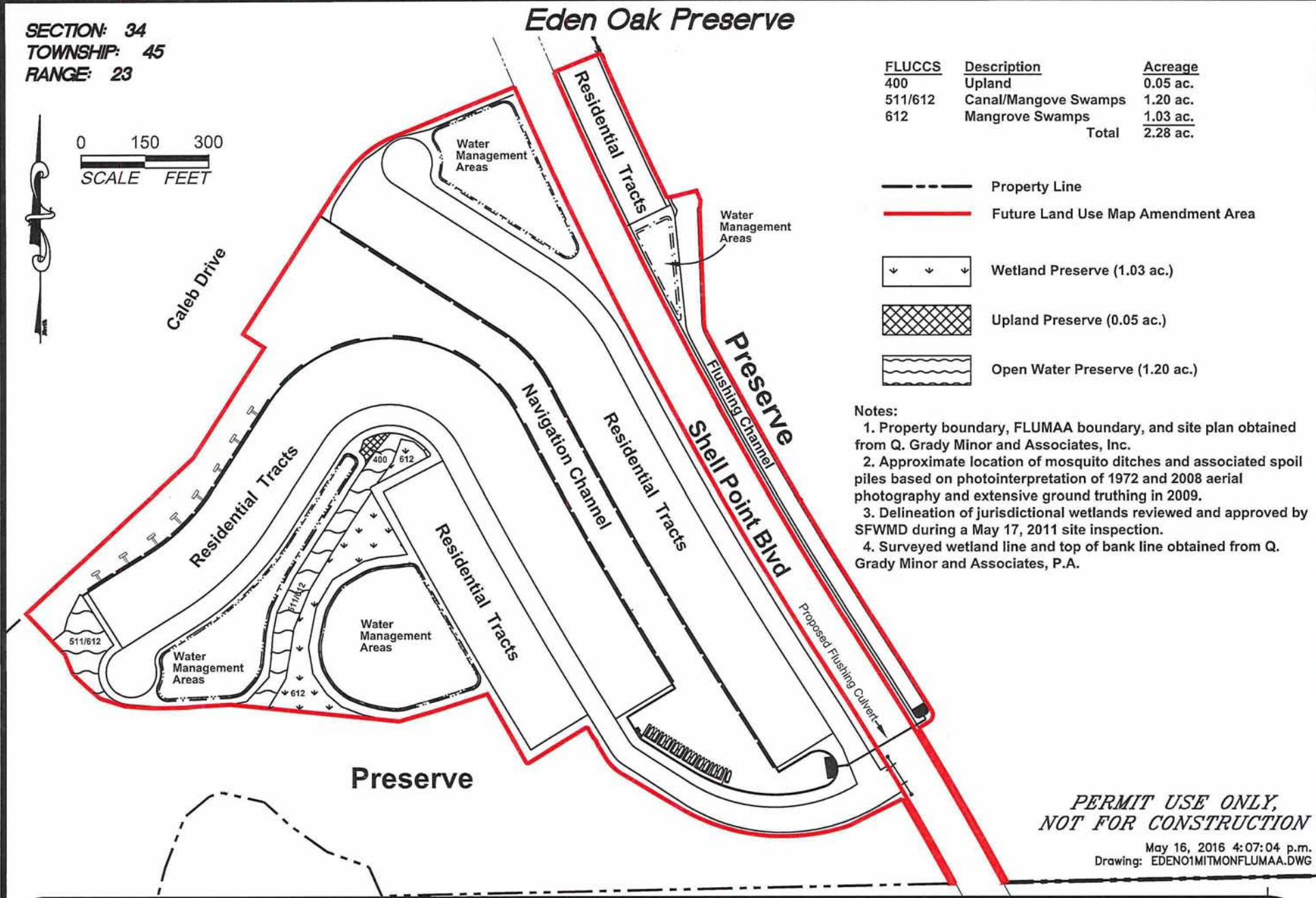
FLUCCS	Description	Acreage
400	Upland	0.05 ac.
511/612	Canal/Mangrove Swamps	1.20 ac.
612	Mangrove Swamps	1.03 ac.
Total		2.28 ac.

---	Property Line
---	Future Land Use Map Amendment Area
↓ ↓ ↓	Wetland Preserve (1.03 ac.)
▨	Upland Preserve (0.05 ac.)
~~~~~	Open Water Preserve (1.20 ac.)

### Notes:

1. Property boundary, FLUMAA boundary, and site plan obtained from Q. Grady Minor and Associates, Inc.
2. Approximate location of mosquito ditches and associated spoil piles based on photointerpretation of 1972 and 2008 aerial photography and extensive ground truthing in 2009.
3. Delineation of jurisdictional wetlands reviewed and approved by SFWMD during a May 17, 2011 site inspection.
4. Surveyed wetland line and top of bank line obtained from Q. Grady Minor and Associates, P.A.

27

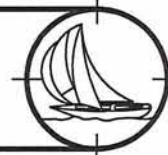


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**Figure 10b. Future Land Use Map Amendment Area  
Proposed Conditions and Preservation Map**

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The project's unavoidable SFWMD's jurisdictional impacts consist 31.56 acres of wetlands and 3.76 acres of other surface waters within the FLUMAA. No additional wetland impacts are proposed to occur on the overall property outside of the FLUMAA. All of these wetland impacts will be mitigated via the purchase of 11.63 forested saltwater and 6.94 herbaceous saltwater credits from the Little Pine Island Mitigation Bank. These credits are derived from regionally significant wetland enhancement and restoration activities of similar habitat types that have successfully occurred within the Little Pine Island Mitigation Bank. In addition, 261.53± acres of wetlands, uplands, and open waters will be preserved adjacent to and within the FLUMAA. A conservation easement will be granted to the SFWMD over these areas.

The proposed project includes a flushing channel that will connect an existing dead end canal located east of Shell Point Boulevard with an existing dead end canal located west of the road. Currently the flushing times for these canals substantially exceeds the State's water quality standard of four days indicating they have the potential to accumulate pollutants which could enter receiving waters. The proposed flushing channel under Shell Point Boulevard is estimated to flush these two canals in less than one day which is well under the four-day state criteria. The improved flushing will improve the water quality of the existing dead end canals within the FLUMAA and will likely improve the water quality of adjacent canals within Palm Acres. No boat slips are proposed within the flushing channel in the FLUMAA east of Shell Point Boulevard.

## **PROTECTED SPECIES MANAGEMENT PLAN**

Based on the information available, no direct impacts to state or federally listed species are anticipated. The following measures will be taken to ensure that no adverse effects to listed species will occur.

### Bald Eagle

Given the large distance between the three known bald eagle nests and the FLUMAA, the future development of the FLUMAA will not affect these bald eagles. If, in the future a bald eagle nest is discovered within 660 feet of the FLUMAA the applicant will follow all pertinent local, state, and federal bald eagle guidelines.

### West Indian Manatee

The proposed development within the FLUMAA will be in compliance with the Lee County Manatee Protection Plan (LCMPP). The overall length of shoreline of the 158.31± acres of Eden Oak Preserve property located on either side of Shell Point Boulevard is 8,687 linear feet. The measurement was based on shoreline distance provided by GradyMinor and does not include the shoreline of the applicant owned mangrove islands. A request for a formal evaluation of the proposed Eden Oak Preserve project under the LCMPP was submitted Lee County Public Works, Division of Natural Resources – Marine Program. Email responses were received on December 14, 2012 and May 11, 2016 (Appendix B) that confirms 261 slips are allowed for this property under the LCMPP. The project qualifies as conditional in an Area of Special

Concern under the LCMPP and therefore Lee County will require the following mitigation measures:

1. Standard manatee construction conditions;
2. Manatee education activities as required per section 8.4.5; and
3. Funding for enhanced marine law enforcement per section 8.4.5, the slip fee is \$546 per added slip.

Eden Oak Preserve agrees to comply with these requirements. In addition, all eight inch to eight feet diameter culverts/pipes that are potentially accessible to manatees during any tidal phase will have FWC approved manatee exclusion devices.

#### Smalltooth Sawfish

The portion of the overall property with the greatest potential habitat for smalltooth sawfish is the shallow river bottom and adjacent fringing mangroves in Iona Cove. That area has been identified as a significant smalltooth sawfish pupping area by the National Marine Fisheries Service. To avoid all potential impacts to this area, the vast majority of the FLUMAA is located on the opposite side of Shell Point Boulevard from that pupping area. The project's unavoidable impacts to smalltooth sawfish critical habitat consists of 0.21± acre of impacts to shallow euryhaline habitat, 0.02± acre of excavation alterations to shallow euryhaline habitat, and 696± linear feet of impacts to red mangrove shoreline located within the FLUMAA. A smalltooth sawfish critical habitat replacement plan has been prepared to insure there are no adverse impacts to this species. The goal of the plan is to create additional shallow euryhaline and red mangrove shoreline habitat suitable for use by smalltooth sawfish within the project.

Shallow euryhaline habitat will be created at three locations within the FLUMAA totaling 1.55± acres. A 20 feet wide by four feet deep flushing channel with 2:1 side slopes will be created on the east side of Shell Point Boulevard. The channel will be excavated to a depth of -2± feet mean lower low water (MLLW). The remaining shallow euryhaline habitat will be created at two locations on the west side of Shell Point Boulevard. These areas will also be excavated to a depth ranging from 0 to -3 feet MLLW. Markers will be set along the interface with the adjacent navigational channel to advise boaters of shallower water depths within the shallow euryhaline habitat creation areas.

Approximately 4,206 linear feet of red mangrove shoreline habitat will be created at four general locations within the FLUMAA. These consist of the side slopes of the flushing channel, the two shallow euryhaline habitat creation areas west of Shell Point Boulevard, and along portions of the navigational canal. One gallon red mangroves will be planted in a double staggered row 15 feet on center. The first row will be planted approximately one-half foot above mean high water while the second row will be planted approximately one-half foot below mean high water.

Protective measures such as a conservation easement, plat, or deed restriction will be recorded and placed over the 1.55± acres of created shallow euryhaline habitat and 4,206 linear feet of created red mangrove shoreline. Additionally, the applicant has

agreed to follow National Marine Fisheries Service's Sea Turtle and Small Tooth Sawfish Construction Conditions dated March 23, 2006.

#### Wood Stork

The closest known wood stork colony is located  $15.9\pm$  miles to the northeast. Given the large distance between the colony site and the FLUMAA, the future development of the FLUMAA will not directly affect that wood stork colony site. The FWS has developed a protocol to determine if a proposed project will adversely impact wood storks based on the potential to reduce foraging habitat within the colony's CFA. This protocol compares the amount (Kgrams) of forage available at the site under the existing conditions and compares it to the proposed wetland mitigation plan. The development area within the FLUMAA is estimated to currently provide  $27.60\pm$  Kgrams of forage for wood storks. The enhancement activities that created the Little Pine Island Mitigation Bank credits used for this project represents the addition of  $82.50\pm$  (Kgrams) of forage available to wood storks. Therefore, the future development of the FLUMAA will have no adverse affects on wood storks.

#### Wading Birds

There are no known nesting sites of listed wading bird species within or adjacent to the FLUMAA. The majority of the trees within the FLUMAA are relatively small in stature and of limited value for nesting. The future development of the FLUMAA will not directly affect the nesting of listed wading bird species. As discuss for the wood stork above, the significant enhancement that has occurred at the Little Pine Island Mitigation Bank has created substantial wading bird foraging habitat. Fourteen species of listed and non-listed wading bird species have been documented utilizing the enhanced wetlands within the bank.

#### Florida Bonneted Bat

Scattered dead melaleuca containing potential cavities entrances have been observed within the  $18.36\pm$  acres of impounded wetland. The vast majority of these snags are in advanced stages of decay. These potential cavity entrances are primarily less than approximately two inches in diameter and are likely very shallow not penetrating the heartwood of the snag. No evidence of bat utilization (bat vocalization/chatter from within the potential cavities or guano on or around the snags) has been observed. A multi-night acoustic survey has been conducted to verify the absence of this species within the FLUMAA. No evidence of Florida bonneted bats within or immediately adjacent to the FLUMAA was found. Therefore, the future development of the FLUMAA will have no adverse affects on the Florida bonneted bats.

### **CONCLUSIONS**

The  $44.97\pm$  acre FLUMAA represents less than 15 percent of the  $306.75\pm$  acre overall Eden Oak Preserve property. The entire FLUMAA has been substantial disturbed by clearing, ditching, and diking. Almost half of the FLUMAA is an impoundment area.

This has resulted in the functions of the wetlands within the FLUMAA being substantially degraded from their historical baseline function.

The proposed residential development the FLUMAA will result in unavoidable wetland impacts to previously disturbed wetlands. All wetland impacts will be mitigated via the purchase of Little Pine Island Mitigation Bank credits representing up front successful regionally significant wetland enhancement and restoration activities of similar habitat types. In addition, the 261.53± acres of wetlands, uplands, and open waters will be preserved within the overall property. Approximately 2.28 acres of that preservation total will occur within the FLUMAA.

The FLUMAA currently provides minimal potential habitat for state or federally listed species. The project will be consistent with the LCMPP. A smalltooth sawfish habitat replacement plan will be implemented to increase the acreage of potential smalltooth sawfish habitat within the FLUMAA. Based on these protective measures and the wetland enhancement activities at the Little Pine Island Mitigation Bank, no adverse impacts to listed species are anticipated to occur as a result of the future residential development of the FLUMAA.

**APPENDIX A**

**Lee County Comprehensive Plan  
Consistency Review**

## **APPENDIX A EDEN OAK PRESERVE LEE COUNTY COMPREHENSIVE PLAN CONSISTENCY REVIEW**

The existing land use for the Comprehensive Land Use Map Amendment area for the disturbed wetlands and uplands has been compared to the proposed use of Sub-Outlying Suburban. Based on the ecological character of the property and the surrounding properties, the proposed Comprehensive Land Use Map Amendment area is suitable for use as a residential development. This is based on an evaluation of the plant communities, soils, topography, flood maps, wetland maps, wildlife survey information, and other relevant evaluations of the subject property and surrounding properties. The actual impact avoidance, minimization, and mitigation required for the project will be determined in accordance with state, federal, and Lee County permitting requirements.

The applicant owns a total of 306.75 acres which includes three parcels adjacent to Shell Point Boulevard and mangrove islands to the west of these three parcels. The proposed Comprehensive Land Use Map Amendment area totals 44.97 acres and includes a small area of wetland preservation. The applicant owned area that is adjacent to and near the Comprehensive Land Use Map Amendment area that is not included in this map amendment request totals 261.78 acres and consists of pristine mangrove island wetlands and low to higher quality mangrove wetlands. These areas will remain in their current condition and will continue to function as high quality mangrove ecosystem.

This document summarizes our analysis of how the proposed map amendment area plan meets the goals and objectives of the environmental components within the Lee County Comprehensive Plan and assumes that the project would ultimately be permitted as proposed.

**GOAL 104: COASTAL RESOURCE PROTECTION.** To protect the natural resources of the coastal planning area from damage caused by inappropriate development. (See also Goal 113.) (Amended by Ordinance No. 94-30)

**OBJECTIVE 104.1: ENVIRONMENTALLY CRITICAL AREAS.** Within the coastal planning area, the county will manage and regulate, on an ongoing basis, environmentally critical areas to conserve and enhance their natural functions. Environmentally critical areas include wetlands (as defined in Goal 114) and Rare and Unique upland habitats. Rare and Unique upland habitats include, but are not limited to: sand scrub (320); coastal scrub (322); those pine flatwoods (411) which can be categorized as "mature" due to the absence of severe impacts caused by logging, drainage, and exotic infestation; slash pine/midstory oak (412); tropical hardwood (426); live oak hammock (427); and cabbage palm hammock (428). The numbered references are to the Florida Land Use Cover and Forms Classification System (FLUCFCS) Level III (FDOT, 1985). (See also Policy 113.1.4.) The digitization of the 1989 baseline coastal vegetation mapping (including wetlands and rare and unique uplands, as defined above) will be completed by 1996. (Amended by Ordinance No. 94-30, 00-22)

**POLICY 104.1.1:** Development will be limited in Rare and Unique upland habitats and strictly controlled in wetlands in the coastal planning area. (See Policy 107.1.1(2) and Goal 114.)

(Amended by Ordinance No. 94-30, 00-22)

**Analysis:** *All the impacts to wetlands associated with the project will occur in wetlands whose function have been degraded by prior activities such as clearing, excavation, impoundment, and/or mosquito ditching. These areas have also been cleared and have become colonized by exotic plant species (such as melaleuca and Brazilian pepper). As such the mangrove wetlands associated with the proposed development are a not mature forested mangrove system or a high value mangrove wetland system such as are found within the applicant owned mangrove islands or nearby state owned preserves and do not provide the level of functions associated with high quality mangroves which have not been subject to such anthropogenic degradation. Therefore, given the site specific conditions of the wetland impact areas, these wetlands are not environmentally critical.*

*In addition, prior to obtaining ownership of the Property, the previous owner submitted the Property to the Lee County Conservation 20/20 Program for sale. In June 2007, Lee County Conservation 20/20 Land Acquisition and Stewardship Advisory Committee recommended that further consideration of the Property would be limited to the pristine mangrove islands, not the approximately 44.97 acres of disturbed wetlands presently subject to the pending application.*

*A conservation easement will be granted to the South Florida Water Management District (SFWMD) for 261.53± acres of mangrove wetlands with third party enforcement rights granted to the U.S. Army Corps of Engineers (COE). Approximately 148.44 acres of this consists of pristine mangrove wetlands and 100.10 acres ranges from low to higher quality mangrove wetlands. Additionally, the applicant has proposed to purchase 11.63 forested saltwater and 6.94 herbaceous saltwater mitigation bank credits from Little Pine Island Mitigation Bank to mitigate for direct and secondary wetland impacts.*

**GOAL 107: RESOURCE PROTECTION.** To manage the county's wetland and upland ecosystems so as to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.

**OBJECTIVE 107.2: PLANT COMMUNITIES.** Lee County will maintain and routinely update an inventory of natural plant communities and will protect at various suitable locations remnant tracts of all important and representative natural plant communities occurring within Lee County. (Amended by Ordinance No. 94-30)

**POLICY 107.2.3:** Prevent water management and development projects from altering or disrupting the natural function of significant natural systems.

**Analysis:** *The proposed project will not negatively affect the significant natural mangrove ecosystem of Shell Point. All the wetlands proposed to be directly impacted have been completely cleared in the past and 58 percent (18.36 acres) are also impounded. As such, these mangrove and saltmarsh wetlands do not provide the same level (sediment stabilization, nutrient/pollutant filtration, protection of upland property, attenuation of storm surge, fish, and wildlife habitat, etc.) as pristine mangrove swamp or saltmarsh. Therefore, given the site specific conditions of the wetland impacts shown on the attached impact map, these wetlands are not significant natural systems.*

**POLICY 107.2.4:** Encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.

**Analysis:** *Prior to obtaining ownership of the Property, the previous owner submitted the Property to the Lee County Conservation 20/20 Program for sale. In June 2007, Lee County Conservation 20/20 Land Acquisition and Stewardship Advisory Committee recommended that further consideration of the Property would be limited to the pristine mangrove islands, not the approximately 44.97 acres of disturbed wetlands presently subject to the pending application.*

**POLICY 107.2.10:** Development adjacent to aquatic and other nature preserves, wildlife refuges, and recreation areas must protect the natural character and public benefit of these areas including, but not limited to, scenic values for the benefit of future generations. (Amended by Ordinance No. 00-22)

**Analysis:** *The development parcel is surrounded by existing single family homes, preservation areas for adjacent developments, and state owned lands. The proposed development includes a substantial buffer between all preservation and state owned lands ranging between approximately 125 feet and 2,000 feet which protected the natural character and public benefit of these areas.*

*A conservation easement will be granted to the SFWMD for 261.53± acres of mangrove wetlands, shallow euryhaline habitat, canals, and uplands with third party enforcement rights granted to the COE.*

**OBJECTIVE 107.3: WILDLIFE.** Maintain and enhance the fish and wildlife diversity and distribution within Lee County for the benefit of a balanced ecological system. (Amended by Ordinance No. 94-30)

**POLICY 107.3.1:** Encourage upland preservation in and around preserved wetlands to provide habitat diversity, enhance edge effect, and promote wildlife conservation.

**Analysis:** *A conservation easement will be granted to the SFWMD for 261.53± acres of mangrove wetlands, shallow euryhaline habitat, canals, and uplands with third party enforcement rights granted to the COE. Approximately 148.44 acres of this consists of pristine mangrove wetlands and 100.10 acres ranges from low to higher quality mangrove wetlands. Additionally, the applicant has proposed to purchase 11.63 forested saltwater and 6.94 herbaceous saltwater mitigation bank credits from Little Pine Island Mitigation Bank to mitigate for direct and secondary wetland impacts. All of the existing uplands on the subject site are infested with exotic vegetation and were formed from the placement of fill spoil material from the historic excavation of the adjacent canals, key cuts for future canals, and mosquito ditches. The preserved upland wetlands within 25 feet of the edge of the proposed development foot print will have all exotic vegetation treated.*

**OBJECTIVE 107.4: ENDANGERED AND THREATENED SPECIES IN GENERAL.** Lee County will continue to protect habitats of endangered and threatened species and species of special concern in order to maintain or enhance existing population numbers and distributions of listed species.

**POLICY 107.4.2:** Conserve critical habitat of rare and endangered plant and animal species through development review, regulation, incentives, and acquisition.

**Analysis:** *Prior to obtaining ownership of the Property, the previous owner submitted the Property to the Lee County Conservation 20/20 Program for sale. In June 2007, Lee County Conservation 20/20 Land Acquisition and Stewardship Advisory Committee recommended that further consideration of the Property would be limited to the pristine mangrove islands, not the approximately 44.97 acres of disturbed wetlands presently subject to the pending application.*

*Other than a white ibis and tricolored heron, no Lee County, State, or Federal wildlife or plant species have been observed on the subject site. The National Marine Fisheries Service (NMFS) considers submerged lands between the elevations -3 feet MLLW and MHW to be shallow euryhaline and fringing red mangroves to be smalltooth sawfish critical habitat. The applicant is working with NMFS which is in the process of providing formal consultation on the project. The project will result in a net gain in smalltooth sawfish habitat.*

**POLICY 107.4.4:** Restrict the use of protected plant and wildlife species habitat to that which is compatible with the requirements of endangered and threatened species and species of special concern. New developments must protect remnants of viable habitats when listed vegetative and wildlife species inhabit a tract slated for development, except where equivalent mitigation is provided. (Amended by Ordinance No. 94-30, 00-22)

**Analysis:** *Other than a white ibis and tricolored heron, no Lee County, State, or Federal wildlife or plant species have been observed on the subject site. NMFS considers submerged lands between the elevations -3 feet MLLW and MHW to be shallow euryhaline and fringing red mangroves to be smalltooth sawfish critical habitat. The applicant is working with NMFS which is in the process of providing formal consultation on the project. The project will result in a net gain in smalltooth sawfish habitat.*

*A conservation easement will be granted to the SFWMD for 261.53± acres of mangrove wetlands, shallow euryhaline habitat, canals, and uplands with third party enforcement rights granted to the COE. Approximately 148.44 acres of this consists of pristine mangrove wetlands and 110.10 acres ranges from low to higher quality mangrove wetlands. Additionally, the applicant has proposed to purchase 11.63 forested saltwater and 6.94 herbaceous saltwater mitigation bank credits from Little Pine Island Mitigation Bank to mitigate for direct and secondary wetland impacts.*

**OBJECTIVE 107.7: WEST INDIAN MANATEES.** Implement a broad-based approach to manatee protection, including reduced boat related mortality, habitat protection, and increased public awareness, in order to maintain the health and stability of the marine ecosystem including the existing manatee population. (Amended by Ordinance No. 94-30, 98-09, 07-09)

**POLICY 107.7.5:** Construction and expansion of boat access facilities with a capacity of five vessels or more will be evaluated against the marine facility siting criteria in the Lee County Manatee Protection Plan approved on June 29, 2004. (Amended by Ordinance No. 00-22, 07-09)

**Analysis:** *Lee County Public Works, Division of Natural Resources – Marine Program*

*provided a Lee County Manatee Protection Plan (LCMPP) evaluation on December 14, 2012 and May 11, 2016 that confirms 261 slips are allowed for this property under the LCMPP. The project qualifies as conditional in an Area of Special Concern under the LCMPP and therefore Lee County will require the mitigation measures which the applicant has agreed to follow. The Project is in compliance with the LCMPP.*

**GOAL 113: COASTAL PLANNING AREAS.** To conserve, maintain, and enhance the natural balance of ecological functions in the coastal planning area, with particular emphasis on the protection of beach and dune systems so as to retain their contribution to storm protection, natural resources, and economic development. (Amended by Ordinance No. 94-30)

**OBJECTIVE 113.1: COASTAL PLANNING AREA IN GENERAL.** Lee County will manage the coastal planning area to provide a balance among conservation of resources, public safety capabilities, and development. (Amended by Ordinance No. 94-30, 00-22)

**POLICY 113.1.1:** Coastal areas with significant public value for water retention and purification, wildlife habitat, and primary productivity will be protected through the development permitting process and enforcement of appropriate codes and regulations. (Amended by Ordinance No. 00-22)

**POLICY 113.1.2:** All development within the coastal planning area must be compatible with protection of natural systems. (Amended by Ordinance No. 94-30, 00-22)

**POLICY 113.1.5:** Lee County will protect and conserve the following environmentally sensitive coastal areas: wetlands, estuaries, mangrove stands, undeveloped barrier islands, beach and dune systems, aquatic preserves and wildlife refuges, undeveloped tidal creeks and inlets, critical wildlife habitats, benthic communities, and marine grass beds. (Amended by Ordinance No. 00-22)

**Analysis:** *All of the discharge associated with the project will occur in wetlands whose function have been degraded by prior activities such as clearing, excavation, impoundment, and/or mosquito ditching. These areas have also been cleared and have become colonized by exotic plant species (such as melaleuca and Brazilian pepper). As such the mangrove wetlands associated with the proposed discharge are not a mature forested mangrove system or a high value mangrove wetland system such as are found within the applicant owned mangrove islands or nearby state owned preserves and do not provide the level of functions associated with high quality mangroves which have not been subject to such anthropogenic degradation. All of the wetlands proposed to be directly impacted have been completely cleared in the past and 58 percent (18.36 acres) are also impounded. As such, these mangrove and saltmarsh wetlands do not provide the same level (sediment stabilization, nutrient/pollutant filtration, protection of upland property, attenuation of storm surge, fish and wildlife habitat, etc.) as pristine mangrove swamp or saltmarsh. Therefore, given the site specific conditions of the wetland impact areas, these wetlands are not environmentally sensitive.*

*In addition, prior to obtaining ownership of the Property, the previous owner submitted the Property to the Lee County Conservation 20/20 Program for sale. In June 2007, Lee County Conservation 20/20 Land Acquisition and Stewardship Advisory Committee recommended that further consideration of the Property would be limited to the pristine*

*mangrove islands, not the approximately 44.97 acres of disturbed wetlands presently subject to the pending application.*

*A conservation easement will be granted to the SFWMD for 261.53± acres of mangrove wetlands, shallow euryhaline habitat, canals, and uplands with third party enforcement rights granted to the COE. Approximately 148.44 acres of this consists of pristine mangrove wetlands and 100.10 acres ranges from low to high quality mangrove wetlands. Additionally, the applicant has proposed to purchase 11.63 forested saltwater and 6.94 herbaceous saltwater mitigation bank credits from Little Pine Island Mitigation Bank to mitigate for direct and secondary wetland impacts.*

**OBJECTIVE 113.2: SHORELINE STABILIZING SYSTEMS.** Lee County will continue to encourage the construction of environmentally compatible shoreline stabilizing systems where stabilizing systems are needed. (Amended by Ordinance No. 00-22)

**POLICY 113.2.2:** Vertical seawalls must not be constructed along natural waterways except where such a wall is the most reasonable alternative (using criteria established by ordinance), and vertical seawalls along artificial canals will not be permitted unless an adequate littoral zone consistent with the surrounding environment is provided. Seawalls in artificial canals where 50% of the canal or greater is seawalled or for seawalls of less than 300 feet where both adjoining properties are seawalled, will be exempt from this requirement. (Amended by Ordinance No. 00-22)

**Analysis:** *The proposed seawall for the northernmost lot on the east parcel is located in an artificial canal. Much of this will be a retaining wall with under 50 feet crossing over the MHW line which would be considered a seawall. Riprap will be placed at the foot of the seawall and red mangroves will be planted in this riprap to create an adequate littoral zone consistent with the surrounding environment. The proposed remaining lots on the existing canal on the west parcel will have a retaining wall installed. The proposed new canal on the west parcel will include seawalls with riprap planted with red mangroves.*

**POLICY 113.2.3:** The county will encourage planting of mangroves or placement of rip-rap in artificial and natural canal systems to replace existing seawalls in need of repair. (Amended by Ordinance No. 00-22)

**Analysis:** *All of the proposed seawalls will include riprap with planted red mangroves.*

**GOAL 114: WETLANDS.** To maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems. (Amended by Ordinance No. 94-30)

**OBJECTIVE 114.1:** The natural functions of wetlands and wetland systems will be protected and conserved through the enforcement of the county's wetland protection regulations and the goals, objectives, and policies in this plan. "Wetlands" include all of those lands, whether shown on the Future Land Use Map or not, that are identified as wetlands in accordance with F.S. 373.019(17) through the use of the unified state delineation methodology described in FAC Chapter 17-340, as ratified and amended by F.S. 373.4211. (Amended by Ordinance No. 94-30, 00-22)

**POLICY 114.1.1:** Development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII of this plan, and except that owners of wetlands adjacent to Intensive Development, Central Urban, Urban Community, Suburban, and Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership in accordance with Footnotes 9b and 9c of Table 1(a), Summary of Residential Densities. In Future Limerock Mining areas only (see Map 14), impacts to wetlands resulting from mining will be allowed by Lee County when those impacts are offset through appropriate mitigation, preferably within Southeast Lee County (see also Policy 33.1.3). Appropriate wetland mitigation may be provided by preservation of high quality indigenous habitat, restoration or reconnection of historic flowways, connectivity to public conservation lands, restoration of historic ecosystems or other mitigation measures as deemed sufficient by the Division of Environmental Sciences. It is recommended that, whenever possible, wetland mitigation be located within Southeast Lee County. The Land Development Code will be revised to include provisions to implement this policy. (Amended by Ordinance No. 94-30, 00-22, 10-20)

**POLICY 114.1.2:** The county's wetlands protection regulations will be consistent with the following:

1. The county will not undertake an independent review at the Development Order stage of the impacts to wetlands resulting from development in wetlands that is specifically authorized by a DEP or SFWMD dredge and fill permit or exemption.
2. No development in wetlands regulated by the State of Florida will be permitted by Lee County without the appropriate state agency permit or authorization.
3. Lee County will incorporate the terms and conditions of state permits into county permits and will prosecute violations of state regulations and permit conditions through its code enforcement procedures.
4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.
5. Mitigation banks and the issuance and use of mitigation bank credits will be permitted to the extent authorized by applicable state agencies.

**Analysis:** *Over the last five years, the Applicant has progressively analyzed six on-site alternatives to develop the Eden Oak Preserve property in order to reduce wetland impacts while still meeting the project purpose. This series of site plans reduced wetland impacts through a combination of relocating development features (i.e. moving the marina from the river front to the mosquito ditched wetlands and then to the west side of the property) and by reducing and relocating the total number of residential units and boat slips.*

*The project is currently under review by SFWMD and COE. Both agencies include a vigorous review of wetland impact minimization during their respective permitting process.*

*A conservation easement will be granted to the SFWMD for 261.53± acres of mangrove wetlands, shallow euryhaline habitat, canals, and uplands with third party enforcement rights granted to the COE. Approximately 148.44 acres of this consists of pristine mangrove wetlands and 100.10 acres ranges from low to high quality mangrove wetlands. Additionally, the applicant has proposed to purchase 11.63 forested saltwater and 6.94 herbaceous saltwater mitigation bank credits from Little Pine Island Mitigation Bank to mitigate for direct and secondary wetland impacts.*

*If approved, it is anticipated that the future uses will be done in a manner intended to protect natural resources, wildlife, and native plant communities.*

**APPENDIX B**

**Lee County Manatee Protection Plan  
Compliance Evaluation**

## Dan Underhill

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**From:** McBride, Justin [JMcbride@leegov.com]  
**Sent:** Friday, December 14, 2012 12:20 PM  
**To:** Paul Owen; Dan Underhill  
**Subject:** Eden Oak Preserve  
**Attachments:** Eden_Oak_preserve.xlsx

Dan/Paul-

I have reviewed the Eden Oak Preserve Project located at 16400-16501 Shell Point Blvd, FL per your request. (straps: 34-45-23-00-00001.0000, 34-45-23-00-00001.0020, 34-45-23-00-00001.0060) The following chart outlines the results of the evaluation:

Project	Score	Outcome	MPP Allowable Total Slips
Eden Oak Preserve	14	Conditional -ASC	261

In accordance with Section 8.4 of the MPP, the project qualifies as conditional in an Area of Special Concern. In order to remain consistent with the Manatee Protection Plan, this project must meet required mitigation measures for all new slips. Mitigation measures for this project include but are not limited to: 1) Standard manatee construction conditions; 2) Manatee education activities as required per section 8.4.3 and outlined per section 8.4.5; and 3) \$546 for each new slip for enhanced marine law enforcement as required per section 8.4.3 and outlined per section 8.4.5. Prior to Lee County issuing a Certificate of Occupancy for any new construction at the project location, the applicant will be required to pay \$546 per slip for enhanced law enforcement and provide proof that they have met the educational requirement.

The individual worksheet showing the calculations for the project is attached for your reference. Please note that I have made assumptions about the presence of submerged aquatic vegetation that may need to be specifically addressed by the applicant.

Please let me know if you have any questions or if you need any additional assistance.

*Justin D. McBride*

Justin D. McBride, M.E.M., Lic Capt.  
Coastal Project Manager  
Lee County DNR -Marine Program

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

Facility	Corps reach	Shore ft	existing "slips"	ratio	rounded	Slips per 100'	max dock	expansion
Eden Oak Preserve	32	8687	0	86.87	87	3	261	261
transferred rights				0	0		0	0

Step

1a needs confirmation by applicant

1b needs confirmation by applicant

2 6 30 19.9%

3 9 2648 77.88

4 1

5 -2

6 0

7 0

8 14

9 ASC YES

10 Conditional

Notes: Shoreline length measured from GIS

## Craig Smith

---

**From:** Paul Owen  
**Sent:** Wednesday, May 11, 2016 11:04 AM  
**To:** Craig Smith  
**Subject:** FW: LCMPP Update Request - Eden Oak  
**Attachments:** Eden Oak Preserve_B.xlsx

Paul K. Owen, M.S., P.W.S.  
Principal Ecologist  
W. Dexter Bender & Associates, Inc.  
(239) 334-3680  
www.dexbender.com

**From:** Haynes, Lesli [mailto:LHaynes@leegov.com]  
**Sent:** Wednesday, May 11, 2016 10:58 AM  
**To:** Paul Owen <powen@dexbender.com>  
**Cc:** Boutelle, Stephen <SBoutelle@leegov.com>; Haynes, Lesli <LHaynes@leegov.com>; Campbell, Michael <MCampbell@leegov.com>  
**Subject:** RE: LCMPP Update Request - Eden Oak

Mr. Owen,

As requested, we've completed a review of the below listed property for consistency with the Lee County Manatee Protection Plan (MPP). Based on current conditions and data, the project ranks out as follows. The full score sheet is attached for reference.

5/11/2016

Facility	Corps reach	Shore ft	existing "slips"	ratio	rounded	Slips per 100'	max
Eden Oak Preserve	32	8,687		86.87	87	3	2
transferred rights				0	0		

In accordance with Section 8.4 of the MPP, the project qualifies as **Conditional** in an **Area of Special Concern (ASC)**. This property can have a total of 261 slips and remain compliant with the MPP. This number is the total number of allowed slips, existing slips should be subtracted from any new construction. Please note that assumptions have been made about the depth and presence of submerged aquatic vegetation that may need to be specifically addressed by the applicant. Mitigation measures for new slips at this property include but are not limited to: 1) Standard manatee construction conditions; 2) Manatee education activities as required per section 8.4.5; and 3) funding for enhanced marine law enforcement per section 8.4.5, the slip fee is \$546 per added slip. Note that the MPP determination does not alleviate the need to obtain and comply with all other applicable local, state and federal regulations.

Please feel free to contact me with any questions.  
Thank you,  
Lesli

Lesli Haynes  
Environmental Specialist, Sr

Lee County  
Division of Natural Resources-Marine Services  
1500 Monroe Street  
Ft. Myers, Fl 33901  
239-533-8566  
[lhaynes@leegov.com](mailto:lhaynes@leegov.com)

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**From:** Boutelle, Stephen  
**Sent:** Tuesday, May 10, 2016 12:40 PM  
**To:** Paul Owen  
**Cc:** Haynes, Lesli  
**Subject:** RE: LCMPP Update Request - Eden Oak

Hi Paul,

The conditions and fees are still the same.

We will run the evaluation and let you know where you stand.

Steve Boutelle  
Lee County - Natural Resources Division

Ph: 239-533-8128  
FX: 239-485-8408  
[www.leegov.com](http://www.leegov.com)

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**From:** Paul Owen [<mailto:powen@dexbender.com>]  
**Sent:** Tuesday, May 10, 2016 11:21 AM  
**To:** Boutelle, Stephen  
**Subject:** LCMPP Update Request - Eden Oak

Hi Steve,

We are requesting a re-verification of the LCMPP evaluation that was done in December 2012 for this project (see attached). Also, are the conditions and law enforcement slip fee the same or have they changed?

Thank you,

Paul K. Owen, M.S., P.W.S.  
Principal Ecologist  
W. Dexter Bender & Associates, Inc.  
(239) 334-3680  
[www.dexbender.com](http://www.dexbender.com)

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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.

5/10/2016

Facility	Corps reach	Shore ft	existing "slips"	ratio	rounded	Slips per 100'	max dock	expansion
Eden Oak Preserve	32	8,687		86.87	87	3	261	261
transferred rights				0	0			0
								<b>261</b>

Step

1a needs confirmation by applicant

1b needs confirmation by applicant

2 6 23 14.6%

3 9 2648 77.88

4 1

5 -2

6 0

7 0

8 14

9 conditional

10 ASC

1

Notes: Shoreline length measured from GIS