



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

**APPLICATION FOR A
COMPREHENSIVE PLAN AMENDMENT**

PROJECT NAME: Bay Harbour Marina Village

PROJECT SUMMARY:

Request is to change the current land use designation from Industrial to Destination Resort Mixed
Use Water Dependent, with accompanying text amendments.

Plan Amendment Type: ☒ Normal ☐ Small Scale ☐ DRI

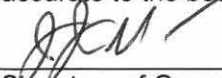
APPLICANT – PLEASE NOTE:

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:

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

5/9/17
Date

John J. Mayher, Jr. as Registered Agent of Southern Comfort
Storage, LLC
Printed Name of Owner or Authorized Representative

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

Applicant: John "Jack" Mayher, Registered Agent, Southern Comfort Storage, LLC
Address: 8632 West 103rd St., Suite A
City, State, Zip: Palos Hills, IL 60465
Phone Number: 708/205-7750 Email: jmayher@mgmconstinc.com

Agent*: Morris-Depew Associates, Inc. c/o Tina M. Ekblad MPA, AICP, LEED AP
Address: 2914 Cleveland Avenue
City, State, Zip: Fort Myers, FL 33901
Phone Number: 239-337-3993 Email: tekblad@m-da.com

Owner(s) of Record: Southern Comfort Storage, LLC
Address: 8632 West 103rd St.
City, State, Zip: Palos Hills, IL 60465
Phone Number: 708/205-7750 Email: jmayher@mgmconstinc.com

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

II. REQUESTED CHANGE

A. TYPE: (Check appropriate type)

- ☒ Text Amendment
☒ Future Land Use Map Series Amendment (Maps 1 thru 24)
List Number(s) of Map(s) to be amended: Map 1, page 1 of 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: 1195 Main Street, Fort Myers Beach, FL 33931

2. STRAP(s): See Attached Spreadsheet

B. Property Information:

Total Acreage of Property: 7.47

Total Acreage included in Request: 7.47

Total Uplands: 7.47

Total Wetlands: 0

Current Zoning: IL, IM, C-2, MH-2

Current Future Land Use Designation: Industrial

Area of each Existing Future Land Use Category: 7.58 Acres (includes to the centerline of ROW)

Existing Land Use: Storage and vacant

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: NA

Airport Noise Zone 2 or 3: NA

Acquisition Area: NA

Joint Planning Agreement Area (adjoining other jurisdictional lands): NA

Community Redevelopment Area: NA

D. Proposed change for the subject property:

Destination Resort Mixed Use Water Dependent FLUM with minor text amendments.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density 0

Commercial intensity 7,500 @ 1,000 SF/Acre

Industrial intensity 75,000 @ 10,000 SF/Acre

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density DRMUWD: 113

Commercial intensity DRMUWD: 30,000 SF, marina with 29 wet & 286 dry storage spaces

Industrial intensity DRMUWD: water dependent industrial uses only

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

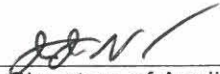
If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

☒ 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, John J. Mayher, Jr. as Registered Agent, 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

5/9/17

Date

John J. Mayher, Jr., Registered Agent

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on May 9th 2017 (date) by John J. Mayher, Jr. (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.



HAILEY L. UNDERWOOD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF140967
Expires 7/10/2018



Signature of Notary Public

Hailey L Underwood

(Name typed, printed or stamped)

MORRIS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916

DEPEW

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I AM THE FEE SIMPLE PROPERTY OWNER(S) OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. & HENDERSON FRANKLIN STRANES AND HOLT, PL HAS BEEN AUTHORIZED TO REPRESENT ME FOR THE BELOW REFERENCED PARCEL(S) IN ALL MATTERS PERTAINING TO REZONING OR DEVELOPMENT PERMITS. THIS AUTHORITY TO REPRESENT MY INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE REZONING, PLANNING OR PERMITTING REQUESTS SUBMITTED ON MY BEHALF BY MORRIS-DEPEW ASSOCIATES, INC. & HENDERSON FRANKLIN STARNES AND HOLT, PL

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP# See Attached List

Southern Comfort Storage, LLC
COMPANY NAME


SIGNATURE

John J. Mayher, Jr. as Registered Agent
PRINTED NAME & TITLE

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this 9th day of May, 2017, by John J. Mayher, who is personally known to me or has produced _____ as identification and did not take an oath.

My Commission Expires:

7/10/2018

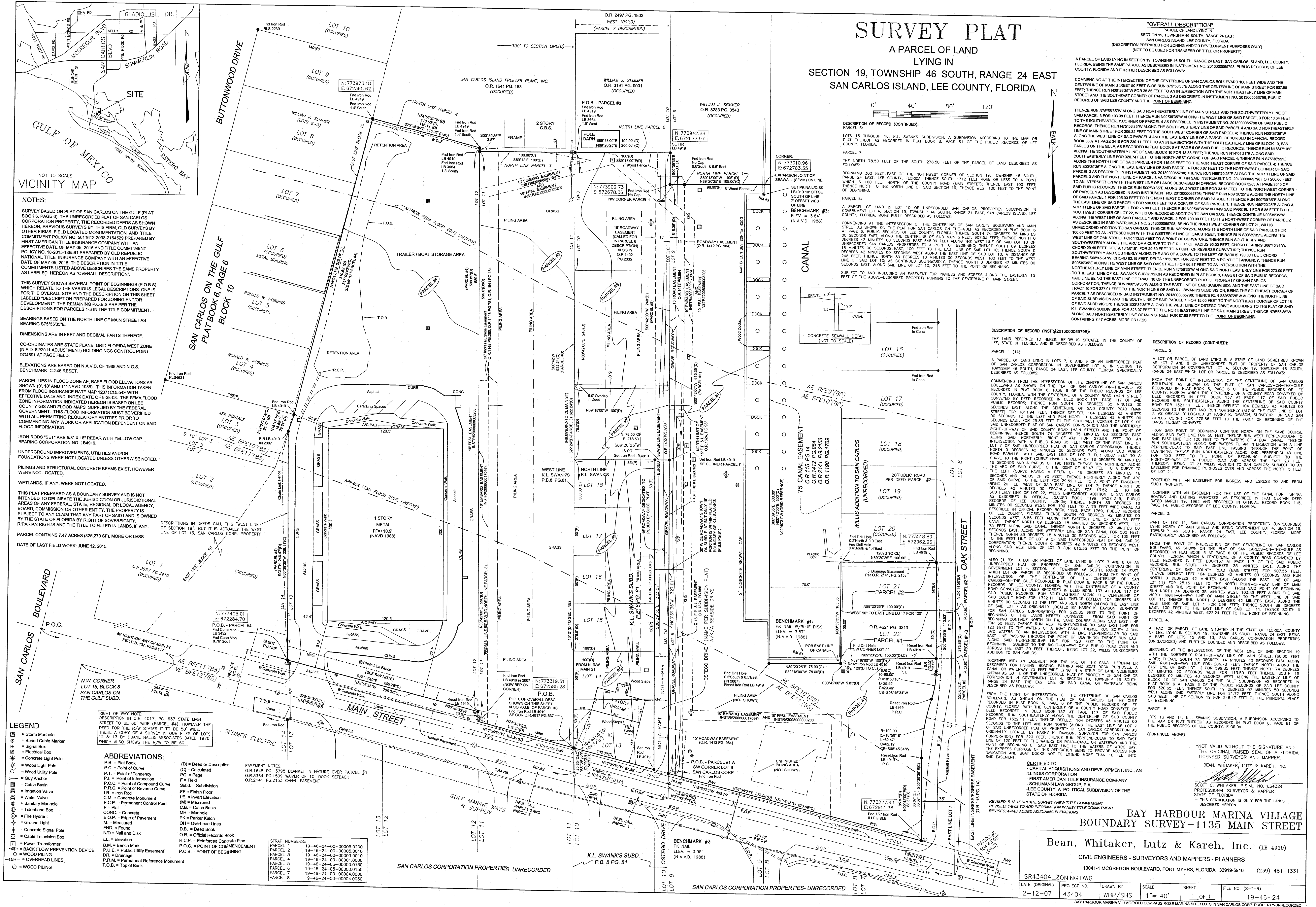
Notary Public

Notary Printed Name

Hailey L Underwood
Hailey L Underwood



HAILEY L. UNDERWOOD
NOTARY PUBLIC (seal)
STATE OF FLORIDA
Comm# FF140967
Expires 7/10/2018





January 10, 2018

Sharon Jenkins-Owen AICP
Principal Planner
Lee County DCD Planning Section
1500 Monroe Street
Fort Myers, FL 33901

RECEIVED
JAN 10 2018

Re: CPA2017-05
Bay Harbour Marina
1195 Main Street, San Carlos Island

COMMUNITY DEVELOPMENT

CPA 2017-00005

Dear Sharon:

This letter is to serve as our response to your January 3, 2018 e-mail requesting clarification of the total project acreage.

The project area as shown on the attached sketch and legal description prepared by Scott Whittaker RLS of Bean Whittaker Lutz & Kareh Inc and is part of the submittal record is 7.47 +/- acres. There is a platted county ROW (Ostego Drive) that is shown on the survey with the project area on both sides of the ROW. This ROW parcel is 15' x 323/327' that yields an acreage of 0.11 +/- acres. Given that the project area is on both sides of the ROW. These acreages are reflected in the application section III part B. These two parcels yield the total of 7.58 +/- acres.

The table in Figure 1: Subject property as shown on sheet 4 of the Lee Plan analysis was calculated using the Lee County GIS system as shown on the Property Appraiser website. These acreages show approximate acreages as a planning tool.

The appropriate area calculations should be based off the survey and is the basis for the acreages shown in the application.

My good will and respect,

A handwritten signature in blue ink, appearing to read "James M Ink", with a large, sweeping flourish extending to the left.

James M Ink PE, CBC

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

BOUNDARY SKETCH

OF A PARCEL OF LAND LYING IN

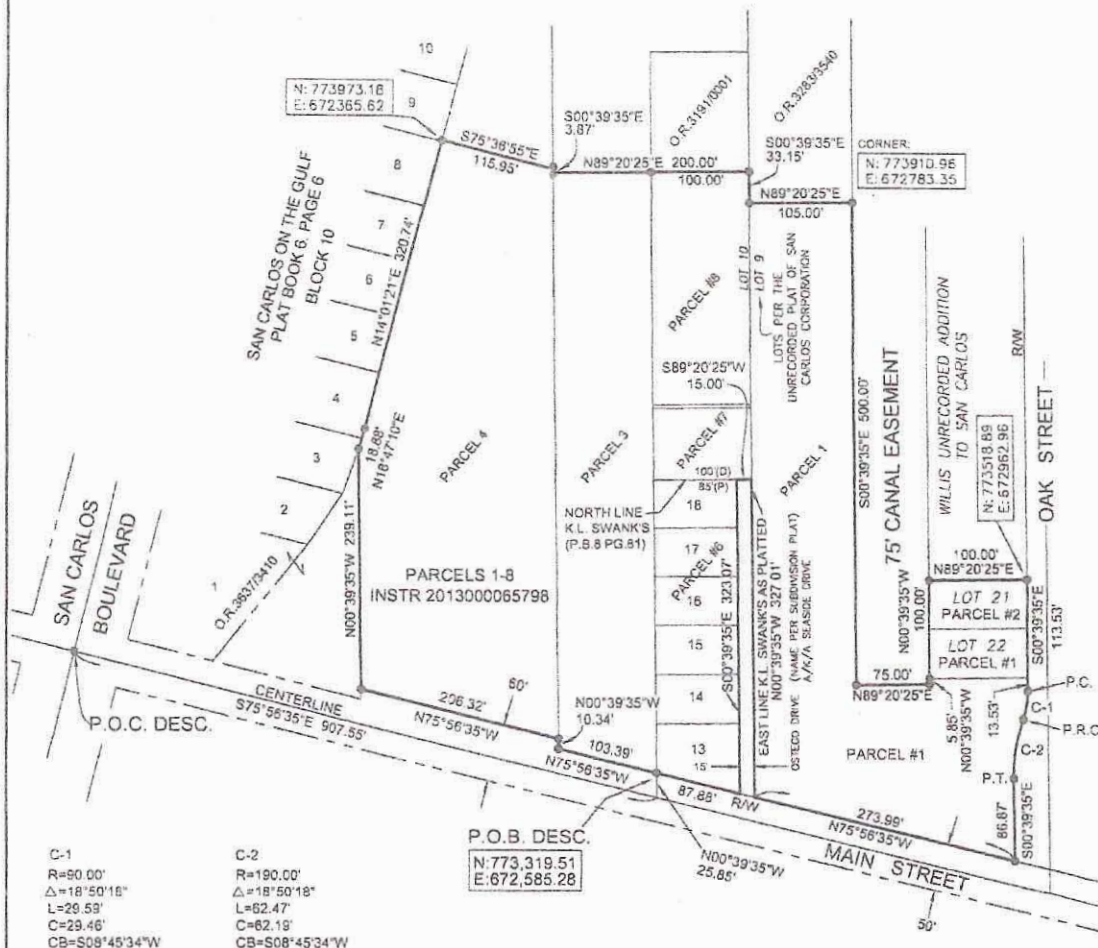
SECTION 19, TOWNSHIP 46 SOUTH, RANGE 24 EAST,

SAN CARLOS ISLAND

LEE COUNTY, FLORIDA

BAY HARBOUR MARINA VILLAGE

0' 150' 300' 450'



C-1
R=90.00'
Δ=18°50'18"
L=29.53'
C=29.46'
CB=S08°45'34"W

C-2
R=190.00'
Δ=18°50'18"
L=62.47'
C=62.19'
CB=S08°45'34"W

P.O.B. DESC.
N: 773,319.51
E: 672,585.28

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

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

THIS IS NOT A SURVEY

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

Bean, Whitaker, Lutz & Kareh, Inc. (LH 4810)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041-1 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33912-5510 (239) 481-1331

SK43404-CA.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-F-R)
6-14-15	43404	SCW	1" = 150'	1 OF 1	19-46-24



Bean, Whitaker, Lutz & Kareh, Inc.

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

Description

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

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

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

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

Continued. . .

PRINCIPALS:

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

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:

JAMES A. HESSLER, PSM
ROBERT L. CARMELIA, PSM
STEPHEN F. SHAWLES II, PSM
MUNIR R. SULEH, PE, MSCE

Description

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

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

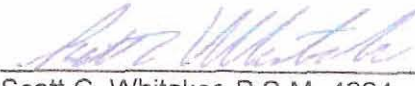
Containing 7.47 acres, more or less.

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

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

43404_OVERALL_LESS RW

6/14/15



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

**Bay Harbour Marina
Comprehensive Plan Amendment
Project Narrative****Project Name:** Bay Harbour Marina Village**Applicant:** Southern Comfort Storage, LLCJack Mayher
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Amendment Requests:

1. Amend Lee Plan Map 1, Page 1 the Future Land Use Map, to change the future land use category for a 7.47-acre property from Industrial Development to Destination Resort Mixed Use Water Dependent (DRMUWD).
2. Amend Goal 31 and Policies 31.1.1, 31.1.2, 31.2.3, 31.3.6, 31.6.1, 31.7.2, and 31.10.1, and eliminate Policy 31.1.3 to describe the potential development parameters for the 7.58-acre property.

Introduction

The subject property consists of seven parcels located on San Carlos Island, on the north side of Main Street, east of San Carlos Boulevard. The property is approximately 7.47 acres and has three different zoning designations: Light Industrial (IL), Marine Industrial (IM) and Commercial (C-2). The property is currently used as a self-storage facility. In 2007, special exception and variance approvals provided for the location of a marina, including a boat launch, 286 dry storage boat slips 29 wet slips, a ship's store, a restaurant, 24,000 SF of mini-storage, and a 65' height limitation. There is also a small amount of mobile home (MH-2) property located on the northeast

corner of the site. An FDEP Environmental Resource Permit has been issued for development of these uses on the site, and a Lee County Development Order has also been granted; these uses have been granted the necessary permits to proceed with development.

To the north and west of the subject property are commercial and industrial uses, mainly for warehousing and distribution. South of the property across Main Street are industrial marina uses. This includes the San Carlos Isle Maritime Park, a Lee County owned Community Facility Planned Development. To the east of the subject property are residential uses consisting mainly of mobile homes with some single-family residences. Approximately one-quarter mile to the east, located on both the north and south sides of Main Street, is the approved project known as Ebtide. This property is on approximately 36 acres and includes: a 450-unit hotel with a 75,000 SF convention center; 271 multi-family residential units; 10,000 square feet of commercial office; 85,000 square feet of commercial retail; and an existing marina. This project has a maximum building height of 230 feet. The subject property and the properties to the north, south, and west are also within the Industrial Development future land use category. Properties on the south side of Main Street are a mix of residential, commercial, industrial, and civic uses, many of which are non-conforming. The property to the southeast owned by Lee County, across Main Street, is in the Public Facilities future land use category. To the east of the subject property the land is designated as Suburban.



Figure 1: Subject Property

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

The historical commercial shrimp/fishing industry and supporting uses that have existed on San Carlos Island have been evolving over the past decades. The globalization of the seafood industry, increasing regulations, distance to productive fishing grounds, fuel costs and property tax increases have moved the Gulf fishing fleet to other areas. This change has caused any new industrial marine development on San Carlos Island to be limited in scope. Only Trico and Erikson and Jensen remain conducting active shrimping on San Carlos Island.

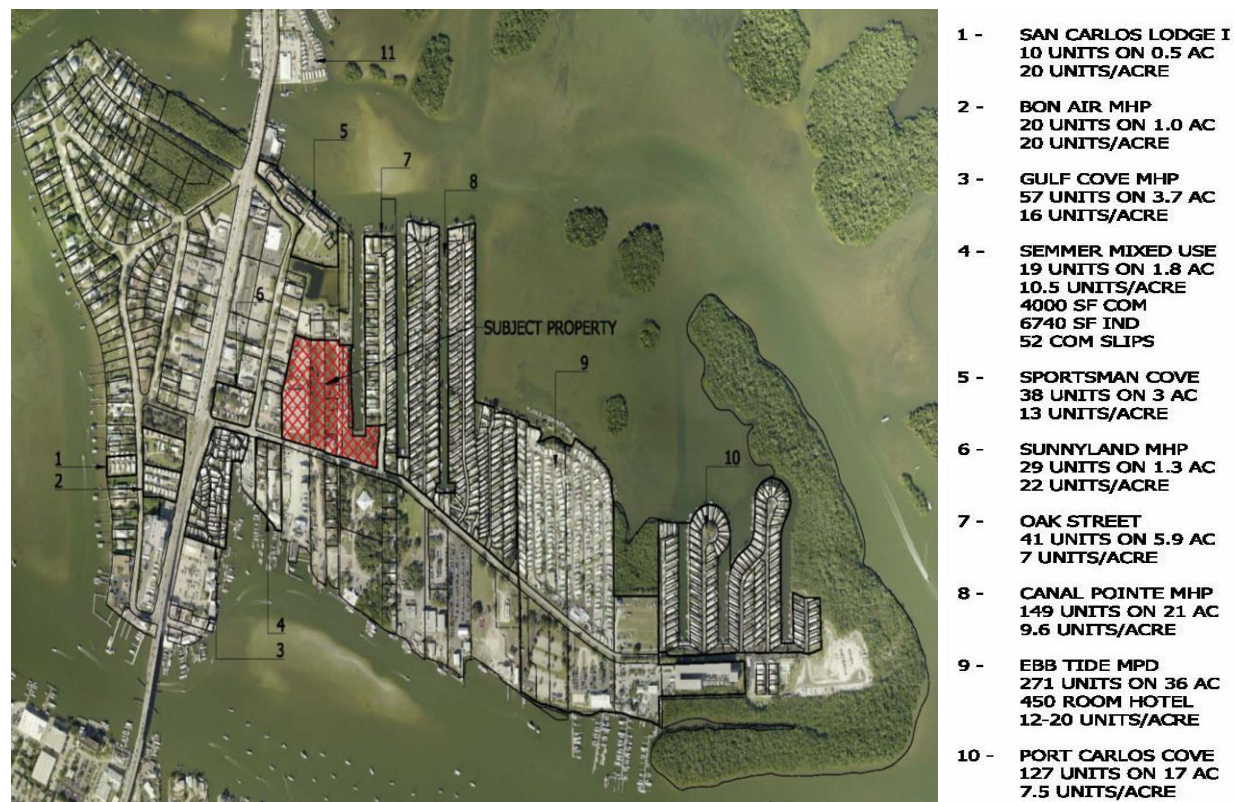


Figure 2: San Carlos Island

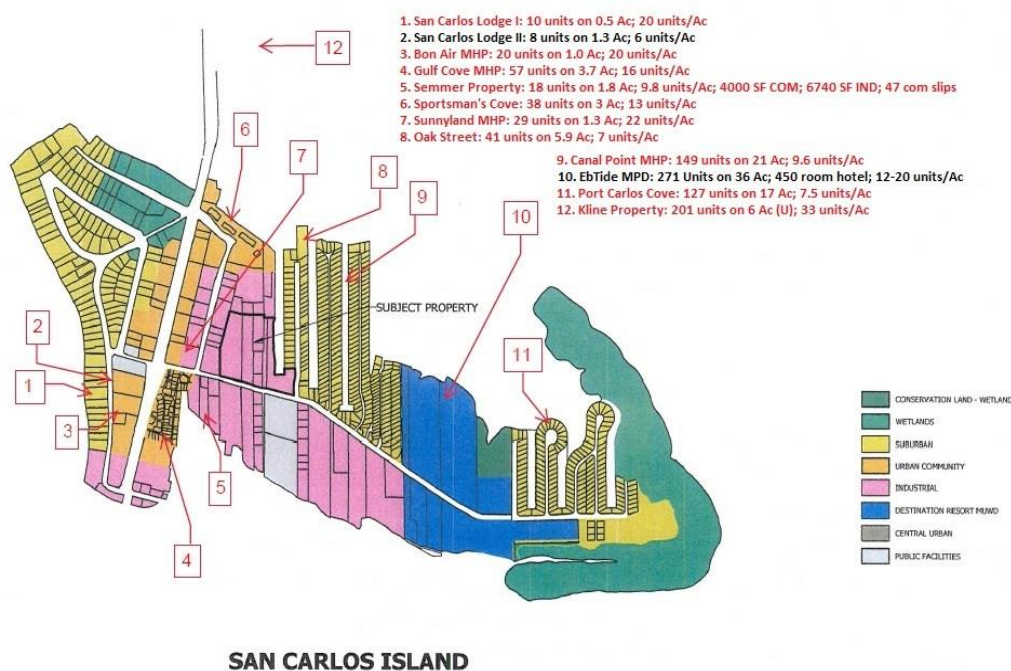
There have been two redevelopment projects in the past two years:

1. Diversified Yacht Services has constructed a large boatyard at the southwest corner of the island, and EbTide has been approved for as a destination resort. Diversified Yacht is an example of the changing land use away from commercial fishing by a large investment in the upscale recreational boating community providing the only boatyard of its type between Tampa and the East Coast. Presently only Trico Shrimp Company and Erickson

and Jensen remain on San Carlos Island as large-scale commercial fishing operations. Additionally, there are nonconforming residential uses mixed into the Industrial land use category along the south side of Main Street. Additionally, as can be seen in Figure 2, above, and Figure 3, below, all of the residential development is nonconforming due to the density characteristics of the existing future land use designations.

2. The EbTide MPD has also been approved by Lee County. EbTide MPD is a large mixed use development that comprises of commercial, recreational marina, residential and hotel uses near the east end of San Carlos Island. Density of EbTide is ± 10 units per acre.

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



The proposed development plan consists of the following uses:

1. The current marina plan of a 286-slip dry storage building, 29 wet slips, and three (3) loading slips will remain as approved in SEZ2007-00041 and VAR2007-00036. The approved 7,200 square foot multipurpose building will be reduced to a smaller ship store without restaurant facilities.
2. A parking garage with not less than 500 spaces will be constructed to allow for parking of the facility and provide excess parking for daily use of beach goers.
3. A commercial/residential structure will be constructed that allows commercial uses and residential dwellings.

4. The residential development is requesting bonus density units to provide on-site workforce housing. This should provide affordable/workforce housing for workers within the Town of Fort Myers Beach.

The Bay Harbour development plan redevelops the site into a sustainable community with uses that not only provide a viable integrated community and with the uses of the bonus density provides affordable/workforce housing near the workplace. The parking garage also provides a convenient location and access to the beach. It is approximately 10-minute walk from the parking garage to Lynn Hall Park in the Town of Fort Myers Beach and less than a 5-minute walk to the existing Lee County Transit/Trolley stops near or along San Carlos Blvd. Walking and transit opportunities will be even more accessible due to the potential transit stop and streetscape improvements, including the extension of the multi-use trail, along Main St. proposed as part of the development.

Current Future Land Use Category

The subject property is currently located in the Industrial Development future land use category as depicted on Lee Plan Map 1, the Future Land Use Map. It has been designated Industrial Development since the Lee Plan was first adopted in 1984. The Industrial Development category is defined by Lee Plan Policy 1.1 .7. Rather than supporting a wide variety of uses, this category is limited to primarily industrial uses and supporting ancillary uses. While the currently approved development on the subject property is consistent with this category, it is not an economically viable use, and does not complement the redevelopment needs of San Carlos Island.

As depicted on Lee Plan Map 2, San Carlos Island, the eastern portion of the subject property is within the Water-Dependent Overlay. Policy 1.7.5 defines the Water-Dependent Overlay as those shoreline areas where priority will be granted to water dependent land uses such as marinas or boat ramps. This Overlay is intended to prevent the conversion of uses, which require access to the water, to non-water dependent uses. A portion of the subject property will remain in the Water-Dependent Overlay under either of the alternative amendments.

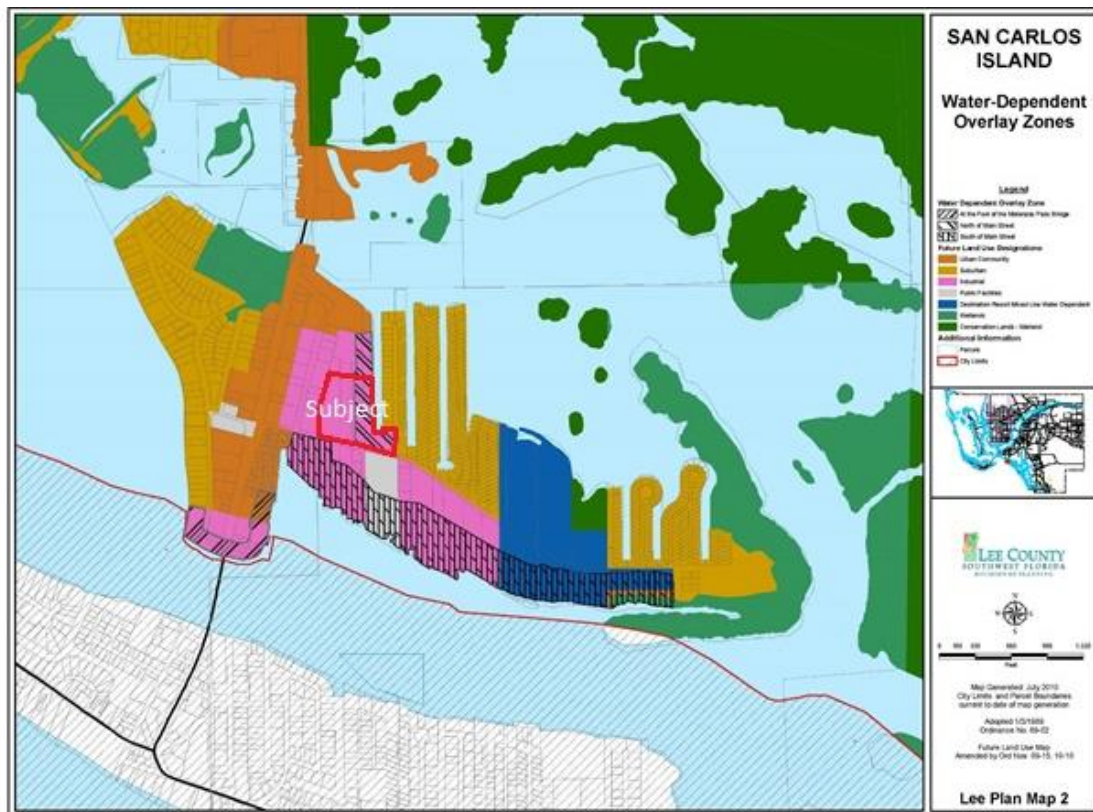


Figure 4: Water Dependent Overlay with Subject Property

Requested FLUM Amendment

The requested amendments involve a specific set of text amendments directly related to the small-scale map amendment of the subject property from Industrial to Destination Resort Mixed Use Water Dependent (DRMUWD). The development plan from the current pending Mixed Use Planned Development would not change, but the actual Lee Plan amendment will clearly lay out the development parameters for the future redevelopment of the subject property. The clear advantage of this approach is in the ability to review specific development details associated with the contextual milieu of the property and the neighborhood in which it is located. The various applicable Lee Plan Goals, Objectives and Policies are met through the provision of only the design characteristics associated with the Lee Plan amendment, but also with the companion rezoning request.

Proposed Text Amendments, DRMUWD

GOAL 31: DESTINATION RESORT MIXED USE WATER DEPENDENT (DRMUWD). To establish a land-use category that considers the uniqueness of water dependent land, with existing antiquated zoning, and outdated uses that will provide a mechanism to create an attractive, functioning mixed use destination resort through well planned redevelopment or a mixed use development with affordable housing that can support destination resorts and contains civic-related components such as public parking, public spaces, access to waterfront, enhanced streetscape, etc. through well planned redevelopment.

POLICY 31.1.1: These areas can best be characterized by their proximity to the water and need for redevelopment due to changes in the market and outdated development patterns. By virtue of their proximity to navigable water and availability of public services, these locations are suited to accommodate a mixture of uses that range between residential, resort, commercial and industrial type activities that benefit from access to the water front. As Lee County moves toward being a larger metropolitan area and a world class destination, these types of developments can offer a diverse living, working and vacationing experience that benefit the entire area while being environmentally friendly and economically viable. The density ranges from 6 dwelling units per acre to 9.36 dwelling units per acre, except that density may be increased to a maximum of 15 dwelling units per acre if the additional dwelling units are committed to affordable housing. Residential densities in developments that include commercial and residential uses in the same project or same building may utilize the total acreage of the development to calculate gross residential density. ~~be developed as provided for under the Glossary terms: "Mixed Use," "Mixed Use Building," and "Density."~~

POLICY 31.1.2: Destination Resort Mixed Use Water Dependent location criteria:

1. Areas characterized by predominantly outdated RV type living facilities meant for temporary habitation without individual type land ownership ~~and or~~ depressed/underutilized water dependent waterfronts.
2. Located in Areas characterized as predominantly impacted by a declining water dependent industry like commercial fishing or other and with a minimum of ~~8-7~~ acres of contiguous lands under unified control.
3. Areas within coastal wind zones depicted as 100 Year Flood Plains, as illustrated on Map 9 of the Lee Plan.
4. Areas with direct access to existing roadways and navigable bodies of water.
5. Areas with multiple zoning districts that may not be compatible with each other.

~~POLICY 31.1.3: Destination Resort Mixed Use Water Dependent land use category will only be allowed, subject to the other requirements of these Goals, and in the areas as defined by the location criteria.~~

OBJECTIVE 31.2: GROWTH MANAGEMENT. Destination Resort Mixed Use Water Dependent (DRMUWD) land use category must be consistent with growth management principles and practices provided in the following policies.

POLICY 31.2.1: All new development in this land use category must be reviewed and rezoned as a Planned Development.

POLICY 31.2.2: Destination Resort Mixed Use Water Dependent land use location must have adequate fire protection, transportation facilities, wastewater treatment and water supply, and have no adverse effects such as noise, lighting, or odor on surrounding land uses and natural resources.

~~POLICY 31.2.3: Adjacent contiguous p~~ Properties on San Carlos Island may be added to the category with an amendment to the Future Land Use Map and text. All existing and new developments must be under unified control for common areas.

POLICY 31.2.4: Applications for Destination Resort Mixed Use Water Dependent development will be reviewed and evaluated as to their impacts on, and may not negatively affect, adjacent, existing residential, commercial or conservation activities.

POLICY 31.2.5: The Lee County Land Development Code (LDC) must be amended to include specific property development regulations for this category. The LDC provisions will encourage joint use of parking, access easements, and storm-water retention facilities where appropriate.

POLICY 31.2.6: The maximum height for buildings is 180 feet. Buildings that utilize multiple stories of enclosed parking under the residential or hotel use may add up to an additional 50 feet of building height, up to a maximum of 230 feet.

OBJECTIVE 31.3: COMMERCIAL LAND USES. Ensure that new development areas create a unified and pleasing aesthetic/visual quality through landscaping, architecture, lighting and signage, while providing additional employment opportunities, and eliminating uses that are not compatible with the adjacent uses. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should be undertaken in an effort to promote the goal of redevelopment for the areas with increased mixed use opportunities to service the needs of the community and surrounding areas. Commercial land uses must be designed to be compatible Old Florida or other Florida Vernacular styles of architecture and the historic identity of the area.

POLICY 31.3.1: The property owners of lands designated DRMUWD will utilize innovative open space design, mixed use concept that integrate well designed pedestrian/bicycle connections to commercial and, locations on or a walk-able distance to mass transit service.

POLICY 31.3.2: The cost for the provision and expansion of facilities for potable water and sanitary sewer that benefits development in the DRMUWD area will be borne by those who benefit. Funding may include (but is not limited to), impact fees, special taxing or benefit districts, or Uniform Community Development Districts.

POLICY 31.3.3: The DRMUWD is an area which provides the associated support development and synergism to create a viable mixed use destination type development with water dependent uses as part of the mix. This land use category allows a mixture of land uses related to and justified by the development of a destination resort. Predominant land uses within this area are expected to be residential, commercial, transitory lodging, office, public, recreation, and development all with a water related uses. The following is a list of water dependent uses that will be allowed in this category. Water related Permitted Uses:

1. Aids to navigation
2. Bait and tackle shops

3. Boat launch and or moorage facilities, Marina, and boat charter services
4. Communication facilities essential to service water dependent uses.
5. Facilities for refueling and providing other services for boats, ships and related marine equipment
6. Laboratory research on marine/estuarine products and resources and physical and biological characteristics of the estuary.
7. Marine related specialty shop
8. Office in conjunction with a permitted or conditionally permitted use
9. Public waterfront access
10. Research and education observation
11. Storage of Marine equipment
12. Stores for sale and rental of marine supplies and equipment
13. Utilities
14. Wholesale and retail markets for marine estuarine products
15. Grocery store/ships store
16. Restaurants
17. Processing of seafood in conjunction with retail sales operation
18. Boat repair and building
19. Boat terminal facilities
20. Uses not listed as permitted but shown to be water dependent or water related by the applicant and approved by the Director of Community Development.

POLICY 31. 3.4: The following uses are prohibited within the DRMUWD:

- Drive thru facilitates
- Big box retailers and single free standing retail facilities greater than 20,000 square feet.

POLICY 31.3.5: Commercial developments must provide interconnection opportunities with adjacent uses to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including but not limited to, bike paths and pedestrian access ways.

POLICY 31.3.6: The category must be developed with a mix of uses not to exceed:

1. Ebtide Parcel: 1711-2503 and 2020-2500 Main Street, San Carlos Island

- Residential (Maximum of 271 dwelling units)
- Lodging (Maximum of 450 hotel rooms)
- Office (Maximum of 10,000 square feet)
- Retail (Maximum of 98,000 square feet)
- Marina (Maximum of 850 wet or dry boat slips)
- Civic (Maximum of 10,000 square feet)

2. Bay Harbour Parcel: 1195 Main Street, San Carlos Island

- Residential (Maximum of 113 dwelling units)
- Office-Retail-Mini-Storage (Maximum of 30,000 square feet)
- Marina (Maximum of 29 wet and 286 dry boat slips)
- Civic (Minimum of 4,000 square feet and 200 publicly accessible parking spaces)

POLICY 31.3.7: To reduce the impact on wildlife such as sea turtles and migrating birds, projects must be designed to minimize light pollution, sky glow and light trespass beyond the property lines by using appropriate light fixtures and other light management techniques. Techniques may include:

1. Utilizing fully shielded, full cut off luminaries; down style canisters with interior baffles on the balconies; pole lights less than 15 feet in height; bollard type fixtures with louvers; and other techniques acceptable to the Division of Environmental Sciences.
2. Up-lighting is prohibited. Mercury vapor or metal halide lamps are also prohibited.
3. Glass windows and doors must be treated to achieve an industry-approved, inside-to-outside light transmittance value of 45 percent or less.

OBJECTIVE 31.4: RESIDENTIAL USES. This land use category will enhance the character of the area by evaluating adjacent uses, natural resources, access and recreational or open space, and requiring compliance with enhanced buffering requirements.

POLICY 31.4.1: This land use category will provide opportunities for public access to the water and will include provisions for bicyclists/pedestrians. At a minimum, one public access easement must be provided to the waterfront per development.

POLICY 31.4.2: Road capacity improvements necessary to serve demands generated outside the community will be designed to minimize the impacts on the community.

OBJECTIVE 31 .5: COMMUNITY CHARACTER. Land Development Code provisions will incorporate regulations, policies and actions affecting the character and aesthetic appearance of the development to help create a visually attractive community.

POLICY 31.5.1: In order to maintain a Marine identity for the community, commercial developments must use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 31.5.2: In order to preserve/enhance/restore the heritage and natural beauty of the area, this land use category will provide an educational component with the objective of educating the public on its unique quality and rich history and how to protect the area. This will be done with descriptive display, multimedia presentations and other proven means to educate and inform.

OBJECTIVE 31.6: COORDINATION OF MASS TRANSIT. The developer(s) will coordinate with Lee County to ensure consistency with the TDP (Transit Development Plan).

POLICY 31.6.1: Mixed-use developments, as defined in the Lee Land Development Code containing both commercial and residential uses within the same development will provide for an interconnection of commercial with residential uses with pedestrian linkages. Mixed-use developments will be limited to an overall density of 9.36 dwelling units per acre at these locations, except that density may be increased to a maximum of 15 dwelling units per acre if the

additional dwelling units are committed to affordable housing. Mixed use Developments that include commercial and residential uses within the same development will be allowed to use the entire site for density calculation.

POLICY 31.6.2: Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate alternative modes of transportation. When possible, connections to adjacent developments must be provided.

POLICY 31.6.3: Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, vehicular connections to adjacent developments will be made to provide alternative access to the non-residential and mixed use components of the development.

POLICY 31.6.4: Water access-Each development must provide at a minimum one designated public access easement point to the water.

OBJECTIVE 31.7: INCORPORATION AND UTILIZATION OF MULTIMODAL AND ALTERNATIVE MODES OF TRANSIT. The development will establish a comprehensive approach to multimodal and alternative modes of transportation for its residents and guests. These will include, but will not be limited to, mass transit stops (minimum of one), or shuttle service to a stop, bicycle rental, integrated network of sidewalks and board walks, airport shuttle services and water-taxi transportation facilities.

POLICY 31.7.1: Each development will establish a water taxi /shuttle service to and from the property. The shuttle will be open to guests, residents and outsiders wanting an alternative access to the water. Hours of operation will be determined based on market conditions, but will at a minimum provide three (3) round trips daily.

POLICY 31.7.2: Each destination resort style development will establish or participate in an airport shuttle service to and from the Southwest Florida International Airport and the development. The shuttle services hours of operation will be determined based on market conditions and can be a fixed route shuttle or a point of demand service type or combination of both.

POLICY 31.7.3: Where Projects are intersected by public roadways a grade separation may be provided for safe pedestrian and bicycle access between the properties. The purpose of this policy is to safely move pedestrian and bicycles across the road. Examples of grade separation would involve taking the bicycle/pedestrian facilities up and over the road or involve in taking the road over the pedestrian/bicycles paths.

POLICY 31.7.4: As part of any rezoning action, the existing roadways that are adjacent to or run through the project, particularly Main Street, will be evaluated with a cross-sectional analysis to identify needed upgrades of driver and bicycle/pedestrian safety and bus access to and from the property. At a minimum, one bus stop will be provided along Main Street meeting Lee Tran standards or better. Improvements to bring Main Street up to Class A road standards, subject to

deviations where appropriate, will be provided by the developer. Where bicycle/pedestrian upgrades or additions are determined by Lee County to be desirable along Main Street or other area streets, those improvements will be eligible for road impact fee credits in accordance with the Lee County Land Development Code.

OBJECTIVE 31.8: SERVICE AREA AND EQUIPMENT. Ensure that service and function areas are planned and designed to have the least amount of impact on the general public and adjacent neighbors. This can be accomplished by providing adequate space and incorporating these elements into the project at an early stage.

POLICY 31.8.1: Materials, supplies, or equipment must be stored inside a closed building or behind a suitable barrier so as not to be visible to the general public or to an adjoining site. Loading doors and service areas must be screened, or buffered by landscaping, so as not to be visible from any street or from any adjoining residential site. Adequate area must be provided on site for loading and maneuvering of trucks and other vehicles so that operations will not be carried out in the street.

POLICY 31.8.2: Screening devices must be of a height at least equal to that of the material or equipment screened. The design, material, textures, and colors of screening devices must be architecturally compatible with those of the building and with the landscaping. The design of these elements will appear seamless with the building and/or landscaping. Frequently, planting material can provide an effective screen offering the same opaqueness of a wall. Plantings should be considered to soften the “hardness” of man-made screens.

OBJECTIVE 31.9: INTERGOVERNMENTAL COORDINATION WITH THE TOWN OF FORT MYERS BEACH. Due to the unique location and proximity to the town of Fort Myers Beach the development will commit to working with the town to propose and resolve concerns.

POLICY 31.9.1: The developer will establish a dialogue with the town to review parking and access issue during the Development order process.

POLICY 31.9.2: The developer will provide a liaison and resources to any harbor planning committee to coordinate activities in and around the Harbor.

OBJECTIVE 31.10: Development and Redevelopment in the Destination Resort Mixed Use Water Dependent category in the Coastal High Hazard Areas must mitigate hurricane sheltering and evacuation impacts consistent with the following policy.

POLICY 31.10.1: An agreement must be executed between the County and the property owner to mitigate the project’s hurricane sheltering and evacuation impacts. The agreement will include provisions to at the County’s option, either provide a fee in lieu pursuant to the Lee County requirements or construct on site shelter to withstand Category 5 hurricane force winds and storm surge to accommodate residents in compliance with the following requirements:

1. On-site shelters and all required equipment and supplies for these facilities must comply with the following standards:
 - a. Elevation to the anticipated storm surge from a land falling Category 5 storm.
 - b. Construction to withstand winds of 200 mph in accordance with the Florida Building Code.
 - c. Construction with minimum exterior glass with all glazed openings provided with impact protection in accordance with the Florida Building Code.
 - d. Equipped with emergency power and potable water supplies to last up to five days.
 - e. Protected with adequate ventilation, sanitary facilities, and first aid medical equipment.
2. Developer/operator must conduct annual training of the on-site shelter managers. The training is to be conducted by the Red Cross and approved by Lee County Emergency Management.
3. Developer/operator must submit a post storm recovery plan including post storm evacuation plan for review and approval by Lee County Emergency Management.

Bay Harbour Marina Development Plan

The Master Concept Plan depicts two entrances to the site from Main Street. The westerly drive loops around the site along the west and north boundaries to connect with the second drive accessing the site just west of the existing canal. There is a 15' easement that is included in this secondary access, and the development plan calls for this secondary driveway to provide access to the boat storage facility, the ship's store, and the townhomes adjacent to the canal. Boat launching operations will cross this access point, and operational accommodations will be made for purposes of maintaining safe access.

The primary building on the subject property will be a multi-purpose structure consisting of the parking garage, the boat storage facility, the residences, amenities for the residents, a restaurant, and commercial uses. On the west side of the canal are 15 townhomes. The south terminus of the canal will be used for launching of vessels stored in the dry storage facility. The west bank of the canal will be for dockage, and there will be fueling facilities as well. Also to the south of the terminus of the canal will be open space, wrapping around the canal along the southeast end. This area will consist of recreational amenities as well as public open space. The Main Street frontage will be redeveloped into a public streetscape with bicycle and pedestrian features accompanied by landscaping. The primary structure is currently envisioned at $\pm 130'$ in height, with the dry storage facility capped at 65' and the townhomes at 45'.

The mixed-use nature of the project will match the efforts of the County to promote development of this type. The provision of public parking facilities proximate to the beach, the location of potential transit access, and the pedestrian/bicycle interconnections will provide multi-modal options for accessing not only Ft. Myers Beach, but also the commercial areas along San Carlos Blvd. The proposed development is less intense than that which was approved for EbTide; heights of structures, total numbers of units, and the smaller intensity of non-residential uses combine to provide a smaller scale project than that which was unanimously approved by Z-12-028.

The proposed development will provide a mixed-use style of redevelopment that will preserve the waterfront-dependent uses while still offering the owner an opportunity to achieve an economically viable development. The provision of workforce housing will also provide benefits to the area in which it is to be located. The improvements along the Main Street frontage will provide public space, and the project is proposing a public open space at the southeast corner of the site. Redevelopment of this site with the proposed project is consistent with the Lee Plan, and will assist in the overall redevelopment of San Carlos Island.

Bay Harbour
Comprehensive Plan Amendment
Proposed Text Amendments for DRMUWD Option

GOAL 31: DESTINATION RESORT MIXED USE WATER DEPENDENT (DRMUWD). To establish a land-use category that considers the uniqueness of water dependent land, with existing antiquated zoning, and outdated uses that will provide a mechanism to create an attractive, functioning mixed use destination resort through well planned redevelopment or a mixed use development with affordable housing that can support destination resorts and contains civic-related components such as public parking, public spaces, access to waterfront, enhanced streetscape, etc. through well planned redevelopment.

POLICY 31.1.1: These areas can best be characterized by their proximity to the water and need for redevelopment due to changes in the market and outdated development patterns. By virtue of their proximity to navigable water and availability of public services, these locations are suited to accommodate a mixture of uses that range between residential, resort, commercial and industrial type activities that benefit from access to the water front. As Lee County moves toward being a larger metropolitan area and a world class destination, these types of developments can offer a diverse living, working and vacationing experience that benefit the entire area while being environmentally friendly and economically viable. The density ranges from 6 dwelling units per acre to 9.36 dwelling units per acre, except that density may be increased to a maximum of 15 dwelling units per acre if the additional dwelling units are committed to affordable housing. Residential densities in developments that include commercial and residential uses in the same project or same building may utilize the total acreage of the development to calculate gross residential density. ~~be developed as provided for under the Glossary terms: "Mixed Use," "Mixed Use Building," and "Density."~~

POLICY 31.1.2: Destination Resort Mixed Use Water Dependent location criteria:

1. Areas characterized by predominantly outdated RV type living facilities meant for temporary habitation without individual type land ownership ~~and~~ or depressed/underutilized water dependent waterfronts.
2. Located in Areas characterized as predominantly impacted by a declining water dependent industry like commercial fishing or other and with a minimum of ~~8~~ 7 acres of contiguous lands under unified control.
3. Areas within coastal wind zones depicted as 100 Year Flood Plains, as illustrated on Map 9 of the Lee Plan.
4. Areas with direct access to existing roadways and navigable bodies of water.
5. Areas with multiple zoning districts that may not be compatible with each other.

~~POLICY 31.1.3: Destination Resort Mixed Use Water Dependent land use category will only be allowed, subject to the other requirements of the Goals, and in the areas as defined by the location criteria.~~

OBJECTIVE 31.2: GROWTH MANAGEMENT. Destination Resort Mixed Use Water Dependent (DRMUWD) land use category must be consistent with growth management principles and practices provided in the following policies.

POLICY 31.2.1: All new development in this land use category must be reviewed and rezoned as a Planned Development.

POLICY 31.2.2: Destination Resort Mixed Use Water Dependent land use location must have adequate fire protection, transportation facilities, wastewater treatment and water supply, and have no adverse effects such as noise, lighting, or odor on surrounding land uses and natural resources.

POLICY 31.2.3: ~~Adjacent-contiguous p~~ Properties on San Carlos Island may be added to the category with an amendment to the Future Land Use Map and text. All existing and new developments must be under unified control for common areas.

POLICY 31.2.4: Applications for Destination Resort Mixed Use Water Dependent development will be reviewed and evaluated as to their impacts on, and may not negatively affect, adjacent, existing residential, commercial or conservation activities.

POLICY 31.2.5: The Lee County Land Development Code (LDC) must be amended to include specific property development regulations for this category. The LDC provisions will encourage joint use of parking, access easements, and storm-water retention facilities where appropriate.

POLICY 31.2.6: The maximum height for buildings is 180 feet. Buildings that utilize multiple stories of enclosed parking under the residential or hotel use may add up to an additional 50 feet of building height, up to a maximum of 230 feet.

OBJECTIVE 31.3: COMMERCIAL LAND USES. Ensure that new development areas create a unified and pleasing aesthetic/visual quality through landscaping, architecture, lighting and signage, while providing additional employment opportunities, and eliminating uses that are not compatible with the adjacent uses. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should be undertaken in an effort to promote the goal of redevelopment for the areas with increased mixed use opportunities to service the needs of the community and surrounding areas. Commercial land uses must be designed to be compatible Old Florida or other Florida Vernacular styles of architecture and the historic identity of the area.

POLICY 31.3.1: The property owners of lands designated DRMUWD will utilize innovative open space design, mixed use concept that integrate well designed pedestrian/bicycle connections to commercial and, locations on or a walk-able distance to mass transit service.

POLICY 31.3.2: The cost for the provision and expansion of facilities for potable water and sanitary sewer that benefits development in the DRMUWD area will be borne by those who benefit. Funding may include (but is not limited to), impact fees, special taxing or benefit districts, or Uniform Community Development Districts.

POLICY 31.3.3: The DRMUWD is an area which provides the associated support development and synergism to create a viable mixed use destination type development with water dependent uses as part of the mix. This land use category allows a mixture of land uses related to and justified by

the development of a destination resort. Predominant land uses within this area are expected to be residential, commercial, transitory lodging, office, public, recreation, and development all with a water related uses. The following is a list of water dependent uses that will be allowed in this category. Water related Permitted Uses:

1. Aids to navigation
2. Bait and tackle shops
3. Boat launch and or moorage facilities, Marina, and boat charter services
4. Communication facilities essential to service water dependent uses.
5. Facilities for refueling and providing other services for boats, ships and related marine equipment
6. Laboratory research on marine/estuarine products and resources and physical and biological characteristics of the estuary.
7. Marine related specialty shop
8. Office in conjunction with a permitted or conditionally permitted use
9. Public waterfront access
10. Research and education observation
11. Storage of Marine equipment
12. Stores for sale and rental of marine supplies and equipment
13. Utilities
14. Wholesale and retail markets for marine estuarine products
15. Grocery store/ships store
16. Restaurants
17. Processing of seafood in conjunction with retail sales operation
18. Boat repair and building
19. Boat terminal facilities
20. Uses not listed as permitted but shown to be water dependent or water related by the applicant and approved by the Director of Community Development.

POLICY 31. 3.4: The following uses are prohibited within the DRMUWD:

- Drive thru facilitates
- Big box retailers and single free standing retail facilities greater than 20,000 square feet.

POLICY 31.3.5: Commercial developments must provide interconnection opportunities with adjacent uses to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including but not limited to, bike paths and pedestrian access ways.

POLICY 31.3.6: The category must be developed with a mix of uses not to exceed:

1. Ebtide Parcel: 1711-2503 and 2020-2500 Main Street, San Carlos Island
 - Residential (Maximum of 271 dwelling units)
 - Lodging (Maximum of 450 hotel rooms)
 - Office (Maximum of 10,000 square feet)
 - Retail (Maximum of 98,000 square feet)
 - Marina (Maximum of 850 wet or dry boat slips)

- Civic (Maximum of 10,000 square feet)
- 2. Bay Harbour Parcel: 1195 Main Street, San Carlos Island
 - Residential (Maximum of 113 dwelling units)
 - Office-Retail-Mini-Storage (Maximum of 30,000 square feet)
 - Marina (Maximum of 29 wet and 286 dry boat slips)
 - Civic (Minimum of 4,000 square feet and 200 publicly accessible parking spaces)

POLICY 31.3.7: To reduce the impact on wildlife such as sea turtles and migrating birds, projects must be designed to minimize light pollution, sky glow and light trespass beyond the property lines by using appropriate light fixtures and other light management techniques. Techniques may include:

1. Utilizing fully shielded, full cut off luminaries; down style canisters with interior baffles on the balconies; pole lights less than 15 feet in height; bollard type fixtures with louvers; and other techniques acceptable to the Division of Environmental Sciences.
2. Up-lighting is prohibited. Mercury vapor or metal halide lamps are also prohibited.
3. Glass windows and doors must be treated to achieve an industry-approved, inside-to-outside light transmittance value of 45 percent or less.

OBJECTIVE 31.4: RESIDENTIAL USES. This land use category will enhance the character of the area by evaluating adjacent uses, natural resources, access and recreational or open space, and requiring compliance with enhanced buffering requirements.

POLICY 31.4.1: This land use category will provide opportunities for public access to the water and will include provisions for bicyclists/pedestrians. At a minimum, one public access easement must be provided to the waterfront per development.

POLICY 31.4.2: Road capacity improvements necessary to serve demands generated outside the community will be designed to minimize the impacts on the community.

OBJECTIVE 31.5: COMMUNITY CHARACTER. Land Development Code provisions will incorporate regulations, policies and actions affecting the character and aesthetic appearance of the development to help create a visually attractive community.

POLICY 31.5.1: In order to maintain a Marine identity for the community, commercial developments must use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 31.5.2: In order to preserve/enhance/restore the heritage and natural beauty of the area, this land use category will provide an educational component with the objective of educating the public on its unique quality and rich history and how to protect the area. This will be done with descriptive display, multimedia presentations and other proven means to educate and inform.

OBJECTIVE 31.6: COORDINATION OF MASS TRANSIT. The developer(s) will coordinate with Lee County to ensure consistency with the TDP (Transit Development Plan).

POLICY 31.6.1: Mixed-use developments, as defined in the Lee Land Development Code containing both commercial and residential uses within the same development will provide for an interconnection of commercial with residential uses with pedestrian linkages. Mixed-use developments will be limited to an overall density of 9.36 dwelling units per acre at these locations, except that density may be increased to a maximum of 15 dwelling units per acre if the additional dwelling units are committed to affordable housing. Mixed use Developments that include commercial and residential uses within the same development will be allowed to use the entire site for density calculation.

POLICY 31.6.2: Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate alternative modes of transportation. When possible, connections to adjacent developments must be provided.

POLICY 31.6.3: Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, vehicular connections to adjacent developments will be made to provide alternative access to the non-residential and mixed use components of the development.

POLICY 31.6.4: Water access-Each development must provide at a minimum one designated public access easement point to the water.

OBJECTIVE 31.7: INCORPORATION AND UTILIZATION OF MULTIMODAL AND ALTERNATIVE MODES OF TRANSIT. The development will establish a comprehensive approach to multimodal and alternative modes of transportation for its residents and guests. These will include, but will not be limited to, mass transits stops (minimum of one), or shuttle service to a stop, bicycle rental, integrated network of sidewalks and board walks, airport shuttle services and water-taxi transportation facilities.

POLICY 31.7.1: Each development will establish a water taxi /shuttle service to and from the property. The shuttle will be open to guests, residents and outsiders wanting an alternative access to the water. Hours of operation will be determined based on market conditions, but will at a minimum provide three (3) round trips daily.

POLICY 31.7.2: Each destination resort style development will establish or participate in an airport shuttle service to and from the Southwest Florida International Airport and the development. The shuttle services hours of operation will be determined based on market conditions and can be a fixed route shuttle or a point of demand service type or combination of both.

POLICY 31.7.3: Where Projects are intersected by public roadways a grade separation may be provided for safe pedestrian and bicycle access between the properties. The purpose of this policy is to safely move pedestrian and bicycles across the road. Examples of grade separation would involve taking the bicycle/pedestrian facilities up and over the road or involve in taking the road over the pedestrian/bicycles paths.

POLICY 31.7.4: As part of any rezoning action, the existing roadways that are adjacent to or run through the project, particularly Main Street, will be evaluated with a cross-sectional analysis to identify needed upgrades of driver and bicycle/pedestrian safety and bus access to and from the property. At a minimum, one bus stop will be provided along Main Street meeting Lee Tran standards or better. Improvements to bring Main Street up to Class A road standards, subject to deviations where appropriate, will be provided by the developer. Where bicycle/pedestrian upgrades or additions are determined by Lee County to be desirable along Main Street or other area streets, those improvements will be eligible for road impact fee credits in accordance with the Lee County Land Development Code.

OBJECTIVE 31.8: SERVICE AREA AND EQUIPMENT. Ensure that service and function areas are planned and designed to have the least amount of impact on the general public and adjacent neighbors. This can be accomplished by providing adequate space and incorporating these elements into the project at an early stage.

POLICY 31.8.1: Materials, supplies, or equipment must be stored inside a closed building or behind a suitable barrier so as not to be visible to the general public or to an adjoining site. Loading doors and service areas must be screened, or buffered by landscaping, so as not to be visible from any street or from any adjoining residential site. Adequate area must be provided on site for loading and maneuvering of trucks and other vehicles so that operations will not be carried out in the street.

POLICY 31.8.2: Screening devices must be of a height at least equal to that of the material or equipment screened. The design, material, textures, and colors of screening devices must be architecturally compatible with those of the building and with the landscaping. The design of these elements will appear seamless with the building and/or landscaping. Frequently, planting material can provide an effective screen offering the same opaqueness of a wall. Plantings should be considered to soften the “hardness” of man-made screens.

OBJECTIVE 31.9: INTERGOVERNMENTAL COORDINATION WITH THE TOWN OF FORT MYERS BEACH. Due to the unique location and proximity to the town of Fort Myers Beach the development will commit to working with the town to propose and resolve concerns.

POLICY 31.9.1: The developer will establish a dialogue with the town to review parking and access issue during the Development order process.

POLICY 31.9.2: The developer will provide a liaison and resources to any harbor planning committee to coordinate activities in and around the Harbor.

OBJECTIVE 31.10: Development and Redevelopment in the Destination Resort Mixed Use Water Dependent category in the Coastal High Hazard Areas must mitigate hurricane sheltering and evacuation impacts consistent with the following policy.

POLICY 31.10.1: An agreement must be executed between the County and the property owner to mitigate the project's hurricane sheltering and evacuation impacts. The agreement will include provisions to either provide a fee in lieu pursuant to the Lee County requirements or construct on site shelter to withstand Category 5 hurricane force winds and storm surge to accommodate residents in compliance with the following requirements:

1. On-site shelters and all required equipment and supplies for these facilities must comply with the following standards:
 - a. Elevation to the anticipated storm surge from a land falling Category 5 storm.
 - b. Construction to withstand winds of 200 mph in accordance with the Florida Building Code.
 - c. Construction with minimum exterior glass with all glazed openings provided with impact protection in accordance with the Florida Building Code.
 - d. Equipped with emergency power and potable water supplies to last up to five days.
 - e. Protected with adequate ventilation, sanitary facilities, and first aid medical equipment.
2. Developer/operator must conduct annual training of the on-site shelter managers. The training is to be conducted by the Red Cross and approved by Lee County Emergency Management.
3. Developer/operator must submit a post storm recovery plan including post storm evacuation plan for review and approval by Lee County Emergency Management.

**Bay Harbour Marina
Comprehensive Plan Amendment
TABLE 1(a)**

SUMMARY OF RESIDENTIAL DENSITIES¹

FUTURE LAND USE CATEGORY	STANDARD OR BASE DENSITY RANGE		BONUS DENSITY
	MINIMUM ² (Dwelling Units per Gross Acre)	MAXIMUM (Dwelling Units per Gross Acre)	MAXIMUM TOTAL DENSITY ³ (Dwelling Units per Gross Acre)
Intensive Development ¹⁴	8	14	22
General Interchange ²	8	14	22
Central Urban ¹⁵	4	10	15
Urban Community ^{4,5,16}	1	6	10
Suburban ¹⁷	1	6	No Bonus
Outlying Suburban	1	3	No Bonus
Sub-Outlying Suburban	1	2	No Bonus
Rural ¹⁰	No Minimum	1	No Bonus
Outer Islands	No Minimum	1	No Bonus
Rural Community Preserve ⁶	No Minimum	1	No Bonus
Open Lands ⁷	No Minimum	1 du/5 acres	No Bonus
Density Reduction/Groundwater Resource	No Minimum	1 du/10 acres	No Bonus
Wetlands ⁸	No Minimum	1 du/20 acres	No Bonus
New Community	1	6	No Bonus
University Community ⁹	1	2.5	No Bonus
Destination Resort Mixed Use Water Dependent ¹¹	6	9.36	No Bonus <u>15</u>
Burnt Store Marina Village ¹²	No Minimum	160 Dwelling Units; 145 Hotel Units	No Bonus
Coastal Rural ¹⁸	No Minimum	1 du/2.7 acres	No Bonus

CLARIFICATIONS AND EXCEPTIONS

- ¹See the glossary in Chapter XII for the full definition of “density”.
- ²Except in the General Interchange future land use category adherence to minimum densities is not mandatory but is recommended to promote compact development.
- ³These maximum densities may be permitted by transferring density from non-contiguous land through the provisions of the Bonus Density Program identified in chapter 2 of the Land Development Code.
- ⁴Within the Future Urban Areas of Pine Island Center, rezonings that will allow in excess of 3 dwelling units per gross acre must “acquire” the density above 3 dwelling units per gross acre utilizing TDUs that were created from Greater Pine Island (see Policy 14.3.14), or transfer dwelling units in accordance with Policy 14.3.4.
- ⁵In all cases on Gasparilla Island, the maximum density must not exceed 3 du/acre.
- ⁶Within the Buckingham area, new residential lots must have a minimum of 43,560 square feet.
- ⁷The maximum density of 1 unit per 5 acres can only be approved through the planned development process (see Policy 1.4.4), except in the approximately 135 acres of land lying east of US41 and north of Alico Road in the northwest corner of Section 5, Township 46, Range 25.
- ⁸Higher densities may be allowed under the following circumstances where wetlands are preserve on the subject site:
- (a) If the dwelling units are relocated off-site through the provision of Transfer of Development Rights Ordinance (86-18, as amended or replaced); or
 - (b) Dwelling units may be relocated to developable contiguous uplands designated Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, Sub-Outlying Suburban, from preserved freshwater wetlands at the same underlying density as permitted for those uplands. Impacted wetlands will be calculated at the standard Wetlands density of 1 dwelling units per 20 acres. Planned Developments or Development Orders approved prior to October 20, 2010 are permitted the density approved prior to the adoption of CPA2008-18.
- ⁹Overall average density for the University Village sub-district must not exceed 2.5 du/acre. Clustered densities within the area may reach 15 du/acre to accommodate university housing.
- ¹⁰In the Rural category located in Section 24, Township 43 South, Range 23 East and south of Gator Slough, the maximum density is 1 du/2.25 acres.
- ¹¹Overall number of residential dwelling units is limited to ~~274~~ 384 units in the Destination Resort Mixed Use Water Dependent district.
- ¹²The residential dwelling units and hotel development portions of this redevelopment project must be located outside of the designated Coastal High Hazard Area in accordance with Lee Plan, Map 5.
- ¹³See Policies 33.3.2, 33.3.3, and 33.3.4 for potential density adjustments resulting from concentration or transfer of development rights.
- ¹⁴The maximum total density may be increased to 30 du/acre utilizing Greater Pine Island TDUs.
- ¹⁵The maximum total density may be increased to 20 du/acre utilizing Greater Pine Island TDUs.
- ¹⁶The maximum total density may be increased to 15 du/acre utilizing Greater Pine Island TDUs.
- ¹⁷The maximum total density may be up to 8 du/acre when utilizing Greater Pine Island TDUs.
- ¹⁸The standard maximum density is 1 du/2.7 acres unless the “Adjusted Maximum Density” of 1 du/acre is achieved in accordance with requirements of Policy 1.4.7 and Chapter 33 of the Land Development Code.

TABLE 1(b)
Year 2030 Allocation

Future Land Use Category		Lee County Totals	Northeast Lee County	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway
<i>Residential By Future Land Use Category</i>	Intensive Development	1,376				20		27		250			
	Central Urban	14,766				225				230			
	Urban Community	18,285	520	485		637							
	Suburban	16,623				1,810				85			
	Outlying Suburban	3,957	30			40	20	2	500				1,552
	Sub-Outlying Suburban	1,548				367							
	Commercial												
	Industrial	79								39		20	
	Public Facilities	1							1				
	University Community	850											
	Destination Resort Mixed Use Water Dependent	8 15											
	Burnt Store Marina Village	4					4						
	Industrial Interchange												
	General Interchange	125										11	32
	General Commercial Interchange												
	Industrial Commercial Interchange												
	University Village Interchange												
	Mixed Use Interchange												
	New Community	900										900	
	Airport												
	Tradeport	9										9	
	Rural	8,313	1,948			1,400	636						1,500
	Rural Community Preserve	3,100											
	Coastal Rural	1,300											
	Outer Island	202	5			1			150				
	Open Lands	2,805	250				590						120
	Density Reduction/ Groundwater Resource	6,905	711									94	
	Conservation Lands Upland												
	Wetlands												
	Conservation Lands Wetland												
Unincorporated County Total Residential		81,156	3,464	485		4,500	1,250	29	651	604		1,034	3,204
Commercial		12,793	57	52		400	50	17	125	150		1,100	440
Industrial		13,801 13,794	26	3		400	5	26		300		3,100	10
Non Regulatory Allocations													
Public		82,313	7,100	421		2,000	7,000	20	1,961	350		7,500	2,477
Active AG		17,027	5,100			550	150						20
Passive AG		45,835	13,549			2,500	109					1,491	20
Conservation		81,933	2,214	611		1,142	3,236	133	1,603	748		2,798	1,733
Vacant		22,317	1,953			226	931	34		45		300	63
Total		357,175	33,463	1,572		11,718	12,731	259	4,340	2,197		17,323	7,967
Population Distribution (unincorporated Lee County)		495,000	5,090	1,531		30,861	3,270	225	530	5,744		11,977	16,375

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
<i>Residential By Future Land Use Category</i>	Intensive Development				660	3	42		365		9	
	Central Urban	375 368	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		25						140	66		950
	Commercial											
	Industrial	5	5		10							
	Public Facilities											
	University Community		850									
	Destination Resort Mixed Use Water Dependent	8 15										
	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		320 313	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



SAN CARLOS ISLAND

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

SCALE 1" = 1000'



2055 WEST FIRST STREET
FORT MYERS, FLORIDA 33901
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CURRENT FUTURE LAND USE

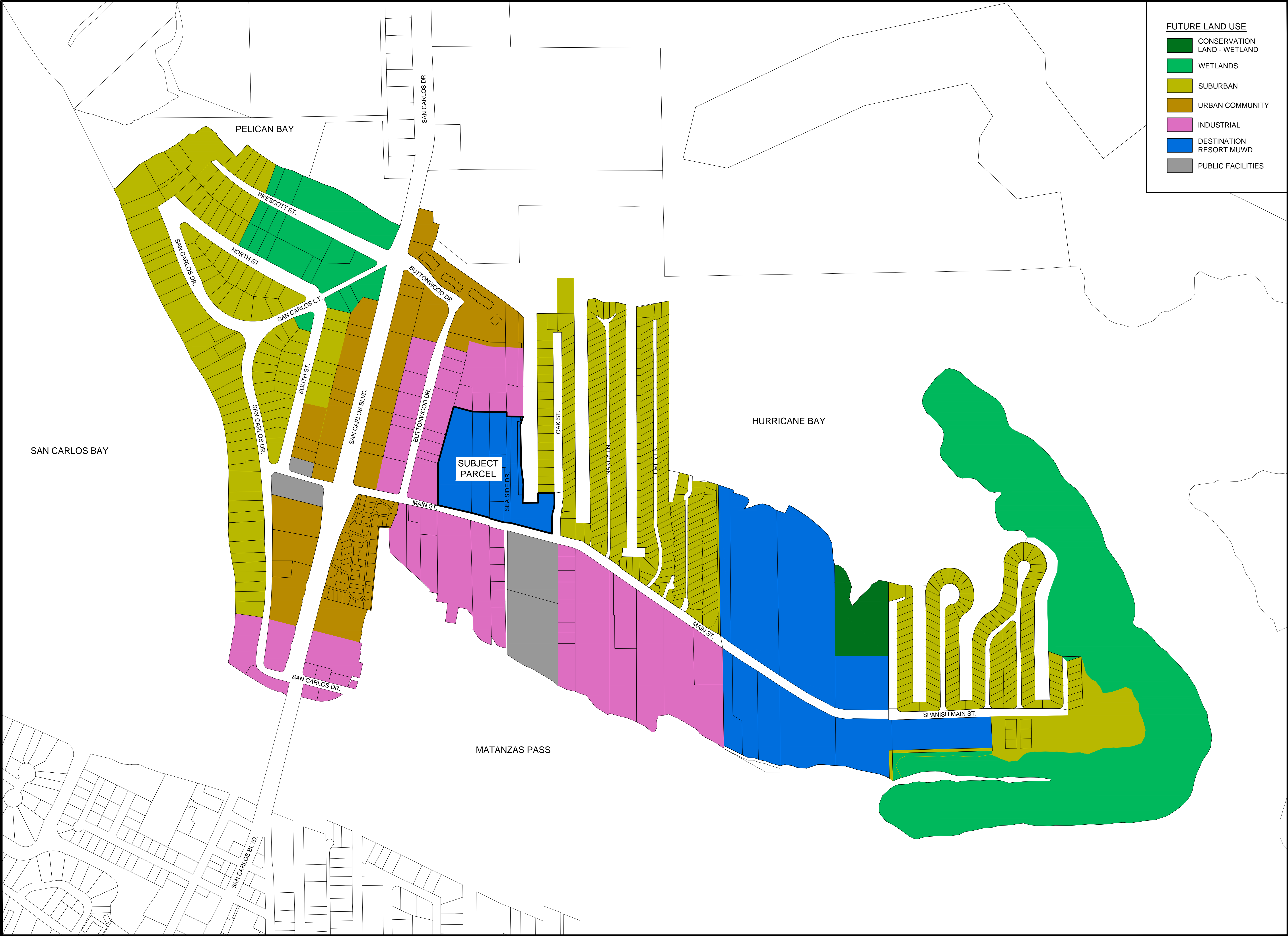
BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 6.2015

EXHIBIT: A.2



FUTURE LAND USE

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

PROJECT:

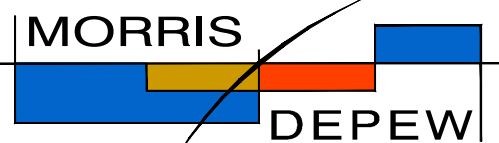
BAY HARBOUR MARINA VILLAGE

LOCATION:

1195 MAIN STREET
FORT MYERS BEACH, FL 33931

CLIENT:

CONSULTANT:



ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC28000330

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Destin

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Miramar Beach, FL 32550
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PREPARED BY:

REVISIONS DATE

PROJECT MANAGER: TME

DRAWING BY: DAL

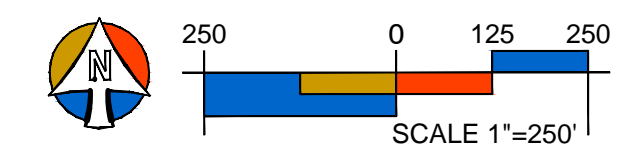
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DATE: 4/6/2017

SHEET TITLE:

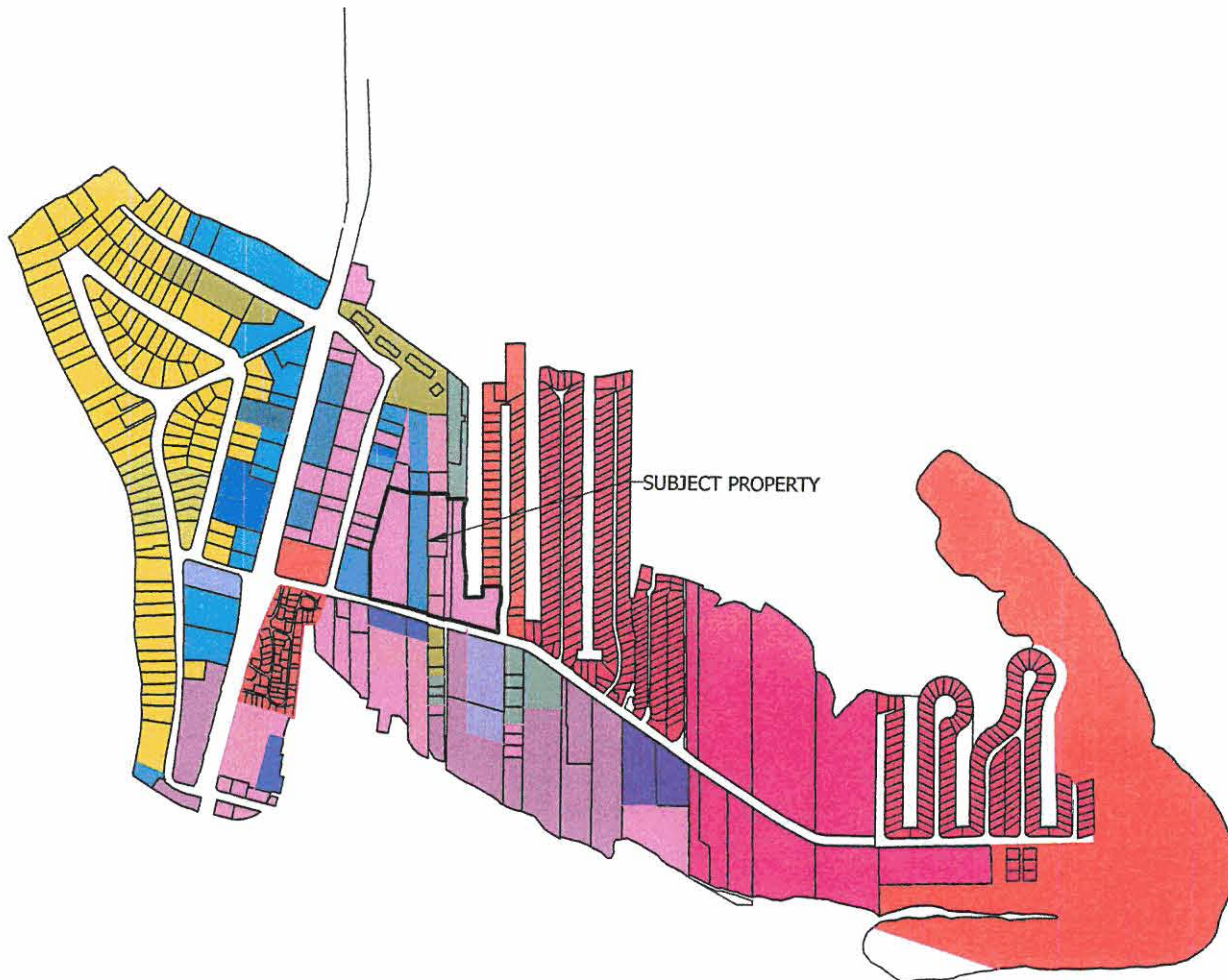
PROPOSED FUTURE LAND USE MAP

SHEET NUMBER: EXHIBIT



JOB/FILE NUMBER: 16013-03

8 COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2017 ALL RIGHTS RESERVED 4/6/2017 G:\16013 - Bay Harbour Marina Mixed Use Development\DWG\16013-03 Planning Exhibit\Current Plans\16013-03 FUTURE LAND USE MAP.dwg



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

SAN CARLOS ISLAND



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EXISTING ZONING MAP

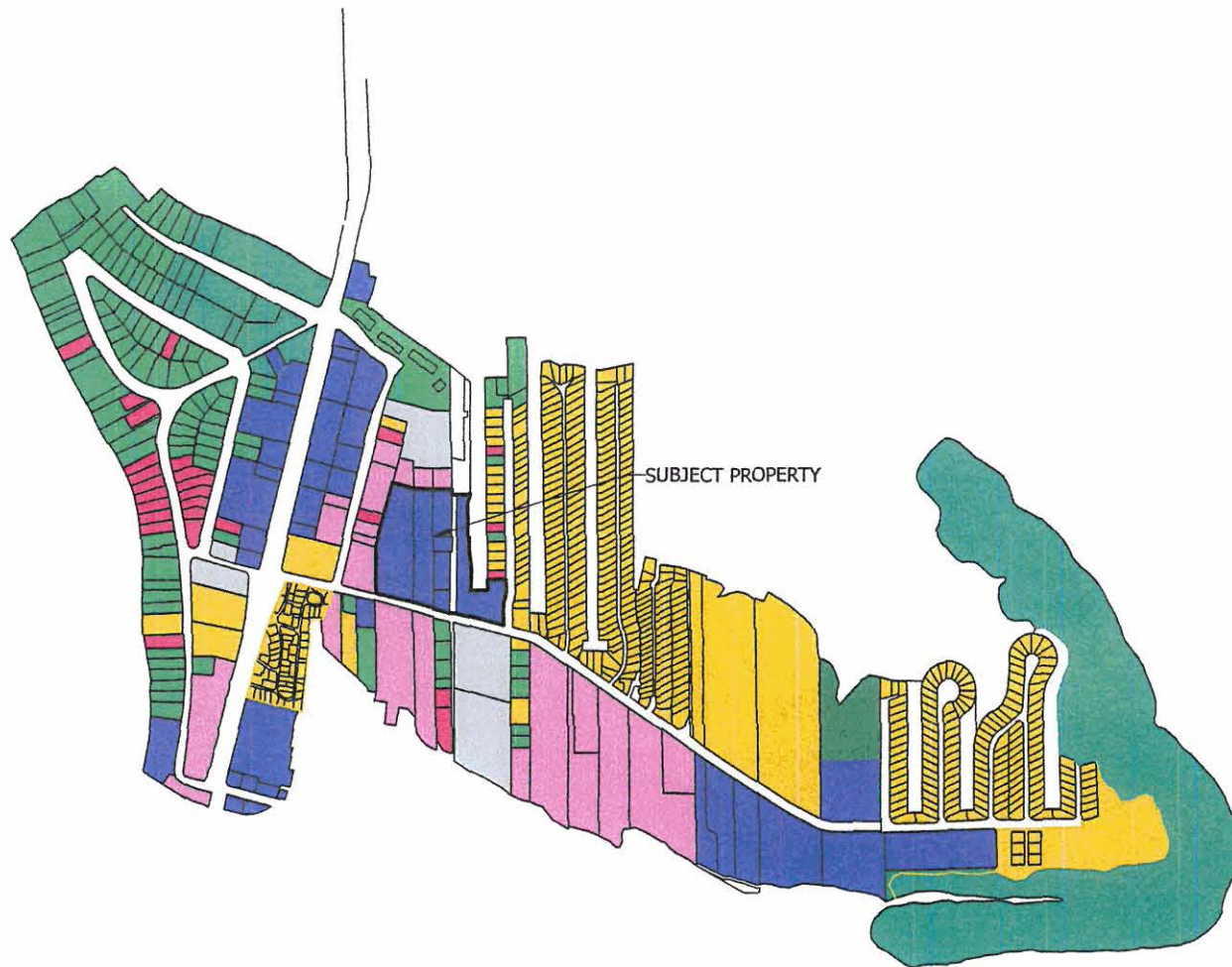
BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 5.2015

EXHIBIT: A.5



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

SAN CARLOS ISLAND

SCALE 1" = 1000'



2055 WEST FIRST STREET
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EXISTING USE OF LAND

JOB #: I15017

BAY HARBOUR MARINA VILLAGE

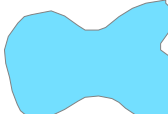


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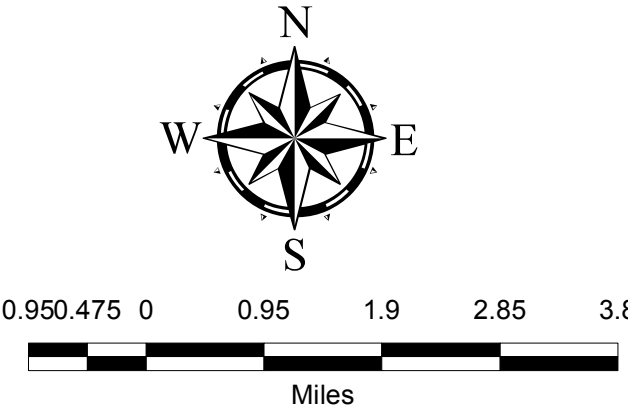
1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: A.4

Lee County Archaeological Sensitivity Map

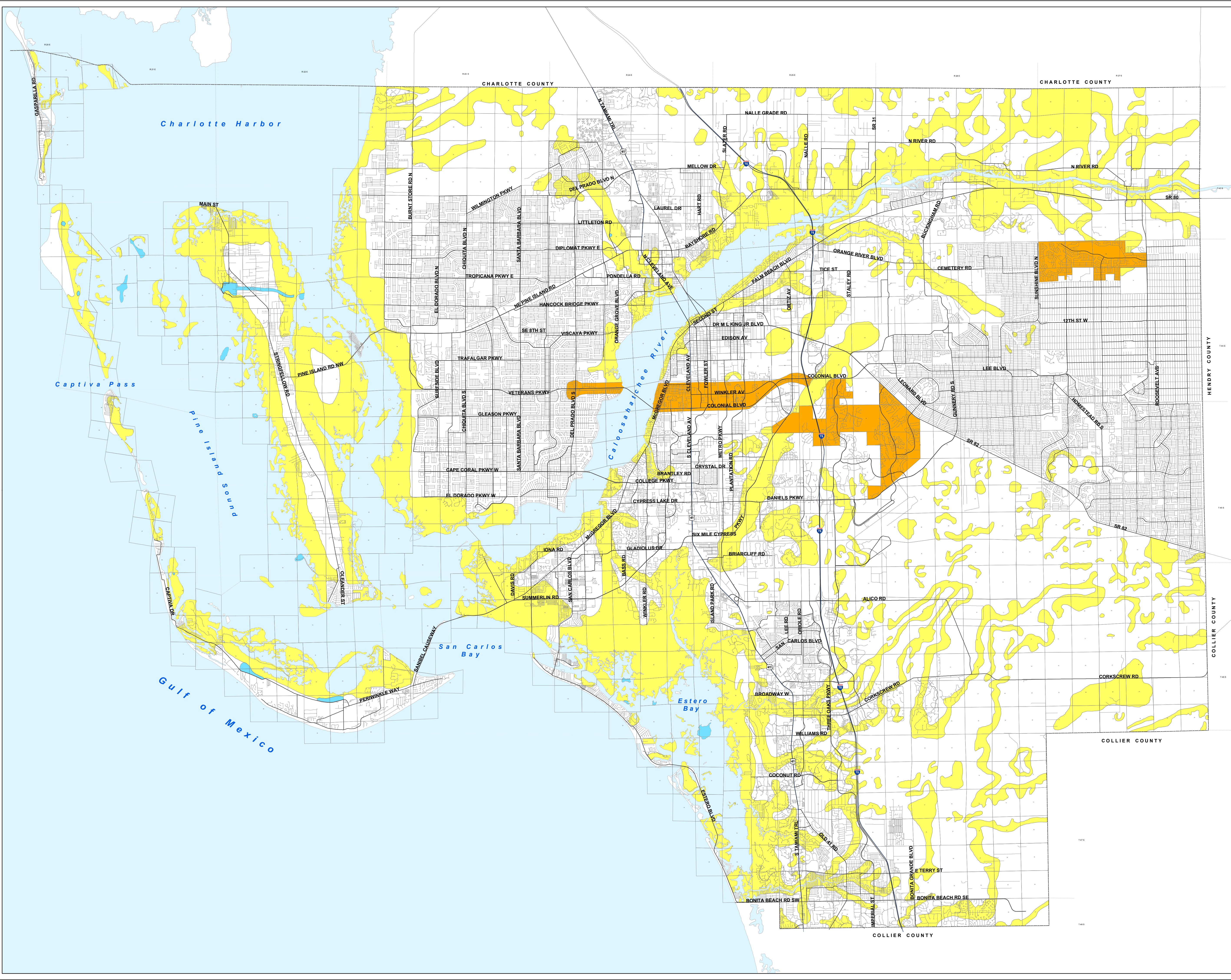
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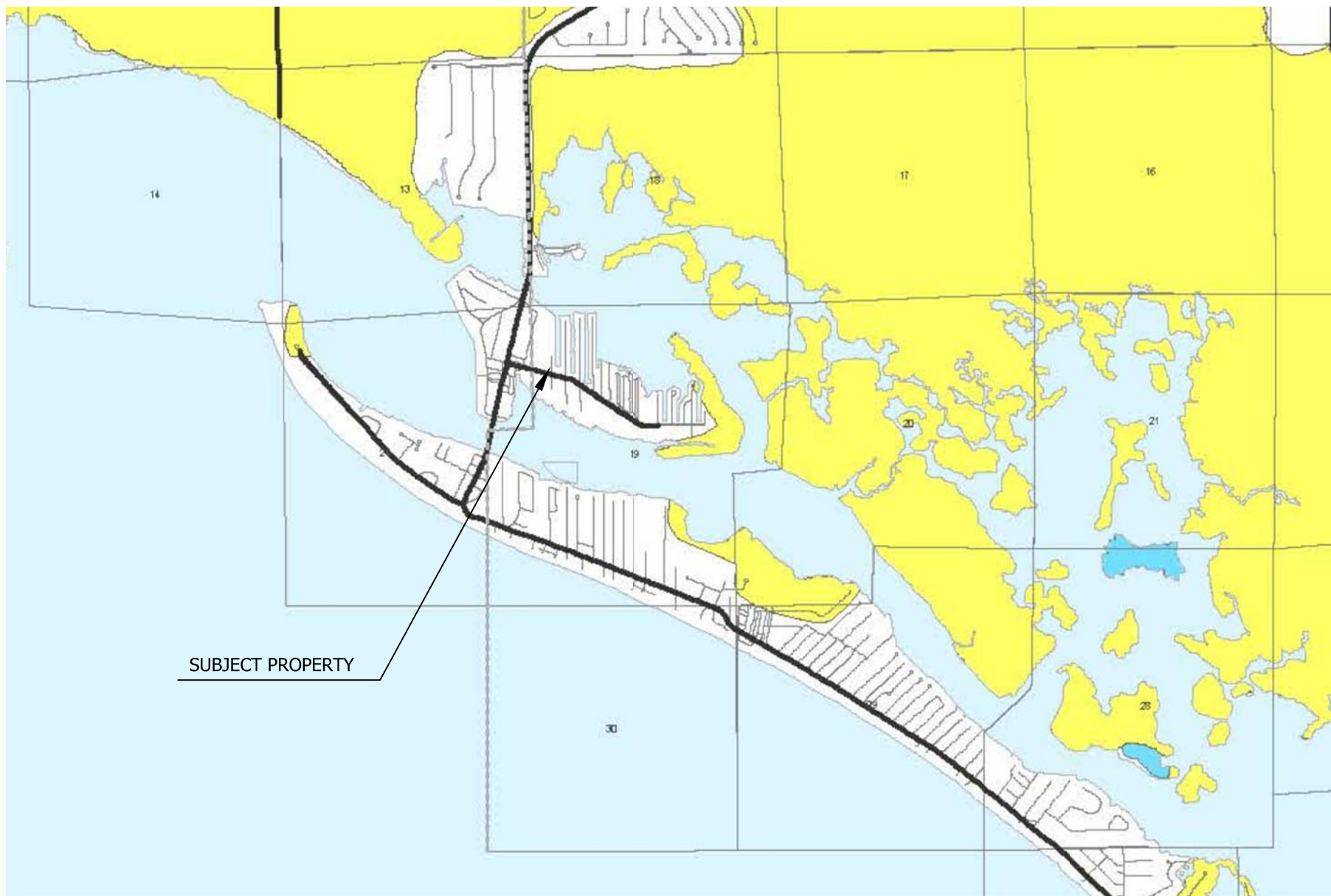
-  Sensitivity Level 1
-  Sensitivity Level 2
-  Previously Surveyed



Map Generated: December 2014

Adopted December 21, 1988
Land Development Code Chapter 22-106





MAP INFORMATION SOURCE: LEE COUNTY GIS

NOT TO SCALE



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ARCHAEOLOGICAL SENSITIVITY MAP

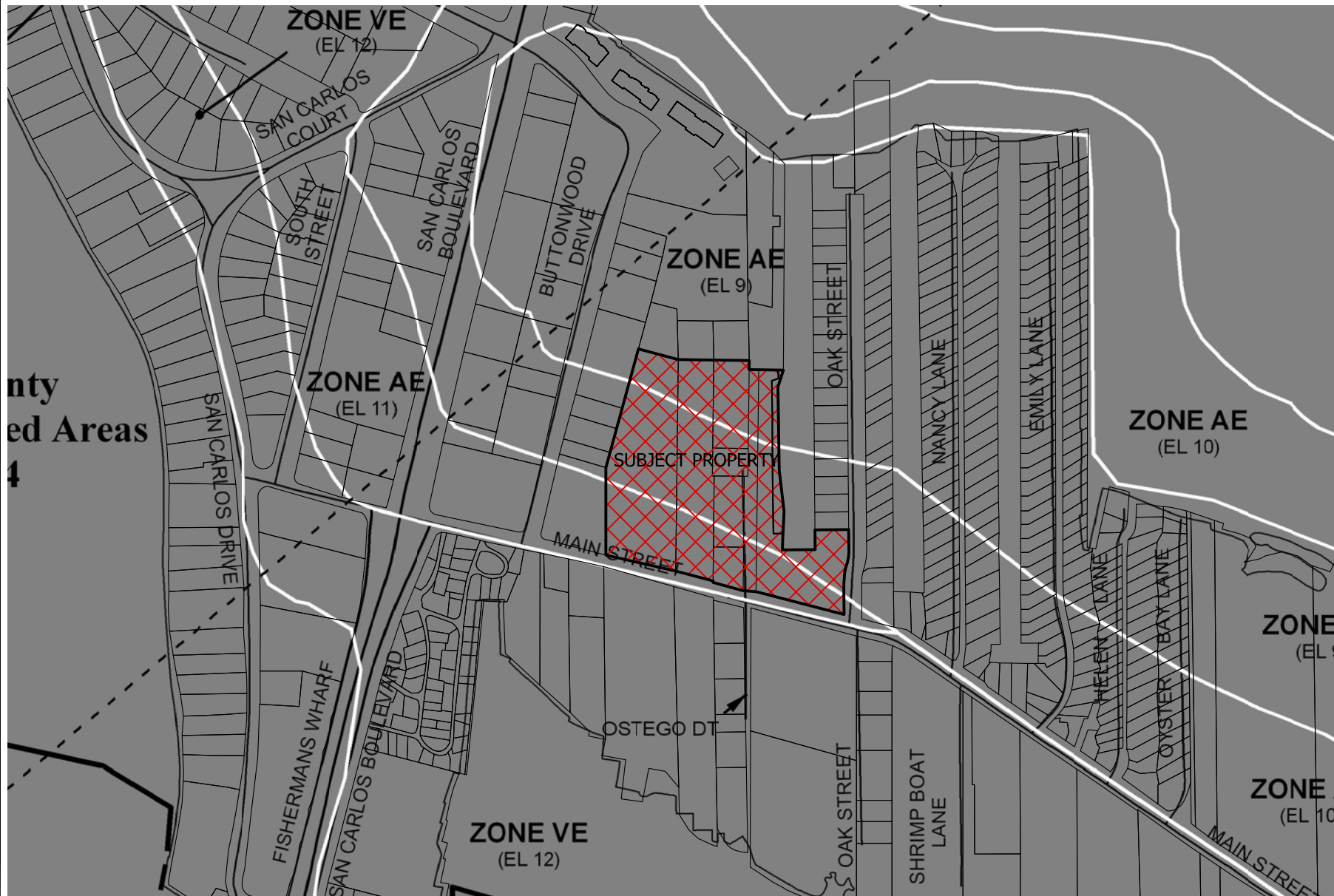
BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 6.2015

EXHIBIT: D.2



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

SCALE 1" = 400'



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

FEMA FLOOD MAP

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 7.2017

EXHIBIT: C.4



SUBJECT PROPERTY SOILS ARE CLASSIFIED AS 59 - URBAN LANDS BY LEE COUNTY GIS
 SUBJECT PROPERTY SOILS ARE CLASSIFIED AS 59 - URBAN LANDS, 28 IMMOKALEE
 SAND, & 100 WATERS OF THE GULF OF MEXICO BY USDA SOILS MAP

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

SCALE 1" = 200'



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

SOILS MAP

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 7.2017

EXHIBIT: C.2



Storm Surge/SLOSH Information



Project: Bay Harbour Marina Village MPD

Strap #: Multiple

19-46-24-00-00005.0200 1195 Main Street, Fort Myers Beach, FL 33931

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

19-46-24-05-00000.0150 19230 Seaside Drive, Fort Myers Beach, FL 33931

19-46-24-00-00004.0000 19210 Seaside Drive, Fort Myers Beach, FL 33931

19-46-24-00-00004.0030 19170 Seaside Drive, Fort Myers Beach, FL 33931

19-46-24-00-00003.0010 1145 Main Street, Fort Myers Beach, FL 33931

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

Approximate Lat/Long: 26.462N, 81.949W

Owner / Address:

Hurricane Surge Evacuation Zone: This property is located in **Evacuation Zone A**

Surge Height Information

Cyclone Category	Land-falling Surge Height (Feet Above Sea Level NAV)
TS	5.7
CAT 1	7.7
CAT 2	13.5
CAT 3	18.0
CAT 4	22.1
CAT 5	25.7

Data Source: SLOSH Display Version 1.66 (1/13/2014)

Fort Myers Basin v3

Land-falling MOM at High Tide

Date Created / Determined By: August 19, 2015 by Lee Mayfield

Bay Harbour Marina Village MPD
Section IV C.6 Listed Species Analysis

The following protected species are known to be in the area and require clearance from National Marine Fisheries as part of any construction activities in the waters:

- Green Sea Turtle – Not in Critical Habitat
- Hawksbill Sea Turtle – Not in Critical Habitat
- Kemps' Ridley Sea Turtle – Not in Critical Habitat
- Leatherback Sea Turtle – Not in Critical Habitat
- Loggerhead Sea Turtle – Not in Critical Habitat
- Olive Ridley Sea Turtle – Not in Critical Habitat
- Smalltooth Sawfish – Critical Habitat Unit 1
- Largetooth Sawfish – Not in Critical Habitat
- West Indian Manatee – Not in Critical Habitat

TRAFFIC IMPACT STATEMENT

FOR

BAY HARBOUR MARINA VILLAGE COMPREHENSIVE PLAN AMENDMENT CPA2017-00005

(PROJECT NO. F1504.09)

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

REVISED
July 12, 2017

CONTENTS

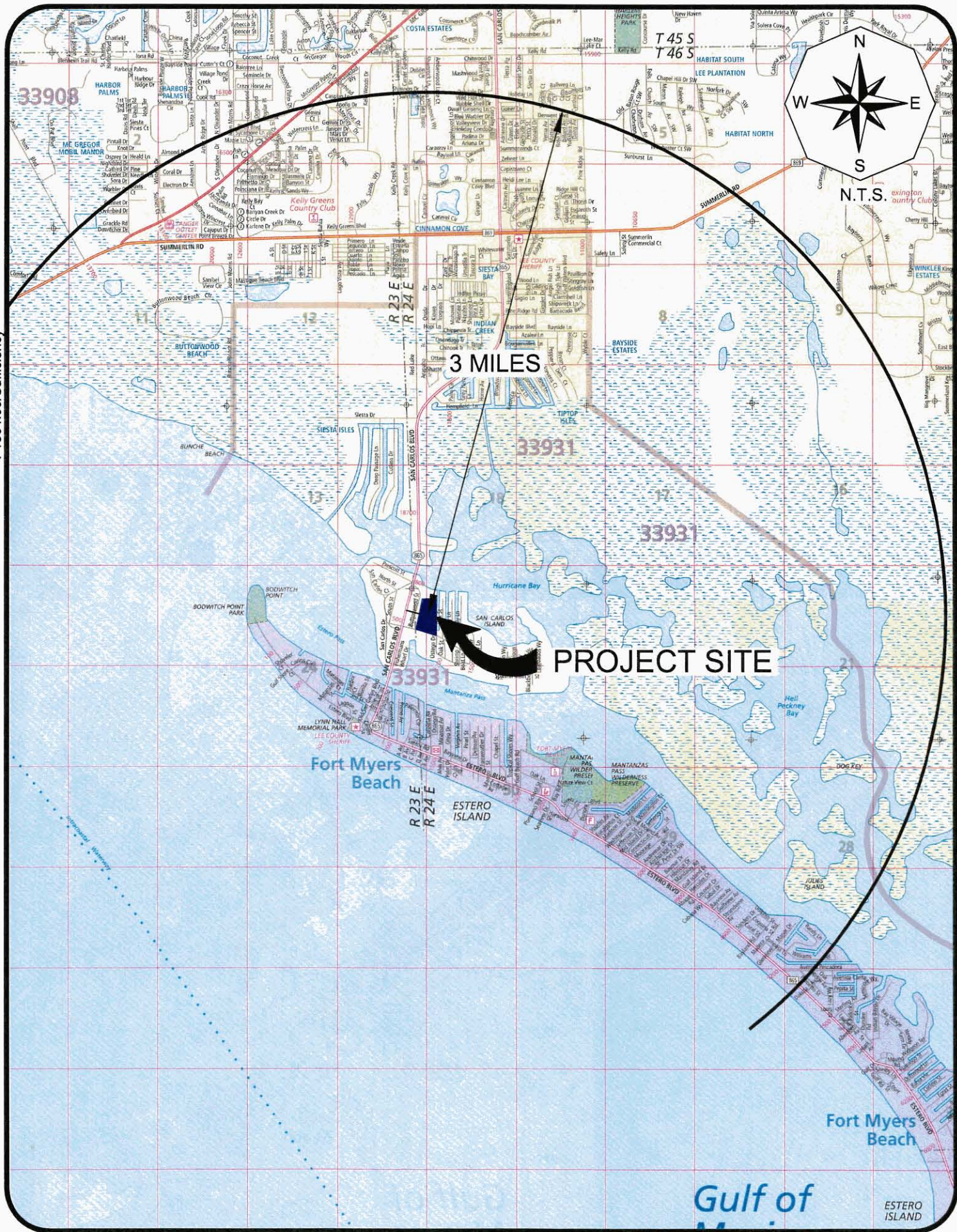
- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. LAND USE CHANGE ANALYSIS
- IV. CONCLUSION

I. INTRODUCTION

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

Upon approval of the requested comprehensive plan amendment, the future land use category of the site would be changed from the existing Industrial land use category to the Destination Resort Mixed Use Water Dependent (DRMUWD) land use category.

This report examines the impact of the land use change on the both the adopted 5-Year Capital Improvement Plan as well as the adopted 2040 Long Range Transportation Plan.



II. EXISTING CONDITIONS

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

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

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

III. LAND USE CHANGE ANALYSIS

The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

The proposed Map Amendment would change the future land use designation on the subject site from Industrial to Destination Resort Mixed Use Water Dependent, which would then permit the 7.58 acre site to include the maximum density of multi-family residential units and other commercial uses as an option for development within this parcel. Based on the existing land use designation (Industrial), the subject site could be developed with approximately 75,000 square feet of industrial uses. With the requested land use change, the maximum residential density would increase to 15 units per acre as well as approximately 75,000 square feet of commercial uses (office/retail, etc.). **Table 5** identifies the maximum intensities that would be permitted under the existing Land Use Category and the maximum land uses that would be permitted if the Land Use Amendment is adopted by the Board of County Commissioners.

**Table 5
Land Uses
Bay Harbour Village Marina**

Land Use Category	Intensity
Existing Land Use Category (Industrial)	+/- 75,000 sq. ft. of Industrial uses (Assume 10,000 sq. ft. per Acre)
Proposed Land Use Category (Destination Resort Mixed Use Water Dependent)	75,000 sq. ft. of Commercial (Assume 10,000 sq. ft. per Acre) 113 Residential Dwelling Units (15 DU/Acre)

The trip generation for the site was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 9th Edition. Land Use Code 110 (Light Industrial) was utilized for the trip generation of the current permitted

land uses and Land Use 820 (Shopping Center) and Land Use Code 230 (Residential Condominium/Townhouse) were utilized for the trip generation purposes for the requested future land uses. Since most of the commercial uses are permitted in the Industrial Land Use category, the land uses assumed for the future land uses included an additional 22,500 square feet of retail uses (LUC 820), and the balance of the 75,000 square feet as office uses. Since 10% of the total industrial floor area is permitted to be developed as retail uses within the Industrial Land Use Category, and only 30,000 square feet of retail uses would be permitted on this site based on its location, an increase of 22,500 square feet of retail uses would occur with the land use change from Industrial to Destination Resort Mixed Use Water Dependent. The other commercial uses, such as office, would be permitted in the current land use category and therefore do not represent an increase in trips due to the land use change. **Table 6** indicates the additional trip generation of the subject site based on the maximum permitted densities under the proposed Land Use Category.

**Table 6
Trip Generation
Bay Harbour Village Marina**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Retail Uses (22,500 sq. ft.)	39	24	63	106	115	221	2,275
Multi-Family Residential (115 Units)	10	48	58	45	22	67	726
Total Trip Increase	49	72	121	151	137	288	3,001

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2040 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, there are no major roadway improvement in the vicinity of the subject site on the 2040 Financially Feasible Plan. The only improvement currently identified on the 2040 Long Range Transportation Plan in the vicinity of the subject site that are designated as "Contingent" based upon

additional funding is the widening of San Carlos Boulevard between Summerlin Road and Kelly Road to a four lane divided roadway.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The subject site lies within Traffic Analysis Zone (TAZ) 3271. The model has both productions and attractions included in this zone. The productions include single-family dwelling units and multi-family dwelling units. The attractions include industrial employment, commercial employment, service employment and a school. **Table 7** identifies the land uses currently contained in the long range travel model utilized by the MPO and Lee County for the Long Range Transportation Analysis.

**Table 7
TAZ 3271
Land Uses in Existing E+C Travel Model (2040)**

Land Use Category	Intensity
Single Family Dwelling Units	408 units
Multi-Family Dwelling Units	865 units
Industrial Employment	36 employees
Commercial Employment	159 employees
Service Employment	295 employees
Hotel Rooms	300 Rooms

The proposed change in land use designation on the subject site from Industrial to Destination Resort Mixed Use Water Dependent would not have a substantial impact on the trip generation characteristics of the TAZ as included in the adopted 2040 travel model. The proposed 22,500 square feet of potential additional retail commercial floor area would have approximately 56 employees. There is very little existing retail uses within this TAZ whereas the model has almost 300 retail service employees modeled in the TAZ. The additional 56 employees will not impact the overall roadway network. In addition, the 113 multi-family residential dwelling units that would be permitted on the site are well below the number of dwelling units currently within this TAZ. Therefore,

the additional units proposed would also not impact the productions being generated from this TAZ in the model files.

A Level of Service analysis for the 2040 Existing plus Committed roadway network is attached to this report for reference. The adopted 2040 Long Range Transportation Model was referenced to determine the projected 2040 traffic volumes and Level of Service on the roadways within a three-mile radius of the subject site. **Table 1A** and **Table 2A** in the Appendix of this report outlines the Level of Service on the area roadways based on the adopted 2040 travel model. The resultant land use change will not impact the results of the Level of Service analysis as reported in the adopted 2040 travel model.

Short Range Impacts (5-year horizon)

The 2017 – 2021 Lee County Transportation Capital Improvement Plan and the 2018 – 2022 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on this review there are no programmed improvements in the vicinity of the subject site. FDOT is conducting studies along San Carlos Boulevard at the present time to determine what future roadway and intersection improvements can be completed between Summerlin Road and Ft. Myers Beach to improve seasonal traffic flow onto and off of Ft. Myers Beach. This study is still ongoing at the time of this report.

Table 3A and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the surrounding roadways based on the uses that are being requested with the concurrent zoning request. From Table 4A, all of these roadways are anticipated to operate within their recommended Level of Service standards as identified in the Lee County Comprehensive Plan. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement program.

IV. CONCLUSION

The proposed Bay Harbour Village Marina comprehensive plan amendment located along Main Street approximately 600 feet east of its intersection with San Carlos Boulevard in Lee County, Florida will not reduce the Level of Service of Main Street or San Carlos Boulevard north of Main Street below the Level of Service standard as recommended in the Lee Plan. The existing roadway network can accommodate the additional new vehicle trips the development is anticipated to generate. The comprehensive plan analysis indicates that the land use change as being proposed will not require any modification to the Long Range Transportation Plan or the short term capital work programs adopted by the County and State.

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

APPENDIX

TABLES 1A & 2A
2040 LEVEL OF SERVICE ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
BAY HARBOUR VILLAGE MARINA CPA - 2040 ANALYSIS

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>		<u>EXISTING CONDITIONS</u>		<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>
	<u>FROM</u>	<u>TO</u>	<u># Lanes</u>	<u>Roadway Designation</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
Summerlin Road	McGregor Blvd.	San Carlos Blvd.	4LD	Class I - Arterial	0	250	1,840	1,960	1,960
	San Carlos Blvd.	Pine Ridge Rd.	6LD	Class I - Arterial	0	400	2,840	2,940	2,940
	Pine Ridge Rd.	Bass Rd.	6LD	Class I - Arterial	0	400	2,840	2,940	2,940
Pine Ridge Rd.	San Carlos Blvd.	Summerlin Rd.	2LN	Class I - Arterial	0	140	800	860	860
	Summerlin Rd.	Gladiolus Dr.	2LN	Class I - Arterial	0	140	800	860	860
San Carlos Blvd.	Estero Blvd.	Main St.	2LB	Class 1 - Arterial	0	140	800	860	860
	Main St.	Summerlin Rd.	4LD	Class 1 - Arterial	0	250	1,840	1,960	1,960
	Summerlin Rd.	Kelly Rd.	2LN	Class 1 - Arterial	0	140	800	860	860
Estero Blvd.	Center St.	Tropical Shores Way	2LN	Class I - Arterial	0	140	800	860	860
	Tropical Shores Way	Voorhis St.	2LN	Class I - Arterial	0	140	800	860	860
McGregor Blvd.	Summerlin Rd.	San Carlos Blvd.	4LD	Class 1 - Arterial	0	250	1,840	1,960	1,960

- Denotes the LOS Standard for each roadway segment

Level of Service Volumes taken from Lee County DOT Generalized Service Volume Tables (April 2016)

TABLE 2A
2040 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
BAY HARBOUR VILLAGE MARINA CPA - 2040 ANALYSIS

July 5, 2017

											2040 BACKGROUND				PM PK PROJ.		2040 PEAK DIRECTCION				
			2040			AADT		100TH HIGHEST		PM PK HR		PEAK DIRECTION		TRAFFIC VOLUMES		TRAFFIC		VOLUMES + PM PEAK PROJECT			
ROADWAY SEGMENT			FSUTMS	LCDOT PCS OR	PEAKSEASON	BACKGROUND	K-100	HOOR PK DIR	DIRECTIONAL	PEAK	NORTH/EAST	SOUTH/WEST	Max.	TRAFFIC		NORTH/EAST	SOUTH/WEST				
ROADWAY	FROM	TO	PSWDI	FDOT SITE #	FACTOR	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	VOLUME	LOS	v/c	VOL	VOLUME	LOS	VOLUME	LOS	Max. v/c
Summerlin Road	McGregor Blvd.	San Carlos Blvd.	34,605	19	1.210	28,599	0.1060	3,032	0.55	EAST	1668	C	1,364	C	15	1683	C	1,379	C		
	San Carlos Blvd.	Pine Ridge Rd.	37,753	19	1.210	31,201	0.1060	3,307	0.55	EAST	1819	C	1,488	C	30	1849	C	1,518	C		
	Pine Ridge Rd.	Bass Rd.	47,077	19	1.210	38,907	0.1060	4,124	0.55	EAST	2268	C	1,856	C	60	2328	C	1,916	C		
Pine Ridge Rd.	San Carlos Blvd.	Summerlin Rd.	7,606	19	1.210	6,286	0.1060	666	0.55	EAST	366	C	300	C	30	396	C	330	C		
	Summerlin Rd.	Gladiolus Dr.	9,633	19	1.210	7,961	0.1060	844	0.55	EAST	464	C	380	C	25	489	C	405	C		
San Carlos Blvd.	Estero Blvd.	Main St. (Bridge)	32,368	126008	0.920	29,779	0.0833	2,481	0.53	NORTH	1315	F	1,166	F	1.53	53	1368	F	1,219	F	1.59
	Main St.	Summerlin Rd.	38,294	126008	0.920	35,230	0.0833	2,935	0.53	NORTH	1556	C	1,379	C	98	1654	C	1,477	C		
	Summerlin Rd.	Kelly Rd.	21,162	126008	0.920	19,469	0.0833	1,622	0.53	NORTH	860	D	762	C	23	883	F	785	C		
Estero Blvd.	Center St.	Tropical Shores Way	28,501	44	1.070	26,636	0.0850	2,264	0.51	NORTH	1155	F	1,109	F	1.34	53	1208	F	1,162	F	1.40
	Tropical Shores Way	Voorhis St.	22,534	44	1.070	21,060	0.0850	1,790	0.51	NORTH	913	F	877	F	1.06	33	946	F	910	F	1.10
McGregor Blvd.	Summerlin Rd.	San Carlos Blvd.	19,162	38	1.19	16103	0.103	1,659	0.6	NORTH	995	C	664	C	15	1010	C	679	C		

PM Peak Project Traffic Volumes taken from Table 6A

TABLES 3A & 4A
2022 LEVEL OF SERVICE ANALYSIS

TABLE 3A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
BAY HARBOUR MARINA VILLAGE COMP PLAN 5-YEAR ANALYSIS

July 12, 2017

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 121 VPH IN= 49 OUT= 72
TOTAL PM PEAK HOUR PROJECT TRAFFIC = 288 VPH IN= 151 OUT= 137

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	PERCENT		<u>PROJ/</u> <u>LOS C</u>
								<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJECT</u> <u>TRAFFIC</u>	
San Carlos Blvd.	S. of Main St.	2LN	0	140	800	860	860	35%	53	6.61%
	N. of Main St.	4LN	0	250	1,840	1,960	1,960	55%	83	4.51%
	N. of Buttonwood Dr.	4LN	0	250	1,840	1,960	1,960	65%	98	5.33%
	N. of Pine Ridge Rd.	4LN	0	250	1,840	1,960	1,960	45%	68	3.69%
	N. of Summerlin Rd.	2LN	0	140	800	860	860	15%	23	2.83%
Main St.	E. of San Carlos Blvd.	2LN	0	0	310	660	740	90%	221	71.26%
	E. of Buttonwood Dr.	2LN	0	0	310	660	740	100%	245	79.03%
Buttonwood Dr.	N. of Main St.	2LN	0	0	310	670	740	10%	15	4.87%
Summerlin Rd.	E. of Pine Ridge Rd.	6LN	0	400	2,840	2,940	2,940	40%	60	2.13%
	E. of San Carlos Blvd.	6LN	0	400	2,840	2,940	2,940	20%	30	1.06%
	W. of San Carlos Blvd.	4LN	0	250	1,840	1,960	1,960	10%	15	0.82%
Pine Ridge Rd.	E. of San Carlos Blvd.	2LN	0	0	310	660	740	20%	30	9.74%
Estero Blvd.	S. of San Carlos Blvd.	2LN	500	568	593	632	671	35%	53	8.91%

* Lee County Generalized Peak Hour Level of Service thresholds (2016) utilized.

For Estero Blvd., Service volumes taken from Lee County Link Specific Thresholds (2016)

TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
BAY HARBOUR MARINA VILLAGE COMP PLAN 5-YEAR ANALYSIS

July 12, 2017

TOTAL PROJECT TRAFFIC AM =	121	VPH	IN =	49	OUT=	72
TOTAL PROJECT TRAFFIC PM =	288	VPH	IN=	151	OUT=	137

ROADWAY	SEGMENT	PCS#	BASE YR	2016	YRS OF	ANNUAL	2015	2022			PERCENT	2022							
							PK HR	PK HR	PK SEASON	BCKGRND			BCKGRND						
							PK SEASON	PEAK DIRECTION	PROJECT	AM PROJ		PM PROJ	+ AM PROJ			+ PM PROJ			
							PEAK DIR. ²	VOLUME	LOS	V/C		TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	V/C	VOLUME	LOS
San Carlos Blvd.	S. of Main St.	8	23,500	22,400	9	1.00%	1,060	1,136	F	1.32	35%	25	53	1,162	F	1.35	1,189	F	1.38
	N. of Main St.	8	23,500	22,400	9	1.00%	1,060	1,136	C	0.58	55%	40	83	1,176	C	0.60	1,220	C	0.62
	N. of Buttonwood Dr.	8	23,500	22,400	9	1.00%	1,060	1,136	C	0.58	65%	47	98	1,183	C	0.60	1,235	C	0.63
	N. of Pine Ridge Rd.	8	23,500	22,400	9	1.00%	1,060	1,136	C	0.58	45%	32	68	1,169	C	0.60	1,204	C	0.61
	N. of Summerlin Rd.	120020	16,000	18,300	9	1.50%	846	939	F	1.09	15%	11	23	950	F	1.10	962	F	1.12
Main St.	E. of San Carlos Blvd.	--	--	3,773*	--	1.00%	166	189	C	0.26	90%	160	221	349	D	0.47	410	D	0.55
	E. of Buttonwood Dr.	--	--	3,773*	--	1.00%	166	189	C	0.26	100%	177	245	366	D	0.49	434	D	0.59
Summerlin Rd.	E. of Pine Ridge Rd.	19	31,200	31,800	7	1.00%	1,866	2,001	C	0.68	40%	29	60	2,029	C	0.69	2,061	C	0.70
	E. of San Carlos Blvd.	19	31,200	31,800	7	1.00%	1,000	1,072	C	0.36	20%	14	30	1,087	C	0.37	1,102	C	0.37
	W. of San Carlos Blvd.	19	31,200	31,800	7	1.00%	1,055	1,131	C	0.58	10%	7	15	1,138	C	0.58	1,146	C	0.58
Pine Ridge Rd.	E. of San Carlos Blvd.	37/120110	10,100	11,400	9	1.35%	458	503	D	0.68	20%	14	30	518	D	0.70	533	D	0.72
Estero Blvd.	S. of San Carlos Blvd.	44	14,900	12,400	9	1.00%	716	768	F	1.14	35%	25	53	793	F	1.18	820	F	1.22

¹ A minimum growth rate of one percent (1%) was utilized

² Data for San Carlos Blvd S. of Summerlin Road & Pine Ridge Rd was obtained from the 2016 Lee County Concurrency Management Report. Data for Main St was estimated utilizing traffic count data obtained in 2010.

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

**LEE COUNTY GENERALIZED
SERVICE VOLUMES TABLE**

April 2016

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

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

**LEE COUNTY LINK SPECIFIC
SERVICE VOLUMES TABLE**

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 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
COLONIAL BLVD	SIX MILE PKWY	I-75	1	0.5	6LD	0	2,630	3,100	3,100	3,100	0	4,390	5,180	5,180	5,180
	I-75	SR 82	1	2.4	6LD	0	2,280	3,040	3,040	3,040	0	3,800	5,070	5,070	5,070
CORKSCREW RD	US 41	SANDY LN	4	0.5	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	SANDY LN	THREE OAKS PKWY	4	0.7	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	THREE OAKS PKWY	I-75	4	0.8	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	3	1.7	2LD	0	820	1,200	1,200	1,200	0	1,580	2,310	2,310	2,310
	WILDCAT RUN DR	ALICO RD	3	2.6	2LN	90	310	570	790	1,140	180	600	1,100	1,520	2,200
	ALICO RD	COUNTY LINE	3	10.4	2LN	90	310	570	790	1,140	180	600	1,100	1,520	2,200
CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4	0.4	4LD	0	0	890	1,880	1,940	0	0	1,590	3,360	3,480
	SOUTH POINT BLVD	WINKLER RD	4	0.6	4LD	0	0	890	1,880	1,940	0	0	1,590	3,360	3,480
	WINKLER RD	SUMMERLIN RD	4	0.7	4LD	0	0	890	1,880	1,940	0	0	1,590	3,360	3,480
	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	1,360	2,890	2,940	0	0	2,430	5,170	5,240
DANIELS PKWY	US 41	BIG PINE WAY	4	0.5	6LD	0	0	590	2,480	2,680	0	0	1,100	4,600	4,980
	BIG PINE WAY	METRO PKWY	4	0.6	6LD	0	0	590	2,480	2,680	0	0	1,100	4,600	4,980
	METRO PKWY	SIX MILE PKWY	4	0.8	6LD	0	0	590	2,480	2,680	0	0	1,100	4,600	4,980
	SIX MILE PKWY	PALOMINO DR	4	2.2	6LD	210	2,830	3,040	3,040	3,040	390	5,250	5,650	5,650	5,650
	PALOMINO DR	I-75	4	0.6	6LD	210	2,830	3,040	3,040	3,040	390	5,250	5,650	5,650	5,650
	I-75	TREELINE AVE	3	0.5	6LD	2,510	3,260	3,260	3,260	3,260	4,190	5,420	5,420	5,420	5,420
	TREELINE AVE	CHAMBERLIN PKWY	3	0.8	6LD	2,510	3,260	3,260	3,260	3,260	4,190	5,420	5,420	5,420	5,420
	CHAMBERLIN PKWY	SR 82	3	3.8	4LD	1,620	2,160	2,160	2,160	2,160	2,700	3,600	3,600	3,600	3,600
DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	5	0.3	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	SE 46TH ST	CORONADO PKWY	5	0.7	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	CORONADO PKWY	CORNWALLIS PKWY	5	1.3	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	CORNWALLIS PKWY	VETERANS PKWY	5	0.8	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	VETERANS PKWY	HANCOCK B. PKWY	5	3.0	6LD	0	0	1,640	2,800	2,800	0	0	3,160	5,390	5,390
	HANCOCK B. PKWY	NE 6TH ST	5	0.7	6LD	0	0	2,770	2,800	2,800	0	0	5,330	5,370	5,370
	NE 6TH ST	SR 78	5	0.4	6LD	0	0	2,770	2,800	2,800	0	0	5,330	5,370	5,370
ESTERO BLVD	HICKORY BLVD	AVENIDA PESCADORA	4	2.9	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	AVENIDA PESCADORA	MID ISLAND DR	4	1.2	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	MID ISLAND DR	SAN CARLOS BLVD	4	1.8	2LD	500	568	593	632	671	980	1,113	1,162	1,239	1,316
ESTERO PKWY	US 41	BEN HILL GRIFFIN PKWY	4	2.6	4LD	0	2,000	2,000	2,000	2,000	0	3,850	3,850	3,850	3,850
FOWLER ST	US 41	N AIRPORT RD	1	1.0	6LD	0	0	0	2,040	2,300	0	0	0	3,710	4,180
	N AIRPORT RD	COLONIAL BLVD	1	0.3	6LD	0	0	0	2,040	2,300	0	0	0	3,710	4,180
GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4	0.5	4LD	0	190	1,840	1,840	1,840	0	360	3,430	3,430	3,430
	PINE RIDGE RD	BASS RD	4	1.6	4LD	0	190	1,840	1,840	1,840	0	360	3,430	3,430	3,430
	BASS RD	WINKLER RD	4	0.8	6LD	0	290	2,780	2,780	2,780	0	540	5,160	5,160	5,160
	WINKLER RD	SUMMERLIN RD	4	0.5	6LD	0	2,060	2,780	2,780	2,780	0	3,890	5,240	5,240	5,240
	SUMMERLIN RD	US 41	4	1.5	6LD	0	2,060	2,780	2,780	2,780	0	3,890	5,240	5,240	5,240

**LEE COUNTY AND FDOT TRAFFIC
COUNT DATA**

[illegible]

STREET	LOCATION	Sta- tion #	Daily Traffic Volume (AADT)										3 C	Area
			2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
PINE RIDGE RD	S OF SUMMERLIN RD	369	10100	10400	9700	9500							37	7
PINE RIDGE RD	N OF SUMMERLIN RD	368	5500	4700	5600	5200	4300		5000		5600		37	7
PINE RIDGE RD	S OF MCGREGOR BLVD	367	6000	5400	5900	5700	5500	5700	5600	4600	5500	5600	37	7
PLANTATION RD	S OF COLONIAL BLVD	328			4400	5800	8000		11500		11000	14300	45	3
PLANTATION RD	N OF DANIELS PKWY	370	6700	9500	9800	11600				12400		14200	45	3
PLANTATION RD	N OF SIX MILE CYPRESS	521	4200	3600	4000	4700				5500		6400	45	3
PONDELLA RD	E OF PINE ISLAND RD	373	12300	14100	13800	14400					12000		34	2
PONDELLA RD	E OF ORANGE GROVE BLVD													
PONDELLA RD	E OF BETMAR BLVD	34	21900	19800	18200	18000	17800	17700	18000	19000	20000	21000		2
PONDELLA RD	W OF BUSINESS 41	374	18700	15700	17700	19000	17500		17100	17100		19800	34	2
PRICHETTE PKWY	N OF BAYSHORE RD	488	2000	1700	1500								64	2
RANCHETTE RD	S OF IDLEWILD ST	482	2000	1400	1700	1500							45	3
RICH RD	E OF SLATER RD	489	1200	1000	900								34	2
RICHMOND AVE	S OF W 9TH ST	377	1800	1600	1500	1500							6	5
RICHMOND AVE	S OF W 14TH ST	375	1300	1200	1200	1200							6	5
RIVER RANCH RD	S OF CORKSCREW RD	466	3000	2700	2000	2000							25	6
SAN CARLOS BLVD	S OF PRESCOTT ST	8	23500	25000	22500	21600	22300	22200	22500	22800	22400	22400		7
SAN CARLOS BLVD	N OF SUMMERLIN RD	379	15300	14500	15300	13700							8	7
SAN CARLOS BL	E OF US 41	423	5000	4500	4400	3700							15	4
SANIBEL /CAPTIVA RD	W OF TARPON BAY RD	383	9800	5200	9000	8900							36	7
SANIBEL BLVD	E OF US 41	467	9500	10000	9300	7800			7300			8900	25	4

[illegible]

Florida Department of Transportation
Transportation Statistics Office
2016 Historical AADT Report

County: 12 - LEE

Site: 0110 - PINE RIDGE RD, E OF STEVENS BLVD (HPMS ID: 120001350075)

Year	AADT	Direction 1	Direction 2	*K Factor	D Factor	T Factor
----	-----	-----	-----	-----	-----	-----
2016	11400 F	E 5800	W 5600	9.00	54.80	4.50
2015	10800 C	E 5500	W 5300	9.00	55.50	4.50

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; R = Fourth Year Estimate
V = Fifth Year Estimate; 6 = Sixth Year Estimate; X = Unknown
*K Factor: Starting with Year 2011 is StandardK, Prior years are K30 values

Florida Department of Transportation
Transportation Statistics Office
2016 Historical AADT Report

County: 12 - LEE

Site: 0020 - SR 865/SAN CARLOS BLVD, N OF SUMMERLIN ROAD LC379

Year	AADT	Direction 1		Direction 2		*K Factor	D Factor	T Factor
----	-----	-----		-----		-----	-----	-----
2016	18300 C	N	9200	S	9100	9.00	55.90	2.80
2015	17600 C	N	8800	S	8800	9.00	54.40	2.90
2014	14400 S	N	7300	S	7100	9.00	54.90	3.00
2013	14400 F	N	7300	S	7100	9.00	55.20	3.00
2012	14400 C	N	7300	S	7100	9.00	55.50	3.00
2011	16500 F	N	8400	S	8100	9.00	54.70	2.70
2010	16100 C	N	8200	S	7900	9.40	55.43	2.70
2009	15400 C	N	7700	S	7700	9.68	55.28	3.30
2008	14500 C	N	7300	S	7200	9.74	55.49	4.20
2007	16000 F	N	8100	S	7900	12.15	51.63	3.20
2006	16000 C	N	8100	S	7900	10.05	54.98	3.20
2005	14700 C	N	7400	S	7300	10.40	54.10	4.30
2004	17700 C	N	8800	S	8900	10.40	53.60	4.30
2003	17900 C	N	8700	S	9200	10.10	53.80	4.70
2002	14600 C	N	7300	S	7300	10.00	52.00	4.70
2001	15800 C	N	7900	S	7900	10.00	55.60	2.40

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; R = Fourth Year Estimate
V = Fifth Year Estimate; 6 = Sixth Year Estimate; X = Unknown
*K Factor: Starting with Year 2011 is StandardK, Prior years are K30 values

PCS 19 - Summerlin Rd west of Bass Rd

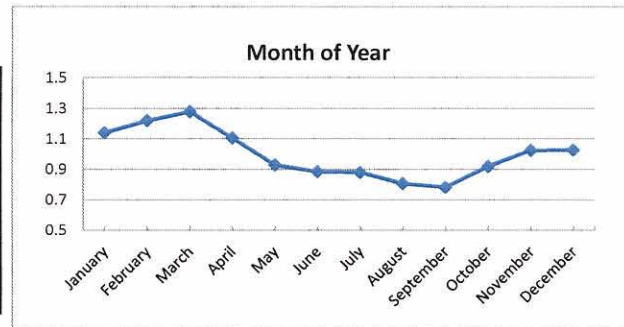
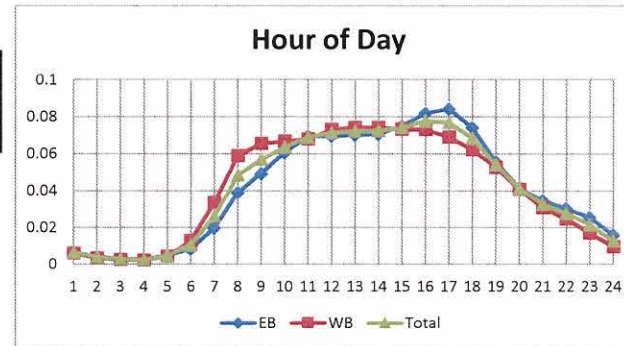
2016 AADT =

35,300 VPD

Hour	EB	WB	Total
0	0.68%	0.59%	0.64%
1	0.42%	0.34%	0.38%
2	0.32%	0.24%	0.28%
3	0.27%	0.22%	0.24%
4	0.48%	0.44%	0.46%
5	0.84%	1.28%	1.05%
6	1.97%	3.37%	2.64%
7	3.91%	5.89%	4.85%
8	4.93%	6.56%	5.70%
9	6.08%	6.69%	6.37%
10	6.96%	6.81%	6.89%
11	6.98%	7.33%	7.15%
12	7.04%	7.44%	7.24%
13	7.09%	7.43%	7.26%
14	7.51%	7.35%	7.43%
15	8.21%	7.33%	7.79%
16	8.44%	6.92%	7.71%
17	7.44%	6.24%	6.86%
18	5.58%	5.26%	5.42%
19	4.16%	4.09%	4.13%
20	3.48%	3.08%	3.29%
21	3.05%	2.46%	2.77%
22	2.56%	1.70%	2.15%
23	1.60%	0.96%	1.29%

Month of Year	Fraction
January	1.14
February	1.22
March	1.28
April	1.11
May	0.93
June	0.89
July	0.88
August	0.81
September	0.78
October	0.92
November	1.02
December	1.03

Directional Factor		
AM	0.63	WB
PM	0.55	EB



Design Hour Volume		
#	Volume	K Factor
1	3747	11.8
2	3713	11.7
3	3693	11.6
4	3671	11.5
5	3668	11.5
6	3667	11.5
7	3667	11.5
8	3665	11.5
9	3661	11.5
10	3658	11.5
20	3604	11.3
25	3578	11.3
30	3564	11.2
35	3559	11.2
40	3532	11.1
45	3517	11.1
50	3503	11
75	3405	10.7
100	3357	10.6
125	3313	10.4
150	3281	10.3
175	3230	10.2
200	3198	10.1

$$PSF = (1.14 + 1.22 + 1.28) / 3 = 1.21$$

$$D = 0.55$$

$$K^{100} = 0.106$$

PCS 38 - McGregor Blvd north of Kelly Rd

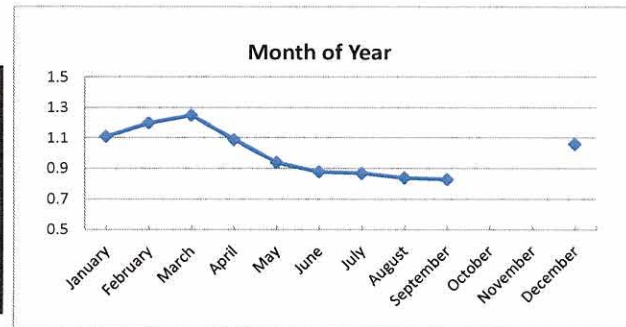
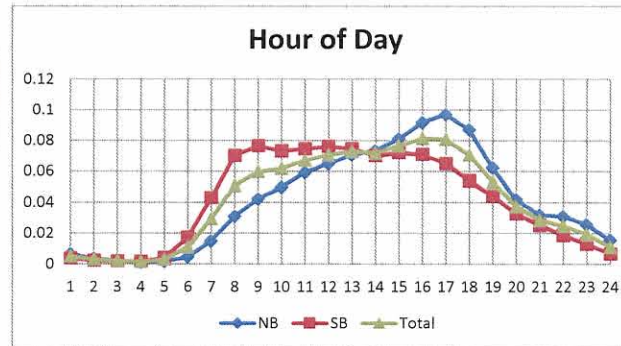
2016 AADT =

15,900 VPD

Hour	NB	SB	Total
0	0.69%	0.39%	0.53%
1	0.40%	0.26%	0.33%
2	0.25%	0.22%	0.24%
3	0.14%	0.19%	0.17%
4	0.20%	0.44%	0.32%
5	0.48%	1.76%	1.13%
6	1.53%	4.34%	2.95%
7	3.12%	7.05%	5.11%
8	4.26%	7.69%	6.00%
9	5.03%	7.36%	6.21%
10	5.96%	7.50%	6.74%
11	6.53%	7.65%	7.10%
12	7.11%	7.51%	7.31%
13	7.39%	7.05%	7.22%
14	8.14%	7.25%	7.69%
15	9.22%	7.14%	8.17%
16	9.72%	6.55%	8.11%
17	8.76%	5.45%	7.09%
18	6.28%	4.46%	5.36%
19	4.25%	3.29%	3.76%
20	3.22%	2.54%	2.87%
21	3.12%	1.89%	2.50%
22	2.60%	1.33%	1.96%
23	1.60%	0.70%	1.15%

Month of Year	Fraction
January	1.11
February	1.2
March	1.25
April	1.09
May	0.94
June	0.88
July	0.87
August	0.84
September	0.83
October	
November	
December	1.06

Directional Factor		
AM	0.74	SB
PM	0.60	NB



Day of Week	Fraction
Sunday	0.81
Monday	1
Tuesday	1.05
Wednesday	1.05
Thursday	1.05
Friday	1.08
Saturday	0.97

#	Volume	Factor
5		12.60
10		11.40
20		10.90
30		10.80
50		10.60
100		10.30
150		10.10
200		9.90

Design Hour Volume		
#	Volume	K Factor
1	3455	22.1
2	2266	14.5
3	2263	14.5
4	1985	12.7
5	1973	12.6
6	1920	12.3
7	1907	12.2
8	1869	12
9	1839	11.8
10	1773	11.4
20	1697	10.9
25	1687	10.8
30	1678	10.8
35	1671	10.7
40	1667	10.7
45	1663	10.7
50	1660	10.6
75	1632	10.5
100	1609	10.3
125	1597	10.2
150	1574	10.1
175	1556	10
200	1545	9.9

$$PSF = (1.11 + 1.20 + 1.25) / 3 = 1.19$$

$$D = 0.60$$

$$K^{100} = 0.103$$

PCS 44 - Estero Blvd north of Donora Blvd

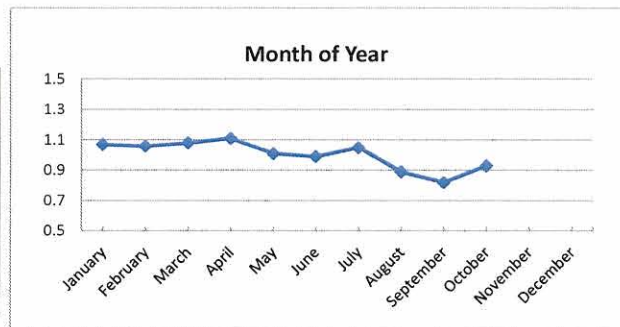
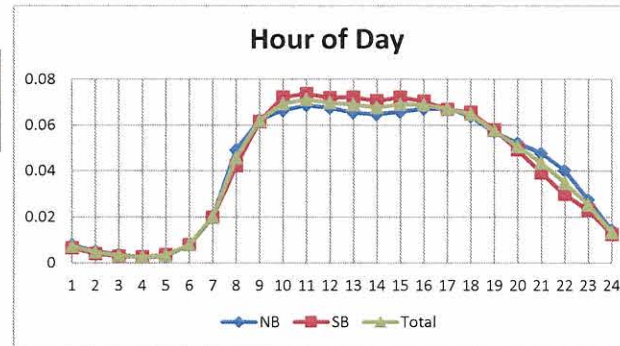
2016 AADT =

12,400 VPD

Hour	NB	SB	Total
0	0.80%	0.65%	0.73%
1	0.54%	0.41%	0.48%
2	0.39%	0.29%	0.34%
3	0.24%	0.26%	0.25%
4	0.29%	0.36%	0.33%
5	0.79%	0.79%	0.79%
6	2.03%	1.99%	2.01%
7	4.92%	4.23%	4.57%
8	6.22%	6.15%	6.19%
9	6.65%	7.23%	6.94%
10	6.87%	7.38%	7.13%
11	6.76%	7.21%	6.98%
12	6.56%	7.24%	6.90%
13	6.49%	7.07%	6.78%
14	6.59%	7.23%	6.91%
15	6.72%	7.05%	6.89%
16	6.74%	6.70%	6.72%
17	6.40%	6.57%	6.49%
18	5.72%	5.81%	5.77%
19	5.24%	4.92%	5.08%
20	4.78%	3.92%	4.35%
21	4.03%	2.99%	3.51%
22	2.78%	2.30%	2.54%
23	1.44%	1.25%	1.34%

Month of Year	Fraction
January	1.07
February	1.06
March	1.08
April	1.11
May	1.01
June	0.99
July	1.05
August	0.89
September	0.82
October	0.93
November	
December	

Directional Factor		
AM	0.54	NB
PM	0.51	SB



Design Hour Volume		
#	Volume	K Factor
1	1554	12.5
2	1234	10
3	1184	9.5
4	1162	9.4
5	1145	9.2
6	1144	9.2
7	1141	9.2
8	1136	9.2
9	1136	9.2
10	1134	9.1
20	1115	9
25	1108	8.9
30	1106	8.9
35	1103	8.9
40	1100	8.9
45	1094	8.8
50	1089	8.8
75	1075	8.7
100	1059	8.5
125	1047	8.4
150	1036	8.4
175	1025	8.3
200	1013	8.2

$$PSF = (1.07 + 1.06 + 1.08) / 3 = 1.07$$

$$D = 0.51$$

$$K^{100} = 0.085$$

**TRAFFIC DATA FROM THE 2016 LEE
COUNTY CONCURRENCY REPORT**

LINK NO.	ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2015 100th HIGHEST HR		EST 2016 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES
					LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	
09400	DEL PRADO BL	US 41	SLATER RD	2LN	E	860	C	349	C	349	D	847	
09470	DR ML KING BL (SR 82)	CRANFORD AVE	HIGHLAND AVE	4LD	D	1,800	C	1,363	C	1,363	C	1,363	
09480	DR ML KING BL (SR 82)	HIGHLAND AVE	MICHIGAN LINK	4LD	D	1,800	C	1,486	C	1,486	C	1,486	
09490	DR ML KING BL (SR 82)	MICHIGAN LINK	ORTIZ AVE	4LD	D	1,780	D	1,762	D	1,762	D	1,762	
09500	DR ML KING BL (SR 82)	ORTIZ AVE	I-75	6LD	D	2,680	B	2,194	B	2,194	B	2,194	
09700	EAST 21st ST*	JOEL BL	GRANT AVE	2LN	E	860	C	24	C	24	C	24	
09800	ESTERO BL*	BIG CARLOS PASS	AVENIDA PESCADORA	2LN	E	726	A	420	A	420	A	420	constrained; v/c=0.58
09900	ESTERO BL*	AVENIDA PESCADORA	VOORHIS ST	2LN	E	726	A	555	A	555	A	555	constrained; v/c=0.76; reconstruction in FY 19/20
10000	ESTERO BL	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	B	608	B	608	C	626	constrained; v/c=0.84; reconstruction in FY 17/18
10100	ESTERO BL*	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	716	F	716	F	779	constrained; v/c=1.07; reconstruction underway
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	559	B	586	B	873	
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	767	B	767	B	767	
10200	EVERGREEN RD*	US 41	BUS 41	2LN	E	860	C	100	C	100	C	100	
10300	FIDDLESTICKS BL*	GUARDHOUSE	DANIELS PKWY	2LU	E	860	C	349	C	350	C	382	
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,580	D	1,212	D	1,212	D	1,214	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BL	6LD	E	2,580	D	1,606	D	1,606	D	1,606	
10600	FOWLER ST	COLONIAL BL	WINKLER AVE	4LD	E	1,700	C	1,230	C	1,230	C	1,230	
10700	FOWLER ST	WINKLER AVE	HANSON ST	4LD	E	1,700	C	1,267	C	1,267	C	1,267	
10730	FOWLER ST (SR 739)	HANSON ST	DR ML KING BL (SR 82)	4LD	E	1,700	C	1,461	C	1,461	C	1,461	
10800	GASPARILLA BL*	FIFTH ST	CHARLOTTE COUNTY LINE	2LN	E	860	C	343	C	349	C	360	constrained; v/c=0.40
10900	GLADIOLUS DR	McGREGOR BL	PINE RIDGE RD	4LD	E	1,840	B	669	B	670	B	686	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,194	C	1,194	C	1,287	
11100	GLADIOLUS DR*	BASS RD	WINKLER RD	6LD	E	2,780	B	1,117	B	1,119	B	1,154	
11200	GLADIOLUS DR*	WINKLER RD	SUMMERLIN RD	6LD	E	2,900	B	942	B	974	B	983	
11300	GLADIOLUS RD	SUMMERLIN RD	US 41	6LD	E	2,900	C	1,958	C	1,958	C	2,103	
11400	GREENBRIAR BL*	RICHMOND AVE	JOEL BL	2LN	E	860	C	71	C	76	C	76	
11500	GUNNERY RD	IMMOKALEE RD (SR 82)	LEE BL	4LD	E	1,920	B	940	B	950	B	1,000	
11600	GUNNERY RD	LEE BL	BUCKINGHAM RD	2LN	E	1,020	C	804	C	808	C	937	
11700	HANCOCK BRIDGE PKWY	DEL PRADO BL	NE 24th AVE	4LD	E	2,000	B	1,122	B	1,122	B	1,122	

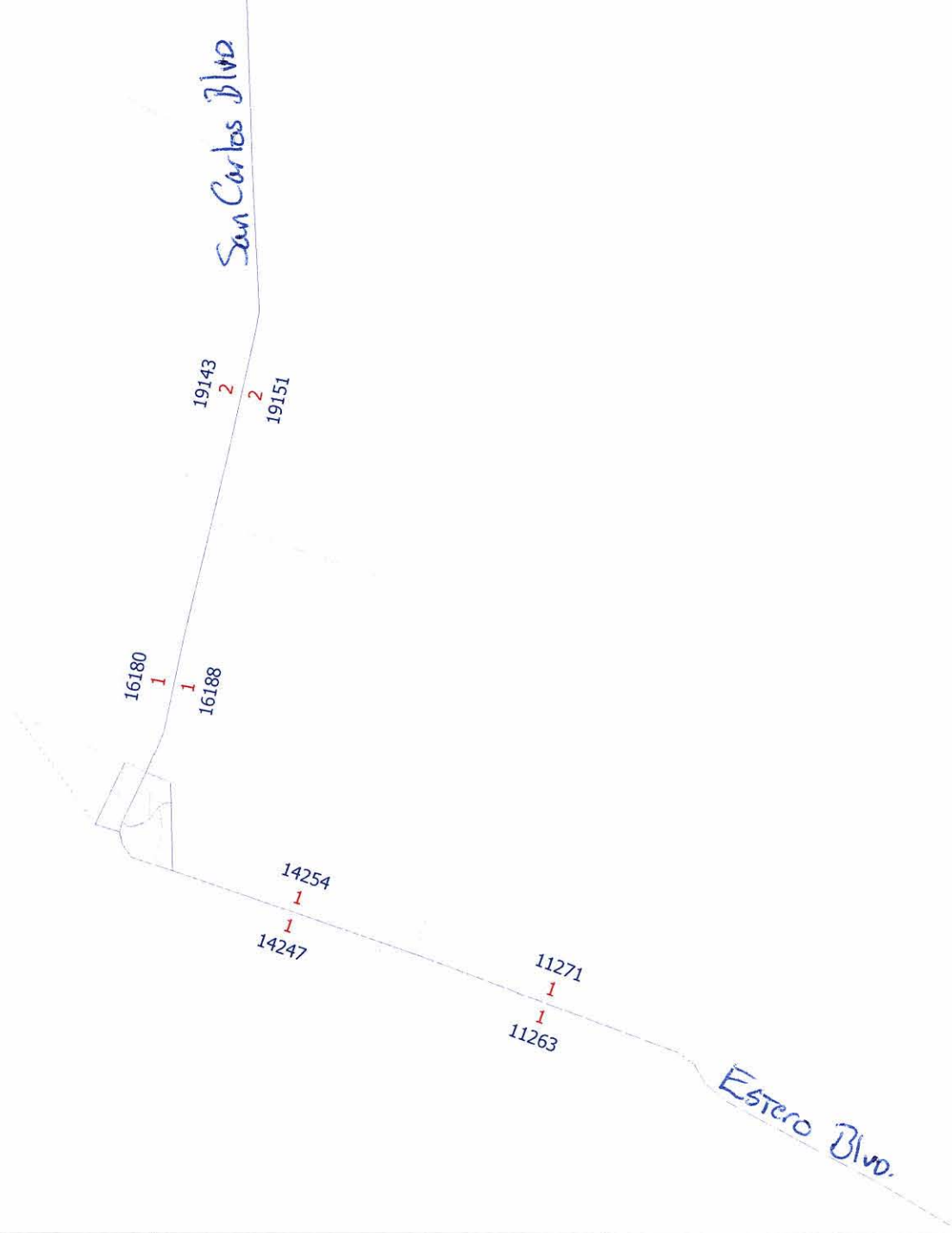
LINK NO.	ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2015 100th HIGHEST HR		EST 2016 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES
					LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	
20900	PINE ISLAND RD	STRINGFELLOW BL	BURNT STORE RD	2LN	E	950	E	605	E	607	E	698	constrained in part; v/c = 0.64
21000	PINE ISLAND RD (SR 78)	BURNT STORE RD	CHIUQUITA BL	4LD	C	2,160	A	825	A	830	A	830	
21100	PINE ISLAND RD (SR 78)	CHIUQUITA BL	SANTA BARBARA BL	4LD	C	2,160	A	1,596	A	1,596	A	1,596	
21200	PINE ISLAND RD (SR 78)	SANTA BARBARA BL	DEL PRADO BL	4LD	C	2,160	B	2,108	B	2,108	B	2,111	
21300	PINE ISLAND RD (SR 78)	DEL PRADO BL	BARRETT RD	4LD	D	2,160	A	1,288	A	1,288	A	1,288	
21400	PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	D	2,160	A	1,288	A	1,288	A	1,383	
21500	PINE ISLAND RD (SR 78)	US 41	BUSINESS 41	4LD	D	1,720	D	1,545	D	1,545	D	1,545	
21600	PINE RIDGE RD*	SAN CARLOS BL	SUMMERLIN RD	2LN	E	860	C	458	C	458	C	504	
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS BL	2LN	E	860	C	282	C	282	C	481	
21800	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BL	2LN	E	860	C	277	C	277	C	277	
21900	PLANTATION RD*	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LN	E	860	C	314	C	321	C	436	
22000	PLANTATION RD*	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	707	D	731	D	774	
22050	PLANTATION RD*	IDLEWILD ST	COLONIAL BL	4LD	E	1,790	C	473	C	473	C	476	
22100	PONDELLA RD	PINE ISLAND RD (SR 78)	ORANGE GROVE BL	4LD	E	1,900	B	697	B	697	B	697	
22200	PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	1,900	B	1,244	B	1,245	B	1,321	
22300	PONDELLA RD	US 41	BUSINESS 41	4LD	E	1,900	B	1,376	B	1,376	B	1,379	
22400	PRICHETT PKWY*	BAYSHORE RD	RICH RD	2LN	E	860	C	73	C	73	C	467	
22500	RANCHETTE RD*	PENZANCE BL	IDLEWILD ST	2LN	E	860	C	89	C	92	C	92	
22600	RICH RD*	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	55	C	56	C	57	
22700	RICHMOND AVE*	LEELAND HEIGHTS BL	E 12th ST	2LN	E	860	C	72	C	73	C	92	
22800	RICHMOND AVE*	E 12th ST	GREENBRIAR BL	2LN	E	860	C	59	C	62	C	62	
22900	RIVER RANCH RD*	WILLIAMS RD	CORKSCREW RD	2LN	E	860	C	92	C	94	C	140	
23000	SAN CARLOS BL (SR 865)	ESTERO BL	MAIN ST	2LB	D	1,100	B	1,060	B	1,060	B	1,085	constrained in part; v/c=0.96
23100	SAN CARLOS BL (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	1,780	B	1,060	B	1,062	C	1,172	FDOT PD&E study underway
23180	SAN CARLOS BL (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	1,000	B	846	B	846	B	883	
23200	SAN CARLOS BL (SR 865)	KELLY RD	GLADIOLUS RD	4LD	D	1,460	D	846	D	858	D	864	
23230	SAN CARLOS BL (SCP)*	US 41	THREE OAKS PKWY	2LN	E	860	C	255	C	271	C	271	
23260	SANIBEL BL*	US 41	LEE BL	2LN	E	860	C	479	C	481	C	492	
23300	SANIBEL CAUSEWAY	SANIBEL CAUSEWAY	TOLL PLAZA	2LN	E	1,050	E	1,041	E	1,041	E	1,041	
23400	SHELL POINT BL*	McGREGOR BL	PALM ACRES	2LN	E	860	C	260	C	282	C	286	
23500	SIX MILE CYPRESS PKWY (SR 739)	US 41	METRO PKWY	4LD	D	1,920	F	2,344	F	2,408	F	2,425	

LINK NO.	ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2015 100th HIGHEST HR		EST 2016 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES
					LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	
23600	SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	1,920	B	1,500	B	1,523	B	1,547	
23700	SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	4LD	E	1,900	B	883	B	884	B	991	
23800	SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,900	B	935	B	935	B	935	
23900	SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,860	A	935	A	935	A	935	
24000	SLATER RD	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LN	E	1,010	C	423	C	424	C	426	
24100	SOUTH POINTE BL*	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	607	D	607	D	607	
24200	SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	C	1,310	C	503	C	503	C	505	
24300	SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	C	1,310	B	354	B	355	B	355	
24400	STALEY RD	ORANGE RIVER BL	LUCKETT RD	2LN	E	860	C	127	C	128	C	153	
24500	STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,060	B	307	C	324	D	667	constrained; v/c=0.29
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	307	C	316	C	441	constrained; v/c=0.29
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	566	D	577	D	685	constrained; v/c=0.53
24800	STRINGFELLOW RD*	PINELAND RD	MAIN ST	2LN	E	1,060	B	178	B	185	B	275	
24900	SUMMERLIN RD	McGREGOR BL	KELLY COVE RD	4LD	E	1,980	B	1,233	B	1,233	B	1,241	
25000	SUMMERLIN RD*	KELLY COVE RD	SAN CARLOS BL	4LD	E	1,980	B	1,055	B	1,055	B	1,055	
25100	SUMMERLIN RD*	SAN CARLOS BL	PINE RIDGE RD	6LD	E	2,980	B	1,000	B	1,000	B	1,111	
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	2,980	B	1,866	B	1,866	B	1,959	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	2,980	B	1,866	B	1,872	B	1,967	
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,980	B	1,390	B	1,413	B	1,528	
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,960	C	1,602	C	1,602	C	1,602	
25600	SUMMERLIN RD	COLLEGE PKWY	MAPLE DR	6LD	E	2,960	C	1,786	C	1,786	C	1,805	
25700	SUMMERLIN RD	MAPLE DR	BOY SCOUT DR	6LD	E	2,960	C	1,786	C	1,786	C	1,786	
25800	SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,760	D	1,200	D	1,200	D	1,200	
25900	SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	E	1,760	D	1,200	D	1,200	D	1,200	
26000	SUNRISE BL*	ALEX BELL BL	COLUMBUS AVE	2LN	E	860	C	44	C	45	C	55	
26100	SUNSHINE BL	IMMOKALEE RD (SR82)	SW 23rd ST	2LN	E	1,040	B	287	B	296	B	300	
26150	SUNSHINE BL*	SW 23rd ST	LEE BL	2LN	E	1,040	C	319	C	322	C	322	
26200	SUNSHINE BL*	LEE BL	W 12th ST	2LN	E	1,040	C	447	C	453	C	456	
26300	SUNSHINE BL	W 12th ST	W 75th ST	2LN	E	1,040	D	561	D	564	D	564	
26400	SW 23rd ST*	GUNNERY RD	SUNSHINE BL	2LN	E	860	D	592	D	595	D	802	
26450	TERMINAL ACCESS RD*	TREELINE AVE	AIRPORT ENT	4LD	E	1,790	D	1,501	D	1,501	D	1,501	
26500	THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4LD	E	1,940	B	1,093	B	1,099	B	1,282	
26600	THREE OAKS PKWY	CORKSCREW RD	SAN CARLOS BL	4LD	E	1,940	B	1,053	B	1,216	B	1,252	
26700	THREE OAKS PKWY	SAN CARLOS BL	ALICO RD	4LD	E	1,940	A	643	A	644	B	815	
26800	TICE ST*	PALM BEACH BL (SR 80)	ORTIZ AVE	2LN	E	860	C	83	C	84	C	88	

**2040 E + C TRAVEL MODEL LANES &
DIRECTIONAL VOLUMES**



2040 Financially Feasible Highway Network
2040 Traffic Volumes



2040 Financially Feasible Highway Network
2040 Traffic Volumes

TRIP GENERATION EQUATIONS

**TRIP GENERATION EQUATIONS
COMPASS ROSE MARINA
ITE TRIP GENERATION REPORT, 9th EDITION**

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Daily (2-way)
Residential Condominium/Townhouse (LUC 230)	$T = 0.29 (X) + 28.86$ (19% In/81% Out)	$T = 0.34 (X) + 15.47$ (62% In/38% Out)	$T = 3.77 (X) + 223.66$
T = Number of Trips, X = Number of Dwelling Units			
Shopping Center (LUC 820)	$\ln (T) = 0.61 \ln (X) + 2.24$ (62% In/38% Out)	$\ln (T) = 0.67 \ln (X) + 3.31$ (48% In/52% Out)	$\ln (T) = 0.65 \ln (X) + 5.83$
T = Number of Trips, X = 1,000's of square feet of Gross Leasable Area (GLA)			

Mike Scott
Office of the Sheriff



State of Florida
County of Lee

June 27, 2017

Chelsea A. Pigott
Morris Depew Associates, Inc.
2891 Center Pointe Drive, Unit 100
Fort Myers, Florida 33916

Ms. Pigott,

The proposed Comprehensive Plan Amendment for Bay Harbour Marina Village at 1195 Main St., Fort Myers Beach does not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

As such, this agency does not object to a Comprehensive Plan Amendment request to allow construction of the Bay Harbor Marina Village Mixed-Use Planned Development that would include 113 residential units, 30,000 square feet of commercial and an elevated parking garage to include public parking. The project also would incorporate 286 dry storage boat slips and 29 wet boat slips, both of which already are approved.

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

Respectfully,

A handwritten signature in black ink, appearing to read "John Haberman", followed by the date "8/20/18".

John Haberman,
Major, Patrol Bureau



MORRIS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916

DEPEWPhone (239) 337-3993 | Toll Free (866) 337-7341
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LANDSCAPE ARCHITECTS

June 26, 2017

Mr. Stanley Nelson
Director, Planning & Research
Lee County Sheriff's Office
14750 Six Mile Cypress Pkwy
Fort Myers, FL 33912

**RE: Request for Letter of Availability
(MDA 16013) Bay Harbor Marina – Comprehensive Plan Amendment**

Dear Mr. Nelson,

Please accept our request for a Letter of Availability for services/facilities from Lee County Sheriff's Office for a Comprehensive Plan Amendment located at 1195 Main Street, Fort Myers Beach, FL 33931. It will consist of:

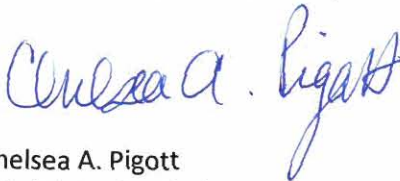
- 286 Dry Storage Boat Slips (currently approved)
- 29 Wet Boat Slips (currently approved)
- 113 Residential Units (proposed with 38 to be workforce housing)
- 30,000 square feet of Commercial
- Elevated Parking Garage to include public parking

STRAP Number's: Please see attached.

Enclosed please find a copy of the Property Location Map and Aerial photo of the identified parcels. If you have any questions, please feel free to contact me via phone or email.

Thank you in advance for your assistance in this matter.

Sincerely,
MORRIS-DEPEW ASSOCIATES, INC.



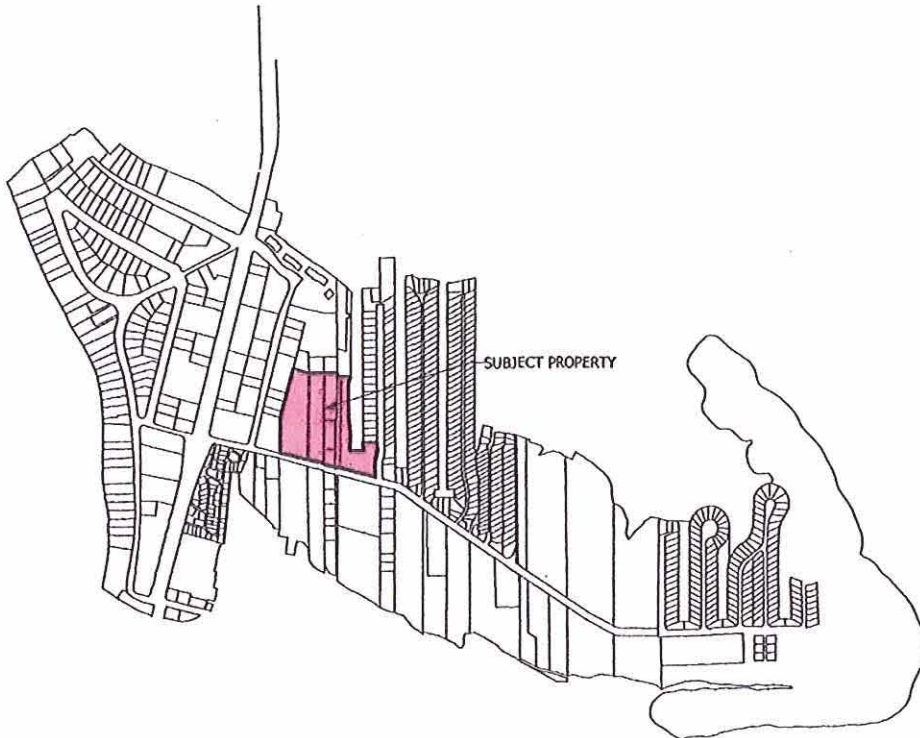
Chelsea A. Pigott
Administrative Assistant

Enclosure: STRAP Number's, Property Location Map, Aerial photo

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

Property Identification

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



SAN CARLOS ISLAND

SCALE 1" = 1000'



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

LOCATION MAP - SAN CARLOS ISLAND

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: 115017

DATE: 6.2015

EXHIBIT: 1



June 27, 2017

John Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Chelsea Pigott
Administrative Assistant
Morris-Depew Associates, Inc.
2891 Center Pointe Drive, Unit 100
Fort Myers, FL 33916

RE: Bay Harbor Marina (MDA 16013)
Letter of Service Availability

Dear Ms. Pigott,

LeeTran has reviewed your request for service availability regarding the Bay Harbor Marina development project. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), I have determined the following:

- Currently, the closest route to the identified site is the Route 400. This route travels from the Park and Ride at Summerlin Square to Lovers Key State Park along San Carlos Boulevard and Estero Boulevard.
- The identified site does lie within the ¼ mile service area of our fixed route service and within the ¾ mile ADA service area.
- The closest southbound stop location is 700 feet west of the site along Main Street. The closest northbound stop location is 660 feet west of the site on San Carlos Boulevard.

I am attaching a map of our route services in relation to the proposed development. The development would construct over 100 residential units and 30,000 square feet of commercial space. Please refer to Sec. 10-442 of the Lee County Land Development Code in reference to required facilities for transit based upon the characteristics of the development.

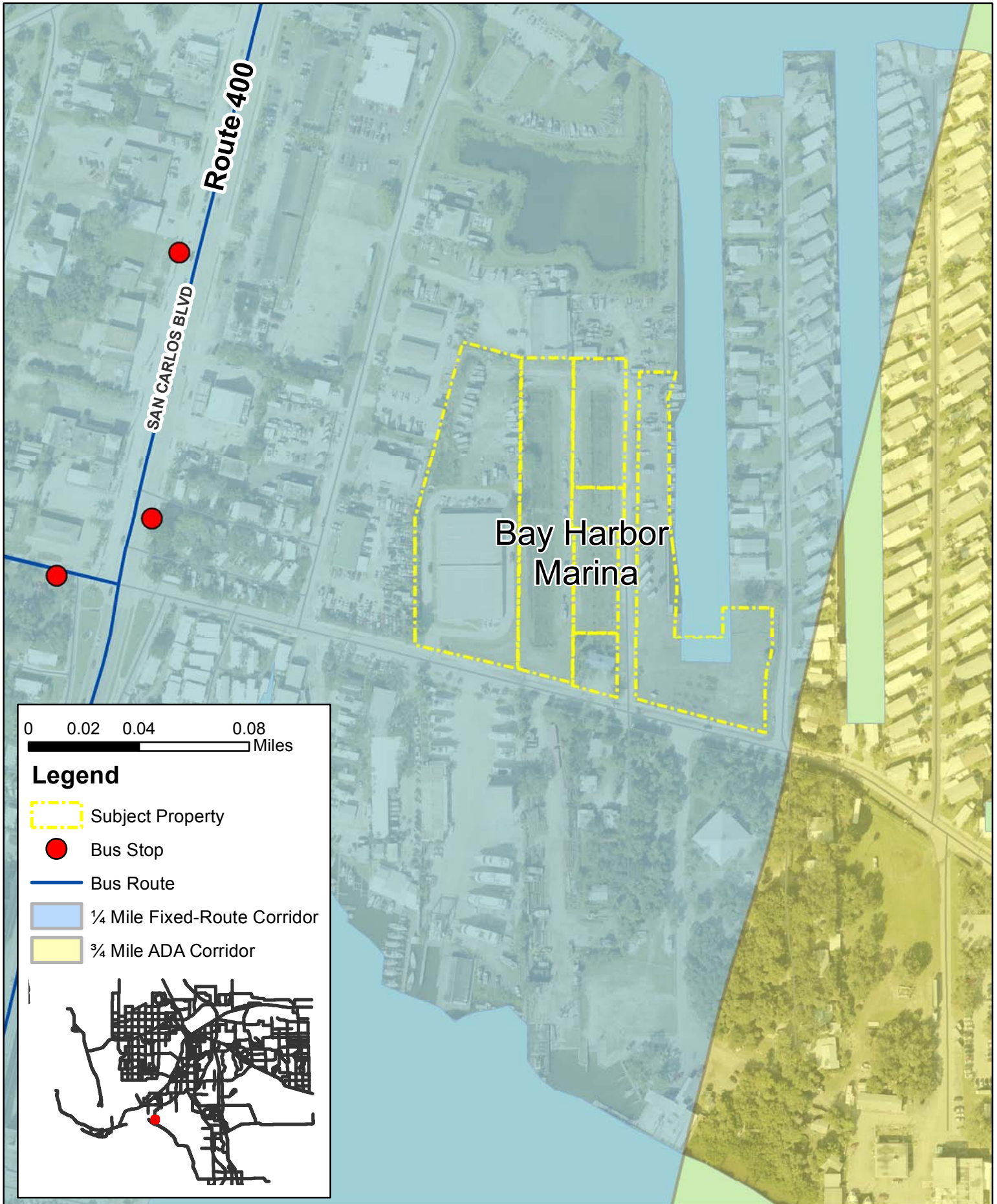
If you have any questions or require further information, do not hesitate to contact me at (239) 533-0393 or HAbel@leegov.com.

Sincerely,



Hunter Abel
Planning Technician
Lee County Transit

CC: Sharon Jenkins-Owen DCD;
File



MORRIS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916

DEPEW

Phone (239) 337-3993 | Toll Free (866) 337-7341

www.morris-depew.com

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

June 26, 2017

Wayne Gaither
Principal Planner
Lee Tran
3401 Metro Pkwy
Fort Myers, FL 33901**RE: Request for Letter of Availability
(MDA 16013) Bay Harbor Marina – Comprehensive Plan Amendment**

Dear Mr. Gaither,

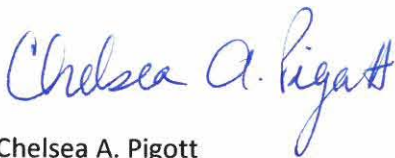
Please accept our request for a Letter of Availability for services/facilities from Lee Tran for a Comprehensive Plan Amendment located at 1195 Main Street, Fort Myers Beach, FL 33931. It will consist of:

- 286 Dry Storage Boat Slips (currently approved)
- 29 Wet Boat Slips (currently approved)
- 113 Residential Units (proposed with 38 to be workforce housing)
- 30,000 square feet of commercial
- Elevated Parking Garage to include public parking

STRAP Number's: Please see attached.

Enclosed please find a copy of the Property Location Map and Aerial photo of the identified parcels. If you have any questions, please feel free to contact me via phone or email.

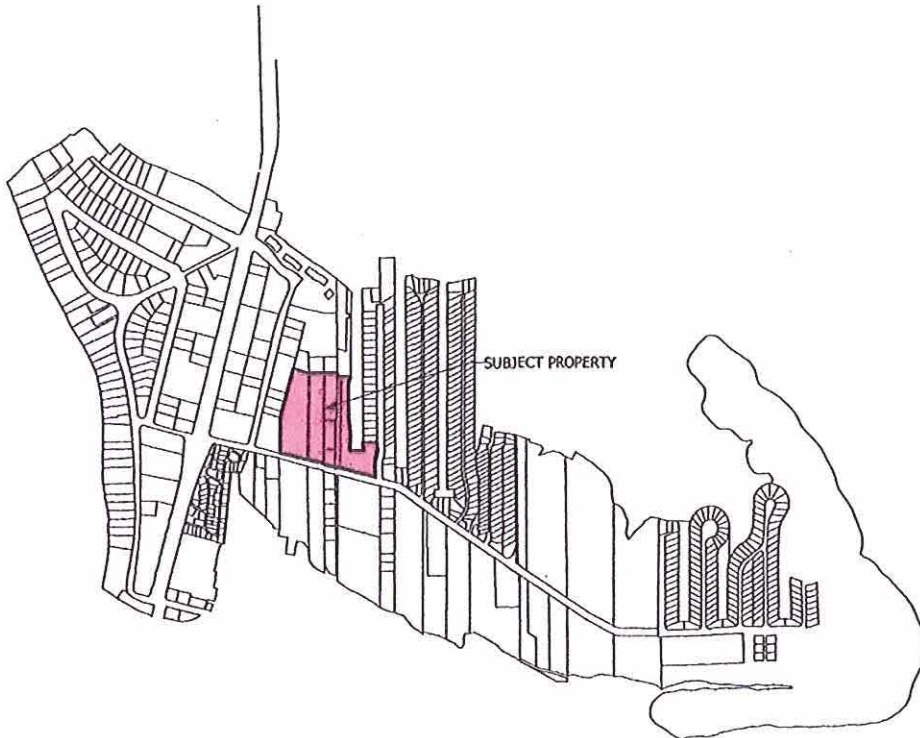
Thank you in advance for your assistance in this matter.

Sincerely,
MORRIS-DEPEW ASSOCIATES, INC.Chelsea A. Pigott
Administrative Assistant**Enclosure:** STRAP Number's, Property Location Map, Aerial photo

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

Property Identification

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



SAN CARLOS ISLAND

SCALE 1" = 1000'



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

LOCATION MAP - SAN CARLOS ISLAND

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: 115017

DATE: 6.2015

EXHIBIT: 1



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

Morris Depew
2891 Center Pointe Drive
Unit 100
Fort Myers, FL 33916

June 29, 2017

**SUBJECT: MDA 16013 – Bay Harbor Marina Comp. Plan Amendment
Lee County Solid Waste Division - Letter of Availability**

Dear Ms. Pigott:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the proposed development consisting of dry storage boat slips, wet boat slips, 113 residential units and commercial spaces. Disposal of the solid waste generated from these dwellings/locations 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.

Please ensure compliance with Solid Waste Ordinance No. 11-27 and LCLDC 10-261 for space requirements of garbage and recycling containers and accessibility of the collection vehicles. While there is no requirement in Ordinance No. 11-27 for bulk waste storage, please consider some additional space for the storage of bulk waste items that may not fit into a dumpster (mattress, appliance, furniture disposal etc.).

Garbage and recycling collections require the owner/or the Management Company to secure a service agreement for the collection and an agreement for the lease of waste containers from the County's MSW and Recycling Collection Franchise Hauler (currently Advanced Disposal phone (239) 334-1224.

Solid Waste Ordinance (11-27) establishes that the Property Owner(s) will be responsible for all future applicable solid waste assessments and fees.

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

Sincerely,

Brigitte Kantor

Brigitte Kantor
Public Utilities Manager
Solid Waste Division

Cc: Maria Outlaw, LCSW
Roland Clayton, Advanced Disposal Services

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DEPEWPhone (239) 337-3993 | Toll Free (866) 337-7341
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LANDSCAPE ARCHITECTS

June 26, 2017

Ms. Brigitte Kantor
Solid Waste Operations Manager
Lee County Solid Waste
6431 Topaz Court
Fort Myers, FL 33966
BKantor@leegov.com

**RE: Request for Letter of Availability
(MDA 16013) Bay Harbor Marina – Comprehensive Plan Amendment**

Dear Ms. Kantor,

Please accept our request for a Letter of Availability for Refuse Collection from Lee County Solid Waste for a Comprehensive Plan Amendment located at 1195 Main Street, Fort Myers Beach, FL 33931. It will consist of:

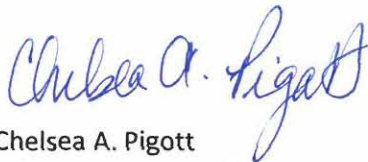
- 286 Dry Storage Boat Slips (currently approved)
- 29 Wet Boat Slips (currently approved)
- 113 Residential Units (proposed with 38 to be workforce housing)
- 30,000 square feet of commercial
- Elevated Parking Garage to include public parking

STRAP Number's: Please see attached.

Enclosed please find a copy of the Property Location Map and Aerial photo of the identified parcels. If you have any questions, please feel free to contact me via phone or email.

Thank you in advance for your assistance in this matter.

Sincerely,
MORRIS-DEPEW ASSOCIATES, INC.



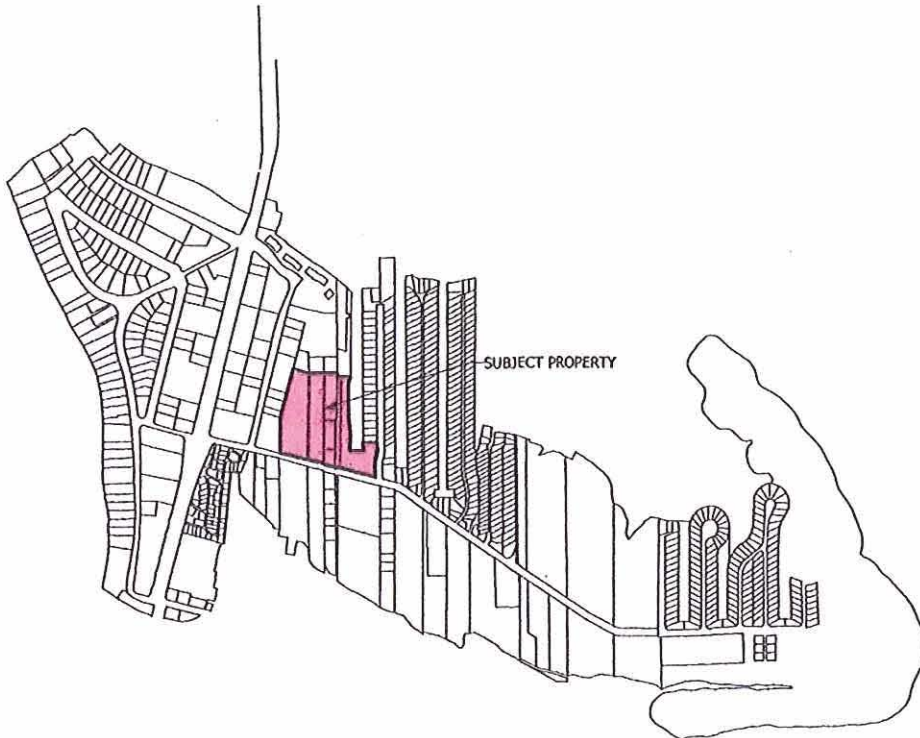
Chelsea A. Pigott
Administrative Assistant

Enclosure: STRAP Number's, Property Location Map, Aerial photo

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

Property Identification

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



SAN CARLOS ISLAND

SCALE 1" = 1000'



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

LOCATION MAP - SAN CARLOS ISLAND

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: 115017

DATE: 6.2015

EXHIBIT: 1



John E. Manning
District One

June 30, 2017

Via E-Mail

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*

Chelsea Pigott
Morris-Depew Associates, Inc
2891 Center Pointe Drive, # 100
Fort Myers, FL 33916

RE: **Potable Water and Wastewater Availability
Bay Harbor Marina Village, 1195 Main Street**
**STRAP#s 19-46-24-05-00000.0130, 19-46-24-05-00000.0150,
19-46-24-00-00004.0000, 19-46-24-00-00004.0030,
19-46-24-00-00003.0010, 19-46-24-00-00001.0000,
19-46-24-00-00005.0200**

Dear Ms. Pigott:

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

Your firm has indicated that this project will consist of 113 multi-family residential units with an estimated flow demand of approximately 35,750 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

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

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate

June 30, 2017

Page 2

connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

MORRIS**DEPEW**ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

June 28, 2017

Nathan Beals
Public Works Principal Planner
Lee County Utilities
1500 Monroe St
Fort Myers, FL 33901**RE: Request for Letter of Availability
(MDA 16013) Bay Harbor Marina – Comprehensive Plan Amendment**

Dear Mr. Beals,

Please accept our request for a Letter of Availability for services/facilities from Lee County Utilities for a Comprehensive Plan Amendment located at 1195 Main Street, Fort Myers Beach, FL 33931. It will consist of:

- 286 Dry Storage Boat Slips (currently approved)
- 29 Wet Boat Slips (currently approved)
- 113 Residential Units (proposed with 38 to be workforce housing)
- 30,000 square feet of commercial
- Elevated Parking Garage to include public parking

STRAP Number's: Please see attached.

Enclosed please find a copy of the Property Location Map and Aerial photo of the identified parcels. If you have any questions, please feel free to contact me via phone or email.

Thank you in advance for your assistance in this matter.

Sincerely,
MORRIS-DEPEW ASSOCIATES, INC.Chelsea A. Pigott
Administrative Assistant**Enclosure:** STRAP Number's, Property Location Map, Aerial photo



LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY

DATE: JUNE 28, 2017

TO: Nathan Beals, PMP
Principal Planner

FROM: CHELSEA PIGOTT

FIRM: MORRIS-DEPEW ASSOCIATES, INC.

ADDRESS: 2891 CENTER POINTE DR #100

ADDRESS: FORT MYERS, FL 33916 -

PHONE#: (239)337-3993 FAX: (239)337-3994

E-MAIL ADDRESS: CPIGOTT@M-DA.COM

PROJECT NAME: BAY HARBOR MARINA VILLAGE

PREVIOUS PROJECT NAME(S): _____

STRAP NUMBER(S): PLEASE SEE ATTACHED.

PRIOR STRAP NUMBER(S) (IF ANY): _____

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

PURPOSE OF LETTER:

- ☐ DEVELOPMENT ORDER SUBMITTAL ☐ FINANCING ☐ EFFLUENT REUSE
☐ PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
☒ OTHER: (PLEASE SPECIFY) COMPREHENSIVE PLAN AMENDMENT

PLANNED USE:

- ☐ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL - (☐ SINGLE-FAMILY ☐ MULTI-FAMILY)
☒ OTHER: (PLEASE SPECIFY) MIXED USE

PLANNED # OF COMMERCIAL/INDUSTRIAL BUILDINGS: 1 TOTAL SQUARE FOOTAGE: 30000

RESIDENTIAL UNITS: SINGLE-FAMILY: _____ MULTI-FAMILY: 113

AVERAGE ESTIMATED DAILY FLOW (GPD): _____ (☐ WATER ☐ WASTE-WATER) (GPD): _____ ☐ REUSE

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES DESIGN MANUAL: _____

250GPD X 113 Residential Units=28,250 GPD

300 X 25GPD = 7,500 GPD

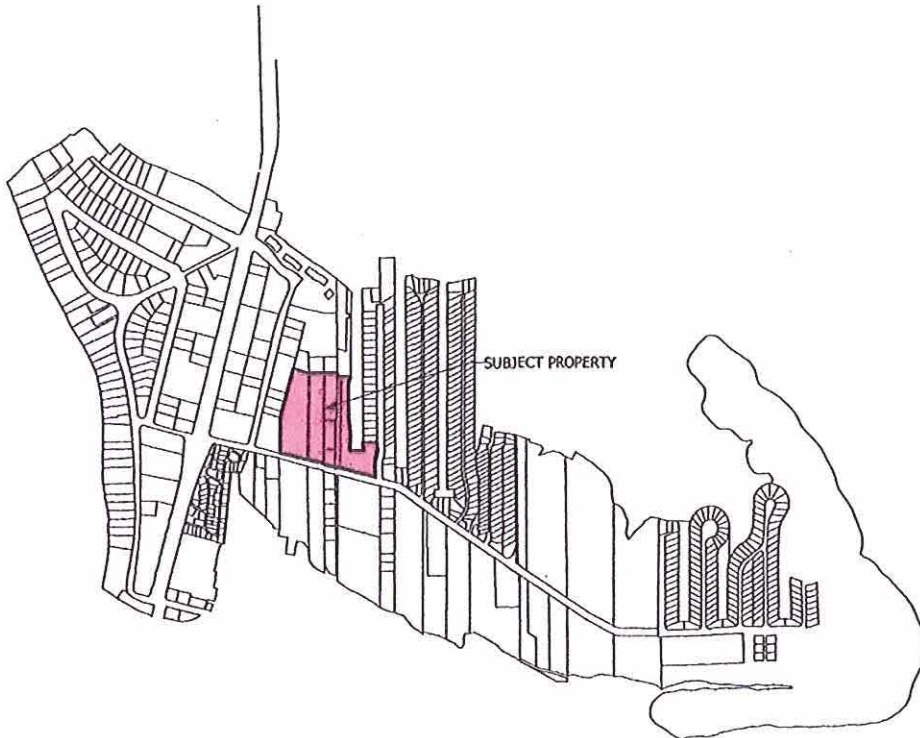
Please e-mail the completed form at Nbeals@leegov.com . If you are unable to e-mail the completed form, please fax to (239) 485-8385. If you should have any questions or require assistance, please feel free to call our office at (239) 533-8157.



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

Property Identification

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



SAN CARLOS ISLAND

SCALE 1" = 1000'



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

LOCATION MAP - SAN CARLOS ISLAND

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: 115017

DATE: 6.2015

EXHIBIT: 1



From: Martin, Ronald
To: [Chelsea Pigott](#)
Cc: [Sharon Deming](#)
Subject: Re: Request for Letter of Availability
Date: Thursday, July 13, 2017 1:35:47 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.jpg](#)
[image004.jpg](#)

Hello Chelsea,

I am reviewing data currently related to your letter, please I should have this letter for you by the end of next week

Respectfully,

Ron Martin - Executive Assistant Chief

Get [Outlook for iOS](#)

On Thu, Jul 13, 2017 at 1:33 PM -0400, "Chelsea Pigott" <cpigott@M-DA.com> wrote:

Hi Sharon,

I have attached our request for a Letter of Availability from Fort Myers Beach Fire Dept. Please contact me if you have any questions.

Thank you,



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Chelsea Pigott

Administrative Assistant

2891 Center Pointe Drive
Unit 100
Fort Myers, FL 33916
(239) 337-3993 telephone
(866) 337-7341 toll free



MORRIS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916

DEPEWPhone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.comENGINEERS · PLANNERS · SURVEYORS
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June 26, 2017

Captain Ronald L. Martin
Fire Marshal
Fort Myers Beach Fire Department
100 Voorhis St
Fort Myers Beach, FL 33931

**RE: Request for Letter of Availability
(MDA 16013) Bay Harbor Marina – Comprehensive Plan Amendment**

Dear Captain Martin,

Please accept our request for a Letter of Availability for services/facilities from Fort Myers Beach Fire Department for a Comprehensive Plan Amendment located at 1195 Main Street, Fort Myers Beach, FL 33931. It will consist of:

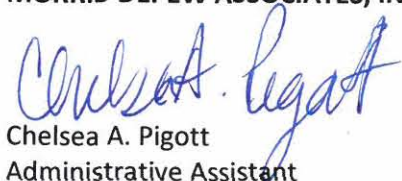
- 286 Dry Storage Boat Slips (currently approved)
- 29 Wet Boat Slips (currently approved)
- 113 Residential Units (proposed with 38 to be workforce housing)
- 30,000 square feet of commercial
- Elevated Parking Garage to include public parking

STRAP Number's: Please see attached.

Enclosed please find a copy of the Property Location Map and Aerial photo of the identified parcels. If you have any questions, please feel free to contact me via phone or email.

Thank you in advance for your assistance in this matter.

Sincerely,
MORRIS-DEPEW ASSOCIATES, INC.



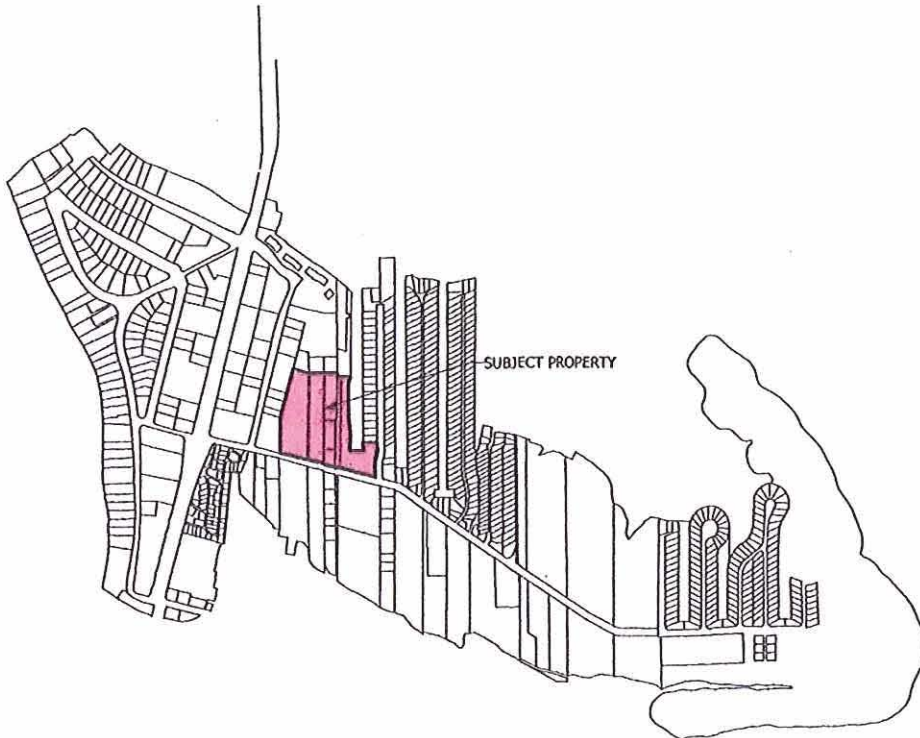
Chelsea A. Pigott
Administrative Assistant

Enclosure: STRAP Number's, Property Location Map, Aerial photo

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

Property Identification

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



SAN CARLOS ISLAND

SCALE 1" = 1000'



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

LOCATION MAP - SAN CARLOS ISLAND

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: 115017

DATE: 6.2015

EXHIBIT: 1





ESTABLISHED 1949

**BOARD OF
FIRE COMMISSIONERS**

CAROL MORRIS
CHAIR

THEODORE R. SCHINDLER II
VICE-CHAIR

BOB RAYMOND
SECRETARY/TREASURER

RON FLEMING
FIRE COMMISSIONER

LARRY WOOD
FIRE COMMISSIONER

FIRE CHIEF
MATTHEW R. LOVE

FORT MYERS BEACH FIRE CONTROL DISTRICT

100 VOORHIS STREET · FORT MYERS BEACH, FLORIDA 33931
MAILING ADDRESS: PO BOX 2880 · FORT MYERS BEACH, FLORIDA 33932

Chelsea Pigott
Morris-Depew Associates, INC.
2891 Center Pointe Drive
Fort Myers, Florida 33916

July 18, 2017

Ms. Pigott,

Thank you for your request for a services and facility letter (request dated June 26, 2017). At this time, our assessments have found the following:

- This project will impact the Fire District Population by greater than 1%
- There are potential impacts to the Fire District operations, which are as follows: 1) *Life Safety Division: through increased number of required annual inspections, and construction related inspections;* 2) *Emergency Medical Services service delivery model;* 3) *water rescue and marine firefighting capabilities are limited to shoreline operations only and this project will most certainly increase the number of vessels in our inland waterways; and 4) aerial capabilities of our ladder truck will not be sufficient based on total of height of structures beyond five (5) stories in height.*

At this time our physical infrastructure of fire station locations is adequate, however we do anticipate an increase in service demands. With this information, we will be reserving the right to order a Fire Department Concurrency Evaluation as this plan is presented for review.

Thank you again for your request. If you have any questions please feel free to contact me via email at rmartin@fmbfire.org or by phone at (239)297-4294 and I would be happy to discuss options moving forward.

Respectfully,

Ronald L. Martin
Executive Assistant Chief of Life Safety

EXHIBIT "B"

(Permitted Exceptions)

1. All current taxes and assessments relating to the Property which are not yet due and payable, current assessments or liens for assessments under any homeowners association which are not yet due and payable or any agreements of record which are not yet due and payable and all current utility charges or liens for utility charges which are not yet due and payable.
2. Zoning and other ordinances affecting the Property.
3. All matters which would be shown by current accurate survey and inspection of the Property.
4. The rights of any parties in possession.
5. Any and all redemption rights.
6. Applicable matters of public record.

PARCEL 5:

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

PARCEL 6:

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

PARCEL 7:

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

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

PARCEL 8:

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

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

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

for 120 feet to the point of beginning; subject to the right-of-way of a public road and across the East 20 feet thereof. Being Lot 21 Willis Addition to San Carlos; subject to an easement for drainage purposes over and across the North 5 feet of Lot 21.

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

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

PARCEL 3:

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

From the point of intersection of the center line of San Carlos Boulevard, as shown on the Plat of San Carlos-on-the-Gulf as recorded in Plat Book 6, at Page 6 of the Public Records of Lee County, Florida, with a center line of a county road conveyed by deed recorded in Deed Book 137 at page 117 of the said Public Records, run South 74 degrees 35 minutes East, along the center line of said County Road (Main Street) for 907.55 feet, thence deflect left 104 degrees 43 minutes 00 seconds and run North 0 degrees 42 minutes East (along the East line of said Lot 11) for 25.15 feet to the North right-of-way line of Main Street and the point of beginning. From said point of beginning run North 74 degrees 35 minutes West, 103.39 feet along the said North right-of-way line of Main Street to the West line of said Lot 11; thence run North 0 degrees 42 minutes East, along the West line of said Lot 1 for 596 feet; thence South 89 degrees 18 minutes East, 100 feet to the East line of said Lot 11; thence South 0 degrees 42 minutes West, 622.24 feet to the point of beginning.

PARCEL 4:

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

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

seconds to the left and run North (along the East line of said Lot 7 as originally located by Harry K. Davison surveyor for San Carlos Corporation) for 225.85 feet to the point of beginning of the lands hereby conveyed. From said point of beginning continue North on the same course along said East line for 50 feet; thence run West perpendicular to said East line for 120 feet to the waters of a boat canal; thence run South along said waters to an intersection with a line perpendicular to said East line passing through the point of beginning; thence run East along said perpendicular line for 120 feet to the point of beginning; SUBJECT to the right-of-way of a Public road over and across the East 20 feet; thereof, being Lot 22, WILLIS UNRECORDED ADDITION TO SAN CARLOS.

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

From the Point of intersection of the centerline of San Carlos Boulevard as shown on the Plat of SAN CARLOS ON THE GULF recorded in Plat Book 6, Page 6 of the Public Records of Lee County, Florida with the centerline of a county road conveyed by deed recorded in Deed Book 137, at Page 117 of said Public Records, run Southeasterly along the centerline of said County Road for 1322.11 feet; thence deflect 104 degrees 43 minutes 00 seconds to the left and run North (along the East line of Lot 7 of said Unrecorded Plat of property of SAN CARLOS CORPORATION as originally located by Harry K. Davison, surveyor for SAN CARLOS CORPORATION) for 220 feet; thence run perpendicular to said East line of 120 feet to the waters or road canal or waterway and the point of beginning of said East line to the waters of Witco Bay. The express purpose of this dedication being to provide access for navigation and boat docks not to extend more than 10 feet into said easement.

PARCEL 2:

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

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

From said point of beginning continue North on the same course along said East line for 50 feet; thence run West perpendicular to said East line for 120 feet to the waters of a boat canal; thence run Southeasterly along said waters to an intersection with a line perpendicular to said East line passing through the point of beginning; thence run Northeasterly along said perpendicular line

EXHIBIT "A"**PARCEL 1**

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

Commencing from the intersection of the centerline of San Carlos Boulevard as shown on the plat of SAN CARLOS-ON-THE-GULF as recorded in Plat Book 6, Page 6 of the Public Records of Lee County, Florida, with the centerline of a County Road (Main Street) conveyed by deed recorded in Deed Book 137, Page 117, of said Public Records; thence run South 74 degrees 35 minutes 00 seconds East, along the center line of said County Road (Main Street) for 1011.94 feet; thence deflect, 104 degrees 43 minutes 00 seconds to the left and run North 0 degrees 42 minutes 00 seconds East, for 25.85 feet to the Southwest corner of Lot 9 of said Unrecorded Plat of SAN CARLOS CORPORATION and the Northerly right-of-way of said County Road (Main Street) and the Point of Beginning; thence South 74 degrees 35 minutes 00 seconds East along said Northerly right-of-way for 273.98 feet to an intersection with a Public Road 35 feet West of the East line of Lot 7 of said Unrecorded Plat of SAN CARLOS CORPORATION; thence North 0 degrees 42 minutes 00 seconds East, along said Public Road parallel with said East line of Lot 7 for 88.87 feet to a curve to the right (curve having a delta of 18 degrees 50 minutes 18 seconds and a radius of 190 feet); thence run Northerly along the arc of said curve to the right of 62.47 feet to a curve to the left (curve having a delta of 18 degrees 50 minutes 18 seconds and radius of 90 feet); thence Northerly along the arc of said curve to the left for 29.59 feet to a point of tangency, being 20 feet West of said East line of Lot 7; thence North 00 degrees 42 minutes 00 seconds East, for 13.52 feet to the Southerly line of Lot 22, WILLIS UNRECORDED ADDITION O SAN CARLOS as described in Official Records Book 1199, Page 349, Public Records of Lee County, Florida; thence North 89 degrees 18 minutes 00 seconds West, for 100 feet to a 75 feet wide canal as described in Official Records Book 1190, page 1769, Public Records of Lee County, Florida; thence South 00 degrees 42 minutes 00 seconds West, 5.85 feet along the Easterly line of said 75 feet canal; thence North 89 degrees 18 minutes 00 seconds West, for 75 feet along said canal; thence North 0 degrees 42 minutes 00 seconds East, along the Westerly line of said canal for 500 feet; thence North 89 degrees 18 minutes 00 seconds West, for 105 feet to the West line of Lot 9 of said Unrecorded Plat of SAN CARLOS CORPORATION, thence South 0 degrees 42 minutes 00 seconds West, along said West line of Lot 9 for 615.35 feet to the Point of Beginning. Subject to a 15 foot road easement along the West line of said Lot 9 of Unrecorded Plat of SAN CARLOS CORPORATION.

ALSO: A lot or parcel of land lying in Lots 7 and 8 of an Unrecorded Plat of property of SAN CARLOS CORPORATION in Government Lot 4, Section 19, Township 46 South, Range 24 East, which lot or parcel is described as follows: FROM the point of intersection of the centerline of the centerline of SAN CARLOS-ON-THE-GULF recorded in Plat Book 6, Page 6, of the Public Records of Lee County, Florida, with the centerline of a County Road conveyed by deed recorded in Deed Book 137 at Page 117, of said Public Records run Southeasterly along the centerline of said County Road for 1322.11 feet; thence deflect 104 degrees 43 minutes 00

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

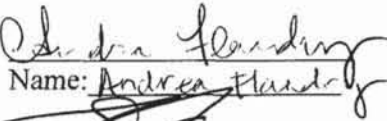
GRANTOR:

SYNOVUS BANK, a Georgia bank

By: _____

Name: JOHN CREECH

Title: SENIOR DIRECTOR


Name: Andrea Flanery


Name: Rand Inc

STATE OF GEORGIA
COUNTY OF MUSCOGEE

The foregoing instrument was acknowledged before me this 10 day of December, 2012, by JOHN CREECH, as the SENIOR DIRECTOR of Synovus Bank, a Georgia banking corporation, on behalf of said corporation. He ☒ is personally known to me, or ☐ produced _____ as identification.

NOTARY SEAL:


NOTARY PUBLIC

Print Name: _____

Serial No. _____

My Commission Expires: _____

AND, the Grantor hereby covenants with the Grantee that as of the date of this deed the Property is free from all encumbrances made, suffered or incurred by Grantor, except for those exceptions to title described on *Exhibit "B"* attached hereto and incorporated herein by this reference (however, this reference shall not serve to reimpose the same), and that Grantor will warrant and defend the Property against, and covenants to make such further assurances to perfect the title to the Property in the Grantee as may be reasonably required as a result of, the lawful claims of all persons claiming by, through or under said Grantor but against none other.

(Signature Page follows)

Prepared by:

Allan Kamensky
Page, Scrantom, Sprouse,
Tucker & Ford, PC
P.O. Box 1199
Columbus, Georgia 31902

~~After recording return to:~~

Vanessa A. Orta, Esq.
ANDERSON, MCCOY & ORTA, P.C.
100 North Broadway, Suite 2600
Oklahoma City, OK 73102
Telephone: (888) 236-0007

When Recorded Return to:
Title Source, Inc. -
Commercial Team
250 W. Huron Road, Suite 204
Cleveland, OH 44113
TSI #: 57254951

PIN:	19-46-24-00-00005.0200	19-46-24-05-00000.0130
	19-46-24-00-00005.0010	19-46-24-05-00000.0150
	19-46-24-00-00001.0000	19-46-24-00-00004.0200
	19-46-24-00-00003.0010	19-46-24-00-00004.0030

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 10th day of December 2012, by Synovus Bank, formerly known as Synovus Bank of Tampa Bay, as successor in interest by merger with First Florida Bank, a Georgia banking corporation, having an address of 1111 Bay Avenue, Suite 500, Columbus, Georgia 31901 ("Grantor"), to Crimson Main Street Marina, LLC, a Florida limited liability company, having an address of c/o Sabal Financial Group, L.P., at 4675 MacArthur Court, Suite 1550, Newport Beach, California 92660 ("Grantee").

(Wherever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or other entities.)

THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Lee County, Florida (the "Property"), as more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

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

TO HAVE AND TO HOLD the same unto and for the use of the Grantee, its successors and assigns forever subject to those matters referenced herein.

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

Return to: Grantee

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

SPECIAL WARRANTY DEED

State of California

County of Orange

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

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

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

Southern Comfort Storage LLC, a Florida limited liability company

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

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

PARCEL 1

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

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

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

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

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

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

PARCEL 2:

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

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

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

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

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

PARCEL 3:

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

From the point of intersection of the center line of San Carlos Boulevard, as shown on the Plat of San Carlos-on-the-Gulf as recorded in Plat Book 6, at Page 6 of the Public Records of Lee County, Florida, with a center line of a county road conveyed by deed recorded in Deed Book 137 at page 117 of the said Public Records, run South 74 degrees 35 minutes East, along the center line of said County Road (Main Street) for 907.55 feet, thence deflect left 104 degrees 43 minutes 00 seconds and run North 0 degrees 42 minutes East (along the East line of said Lot 11) for 25.15 feet to the North right-of-way line of Main Street and the point of beginning. From said point of beginning run North 74 degrees 35 minutes West, 103.39 feet along the said North right-of-way line of Main Street to the West line of said Lot 11; thence run North 0 degrees 42 minutes East, along the West line of said Lot 1 for 596 feet; thence South 89

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

PARCEL 4:

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

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

PARCEL 5:

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

PARCEL 6:

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

PARCEL 7:

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

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

PARCEL 8:

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

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

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

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

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

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

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

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

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

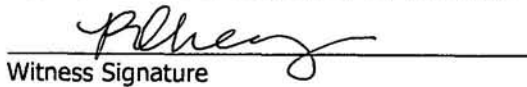
Crimson Main Street Marina, LLC, a Florida
limited liability company

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



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

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Robin Cheng


Witness Signature

Print Name: Elizabeth Sajenni

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

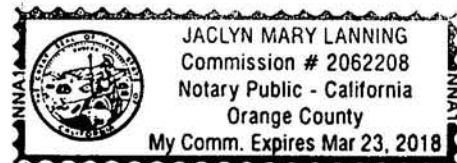
(STATE OF CALIFORNIA)
COUNTY OF ORANGE)

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

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

WITNESS my hand and official seal.

Signature Jaclyn Mary Lanning (SEAL)
Signature of Notary Public



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

Effective as of December 28, 2012

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

Appointment and Ratification of Officers

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

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

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

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

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

Authority as Manager

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

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

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

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

General Authority

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

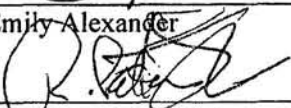
RESOLVED FURTHER, that any action not inconsistent with the foregoing resolutions as may have been taken or caused to be taken by any officer of the Partnership prior to the date of this Written Consent, which action was in connection with the matters that are the subject of the foregoing resolutions,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

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

[Signatures follow.]

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



Emily Alexander

R. Patterson Jackson

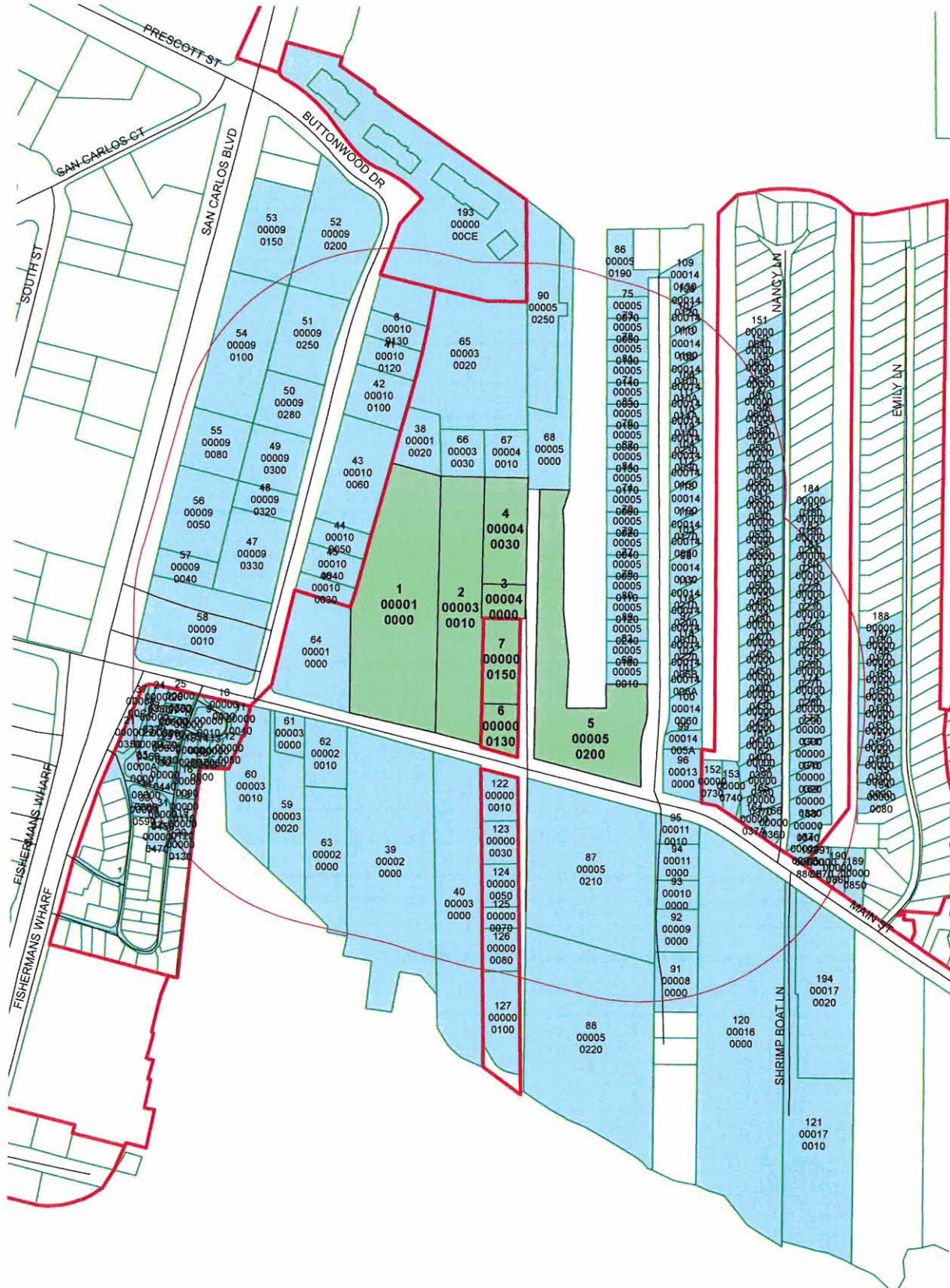
Mark Jacobs

Brian Laibow

VARIANCE REPORT

4/26/2017

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



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

400 300 200 100 0

400 Feet

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



Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

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

VARIANCE REPORT

Date of Report: 4/26/2017 11:24:41 AM
Buffer Distance: 500 ft
Parcels Affected: 187
Subject Parcels: 19-46-24-00-00001.0000, 19-46-24-00-00003.0010,
 19-46-24-00-00004.0000, 19-46-24-00-00004.0030,
 19-46-24-00-00005.0200, 19-46-24-05-00000.0130,
 19-46-24-05-00000.0150

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>MAP INDEX</u>
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	24-46-23-01-00010.0130 890 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 10PB 6 PG 6 LOT13	8
GULF COVE TRLR PARK INC PAUL MACER + STACY T MACER J/T 19281 SAN CARLOS BLVD #1 FORT MYERS BEACH, FL 33931	24-46-23-35-00000.0010 19281 SAN CARLOS BLVD #1 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOTS 1 + 2	9
GULF COVE TRLR PARK INC SUSAN JO WEED + RICK D WEED TR 504 E BAKER ST WARSAW, IN 46580	24-46-23-35-00000.0030 19281 SAN CARLOS BLVD #3 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 3	10
GULF COVE TRLR PARK INC RICK D WEED + SUSAN JO WEED TR 504 E BAKER ST WARSAW, IN 46580	24-46-23-35-00000.0040 19281 SAN CARLOS BLVD #4 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 4	11
GULF COVE TRLR PARK INC JAMES + MARY LOU SMITH TRUST 1505 RANCH ROAD WARSAW, IN 46580	24-46-23-35-00000.0050 19281 SAN CARLOS BLVD #5 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 5	12
GULF COVE TRLR PARK INC HOWARD R JOHNSON + 19281 SAN CARLOS BLVD # 6 FORT MYERS BEACH, FL 33931	24-46-23-35-00000.0060 19281 SAN CARLOS BLVD #6 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 6 AND 6A	13
GULF COVE TRLR PARK INC RICK D WEED + SUSAN J WEED TR 504 E BAKER ST WARSAW, IN 46580	24-46-23-35-00000.0070 19281 SAN CARLOS BLVD #7 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 7	14
GULF COVE TRLR PARK INC AUDREY J KUROWSKY 663 HAZEL STREET GIRARD, OH 44420	24-46-23-35-00000.0080 19281 SAN CARLOS BLVD #8 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 8	15
CAMPBELL JAMES M + CAMPBELL JAMES+ CHERIE J/T 3968 NEW CASTLE ROAD LOT 2 PULASKI, PA 16143	24-46-23-35-00000.0090 19281 SAN CARLOS BLVD #9 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LTS 9+10	16
GULF COVE TRAILER PARK ASSN 19281 SAN CARLOS BLVD OFC FORT MYERS BEACH, FL 33931	24-46-23-35-00000.00CE RIGHT OF WAY FORT MYERS BEACH FL	SAN CARLOS ON THE GULF BLK 8 PB 6/6 LTS 7-24 C/E FOR GULF COVE CO-OP	17
GULF COVE TRLR PARK INC PAUL E JOSLEN TR 530 PARIS DR FRANKLIN, IN 46131	24-46-23-35-00000.0110 19281 SAN CARLOS BLVD #11 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 11	18
GULF COVE TRLR PARK INC JAMES A + JERILYNN BAUMGARTEN 810 SOUTHWESTERN RUN UNIT #26 YOUNGSTOWN, OH 44514	24-46-23-35-00000.0120 19281 SAN CARLOS BLVD #12 FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 8 PB 6 PG 6 LOT 12	19

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

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SAN CARLOS ISLAND FREEZER PLANT INC 870 BUTTONWOOD DR FORT MYERS BEACH, FL 33931	19-46-24-00-00001.0020 866 BUTTONWOOD DR FORT MYERS BEACH FL 33931	A PARL OF LAND IN SEC 19 AS DESC IN OR 1545 PG 2090	38
GULF MARINA WAYS + SUPPLY INC PO BOX 2608 FORT MYERS BEACH, FL 33932	19-46-24-00-00002.0000 1148 MAIN ST FORT MYERS BEACH FL 33931	PARL IN SEC 19 TWP 46 R 24 DESC IN OR 301 PG 4	39
DMK INDUSTRIAL LLC 15775 PINE RIDGE RD FORT MYERS, FL 33908	19-46-24-00-00003.0000 1154 MAIN ST FORT MYERS BEACH FL 33931	PARL IN W 1/2 OF NW 1/4 SEC 19 TWP 46 R 24	40
CEBULSKI THEODORE B + 2633 ESTERO BLVD FORT MYERS BEACH, FL 33931	24-46-23-01-00010.0120 880 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 10 PB 4 PG 6 LOT 12	41
SAN CARLOS ISLAND FREEZER 870 BUTTONWOOD DR FORT MYERS BEACH, FL 33931	24-46-23-01-00010.0100 870 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 10 PB 6 PG 6 LOTS 10 + 11	42
SEMMER WILLIAM 1130 MAIN ST FORT MYERS BEACH, FL 33931	24-46-23-01-00010.0060 830 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 10 PB 6 PG 6 LOT 6 THRU 9	43
ROBBINS RONALD W + MICHELLE A 948 SAN CARLOS DR FORT MYERS BEACH, FL 33931	24-46-23-01-00010.0050 826 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 10 PB 6 PG 6 LOT 5	44
ROBBINS RONALD W + MICHELLE A 948 SAN CARLOS DR FORT MYERS BEACH, FL 33931	24-46-23-01-00010.0040 820 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 10 PB 6 PG 6 LOT 4	45
AFA RENTALS INC 19011 SAN CARLOS BLVD UNIT 1 FORT MYERS BEACH, FL 33931	24-46-23-01-00010.0030 816 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 10 PB 6 PG 6 LOT 3 LESS S 16 FT	46
FMB PROPERTY INVESTMENTS LLC 6860 CIRCLE DR FORT MYERS, FL 33905	24-46-23-01-00009.0330 809 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOTS 33 THRU 35	47
HENDERSON D L + RANELL S 50% + PO BOX 6189 FORT MYERS BEACH, FL 33932	24-46-23-01-00009.0320 815 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOT 32	48
FORT MYERS BEACH SHRINE CLUB PO BOX 2568 FORT MYERS BEACH, FL 33932	24-46-23-01-00009.0300 859 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOTS 30 + 31	49
FORT MYERS BEACH SHRINE CLUB PO BOX 2568 FORT MYERS BEACH, FL 33932	24-46-23-01-00009.0280 871 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOTS 28 + 29	50
AMERICAN LEGION POST 274 899 BUTTONWOOD DR FORT MYERS BEACH, FL 33931	24-46-23-01-00009.0250 891 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB PG 6 LOTS 25 THRU 27	51
AMERICAN LEGION POST 274 899 BUTTONWOOD DR FORT MYERS BEACH, FL 33931	24-46-23-01-00009.0200 899 BUTTONWOOD DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOTS 21 THRU 24 + PT LT 20	52
GOODWILL INDUSTRIES OF ATTN ACCOUNTING 5100 TICE ST STE D FORT MYERS, FL 33905	24-46-23-01-00009.0150 19041 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOTS 15 THRU 17 + S 17 FT LOT 18	53
FORT MYERS BEACH PLAZA INC SCOTT SAWYER 27869 KINGS KEW BONITA SPRINGS, FL 34134	24-46-23-01-00009.0100 19051 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK.9 PB 6 PG 6 LOTS 10 THRU 14	54
FORT MYERS BEACH SHRINE CLUB PO BOX 2568 FORT MYERS BEACH, FL 33932	24-46-23-01-00009.0080 19171 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOTS 8 + 9	55
PETRO OF SOUTH FLORIDA INC 8673 LITTLETON RD N FT MYERS, FL 33903	24-46-23-01-00009.0050 19201 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK.9 PB 6 PG 6 LOTS 5 6 + 7	56
FMB PROPERTY INVESTMENTS LLC 6860 CIRCLE DR FORT MYERS, FL 33905	24-46-23-01-00009.0040 19221 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOT 4	57

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MAJD LLC 4109 W RIVERSIDE DR FORT MYERS, FL 33901	24-46-23-01-00009.0010 19241 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 9 PB 6 PG 6 LOTS 1 2 3 36 37 38 AKA SUNNYLAND TRAILER PARK	58
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	24-46-23-00-00003.0020 1120 MAIN ST FORT MYERS BEACH FL 33931	PARL DESC IN OR 1477 PG 151	59
OLSEN MARINE HOLDINGS LLC 12191 CORCORAN PL FORT MYERS, FL 33913	24-46-23-00-00003.0010 1100 MAIN ST FORT MYERS BEACH FL 33931	FR NW COR BLK 8 SAN CARLOS ON GULF RUN S 81 DEG 26 MIN 40 SEC E ALG NELY LI	60
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	24-46-23-00-00003.0000 1122 MAIN ST FORT MYERS BEACH FL 33931	PARL DESC IN OR 1332 PG 406 LESS PARL DESC IN OR 1477 PG 151 AKA RANKINS ANCHORAGE TRLR PK	61
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	24-46-23-00-00002.0010 1130 MAIN ST FORT MYERS BEACH FL 33931	COMM NW COR BLK 8 SAN CARLOS ON GULF TH S 75 DEG E 450.4 FT TO POB CONT	62
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	24-46-23-00-00002.0000 1138 MAIN ST FORT MYERS BEACH FL 33931	COMM NW COR BLK 8 SAN CARLOS ON GULF TH S 75 DEG E ALG N LI BLK 8 554 FT TO	63
AFA RENTALS INC 19011 SAN CARLOS BLVD UNIT 1 FORT MYERS BEACH, FL 33931	24-46-23-00-00001.0000 810 BUTTONWOOD DR FORT MYERS BEACH FL 33931	PARL IN OR 1466 PG 1257 + SAN CARLOS ON THE GULF BLK 10 PB 6 PG 6 LTS 1 2 + S 16 FT LOT 3	64
STATE OF FL DOT PO BOX 1249 BARTOW, FL 33831	19-46-24-00-00003.0020 880 BUTTONWOOD DR FORT MYERS BEACH FL 33931	PARC IN G L 4 AS DESC IN OR 1779/4495 + OR 1780/4804	65
SAN CARLOS ISLAND FREEZER PLANT INC 870 BUTTONWOOD DR FORT MYERS BEACH, FL 33931	19-46-24-00-00003.0030 870 BUTTONWOOD DR FORT MYERS BEACH FL 33931	FR 907.55 FT SELY ON C/L OF MAIN ST FROM INTERSCTN SAN CARLOS BLVD RUN N	66
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00004.0010 19150 SEA SIDE DR FORT MYERS BEACH FL 33931	PARC IN G L 4 AS DESC OR 1681 PG 1837	67
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0000 19105 SEA SIDE DR FORT MYERS BEACH FL 33931	PARL IN W 1/2 OF NW 1/4 LESS OR 2515 PG 1307 PT GOVT LOT 4	68
SOUTHERN COMFORT STORAGE LLC ATTN: JACK MAYHER 8632 WEST 103RD ST STE A PALOS HILLS, IL 60465	19-46-24-00-00005.0010 821 OAK ST FORT MYERS BEACH FL 33931	BEG FR A PT OF INTERS.CTR. LI SAN CARLOS BLVD. + CO RD SELY ALG RD 1321.11 FT TH	69
SHEA EDMUND TR 845 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0020 845 OAK ST FORT MYERS BEACH FL 33931	BEG CTR LI SAN CARLOS BLVD + CO RD AKA LT 14 WILLIS UNREC	70
COBB KATHLEEN K 857 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0030 857 OAK ST FORT MYERS BEACH FL 33931	FR A PT OF INTERS CTR LI SAN CARLOS BLVD + CO RD SELY ALG RD 1322.11 FT TH	71
WEAVER LOWELL D + DONNA M 843 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0040 843 OAK ST FORT MYERS BEACH FL 33931	FR INTER C/L CO RD + SAN CARLOS BLVD SELY ALG CTR LI RD 1322.11 FT TH DEFL	72
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0050 863 OAK ST FORT MYERS BEACH FL 33931	FR A PT OF INTERS OF CTR LI SAN CARLOS BLVD AND C/L CO RD SELY ALG CTR LI CO	73
PRINGLE RANDEL A + DENISE 847 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0060 847 OAK ST FORT MYERS BEACH FL 33931	FR PT OF INTERSEC OF CTR LI SAN CARLOS BLVD + CTR LI CO RD SELY ALG CTR LI	74
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0070 865 OAK ST FORT MYERS BEACH FL 33931	FR PT OF INTERS OF CTR LI SAN CARLOS BLVD + CO RD SELY ALG CTR LI CO RD	75
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0080 853 OAK ST FORT MYERS BEACH FL 33931	FR PT OF INTERS OF CTR LI SAN CARLOS BLVD + CO RD SELY ALG CTR LI CO RD AKA LOT 10 WILLIS UNREC	76
TIREY MARJORIE E 2211 OAK BRANCH CIR FRANKLIN, TN 37064	19-46-24-00-00005.0090 835 OAK ST FORT MYERS BEACH, FL 33931	FR PT OF INTERS OF CTR LI SAN CARLOS BLVD + CO RD SELY ALG CTR LI CO RD	77

All data is current at time of printing and subject to change without notice.

THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
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SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0100 861 OAK ST FORT MYERS BEACH FL 33931	FROM INTER.SAN CARLOS BLVD + CO RD SELY ALG CO RD 1321.11 FT TH N 1025.85 FT	78
BELANGER CAROL A 833 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0110 833 OAK ST FORT MYERS BEACH FL 33931	FR PT OF INTER C/L SAN CARLOS BLVD + C/L CTY RD RUN SELY ALG CL CTY RD AKA LOT 17 WILLIS SUBD U/R	79
FIFER BONNIE L TR 829 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0120 829 OAK ST FORT MYERS BEACH FL 33931	BEG INTERSEC C/L SAN CARLOS BLVD SAN CARLOS ON THE GULF PB 6 PG 6 WI C/L	80
YERGER DONALD R 4121 SABAL LANE FORT MYERS, FL 33905	19-46-24-00-00005.0140 859 OAK ST FORT MYERS BEACH FL 33931	FR PT OF INTERSECTION OF C/L OF SAN CARLOS BLVD WI C/L OF CO RD RUN SELY ALG AKA LOT 7 WILLIS UNREC SUBD	81
BLAKLEY HENRY R III + SANDRA J 849 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0150 851 OAK ST FORT MYERS BEACH FL 33931	BEG 1322.11 FT SELY FROM C/L SAN CARLOS BLVD.+ C/L CO RD AS RECORDED IN	82
WHITCRAFT ROBERT V + 1074 VESSEL LANE MANAHAWKIN, NJ 08050	19-46-24-00-00005.0160 823 OAK ST FORT MYERS BEACH FL 33931	BEG 1322.11 FT SELY FR C/L SAN CARLOS BLVD.+ C/L OF CO RD AS RECORDED IN	83
BLAKLEY HENRY R III + SANDRA J 849 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0170 849 OAK ST FORT MYERS BEACH FL 33931	BEG 1322.11 FT SELY FROM C/L SAN CARLOS BLVD.+ C/L OF CO RD AS RECORDED IN	84
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0180 855 OAK ST FORT MYERS BEACH FL 33931	BEG 1322.11 FT SELY OF C/L SAN CARLOS BLVD + C/L OF CO.RD.AS RECD IN DB	85
EGONY ELIZABETH 867 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0190 867 OAK ST FORT MYERS BEACH FL 33931	FR INTERSEC OF CEN LI OF CO RD + SAN CARLOS BLVD RUN SELY 1322.11 FT ALG	86
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	19-46-24-00-00005.0210 1196 MAIN ST FORT MYERS BEACH FL 33931	PARL IN W 1/2 OF NW 1/4 SEC 19 TWP 46 R 24	87
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	19-46-24-00-00005.0220 1184 MAIN ST FORT MYERS BEACH FL 33931	PARL IN W 1/2 OF NW 1/4 SEC 19 TWP 46 R 24	88
DELUCA RICHARD 600 RANDY LN FORT MYERS BEACH, FL 33931	19-46-24-00-00005.0240 827 OAK ST FORT MYERS BEACH FL 33931	PARL IN W 1/2 OF NW 1/4 SEC 19 TWP 46 R 24	89
STATE OF FL DOT PO BOX 1249 BARTOW, FL 33831	19-46-24-00-00005.0250 19051 SEA SIDE DR FORT MYERS BEACH FL 33931	PARL IN NW 1/4 DESC OR 2515 PG 1309	90
MANSFIELD RONALD W 17851 REBECCA AVE FORT MYERS BEACH, FL 33931	19-46-24-00-00008.0000 778 OAK ST FORT MYERS BEACH FL 33931	BEG NW COR SEC E 700 FT S TO N SHORE ESTERO BAY N ALG SAME LI 321.58 FT TO	91
CLAUSING CINDY M 11060 KELLY RD # A FORT MYERS, FL 33908	19-46-24-00-00009.0000 782 OAK ST FORT MYERS BEACH FL 33931	BEG NW COR SEC E 700 FT S TO N SHORE OSTEGO BAY N DB145 PG526 + DB151 PG256	92
ALEGRO CORP TR PO BOX 530142 MIAMI SHORES, FL 33153	19-46-24-00-00010.0000 786 OAK ST FORT MYERS BEACH FL 33931	BEG NW COR SEC E 700 FT S TO N SHORE OSTEGO BAY N ALG SAME LI 561.58 FT TO	93
SEMMER JOANNE E 792 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00011.0000 792 OAK ST FORT MYERS BEACH FL 33931	PARL IN N W 1/4 AS DESC IN OR 95 PG 579 LESS 11.001	94
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00011.0010 1540 MAIN ST FORT MYERS BEACH FL 33931	PARL IN N W 1/4 OF SEC AS DESC IN OR 533 PG 539 + OR 1402 PG 2018	95
YACOBELLI PAUL 1539 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-00-00013.0000 1539 MAIN ST FORT MYERS BEACH FL 33931	BEG NW COR SEC E 800 FT S TO N LI CO RD + POB N 100 FT W 100 FT S 73.7 FT TO N LESS OR 2814 PG 2907	96
UNKNOWN HEIRS OF 130 CRESCENT DR FORT MYERS, FL 33919	19-46-24-00-00014.0010 830 OAK ST FORT MYERS BEACH FL 33931	BEG 700 FT E OF W LINE SEC + 321.37 FT N OF N LI CO RD FOR POB TH N 40 FT TH	97

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MORGAN MICHAEL L 836 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0030 836 OAK ST FORT MYERS BEACH FL 33931	THAT PT OF E 1/4 OF SEC DESC INOR 1183 PG 196 + OR 921 PG 8	98
HIPPENHAMMER DONALD E + MARICA 4260 N 100 E HOWE, IN 46746	19-46-24-00-00014.005A 814 OAK ST FORT MYERS BEACH FL 33931	BEG 800 FT E OF W LI SEC 19 ON N ROW OF MAIN ST TH N 122.46 FT TO POB TH CONT AND OR 2814/2907	99
HOUSTON ALLAN S TR 820 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0060 820 OAK ST FORT MYERS BEACH FL 33931	BEG 121.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC TH N 80 FT N 60 AKA LOTS 5 + 6	100
REDENIUS JOSHUA RICHARD REDENIUS 5218 WILLIAMS DR FORT MYERS BEACH, FL 33931	19-46-24-00-00014.006A 824 OAK ST FORT MYERS BEACH FL 33931	FR INTERSEC N LI SAN CARLOS RD + 700 FT E + PARL W LI SEC 19 TH N	101
REDENIUS CHAD RICHARD REDENIUS 5218 WILLIAMS DR FORT MYERS BEACH, FL 33931	19-46-24-00-00014.006B 826 OAK ST FORT MYERS BEACH FL 33931	FR INTERSEC N LI SAN CARLOS RD + 700 FT E + PARL W LI SEC 19 TH N	102
FRIEND MARGARET + 209 ROSEMARY LN CREVE COEUR, IL 61610	19-46-24-00-00014.0080 840 OAK ST FORT MYERS BEACH FL 33931	BEG 521.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC TH N 40 FT N 60	103
YATES DAVID H 850 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0090 850 OAK ST FORT MYERS BEACH FL 33931	BEG 721.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC TH N 40 FT N 60	104
SCHMUCKER DUSTIN & MONICA 860 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0100 860 OAK ST FORT MYERS BEACH FL 33931	BEG 921.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC DESC OR2546/1994	105
DEERY JOSEPHINE TR 1030 N 2ND ST ROCKFORD, IL 61107	19-46-24-00-00014.010A 858 OAK ST FORT MYERS BEACH FL 33931	BEG 881.37 FT N OF PT ON N LI CTY RD 700 FT E OF W LI SEC FOR POB TH N 40 FT TH	106
WALKER JEFFREY A + JACQUELYN D 6849 CEDAR LAKE LN OAKLEY, IL 62501	19-46-24-00-00014.0110 866 OAK ST FORT MYERS BEACH FL 33931	BEG 1041.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC TH N 40 FT	107
PFALZ ARNOLD E + DEBRA L 92 CARDINAL DR NORTH FORT MYERS, FL 33917	19-46-24-00-00014.0120 868 OAK ST FORT MYERS BEACH FL 33931	PARL IN GOVT LT 4 DESC OR 2452 PG 0457 AKA LT 26 UNREC C F GREEN	108
PFALZ ARNOLD E + DEBRA L 92 CARDINAL DR NORTH FORT MYERS, FL 33917	19-46-24-00-00014.0130 870 OAK ST FORT MYERS BEACH FL 33931	BEG 1121.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC TH N 80 FT	109
CHAMBERLAIN JUDITH R TR 6037 GILBERT AVE LA GRANGE, IL 60525	19-46-24-00-00014.0140 854 OAK ST FORT MYERS BEACH FL 33931	BEG 801.37 FT N OF PT ON N LI OF CO RD 700 FT E OF W LI OF SEC RUN N 40 FT N AKA LOT 19 CHARLES F GREEN UNREC SUBD	110
WALKER JEFFREY A 6849 CEDAR LAKE LN OAKLEY, IL 62501	19-46-24-00-00014.014A 856 OAK ST FORT MYERS BEACH FL 33931	BEG 700 FT E OF W LI SEC 19 AT INTERSECT SAN CARLOS RD TH N 841.37 FT TO POB	111
GREUTMANN HANS PO BOX 6712 FORT MYERS BEACH, FL 33932	19-46-24-00-00014.0150 848 OAK ST FORT MYERS BEACH FL 33931	BEG AT A PT 681.37 FT N OF CO RD + 700 FT E OF W LI OF SEC RUN N 40 FT N 60	112
LEWIS BRENDA J TR 1/3 + 1415 BRIERWOOD DR MOUNT ZION, IL 62549	19-46-24-00-00014.0160 862 OAK ST FORT MYERS BEACH FL 33931	PARL IN SEC 19 TWP 46 R 24 DESC IN OR 745 PG 766	113
HOUSTON JACK DEARMOND TR + 11309 TURKEY CREEK RD KNOXVILLE, TN 37934	19-46-24-00-00014.0170 842 OAK ST FORT MYERS BEACH FL 33931	BEG 561.37 FT N OF A PT.ON N LINE CO RD + 700 FT E OF W LI OF SEC TH N 40 FT N	114
COONS MARY GAIL 846 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0190 846 OAK ST FORT MYERS BEACH FL 33931	BEG 601.37 FT N OF A PT.ON N LI CO RD + 700 FT E OF W LINE OF SEC TH N 80 FT N	115
HIGHLEY JAMES T + VICKIE B 2416 ARABIAN LANE YORK, SC 29745	19-46-24-00-00014.0200 832 OAK ST FORT MYERS BEACH FL 33931	BEG 700 FT E OF W LINE OF SEC + 361.37 FT N OF N LINE CO RD FOR POB TH N 40	116
JENKINS LOIS J + 834 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0210 834 OAK ST FORT MYERS BEACH FL 33931	BEG 700 FT E OF W LINE OF SEC + 401.37 FT N OF N LINE CO RD FOR POB TH N 40	117

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SCOTT WILLIAM A + GAIL A 22965 NORTH TOWNLINE RD CONNEAUTVILLE, PA 16406	19-46-24-00-00014.0220 828 OAK ST FORT MYERS BEACH FL 33931	BEG 700 FT E OF W LINE OF SEC + 281.37 FT N OF N LINE CO RD FOR POB TH N 40	118
YATES DAVID H + PAMELA S 850 OAK ST FORT MYERS BEACH, FL 33931	19-46-24-00-00014.0230 852 OAK ST FORT MYERS BEACH FL 33931	BEG 761.37 FT N OF A PT ON N LI CO RD + 700 FT E OF W LI OF SEC TH N 40 FT N	119
E E + J REAL ESTATE PTNR 1100 SHRIMP BOAT LN FORT MYERS BEACH, FL 33931	19-46-24-00-00016.0000 1100 SHRIMP BOAT LN FORT MYERS BEACH FL 33931	THAT PT OF FOLLOWING DESC LAND LYING S OF 50 FT PUB RD RUNNING IN AN ELY + WLY	120
SHRIMP BOAT DOCK INC PO BOX 6189 FORT MYERS BEACH, FL 33932	19-46-24-00-00017.0010 1101 SHRIMP BOAT LN FORT MYERS BEACH FL 33931	PARL IN GOVT LT 4 AS DESC IN OR 0536 PG 0295 LESS OR 2463 PG 0320 LESS INST #2011000121233 + LESS INST #2011000124268	121
SEA AIR BEACH APARTMENT INC 909 NORTH ST FORT MYERS BEACH, FL 33931	19-46-24-05-00000.0010 1180 MAIN ST FORT MYERS BEACH FL 33931	SWANKS K L SUBD PB 8 PG 81 LOTS 1 + 2	122
SEA AIR BEACH APARTMENT INC 909 NORTH ST FORT MYERS BEACH, FL 33931	19-46-24-05-00000.0030 1180 MAIN ST #3 FORT MYERS BEACH FL 33931	SWANKS K L SUBD PB 8 PG 81 LOTS 3 + 4	123
SEA AIR BEACH APARTMENT INC 909 NORTH ST FORT MYERS BEACH, FL 33931	19-46-24-05-00000.0050 1180 MAIN ST #5 FORT MYERS BEACH FL 33931	SWANKS K L SUBD PB 8 PG 81 LOTS 5 + 6	124
SEA AIR BEACH APARTMENT INC 909 NORTH ST FORT MYERS BEACH, FL 33931	19-46-24-05-00000.0070 1180 MAIN ST #7 FORT MYERS BEACH FL 33931	SWANKS K L SUBD PB 8 PG 81 LOT 7	125
DMK INDUSTRIAL LLC 15775 PINE RIDGE RD FORT MYERS, FL 33908	19-46-24-05-00000.0080 OSTEGO DR FORT MYERS BEACH FL 33931	SWANKS K.L.SUBD. PB 8 PG 81 LOTS 8 + 9	126
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	19-46-24-05-00000.0100 OSTEGO DR FORT MYERS BEACH FL 33931	SWANKS K.L.SUBD. PB 8 PG 81 LOTS 10 11 + 12	127
SHULL DOUGLAS D + 6177 PEARL RD PARMA HEIGHTS, OH 44130	19-46-24-34-00000.0410 41 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 41	128
DAVIDSEN HANS 956 SAN CARLOS CT FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0420 42 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 42	129
FISH KENNETH J + NORMA F 43 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0430 43 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 43	130
ZEINERT LEE E TR + 5924 LOUIS DR NORTH OLMSTED, OH 44070	19-46-24-34-00000.0440 44 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 44	131
STREAN ENTERPRISES LLC 6401 HEYWOOD RD SANDUSKY, OH 44870	19-46-24-34-00000.0450 45 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 45	132
JABLONSKI RAYMOND S + CAROLE J 1721 REAGAN BLVD MCHENRY, IL 60051	19-46-24-34-00000.0460 46 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 46	133
SHAUL RANDOLPH P + 5905 VOLUNTEER PL ROCKWALL, TX 75032	19-46-24-34-00000.0470 47 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 47	134
HEIL BRIAN J + JACQUELINE A 7300 APACHE TRL HOLLAND, OH 43528	19-46-24-34-00000.0480 48 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 48	135
MUIRHEAD RICHARD C 24-B EHLERS LN OLD BRIDGE, NJ 08857	19-46-24-34-00000.0490 49 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 49	136
CAPERON LOUIS L + DEBORAH S 6081 S COUNTY ROAD 850 W GREENSBURG, IN 47240	19-46-24-34-00000.0500 50 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 50	137

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ANDERSON KENT 303 RIVER BLUFF RD ELGIN, IL 60120	19-46-24-34-00000.0510 51 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 51	138
SZOTT JOYCE A TR 52 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0520 52 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 52	139
BISE LARRY Q & JANIE B 53 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0530 53 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 53	140
GEROLA ROBERT J 611 MORRIS PARK AVE BRONX, NY 10460	19-46-24-34-00000.0540 54 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 54	141
CATER PATSY J + 55 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0550 55 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 55	142
HALL DANIEL S 56 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0560 56 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 56	143
WEINERT LONA LOUISE 564 STATE RT 235 SAINT PARIS, OH 43072	19-46-24-34-00000.0570 57 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 57	144
KOLATA RONALD J + PATRICIA A 806 NORTHBROOK DR RALEIGH, NC 27609	19-46-24-34-00000.0580 58 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 58	145
MCKEE ROBERT J TR PO BOX 60546 FORT MYERS, FL 33906	19-46-24-34-00000.0590 59 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 59	146
LOKEN DENNIS R & CYNTHIA L 106 ICHABOD LN MANKATO, MN 56001	19-46-24-34-00000.0600 60 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 60	147
JOHNSON DAVID P + 7692 CEDAR ISLAND CT EVELETH, MN 55734	19-46-24-34-00000.0610 61 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 61	148
PIERSON WILLIAM E 62 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0620 62 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 62	149
BAKER-RULLMAN INVESTMENTS LLP RICHARD BAKER PO BOX 289 WATERTOWN, WI 53094	19-46-24-34-00000.0630 63 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 63	150
GINGRICH MAURICE L + CONNIE J 64 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0640 64 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 64	151
HLADIK JANET 16626 ON PAR BLVD FORT MYERS, FL 33908	19-46-24-34-00000.0730 1595 MAIN ST FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 73	152
BLACKBURN JOAN G + 232 CAMINO REAL CT ORLANDO, FL 32837	19-46-24-34-00000.0740 1597 MAIN ST FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 74	153
WHEELER ROY R + NANCY L 475 CAMP DIXIE RD PASCOAG, RI 02859	19-46-24-37-00000.0080 8 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 8	154
ROBERT L + TERRY L WORTH TRUST 8048 N SANTA MONICA BLVD FOX POINT, WI 53217	19-46-24-37-00000.0090 9 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 9	155
ROBERT L + TERRY L WORTH TRUST 8048 NORTH SANTA MONICA BLVD FOX POINT, WI 53217	19-46-24-37-00000.0100 10 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 10	156
BREWER BETH 11 EMILY LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0110 11 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 11	157
CARLSON CYNTHIA A + 12 EMILY LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0120 12 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 12	158

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GIZZI RICHARD P TR 13 EMILY LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0130 13 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 13	159
LEE RICKY M 1404 211TH AVE NW OAK GROVE, MN 55011	19-46-24-37-00000.0140 14 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 14	160
WARD NAOMI R + 40 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0400 40 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 40	161
MAIER RICHARD P + RITA F DONNA CORBIN PO BOX 243 ARLINGTON, OH 45814	19-46-24-34-00000.0390 39 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 39	162
LEE ERNEST R + GLORIA J 1130 RAWLINGS CT PRINCE FREDERICK, MD 20678	19-46-24-34-00000.0380 38 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 38	163
WARREN JAMES + BONNIE S + 340 FAIRWEATHER LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.037A 1599 MAIN ST FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 37A	164
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0370 37 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 37	165
SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0360 36 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 36	166
NANCY LANE ASSOCIATION INC 35 NANCY LANE FORT MYERS BEACH, FL 33931	19-46-24-34-00000.00CE 35 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 35 + EMILY LANE CONDO OR 1724 PG 1128 PT OF UNIT 88 DESC IN OR 1798/2533	167
GOOD SANDRA L + RICKEY G 34 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0340 34 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 34	168
PETERSON KENNETH B + GERALDINE 933 TROON CT SCHERERVILLE, IN 46375	19-46-24-34-00000.0330 33 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 33	169
TURNER RANDY + JANE + 315 6TH ST NE BELMOND, IA 50421	19-46-24-34-00000.0320 32 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 32	170
GUTHRIE NANCY L 31 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0310 31 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 31	171
DANNER RAYMOND P JR + LAURA S 30 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0300 30 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 30	172
MILLER JERRY L + PATRICIA L 6808 MOUNTAIN SHADOW DR KNOXVILLE, TN 37918	19-46-24-34-00000.0290 29 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 29	173
HILDRETH KIM R + JULIA A 370 NARROWS RD AU SABLE FORKS, NY 12912	19-46-24-34-00000.0280 28 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 28	174
MORROW HARRY S 27 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0270 27 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 27	175
HEIL BRIAN M TR 15773 5 POINT RD PERRYSBURG, OH 43551	19-46-24-34-00000.0260 26 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 26	176
BAUER ERIC L + LINDA M 25 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0250 25 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 25	177
ARTHUR B HOOK + SONS INC JOE HOOK 17409 PIXLEY KNOB RD HENRYVILLE, IN 47126	19-46-24-34-00000.0240 24 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 24	178

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<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>MAP INDEX</u>
BURGER GARY C + KATHLEEN M 300 WALNUT ST #116 DES MOINES, IA 50309	19-46-24-34-00000.0230 23 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 23	179
HEIL BRIAN J + JACQUILINE 7300 APACHE TRAIL HOLLAND, OH 43528	19-46-24-34-00000.0220 22 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 22	180
CROUSE MARY A TR 8178 QUARRY VIEW PL MAUMEE, OH 43537	19-46-24-34-00000.0210 21 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 21	181
RECHKEMMER ROD A + 20 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0200 20 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 20	182
CAMP SCOTT E 235 WARWICK RD HAMILTON, OH 45013	19-46-24-34-00000.0190 19 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 19	183
WINTER PATTI L 75% + 18 NANCY LN FORT MYERS BEACH, FL 33931	19-46-24-34-00000.0180 18 NANCY LN FORT MYERS BEACH FL 33931	NANCY LANE CONDO OR 1700 PG 4622 UNIT 18	184
MORRIS LEONARD C 179 HIBISCUS DR FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0150 15 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 15	185
SORI CARLOS + 7850 NW 194TH ST MIAMI GARDENS, FL 33015	19-46-24-37-00000.0160 16 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 16	186
SCHRUNK DON E + TERRACE L 17 EMILY LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0170 17 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 17	187
TAYLOR JOHN W + PAMELA L 208 WILLA CT WHITE HOUSE, TN 37188	19-46-24-37-00000.0180 18 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 18	188
BUEGE LARRY D 1607 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0850 85 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 85	189
THORNBUR MICHAEL W 1605 MAIN ST FORT MYERS BEACH, FL 33931	19-46-24-37-00000.0860 86 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UNIT 86	190
JANKOWSKI JEAN A W377 S11050 BETTS RD EAGLE, WI 53119	19-46-24-37-00000.0870 87 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 UT 87 PT OF UT 88 DESC IN OR 1798-2537	191
CANAL POINT MAINTENANCE CO 10 HELEN LN FORT MYERS BEACH, FL 33931	19-46-24-37-00000.88CE 88 EMILY LN FORT MYERS BEACH FL 33931	EMILY LANE CONDO OR 1724 PG 1128 PART OF UNIT 88	192
SPORTSMANS COVE YACHT + PO BOX 2579 FORT MYERS BEACH, FL 33932	19-46-24-38-00000.00CE SPORTSMANS COVE Y & R CLUB C/E FORT MYERS BEACH FL	SPORTSMANS COVE Y + R CLUB COMMON ELEMENTS DESC OR 1707/4103 + OR 2298/3430	193
HW LLC 1000 MARKET ST UNIT 300 PORTSMOUTH, NH 03801	19-46-24-00-00017.0020 ACCESS UNDETERMINED FL	PARL IN GOVT LT 4 AS DESC IN INST #2011000121233 + 2011000124268	194

24-46-23-01-00010.0130 SEMMER WILLIAM J 1130 MAIN ST FORT MYERS BEACH, FL 33931	24-46-23-35-00000.0110 GULF COVE TRLR PARK INC PAUL E JOSLEN TR 530 PARIS DR FRANKLIN, IN 46131
24-46-23-35-00000.0010 GULF COVE TRLR PARK INC PAUL MACER + STACY T MACER J/T 19281 SAN CARLOS BLVD #1 FORT MYERS BEACH, FL 33931	24-46-23-35-00000.0120 GULF COVE TRLR PARK INC JAMES A + JERILYNN BAUMGARTEN 810 SOUTHWESTERN RUN UNIT #26 YOUNGSTOWN, OH 44514
24-46-23-35-00000.0030 GULF COVE TRLR PARK INC SUSAN JO WEED + RICK D WEED TR 504 E BAKER ST WARSAW, IN 46580	24-46-23-35-00000.0130 CAMPBELL JAMES M + JAMES M CAMPBELL 3968 NEW CASTLE RD LOT 2 PULASKI, PA 16143
24-46-23-35-00000.0040 GULF COVE TRLR PARK INC RICK D WEED + SUSAN JO WEED TR 504 E BAKER ST WARSAW, IN 46580	24-46-23-35-00000.0350 GULF COVE TRLR PARK INC PAUL G + DEBORAH A WASKO 2280 FLEETWOOD DR HERMITAGE, PA 16148
24-46-23-35-00000.0050 GULF COVE TRLR PARK INC JAMES + MARY LOU SMITH TRUST 1505 RANCH ROAD WARSAW, IN 46580	24-46-23-35-00000.0360 GULF COVE TRLR PARK INC D COLLIER + R COLLIER J/T 9055 BISMARK HWY VERMONTVILLE, MI 49096
24-46-23-35-00000.0060 GULF COVE TRLR PARK INC HOWARD R JOHNSON + 19281 SAN CARLOS BLVD # 6 FORT MYERS BEACH, FL 33931	24-46-23-35-00000.0370 GULF COVE TRLR PARK INC MAX + JUDY CUMBERLAND 8581 W 1000 S AKRON, IN 46910
24-46-23-35-00000.0070 GULF COVE TRLR PARK INC RICK D WEED + SUSAN J WEED TR 504 E BAKER ST WARSAW, IN 46580	24-46-23-35-00000.0380 GULF COVE TRLR PARK INC LARRY D + EVELYN M BURTON 3556 HAMILTON ST WEST LAFAYETTE, IN 47906
24-46-23-35-00000.0080 GULF COVE TRLR PARK INC AUDREY J KUROWSKY 663 HAZEL STREET GIRARD, OH 44420	24-46-23-35-00000.0390 GULF COVE TRLR PARK INC AUDREY KUROWSKY 663 HAZEL ST GIRARD, OH 44420
24-46-23-35-00000.0090 CAMPBELL JAMES M + CAMPBELL JAMES+ CHERIE J/T 3968 NEW CASTLE ROAD LOT 2 PULASKI, PA 16143	24-46-23-35-00000.0400 GULF COVE TRLR PARK INC KAREN J SANDROCK 6831 LOCKWOOD BLVD APT 81 BOARDMAN, OH 44512
24-46-23-35-00000.00CE GULF COVE TRAILER PARK ASSN 19281 SAN CARLOS BLVD OFC FORT MYERS BEACH, FL 33931	24-46-23-35-00000.0410 GULF COVE TRLR PARK INC JOHN PAINE+ MARY PAINE J/T 643 CATHY ANN DR BOARDMAN, OH 44512

24-46-23-35-00000.0420

ROBERT GARRETT +
ROBERT GARRETT
3293 HUBBARD MIDDLESEX RD
WEST MIDDLESEX, PA 16159

24-46-23-35-00000.0430

GULF COVE TRLR PARK INC
MITCHELL C + FRANCINE WERNER
19281 SAN CARLOS BLVD #43
FORT MYERS BEACH, FL 33931

24-46-23-35-00000.0440

POTTER DAVID ALAN
19281 SAN CARLOS BLVD TRLR 44
FORT MYERS BEACH, FL 33931

24-46-23-35-00000.0450

GULF COVE TRLR PARK INC
RAYMOND + COLLEEN SCHAUER J/T
3830 TIFFANY LN
HERMITAGE, PA 16148

24-46-23-35-00000.0470

SLATTERY THOMAS & BARBARA
19281 SAN CARLOS BLVD #47
FORT MYERS BEACH, FL 33931

24-46-23-35-00000.0590

GULF COVE TRLR PARK INC
DAVID YOUNG
15341 POWER DAM RD
DEFIANCE, OH 43512

24-46-23-35-00000.0600

RODGERS MICHAEL J +
19281 SAN CARLOS BLVD #60
FORT MYERS BEACH, FL 33931

24-46-23-35-0000A.0000

GULF COVE TRAILER PARK ASSN
19281 SAN CARLOS BLVD OFC
FORT MYERS BEACH, FL 33931

24-46-23-35-0000D.0000

GULF COVE INC
19281 SAN CARLOS BLVD OFC
FORT MYERS BEACH, FL 33931

24-46-23-35-0000E.00CE

GULF COVE TRAILER PARK ASSN
19281 SAN CARLOS BLVD OFC
FORT MYERS BEACH, FL 33931

19-46-24-00-00001.0020

SAN CARLOS ISLAND
FREEZER PLANT INC
870 BUTTONWOOD DR
FORT MYERS BEACH, FL 33931

19-46-24-00-00002.0000

GULF MARINA WAYS + SUPPLY INC
PO BOX 2608
FORT MYERS BEACH, FL 33932

19-46-24-00-00003.0000

DMK INDUSTRIAL LLC
15775 PINE RIDGE RD
FORT MYERS, FL 33908

24-46-23-01-00010.0120

CEBULSKI THEODORE B +
2633 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-01-00010.0100

SAN CARLOS ISLAND FREEZER
870 BUTTONWOOD DR
FORT MYERS BEACH, FL 33931

24-46-23-01-00010.0060

SEMMER WILLIAM
1130 MAIN ST
FORT MYERS BEACH, FL 33931

24-46-23-01-00010.0050

ROBBINS RONALD W + MICHELLE A
948 SAN CARLOS DR
FORT MYERS BEACH, FL 33931

24-46-23-01-00010.0040

ROBBINS RONALD W + MICHELLE A
948 SAN CARLOS DR
FORT MYERS BEACH, FL 33931

24-46-23-01-00010.0030

AFA RENTALS INC
19011 SAN CARLOS BLVD UNIT 1
FORT MYERS BEACH, FL 33931

24-46-23-01-00009.0330

FMB PROPERTY INVESTMENTS LLC
6860 CIRCLE DR
FORT MYERS, FL 33905

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

24-46-23-01-00009.0010
MAJD LLC
4109 W RIVERSIDE DR
FORT MYERS, FL 33901

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

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

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

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

24-46-23-01-00009.0250
AMERICAN LEGION POST 274
899 BUTTONWOOD DR
FORT MYERS BEACH, FL 33931

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

24-46-23-01-00009.0200
AMERICAN LEGION POST 274
899 BUTTONWOOD DR
FORT MYERS BEACH, FL 33931

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

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

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

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

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

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

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

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

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

24-46-23-01-00009.0040
FMB PROPERTY INVESTMENTS LLC
6860 CIRCLE DR
FORT MYERS, FL 33905

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

19-46-24-00-00005.0000
SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0100
SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0010
SOUTHERN COMFORT STORAGE LLC
ATTN: JACK MAYHER
8632 WEST 103RD ST STE A
PALOS HILLS, IL 60465

19-46-24-00-00005.0110
BELANGER CAROL A
833 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0020
SHEA EDMUND TR
845 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0120
FIFER BONNIE L TR
829 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0030
COBB KATHLEEN K
857 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0140
YERGER DONALD R
4121 SABAL LANE
FORT MYERS, FL 33905

19-46-24-00-00005.0040
WEAVER LOWELL D + DONNA M
843 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0150
BLAKLEY HENRY R III + SANDRA J
849 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0050
SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0160
WHITCRAFT ROBERT V +
1074 VESSEL LANE
MANAHAWKIN, NJ 08050

19-46-24-00-00005.0060
PRINGLE RANDEL A + DENISE
847 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0170
BLAKLEY HENRY R III + SANDRA J
849 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0070
SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0180
SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0080
SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0190
EGONY ELIZABETH
867 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0090
TIREY MARJORIE E
2211 OAK BRANCH CIR
FRANKLIN, TN 37064

19-46-24-00-00005.0210
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

19-46-24-00-00005.0220
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

19-46-24-00-00014.0030
MORGAN MICHAEL L
836 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0240
DELUCA RICHARD
600 RANDY LN
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.005A
HIPPENHAMMER DONALD E + MARICA
4260 N 100 E
HOWE, IN 46746

19-46-24-00-00005.0250
STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

19-46-24-00-00014.0060
HOUSTON ALLAN S TR
820 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00008.0000
MANSFIELD RONALD W
17851 REBECCA AVE
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.006A
REDENIUS JOSHUA
RICHARD REDENIUS
5218 WILLIAMS DR
FORT MYERS BEACH, FL 33931

19-46-24-00-00009.0000
CLAUSING CINDY M
11060 KELLY RD # A
FORT MYERS, FL 33908

19-46-24-00-00014.006B
REDENIUS CHAD
RICHARD REDENIUS
5218 WILLIAMS DR
FORT MYERS BEACH, FL 33931

19-46-24-00-00010.0000
ALEGRO CORP TR
PO BOX 530142
MIAMI SHORES, FL 33153

19-46-24-00-00014.0080
FRIEND MARGARET +
209 ROSEMARY LN
CREVE COEUR, IL 61610

19-46-24-00-00011.0000
SEMMER JOANNE E
792 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.0090
YATES DAVID H
850 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00011.0010
SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.0100
SCHMUCKER DUSTIN & MONICA
860 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00013.0000
YACOBELLI PAUL
1539 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.010A
DEERY JOSEPHINE TR
1030 N 2ND ST
ROCKFORD, IL 61107

19-46-24-00-00014.0010
UNKNOWN HEIRS OF
130 CRESCENT DR
FORT MYERS, FL 33919

19-46-24-00-00014.0110
WALKER JEFFREY A + JACQUELYN D
6849 CEDAR LAKE LN
OAKLEY, IL 62501

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

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

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

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

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

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

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

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

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

19-46-24-05-00000.0010
SEA AIR BEACH APARTMENT INC
909 NORTH ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.0160
LEWIS BRENDA J TR 1/3 +
1415 BRIERWOOD DR
MOUNT ZION, IL 62549

19-46-24-05-00000.0030
SEA AIR BEACH APARTMENT INC
909 NORTH ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.0170
HOUSTON JACK DEARMOND TR +
11309 TURKEY CREEK RD
KNOXVILLE, TN 37934

19-46-24-05-00000.0050
SEA AIR BEACH APARTMENT INC
909 NORTH ST
FORT MYERS BEACH, FL 33931

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

19-46-24-05-00000.0070
SEA AIR BEACH APARTMENT INC
909 NORTH ST
FORT MYERS BEACH, FL 33931

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

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

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

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

19-46-24-34-00000.0410
SHULL DOUGLAS D +
6177 PEARL RD
PARMA HEIGHTS, OH 44130

19-46-24-34-00000.0510
ANDERSON KENT
303 RIVER BLUFF RD
ELGIN, IL 60120

19-46-24-34-00000.0420
DAVIDSEN HANS
956 SAN CARLOS CT
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0520
SZOTT JOYCE A TR
52 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0430
FISH KENNETH J + NORMA F
43 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0530
BISE LARRY Q & JANIE B
53 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0440
ZEINERT LEE E TR +
5924 LOUIS DR
NORTH OLMSTED, OH 44070

19-46-24-34-00000.0540
GEROLA ROBERT J
611 MORRIS PARK AVE
BRONX, NY 10460

19-46-24-34-00000.0450
STREAN ENTERPRISES LLC
6401 HEYWOOD RD
SANDUSKY, OH 44870

19-46-24-34-00000.0550
CATER PATSY J +
55 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0460
JABLONSKI RAYMOND S + CAROLE J
1721 REAGAN BLVD
MCHENRY, IL 60051

19-46-24-34-00000.0560
HALL DANIEL S
56 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0470
SHAUL RANDOLPH P +
5905 VOLUNTEER PL
ROCKWALL, TX 75032

19-46-24-34-00000.0570
WEINERT LONA LOUISE
564 STATE RT 235
SAINT PARIS, OH 43072

19-46-24-34-00000.0480
HEIL BRIAN J + JACQUELINE A
7300 APACHE TRL
HOLLAND, OH 43528

19-46-24-34-00000.0580
KOLATA RONALD J + PATRICIA A
806 NORTHBROOK DR
RALEIGH, NC 27609

19-46-24-34-00000.0490
MUIRHEAD RICHARD C
24-B EHLERS LN
OLD BRIDGE, NJ 08857

19-46-24-34-00000.0590
MCKEE ROBERT J TR
PO BOX 60546
FORT MYERS, FL 33906

19-46-24-34-00000.0500
CAPEROON LOUIS L + DEBORAH S
6081 S COUNTY ROAD 850 W
GREENSBURG, IN 47240

19-46-24-34-00000.0600
LOKEN DENNIS R & CYNTHIA L
106 ICHABOD LN
MANKATO, MN 56001

19-46-24-34-00000.0610

JOHNSON DAVID P +
7692 CEDAR ISLAND CT
EVELETH, MN 55734

19-46-24-37-00000.0120

CARLSON CYNTHIA A +
12 EMILY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0620

PIERSON WILLIAM E
62 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0130

GIZZI RICHARD P TR
13 EMILY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0630

BAKER-RULLMAN INVESTMENTS LLP
RICHARD BAKER
PO BOX 289
WATERTOWN, WI 53094

19-46-24-37-00000.0140

LEE RICKY M
1404 211TH AVE NW
OAK GROVE, MN 55011

19-46-24-34-00000.0640

GINGRICH MAURICE L + CONNIE J
64 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0400

WARD NAOMI R +
40 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0730

HLADIK JANET
16626 ON PAR BLVD
FORT MYERS, FL 33908

19-46-24-34-00000.0390

MAIER RICHARD P + RITA F
DONNA CORBIN
PO BOX 243
ARLINGTON, OH 45814

19-46-24-34-00000.0740

BLACKBURN JOAN G +
232 CAMINO REAL CT
ORLANDO, FL 32837

19-46-24-34-00000.0380

LEE ERNEST R + GLORIA J
1130 RAWLINGS CT
PRINCE FREDERICK, MD 20678

19-46-24-37-00000.0080

WHEELER ROY R + NANCY L
475 CAMP DIXIE RD
PASCOAG, RI 02859

19-46-24-34-00000.037A

WARREN JAMES + BONNIE S +
340 FAIRWEATHER LN
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0090

ROBERT L + TERRY L WORTH TRUST
8048 N SANTA MONICA BLVD
FOX POINT, WI 53217

19-46-24-34-00000.0370

SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0100

ROBERT L + TERRY L WORTH TRUST
8048 NORTH SANTA MONICA BLVD
FOX POINT, WI 53217

19-46-24-34-00000.0360

SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0110

BREWER BETH
11 EMILY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.00CE

NANCY LANE ASSOCIATION INC
35 NANCY LANE
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0340
GOOD SANDRA L + RICKEY G
34 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0240
ARTHUR B HOOK + SONS INC
JOE HOOK
17409 PIXLEY KNOB RD
HENRYVILLE, IN 47126

19-46-24-34-00000.0330
PETERSON KENNETH B + GERALDINE
933 TROON CT
SCHERERVILLE, IN 46375

19-46-24-34-00000.0230
BURGER GARY C + KATHLEEN M
300 WALNUT ST #116
DES MOINES, IA 50309

19-46-24-34-00000.0320
TURNER RANDY + JANE +
315 6TH ST NE
BELMOND, IA 50421

19-46-24-34-00000.0220
HEIL BRIAN J + JACQUILINE
7300 APACHE TRAIL
HOLLAND, OH 43528

19-46-24-34-00000.0310
GUTHRIE NANCY L
31 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0210
CROUSE MARY A TR
8178 QUARRY VIEW PL
MAUMEE, OH 43537

19-46-24-34-00000.0300
DANNER RAYMOND P JR + LAURA S
30 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0200
RECHKEMMER ROD A +
20 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0290
MILLER JERRY L + PATRICIA L
6808 MOUNTAIN SHADOW DR
KNOXVILLE, TN 37918

19-46-24-34-00000.0190
CAMP SCOTT E
235 WARWICK RD
HAMILTON, OH 45013

19-46-24-34-00000.0280
HILDRETH KIM R + JULIA A
370 NARROWS RD
AU SABLE FORKS, NY 12912

19-46-24-34-00000.0180
WINTER PATTI L 75% +
18 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0270
MORROW HARRY S
27 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0150
MORRIS LEONARD C
179 HIBISCUS DR
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0260
HEIL BRIAN M TR
15773 5 POINT RD
PERRYSBURG, OH 43551

19-46-24-37-00000.0160
SORI CARLOS +
7850 NW 194TH ST
MIAMI GARDENS, FL 33015

19-46-24-34-00000.0250
BAUER ERIC L + LINDA M
25 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0170
SCHRUNK DON E + TERRACE L
17 EMILY LN
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0180
TAYLOR JOHN W + PAMELA L
208 WILLA CT
WHITE HOUSE, TN 37188

19-46-24-37-00000.0850
BUEGE LARRY D
1607 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0860
THORNER MICHAEL W
1605 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0870
JANKOWSKI JEAN A
W377 S11050 BETTS RD
EAGLE, WI 53119

19-46-24-37-00000.88CE
CANAL POINT MAINTENANCE CO
10 HELEN LN
FORT MYERS BEACH, FL 33931

19-46-24-38-00000.00CE
SPORTSMANS COVE YACHT +
PO BOX 2579
FORT MYERS BEACH, FL 33932

19-46-24-00-00017.0020
HW LLC
1000 MARKET ST UNIT 300
PORTSMOUTH, NH 03801

19-46-24-00-00017.0020
HW LLC
1000 MARKET ST UNIT 300
PORTSMOUTH, NH 03801

19-46-24-38-00000.00CE
SPORTSMANS COVE YACHT +
PO BOX 2579
FORT MYERS BEACH, FL 33932

19-46-24-37-00000.88CE
CANAL POINT MAINTENANCE CO
10 HELEN LN
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0870
JANKOWSKI JEAN A
W377 S11050 BETTS RD
EAGLE, WI 53119

19-46-24-37-00000.0860
THORNER MICHAEL W
1605 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0850
BUEGE LARRY D
1607 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0180
TAYLOR JOHN W + PAMELA L
208 WILLA CT
WHITE HOUSE, TN 37188

24-46-23-01-00010.0130

SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

24-46-23-35-00000.0010

GULF COVE TRLR PARK INC
PAUL MACER + STACY T MACER J/T
19281 SAN CARLOS BLVD #1
FORT MYERS BEACH, FL 33931

24-46-23-35-00000.0030

GULF COVE TRLR PARK INC
SUSAN JO WEED + RICK D WEED TR
504 E BAKER ST
WARSAW, IN 46580

24-46-23-35-00000.0040

GULF COVE TRLR PARK INC
RICK D WEED + SUSAN JO WEED TR
504 E BAKER ST
WARSAW, IN 46580

24-46-23-35-00000.0050

GULF COVE TRLR PARK INC
JAMES + MARY LOU SMITH TRUST
1505 RANCH ROAD
WARSAW, IN 46580

24-46-23-35-00000.0060

GULF COVE TRLR PARK INC
HOWARD R JOHNSON +
19281 SAN CARLOS BLVD # 6
FORT MYERS BEACH, FL 33931

24-46-23-35-00000.0070

GULF COVE TRLR PARK INC
RICK D WEED + SUSAN J WEED TR
504 E BAKER ST
WARSAW, IN 46580

24-46-23-35-00000.0080

GULF COVE TRLR PARK INC
AUDREY J KUROWSKY
663 HAZEL STREET
GIRARD, OH 44420

24-46-23-35-00000.0090

CAMPBELL JAMES M +
CAMPBELL JAMES + CHERIE J/T
3968 NEW CASTLE ROAD LOT 2
PULASKI, PA 16143

24-46-23-35-00000.00CE

GULF COVE TRAILER PARK ASSN
19281 SAN CARLOS BLVD OFC
FORT MYERS BEACH, FL 33931

24-46-23-35-00000.0110

GULF COVE TRLR PARK INC
PAUL E JOSLEN TR
530 PARIS DR
FRANKLIN, IN 46131

24-46-23-35-00000.0120

GULF COVE TRLR PARK INC
JAMES A + JERILYNN BAUMGARTEN
810 SOUTHWESTERN RUN UNIT #26
YOUNGSTOWN, OH 44514

24-46-23-35-00000.0130

CAMPBELL JAMES M +
JAMES M CAMPBELL
3968 NEW CASTLE RD LOT 2
PULASKI, PA 16143

24-46-23-35-00000.0350

GULF COVE TRLR PARK INC
PAUL G + DEBORAH A WASKO
2280 FLEETWOOD DR
HERMITAGE, PA 16148

24-46-23-35-00000.0360

GULF COVE TRLR PARK INC
D COLLIER + R COLLIER J/T
9055 BISMARCK HWY
VERMONTVILLE, MI 49096

24-46-23-35-00000.0370

GULF COVE TRLR PARK INC
MAX + JUDY CUMBERLAND
8581 W 1000 S
AKRON, IN 46910

24-46-23-35-00000.0380

GULF COVE TRLR PARK INC
LARRY D + EVELYN M BURTON
3556 HAMILTON ST
WEST LAFAYETTE, IN 47906

24-46-23-35-00000.0390

GULF COVE TRLR PARK INC
AUDREY KUROWSKY
663 HAZEL ST
GIRARD, OH 44420

24-46-23-35-00000.0400

GULF COVE TRLR PARK INC
KAREN J SANDROCK
6831 LOCKWOOD BLVD APT 81
BOARDMAN, OH 44512

24-46-23-35-00000.0410

GULF COVE TRLR PARK INC
JOHN PAINE + MARY PAINE J/T
643 CATHY ANN DR
BOARDMAN, OH 44512

24-46-23-35-00000.0420

ROBERT GARRETT +
ROBERT GARRETT
3293 HUBBARD MIDDLESEX RD
WEST MIDDLESEX, PA 16159

24-46-23-35-00000.0430

GULF COVE TRLR PARK INC
MITCHELL C + FRANCINE WERNER
19281 SAN CARLOS BLVD #43
FORT MYERS BEACH, FL 33931

24-46-23-35-00000.0440

POTTER DAVID ALAN
19281 SAN CARLOS BLVD TRLR 44
FORT MYERS BEACH, FL 33931

24-46-23-35-00000.0450

GULF COVE TRLR PARK INC
RAYMOND + COLLEEN SCHAUER J/T
3830 TIFFANY LN
HERMITAGE, PA 16148

24-46-23-35-00000.0470

SLATTERY THOMAS & BARBARA
19281 SAN CARLOS BLVD #47
FORT MYERS BEACH, FL 33931

24-46-23-35-00000.0590

GULF COVE TRLR PARK INC
DAVID YOUNG
15341 POWER DAM RD
DEFIANCE, OH 43512

24-46-23-35-00000.0600

RODGERS MICHAEL J +
19281 SAN CARLOS BLVD #60
FORT MYERS BEACH, FL 33931

24-46-23-35-0000A.0000

GULF COVE TRAILER PARK ASSN
19281 SAN CARLOS BLVD OFC
FORT MYERS BEACH, FL 33931

24-46-23-35-0000D.0000

GULF COVE INC
19281 SAN CARLOS BLVD OFC
FORT MYERS BEACH, FL 33931

24-46-23-35-0000E.00CE

GULF COVE TRAILER PARK ASSN
19281 SAN CARLOS BLVD OFC
FORT MYERS BEACH, FL 33931

19-46-24-00-00001.0020

SAN CARLOS ISLAND
FREEZER PLANT INC
870 BUTTONWOOD DR
FORT MYERS BEACH, FL 33931

19-46-24-00-00002.0000

GULF MARINA WAYS + SUPPLY INC
PO BOX 2608
FORT MYERS BEACH, FL 33932

19-46-24-00-00003.0000

DMK INDUSTRIAL LLC
15775 PINE RIDGE RD
FORT MYERS, FL 33908

24-46-23-01-00010.0120

CEBULSKI THEODORE B +
2633 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-01-00010.0100

SAN CARLOS ISLAND FREEZER
870 BUTTONWOOD DR
FORT MYERS BEACH, FL 33931

24-46-23-01-00010.0060

SEMMER WILLIAM
1130 MAIN ST
FORT MYERS BEACH, FL 33931

24-46-23-01-00010.0050

ROBBINS RONALD W + MICHELLE A
948 SAN CARLOS DR
FORT MYERS BEACH, FL 33931

24-46-23-01-00010.0040

ROBBINS RONALD W + MICHELLE A
948 SAN CARLOS DR
FORT MYERS BEACH, FL 33931

24-46-23-01-00010.0030

AFA RENTALS INC
19011 SAN CARLOS BLVD UNIT 1
FORT MYERS BEACH, FL 33931

24-46-23-01-00009.0330

FMB PROPERTY INVESTMENTS LLC
6860 CIRCLE DR
FORT MYERS, FL 33905

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

24-46-23-01-00009.0010
MAJD LLC
4109 W RIVERSIDE DR
FORT MYERS, FL 33901

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

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

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

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

24-46-23-01-00009.0250
AMERICAN LEGION POST 274
899 BUTTONWOOD DR
FORT MYERS BEACH, FL 33931

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

24-46-23-01-00009.0200
AMERICAN LEGION POST 274
899 BUTTONWOOD DR
FORT MYERS BEACH, FL 33931

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

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

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

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

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

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

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

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

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

24-46-23-01-00009.0040
FMB PROPERTY INVESTMENTS LLC
6860 CIRCLE DR
FORT MYERS, FL 33905

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

19-46-24-00-00005.0000

SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0100

SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0010

SOUTHERN COMFORT STORAGE LLC
ATTN: JACK MAYHER
8632 WEST 103RD ST STE A
PALOS HILLS, IL 60465

19-46-24-00-00005.0110

BELANGER CAROL A
833 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0020

SHEA EDMUND TR
845 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0120

FIFER BONNIE L TR
829 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0030

COBB KATHLEEN K
857 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0140

YERGER DONALD R
4121 SABAL LANE
FORT MYERS, FL 33905

19-46-24-00-00005.0040

WEAVER LOWELL D + DONNA M
843 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0150

BLAKLEY HENRY R III + SANDRA J
849 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0050

SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0160

WHITCRAFT ROBERT V +
1074 VESSEL LANE
MANAHAWKIN, NJ 08050

19-46-24-00-00005.0060

PRINGLE RANDEL A + DENISE
847 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0170

BLAKLEY HENRY R III + SANDRA J
849 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0070

SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0180

SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0080

SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0190

EGONY ELIZABETH
867 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0090

TIREY MARJORIE E
2211 OAK BRANCH CIR
FRANKLIN, TN 37064

19-46-24-00-00005.0210

LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

19-46-24-00-00005.0220

LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

19-46-24-00-00014.0030

MORGAN MICHAEL L
836 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00005.0240

DELUCA RICHARD
600 RANDY LN
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.005A

HIPPENHAMMER DONALD E + MARICA
4260 N 100 E
HOWE, IN 46746

19-46-24-00-00005.0250

STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

19-46-24-00-00014.0060

HOUSTON ALLAN S TR
820 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00008.0000

MANSFIELD RONALD W
17851 REBECCA AVE
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.006A

REDENIUS JOSHUA
RICHARD REDENIUS
5218 WILLIAMS DR
FORT MYERS BEACH, FL 33931

19-46-24-00-00009.0000

CLAUSING CINDY M
11060 KELLY RD # A
FORT MYERS, FL 33908

19-46-24-00-00014.006B

REDENIUS CHAD
RICHARD REDENIUS
5218 WILLIAMS DR
FORT MYERS BEACH, FL 33931

19-46-24-00-00010.0000

ALEGRO CORP TR
PO BOX 530142
MIAMI SHORES, FL 33153

19-46-24-00-00014.0080

FRIEND MARGARET +
209 ROSEMARY LN
CREVE COEUR, IL 61610

19-46-24-00-00011.0000

SEMMER JOANNE E
792 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.0090

YATES DAVID H
850 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00011.0010

SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.0100

SCHMUCKER DUSTIN & MONICA
860 OAK ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00013.0000

YACOBELLI PAUL
1539 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.010A

DEERY JOSEPHINE TR
1030 N 2ND ST
ROCKFORD, IL 61107

19-46-24-00-00014.0010

UNKNOWN HEIRS OF
130 CRESCENT DR
FORT MYERS, FL 33919

19-46-24-00-00014.0110

WALKER JEFFREY A + JACQUELYN D
6849 CEDAR LAKE LN
OAKLEY, IL 62501

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

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

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

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

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

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

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

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

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

19-46-24-05-00000.0010
SEA AIR BEACH APARTMENT INC
909 NORTH ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.0160
LEWIS BRENDA J TR 1/3 +
1415 BRIERWOOD DR
MOUNT ZION, IL 62549

19-46-24-05-00000.0030
SEA AIR BEACH APARTMENT INC
909 NORTH ST
FORT MYERS BEACH, FL 33931

19-46-24-00-00014.0170
HOUSTON JACK DEARMOND TR +
11309 TURKEY CREEK RD
KNOXVILLE, TN 37934

19-46-24-05-00000.0050
SEA AIR BEACH APARTMENT INC
909 NORTH ST
FORT MYERS BEACH, FL 33931

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

19-46-24-05-00000.0070
SEA AIR BEACH APARTMENT INC
909 NORTH ST
FORT MYERS BEACH, FL 33931

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

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

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

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

19-46-24-34-00000.0410
SHULL DOUGLAS D +
6177 PEARL RD
PARMA HEIGHTS, OH 44130

19-46-24-34-00000.0510
ANDERSON KENT
303 RIVER BLUFF RD
ELGIN, IL 60120

19-46-24-34-00000.0420
DAVIDSEN HANS
956 SAN CARLOS CT
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0520
SZOTT JOYCE A TR
52 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0430
FISH KENNETH J + NORMA F
43 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0530
BISE LARRY Q & JANIE B
53 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0440
ZEINERT LEE E TR +
5924 LOUIS DR
NORTH OLMSTED, OH 44070

19-46-24-34-00000.0540
GEROLA ROBERT J
611 MORRIS PARK AVE
BRONX, NY 10460

19-46-24-34-00000.0450
STREAN ENTERPRISES LLC
6401 HEYWOOD RD
SANDUSKY, OH 44870

19-46-24-34-00000.0550
CATER PATSY J +
55 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0460
JABLONSKI RAYMOND S + CAROLE J
1721 REAGAN BLVD
MCHENRY, IL 60051

19-46-24-34-00000.0560
HALL DANIEL S
56 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0470
SHAUL RANDOLPH P +
5905 VOLUNTEER PL
ROCKWALL, TX 75032

19-46-24-34-00000.0570
WEINERT LONA LOUISE
564 STATE RT 235
SAINT PARIS, OH 43072

19-46-24-34-00000.0480
HEIL BRIAN J + JACQUELINE A
7300 APACHE TRL
HOLLAND, OH 43528

19-46-24-34-00000.0580
KOLATA RONALD J + PATRICIA A
806 NORTHBROOK DR
RALEIGH, NC 27609

19-46-24-34-00000.0490
MUIRHEAD RICHARD C
24-B EHLERS LN
OLD BRIDGE, NJ 08857

19-46-24-34-00000.0590
MCKEE ROBERT J TR
PO BOX 60546
FORT MYERS, FL 33906

19-46-24-34-00000.0500
CAPEROON LOUIS L + DEBORAH S
6081 S COUNTY ROAD 850 W
GREENSBURG, IN 47240

19-46-24-34-00000.0600
LOKEN DENNIS R & CYNTHIA L
106 ICHABOD LN
MANKATO, MN 56001

19-46-24-34-00000.0610

JOHNSON DAVID P +
7692 CEDAR ISLAND CT
EVELETH, MN 55734

19-46-24-37-00000.0120

CARLSON CYNTHIA A +
12 EMILY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0620

PIERSON WILLIAM E
62 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0130

GIZZI RICHARD P TR
13 EMILY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0630

BAKER-RULLMAN INVESTMENTS LLP
RICHARD BAKER
PO BOX 289
WATERTOWN, WI 53094

19-46-24-37-00000.0140

LEE RICKY M
1404 211TH AVE NW
OAK GROVE, MN 55011

19-46-24-34-00000.0640

GINGRICH MAURICE L + CONNIE J
64 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0400

WARD NAOMI R +
40 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0730

HLADIK JANET
16626 ON PAR BLVD
FORT MYERS, FL 33908

19-46-24-34-00000.0390

MAIER RICHARD P + RITA F
DONNA CORBIN
PO BOX 243
ARLINGTON, OH 45814

19-46-24-34-00000.0740

BLACKBURN JOAN G +
232 CAMINO REAL CT
ORLANDO, FL 32837

19-46-24-34-00000.0380

LEE ERNEST R + GLORIA J
1130 RAWLINGS CT
PRINCE FREDERICK, MD 20678

19-46-24-37-00000.0080

WHEELER ROY R + NANCY L
475 CAMP DIXIE RD
PASCOAG, RI 02859

19-46-24-34-00000.037A

WARREN JAMES + BONNIE S +
340 FAIRWEATHER LN
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0090

ROBERT L + TERRY L WORTH TRUST
8048 N SANTA MONICA BLVD
FOX POINT, WI 53217

19-46-24-34-00000.0370

SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0100

ROBERT L + TERRY L WORTH TRUST
8048 NORTH SANTA MONICA BLVD
FOX POINT, WI 53217

19-46-24-34-00000.0360

SEMMER WILLIAM J
1130 MAIN ST
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0110

BREWER BETH
11 EMILY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.00CE

NANCY LANE ASSOCIATION INC
35 NANCY LANE
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0340
GOOD SANDRA L + RICKEY G
34 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0330
PETERSON KENNETH B + GERALDINE
933 TROON CT
SCHERERVILLE, IN 46375

19-46-24-34-00000.0320
TURNER RANDY + JANE +
315 6TH ST NE
BELMOND, IA 50421

19-46-24-34-00000.0310
GUTHRIE NANCY L
31 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0300
DANNER RAYMOND P JR + LAURA S
30 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0290
MILLER JERRY L + PATRICIA L
6808 MOUNTAIN SHADOW DR
KNOXVILLE, TN 37918

19-46-24-34-00000.0280
HILDRETH KIM R + JULIA A
370 NARROWS RD
AU SABLE FORKS, NY 12912

19-46-24-34-00000.0270
MORROW HARRY S
27 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0260
HEIL BRIAN M TR
15773 5 POINT RD
PERRYSBURG, OH 43551

19-46-24-34-00000.0250
BAUER ERIC L + LINDA M
25 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0240
ARTHUR B HOOK + SONS INC
JOE HOOK
17409 PIXLEY KNOB RD
HENRYVILLE, IN 47126

19-46-24-34-00000.0230
BURGER GARY C + KATHLEEN M
300 WALNUT ST #116
DES MOINES, IA 50309

19-46-24-34-00000.0220
HEIL BRIAN J + JACQUILINE
7300 APACHE TRAIL
HOLLAND, OH 43528

19-46-24-34-00000.0210
CROUSE MARY A TR
8178 QUARRY VIEW PL
MAUMEE, OH 43537

19-46-24-34-00000.0200
RECHKEMMER ROD A +
20 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-34-00000.0190
CAMP SCOTT E
235 WARWICK RD
HAMILTON, OH 45013

19-46-24-34-00000.0180
WINTER PATTI L 75% +
18 NANCY LN
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0150
MORRIS LEONARD C
179 HIBISCUS DR
FORT MYERS BEACH, FL 33931

19-46-24-37-00000.0160
SORI CARLOS +
7850 NW 194TH ST
MIAMI GARDENS, FL 33015

19-46-24-37-00000.0170
SCHRUNK DON E + TERRACE L
17 EMILY LN
FORT MYERS BEACH, FL 33931

July 13, 2017

Sharon Jenkins-Owen, AICP
Principle Planner
1500 Monroe Street
Fort Myers, FL 33902

**Subject: Bay Harbour Marina – CPA2017-00005
Comprehensive Plan Amendment - 1st Insufficiency Response**

Dear Ms. Jenkins-Owen:

The purpose of this letter is to provide a response to review comments dated June 21st, 2017, for the above referenced Comprehensive Plan Amendment Application. We believe that we have updated the materials to address the comments provided in the 1st Insufficiency Letter. We always appreciate interaction with Staff on matters related to this application and welcome additional calls, emails or meetings that will assist us to address all the concerns.

APPLICATION MATERIALS COMMENTS:

1. Please clarify the size of the subject property. Three different numbers are provided within the application: 6.03 (STRAP numbers), 7.58 (application) and 7.47(survey) acres. One of the acreage figures contains a right-of-way. Please identify which right-of way is included. Please clarify if STRAP number 19-46-24-00-00005.0010 is included in the subject property.

Response: The survey is the appropriate documentation to utilize to address the size of the subject property. The application does include 7.47 acers and a reference to 7.58 acres, which includes a clear notation that the 7.58 acres number includes the right of way. An aerial view of the subject property from LeeSPINS clearly demonstrates that Ostego Drive is surrounded on all sides by the subject property. Therefore, this ROW can per calculated within the acreage of the subject property for FLU purposes as described in the application. The STRAP # provided IS NOT included in the application, is not owned by the applicant and was not included in the application materials.

2. Please provide updated service availability letters. The submitted letters are over a year to two years old. This includes the following letters: Fort Myers Beach Fire Control District, Lee County Utilities, Lee Tran, Lee County Sheriff, and Solid Waste. Please have the letters reflect the current request to DRMUSD.

Response: Letters of Availability have been requested from all services providers. The request letters are attached for review and reference. Responses from providers will be supplied to County Staff under separate cover.

3. Will the request include an amendment to Table 1 (a) to allow up to 15 dwelling units per acre using bonus density in the DRMUSD?

Response: Please see the attached strikethrough/underlined version of Table 1(a).

4. The narrative indicates that workforce housing will be placed onsite and the proposed amendments indicates it will be affordable housing. Please identify if the units will be for very low or low income households and if any safeguards will be provided to maintain the unit's affordability over a period-of-time.

Response: The applicant notes that REZ2015-00009 is still applicable to the subject property and clarifies that this application WILL NOT be withdrawn. The proposed text amendment affirms the 38 affordable housing units requested in REZ2015-00009. The application for bonus density clearly states that the units will be "38 affordable (workforce) housing units. The applicant agrees with the published staff recommendation for REZ2015-00009 and the proposed conditions of DCI2015-00015 related to the workforce housing. The applicant continues to expect these conditions to be applicable to the proposed development upon resubmittal of the revised MPD materials, which concurrently support the requested Comprehensive Plan Amendment.

The applicant also notes the density calculations for the requested bonus units also occurred utilizing the 7.58 acres.

5. Will the request include an amendment to Table 1 (b) regarding population accommodation?

Response: The applicant has prepared an amendment to Table 1(b) for the subject property.

6. Please provide soils information pertaining to the subject property. The information provided is not legible.

Response: Please see the attached soils map.

7. Please provide a topographic map depicting the boundaries of the 100-year flood prone areas.

Response: Please see the attached 100 year flood map.

8. Page 14 of the project narrative indicates that a public open space will be provided on the southeastern corner of the property. Who will own the park area and who will maintain park?

Response: The applicant is preparing a revision to the companion Mixed Use Planned Development that supports this Comprehensive Plan Amendment. This question is more appropriately addressed at the time of zoning. For clarity, the applicant intends to manage and maintain the park.

9. Please update the Traffic analysis report. The submitted traffic analysis is out-of-date.

Response: Please see the attached TIS prepared by TR Transportation.

10. Please provide a determination of how the proposed development will address the transit requirements provided in LDC Section 10-442.

Response: As described in response to Question #8, the applicant is preparing a revision to the companion Mixed Use Planned Development that supports this Comprehensive Plan Amendment. This question is more appropriately addressed at the time of zoning. For clarity, a trolley stop is proposed along Main Street in the updated MCP.

Sincerely,

MORRIS-DEPEW ASSOCIATES, INC.

A handwritten signature in cursive script that reads "Tina M. Ekblad".

Tina M. Ekblad, MPA, AICP, LEED®AP BD&C
Planning Director

Enclosure:

Cc:

CPA2017-00005

Staff Recommended Text Amendments with Applicant Revisions (in red)

Policy 31.1.1: These areas can best be characterized by their proximity to the water and need for redevelopment due to changes in the market and outdated development patterns. By virtue of their proximity to navigable water and availability of public services, these locations are suited to accommodate a mixture of uses that range between residential, resort, commercial and industrial type activities that benefit from access to the water front. As Lee County moves toward being a larger metropolitan area and a world class destination, these types of developments can offer a diverse living, working and vacationing experience that benefit the entire area while being environmentally friendly and economically viable. The density ranges from 6 dwelling units per acre to 9.36 dwelling units per acre, except that density may be increased to a maximum of 15 dwelling units per acre if the additional dwelling units are committed to very low and/or low income very low, low, moderate, and workforce income housing units. Residential densities in developments that include commercial and residential uses in the same project or same building may be developed as provided for under the Glossary terms: "Mixed Use," "Mixed Use Building," and "Density."

Policy 31.1.2: Destination Resort Mixed Use Water Dependent location criteria:

1. Areas characterized by predominantly outdated RV type living facilities meant for temporary habitation without individual type land ownership ~~and~~ or depressed/underutilized water dependent waterfronts.
2. Located in Areas characterized as predominantly impacted by a declining water depend~~ent~~ ant industry like commercial fishing or other and with a minimum of ~~8~~ 7 acres of contiguous lands under unified control.
3. Areas within coastal wind zones depicted as 100 Year Flood Plains, as illustrated on Map 9 of the Lee Plan.
4. Areas with direct access to existing roadways and navigable bodies of water.
5. Areas with multiple zoning districts that may not be compatible with each other.

Policy 31.2.3: ~~Adjacent contiguous p~~Properties on San Carlos Island may be added to the category with an amendment to the Future Land Use Map and text. All existing and new developments must be under unified control for common areas.

~~Policy 31.1.3: Destination Resort Mixed Use Water Dependant land use category will only be allowed subject to the other requirements of these Goals, and in areas as defined by the location criteria.~~

~~Policy 31.3.6 The category must be developed with a mix of uses not to exceed:~~

- ~~• Residential (Maximum of 271 dwelling units)~~
- ~~• Lodging (Maximum of 450 hotel rooms)~~
- ~~• Office (Maximum of 10,000 square feet)~~
- ~~• Retail (Maximum of 98,000 square feet)~~
- ~~• Marina (Maximum of 850 wet or dry boat slips)~~
- ~~• Civic (Maximum of 10,000 square feet)~~

31.3.76 (Renumber)

RECEIVED
APR 17 2018

COMMUNITY DEVELOPMENT

CPA 2017-00005

Policy 31.6.1: Mixed-use developments, as defined in the Lee Land Development Code containing both commercial and residential uses within the same development will provide for an interconnection of commercial with residential uses with pedestrian linkages. Mixed-use developments will be limited to an overall density of 9.36 dwelling units per acre at these locations, except that density may be increased to a maximum of 15 dwelling units per acre if the additional dwelling units are committed to very low, low, moderate, and workforce income housing units. Mixed-use developments that include commercial and residential uses within the same development will be allowed to use the entire site for density calculation.

Policy 31.10.1: An agreement must be executed between the County and the property owner to mitigate the project's hurricane sheltering and evacuation impacts. The agreement will include provisions, at the County's option, either provide a fee in lieu pursuant to the Lee County requirements or to construct on site shelter to withstand Category 5 hurricane force winds and storm surge to accommodate residents in compliance with the following requirements:

1. On-site shelters and all required equipment and supplies for these facilities must comply with the following standards:
 - a. Elevation to the anticipated storm surge from a land falling Category 5 storm.
 - b. Construction to withstand winds of 200 mph in accordance with the Florida Building Code.
 - c. Construction with minimum exterior glass with all glazed openings provided with impact protection in accordance with the Florida Building Code.
 - d. Equipped with emergency power and potable water supplies to last up to five days.
 - e. Protected with adequate ventilation, sanitary facilities, and first aid medical equipment.
2. Developer/operator must conduct annual training of the on-site shelter managers. The training is to be conducted by the Red Cross and approved by Lee County Emergency Management.
3. Developer/operator must submit a post storm recovery plan including post storm evacuation plan for review and approval by Lee County Emergency Management.

Added to the Glossary:

Affordable Housing (workforce housing) is defined as housing affordable to households earning between 30 and 140 percent of area median income (AMI), and in which housing cost is 30% or less of total family income.