



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Bay Harbour Marina Village

Project Description: Amend Lee Plan Map 1, Page 1, the Future Land Use Map to change the FLU from Industrial Development and Suburban to Central Urban for a 7.47 acre property.

Map(s) to Be Amended: Map 1, Page 1, Future Land Use Map

State Review Process: ☒ Small-Scale Review ☐ State Coordinated Review ☐ Expedited State Review

1. Name of Applicant: Russell Schropp, Esq
Address: PO Box 280
City, State, Zip: Fort Myers, FL 33901
Phone Number: 239-344-1280 E-mail: russell.schropp@henlaw.com

2. Name of Contact: Russell Schropp, Esq
Address: PO Box 280
City, State, Zip: Fort Myers, FL 33901
Phone Number: 239-344-1280 E-mail: russell.schropp@henlaw.com

3. Owner(s) of Record: Southern Comfort Storage, LLC c/o John "Jack" Mayher
Address: 8632 West 103rd Street, Suite A
City, State, Zip: Palos Hills, IL 60647
Phone Number: 708-205-7750 E-mail: jmayher@mgmconstinc.com

4. Property Location:
1. Site Address: See Attached List
2. STRAP(s): See Attached List

5. Property Information:
Total Acreage of Property: 7.5 (includes to centerline of ROW) Total Acreage Included in Request: 7.5
Total Uplands: 7.47 Total Wetlands: _____ Current Zoning: IL, IM, C-2, MH-2
Current Future Land Use Category(ies): Industrial and Suburban
Area in Each Future Land Use Category: Industrial 7.37 acres Suburban .10 acres
Existing Land Use: Storage (Approved for a Recreational Marina and accessory uses)

6. Calculation of maximum allowable development under current Lee Plan:
Residential Units/Density: 0 Commercial Intensity: 7,500 at Industrial Intensity: 75,000 at
1,000 SF/Acre 1,000 SF/Acre

7. Calculation of maximum allowable development with proposed amendments:
Residential Units/Density: 75 Commercial Intensity: 30,000 SF Industrial Intensity: Water Dependent
Overlay

RECEIVED
MAY 22 2020

COMMUNITY DEVELOPMENT

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

1. Traffic Circulation Analysis: The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

- a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
- b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. Provide an existing and future conditions analysis for the following (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 for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- a. Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:

- a. 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.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. 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
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

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 change based 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 most recent Flood Insurance Rate Map.
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).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically 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 archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) 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 or that affect the subject property. 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.

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

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.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

<input type="checkbox"/>	Completed Application (Exhibit – M1)
<input type="checkbox"/>	Filing Fee (Exhibit – M2)
<input type="checkbox"/>	Disclosure of Interest (Exhibit – M3)
<input type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input type="checkbox"/>	Future Land Use Map - Existing and Proposed (Exhibit – M4)
<input type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input type="checkbox"/>	Lee Plan Analysis (Exhibit – M11)
<input type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M12)
<input type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M13)
<input type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M14)
<input type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M15)
<input type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
<input type="checkbox"/>	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)
<input type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M18)
<input type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M19)
<input type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M20)

APPLICANT – PLEASE NOTE:

Once staff has determined 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 hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

AFFIDAVIT

I, Russell P. Schropp, 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.

Russell P. Schropp 5/21/2020
Signature of Applicant Date

Russell P. Schropp
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on May 21, 2020 (date) by (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification.

Kirsten Reed Shultz
Signature of Notary Public

Kirsten Reed Shultz
(Name typed, printed or stamped)



LETTER OF AUTHORIZATION

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

Southern Comfort Storage, LLC, 1195 Main Street, Ft. Myers Beach, FL 33931

legally described in exhibit A attached hereto.

The property described herein is the subject of an application for development. We hereby designate **James Ink, c/o Waldrop Engineering and Russell P. Schropp, c/o Henderson Franklin Law Firm** as the legal representatives of the property and as such these individuals are authorized to legally bind all owners of the property in the course of seeking the necessary approvals to obtain entitlement authorization from Lee County for comprehensive plan amendment, zoning, and development orders for a mixed use development on subject property. These representatives will remain the only entities to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

SOUTHERN COMFORT STORAGE, LLC

By:

[Signature] MANAGER / member
Owner (signature)

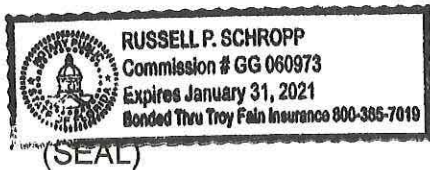
Printed Name, Title

JOHN J. MATHER JR
MANAGER / member

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 22nd day of MAY (date), 2020 by JOHN J. MATHER (name of person providing oath or affirmation), who is personally known to me or who has produced

_____ as identification.



[Signature]
Signature of Notary Public

Print Name Russell P. Schropp



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SOUTHERN COMFORT STORAGE LLC

Filing Information

Document Number	L15000098640
FEI/EIN Number	47-4188794
Date Filed	06/05/2015
Effective Date	06/04/2015
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/19/2017

Principal Address

4137 BAY BEACH LANE
UNIT 5H1
FORT MYERS BEACH, FL 33931

Mailing Address

4137 BAY BEACH LANE
UNIT 5H1
FORT MYERS BEACH, FL 33931

Registered Agent Name & Address

Mayher, John J, Jr.
4137 Bay Beach Lane
5H1
Fort Myers Beach, FL 33931

Name Changed: 01/19/2017

Address Changed: 01/19/2017

Authorized Person(s) Detail

Name & Address

Title MGR

Mayher, John J, Jr.
4137 BAY BEACH LN, #5H1
FORT MYERS BEACH, FL 33931

Annual Reports

Report Year	Filed Date
2018	04/30/2018
2019	05/01/2019
2020	03/23/2020

Document Images

03/23/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
01/19/2017 -- REINSTATEMENT	View image in PDF format
06/20/2015 -- LC Amendment	View image in PDF format
06/05/2015 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Bean, Whitaker, Lutz & Kareh, Inc.

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

Description

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

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

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

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

Continued . . .

PRINCIPALS:

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

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:

JAMES A. HESSLER, PSM
ROBERT L. CARMELLA, PSM
STEPHEN F. SHAWLES II, PSM
MURRY R. SULEN, 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 & Karch, Inc. (LB4919)

43404_OVERALL_LESS RW

6/14/15

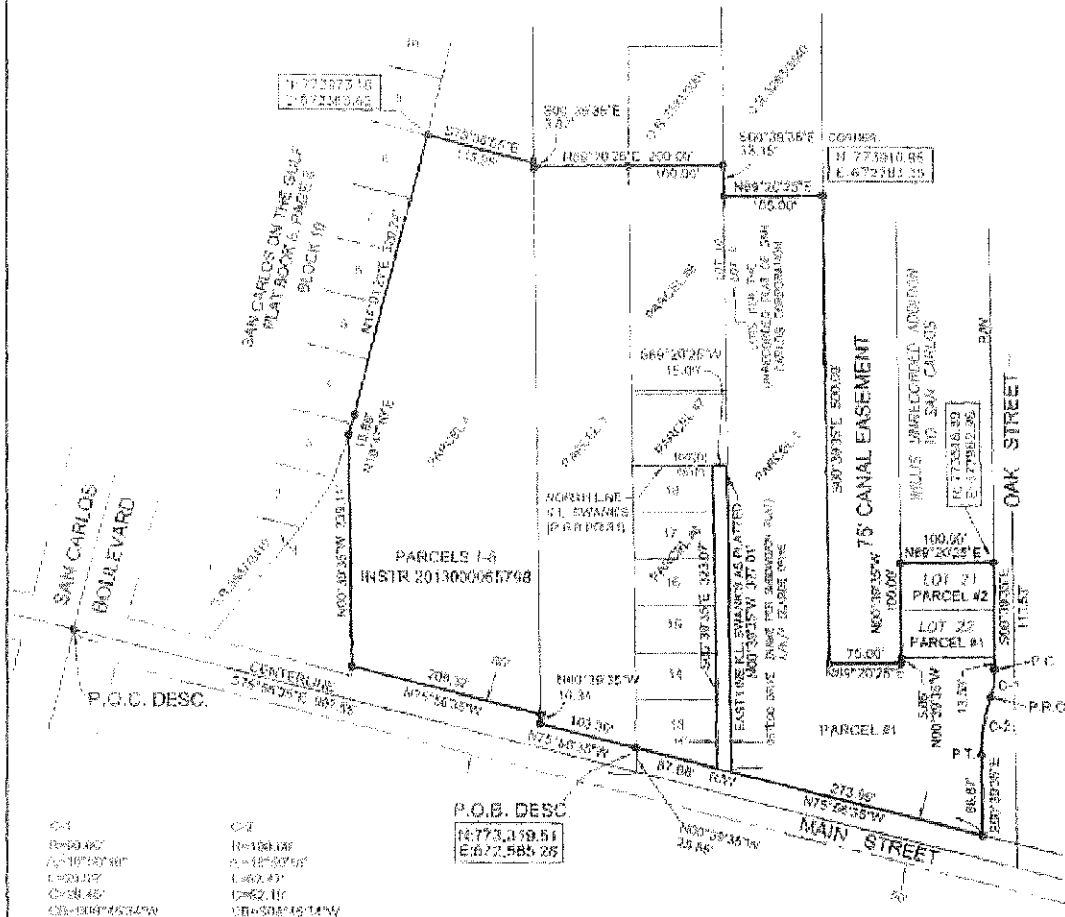

Scott C. Whitaker, P.S.M. 4324

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

Property Identification

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

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



C-1
 R=100.40'
 Δ=18°38'48"W
 L=100.12'
 C=100.40'
 CB=100°45'30"W

C-2
 R=100.40'
 Δ=18°38'48"W
 L=100.12'
 C=100.40'
 CB=100°45'30"W

P.O.B. DESC
 N 77°33'19.61"
 E 67°23'58.28"

N 77°33'19.61"
 E 67°23'58.28"

P.O.C. = Point of Curvature
 P.O.B. = Point of Beginning
 C.S.C. = Curvature
 O.R. = Official Record Book
 P.C. = Point of Curvature
 P.R. = Point of Reversal
 P.T. = Point of Tangency
 INSTR = Instrument Number
 D.W. = Right-of-Way
 P.M. = Point of Measurement
 P.P. = Point of Possession

THIS IS NOT A SURVEY

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

Bean, Whitaker, Lutz & Karch, Inc. (INCORPORATED)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

1000 N. W. 10th Avenue, Suite 100, Fort Lauderdale, Florida 33304 (305) 555-1111

DATE	PROJECT NO.	PROJECT NAME	SCALE	SHEET NO.	TOTAL SHEETS
11-15-15	2101	NEW	1" = 150'	1	1

AFFIDAVIT OF AUTHORIZATION

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

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

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

***Notes:**

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

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

John Mayher
Signature

6/16/15
Date

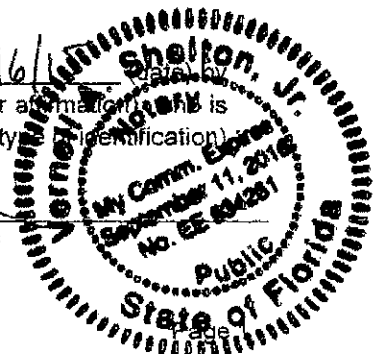
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

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

STAMP/SEAL

[Signature]
Signature of Notary Public



**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

Bay Harbour Marina Village
Comprehensive Plan Amendment
Lee Plan Consistency Analysis
May 20, 2020

Project Name: Bay Harbour Marina Village, CPA2015-00005

Applicant: Southern Comfort Storage, LLC
Jack Mayher
11504 W. 183rd St.
Orland Park, IL 60647
708-205-7750
jmayher@mgmconstinc.com

Representatives:

1. Russell Schropp, Esq., Henderson, Franklin, Starnes & Holt, PA, P. O. Box 280, Ft. Myers, FL 33902; 239-344-1280; russell.schropp@henlaw.com
2. James M. Ink, PE, Waldrop Engineering, 1514 Broadway, Suite 201, Ft. Myers, FL 33901; 239-344-0000; James.Ink@waldropengineering.com
3. Ted Treesh, TR Transportation Consultants, Inc., 2726 Oak Ridge Ct., Ste. 530, Ft. Myers, FL 33901; 239/278-3090; tbt@trtrans.net
4. David W. Depew, PhD, AICP, LEED AP, Morris-Depew Associates, Inc., 2914 Cleveland Avenue, Ft. Myers, FL 33901; 239-337-3993; planning@m-da.com
5. Tina M. Ekblad, MPA, AICP, LEED AP, Morris-Depew Associates, Inc., 2914 Cleveland Avenue Ft. Myers, FL 33901; 239-337-3993; tekblad@m-da.com

Amendment Request:

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 and Suburban to Central Urban.

Property Background

The property subject to the Comprehensive Plan Amendment request is eight parcels located on San Carlos Island. All of the parcels are located on the north side of Main Street, east of San Carlos Boulevard with a land area of approximately ± 7.47 acres. The subject property is currently used as a storage facility and four different zoning designations:

1. Mobile Home (MH-2)
2. Light Industrial (IL)
3. Marine Industrial (IM)
4. Commercial (C-2).



Figure 1: Subject Property – Zoning and Parcel Information

The subject property is an aggregation of various parcel sizes and zoning districts as shown in Figure 1. The ability to most appropriately develop property is dependent not only on the underlying future land use category and implementing zoning district, but also developable area, property orientation, supporting infrastructure, and open space required for permitted uses as identified in the land development code for each zoning district.

A majority of the eight parcels included in the subject property are long and narrow creating a size and configuration that cannot enable the highest and best uses allowed within the existing Industrial FLU and implementing industrial or commercial zoning districts. It is based on these factors that the applicant has worked to combine the properties with appropriate road frontage and waterfront access to increase redevelopment opportunities. The first attempt to redevelop the property was to utilize the existing FLU and zoning to identify the very limited permitted uses allowed across all of these zoning districts. As a result, a special exception and variance (SEZ2007-00041 and VAR2007-00036) were requested and approved to support the establishment 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. FDEP permits and a Lee County Development Order have been issued to support the development of the uses outlined in the special exception and variance. However, in the 10 years that have passed since these approvals

were obtained, the redevelopment of the property has not occurred due to the lack of financial feasibility without additional uses.

The existing Special Exception and Variance promote a water dependent use, consistent with the property's location within the water dependent overlay. The commercial marina and accessory uses are proposed to remain as part of the proposed mixed use planned development to maintain consistency with the water dependent overlay. However, the permitted marina, dry storage and ancillary uses cannot support the same type of Industrial Marine activity as the properties located within the South of Main Street water dependent overlay. The canal located to the east of the subject property is interconnected with a minor boating channel. However, the depth of the canal and the minor channel are limited in depth to 5 feet or less. Only smaller recreational watercraft can navigate the existing canal and minor channel. Unfortunately, the property's history has demonstrated without a mix of uses, the economics of a marina-only operation on-site are not feasible.

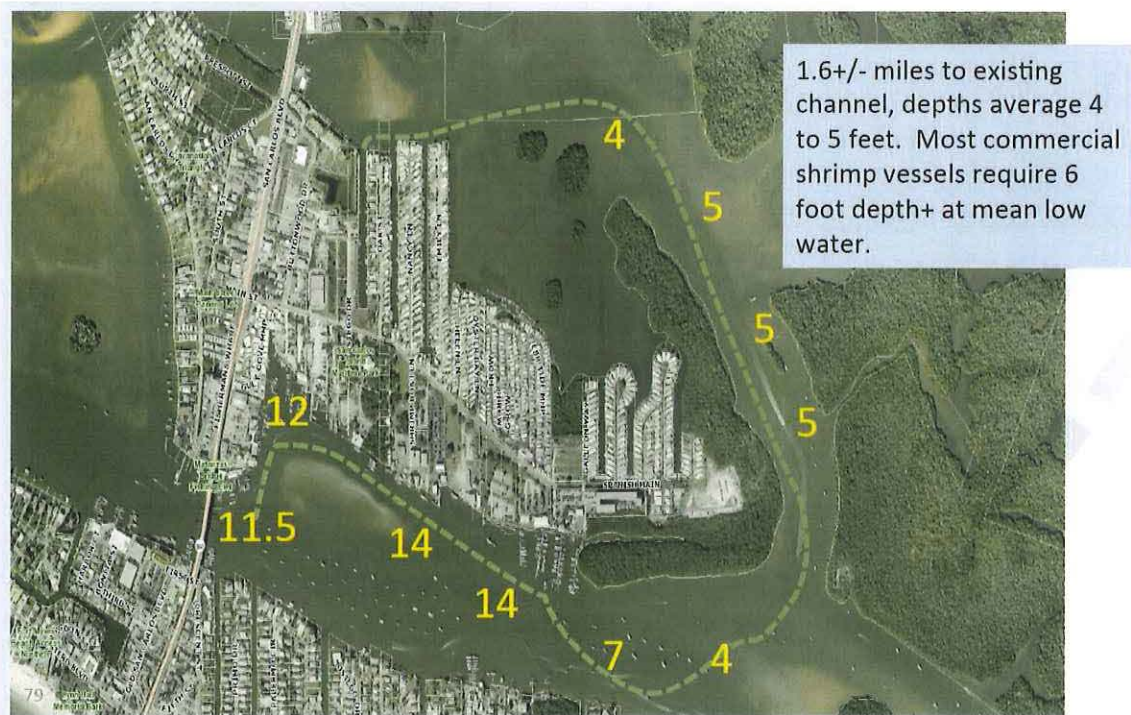


Figure 2. Channel Depth Surrounding San Carlos Island

For context, commercial fishing/shrimping vessels require over 6 feet of depth at mean low tide. This minimum depth is only available on the south side of San Carlos Island and within Matanzas Pass. These conditions significantly limit the types of water dependent uses that can be provided on-site consistent with the existing Industrial future land use.

Surrounding Properties

The subject property is located on San Carlos Island in an area with a mix of residential, commercial and industrial uses.

	Future Land Use	Zoning	Relevant Notes
North	Industrial Development	IL; C-2; IM; and AG-2	Commercial and Industrial Uses
South	Industrial Development; Public Facilities	IL; CM; RM-2; IPD; and CFPD	Industrial Marina; Commercial; and Residential Uses (across 50' Main Street)
East	Suburban	MH-2	Residential (across a 75' canal)
West	Industrial Development	MPD, PUD	Commercial and Industrial Uses



Figure 1: San Carlos Island and Subject Property

North

To the north of the subject property are commercial and industrial uses, mainly for warehousing and distribution as well as equipment storage. The properties to the north of the subject property are within the Industrial Development future land use category and zoned commercial and industrial. The property immediately north of the subject property adjacent to the eastern canal is zoned agricultural. The concurrent planned development for the subject property demonstrates that the proposed development, which includes residential, commercial and

industrial uses, clusters the development away from the northern properties to further promote compatibility with the existing uses. The existing north/south platted access through the subject property will remain and is proposed to be widened and paved to improve access to the adjacent northern properties.

South

Main Street directly abuts the property's southern boundary. The properties across Main Street to the south are located within the Industrial Development future land use category and with industrial and commercial zoning, with a single non-conforming residential parcel to the southeast. Most of the existing businesses promote industrial marina uses due to the available access to deeper water in Matanzas Pass. The San Carlos Isle Maritime Park, a Lee County owned Community Facility Planned Development, is also located to the south of Main Street.

The properties to the south of Main Street have water access to Matanzas Pass which interconnects with the Gulf of Mexico. However, the characteristics of this water access are vastly different than the minor boating channel to the north of the subject property. The increased average depth of the submerged waterfront land is over 10 feet and the direct access to the designated major boating channel as identified by Lee County Division of Natural Resources Waterways Map. These factors improve access to the open waters of the Gulf of Mexico.

The concurrent planned development for the subject property demonstrates that the proposed development, which maintains the existing approvals for a marina and supporting commercial uses and adds a residential component. The proposed Master Concept Plan demonstrates over a 50 foot setback from Main Street and the side property boundaries for the proposed mixed use building. Additionally, the mixed-use building is limited to 100 feet in height and is required to have tiered architecture along the Main Street frontage to ensure appropriate scaling. Improvements to Main Street and enhanced landscaping along the roadway frontage area also proposed to maintain a pedestrian scale environment along the multi-modal enhancements proposed for the Main Street frontage.

East

A portion of the eastern property boundary is a 75-foot wide man-made canal; east of the existing canal are residential uses consisting mainly of mobile homes and some conventional single-family residences. All these older residential uses are nonconforming due to density, and none of them comply with current flood elevation requirements. These properties are within the Suburban Future Land Use Category with an MH-2 zoning.

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 the approval includes:

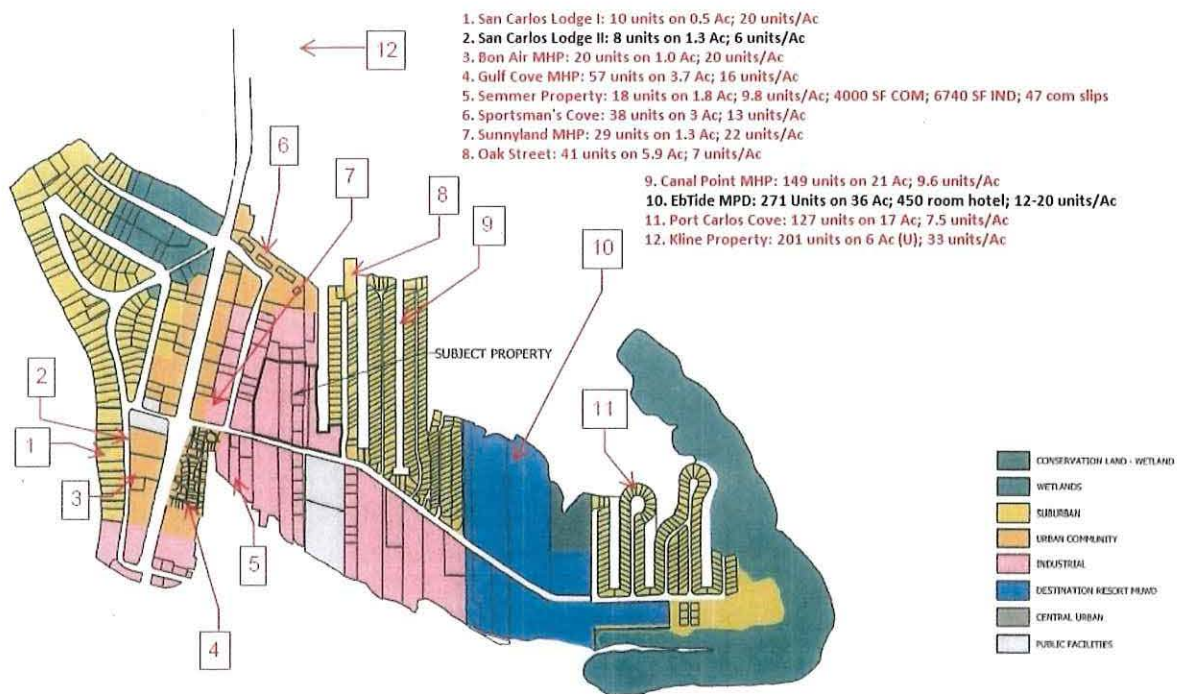
- 450-unit hotel with a 75,000 SF convention center
- 271 multi-family residential units
- 10,000 square feet of Commercial Office

- 85,000 square feet of Commercial Retail
- Existing 850 slip marina
- Maximum building height of 230 feet.

The EbTide project has a property specific Future Land Use Category; Destination Resort Mixed Use Water Dependent and is zoned Mixed Use Planned Development.

West

The parcels adjacent to the western property boundary are of various sizes ranging from 0.14 to 0.79 acres. These properties are within the Industrial future land use, commercial and industrial zoning with open storage, warehousing, and distribution as the principal uses. The existing development west of the proposed development is similar to the existing uses found north and south of the subject property. The concurrent planned development for the subject property places the mixed use building 50 feet from the western property boundary with required buffer and building perimeter landscaping and open space to promote compatibility with the existing uses.



SAN CARLOS ISLAND

Figure 2: Surrounding Land Uses

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. This FLU category is defined by Lee

Plan Policy 1.1.7 which describes this land use category as a category which is to support the County's economy with locational standards, access to transportation, urban services and opportunities for economic development. Industrial land uses are governed by Goal 7 of the Lee Plan which promotes opportunities for well-planned development at suitable locations within Lee County. Policy 7.1.3 states that Industrial land uses must be located in areas appropriate to their special needs including flexibility in site selection, access by truck, air, deep water and rail, commuter access, utilities and proximity to supportive and related land uses and compatibility with neighboring uses.

Since the adoption of the Lee Plan in 1984, not only have the Industrial needs within this portion of the County declined, but the locational access does not exist to meet the special needs of industrial uses. The subject property is located in a portion of Lee County that has seen declining industrial uses and activity as the County has grown in size and urban complexity. While some industrial uses remain, they are clustered on the south side of Main Street where the water depth can accommodate larger vessels for commercial fishing, associated manufacturing and marine repair. Additionally, the necessary infrastructure for logistics supporting other industrial uses is not available. San Carlos Island is accessed by a single north/south arterial roadway, San Carlos Boulevard, which on the Island is two lanes traveling north and a single lane traveling south. Additionally, San Carlos Island is approximately a 20-mile drive from the Southwest Florida International Airport and surrounding the Tradeport area – the prioritized location of logistics, warehousing, manufacturing and other industrial uses. This requires extensive travel for goods to and from this area of the County, and with the amount of available land within the Tradeport, it is unlikely new industrial uses will utilize the San Carlos Island for industrial activities.

A professional valuation and feasibility consulting analysis conducted by Maxwell, Hendry and Simmons demonstrates that existing industrial uses on the island are under performing. This analysis included a feasibility study to explore if development of an industrial use would be financially feasible. The study demonstrated that an industrial use would not generate income sufficient to support development. Additionally, the feasibility dynamics analyzed support that there has not been any significant industrial or commercial development/redevelopment South of Main Street, as well as throughout the Island for the better part of 40 years, indicating the market is simply not there to support such uses. This shift in demand is also consistent with the operational changes in shrimping and related fishing industries that have severely reduced the need for land-based processing facilities. The commercial shrimping industry now utilizes technology that permits shipboard freezing, reducing the need for dockside processing facilities and additional land area. Additionally, 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; both of which are located on the South side of Main Street where deeper water is available.

The significant changes that have occurred in this area of Lee County since the adoption of the Lee Plan in 1984 no longer support the subject property's location as an area that provides significant investment into the County's industrial economy. The property also does not meet the special locational and logistical needs of industrial uses due to the extensive travel times required between the subject property and the Tradeport/Southwest Florida International Airport – the designated location within the County for industrial activities. Therefore, the applicant's request is appropriate, warranted and justified to remove the subject property from the Industrial Development Future Land Use category to the Central Urban Future Land Use category. This FLU category would permit the existing approved development to remain and incorporate a residential component to establish a viable development on the subject property. These amendments are also in conjunction with a companion Mixed Use Planned Development rezoning application (DCI2015-00015) being reviewed concurrently that, may be viewed as data and analysis, and in combination, will ensure land use compatibility and provide the needed catalyst for redevelopment of the subject property and the surrounding area consistent with the vision of San Carlos Island outlined in Goal 32 as well as the Iona/McGregor Planning Community.

Proposed Future Land Use Category

The requested Comprehensive Plan Amendment would place the property within the Central Urban future land use designation; which permits industrial, commercial and residential mixed uses, consistent with the existing uses surrounding the subject property. This future land use category would enable the subject property to provide an appropriate transition from the existing commercial and industrial uses to the south, west and north and the existing residential uses to the east. The Central Urban category permits a standard density of 10 dwelling units per gross acre, which would establish a total of 75 residential units on the subject property. The companion Mixed Use Planned Development application demonstrates the zoning request is maintaining the existing approved commercial retail, restaurant, and marina, permitted in this future land use category, and encouraged as described by Objective 11.1.

The companion Mixed Use Planned Development also demonstrates the proposed design of the development promotes compatibility with the existing and expected future land uses in the surrounding area. Along the eastern property boundary adjacent to the existing canal are three story townhomes providing visual screening, step down height and a transition to the existing single family residential to the east of the canal. From the north, west and southern property boundaries a 50 ft minimum setback is maintained or exceeded to promote open space and buffering between the existing adjacent uses and proposed mixed use building.

Concurrent Application Review

The Comprehensive Plan Amendment application request for Bay Harbour Marina Village was filed on June 18, 2015. The applicant also refiled a companion Mixed Use Planned Development rezoning application (DCI2015-00015) on September 15, 2017 to rezone 7.47 acres after being remanded by the BOCC. This application is being reviewed concurrently with this comprehensive plan amendment application.

Florida Statutes Chapter 163.3184(12) provides that "at the request of an applicant a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection." This requires Lee County to consider the concurrent rezoning request on the subject property. Consideration of this rezoning application and the supporting materials can be part of the data and analysis in support of the proposed amendment.

DCI2015-00015 was filed on September 15, 2017, seeking to rezone 7.47 acres from Light Industrial (IL), Marine Industrial (IM), Commercial (C-2) and Mobile Home (MH-2) to Mixed Use Planned Development to maintain existing marina related approvals and provide additional commercial uses and include multi-family residences.

Lee Plan Policies

The companion Mixed Use Planned Development for the Bay Harbour Marina Village demonstrates the proposed development plan for the subject property seeks to promote an integrated mixed-use project. The residential, commercial, and light industrial development maintains the existing approved development parameters of the subject property and applies a residential component consistent with Policy 1.1.3 of the Lee Plan which states,

"The Central Urban areas can best be characterized as the "urban core" of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral and other close-in areas near these cities; and also the central portions of the city of Bonita Springs, Iona/McGregor, Lehigh Acres and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service - water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20du/acre) utilizing Greater Pine Island Transfer of Development Units."

To ensure the timing of development addresses the expected population growth; Lee County has implemented a Planning Communities Map (Map 17) and Acreage Allocation Table (Table 1(b)). At the time of Development Order all development projects are required to demonstrate the acreage of the project is accommodated within Table 1(b) for the Planning Community the project is located within. Additionally, projects requesting a Future Land Use Map amendment should review Table 1(b) for the Planning Community the amendment is requested within to ensure adequate acreage is available for the development expected to occur by the requested amendment.

Policy 1.7.6 describes this process:

The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent and location of

generalized land uses for the year 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No final development orders or extensions to final development orders will be issued or approved by Lee County which would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:

- 1. For each Planning Community the county will maintain a parcel based database of existing land use. The database will be periodically updated at least twice every year, in September and March, for each Planning Community.*
- 2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the project acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b), Acreage Allocation Table regardless of other project approvals in that Planning Community. For limerock mining in Planning Community #18, see special requirements in Policy 33.1.4 regarding industrial acreages in Table 1(b).*
- 3. At each regularly-scheduled date for submission of the Lee Plan Evaluation and Appraisal report, the county must conduct a comprehensive evaluation of Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution, problems with administrative implementations, if any, and areas where the Planning Community Map and the Acreage Allocation Table system might be improved.*

The subject property is located within the Iona/McGregor Planning Community. The Planning Community Year 2030 Allocations indicates that 4,104 acres are allocated for residential uses and 1,100 acres are allocated for commercial uses in the Iona/McGregor Planning Community. The properties to the west and northwest of the subject property are within the Central Urban Future Land Use, are currently developed, and do not have residential uses on-site. Therefore, there is adequate existing residential acreage within the Central Urban FLU for the Iona/McGregor Planning Community to accommodate the requested FLU Map Amendment and the request is consistent with Policy 1.7.6 of the Lee Plan.

The Iona/McGregor Planning Community spans a large portion of southeast Lee County and is subdivided into three distinct areas, one of them being Sand Carlos Island. The vision statement for this Planning Community includes specific details for San Carlos Island which is described as a location that is mostly built out and will continue to experience infill development and redevelopment while maintaining the existing marine oriented nature of the Island. Additionally, the vision for the entire Iona/McGregor planning community describes that due to its proximity to the coastline and beaches, will be a popular destination for "seasonal residents." The requested Future Land Use Map will maintain consistency with the Planning Community by continuing to promote infill development on the subject property that maintains the existing marine oriented uses and provides additional residential to support the expected growth of the community.

Objective 2.1, 2.2, and Policy 2.2.1 discuss the timing and pattern of new development. Lee County has committed to directing development to those properties that conserve natural resources, minimize the cost of infrastructure expansion, are located in areas where adequate facilities exist, and which will be evaluated in terms of compatibility and other related elements of public health, welfare and safety. The proposed development is appropriately classified as infill redevelopment and will occur within a future urban area consistent with policy 2.1.1. Therefore maintenance of the uses currently approved on-site and addition of the residential uses through the application of the Central urban FLU will promote a contiguous and compact growth pattern on the subject property and within an area of existing development in Lee County; which will also minimize the cost of services consistent with Objectives 2.1 and 2.2. The requested future land use category is a "Future Urban Category" with access to all required Urban Services consistent with Objective 2.2.

Utilities – The property is within the service area for Lee County Utilities as depicted by Maps 6 and 7 of the Lee Plan. A Letter of Availability was received from Lee County Utilities confirming capacity is available for the proposed development demonstrating consistency with Standards 4.1.1 and 4.1.2.

Emergency Services – The property is within the service area for the Fort Myers Beach Fire Control, Lee County Sheriff and Lee County EMS.

- The existing FMD Fire Station located at 17891 San Carlos Boulevard (Station #32) is approximately 1.9 miles from the subject property and provides a co-location for Lee County EMS.
- The existing Lee County Sheriff's Station located at 15650 Pine Ridge is approximately 5 miles from the subject property.
- Approval of the request will not cause any levels of service to fail.

Public Transportation – Existing Trolley Route 400 travels San Carlos Boulevard to and from the existing transfer station at San Carlos Boulevard and Summerlin Road, onto Estero Island and down to Lovers Key State Park. There are three available bus stops within the standard pedestrian shed distance, which is defined in the Lee Plan as a .25 or .50 mile walk from the subject property.

Parks and Recreation – The existing inventory of regional and community parks in Lee County exceeds the level of service requirement and is expected to continue to address demand for the next 5 years according to the 2019 concurrent report published by Lee County. Approval of the request will not cause any levels of service to fail.

Roadway Infrastructure – the subject property fronts Main Street, a collector road; which interconnects with Buttonwood Road and San Carlos Boulevard. The Florida Department of Transportation is currently designing improvements to San Carlos Boulevard in the vicinity of Main Street which includes a traffic light at the intersection of San Carlos Boulevard and Main Street.

Public Schools – the subject property is within the South Zone for the Lee County School District. Fort Myers Beach Elementary, Lexington Middle and Cypress Lake High Schools are within this zone. According to the 2019 Concurrency Report published by Lee County there are 516 elementary and 138 middle seats available. High School demonstrates a deficiency; however, the capacity of the new Bonita Springs High School is not included in this calculation and will address the known deficiency. Approval of the request will not cause any levels of service to fail.

Surface Water Management - The future development of the subject property will be consistent with the requirements of Policy 95.1.3 of the Lee Plan and the minimum Level of Service for stormwater management based upon the issuance of a modified or newly issued Environmental Resource Permit by either the South Florida Water Management District or Florida Department of Environmental Protection.

Solid Waste - The property is within the service area for the Lee County Solid Waste Franchise – Service Area 2 and is served through Lee County's franchised hauling contractor Advanced Disposal. A Letter of Availability is on file to demonstrate adequate capacity is available to serve the proposed future development. Disposal of waste generated from the subject property will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. The Letter of Availability on file indicates service is available to the subject property and plans have been established that target growth and long-term disposal capacity for this particular area.

Employment and Commercial Centers - The proposed development is located in the vicinity of a number of employment and commercial centers within the Iona/McGregor Planning Community as well as the Town of Fort Myers Beach. Based on the Iona/McGregor Vision Statement, areas of commercial development offering employment opportunities are most prevalent around the major intersections and along the corridors of San Carlos Boulevard and Summerlin Road. Additionally, a "primary medical service area" and supporting commercial businesses exist and are continuing to develop along the Summerlin Road corridor. The San Carlos Island area provides a variety of commercial retail and service uses as well as the area's primary concentration of marine related businesses. The Town of Fort Myers Beach is a significant employment center near the proposed development due to the numerous commercial retail, hospitality, and service businesses as well as government and public facilities.

Goal 5 and its attendant objectives and policies deal with residential development and ensuring adequate locations are available to accommodate the projected population of the County. According to the Florida Demographic Estimating Conference, Lee County had a population of 735,148 as of April 1, 2019. By 2030, the planning horizon of the Lee Plan, the population is expected to increase to 904,654 and by 2040 the population is expected to be 1,010,872. The requested future land use amendment and concurrent Mixed Use Planned Development will permit Lee County to accommodate additional population growth that is expected to occur in an

area of the county that is already developed, has access to the required urban services, and is undergoing capital improvements to continue to accommodate the expected population.

Objective 5.1 requires development approved to consistent with the residential policies as well as the standards in Goal 4. As previously described, the subject property will be serviced by Lee County utilities for potable water and sanitary sewer consistent with Standards 4.1.1 and 4.1.2. The property was previously developed and currently is utilized for storage; therefore, no environmentally sensitive areas occur on-site consistent with Standard 4.1.4.

Policy 5.1.1 requires development meeting certain thresholds to be permitted in the form of planned developments. A concurrent Mixed Use Planned Development, DCI2015-0015 has been filed to demonstrate the form of development expected to occur on the subject property consistent with this policy.

Policy 5.1.3 directs high-density residential developments to locations that are near employment and shopping centers, parks and schools, and accessible to mass transit and bicycle facilities. The requested 10 du/ac is not considered high-density residential when compared to the existing surrounding residential neighborhoods which range from 7 to 20 dwelling units per acre. However, the subject property is consistent with this policy as it is located less than 500 feet from San Carlos Boulevard, a major arterial road providing vehicular access to major commercial centers within the County. There is also a Lee Tran route along San Carlos Boulevard that will bring patrons to the existing transfer station at San Carlos Boulevard and Summerlin Roads; providing access to larger portions of the County and other employment areas. A sidewalk is available along San Carlos Boulevard promoting pedestrian and cycling opportunities. Improvements to Main Street will be undertaken as part of the rezoning request.

Policy 5.1.5 is intended to protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment and provides enabling language to adopt conditions to minimize or eliminate the potential impacts. The proposed development includes residential, commercial and light industrial uses in an area of Lee County with existing residential, commercial and light industrial uses. The companion planned development demonstrates that architectural features and setbacks are implemented to ensure the proposed development is setback from the property boundaries and will not physically encroach into the adjacent properties. The proposed access to the property is from an existing collector that serves existing residential, commercial and industrial. The mixed-use development proposed to be implemented in the requested Central Urban future land use is consistent with policy 5.1.5 to protect existing and future residential areas.

Finally, Policies 5.1.6 and 5.1.7 requires that multi-family and mixed-use developments have open spaces, buffering, landscaping and community facilities (such as park, recreational, and open space areas) that are functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. These pathways must be interconnected with adjoining developments and public pathways whenever possible. The proposed development plan as

implemented by the concurrent Mixed Use Planned Development demonstrates large open spaces and publicly accessible recreation facilities are proposed in the southeast corner of the property adjacent to 2 public rights-of-way. The cross section for the proposed Main Street improvements along the property's frontage includes a pedestrian and bicycle pathway to promote accessibility for the entire neighborhood. Additional open spaces and landscape buffers are provided throughout the development and at all property boundaries in excess of that required by the Land Development Code.

Goal 6 of the Lee Plan governs commercial development and identifies characteristics that should be exhibited by commercial development. Consistent with policies 6.1.2 and 6.1.3 the proposed commercial development is included in the Mixed Use Planned Development application and is being evaluated by Lee County Staff to ensure there are no negative impacts to the transportation network and surrounding uses and the proposed concept plan includes appropriate buffering, setbacks, access to urban services and an integrated site plan to promote walkability and shared parking.

Policy 6.1.4 states, "Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities." The subject property is designed and arranged in an integrated and cohesive unit. The development will be in accordance with the requirements of the Lee County Land Development Code (LDC). The proposed development will provide landscape plantings and civic space not presently found on site. The applicant has indicated that all necessary services are available to the site and will be enhanced if not found adequate to serve the proposed development. The proposed development will not reduce the level of service (LOS) below acceptable levels. The proposed development is consistent with Policy 6.1.4 of the Lee Plan.

Goal 11 and Objective 11.1, Policies 11.1.1 encourage mixed use development and "strongly encourage" developments within the Intensive Development, Central Urban, or Urban Community to be developed with two or more uses such as residential, commercial (including office), and light industrial. This project is proposed to be designated as Central Urban and proposes residential, commercial and light industrial consistent with objective 11.1 and policy 11.1.1.

The concurrent MPD promotes a mix of uses to redevelop the subject property into a sustainable community with uses that provide a viable integrated but diversified mix of land uses. The primary building on the subject property is the proposed mixed-use building, which is a single structure that integrates residential, commercial and industrial uses. Specifically proposed are 75 residential units, a parking garage, 286 dry boat storage slips, and liner commercial buildings are proposed to be included within the single structure. In addition, the proposed development has increased setbacks for the proposed mixed use building and provides a publicly accessible 20,000 SF civic space area, which includes access to the canal, as well a mixed use path along Main Street with pedestrian connectivity integrated into the site plan between the proposed mixed use building, civic space area, and Main Street. This mixed-use redevelopment project, as depicted on the MCP, will provide for a safe location for a mass transit stop in coordination with LeeTran.

A full streetscape will be provided on Main Street to allow improved walking and biking opportunities ensuring “greater connectivity” between all internal and surrounding land uses and destinations. Collectively, the redevelopment of the subject property located within the Central Urban future land use category, a designated Future Urban Area, into a mixed use project of this type is consistent with existing efforts made by Lee County to support the existing surrounding community and thus is consistent with Objective 11.1: Mixed Use Development which seeks to “allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development.”

Policy 11.1.2 permits residential densities to be calculated from the entire project area when the development is located in the Central Urban future land use category. The requested FLU Map Amendment would permit the residential density for the concurrent mixed use planned development to be calculated from the entire 7.47 acres consistent with policy 11.1.2.

Lee Plan Goal 32 outlines additional objectives and policies to implement the San Carlos Island Community Plan. Objective 32.1 implements the Water Dependent overlay zoned identified in Policy 1.7.5 and provides specific requirements for San Carlos Island to protect marine oriented land uses on the island from incompatible or pre-emptive land uses. The requested Central Urban FLU demonstrates compliance with Objective 32.1 through the concurrent mixed use planned development; which maintains the existing approved marine, dry boat storage, ship store and restaurant on the eastern portion of the property supporting the intent of the Water Dependent Overlay.

Policy 32.2.3 requires recreation areas to have minimal impervious surfaces and policy 32.2.4 requires the design of sidewalks, bike paths and mass transit routes to provide convenient and safe access to recreational facilities in the area. The master concept plans of the concurrent mixed use planned development demonstrates that the proposed recreational areas have minimized impervious surfaces. The civic space in the southeast corner of the subject property demonstrates improvements in the form of sport courts and compliance with LDC Section 10-415(d)(2)d. which limits the impervious area to 20% of the open space calculation consistent with policy 32.2.3. The Master Concept Plan also demonstrates a pull off location for a Lee Tran bus stop along the frontage of the property as well as a cross section for improvements to Main Street that will promote an on-street bike lane and pedestrian sidewalk along the frontage of the property consistent with policy 32.2.4. Incorporating these features into the master concept plan ensures that private funding will support the development of pedestrian and bicycle improvements consistent with policy 39.6.2. These multi-modal features are also consistent with future urban areas having balanced modes of transportation as described by policy 39.2.1.

The location of the subject property on San Carlos Island has led to discussions about the appropriateness of residential with the location of the property in a Coastal High Hazard area (CHHA). Lee Plan Goal 101 and its subsequent objectives and policies speak to “protect human life and current and future development from the impacts of coastal flooding. The Lee Plan does not prohibit development in coastal communities or within the Coastal High Hazard Area (CHHA),

but provides guidance for development to occur. Residential uses of the subject property will be elevated above minimum flood elevations and designed to current building codes.

Objective 101.1 seeks to improve the function of natural systems as a defense against coastal flooding and implementing policy requires development within the CHHA be compatible with natural systems. The future development of the subject property will be consistent with this objective and policy as implemented by the mixed use planned development. The subject property was previously developed and is currently utilized for storage, as such there is no existing wildlife habitat or environmental sensitive habitats on-site. Therefore, any improvements to the site related to stormwater management will be designed consistent with Lee County's land development code and the regulations of the South Florida Water Management District.

Through the mixed use planned development application, the applicant has consulted with Public Safety staff about the design criteria that must be met by the proposed development to mitigate the risks of locating residential uses in the Coastal High Hazard Area. The applicant is proposing a site design that will address the danger of storm events, which will be reviewed as part of the concurrent rezoning case to ensure that it adequately addresses projected storm hazards. Additionally, the MPD has been conditioned to require a developer's agreement and establish design criteria for an on-site shelter, or contributions to the County's shelter facilities, development of a post storm recovery plan and educational materials that have to be provided to residents on an annual basis. The provision of educational materials annually to residents is consistent with policy 101.3.4

Policy 101.3.2 restricts development in the CHHA to uplands and the redevelopment of the subject property is consistent with this policy. As a previously developed property with an existing storage business on-site, and the former Compass Rose Marina, there are no wetlands or environmentally sensitive habitats on-site.

Policy 135.9.5 requires, "New development adjacent to areas of established residential neighborhoods must be compatible with or improve the area's existing character." Accepting for purposes of discussion that this Policy would apply for redevelopment of an infill property, the subject property is adjacent to and near existing residential neighborhoods. The proposed mixed-use development will be compatible with and will improve the character of the area as demonstrated by the design parameters of the accompanying rezoning request. The neighborhood currently consists of mobile home parks and industrial and commercial uses, few, if any, of which comply with current FEMA requirements. The proposed uses for the subject property as outlined by the concurrent mixed use planned development include commercial, light industrial, and residential uses, which are present in the area. Although the type and heights of structures are different than what currently exists in the immediate area, the Ebb Tide development just ¼ mile to the east, will be of greater intensity and overall density than the Bay Harbour Marina Village project and contain building heights well beyond what is proposed for this development. Main Street was developed in the fifties and sixties and is ripe for redevelopment, with fishing and shrimping activities in decline and no longer providing the

necessary economic vitality to the area. Further, the age of the existing structures in this portion of San Carlos Island mean that modern building codes and flood elevations have not been met for most of the existing development. This project may be the catalyst the area needs for redevelopment, and that is supported by the Lee Plan.

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

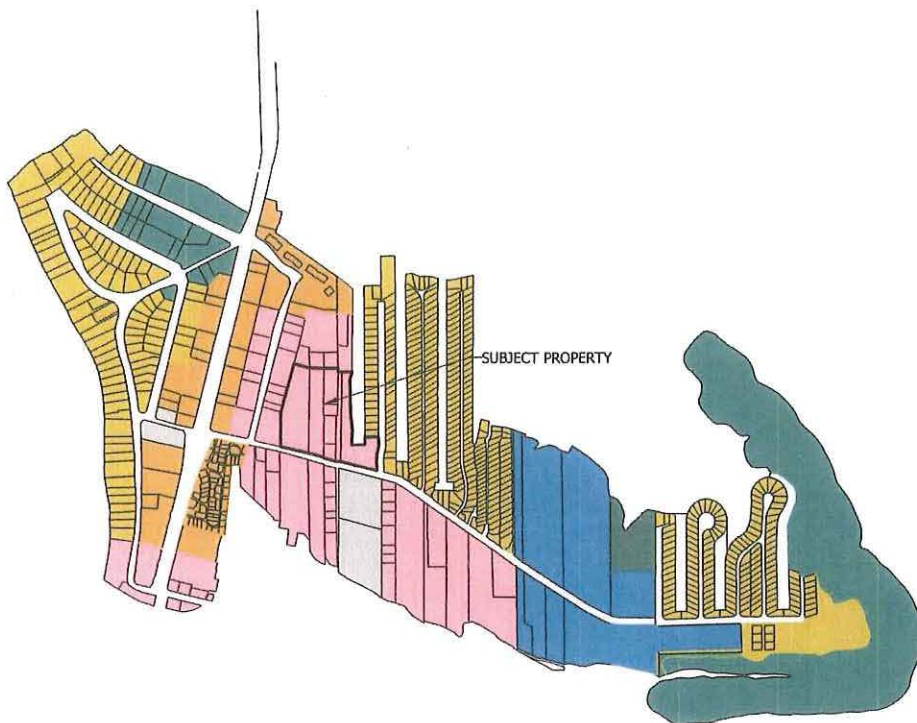
The proposed MPD rezoning and associated MCP submitted by the applicant does not inhibit the location of water-dependent uses on the subject site. The proposed concept plan provides for a wide variety of uses including a recreational marina, wet and dry boat storage, and limited light industrial uses consistent with the intent and location criteria of the Water-Dependent Overlay. The proposed MCP and Schedule of Uses demonstrate the location and the specific water dependent uses will be provided. The existing approved Marina and Dry Storage/Boat Barn are maintained through the MPD request and are located in the eastern portion of the property within the overlay and adjacent to the canal. A recreational marina is an appropriate water dependent use for the property and will be a viable development with the addition of the requested residential to spur the redevelopment of the subject property in a manner that is consistent with the surrounding properties as well as the conditions of the adjacent canal and minor channel.

Conclusion

The subject property's current land use is not appropriate given the existing changing conditions of industrial development within Lee County and the declining nature of the industrial fishing industry. The existing future land use designation does not provide a reasonable, economically beneficial use for the subject property. The requested Central Urban FLU will strike a balance between the uniqueness of the property within the Water Dependent Overlay while also providing a mix of uses to promote redevelopment. The requested amendment to permit residential uses while maintaining the existing commercial and light industrial uses consistent with all other Future Urban FLU categories in the area and is not in conflict with the property's location within a Coastal High Hazard Area.

The Lee Plan is a comprehensive vision document that generally depicts what Lee County is expected to look like by 2030 and beyond with regard to growth patterns, protection of natural resources and the character of the planning communities. However, the Lee Plan is not a static document and changing conditions to communities in addition to industries must be reviewed and impacts regarding the implementation of the Lee Plan considered. Due to the changing conditions of the San Carlos Island Community and the fishing industry, the existing Industrial Future Land Use category, which has been in place since 1984 is no longer appropriate or able to implement the necessary redevelopment of the San Carlos Island community.

The requested amendment to the Central Urban Future Land Use category will promote redevelopment while also maintaining water dependent uses to establish a community supporting development on the subject property. The concurrent mixed use planned development establishes the maximum development parameters for industrial, residential and commercial uses as well as minimums for publicly accessible civic spaces, parking and waterfront uses ensuring the vision for the San Carlos Island community is maintained.



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

SAN CARLOS ISLAND

SCALE 1" = 1000'



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

CURRENT FUTURE LAND USE

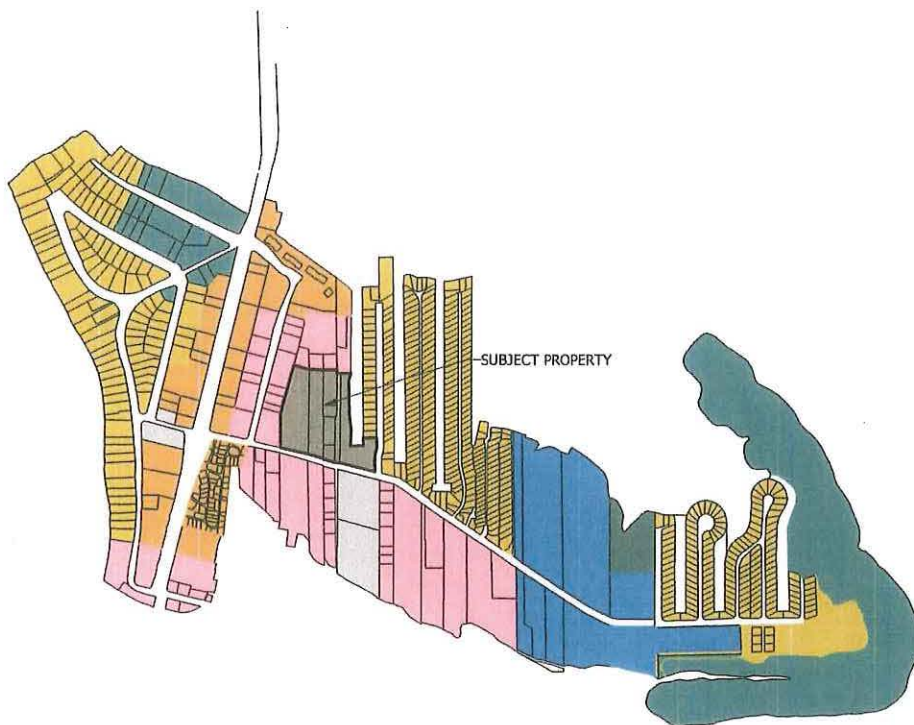
BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 6.2015

EXHIBIT: A.2



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

SAN CARLOS ISLAND

SCALE 1" = 1000'



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

PROPOSED FUTURE LAND USE

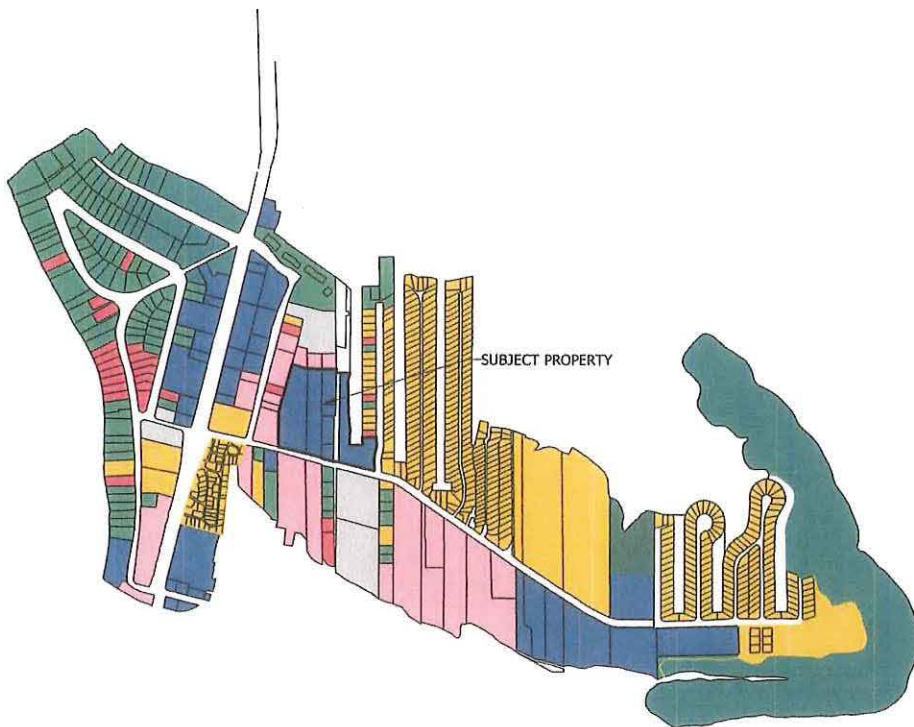
BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 6.2015

EXHIBIT: A.3



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

SAN CARLOS ISLAND

SCALE 1" = 1000'



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

EXISTING USE OF LAND

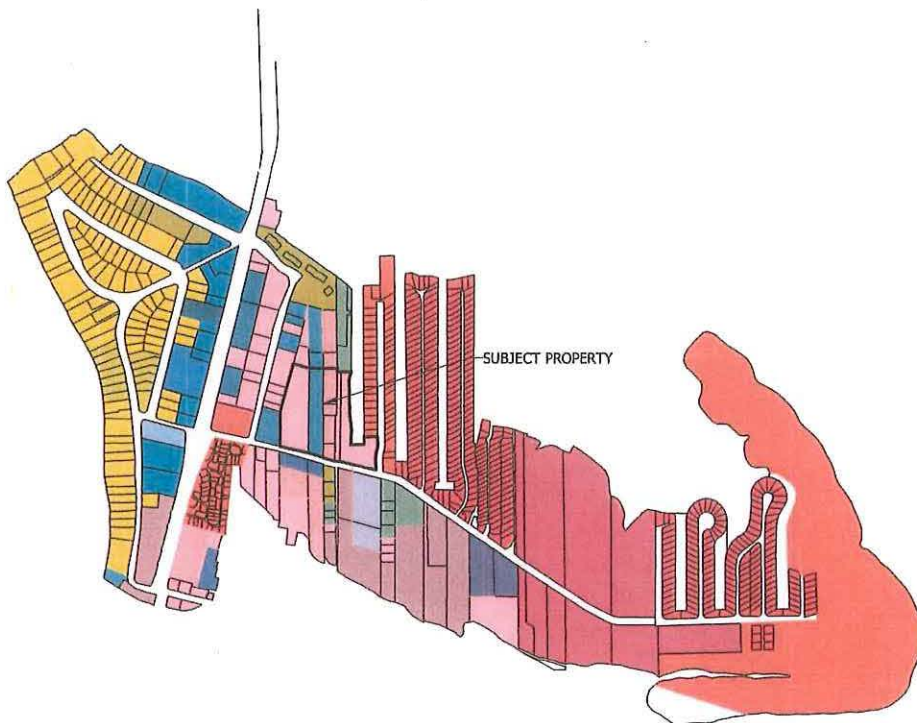
BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 6.2015

EXHIBIT: A.4



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

SAN CARLOS ISLAND



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

EXISTING ZONING MAP

JOB #: I15017

BAY HARBOUR MARINA VILLAGE

DATE: 5.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: A.5



Bean, Whitaker, Lutz & Kareh, Inc.

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

Description

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

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

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

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

Continued. . .

PRINCIPALS

SCOTT C. WHITAKER, PSM, PRESIDENT

JOSEPH L. LUTZ, PSM

AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES

JAMES A. NESSLER, PSM

ROBERT L. CARMELIA, PSM

STEPHEN F. SHAWLES II, PSM

MUHIR 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

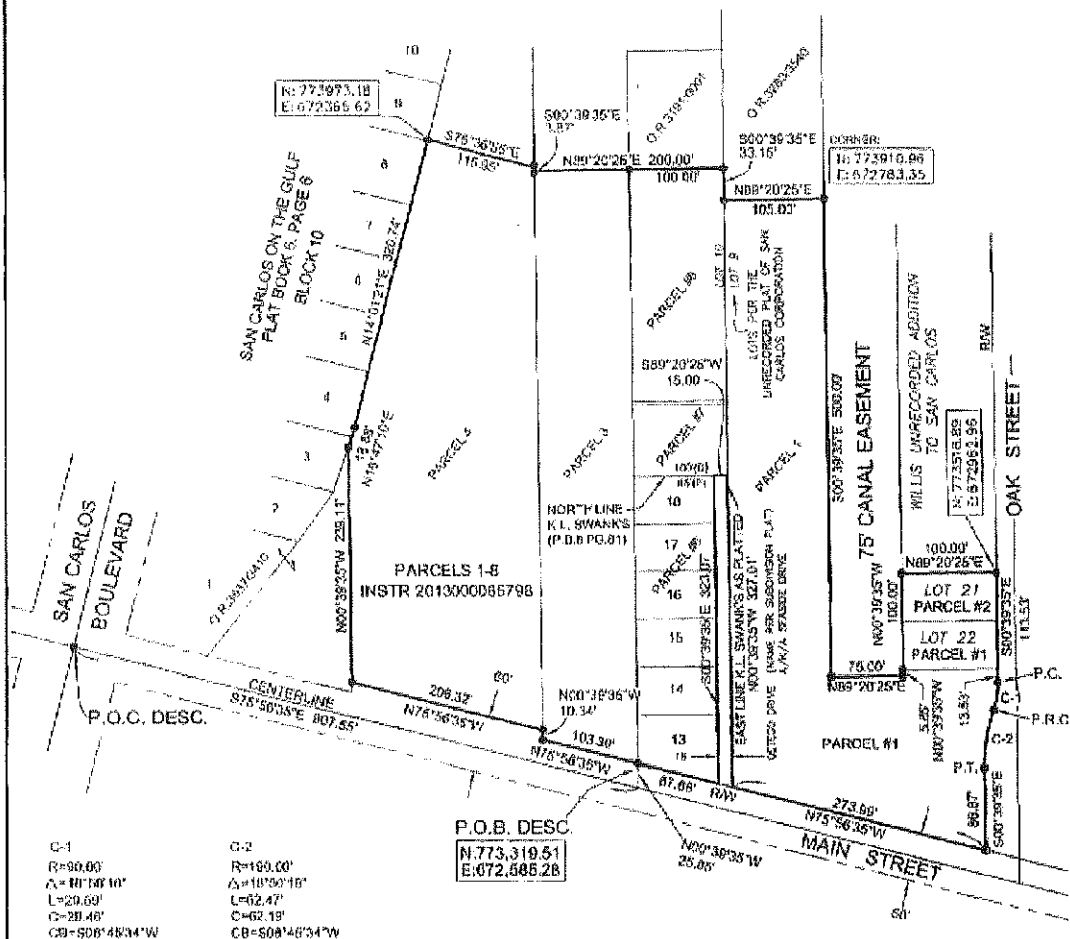
6/14/15



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

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'



N:773,319.51
E:672,585.28

P.O.C. = Point of Commencement
P.O.B. = Point of Beginning
DESC = Description
D.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 & Karen, Inc. (LLP)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

15501 E. HIGHWAY 90, SUITE 100, FORT MYERS, FLORIDA 33907-1501 (888) 401-1551

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

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

Return to: Grantee

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

SPECIAL WARRANTY DEED

State of California

County of Orange

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

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

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

Southern Comfort Storage LLC, a Florida limited liability company

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

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", 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 Wilco Bay. The express purpose of this dedication being to provide access for navigation and boat docks not to extend more than 10 feet into said easement.

PARCEL 2:

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

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

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

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

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

PARCEL 3:

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

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

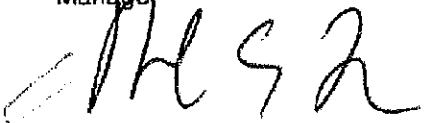
TO HAVE AND TO HOLD the same in fee simple forever.

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

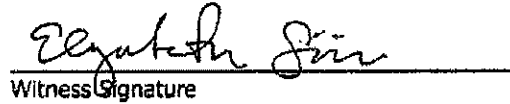


By: Name: Mark E. Foster
Title: Vice President & General Counsel

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Robin Cheng


Witness Signature

Print Name: Elizabeth Sienki

"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.

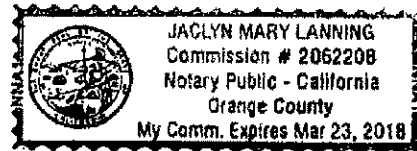
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Jaclyn Mary Lanning
Signature of Notary Public

(SEAL)





SCALE 1" = 800'



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

2015 AERIAL PLAN - SAN CARLOS ISLAND

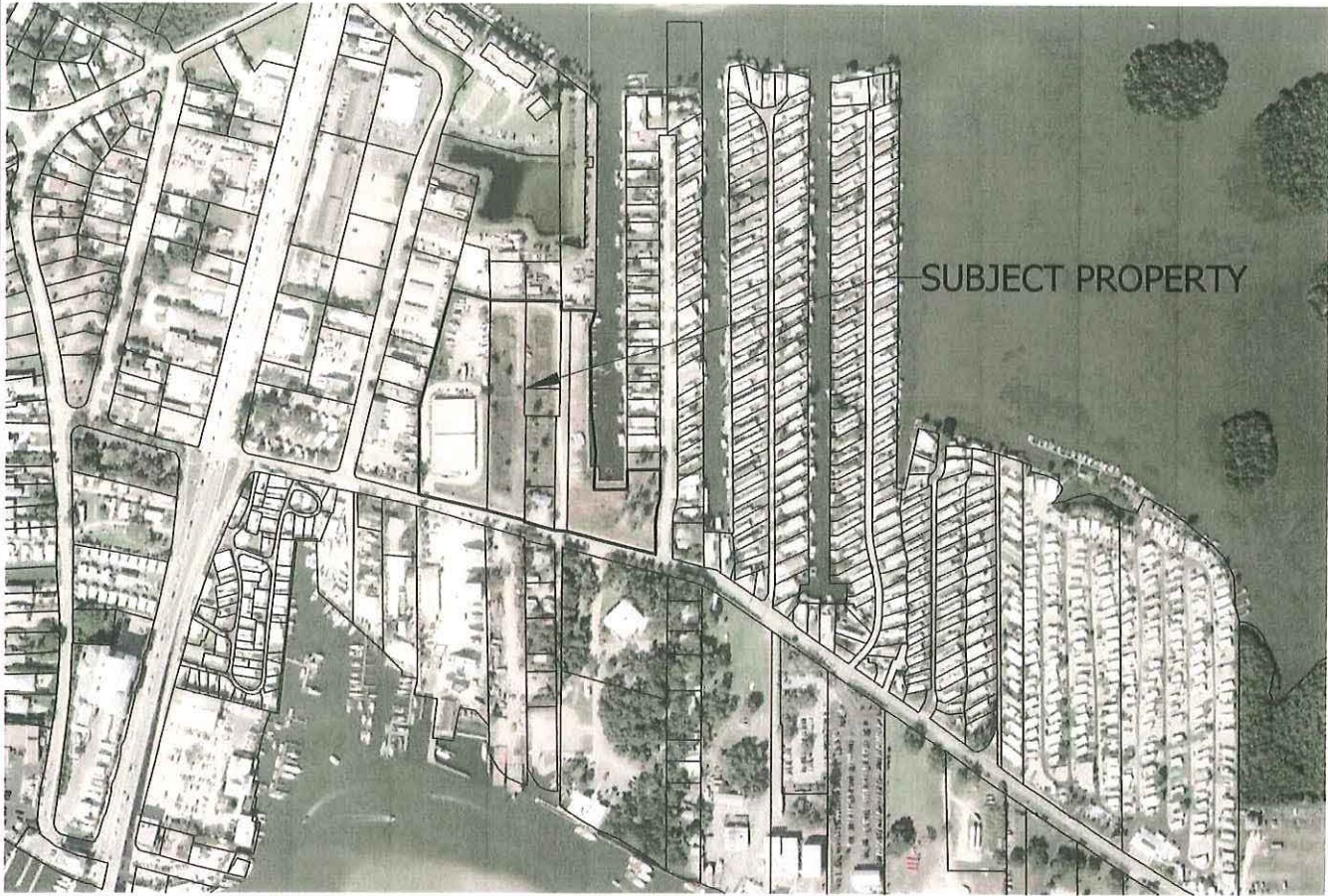
BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 6.2015

EXHIBIT: A.8.1



SUBJECT PROPERTY

SCALE 1" = 400'



2055 WEST FIRST STREET
FORT MYERS, FLORIDA 33901
TEL: (239) 334-2450
FAX: (239) 334-0276
EMAIL: JAMESINK@INKWERKS.NET

2015 AERIAL PLAN - ADJACENT AREA

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: 115017

DATE: 6.2015

EXHIBIT: A.8.2



TRAFFIC IMPACT STATEMENT

FOR

COMPASS ROSE MARINA RE-ZONING

(PROJECT NO. F1504.09)

PREPARED BY:

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

June 8, 2015

CONTENTS

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

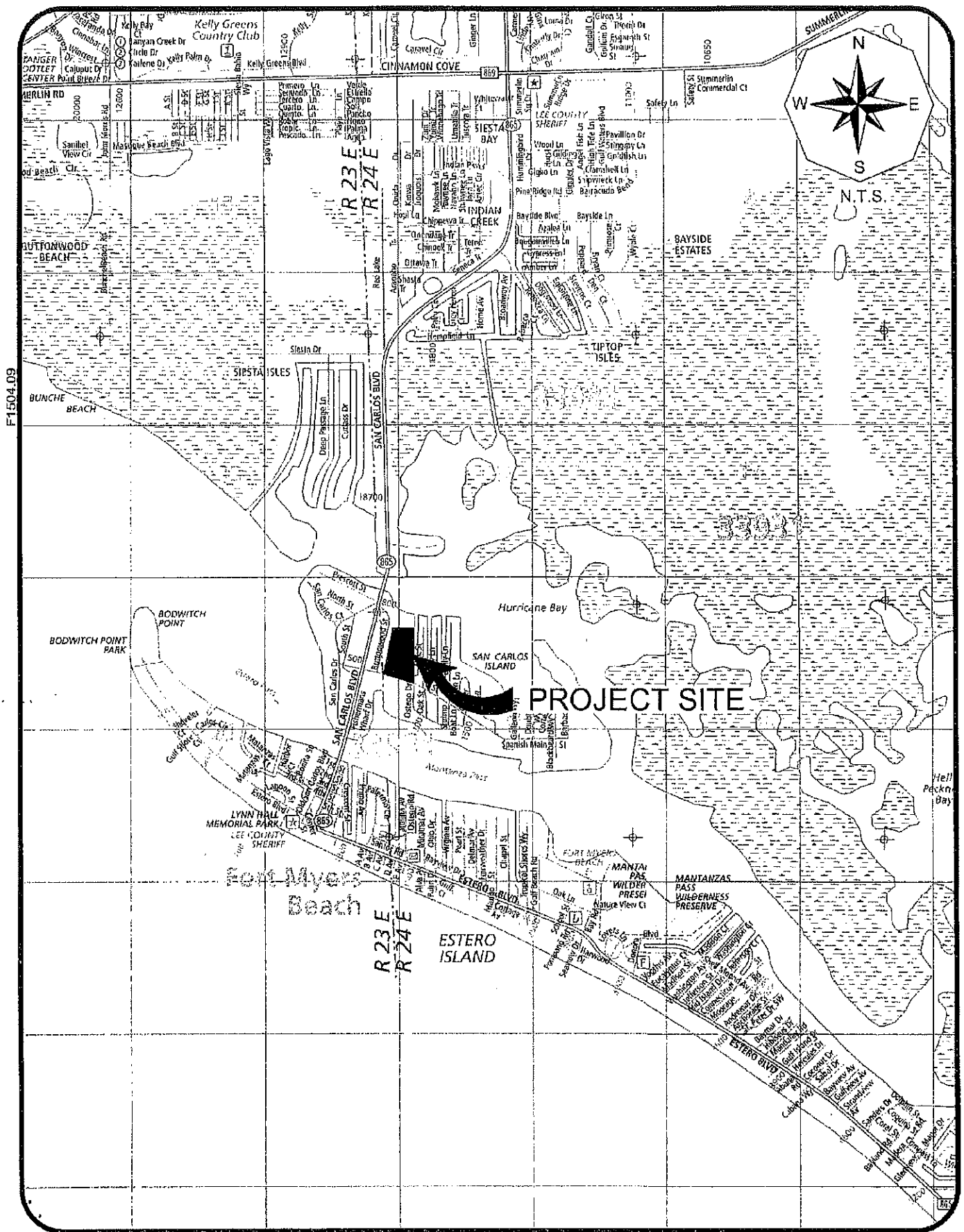
I. INTRODUCTION

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

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

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

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



F1504.09

II. EXISTING CONDITIONS

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

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

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

III. PROPOSED DEVELOPMENT

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

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

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

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

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

IV. TRIP GENERATION

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

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

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

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

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

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

capture reduction of seventeen percent (17%) in the A.M. peak hour and thirty-seven percent (37%) in the P.M. peak hour between the retail, restaurant and residential uses. The summary sheets utilized to calculate this internal capture rate for the weekday A.M. peak hour and P.M. peak hour are included in the Appendix of this report for reference. **Table 3** indicates the total external trips that will access the proposed development.

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

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

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

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

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

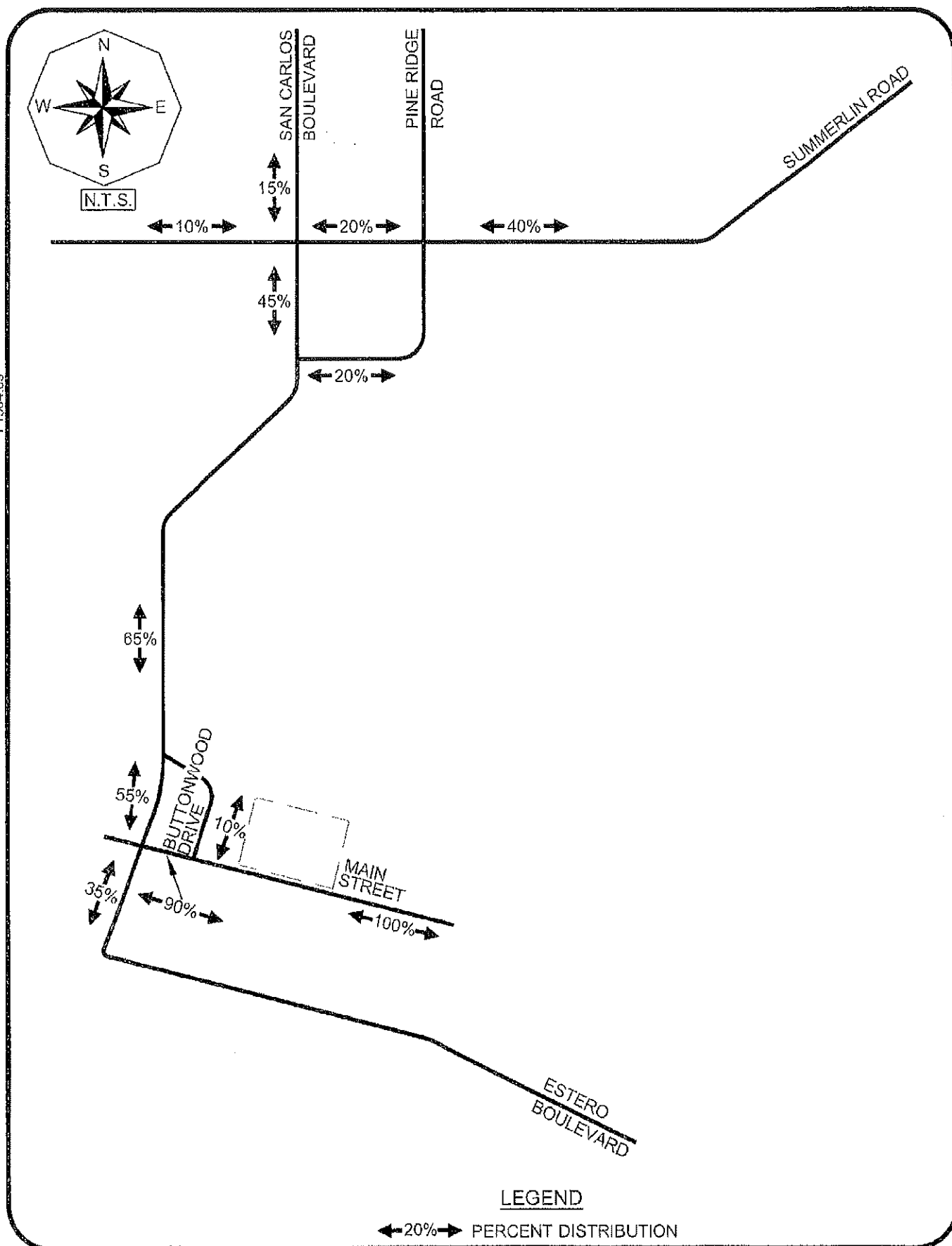
Table 4
Trip Generation – Net New Trips
Compass Rose Marina Rezoning

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

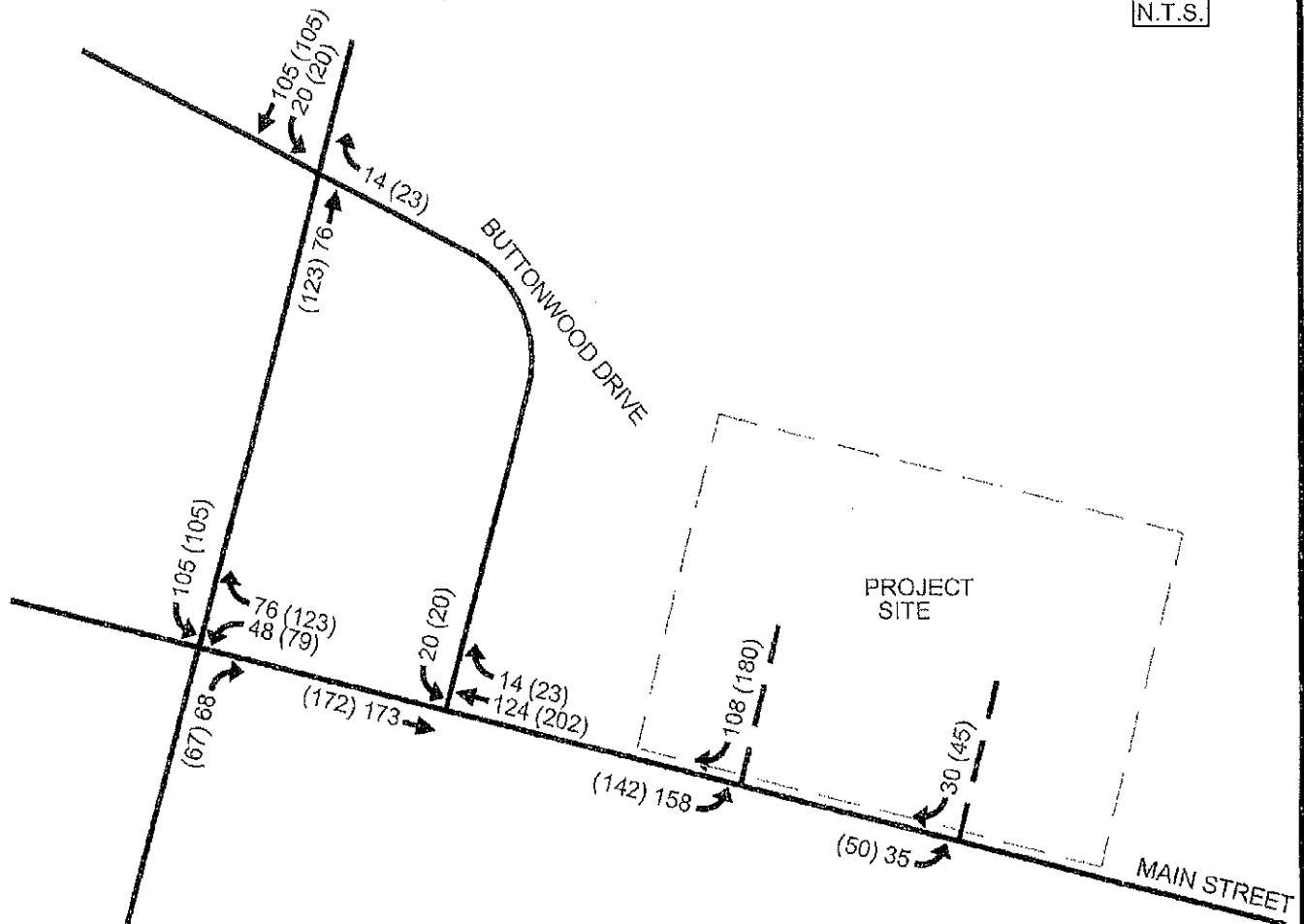
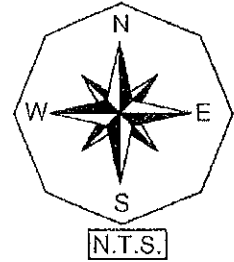
V. TRIP DISTRIBUTION

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

F1504.09



F1504.09



LEGEND

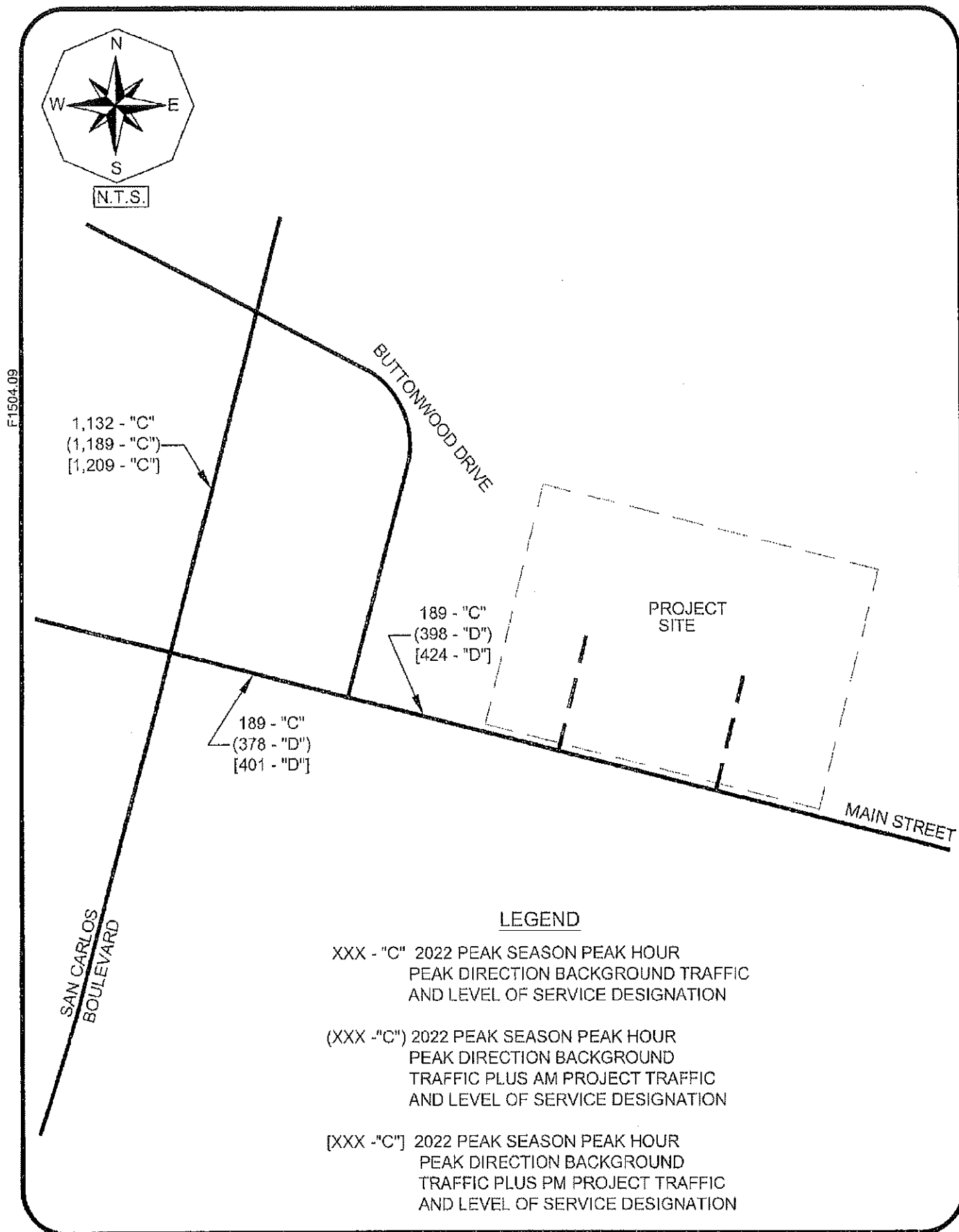
- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR TRAFFIC

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

VI. FUTURE TRAFFIC CONDITIONS

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

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



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

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

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

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

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

VIII. CONCLUSION

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

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

APPENDIX

TABLES 1A & 2A

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

June 5, 2015

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

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

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

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

June 5, 2015

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

ROADWAY	SEGMENT	BASE YR		2011	YRS OF	ANNUAL	2014	2022			PERCENT	2022			2022				
							PK SEASON	PK HR	PK SEASON	PROJECT		AM PROJ	PM PROJ	BCKGRND			BCKGRND		
														+ AM PROJ	+ PM PROJ	+ AM PROJ	+ PM PROJ		
		PCS#	ADT	ADT	GROWTH	RATE ¹	PEAK DIR. ²	VOLUME	LOS	V/C	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	V/C	VOLUME	LOS	V/C
San Carlos Blvd.	N. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,132	C	0.58	65%	57	78	1,189	C	0.61	1,209	C	0.62
Main St.	E. of San Carlos Blvd.	--	--	3,773*	--	1.00%	166	189	C	0.26	90%	189	212	378	D	0.51	401	D	0.54
	E. of Buttonwood Dr.	--	--	3,773*	--	1.00%	166	189	C	0.26	100%	209	235	398	D	0.54	424	D	0.57

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

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

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

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

**ITE INTERNAL CAPTURE
CALCULATION SUMMARY SHEET**

WEEKDAY AM PEAK HOUR TRIP GENERATION

Land Use Intensity

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

Total Trip Generation of the Proposed Development

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

Total Trips to the Surrounding Roadway Network

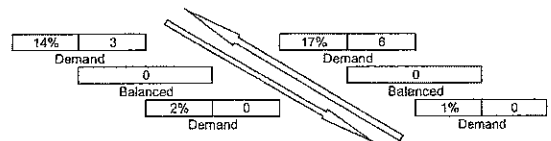
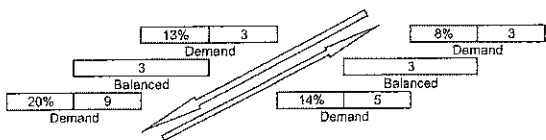
Trips	AM Peak Hour		
	In	Out	Total
Total Trips	95	111	206
Less 17% IC	-16	-19	-35
Total Trips	79	92	171

New Trips to the Surrounding Roadway Network

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

Internal Capture Calculation Summary Sheet
WEEKDAY AM PEAK HOUR

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



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

Demand		Balance	Demand	
50%	24	10	20%	10
20%	B	1	5%	1

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

Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Land Use C	Total
Enter	35	34	9	78
Exit	21	36	38	94
Total	56	69	47	172
Single-Use Trip Gen. Est.	62	86	58	206
Internal Capture Rate				17%

WEEKDAY PM PEAK HOUR TRIP GENERATION

Land Use Intensity

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

Total Trip Generation of the Proposed Development

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

Total Trips to the Surrounding Roadway Network

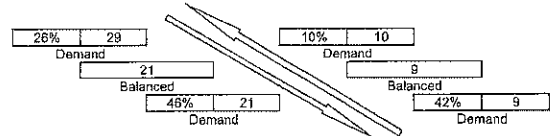
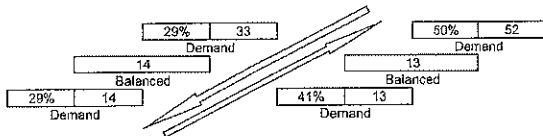
Trips	PM Peak Hour			Daily
	In	Out	Total	(2-Way)
Total Trips	196	167	363	4,281
Less 37% IC	-72	-62	-134	-1,584
Total Trips	124	105	229	2,697

New Trips to the Surrounding Roadway Network

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

Internal Capture Calculation Summary Sheet
WEEKDAY PM PEAK HOUR

Exit to External		Land Use A - Retail Uses		
78		Total	Internal	External
←	Enter	104	22	82
→	Exit	113	35	78
82	Total	217	57	160
Enter from External	%	100%	26%	74%



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

Demand		Balance	Demand	
14%	7	5	21%	5
18%	6	6	15%	7

Land Use C - Residential Uses		Exit to External		
Total	Internal	External	9	
Enter	45	27	18	←
Exit	22	14	6	→
Total	67	41	25	
%	100%	61%	39%	18
				Enter from External

Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Land Use C	Total
Enter	82	28	18	128
Exit	78	13	6	99
Total	160	41	26	227
Single-Use Trip Gen. Est.	217	79	67	363
				Internal Capture Rate
				37%

Table 7.2a Adjusted Internal Trip Capture Rates for Trip Destinations within a Multi-Use Development			
Land Use Pairs		Weekday	
		AM Peak Hour	PM Peak Hour
To OFFICE	From Office	0.0%	0.0%
	From Retail	4.0%	31.0%
	From Restaurant	14.0%	30.0%
	From Cinema/Entertainment	0.0%	6.0%
	From Residential	3.0%	57.0%
	From Hotel	3.0%	0.0%
To RETAIL	From Office	32.0%	8.0%
	From Retail	0.0%	0.0%
	From Restaurant	8.0%	50.0%
	From Cinema/Entertainment	0.0%	4.0%
	From Residential	17.0%	10.0%
	From Hotel	4.0%	2.0%
To RESTAURANT	From Office	23.0%	2.0%
	From Retail	50.0%	29.0%
	From Restaurant	0.0%	0.0%
	From Cinema/Entertainment	0.0%	3.0%
	From Residential	20.0%	14.0%
	From Hotel	6.0%	5.0%
To CINEMA/ENTERTAINMENT	From Office	0.0%	1.0%
	From Retail	0.0%	26.0%
	From Restaurant	0.0%	32.0%
	From Cinema/Entertainment	0.0%	0.0%
	From Residential	0.0%	0.0%
	From Hotel	0.0%	0.0%
To RESIDENTIAL	From Office	0.0%	4.0%
	From Retail	2.0%	46.0%
	From Restaurant	5.0%	16.0%
	From Cinema/Entertainment	0.0%	4.0%
	From Residential	0.0%	0.0%
	From Hotel	0.0%	0.0%
To HOTEL	From Office	0.0%	0.0%
	From Retail	0.0%	17.0%
	From Restaurant	4.0%	71.0%
	From Cinema/Entertainment	0.0%	1.0%
	From Residential	0.0%	12.0%
	From Hotel	0.0%	0.0%

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

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

**LEE COUNTY GENERALIZED
SERVICE VOLUMES TABLE**

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

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

2014 AADT = 22,800 VPD

Hour	NB	SB	Total
0	1.12%	0.66%	0.89%
1	0.74%	0.40%	0.57%
2	0.57%	0.27%	0.42%
3	0.31%	0.20%	0.26%
4	0.35%	0.30%	0.32%
5	0.65%	0.76%	0.70%
6	1.63%	2.61%	2.12%
7	3.06%	5.45%	4.26%
8	4.52%	6.71%	5.62%
9	5.63%	7.21%	6.42%
10	6.07%	7.08%	6.58%
11	6.07%	7.15%	6.61%
12	6.10%	7.12%	6.61%
13	6.40%	6.88%	6.64%
14	7.25%	6.71%	6.97%
15	8.02%	6.85%	7.43%
16	8.39%	6.88%	7.63%
17	7.42%	6.76%	7.09%
18	5.98%	5.93%	5.96%
19	5.04%	4.71%	4.87%
20	4.71%	3.53%	4.12%
21	4.30%	2.77%	3.53%
22	3.55%	1.94%	2.74%
23	2.14%	1.12%	1.63%

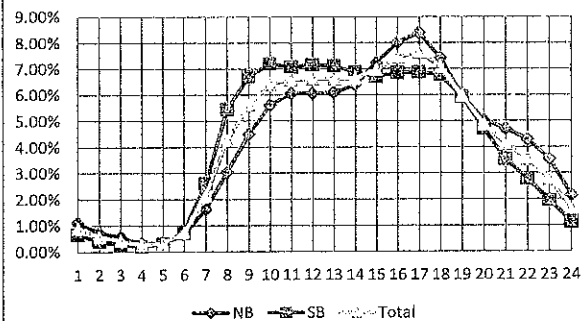
Month of Year	Fraction
January	1.05
February	1.14
March	1.13
April	1.11
May	1.01
June	0.95
July	0.97
August	0.86
September	0.79
October	0.97
November	1.01
December	1.01

Directional Factor		
AM	0.64	SB
PM	0.55	NB

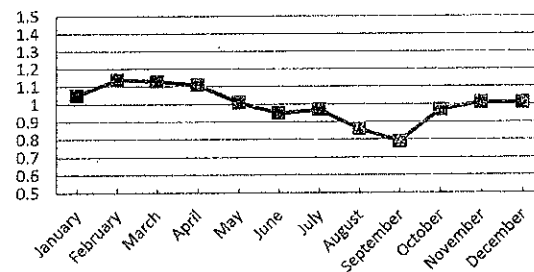
Day of Week	Fraction
Sunday	0.97
Monday	0.97
Tuesday	0.95
Wednesday	0.98
Thursday	0.99
Friday	1.07
Saturday	1.07

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

Hour of Day



Month of Year



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

Daily Traffic Volume (AADT)

		Sta- tion #	Daily Traffic Volume (AADT)											2015
STREET	LOCATION		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		
PINE RIDGE RD	S OF SUMMERLIN RD	369	10600	10500	10100	10400	9700	9500					37	
PINE RIDGE RD	N OF SUMMERLIN RD	368	5400	5600	5500	4700	5600	5200	4300		5000		37	
PINE RIDGE RD	S OF MCGREGOR BLVD	367	5600	6300	6000	5400	5900	5700	5500	5700	5600	4600	37	
PLANTATION RD	S OF COLONIAL BLVD	328					4400	5800	8000		11500		45	
PLANTATION RD	N OF DANIELS PKWY	370	8700		6700	9500	9800	11600				12400	45	
PLANTATION RD	N OF SIX MILE CYPRESS	521	3200	3500	4200	3600	4000	4700				5500	45	
PONDELLA RD	E OF PINE ISLAND RD	373	15300	16600	12300	14100	13800	14400					34	
PONDELLA RD	E OF BETMAR BLVD	34	22600	24300	21900	19800	18200	18000	17800	17700	18000	19000		
PONDELLA RD	W OF BUSINESS 41	374	20000	21300	18700	15700	17700	19000	17500		17100	17100	34	
PRICHETTE PKWY	N OF BAYSHORE RD	488	2000	2300	2000	1700	1500						64	
RANCHETTE RD	S OF IDLEWILD ST	482		1400	2000	1400	1700	1500					45	
RICH RD	E OF SLATER RD	489	1300	1800	1200	1000	900						34	
RICHMOND AVE	S OF W 9TH ST	377	1400	1900	1800	1600	1500	1500					6	
RICHMOND AVE	S OF W 14TH ST	375	1100	1300	1300	1200	1200	1200					6	
RIVER RANCH RD	S OF CORKSCREW RD	466	1800	2500	3000	2700	2000	2000					25	
SAN CARLOS BLVD	S OF PRESCOTT ST	8	27000	26200	23500	25000	22500	21600	22300	22200	22500	22800		
SAN CARLOS BLVD	N OF SUMMERLIN RD	379	17200	16400	15300	14500	15300	13700					8	
SAN CARLOS BL	E OF US 41	423	5300	5100	5000	4500	4400	3700					15	

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

			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL			
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PALM BEACH BL (SR 80)	I-75	SR 31	6LD	D	2,860	A	1,489	A	1,500	A	1,815		20100
PALM BEACH BL (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,060	B	1,491	B	1,496	B	1,711		20200
PALM BEACH BL (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	2,940	A	789	A	794	B	1,509		20300
PALM BEACH BL (SR 80)	WERNER DR	JOEL BL	4LD	C	2,320	A	553	A	553	A	619		20330
PALM BEACH BL (SR 80)	JOEL BLVD	HENDRY COUNTY LINE	4LD	C	2,320	A	553	A	554	A	690		20400
PALOMINO RD*	DANIELS PKWY	PENZANCE BL	2LU	E	860	C	208	C	209	C	228		20500
PARK MEADOW DR*	SUMMERLIN RD	US 41	2LU	E	860	C	133	C	133	C	135		20500
PENZANCE BL*	RANCHETTE RD	SIX MILE CYPRESS PKWY	2LU	E	860	C	130	C	130	C	165		20800
PINE ISLAND RD	STRINGFELLOW BL	BURN'T STORE RD	2LN	E	950	E	596	E	601	E	680	Constrained in part w/c = 0.63; Bridge under construction	20900
PINE ISLAND RD (SR 78)*	BURN'T STORE RD	CHIQUITA BL	4LD	C	2,180	A	616	A	622	A	627		21000
PINE ISLAND RD (SR 78)*	CHIQUITA BL	SANTA BARBARA BL	4LD	C	2,180	B	1,737	B	1,737	B	1,737		21100
PINE ISLAND RD (SR 78)	SANTA BARBARA BL	DEL PRADO BL	4LD	C	2,180	B	1,828	B	1,828	B	1,831		21200
PINE ISLAND RD (SR 78)	DEL PRADO BL	BARRETT RD	4LD	E	2,160	A	1,085	A	1,086	A	1,086		21300
PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	E	2,160	A	1,085	A	1,085	A	1,180		21400
PINE ISLAND RD (SR 78)	US 41	BUSINESS 41	4LD	E	1,720	C	1,208	C	1,209	C	1,209		21500
PINE RIDGE RD*	SAN CARLOS BL	SUMMERLIN RD	2LU	E	860	C	458	C	458	D	568		21600
PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS BL	2LU	E	860	C	253	C	253	C	457		21700
PINE RIDGE RD	GLADIOLUS DR	McGREGOR BL	2LU	E	860	C	284	C	284	C	284		21800
PLANTATION RD	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LU	E	860	C	207	C	222	C	351		21900
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LU	E	860	D	636	D	640	F	896	Roundabout at Crystal Dr in FY 14/15	22000
PLANTATION RD	IDLEWILD ST	COLONIAL BL	4LD	E	1,790	C	473	C	473	C	473		22050
PONDELLA RD	PINE ISLAND RD (SR 78)	ORANGE GROVE BL	4LD	E	1,900	B	810	B	810	B	810		22100
PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	1,900	B	1,115	B	1,115	B	1,192		22200
PONDELLA RD	US 41	BUSINESS 41	4LD	E	1,900	B	989	B	989	B	992		22300
PRICHETT PKWY*	BAYSHORE RD	RICH RD	2LU	E	860	C	72	C	73	C	467		22400
RANCHETTE RD*	PENZANCE BL	IDLEWILD ST	2LU	E	860	C	89	C	89	C	89		22500
RICH RD*	SLATER RD	PRITCHETT PKWY	2LU	E	860	C	54	C	55	C	56		22600
RICHMOND AVE*	LEELEND HEIGHTS BL	E 12th ST	2LU	E	860	C	70	C	72	C	91		22700
RICHMOND AVE*	E 12th ST	GREENBRIAR BL	2LU	E	860	C	56	C	59	C	59		22800
RIVER RANCH RD*	WILLIAMS RD	CORKSCREW RD	2LU	E	860	C	92	C	92	C	124		22800
SAN CARLOS BL (SR 865)	ESTERO BL	MAIN ST	2LB	E	1,100	B	1,045	B	1,045	B	1,063	Constrained in part w/c = 0.96	23000
SAN CARLOS BL (SR 865)	MAIN ST	SUMMERLIN RD	4LD	E	1,780	B	1,045	B	1,045	C	1,245		23100

**TRAFFIC COUNT DATA FOR
MAIN STREET**

TR Transportation Consultants, Inc.

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

Page 1

Site Code: beach
Station ID:

Latitude: 0' 0.000 South

Start Time	04-May-09		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	6	3	5	3	4	2	5	10	8	7	13	13	*	*	7	6
01:00	5	6	5	3	3	2	9	3	5	1	3	2	*	*	5	3
02:00	4	2	2	1	2	3	4	5	5	3	6	4	*	*	4	3
03:00	7	2	1	2	4	2	1	2	3	5	5	5	*	*	4	3
04:00	4	7	7	9	6	10	6	6	6	7	2	5	*	*	5	7
05:00	11	17	13	19	13	16	12	13	13	20	5	15	*	*	11	17
06:00	103	53	91	55	98	50	102	60	103	54	70	38	*	*	94	52
07:00	124	75	140	80	127	78	126	79	168	83	111	54	*	*	133	75
08:00	113	98	107	108	102	100	119	87	124	119	76	83	*	*	107	101
09:00	117	103	136	127	114	113	114	116	132	107	93	93	*	*	118	110
10:00	127	128	142	101	127	98	105	112	139	130	95	93	*	*	123	110
11:00	151	142	154	144	140	140	143	125	143	138	136	88	*	*	144	130
12:00 PM	133	136	152	139	146	121	142	134	166	141	99	82	*	*	140	126
01:00	151	148	142	151	144	144	137	154	140	152	115	98	*	*	138	141
02:00	129	141	107	142	136	136	139	156	125	161	86	109	*	*	120	141
03:00	150	173	113	128	133	186	134	158	132	161	104	117	*	*	128	154
04:00	171	144	107	129	120	146	109	121	143	151	113	113	*	*	127	134
05:00	156	119	102	114	89	105	129	122	121	106	114	83	*	*	118	108
06:00	105	114	105	93	86	77	108	96	119	106	156	110	*	*	113	99
07:00	110	180	84	84	87	77	105	94	91	97	99	90	*	*	96	100
08:00	52	91	70	85	68	69	69	73	90	81	100	107	*	*	75	84
09:00	40	119	50	109	50	140	46	135	62	137	43	160	*	*	50	134
10:00	32	33	28	35	23	36	41	49	37	70	34	95	*	*	32	53
11:00	11	10	5	5	24	13	18	20	25	18	28	28	*	*	18	16
Lane	2012	2024	1868	1866	1856	1863	1925	1941	2100	2056	1707	1685	0	0	1910	1907
Day	4036		3734		3719		3866	1941	4156		3382		0		3817	
AM Peak	11:00	11:00	11:00	11:00	11:00	11:00	11:00	11:00	07:00	11:00	11:00	09:00			11:00	11:00
Vol.	151	142	154	144	140	140	143	125	188	139	135	93			144	130
PM Peak	16:00	16:00	12:00	13:00	12:00	15:00	12:00	15:00	12:00	14:00	18:00	21:00			12:00	15:00
Vol.	171	173	152	151	146	185	142	158	166	161	156	160			140	154

Comb. Total 4036 3734 3719 3866 4156 3392 0 3817

ADT* ADT 3,773 AADT 3,773

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

TRIP GENERATION EQUATIONS

**TRIP GENERATION EQUATIONS
COMPASS ROSE MARINA REZONE
ITE TRIP GENERATION REPORT, 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			
Park and Ride Lot w/Bus Service (LUC 090)	$T = 0.82 (X) - 31.49$ (79% In/21% Out)	$T = 0.62 (X) + 1.35$ (25% In/75% Out)	$T = 4.04 (X) + 117.33$
T = Number of Trips, X = Parking Spaces			
Mini-Warehouse (LUC 151)	$T = 0.14 (X) - 2.06$ (52% In/48% Out)	$T = 0.19 (X)$ (53% In/47% Out)	$T = 1.65 (X)$
T = Number of Trips, X = 1,000's of square feet of Gross Floor Area (GFA)			
High-Turnover (Sit- Down) Restaurant (LUC 932)	$T = 10.81 (X)$ (55% In/45% Out)	$T = 9.85 (X)$ (60% In/40% Out)	$T = 127.15 (X)$
T = Number of Trips, X = 1,000's of square feet of Gross Floor Area (GFA)			
Shopping Center (LUC 820)	$\ln (T) = 0.61 \ln (X) + 2.24$ (62% In/38% Out)	$\ln (T) = 0.67 \ln (X) + 3.31$ (48% In/52% Out)	$\ln (T) = 0.65 \ln (X) + 5.83$
T = Number of Trips, X = 1,000's of square feet of Gross Leasable Area (GLA)			
Marina (LUC 420)	$T = 0.08 (X)$ (33% In/67% Out)	$T = 0.19 (X)$ (60% In/40% Out)	$T = 1.89 (X) + 410.80$
T = Number of Trips, X = Number of Berths			



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

June 16, 2015

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

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

RE: Potable Water and Wastewater Availability
Bay Harbour Marina Village MPD, 1195 main Street, Fort Myers Beach
STRAP #s :19-46-24-00-00005.0200, 19-46-24-05-00000.0130, 19-46-24-05-00000.0150,
19-46-24-00-00004.0000, 19-46-24-00-00004.0030, 19-46-24-00-00003.0010,
19-46-24-00-00001.0000, ,

Dear Mr. Ink:

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

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

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

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

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

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

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic
Technician Senior
UTILITIES ENGINEERING

VIA EMAIL



Lee County
South Florida

LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY

DATE: JUNE 12, 2015

To: Mary McCormic
Utilities' Senior Engineering Technician

FROM: JAMES INK P.E.

FIRM: INKWERKS COASTAL DESIGN

ADDRESS: 2055 WEST FIRST STREET

ADDRESS: FORT MYERS, FL 33901 -

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

E-MAIL ADDRESS: JAMESINK@INKWERKS.NET

PROJECT NAME: BAY HARBOUR MARINA VILLAGE MPD

PROJECT ID (IF APPLICABLE): _____

STRAP #: SEE ATTACHED LIST

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

PURPOSE OF LETTER:

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

PLANNED USE:

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

PLANNED # OF UNITS/BUILDINGS: 115

TOTAL SQUARE FOOTAGE (COMMERCIAL/INDUSTRIAL) _____

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

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

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

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

Property Identification

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

Estimated Proposed Sewage Flow
Per 64E-6.008 FAC

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



1000 West 10th Ave
Suite 100
Vancouver, BC V6H 1A1
Canada
Tel: 604.681.1111
Fax: 604.681.1112
www.bssw.ca

The Residence @
Bay Harbour

Architect
Jack Meyer

Project Name

Project Number

Project Name

Project Number

Project Name

Project Number

Project Name

Project Number

Project Name

Project Number

Project Name

Project Number

Project Name

Project Number

Project Name

Project Number

Project Name

Project Number

Project Name

Project Number

Project Name

Project Number

Project Name

Project Number

Project Name

Project Number

Project Name

Project Number

Project Name

Project Number

View from Northeast

View from Southeast

A9.02

Mccormic, Mary

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

Mary

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

Thanks

Jim

NOTE:

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



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



June 9, 2015

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

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

Dear Captain Martin:

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

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

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

My good will and respect,

A handwritten signature in blue ink, appearing to read "James M Ink", with a large, stylized flourish extending from the end of the signature.

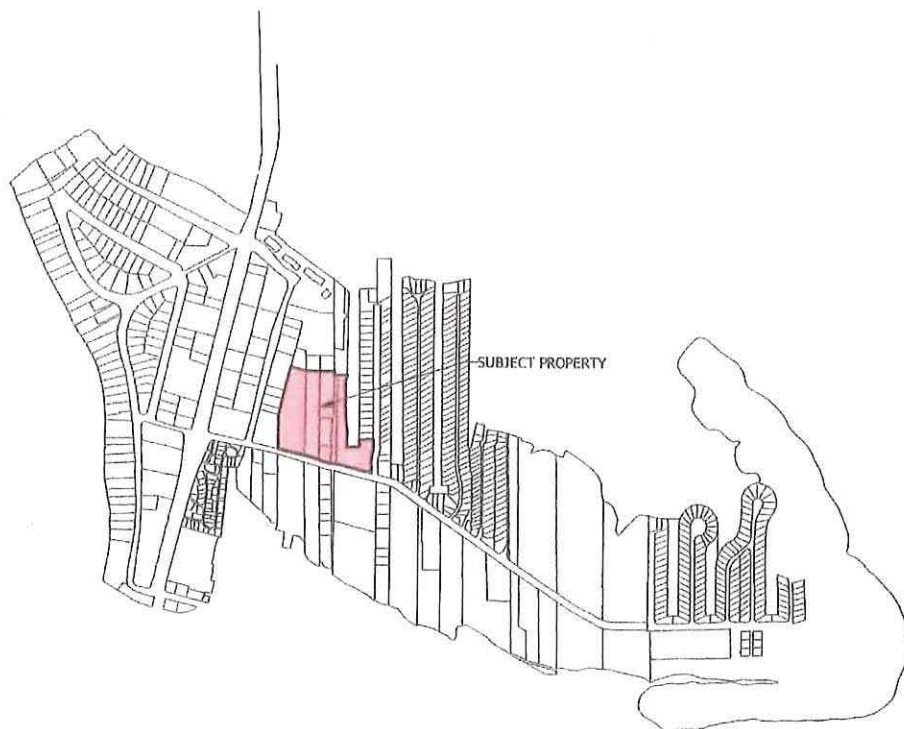
James M Ink

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

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

Property Identification

- 19-46-24-00-00005.0200 1195 Main Street, Fort Myers Beach, FL 33931
- 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: JAMESINK@INKWERKS.NET

LOCATION MAP - SAN CARLOS ISLAND

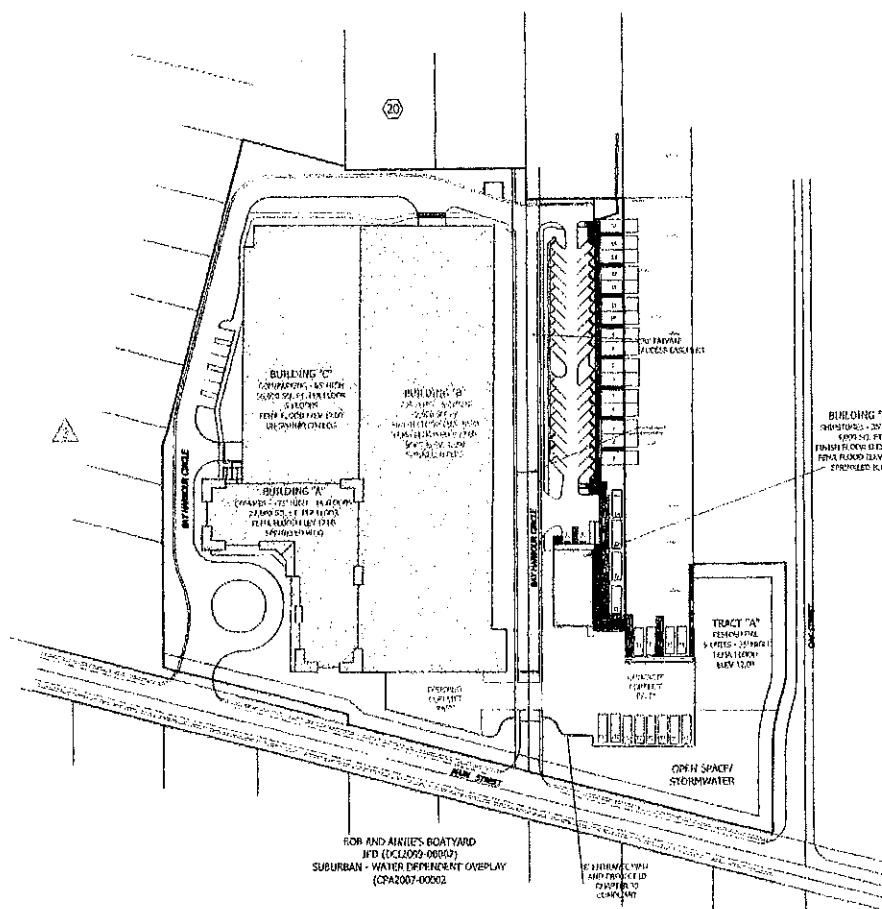
JOB #: 115017

BAY HARBOUR MARINA VILLAGE

DATE: 6.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: 1



2. PURPOSE AND SCOPE
3. OBJECTIVES
4. SCOPE

2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 26

[illegible]



June 9, 2015

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

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

Dear Mr. Tuttle:

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

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

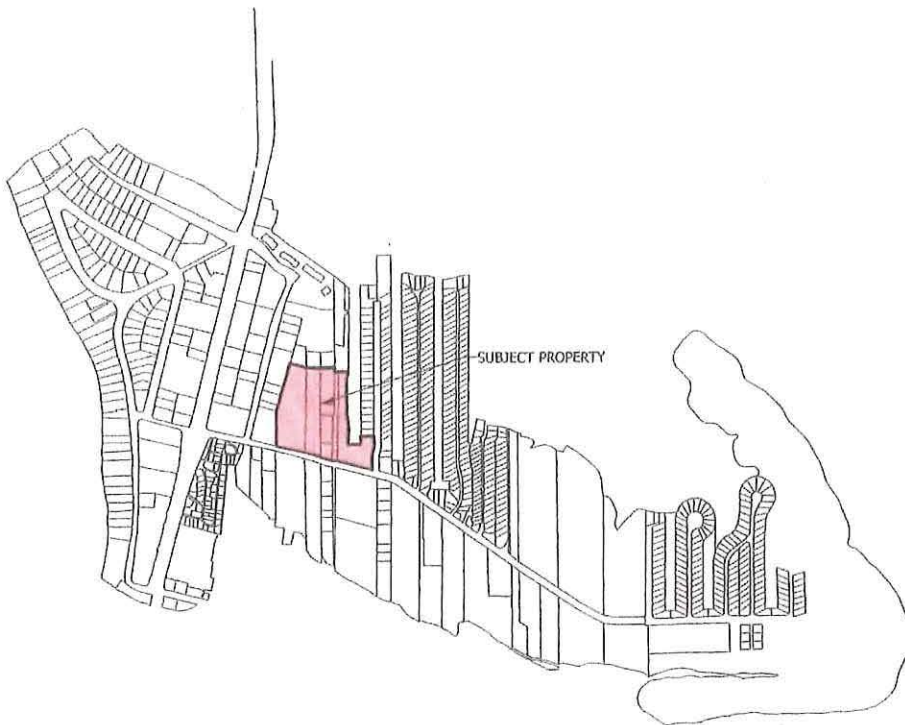
A requirement of this process is a letter from your agency indicating that there will be adequate facilities and/or service to serve the increase demand. Attached is a location map. At your earlier convenience please forward a letter to our office verifying adequate service for this project. If you have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

My good will and respect,

A handwritten signature in blue ink, appearing to read "James M Ink", is written over a horizontal line.

James M Ink

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



SAN CARLOS ISLAND

SCALE 1" = 1000'



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

LOCATION MAP - SAN CARLOS ISLAND

JOB #: I15017

BAY HARBOUR MARINA VILLAGE

DATE: 6.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: 1

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

Property Identification

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



June 9, 2015

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

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

Dear Mr. Howard:

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

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

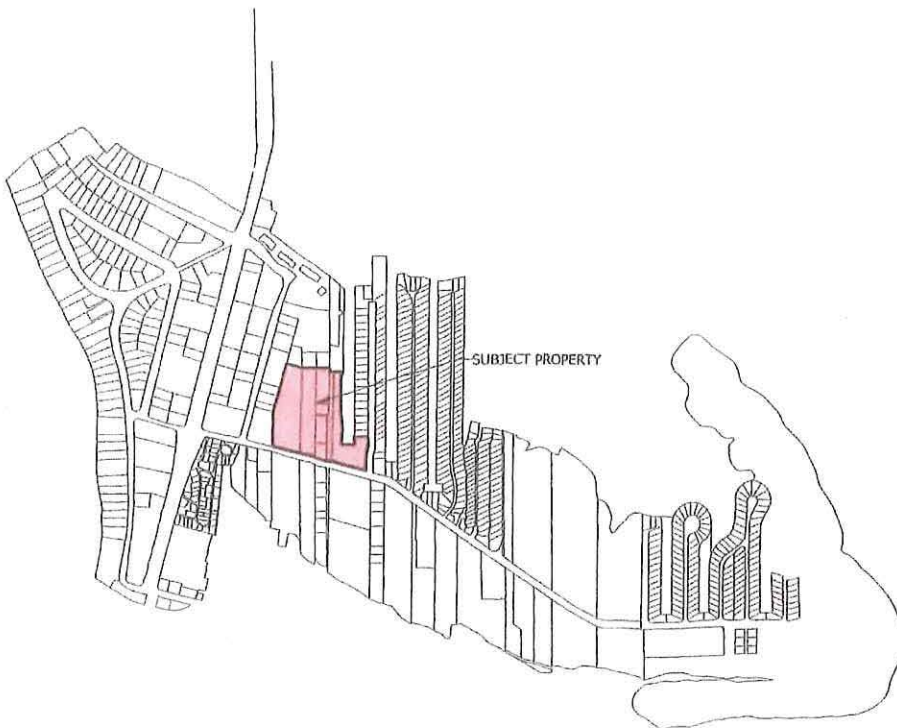
A requirement of this process is a letter from your agency indicating that there will be adequate facilities and/or service to serve the increase demand. Attached is a location map. At your earlier convenience please forward a letter to our office verifying adequate service for this project. If you have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

My good will and respect,

A handwritten signature in blue ink, appearing to read "James M Ink", is written over a blue circular graphic that is part of the Inkwerks logo.

James M Ink

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



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

JOB #: I15017

BAY HARBOUR MARINA VILLAGE

DATE: 6.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: 1

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

Property Identification

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



June 16, 2015

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

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

Dear Ms. Bielawska:

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

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

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

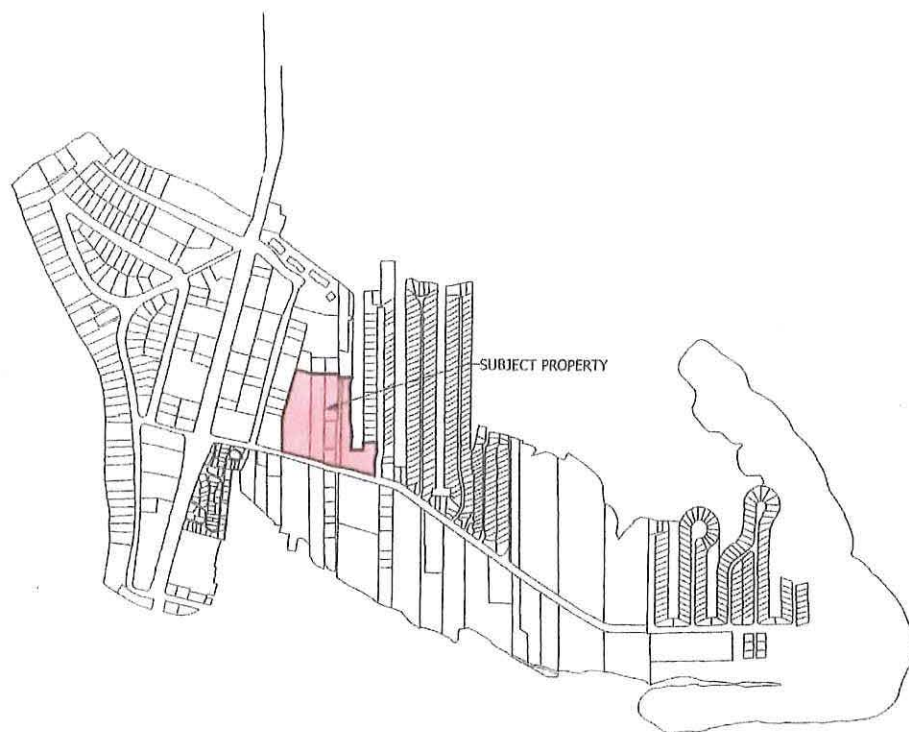
A requirement of this process is a letter from your agency indicating that there will be adequate facilities and/or service to serve the increase demand. Attached is a location map. At your earlier convenience please forward a letter to our office verifying adequate service for this project. If you have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

My good will and respect,

A handwritten signature in blue ink, appearing to read "James M Ink", is written over a horizontal line.

James M Ink

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



SAN CARLOS ISLAND

SCALE 1" = 1000'



2055 WEST FIRST STREET
FORT MYERS, FLORIDA 33801
TEL: (239) 334-2450
FAX: (239) 334-0276
E-MAIL: JAMESINK@INKWERKS.NET

LOCATION MAP - SAN CARLOS ISLAND

JOB #: 115017

BAY HARBOUR MARINA VILLAGE

DATE: 6.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: 1

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

Property Identification

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

THE SCHOOL DISTRICT OF LEE COUNTY

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

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

CATHLEEN O'DANIEL MORGAN
CHAIRMAN, DISTRICT 3

STEVEN K. TEUBER
VICE CHAIRMAN, DISTRICT 4

MARY FISCHER
DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

PAMELA H. LARIVIERE
DISTRICT 5

NANCY J. GRAHAM, Ed.D
SUPERINTENDENT

KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

June 16, 2015

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

RE: Bay Harbour Marina Village MPD

Dear Mr. Ink:

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

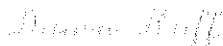
The developer's request states there is a possibility of 113 dwelling units but does not clarify as to the type. For the purpose of calculating the number of students generated, single-family will be utilized. With regard to the interlocal agreement for school concurrency the generation rates are created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

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

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

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

Sincerely,



Dawn Huff,
Long Range Planner

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

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

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

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
113	0	0

STUDENT GENERATION

	Student Generation Rates		
	SF	MF	MH
Elementary School	0.147		
Middle School	0.071		
High School	0.077		

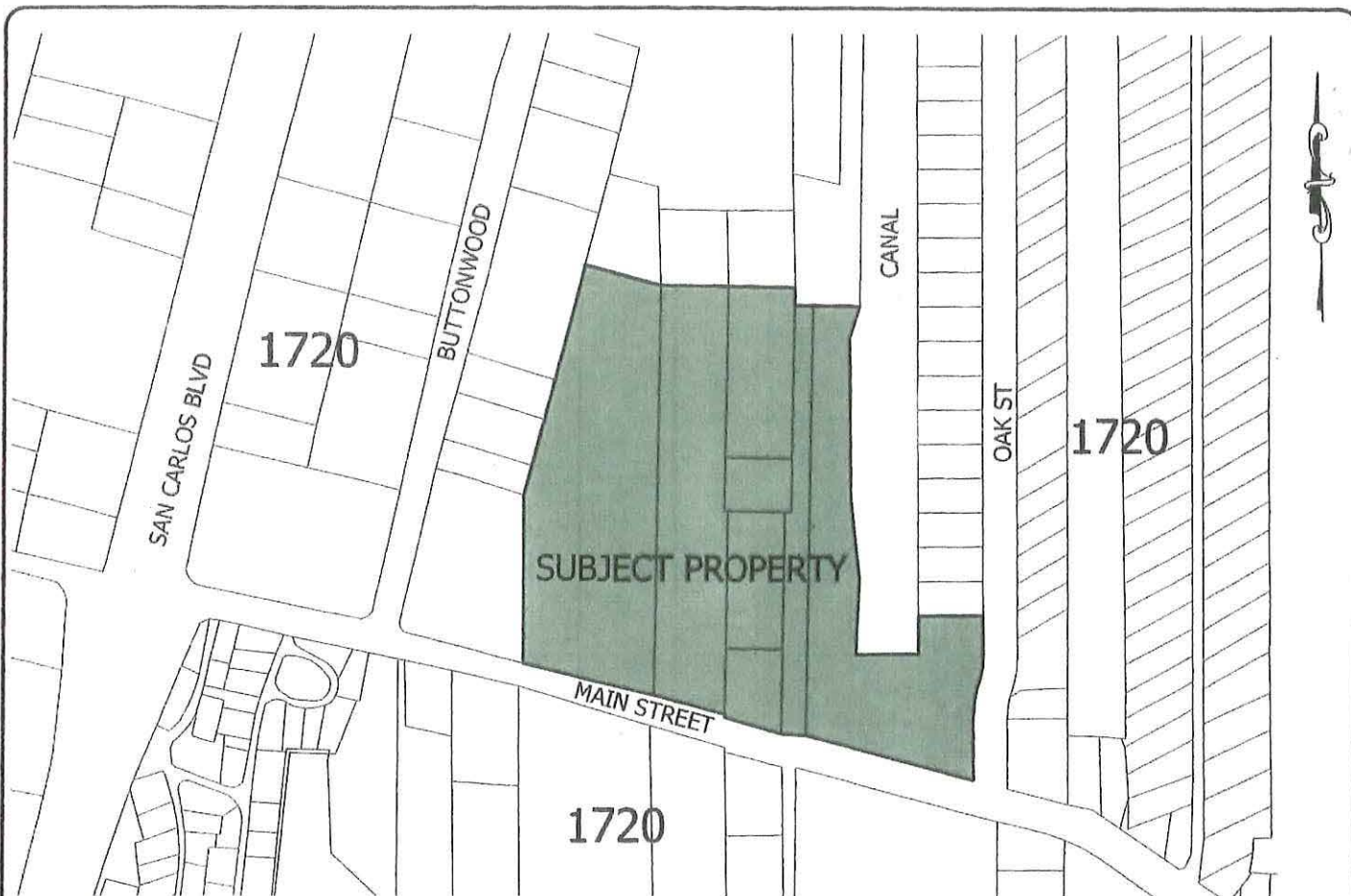
Source: Lee County School District, June 16, 2015 letter

CSA SCHOOL NAME 2018/19

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

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

Prepared by: Dawn Huff, Long Range Planner



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

SCALE 1" = 200'



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

FLUCCS MAP

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: 115017

DATE: 6.2015

EXHIBIT: C1

Florida Land Cover Classification System

FINAL REPORT

December 31, 2009

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

Project Investigator: Dr. Robert Kawula

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



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

1710 Mowed Grass

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

1711 Vegetative Berm

1712 Highway Rights of Way

1720 Urban

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

1721 Low Structure Density

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

17211 Open Land

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

17212 Structures

Structures within low density urban areas.



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

SCALE 1" = 200'



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

SOILS MAP

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: 115017

DATE: 6.2015

EXHIBIT: C.2

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

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

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

This soil is in capability subclass VIIw.

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

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

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

The water table fluctuates with the tide.

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

Natural vegetation consists of black mangrove, batis, oxe-eye daisy, and American mangrove.

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

This Kesson soil is in capability subclass VIIw.

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

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

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

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

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

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

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

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

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

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

This complex was not assigned to a capability subclass.

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

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

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

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

This Isles soil is in capability subclass VIIIw.

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

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

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

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

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

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

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

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

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

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

This Boca soil is in capability subclass VIIIw.

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

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

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

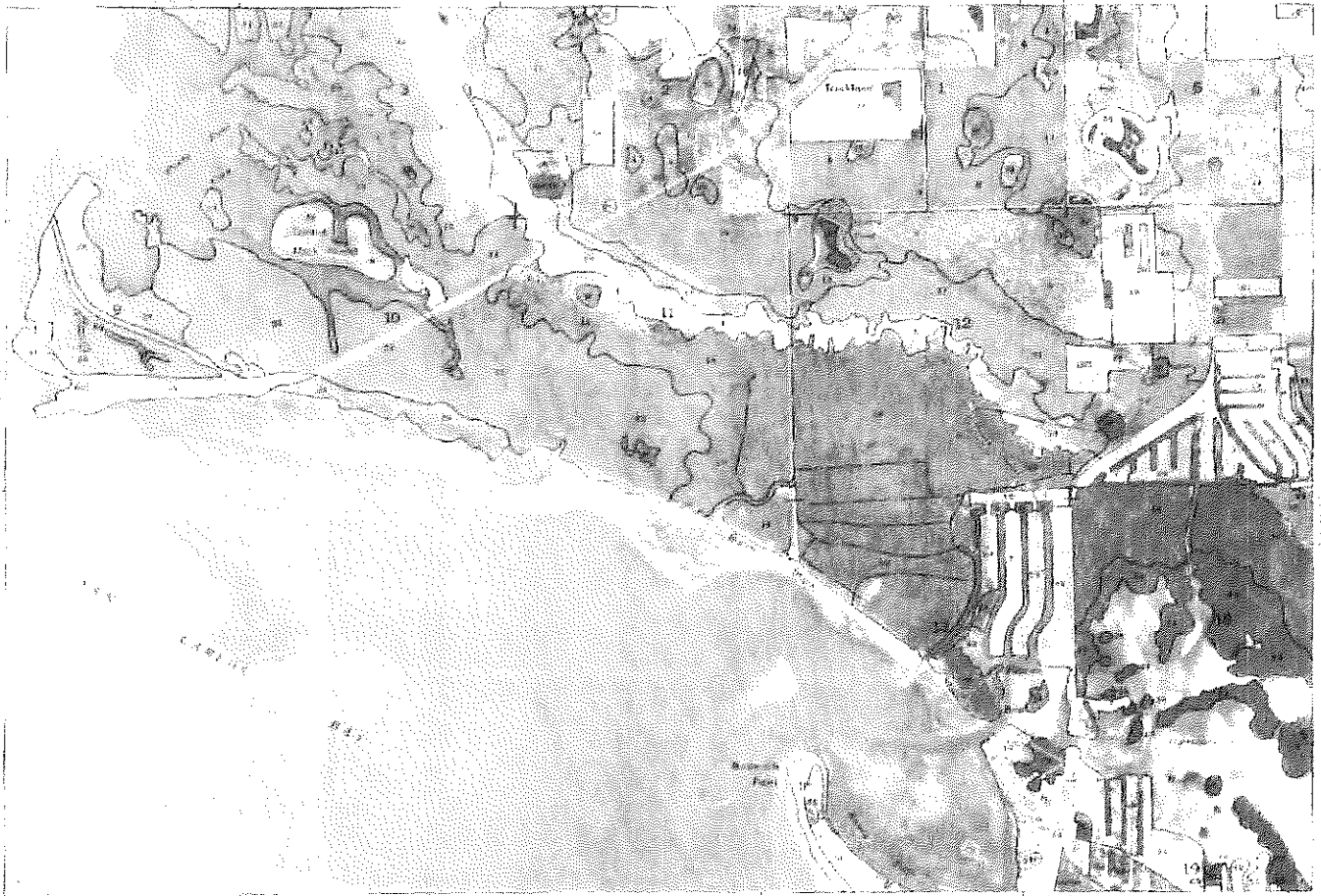
61—Orsino fine sand. This is a nearly level to gently sloping, moderately well drained soil on low narrow ridges. Slopes are smooth to convex and are less than 5 percent.

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

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

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

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





June 14, 2015

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

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

Dear Mr. Nelson:

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

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

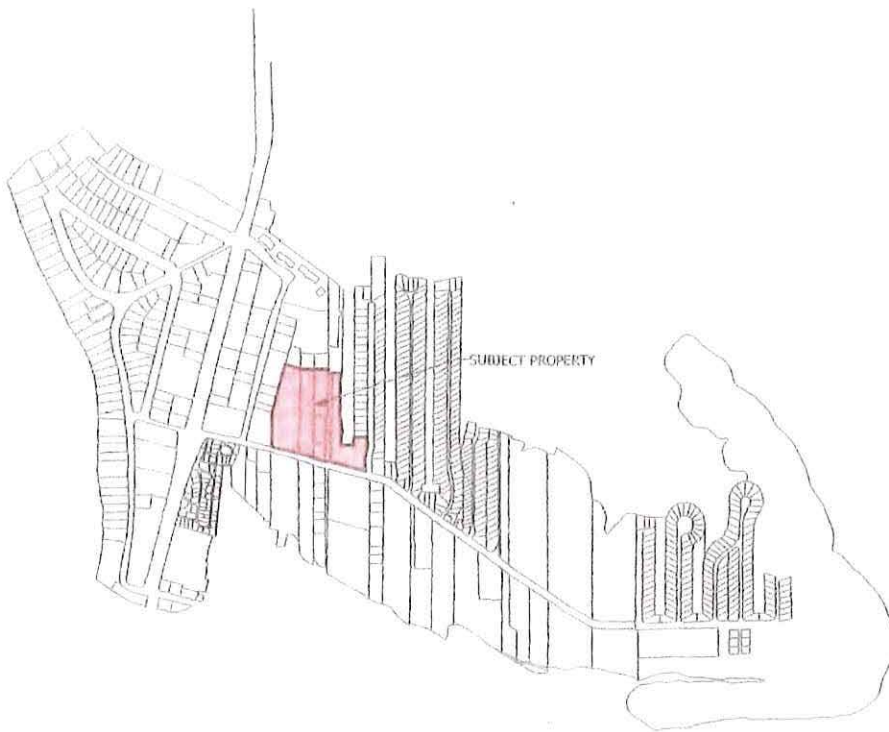
A requirement of this process is a letter from your agency indicating that there will be adequate facilities and/or service to serve the increase demand. Attached is a location map. At your earlier convenience please forward a letter to our office verifying adequate service for this project. If you have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

My good will and respect,

A handwritten signature in blue ink, appearing to read "James M Ink", is written over a horizontal line.

James M Ink

2055 West First Street, Fort Myers, Florida 33901
Tel: (239) 334-2459 Fax: (239) 334-0278
james@inkwerks.net



SAN CARLOS ISLAND

SCALE 1" = 1000'



2055 WEST 166TH STREET
FORT MYERS, FLORIDA 33901
TEL: (239) 334-2450
FAX: (239) 334-0278
EMAIL: JAMES@WERKS.NET

LOCATION MAP - SAN CARLOS ISLAND

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: 115017

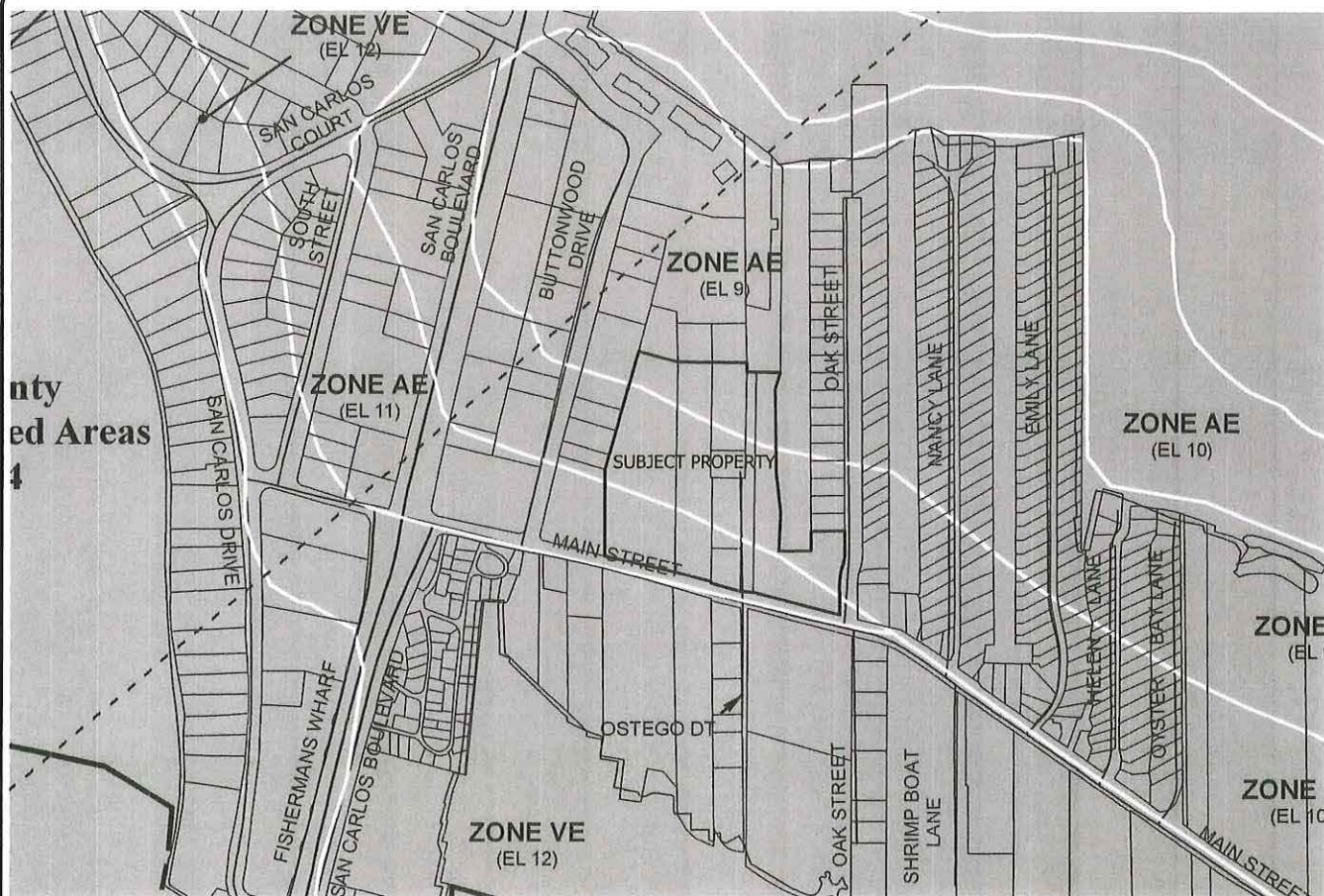
DATE: 6.2015

EXHIBIT: 1

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

Property Identification

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



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

SCALE 1" = 400'



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

SOILS MAP

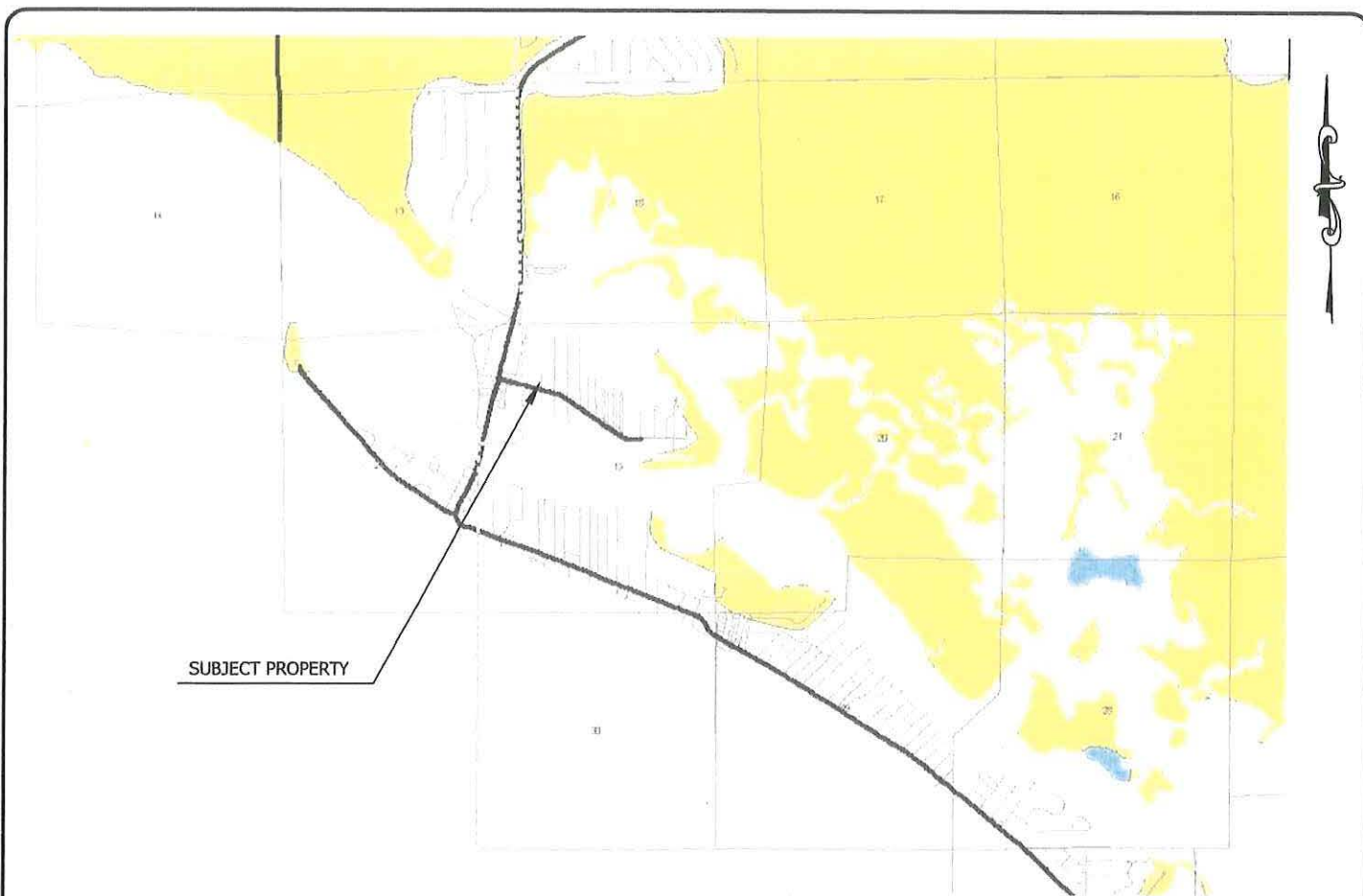
BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 6.2015

EXHIBIT: C.4



MAP INFORMATION SOURCE: LEE COUNTY GIS

NOT TO SCALE



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

ARCHAEOLOGICAL SENSITIVITY MAP

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

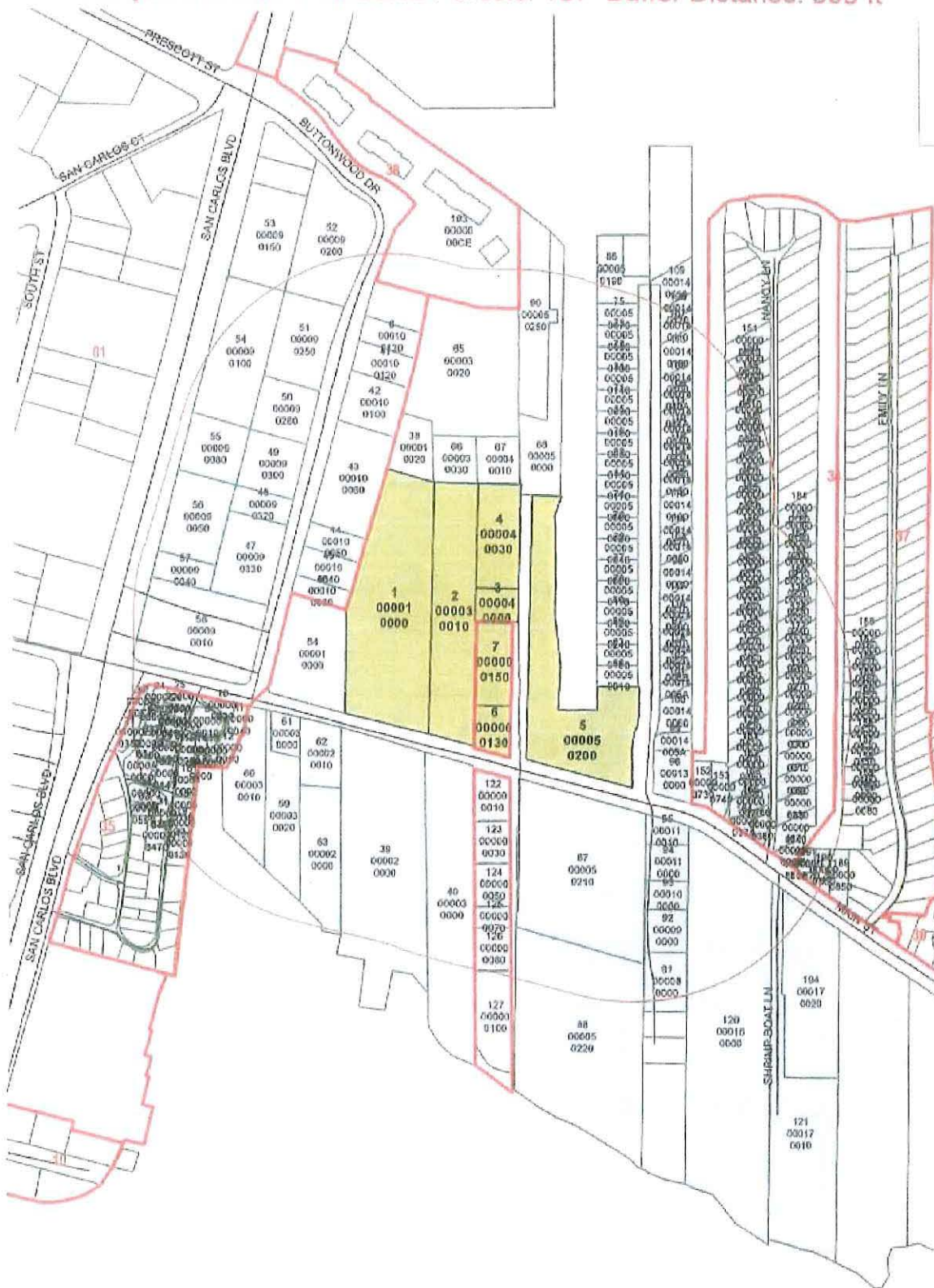
DATE: 6.2015

EXHIBIT: D.2

VARIANCE REPORT

6/16/2015

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



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

400 300 200 100 0

400 Feet

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

CPA2015-00005

BAY HARBOUR MARINA VILLAGE

Responses to RAI #1

**Bay Harbour Marina Village MPD
CPA2015-00005
Responses to RAI #1**

RECEIVED
AUG 18 2015

COMMUNITY DEVELOPMENT

CPA 2015-00005

II A. b. 1. TYPE, Future Land Use Map Series Amendment, Map amendments require the submittal of a complete list, map, and two sets of mailing labels, for all property within 500 feet of the perimeter of the subject parcel.

The zoning application is not consistent with the proposed amendments to the Comprehensive Plan. In order to calculate lands used for non-residential development in the density calculations. The property would have to be within the Mixed Use Overlay. Is it the applicant's intent to amend Map 1, Page 6 to identify the property within the Mixed-Use Overlay? If so please revise the application and the Lee Plan analysis to support this.

The application has been revised to request the parcel to be listed as a Mixed Use Development on Map 1, page 6. A San Carlos Island exhibit B1 has been included to show the proposed addition to Map 1, page 6.

III E. 2. a. Potential development of the Subject Property, Calculation of maximum allowable development under proposed FLUM, Residential Units/ Density

Please revise the calculation of maximum allowable development under the proposed FLUM to reflect the possibility of Bonus Density. This is particularly important due to the fact that the applicant is requested Bonus Density on the subject property.

The application has been revised to show the base density and proposed density including Bonus Density.

Please note that, as provided for in the Lee Plan's definition of "Density," natural water bodies may not be used for the calculation of residential density. Please clarify if submerged lands were used for the calculation of the density.

As discussed in meeting with staff the waterbody is not a "natural" water body and is man-made submerged lands owned under unified control of the property owner. It is appropriate to include in density calculations.

IV A. 4. General Information and Maps, Map and describe existing land uses

Please provide a narrative description of the land uses on the subject property and the surrounding properties.

A narrative of existing land uses is provided in this resubmittal.

IV A. 5. General Information and Maps, Map and describe existing zoning

Please provide a narrative description of the zoning categories of the subject property and the surrounding properties.

A narrative of zoning categories is provided in this resubmittal.

IV B. 1. Traffic Circulation Analysis

Please provide an updated Traffic Circulation Analysis. The Traffic Impact Statement that was provided with the application is for rezoning, and is not sufficient for comprehensive plan amendments.

A revised TIS is included in this resubmittal. Please see cover letter from TR Transportation for Responses.

IV B. 3. a. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Fire protection with adequate response times

Please provide a letter from the Fort Myers Beach Fire District stating their ability to provide services to the proposed development.

A letter from the Fort Myers Beach Fire District is provided in this resubmittal for providing fire and EMS service.

IV B. 3. b. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Emergency medical service (EMS) provisions

Please provide a letter from Lee County Emergency Medical Services stating their ability to provide services to the proposed development.

A letter from Lee County EMS is provided stating that the Fort Myers Beach Fire District is responsible for EMS coverage of the subject property.

IV B. 3. c. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Law enforcement

Please provide a letter from the Lee County Sherriff's Office stating their ability to provide services to the proposed development.

A letter from the Lee County Sherriff Office is provided in this resubmittal for providing law enforcement service.

IV B. 3. d. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Solid Waste

Please provide a letter from Lee County Solid Waste stating their ability to provide services to the proposed development

A letter from the Lee County Solid Waste is provided in this resubmittal for providing Solid Waste service.

IV B. 3. e. Public Facilities Impacts, Provide a letter from the appropriate agency

determining the adequacy/provision of existing/proposed support facilities, including, Mass Transit

Please provide a letter from LeeTran stating their ability to provide services to the proposed development.

A letter from the Lee Tran is provided in this resubmittal for providing mass transit service. We are continuing substantive discussions on issues that Lee Tran is concerned about providing service to the parking garage.

IV C. 1. Environmental Impacts, A map of the Plant Communities

Please revise FLUCCS to include water component.

The FLUCCS map Exhibit C1 has been revised to show the submerged land within the property boundary of ownership.

IV C. 2. Environmental Impacts, A map and description of the soils found on the property

Please revise Soils map to depict location of the subject property to include water component.

The Soils map has not been revised. The soils are no different than uplands due to the waterbody is a man-made excavated canal.

IV C. 6. Environmental Impacts, A table of plant communities by FLUCCS

Provide listed species analysis on water component.

A listed species analysis is provided in the resubmittal.

IV E. 2. Internal Consistency with the Lee Plan, List goals and objectives of the Lee Plan. Include an evaluation of all relevant policies under each goal and objective.

Please provide Lee Plan analysis on Objective 107.7, Policy 107.7.4, Policy 107.7.5, Objective 128.5, and all policies found under Goal 128 of the Lee Plan.

OBJECTIVE 107.7: WEST INDIAN MANATEES. Implement a broad based approach to manatee protection, including reduced boat related mortality, habitat protection, and increased public awareness, in order to maintain the health and stability of the marine ecosystem including the existing manatee population. (Amended by Ordinance No. 94-30, 98-09, 07-09)

The project has current FDEP ERP authorization for construction of the marina component of the project with conditions on boater information and protection during construction. A copy of the permit is provided in this resubmittal. The new uses of a parking garage and residential component does not have any impact on the West Indian Manatees. The project has been deemed consistent with Lee County Natural Resources and a copy has been included in this resubmittal.

POLICY 107.7.4: Educational materials regarding manatees should be disseminated to boaters and signs placed in areas where both manatees and humans congregate and at public boat access locations. (Amended by Ordinance No. 07-09)

The project has a current FDEP ERP authorization for construction of the marina component. A modification will have to be made to change from existing wet leasable slips to a floating dock for Temporary Staging Slips. FWC has reviewed and recommended signage as part of the existing permit and will review for current standards with the modification. Compliance with education and signage will be complied with as conditioned by permit.

POLICY 107.7.5: Construction and expansion of boat access facilities with a capacity of five vessels or more will be evaluated against the marine facility siting criteria in the Lee County Manatee Protection Plan approved on June 29, 2004. (Amended by Ordinance No. 00-22, 07-09)

The Marina is a fully permitted facility with local, state and federal authorization and is located in a marina overlay in the Comprehensive Plan. These authorizations is substantial evidence that the marine facility site criteria is compliant with Policy 107.7.5.

OBJECTIVE 128.5: MARINE FACILITIES SITING CRITERIA. The county will consider the following criteria in evaluating requests for new and expanded marinas, other wet slip facilities, dry slip facilities with launches, and boat ramps in order to make efficient use of limited shoreline locations and to minimize environmental impacts. (Amended by Ordinance No. 00-22, 07-09)

The Marina is a fully permitted facility with local, state and federal authorization and is located in a marina overlay in the Comprehensive Plan. These authorizations is substantial evidence that the marine facility site criteria is compliant with Objective 128.5.

GOAL 128: SHORELINE MANAGEMENT. To encourage the maintenance and development of water-dependent shoreline uses and to avoid their displacement by non-water-dependent uses.

The property is a fully permitted marina facility. The proposed action is to change the land use from Industrial, an unsustainable land use, to Central Urban land use to introduce a residential component to the property. The Marina as a water –dependent shoreline is consistent with Goal 128 and compliant with the marina parcel in a water dependent overlay.

IV E. 4. Internal Consistency with the Lee Plan, List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment

Please list state policy and regional policy plan goals and policies which are relevant to the proposed amendment.

A narrative to state and regional policy plan goals and policies is provided.

Miscellaneous Comments

From Emergency Management:

The amendment states that in order to not cause additional roadway congestion during an evacuation this development on San Carlos Island would instead build a shelter for residents to shelter-in-place during a hurricane. While a properly built and elevated shelter is a good backup option, Lee County Emergency Management does NOT recommend anyone on barrier islands shelter-in-place during a mandatory evacuation.

Also, the data used was from a 1995 evacuation study, which has since been updated. The applicant should look at what most other residential developers do - the payment in lieu of option combined with a well-developed Emergency Preparedness Plan for these residents.

It is our intent to have a shelter in place consistent with special condition #4 of Z-12-028 Ebb Tide (attached). We have attempted to coordinate with Lee Mayfield of Emergency Operations. This is a substantive issue and not a sufficiency issue and our attempts to coordinate with Emergency Operations within the Public Safety Department will continue.

From the County Attorney's Office:

The Letter of Authorization and Affidavit of Authorization submitted on behalf of the property owner, Southern Comfort Storage, LLC, are executed by John Mayher, as Managing Member of the Company. Florida Secretary of State records show Stanley Smagala as a Manager of the Company. They do not show Mr. Mayher as a Managing Member of the Company. In addition, on June 10, 2015, documents were filed with the State to remove Mr. Mayher as a Manager from the Company. Please have the Applicant submit a revised Letter of Authorization and Affidavit of Authorization executed by Stanley Smagala. Alternatively, the Applicant may amend the appropriate State Corporation records to reflect Mr. Mayher as an officer of the Company.

The Letter of Authorization and Affidavit of Authorization have been revised and executed by Stanley Smagala. This is the most expedite remedy to the application.



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

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: Bay Harbour Marina Village MPD

PROJECT SUMMARY:

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

Plan Amendment Type: ☐ Normal ☒ Small Scale ☐ DRI

APPLICANT – PLEASE NOTE:

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

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

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

Signature of Owner or Authorized Representative

Date

Printed Name of Owner or Authorized Representative

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

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

Address: 2055 West First Street

City, State, Zip: Fort Myers, FL 33901

Phone Number: (239) 334-0278

Email: jamesink@inkwerks.net

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

Address: 2055 West First Street

City, State, Zip: Fort Myers, FL 33901

Phone Number: (239) 334-2450

Email: jamesink@inkwerks.net

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

Address: 8632 West 103rd Street, Suite A

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 pages 1 & 6

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

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

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

A. Property Location:

1. Site Address: 1195 Main Street, Fort Myers Beach, FL 33931

2. STRAP(s): See Attached Property Information Data

B. Property Information:

Total Acreage of Property: 7.58

Total Acreage included in Request: 7.58

Total Uplands: 7.58

Total Wetlands: 0

Current Zoning: See Attached Property Information Data

Current Future Land Use Designation: Industrial

Area of each Existing Future Land Use Category: 7.58

Existing Land Use: Industrial

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

Lehigh Acres Commercial Overlay: No

Airport Noise Zone 2 or 3: No

Acquisition Area: No

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

Community Redevelopment Area: No

D. Proposed change for the subject property:

Change land use from Industrial to Central Urban

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density 0

Commercial intensity 0

Industrial intensity 75000 (10,000 sqft per acre)

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density 75 (base) + 38 (bonus density) = 113 Total proposed

Commercial intensity 75,000 (10,000 sqft per acre)

Industrial intensity 0

IV. AMENDMENT SUPPORT DOCUMENTATION

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

A. General Information and Maps

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

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

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

B. Public Facilities Impacts

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

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

Long Range – 20-year Horizon:

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

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and 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, _____, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Signature of Applicant

Date

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

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

Signature of Notary Public

(Name typed, printed or stamped)

Bay Harbour Marina Village MPD Section IV A.4 Existing Land Uses

The following descriptions are the existing uses of the lands of the proposed application and adjacent properties:

Application Property:

The uses of the property that is under application for a land use change is a self-storage building and a partially constructed fully permitted marina. The in-water work has been substantially completed with a seawall and fixed docks installed in 2007. The only remaining in-water work to be completed is the floating docks. The foundation of the 72,000 square foot 286 slip dry storage hanger is complete.

Adjacent Property East:

The adjacent property to the east is comprised of predominately residential mobile home uses with a small number of conventional construction single family homes. The density of the adjacent communities based on development tracts is 8.3 units per acre on Oak Street. Nancy Street further east is a mobile home community with a density based on buildable tracts of 8.7 units per acre. There are a few tracts along Nancy and Main Street that are un-buildable and not included in the number of tracts, but included in overall acreage.

Adjacent Property South:

The adjacent property to the south across Main Street is an example of typical San Carlos Island east of San Carlos Blvd with a mixture of uses that are not consistent with current planning principles. The following uses are adjacent to the south:

- Public Facilities of Lee County
- Public Property operated as private commercial
- Single Family Dwellings
- Industrial Boatyard
- Commercial/Residential Mixed Use

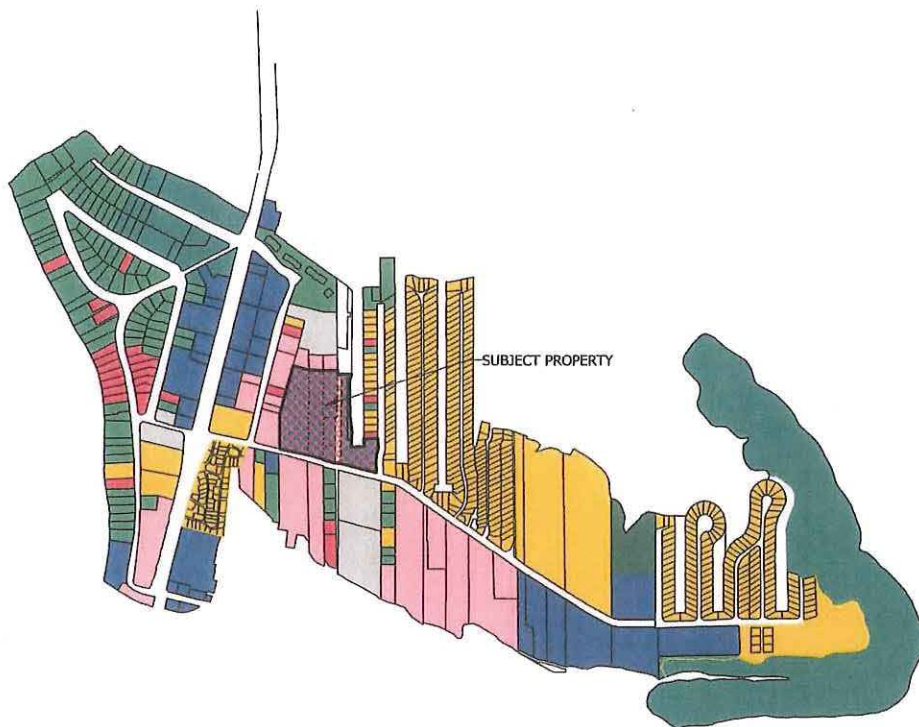
Adjacent Property North:

One adjacent property to the north has property that is accessed through a 30' private access easement across the application property. This property is currently used as a storage facility for commercial equipment.

The other adjacent property to the north has property that is accessed from Buttonwood Drive and consists of a commercial seafood wholesale/retail operation.

Adjacent Property West:

The adjacent property to the west has access along Buttonwood Drive. The current uses of the parcels are a mixture of storage, light industrial and commercial uses.



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

SAN CARLOS ISLAND

SCALE 1" = 1000'



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

EXISTING USE OF LAND

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 6.2015

EXHIBIT: A.4

Bay Harbour Marina Village MPD

Section IV A.5 Existing Zoning Designation

The following descriptions are the existing zoning designations as defined by the Lee County Land Development Code for the lands of the proposed application and adjacent properties:

Application Property:

The zoning designations for the property under this application for a land use change are:

C-1A, C-1 and C-2 commercial districts. The purpose and intent of the C-1A, C-1 and C-2 districts is to regulate the continuance of commercial and select residential land uses and structures lawfully existing in the C-1A, C-1 and C-2 districts as of August 1, 1986, and as originally permitted by the County Zoning Regulations of 1962, as amended, and 1978, as amended, respectively. Subsequent to February 4, 1978, no land or water shall be rezoned into the C-1A, C-1 or C-2 districts. In no case shall new development be permitted in any existing C-1A, C-1 or C-2 district which is not consistent with the Lee Plan.

IL light industrial district. The purpose and intent of the IL district is to permit the designation of suitable locations for and to facilitate the proper development and use of areas devoted to various light industrial and quasi-industrial commercial uses. While it is presumed that most industrial processes will take place within enclosed buildings, any activity not taking place within a building shall take place within a yard enclosed by an opaque wall or fence.

IM marine industrial district. The purpose and intent of the IM district is to permit the designation of suitable locations for, and to ensure the proper development and use of, land and adjacent waters for commercial and industrial waterfront-dependent land uses. These uses are more intense than those normally encountered in a recreational marina, yet fall short of the intensity of use represented by the storage and commodity handling facilities and equipment attendant to the waterborne commerce movement facilities that are the principal focus of the PORT district. The marine industrial district is intended to accommodate uses such as boatbuilding, major hull and engine maintenance and repair, landing, icing and shipping of fish and seafood (fish and seafood processing requires a special exception), and other uses of similar scope and scale. The marina siting and design criteria are set forth under objectives 128.5 and 128.6 of the Lee Plan and in the Manatee Protection Plan.

Adjacent Property East:

The zoning designations for the property located adjacent to the east of the application property are:

MH-1 and MH-2 mobile home residential districts. The purpose and intent of the MH-1 and MH-2 mobile home residential districts is to accommodate the housing needs of those residents who prefer mobile home living and of those who desire an alternative to conventional dwellings, and to provide for properly located, equipped and designed mobile home residential developments within the future urban areas.

Adjacent Property South:

The zoning designations for the property located adjacent to the east of the application property are:

CM marine commercial district. The purpose and intent of the CM district is to permit the designation of suitable locations for, and to ensure the proper development and use of, land and adjacent waters for

commercial marinas and other uses incidental to those facilities. The principal uses of land are limited to waterfront-dependent uses required for the support of recreational boating and fishing. The marina siting and design criteria are set forth under objectives 128.5 and 128.6 of the Lee Plan and in the Manatee Protection Plan.

IM marine industrial district. The purpose and intent of the IM district is to permit the designation of suitable locations for, and to ensure the proper development and use of, land and adjacent waters for commercial and industrial waterfront-dependent land uses. These uses are more intense than those normally encountered in a recreational marina, yet fall short of the intensity of use represented by the storage and commodity handling facilities and equipment attendant to the waterborne commerce movement facilities that are the principal focus of the PORT district. The marine industrial district is intended to accommodate uses such as boatbuilding, major hull and engine maintenance and repair, landing, icing and shipping of fish and seafood (fish and seafood processing requires a special exception), and other uses of similar scope and scale. The marina siting and design criteria are set forth under objectives 128.5 and 128.6 of the Lee Plan and in the Manatee Protection Plan.

- *IPD industrial planned development district.*

(1)

The intent of the IPD district is to further the general purpose of planned developments set forth in [section 34-612\(2\)](#) as it relates to industrial development.

(2)

The principal use of any industrial planned development is the manufacture of goods and materials, and the storage and wholesale distribution of such goods and materials. However, for the welfare of the public and for the efficiency of the local economic structure, the IPD district permits many services and activities not allowed elsewhere and a limited number of commercial uses intended to serve principally the employees or patrons of businesses within the IPD.

(3)

In the industrial development land use category, offices and office complexes are only permitted when specifically related to adjoining industrial use(s). Prior to issuance of any local development order, the developer must record covenants and restrictions for the property that limit any office uses to those that are specifically related to adjoining industrial uses consistent with Policy 1.1.7 of the Lee County Comprehensive Plan.

(a) The purpose of the RM multiple-family districts is to designate suitable locations for residential occupancy of various types of conventional residential buildings for projects which are not already approved planned unit developments or which fall below the criteria for residential planned developments, and for facilitating the proper development and protecting the subsequent use and enjoyment thereof.

(b) Except for the RM-3 district, which may be permitted in nonurban areas, the RM districts are intended for use only within the future urban areas as designated by the Lee Plan and are subject to the range of densities for each land use category accommodating residential uses.

(c) There are five RM districts: RM-2, RM-3, RM-6, RM-8 and RM-10.

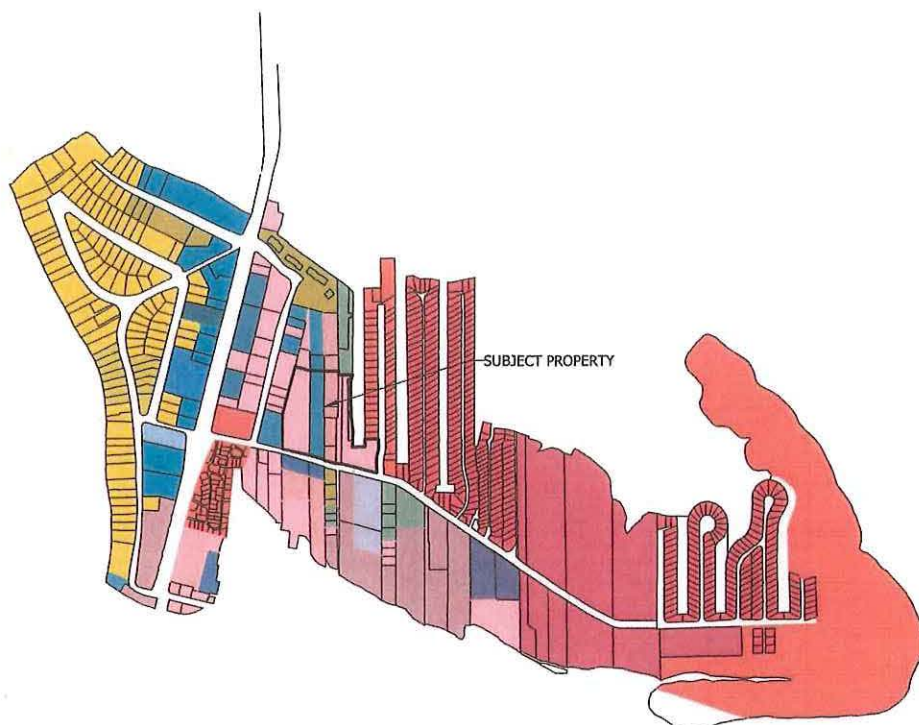
CFPD community facilities planned development district. The purpose of the CFPD district is to accommodate those governmental, religious and community service activities which frequently complement and are necessary to the types of activities permitted in other zoning districts, but which, due to the size, intensity or nature of the use and the potential impact on adjacent land uses, roads or infrastructure, should not be permitted as a use by right in those districts.

Adjacent Property West:

The zoning designations for the property located adjacent to the west of the application property are:

C-1A, C-1 and C-2 commercial districts. The purpose and intent of the C-1A, C-1 and C-2 districts is to regulate the continuance of commercial and select residential land uses and structures lawfully existing in the C-1A, C-1 and C-2 districts as of August 1, 1986, and as originally permitted by the County Zoning Regulations of 1962, as amended, and 1978, as amended, respectively. Subsequent to February 4, 1978, no land or water shall be rezoned into the C-1A, C-1 or C-2 districts. In no case shall new development be permitted in any existing C-1A, C-1 or C-2 district which is not consistent with the Lee Plan.

CT tourist commercial district. The purpose and intent of the CT district is to permit the designation of suitable locations for and to facilitate the proper development and use of land for the commercial provision of accommodations and services for tourists and other visitors and shortterm or seasonal residents. The term "accommodations," as used in this subsection, is intended to include housing, various amenities including recreational facilities, and local retail trade in goods and service, both general and specific to the locality or attractor or principal activities. Areas designated tourist commercial are expected to be located near or adjacent to an attractor of tourism such as gulf beach frontage, theme parks, major public or private parks and other recreational or scenic resources.



- AG-2
- TFC-2
- RS-1
- RM-2
- MH-2
- MHPO
- MPD
- C-1
- C-1A
- C-2
- CC
- CF
- CT
- CPD
- CH - COMMERCIAL MARINE
- CP
- PORT
- INDUSTRIAL
- IPO
- IM - INDUSTRIAL MARINE
- CFPD

SAN CARLOS ISLAND



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

EXISTING ZONING MAP

JOB #: I15017

BAY HARBOUR MARINA VILLAGE

DATE: 5.2015

1195 MAIN ST, FT MYERS BEACH 33931

EXHIBIT: A.5

August 13, 2015

Mr. Jim Ink
Inkwerks
2055 West First Street
Fort Myers, FL33901

RE: Bay Harbour Marina Village
DCI2015-00015/CPA2015-00005

Dear Mr. Ink:

TR Transportation Consultants, Inc. has reviewed the comments issued by the Lee County Department of Community Development for the proposed Bay Harbour Marina Village comprehensive plan amendment and rezoning application. The comments and TR Transportation's response to those comments are listed below for reference.

CPA2015-00005

IV B. 1.) Please provide an updated Traffic Circulation Analysis. The traffic impact statement that was provided with the application is for rezoning, and is not sufficient for comprehensive plan amendments.

The TIS was revised and is attached to reflect the necessary information to support the comprehensive plan amendment application.

LC ZTIS PD Application Sufficiency Checklist

2a1) Why was the equation not utilized for the daily trip generation of the park and ride facility? The equation produces reasonable results. Please revise.

The trip generation for the daily trips was revised for the park and ride facility based on the equation contained in the Appendix.

5) The distribution graphic indicates 100% of the traffic to the east of the development on Main Street. It seems like this was intended to be to the west on Main Street. Please revise.

100% of the trips related to the site are to/from the west of the site on Main Street. The graphic has been revised.

7a) The LOS analysis graphic should be revised to reflect the LOS conditions headed towards Fort Myers Beach as well. This application will have an impact on San Carlos Boulevard to the south of Main Street, and as a result this link should be analyzed in order to properly indicate to the

Town of Fort Myers Beach that the impacts have been reviewed. Please revise.

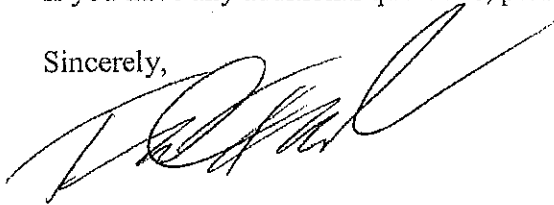
The project does not significantly impact the link of San Carlos Boulevard south of Main Street. The LOS graphic was revised to reflect the projected 2022 LOS on San Carlos Boulevard south of Main Street.

7b) *No intersection analysis has been provided. In a recent zoning action for another project on Main Street, an analysis of the intersection of Main Street and San Carlos Boulevard indicated LOS deficiencies at this location. Please provide an intersection LOS analysis of this intersection.*

The intersection analysis is attached to this sufficiency response for reference. The analysis was completed based on count data at the intersection from 2009. There has not been any substantial changes to the area since 2009 and as evident from the Lee County Traffic Count Report, the 2014 traffic volumes on San Carlos Boulevard in this area are almost identical to the volumes recorded in 2009.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,



Ted B. Treesh, PTP
President

Attachments

HCS 2010 Two-Way Stop Control Summary Report

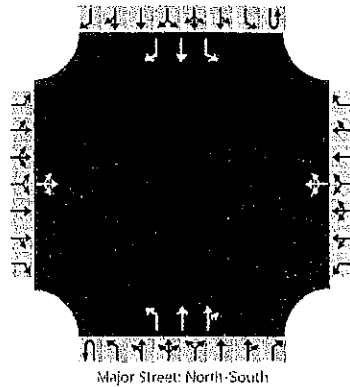
General Information

Analyst	tbt
Agency/Co.	TR Transportation Consult
Date Performed	8/13/2015
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Bay Harbour Marina Village

Site Information

Intersection	San Carlos Blvd. @ Main S
Jurisdiction	Lee County
East/West Street	Main St.
North/South Street	San Carlos Blvd.
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	0	0	1	1	1
Configuration			LTR				LTR			L	T	TR		L	T	R
Volume (veh/h)		13	3	40		106	17	236		49	931	132		168	689	66
Percent Heavy Vehicles		2	2	2		2	2	2		0				0		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)			60				390				53				183	
Capacity			562				158				817				612	
v/c Ratio			0.11				2.46				0.06				0.30	
95% Queue Length			0.4				33.3				0.2				1.2	
Control Delay (s/veh)			12.2				721.7				9.7				13.4	
Level of Service (LOS)			B				F				A				B	
Approach Delay (s/veh)	12.2				721.7				0.4				2.4			
Approach LOS	B				F				A				A			

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

San Carlos Blvd. @ Main St.
May 5, 2009
2022

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	39	750	52	50	555	53	10	3	32	22	14	101
Peak Season Correction Factor	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09
Current Peak Season Volumes	43	818	57	55	605	58	11	3	35	24	15	110
Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Years to Build-out	13	13	13	13	13	13	13	13	13	13	13	3
2022 Background Turning Volumes	49	931	65	63	689	66	13	3	40	27	17	113
Project Turning Volumes	0	0	67	105	0	0	0	0	0	79	0	123
2022 Background + Project	49	931	132	168	689	66	13	3	40	106	17	236

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

SAN CARLOS BOULEVARD & MAIN STREET

15 MIN BEGIN	SAN CARLOS BOULEVARD								MAIN STREET								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	15	228	15	258	21	153	9	183	4	2	11	17	6	3	44	53	511
4:15 PM	5	171	6	182	12	148	10	170	1	0	3	4	6	1	22	29	385
4:30 PM	6	165	17	188	2	136	8	146	5	1	11	17	5	4	9	18	369
4:45 PM	13	186	14	213	15	118	26	159	0	0	7	7	5	6	26	37	416
5:00 PM	7	197	7	211	8	188	12	186	0	1	5	6	4	5	25	34	437
5:15 PM	10	172	7	189	12	146	14	172	1	0	2	3	5	1	25	31	395
5:30 PM	10	157	4	171	13	140	18	171	0	0	5	5	9	4	18	31	378
5:45 PM	9	144	9	162	15	139	19	173	1	0	2	3	9	3	21	33	371
TOTAL:	75	1,420	79	1,574	98	1,146	116	1,360	12	4	46	62	49	27	190	266	3,262

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

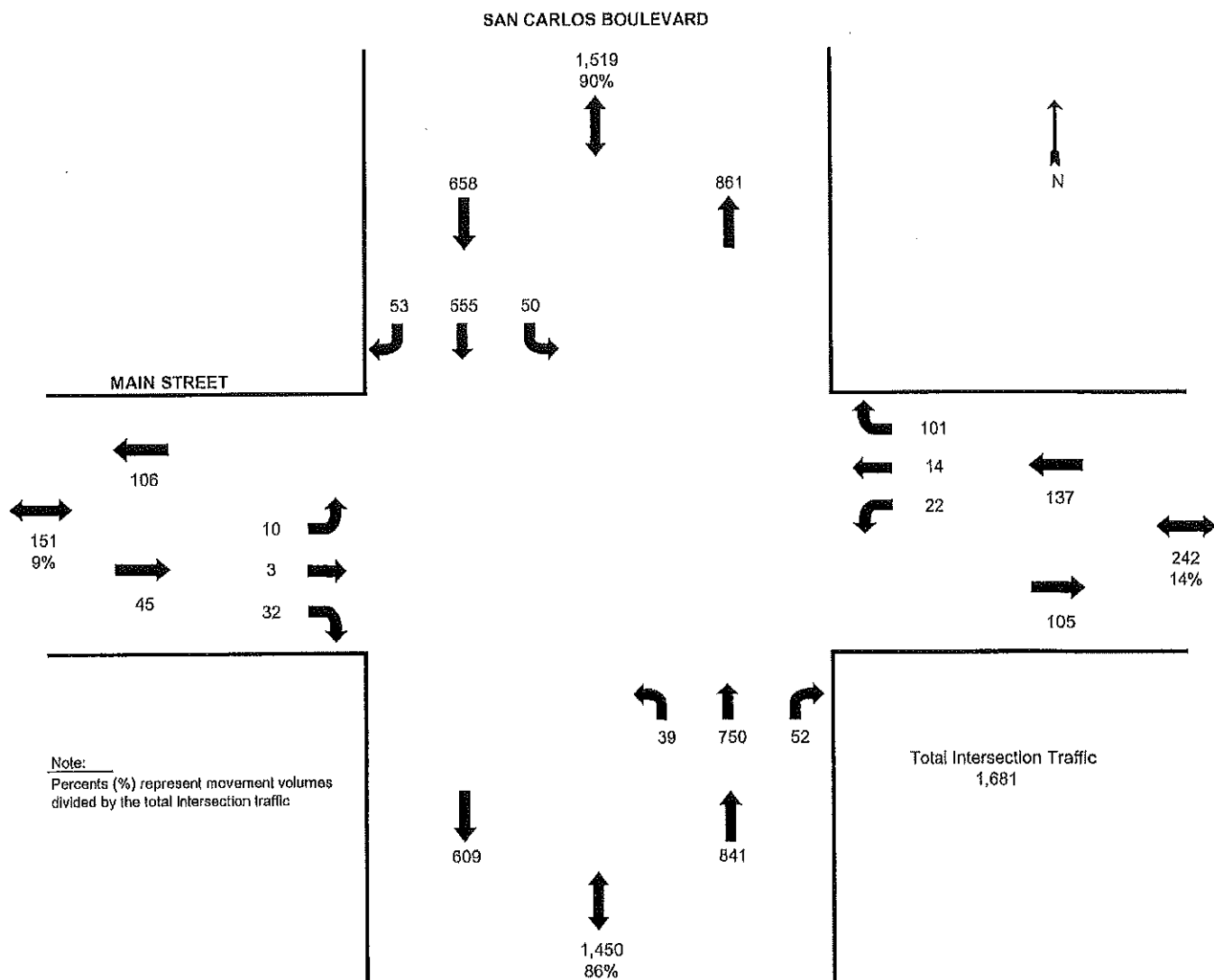
SAN CARLOS BOULEVARD & MAIN STREET

HOUR BEGIN	SAN CARLOS BOULEVARD								MAIN STREET								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	39	750	52	841	50	555	53	658	10	3	32	45	22	14	101	137	1,681
4:15 PM	31	719	44	794	37	568	56	661	8	2	26	34	20	18	82	118	1,607
4:30 PM	36	720	45	801	37	566	60	663	6	2	25	33	19	18	85	120	1,617
4:45 PM	40	712	32	784	48	570	70	688	1	1	19	21	23	18	94	133	1,626
5:00 PM	36	670	27	733	48	591	63	702	2	1	14	17	27	13	89	129	1,581

PEAK HOUR SUMMARY

HOUR BEGIN	SAN CARLOS BOULEVARD								MAIN STREET								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	39	750	52	841	50	555	53	658	10	3	32	45	22	14	101	137	1,681

DATE: May 5, 2009
 DAY: TUESDAY
 COUNT TIME: 4:00 PM - 6:00 PM
 PEAK HOUR: 4:00 PM - 5:00 PM
 INTERSECTION: SAN CARLOS BOULEVARD & MAIN STREET





TRAFFIC IMPACT STATEMENT

FOR

BAY HARBOUR MARINA VILLAGE COMPREHENSIVE PLAN AMENDMENT AND RE-ZONING

(PROJECT NO. F1504.09)

PREPARED BY:

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

**REVISED
August 13, 2015**

CONTENTS

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

I. INTRODUCTION

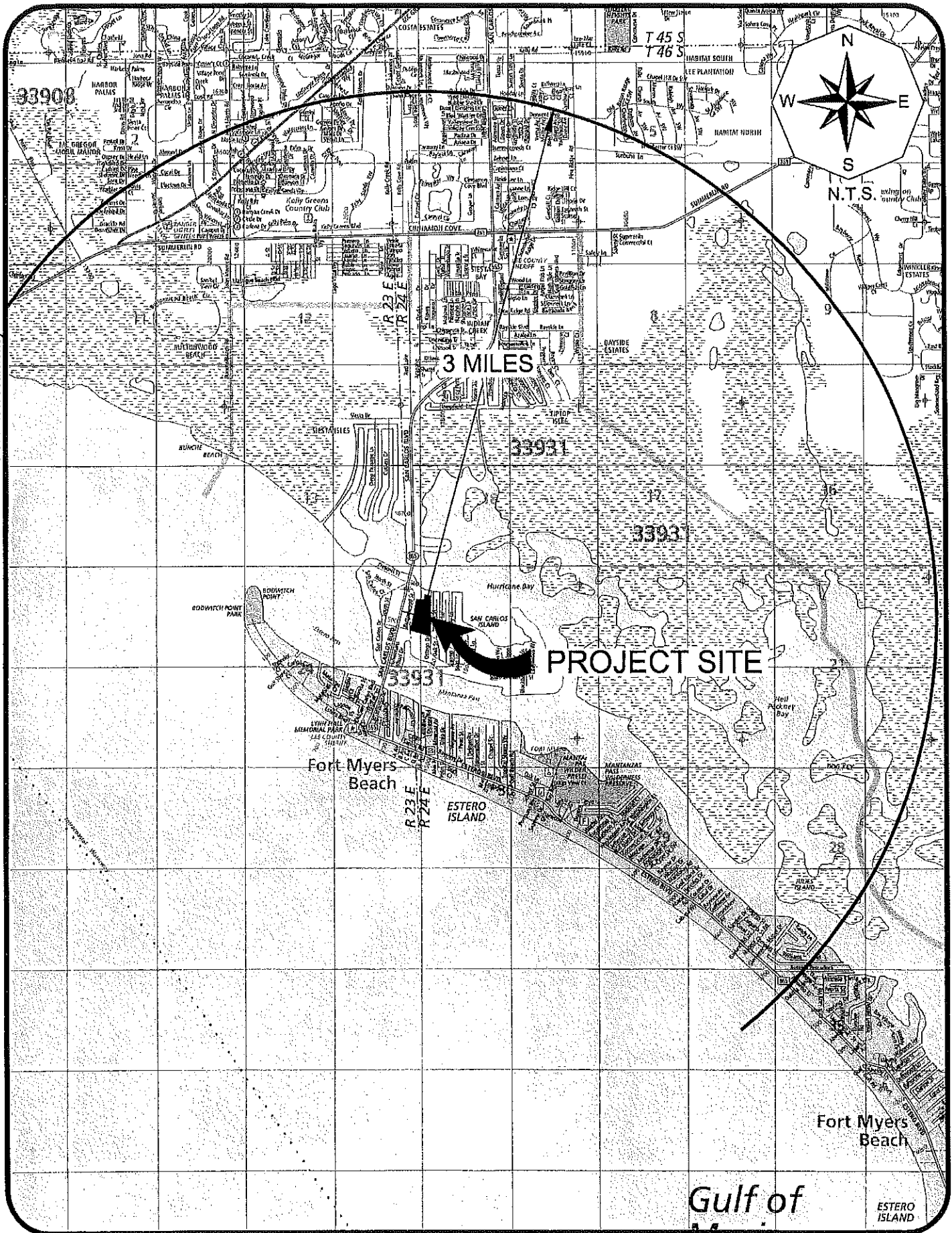
TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking a small scale comprehensive plan amendment as well as re-zoning approval. The subject site is located along the north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

Upon approval of the requested comprehensive plan amendment, the future land use category of the site would be changed from the existing Industrial land use category to the Central Urban land use category. For the re-zoning, the Master Concept Plan indicates subject site could be developed as a mixed use development that would contain the existing marina and ancillary uses as well as restaurant, retail and residential uses. From the current Master Concept Plan (MCP) and list of uses being requested, the subject site could be developed with up to approximately 113 multi-family dwelling units, up to approximately 22,000 square feet of retail uses, 8,000 square feet of restaurant uses, 12,000 square feet of indoor storage uses and up to approximately 315 boat slips (wet & dry). The Developer is also proposing to include an additional 200 parking spaces in the parking structure that will be available to the public to park and ride the Lee Tran Beach Trolley to access Fort Myers Beach.

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

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

F1504.09/Sufficiency



II. EXISTING CONDITIONS

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

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

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

III. PROPOSED DEVELOPMENT

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

**Table 1
Land Uses
Bay Harbour Village Marina**

Land Use	Size
Multi-Family Condo/Townhouse (LUC 230)	113 dwelling units
High-Turnover Restaurant (LUC 932)	8,000 square feet
Retail (LUC 820)	22,000 square feet
Indoor Self Storage (LUC 151)	12,000 square feet
Marina (LUC 420)	315 berths
Public Parking (LUC 090)	200 spaces

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

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

IV. TRIP GENERATION

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

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

**Table 2
Trip Generation
Bay Harbour Village Marina**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family Condo/Townhouse (113 Units)	10	47	57	44	22	66	715
High-Turnover Restaurant (8,000 sq. ft.)	47	39	86	47	32	79	1,017
Retail (22,000 sq. ft.)	38	24	62	104	113	217	2,538
Indoor Self Storage (12,000 sq. ft.)	1	1	2	1	2	3	30
Marina (315 Berths)	8	17	25	36	24	60	1,006
Public Parking (200 spaces)	105	28	133	31	94	125	925
Total Trips	209	156	365	263	287	550	6,231

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

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

capture reduction of seventeen percent (17%) in the A.M. peak hour and thirty-seven percent (37%) in the P.M. peak hour between the retail, restaurant and residential uses. The summary sheets utilized to calculate this internal capture rate for the weekday A.M. peak hour and P.M. peak hour are included in the Appendix of this report for reference. **Table 3** indicates the total external trips that will access the proposed development.

Table 3
External Trip Generation
Bay Harbour Village Marina

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trip Generation	209	156	365	263	287	550	6,231
Less Internal Capture	-15	-18	-33	-72	-62	-134	-1,580
Total External Trips	194	138	332	191	225	416	4,651

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

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

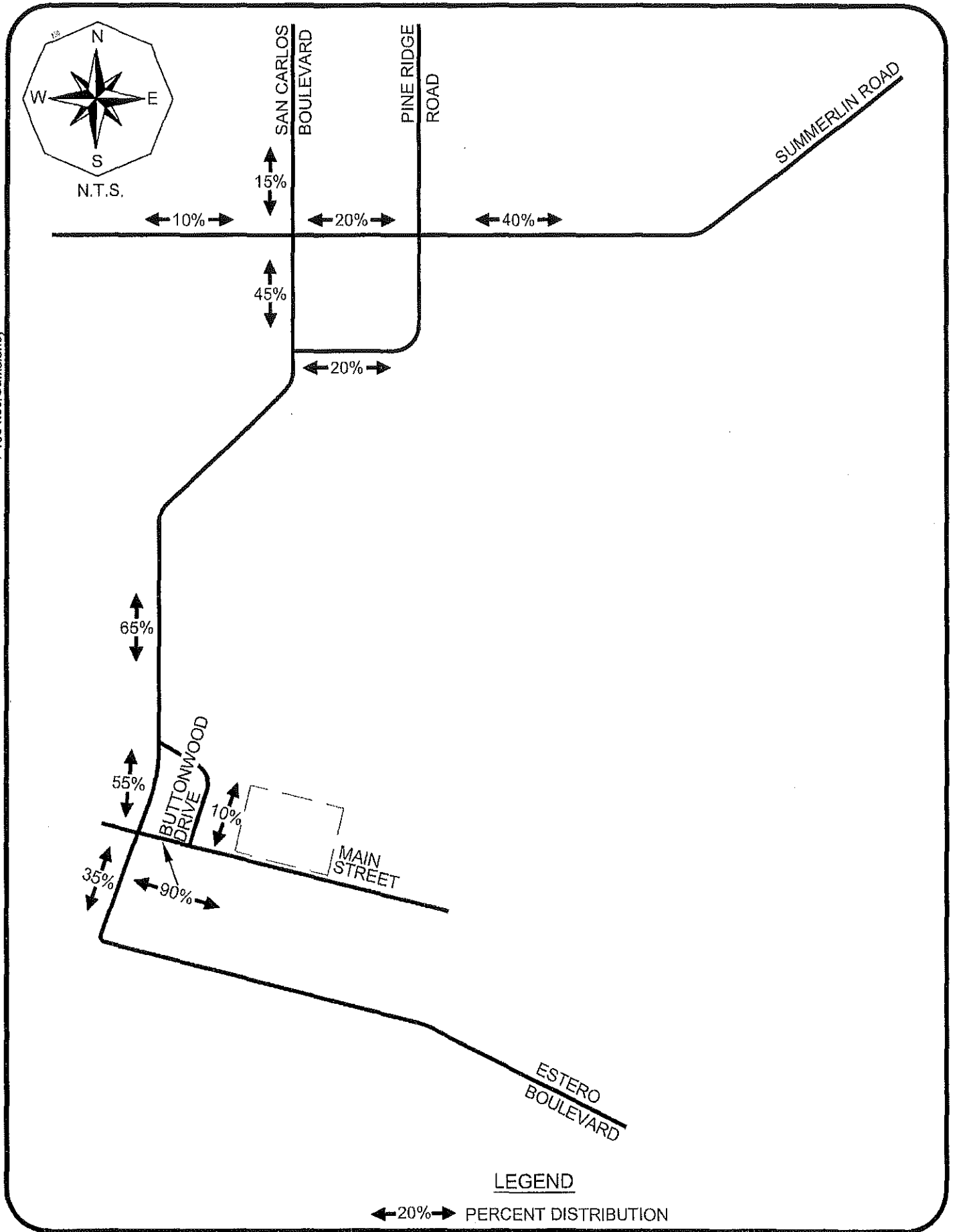
reflect that impact, but they will not create an additional impact to San Carlos Boulevard and roadways beyond.

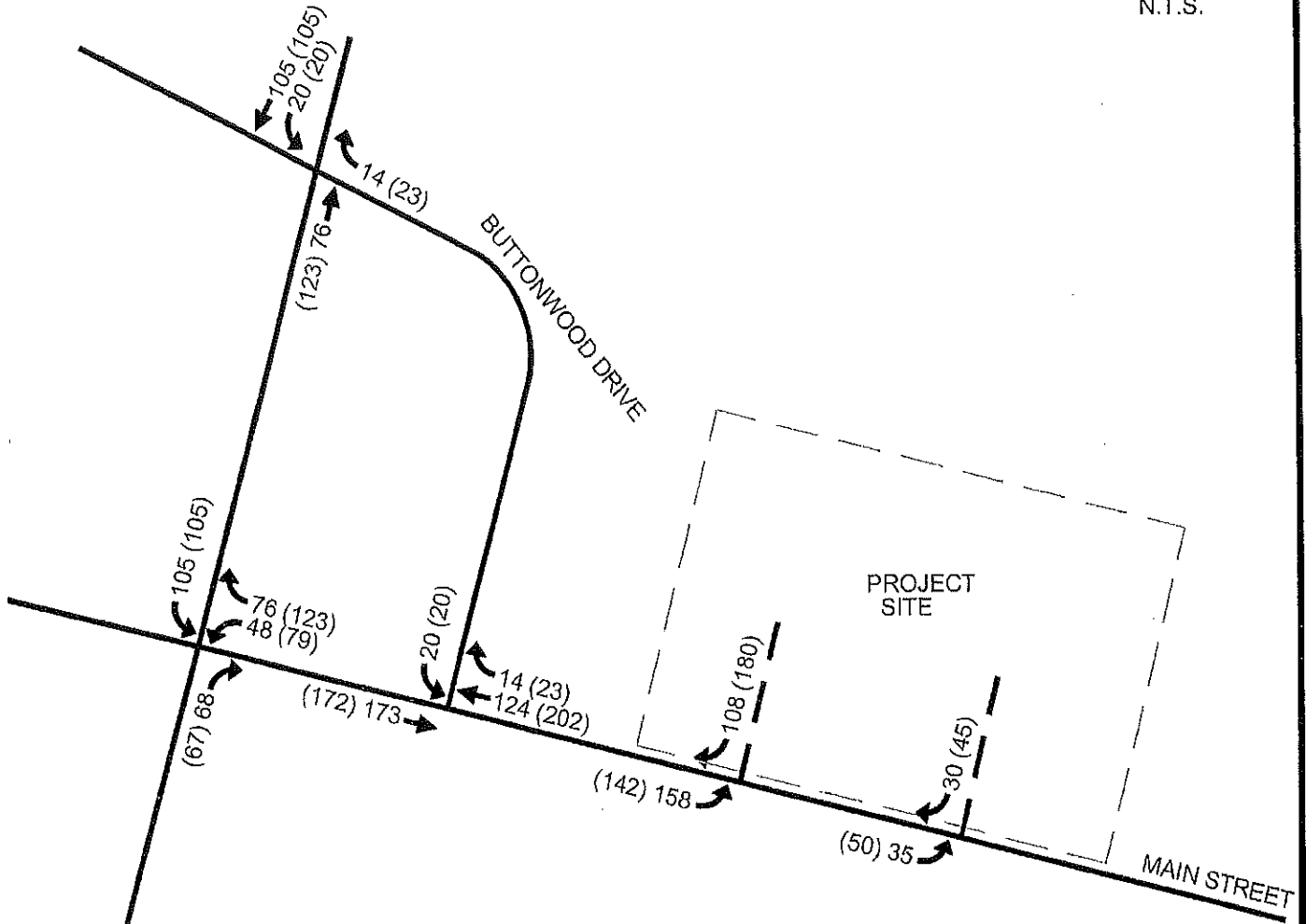
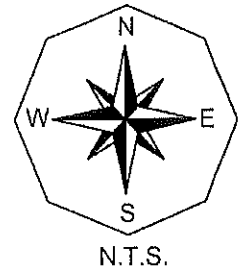
Table 4
Trip Generation – Net New Trips
Bay Harbour Village Marina

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total External Trips	194	138	332	191	225	416	4,651
Less Retail Pass-by Trips	-9	-6	-15	-20	-21	-41	-480
Total Net New Trips (Impact To Main Street)	185	132	317	171	204	376	4,171
Less Trips From Public Parking Spaces	-105	-28	-133	-31	-94	-125	-925
Total Trips (Impact to San Carlos Blvd. & Beyond)	80	104	184	140	110	250	3,246

V. TRIP DISTRIBUTION

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





LEGEND

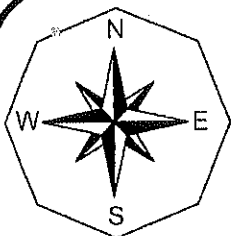
- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR TRAFFIC

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

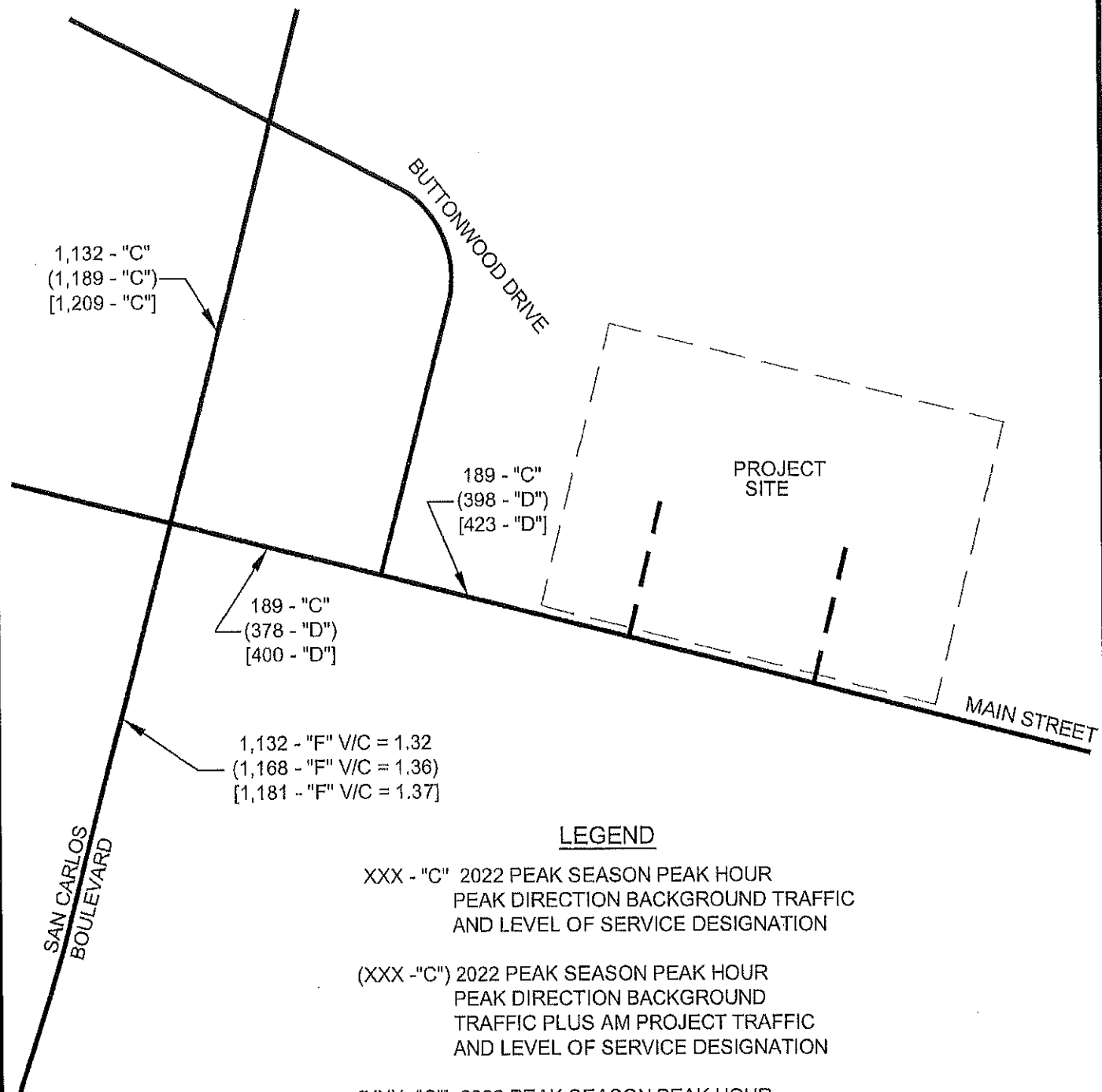
VI. FUTURE TRAFFIC CONDITIONS

It was assumed that the project would be completed by the year 2021. Based on this projected build-out, the surrounding roadway network was analyzed under 2022 traffic conditions. A growth rate was applied to the existing traffic conditions for all roadway links and intersections that could be significantly impacted by this development. The growth rates were obtained through comparisons of annual traffic data from the 2014 Lee County Traffic Count Report. Based on the project distribution illustrated on Figure 3, the link data was analyzed for the existing conditions, year 2022 without the development and year 2022 with the development. **Table 2A** in the Appendix of the report indicates the methodology utilized to obtain the year 2022 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the 2014 Lee County Concurrency Management Report.

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



N.T.S.



LEGEND

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

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

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

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

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

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

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

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

VIII. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an

evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

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

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

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 (Central Urban)	75,000 sq. ft. of Commercial (Assume 10,000 sq. ft. per Acre) 113 Residential Dwelling Units (15 DU/Acre)

The trip generation for the site was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 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 Central Urban. The other commercial uses, such as office, would be permitted in the current land use category and therefore do not represent an increase in trips due to the land use change. **Table 6** indicates the additional trip generation of the subject site based on the maximum permitted densities under the proposed Land Use Category.

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

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) 2035 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, there are no major roadway improvement in the vicinity of the subject site on the 2035 Financially Feasible Plan. The only improvement currently identified on the 2035 Long Range Transportation Plan in the vicinity of the subject site that are designated as "Contingent" based upon additional funding is the widening of San Carlos Boulevard between Summerlin Road and Kelly Road to a four lane divided roadway.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would

have on the surrounding area. The subject site lies within Traffic Analysis Zone (TAZ) 1695. The model has both productions and attractions included in this zone. The productions include single-family dwelling units and multi-family dwelling units. The attractions include industrial employment, commercial employment, service employment and a school. **Table 7** identifies the land uses currently contained in the long range travel model utilized by the MPO and Lee County for the Long Range Transportation Analysis.

**Table 7
TAZ 1695
Land Uses in Existing E+C Travel Model (2035)**

Land Use Category	Intensity
Single Family Dwelling Units	102 units
Multi-Family Dwelling Units	857 units
Industrial Employment	65 employees
Commercial Employment	151 employees
Service Employment	138 employees
School Population	58 students

The proposed change in land use designation on the subject site from Industrial to Central Urban would not have a substantial impact on the trip generation characteristics of the TAZ as included in the adopted 2035 travel model. The proposed 22,500 square feet of potential additional retail commercial floor area would have approximately 56 employees. There is very little existing retail uses within this TAZ whereas the model has over 130 retail service employees modeled in the TAZ. The additional 56 employees will not impact the overall roadway network. In addition, the 113 multi-family residential dwelling units that would be permitted on the site are well below the number of dwelling units currently within this TAZ. Therefore, the additional units proposed would also not impact the productions being generated from this TAZ in the model files.

A Level of Service analysis for the 2035 Existing plus Committed roadway network is attached to this report for reference. The adopted 2035 Long Range Transportation Model was referenced to determine the projected 2035 traffic volumes and Level of Service on the roadways within a three-mile radius of the subject site. **Table 3A** and **Table 4A** in the

Appendix of this report outlines the Level of Service on the area roadways based on the adopted 2035 travel model. The resultant land use change will not impact the results of the Level of Service analysis as reported in the adopted 2035 travel model.

Short Range Impacts (5-year horizon)

The 2014/2015-2018/2019 Lee County Transportation Capital Improvement Plan and the 2014-2018 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on this review there are no programmed improvements in the vicinity of the subject site.

Table 5A and **Table 6A** attached to this report indicate the projected 5-year planning Level of Service on the surrounding roadways based on the uses that are being requested with the concurrent zoning request. From Table 6A, all of these roadways are anticipated to operate within their recommended Level of Service standards as identified in the Lee County Comprehensive Plan. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement program.

IX. CONCLUSION

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

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

APPENDIX

TABLES 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
BAY HARBOUR MARINA VILLAGE REZONING

#####

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 184 VPH IN= 80 OUT= 104
TOTAL PM PEAK HOUR PROJECT TRAFFIC = 250 VPH IN= 140 OUT= 110

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>CLASS</u>						PERCENT		
			<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>	<u>PROJECT</u>	<u>PROJECT</u>	<u>PROJ/</u>
			<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>LOS C</u>
San Carlos Blvd.	S. of Main St.	2LN	0	140	800	860	860	35%	49	6.13%
	N. of Main St.	4LN	0	260	1,840	1,960	1,960	55%	77	4.18%
	N. of Buttonwood Dr.	4LN	0	260	1,840	1,960	1,960	65%	91	4.95%
	N. of Pine Ridge Rd.	4LN	0	260	1,840	1,960	1,960	45%	63	3.42%
	N. of Summerlin Rd.	2LN	0	140	800	860	860	15%	21	2.63%
Main St.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	90%	211	68.06%
	E. of Buttonwood Dr.	2LN	0	0	310	670	740	100%	234	75.48%
Buttonwood Dr.	N. of Main St.	2LN	0	0	310	670	740	10%	14	4.52%
Summerlin Rd.	E. of Pine Ridge Rd.	6LN	0	410	2,840	2,940	2,940	40%	56	1.97%
	E. of San Carlos Blvd.	6LN	0	410	2,840	2,940	2,940	20%	28	0.99%
	W. of San Carlos Blvd.	4LN	0	260	1,840	1,960	1,960	10%	14	0.76%
Pine Ridge Rd.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	20%	28	9.03%

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

**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
BAY HARBOUR MARINA VILLAGE REZONING**

August 13, 2015

TOTAL PROJECT TRAFFIC AM =	184	VPH	IN =	80	OUT =	104
TOTAL PROJECT TRAFFIC PM =	250	VPH	IN =	140	OUT =	110

ROADWAY	SEGMENT	PCS#	ADT	ADT	GROWTH	RATE¹	2014	2022			PERCENT	AM PROJ	PM PROJ	2022			2022		
							PK HR	PK HR	PK SEASON	PROJECT				BCKGRND			BCKGRND		
							PK SEASON	PEAK DIRECTION	+ AM PROJ					+ PM PROJ					
							PEAK DIR.²	VOLUME						LOS	V/C	VOLUME	LOS	V/C	
San Carlos Blvd.	N. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,132	C	0.58	65%	57	77	1,189	C	0.61	1,209	C	0.62
Main St.	E. of San Carlos Blvd.	--	--	3,773*	--	1.00%	166	189	C	0.26	90%	189	211	378	D	0.51	400	D	0.54
	E. of Buttonwood Dr.	—	—	3,773*	--	1.00%	166	189	C	0.26	100%	209	234	398	D	0.54	423	D	0.57

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

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

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

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

ITE INTERNAL CAPTURE CALCULATION SUMMARY SHEET

WEEKDAY AM PEAK HOUR TRIP GENERATION

Land Use Intensity

Land Use	Land Use Code	Unit Count	Unit Type
Shopping Center	LUC 820	22,000	square feet
General Office	LUC 710	0	square feet
Restaurant	LUC 932	8,000	square feet
Single-Family	LUC 210	0	dwelling units
Multi-Family	LUC 230	113	dwelling units
Hotel	LUC 310	0	occupied rooms

Total Trip Generation of the Proposed Development

Land Use	Land Use Code	AM Peak Hour		Total
		In	Out	
Shopping Center	LUC 820	38	24	62
General Office	LUC 710	0	0	0
Restaurant	LUC 932	47	39	86
Single-Family	LUC 210	0	0	0
Multi-Family	LUC 230	10	47	57
Hotel	LUC 310	0	0	0
Total Trips		95	110	205

Total Trips to the Surrounding Roadway Network

Trips	AM Peak Hour		
	In	Out	Total
Total Trips	95	110	205
Less 16% IC	-15	-18	-33
Total Trips	80	92	172

New Trips to the Surrounding Roadway Network

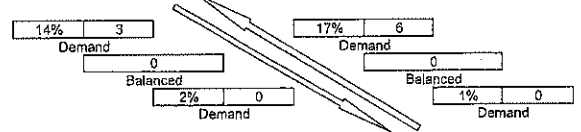
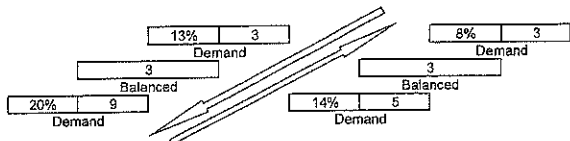
Trips	AM Peak Hour		
	In	Out	Total
Total Trips	80	92	172
Total Retail Trips	32	20	52
Less 30% Pass-by	-10	-6	-16
Marina	8	17	25
Self Storage	1	1	2
Total Trips	79	104	183

Internal Capture Calculation Summary Sheet
WEEKDAY AM PEAK HOUR

Exit to External	21			
Enter	38	3	35	
Exit	24	3	21	
Total	62	6	56	
%	100%	10%	90%	

Enter from External

Land Use A - Retail Uses



Exit to External	35			
Enter	47	12	35	
Exit	39	4	35	
Total	86	16	70	
%	100%	19%	81%	

Enter from External

Land Use B - Restaurant

Demand	Balance	Demand
50% 24	9	20% 9
20% 8	1	5% 1

Land Use C - Residential Uses

Exit to External	38			
Enter	10	1	9	
Exit	47	9	38	
Total	57	10	47	
%	100%	18%	82%	

Enter from External

Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Total	
Enter	35	35	9	79	
Exit	21	35	38	94	
Total	56	70	47	173	
Single-Use Trip Gen. Est.	62	86	57	205	Internal Capture Rate
					16%

WEEKDAY PM PEAK HOUR TRIP GENERATION

Land Use Intensity

Land Use	Unit Count	Unit Type
Shopping Center	22,000	square feet
General Office	0	square feet
Restaurant	8,000	square feet
Single-Family	0	dwelling units
Multi-Family	113	dwelling units
Hotel	0	occupied rooms

Total Trip Generation of the Proposed Development

Land Use	Land Use Code	PM Peak Hour		Total	Daily (2-Way)
		In	Out		
Shopping Center	LUC 820	104	113	217	2,538
General Office	LUC 710	0	0	0	0
Restaurant	LUC 932	47	32	79	1,017
Single-Family	LUC 210	0	0	0	0
Multi-Family	LUC 230	44	22	66	715
Hotel	LUC 310	0	0	0	0
Total Trips		195	167	362	4,270

Total Trips to the Surrounding Roadway Network

Trips	PM Peak Hour			Daily (2-Way)
	In	Out	Total	
Total Trips	195	167	362	4,270
Less 37% IC	-72	-62	-134	-1,580
Total Trips	123	105	228	2,690

New Trips to the Surrounding Roadway Network

Trips	PM Peak Hour			Daily (2-Way)
	In	Out	Total	
Total Trips	123	105	228	2,690
Total Retail Trips	66	71	137	1,599
Less 30% Pass-by	-20	-21	-41	-480
Marina Trips	36	24	60	1,006
Self Storage	1	2	3	30
Total Trips	140	110	250	3,246

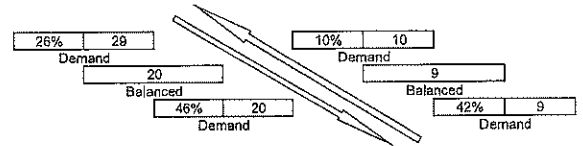
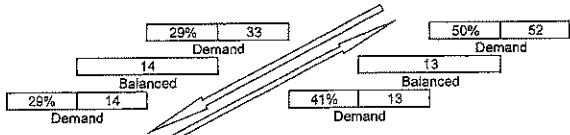
Internal Capture Calculation Summary Sheet
WEEKDAY PM PEAK HOUR

Exit to External	79			
Enter	104	22	82	
Exit	113	34	79	
Total	217	56	161	
%	100%	26%	74%	

Enter from External

Land Use A - Retail Uses

Total	Internal	External
104	22	82
113	34	79
217	56	161
%	100%	26%



Exit to External	13			
Enter	47	19	28	
Exit	32	19	13	
Total	79	38	41	
%	100%	48%	52%	

Enter from External

Land Use B - Restaurant

Total	Internal	External
47	19	28
32	19	13
79	38	41
%	100%	48%

Demand	Balance	Demand
14%	7	21%
18%	6	16%

Land Use C - Residential Uses

Total	Internal	External
44	26	18
22	14	8
66	40	26
%	100%	61%

Exit to External	8
Enter	18
Enter from External	

Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Total
Enter	82	28	18	128
Exit	79	13	8	100
Total	161	41	26	228
Single-Use Trip Gen. Est.	217	79	66	362

Internal Capture Rate
37%

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

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

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

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

**LEE COUNTY GENERALIZED
SERVICE VOLUMES TABLE**

c:\input4

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	120	420	840	1,190	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

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	*	260	1,840	1,960	1,960
3	Divided	*	410	2,840	2,940	2,940
4	Divided	*	550	3,840	3,940	3,940

Class II (35 mph or slower posted speed limit)						
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	670	740
1	Divided	*	*	330	710	780
2	Undivided	*	*	740	1,460	1,460
2	Divided	*	*	780	1,530	1,530

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

**TRAFFIC DATA FOR PCS #8, 19, 38 &
44 FROM THE 2014 LEE COUNTY
TRAFFIC COUNT REPORT**

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

2014 AADT = 22,800 VPD

Hour	NB	SB	Total
0	1.12%	0.66%	0.89%
1	0.74%	0.40%	0.57%
2	0.57%	0.27%	0.42%
3	0.31%	0.20%	0.26%
4	0.35%	0.30%	0.32%
5	0.65%	0.76%	0.70%
6	1.63%	2.61%	2.12%
7	3.05%	5.45%	4.26%
8	4.52%	6.71%	5.62%
9	5.63%	7.21%	6.42%
10	6.07%	7.08%	6.58%
11	6.07%	7.15%	6.61%
12	6.10%	7.12%	6.61%
13	6.40%	6.88%	6.54%
14	7.25%	6.71%	6.97%
15	8.02%	6.85%	7.43%
16	8.39%	6.88%	7.63%
17	7.42%	6.76%	7.09%
18	5.98%	5.93%	5.96%
19	5.04%	4.71%	4.87%
20	4.71%	3.53%	4.12%
21	4.30%	2.77%	3.53%
22	3.55%	1.94%	2.74%
23	2.14%	1.12%	1.63%

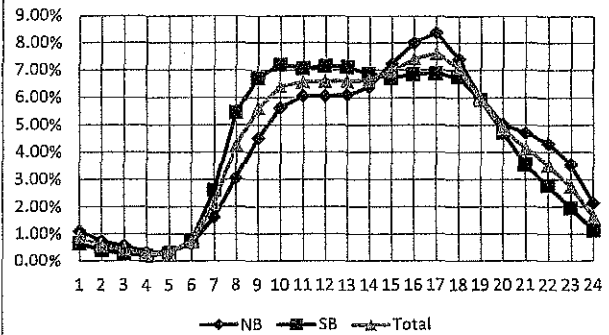
Month of Year	Fraction
January	1.05
February	1.14
March	1.13
April	1.11
May	1.01
June	0.95
July	0.97
August	0.86
September	0.79
October	0.97
November	1.01
December	1.01

Directional Factor		
AM	0.64	SB
PM	0.55	NB

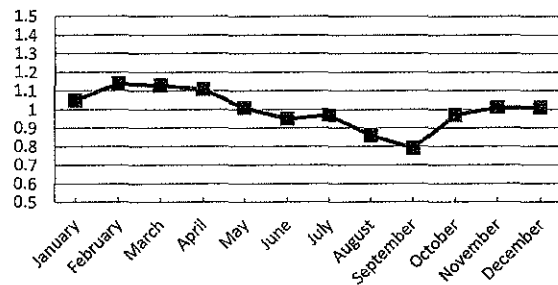
Day of Week	Fraction
Sunday	0.97
Monday	0.97
Tuesday	0.95
Wednesday	0.98
Thursday	0.99
Friday	1.07
Saturday	1.07

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

Hour of Day



Month of Year



PCS 19 - Summerlin Rd west of Winkler Rd

2014 AADT = 33,500 VPD

Hour	EB	WB	Total
0	0.68%	0.58%	0.63%
1	0.38%	0.32%	0.35%
2	0.28%	0.20%	0.24%
3	0.32%	0.17%	0.24%
4	0.55%	0.37%	0.46%
5	0.85%	1.10%	0.97%
6	2.05%	2.74%	2.39%
7	3.76%	5.23%	4.50%
8	4.94%	6.39%	5.66%
9	6.16%	6.63%	6.40%
10	7.13%	6.91%	7.02%
11	7.14%	7.47%	7.31%
12	7.14%	7.70%	7.42%
13	7.24%	7.58%	7.41%
14	7.52%	7.65%	7.59%
15	8.20%	7.61%	7.91%
16	8.39%	7.26%	7.82%
17	7.52%	6.53%	7.03%
18	5.59%	5.42%	5.51%
19	4.11%	4.06%	4.09%
20	3.31%	3.05%	3.18%
21	2.88%	2.41%	2.65%
22	2.40%	1.68%	2.04%
23	1.45%	0.93%	1.19%

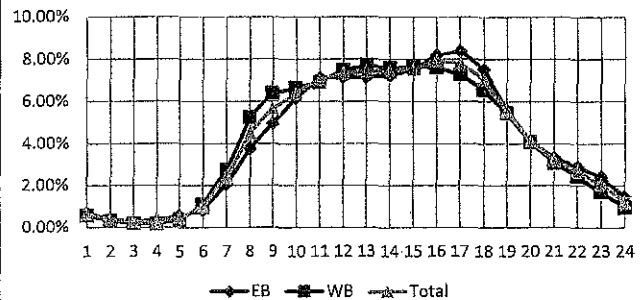
Month of Year	Fraction
January	1.1
February	1.21
March	1.24
April	1.1
May	0.92
June	0.84
July	0.86
August	0.8
September	0.76
October	0.97
November	0.99
December	1.02

Directional Factor		
AM	0.58	WB
PM	0.54	EB

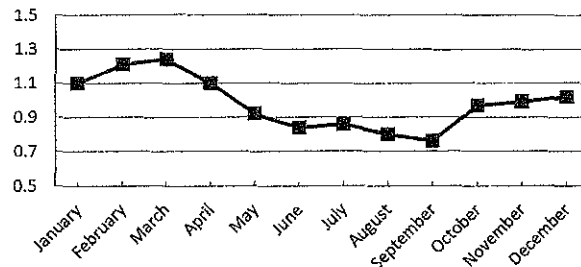
Day of Week	Fraction
Sunday	0.84
Monday	1
Tuesday	1.05
Wednesday	1.01
Thursday	1.01
Friday	1.09
Saturday	0.99

Design Hour Volume		
#	Volume	Factor
5	7042	0.210
10	3754	0.112
20	3557	0.106
30	3477	0.104
50	3404	0.102
100	3343	0.100
150	3267	0.098
200	3231	0.096

Hour of Day



Month of Year



PCS 38 - McGregor Blvd north of Kelly Rd

2014 AADT = 15,800 VPD

Hour	NB	SB	Total
0	0.75%	0.38%	0.96%
1	0.37%	0.25%	0.31%
2	0.22%	0.22%	0.22%
3	0.12%	0.19%	0.15%
4	0.16%	0.38%	0.27%
5	0.50%	1.71%	1.11%
6	1.64%	4.13%	2.91%
7	3.33%	6.62%	5.00%
8	4.31%	7.57%	5.97%
9	5.14%	7.18%	6.18%
10	6.07%	7.40%	6.74%
11	6.56%	7.82%	7.20%
12	7.20%	7.56%	7.38%
13	7.35%	7.14%	7.24%
14	8.14%	7.40%	7.77%
15	9.16%	7.19%	8.15%
16	9.82%	6.66%	8.11%
17	8.79%	5.64%	7.19%
18	6.15%	4.54%	5.33%
19	4.19%	3.39%	3.78%
20	3.07%	2.57%	2.82%
21	3.02%	1.97%	2.48%
22	2.52%	1.37%	1.94%
23	1.63%	0.74%	1.18%

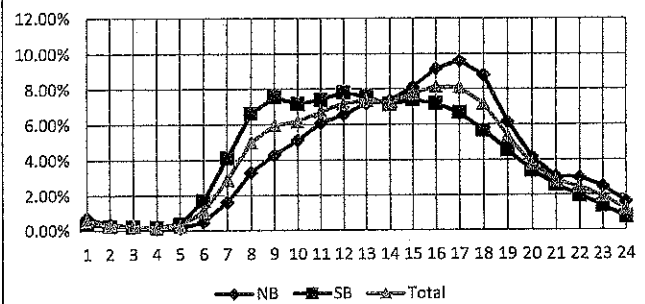
Month of Year	Fraction
January	1.12
February	1.26
March	1.26
April	1.13
May	0.94
June	0.87
July	0.86
August	0.84
September	0.8
October	0.93
November	1
December	1.07

Directional Factor		
AM	0.72	SB
PM	0.59	NB

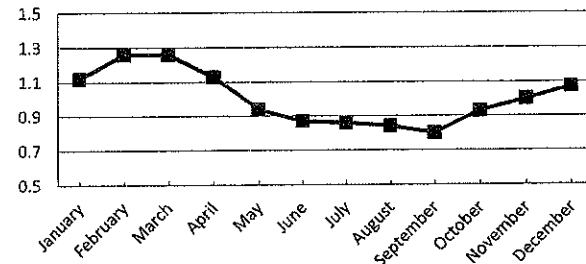
Day of Week	Fraction
Sunday	0.82
Monday	1.01
Tuesday	1.04
Wednesday	1.05
Thursday	1.03
Friday	1.08
Saturday	0.96

Design Hour Volume		
#	Volume	Factor
5	1787	0.113
10	1738	0.110
20	1709	0.108
30	1686	0.107
50	1664	0.105
100	1618	0.102
150	1584	0.100
200	1561	0.099

Hour of Day



Month of Year



PCS 44 - Estero Blvd north of Donora Blvd

2014 AADT = 13,500 VPD

Hour	NB	SB	Total
0	0.80%	0.62%	0.71%
1	0.54%	0.38%	0.46%
2	0.37%	0.28%	0.33%
3	0.21%	0.23%	0.22%
4	0.27%	0.34%	0.30%
5	0.73%	0.69%	0.71%
6	1.87%	2.01%	1.94%
7	4.58%	4.15%	4.36%
8	5.96%	6.15%	6.06%
9	6.81%	7.55%	7.18%
10	6.96%	7.75%	7.35%
11	6.97%	7.72%	7.35%
12	6.78%	7.68%	7.23%
13	6.74%	7.26%	7.00%
14	6.83%	7.34%	7.09%
15	6.91%	7.06%	6.99%
16	7.05%	6.49%	6.77%
17	6.49%	6.43%	6.46%
18	5.72%	5.55%	5.63%
19	5.05%	4.61%	4.83%
20	4.51%	3.65%	4.08%
21	3.85%	2.76%	3.30%
22	2.61%	2.15%	2.38%
23	1.40%	1.14%	1.27%

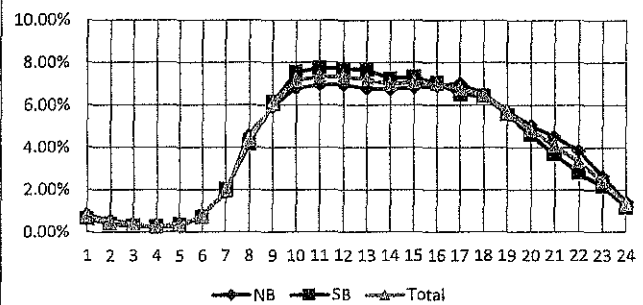
Month of Year	Fraction
January	1.09
February	1.09
March	1.04
April	1.1
May	1
June	0.95
July	1.01
August	0.9
September	0.81
October	0.97
November	1.05
December	1

Directional Factor		
AM	0.52	NB
PM	0.52	SB

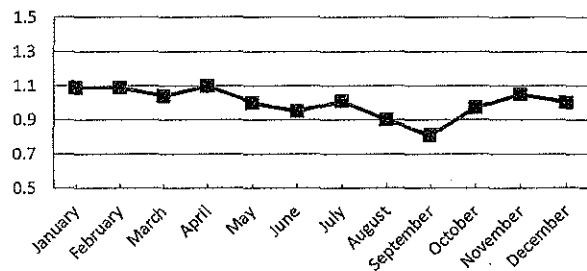
Day of Week	Fraction
Sunday	0.91
Monday	0.98
Tuesday	1
Wednesday	1.01
Thursday	1.02
Friday	1.06
Saturday	1.01

Design Hour Volume		
#	Volume	Factor
5	1321	0.098
10	1296	0.096
20	1274	0.094
30	1263	0.094
50	1240	0.092
100	1214	0.090
150	1194	0.088
200	1175	0.087

Hour of Day



Month of Year



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

Daily Traffic Volume (AADT)

STREET	LOCATION	Sta- tion #	Daily Traffic Volume (AADT)											2014	2015
			2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015		
PINE RIDGE RD	S OF SUMMERLIN RD	369	10600	10500	10100	10400	9700	9500						37	
PINE RIDGE RD	N OF SUMMERLIN RD	368	5400	5600	5500	4700	5600	5200	4900		5000			37	
PINE RIDGE RD	S OF MCGREGOR BLVD	367	5600	6300	6000	5400	5900	5700	5500	5700	5600	4600		37	
PLANTATION RD	S OF COLONIAL BLVD	328					4400	5800	8000		11500			45	
PLANTATION RD	N OF DANIELS PKWY	370	8700		6700	9500	9800	11600				12400		45	
PLANTATION RD	N OF SIX MILE CYPRESS	521	3200	3500	4200	3600	4000	4700				5500		45	
PONDELLA RD	E OF PINE ISLAND RD	373	15300	16600	12300	14100	13800	14400						34	
PONDELLA RD	E OF BETMAR BLVD	34	22600	24300	21900	19800	18200	18000	17800	17700	18000	19000			
PONDELLA RD	W OF BUSINESS 41	374	20000	21300	18700	15700	17700	19000	17500		17100	17100		34	
PRICHETTE PKWY	N OF BAYSHORE RD	488	2000	2300	2000	1700	1500							64	
RANCHETTE RD	S OF IDLEWILD ST	482		1400	2000	1400	1700	1500						45	
RICH RD	E OF SLATER RD	489	1300	1800	1200	1000	900							34	
RICHMOND AVE	S OF W 9TH ST	377	1400	1900	1800	1600	1500	1500						6	
RICHMOND AVE	S OF W 14TH ST	375	1100	1300	1300	1200	1200	1200						6	
RIVER RANCH RD	S OF CORKSCREW RD	466	1600	2500	3000	2700	2000	2000						25	
SAN CARLOS BLVD	S OF PRESCOTT ST	8	27000	26200	23500	25000	22500	21600	22300	22200	22500	22800			
SAN CARLOS BLVD	N OF SUMMERLIN RD	379	17200	16400	15300	14500	15300	13700						8	
SAN CARLOS BL	E OF US 41	423	5300	5100	5000	4500	4400	3700						15	

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

			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL			
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PALM BEACH BL (SR 80)	I-75	SR 31	6LD	D	2,860	A	1,489	A	1,500	A	1,815		20100
PALM BEACH BL (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,960	B	1,491	B	1,496	B	1,711		20200
PALM BEACH BL (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	2,940	A	789	A	794	B	1,509		20300
PALM BEACH BL (SR 80)	WERNER DR	JOEL BL	4LD	C	2,320	A	553	A	553	A	619		20330
PALM BEACH BL (SR 80)	JOEL BLVD	HENDRY COUNTY LINE	4LD	C	2,320	A	553	A	554	A	680		20400
PALOMINO RD*	DANIELS PKWY	PENZANCE BL	2LU	E	860	C	208	C	209	C	228		20500
PARK MEADOW DR*	SUMMERLIN RD	US 41	2LU	E	860	C	133	C	133	C	135		20600
PENZANCE BL*	RANCHETTE RD	SIX MILE CYPRESS PKWY	2LU	E	860	C	130	C	130	C	165		20800
PINE ISLAND RD	STRINGFELLOW BL	BURNT STORE RD	2LN	E	950	E	596	E	601	E	690	Constrained in part w/c = 0.63; Bridge under construction	20900
PINE ISLAND RD (SR 78)*	BURNT STORE RD	CHIUQUITA BL	4LD	C	2,160	A	616	A	622	A	627		21000
PINE ISLAND RD (SR 78)*	CHIUQUITA BL	SANTA BARBARA BL	4LD	C	2,160	B	1,737	B	1,737	B	1,737		21100
PINE ISLAND RD (SR 78)	SANTA BARBARA BL	DEL PRADO BL	4LD	C	2,160	B	1,828	B	1,828	B	1,831		21200
PINE ISLAND RD (SR 78)	DEL PRADO BL	BARRETT RD	4LD	E	2,160	A	1,085	A	1,086	A	1,086		21300
PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	E	2,160	A	1,085	A	1,085	A	1,180		21400
PINE ISLAND RD (SR 78)	US 41	BUSINESS 41	4LD	E	1,720	C	1,208	C	1,209	C	1,209		21500
PINE RIDGE RD*	SAN CARLOS BL	SUMMERLIN RD	2LU	E	860	C	456	C	456	D	568		21600
PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS BL	2LU	E	860	C	253	C	253	C	457		21700
PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BL	2LU	E	860	C	284	C	284	C	284		21800
PLANTATION RD	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LU	E	860	C	207	C	222	C	351		21900
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LU	E	860	D	636	D	640	F	896	Roundabout at Crystal Dr in FY 14/15	22000
PLANTATION RD	IDLEWILD ST	COLONIAL BL	4LD	E	1,790	C	473	C	473	C	473		22050
PONDELLA RD	PINE ISLAND RD (SR 78)	ORANGE GROVE BL	4LD	E	1,900	B	810	B	810	B	810		22100
PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	1,900	B	1,115	B	1,115	B	1,192		22200
PONDELLA RD	US 41	BUSINESS 41	4LD	E	1,900	B	989	B	989	B	992		22300
PRICHETT PKWY*	BAYSHORE RD	RICH RD	2LU	E	860	C	72	C	73	C	467		22400
RANCHETTE RD*	PENZANCE BL	IDLEWILD ST	2LU	E	860	C	89	C	89	C	89		22500
RICH RD*	SLATER RD	PRITCHETT PKWY	2LU	E	860	C	54	C	55	C	56		22600
RICHMOND AVE*	LEELAND HEIGHTS BL	E 12th ST	2LU	E	860	C	70	C	72	C	91		22700
RICHMOND AVE*	E 12th ST	GREENBRIAR BL	2LU	E	860	C	56	C	59	C	59		22800
RIVER RANCH RD*	WILLIAMS RD	CORKSCREW RD	2LU	E	860	C	92	C	92	C	124		22900
SAN CARLOS BL (SR 866)	ESTERO BL	MAIN ST	2LB	E	1,100	B	1,045	B	1,045	B	1,053	Constrained in part w/c = 0.95	23000
SAN CARLOS BL (SR 866)	MAIN ST	SUMMERLIN RD	4LD	E	1,780	B	1,045	B	1,045	C	1,245		23100

**TRAFFIC COUNT DATA FOR
MAIN STREET**

TR Transportation Consultants, Inc.
13881 Plantation Road, Suite 11
Fort Myers, FL 33912-4339

Page 1

Site Code: beach
Station ID:

Latitude: 0° 0.000 South

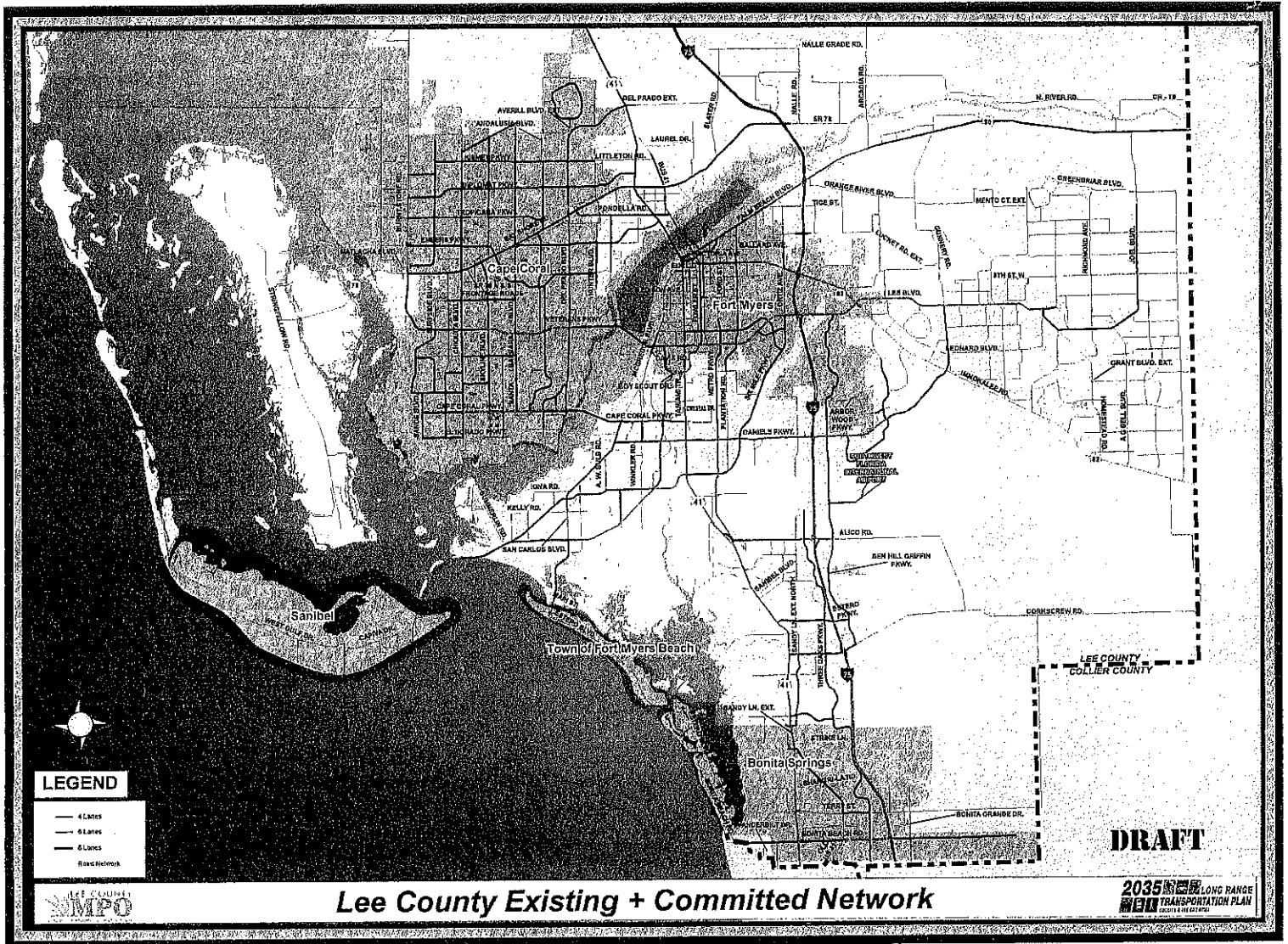
Start Time	04-May-09		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	6	3	5	3	4	2	5	10	8	7	13	13	*	*	7	6
01:00	5	6	5	3	3	2	9	3	5	1	3	2	*	*	5	3
02:00	4	2	2	1	2	3	4	5	5	3	6	4	*	*	4	3
03:00	7	2	1	2	4	2	1	2	3	5	5	5	*	*	4	3
04:00	4	7	7	9	6	10	6	6	6	7	2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

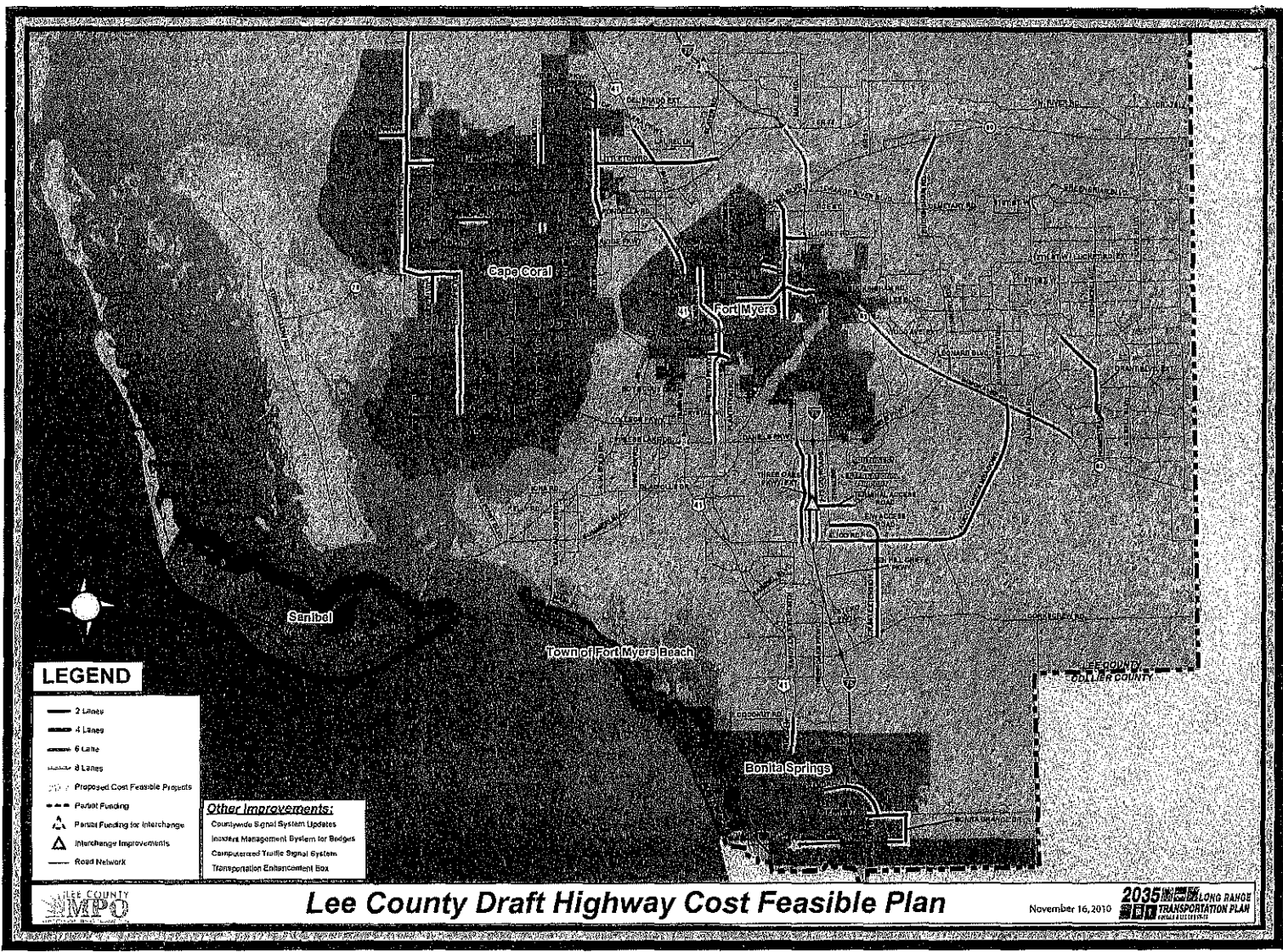
Comb. Total 4036 3734 3719 3866 4156 3392 0 3817

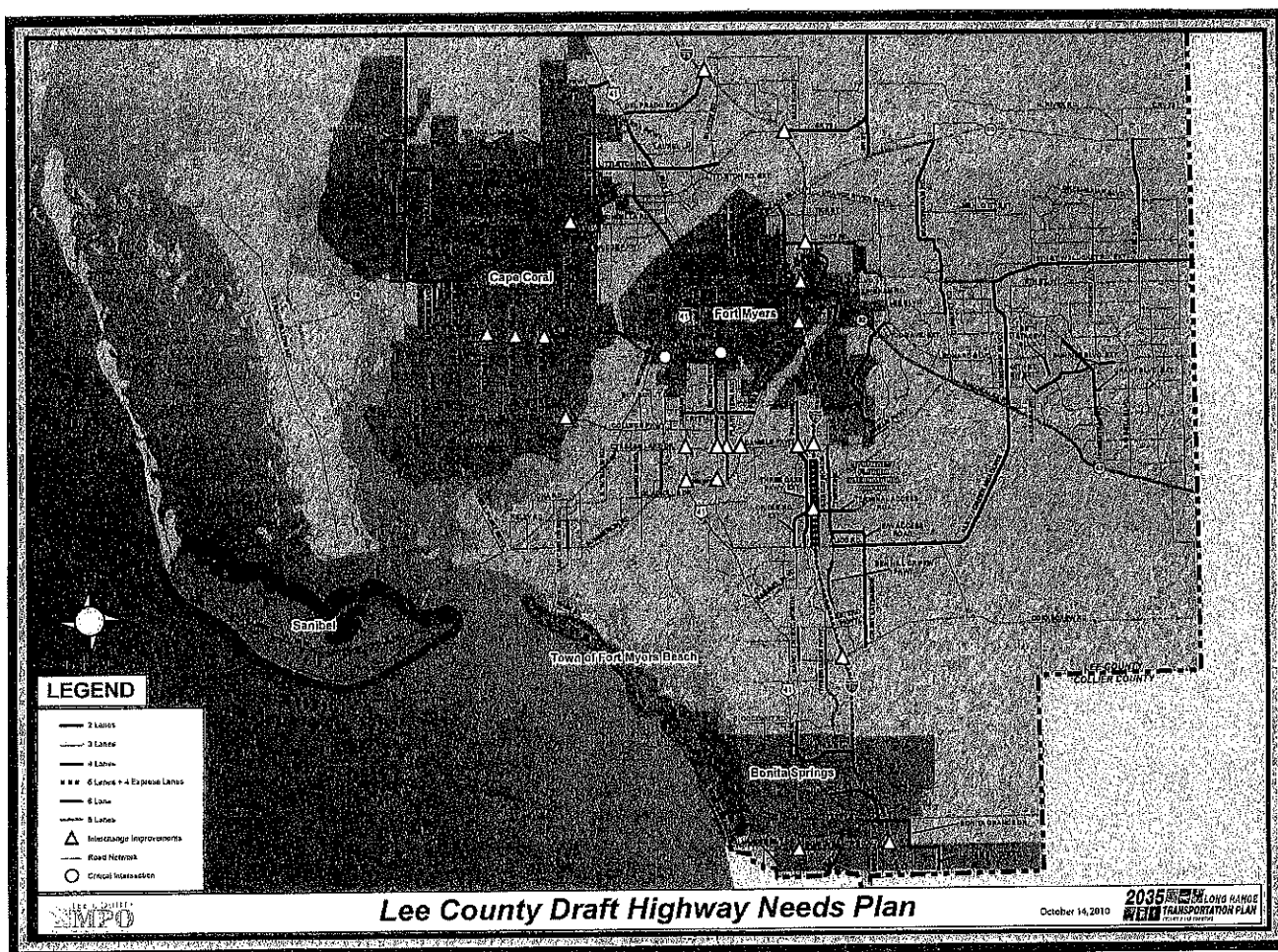
ADT* ADT 3,773 AADT 3,773

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

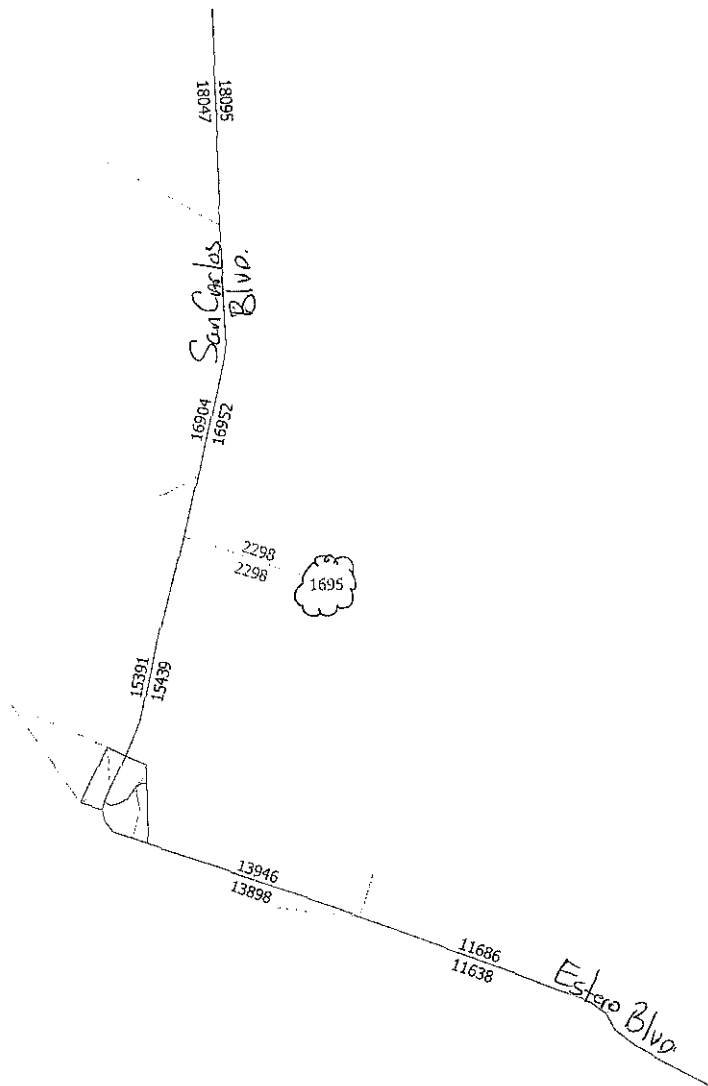
**LEE COUNTY MPO LONG RANGE
TRANSPORTATION PLAN**





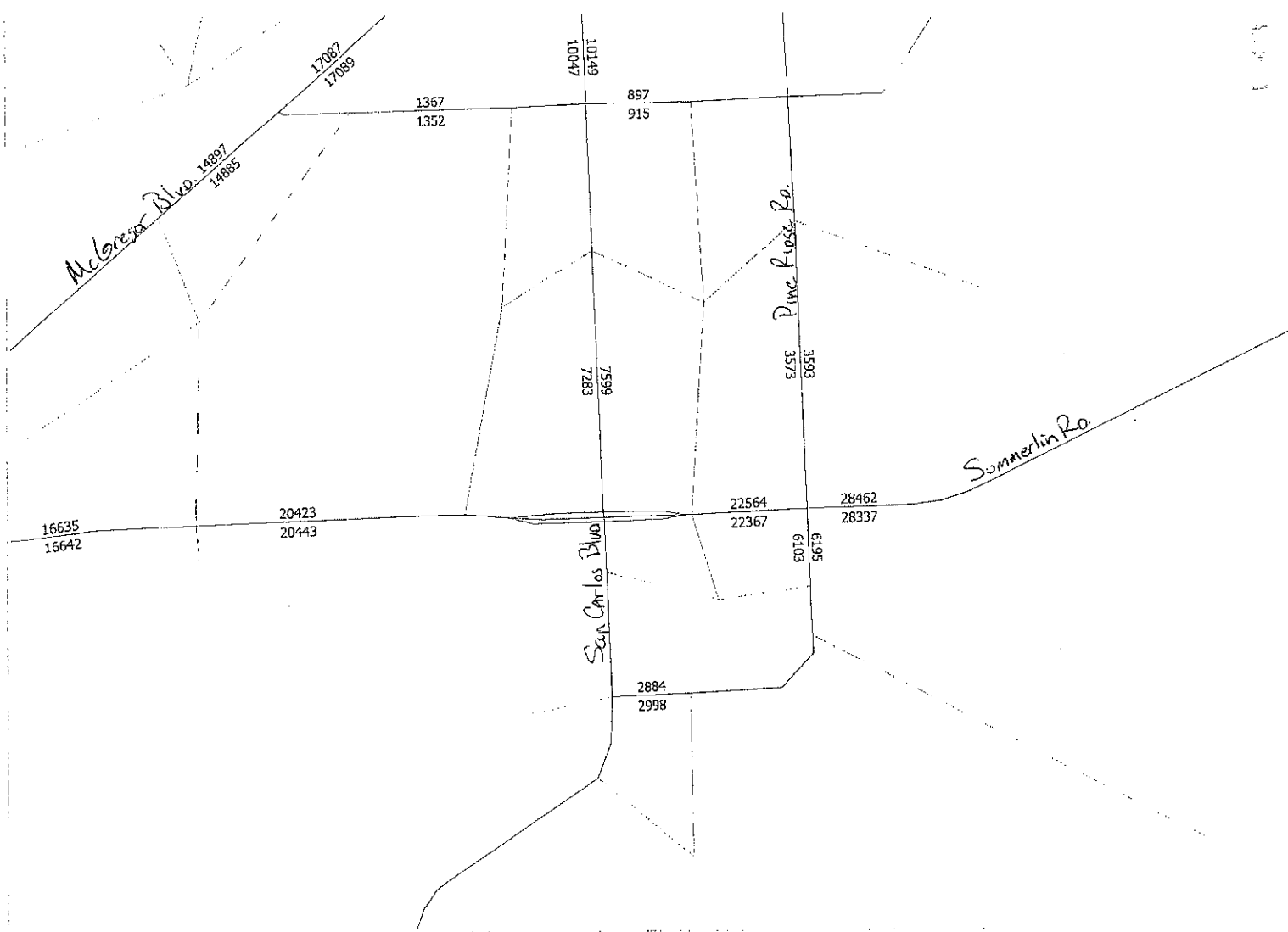


**2035 E + C TRAVEL MODEL
DIRECTIONAL VOLUMES**



2035 Cost Feasible Model

(Licensed to TR Transportation Consultants, Inc.)



2035 Cost Feasible Model

2035 LEVEL OF SERVICE ANALYSIS
TABLE 3A & 4A

TABLE 3A
LEVEL OF SERVICE THRESHOLDS
BAY HARBOUR VILLAGE MARINA CPA

<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	260	1,840	1,960	1,960
	San Carlos Blvd.	Pine Ridge Rd.	6LD	Class I - Arterial	0	410	2,840	2,940	2,940
	Pine Ridge Rd.	Bass Rd.	6LD	Class I - Arterial	0	410	2,840	2,940	2,940
Pine Ridge Rd.	San Carlos Blvd.	Summerlin Rd.	2LN	Class I - Arterial	0	140	800	860	860
	Summerlin Rd.	Gladiolus Dr.	2LN	Class I - Arterial	0	140	800	860	860
San Carlos Blvd.	Estero Blvd.	Main St.	2LB	Class 1 - Arterial	0	140	800	860	860
	Main St.	Summerlin Rd.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
	Summerlin Rd.	Kelly Rd.	2LN	Class 1 - Arterial	0	140	800	860	860
Estero Blvd.	Center St.	Tropical Shores Way	2LN	Class I - Arterial	0	140	800	860	860
	Tropical Shores Way	Voorhis St.	2LN	Class I - Arterial	0	140	800	860	860
McGregor Blvd.	Summerlin Rd.	San Carlos Blvd.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960

- Denotes the LOS Standard for each roadway segment

TABLE 4A
ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
BAY HARBOUR VILLAGE MARINA CPA

											2035 BACKGROUND			
											PEAK DIRECTION		TRAFFIC VOLUMES	
ROADWAY SEGMENT			2035	AADT			100TH HIGHEST	PM PK HR						
ROADWAY	FROM	TO	FSUTMS	LCDOT PCS OR	PEAKSEASON BACKGROUND	K-100	HOUR PK DIR	DIRECTIONAL	PEAK	NORTH/EAST	SOUTH/WEST			
			PSWDI	FDOT SITE #	FACTOR	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	VOLUME	LOS
Summerlin Road	McGregor Blvd.	San Carlos Blvd.	40,866	19	1.400	29,190	0.1000	2,919	0.54	EAST	1576	C	1,343	C
	San Carlos Blvd.	Pine Ridge Rd.	44,932	19	1.400	32,094	0.1000	3,209	0.54	EAST	1733	C	1,476	C
	Pine Ridge Rd.	Bass Rd.	56,799	19	1.400	40,571	0.1000	4,057	0.54	EAST	2191	C	1,866	C
Pine Ridge Rd.	San Carlos Blvd.	Summerlin Rd.	12,298	19	1.400	8,784	0.1000	878	0.54	EAST	474	C	404	C
	Summerlin Rd.	Gladiolus Dr.	7,166	19	1.400	5,119	0.1000	512	0.54	EAST	276	C	236	C
San Carlos Blvd.	Estero Blvd.	Main St. (Bridge)	30,830	8	1.350	22,837	0.0850	1,941	0.55	NORTH	1068	F	873	F
	Main St.	Summerlin Rd.	36,142	8	1.350	26,772	0.0850	2,276	0.55	NORTH	1252	C	1,024	C
	Summerlin Rd.	Kelly Rd.	14,882	8	1.350	11,024	0.0850	937	0.55	NORTH	515	C	422	C
Estero Blvd.	Center St.	Tropical Shores Way	27,844	44	1.280	21,753	0.0900	1,958	0.52	NORTH	1018	F	940	F
	Tropical Shores Way	Voorhis St.	23,324	44	1.280	18,222	0.0900	1,640	0.52	NORTH	853	D	787	C

TABLE 5A & 6A

5-YEAR PLANNING LOS ANALYSIS

COMP PLAN ANALYSIS

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

August 13, 2015

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

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>						PERCENT		
			<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>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJ/</u> <u>LOS C</u>
San Carlos Blvd.	S. of Main St.	2LN	0	140	800	860	860	35%	53	6.61%
	N. of Main St.	4LN	0	260	1,840	1,960	1,960	55%	83	4.51%
	N. of Buttonwood Dr.	4LN	0	260	1,840	1,960	1,960	65%	98	5.33%
	N. of Pine Ridge Rd.	4LN	0	260	1,840	1,960	1,960	45%	68	3.69%
	N. of Summerlin Rd.	2LN	0	140	800	860	860	15%	23	2.83%
Main St.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	90%	221	71.26%
	E. of Buttonwood Dr.	2LN	0	0	310	670	740	100%	245	79.03%
Buttonwood Dr.	N. of Main St.	2LN	0	0	310	670	740	10%	15	4.87%
Summerlin Rd.	E. of Pine Ridge Rd.	6LN	0	410	2,840	2,940	2,940	40%	60	2.13%
	E. of San Carlos Blvd.	6LN	0	410	2,840	2,940	2,940	20%	30	1.06%
	W. of San Carlos Blvd.	4LN	0	260	1,840	1,960	1,960	10%	15	0.82%
Pine Ridge Rd.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	20%	30	9.74%

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

**TABLE 6A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
BAY HARBOUR MARINA VILLAGE COMP PLAN 5-YEAR ANALYSIS**

August 13, 2015

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

ROADWAY	SEGMENT	PCS#	ADT	ADT	GROWTH	RATE ¹	2014	2020			PERCENT	2020			2020				
							PK HR	PK HR	PK SEASON	PEAK DIRECTION		PROJECT	AM PROJ	PM PROJ	BCKGRND	BCKGRND			
BASE YR	2011	YRS OF	ANNUAL	PK SEASON	VOLUME	LOS	V/C	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	V/C	VOLUME	LOS	V/C			
San Carlos Blvd.	N. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,109	C	0.57	55%	40	83	1,149	C	0.59	1,192	C	0.61
Main St.	E. of San Carlos Blvd.	--	--	3,773*	--	1.00%	166	185	C	0.25	90%	160	221	345	D	0.47	406	D	0.55
	E. of Buttonwood Dr.	--	--	3,773*	--	1.00%	166	185	C	0.25	100%	177	245	362	D	0.49	430	D	0.58

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

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

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

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

TRIP GENERATION EQUATIONS

**TRIP GENERATION EQUATIONS
COMPASS ROSE MARINA REZONE
ITE TRIP GENERATION REPORT, 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			
Park and Ride Lot w/Bus Service (LUC 090)	$T = 0.82 (X) - 31.49$ (79% In/21% Out)	$T = 0.62 (X) + 1.35$ (25% In/75% Out)	$T = 4.04 (X) + 117.33$
T = Number of Trips, X = Parking Spaces			
Mini-Warehouse (LUC 151)	$T = 0.14 (X) - 2.06$ (52% In/48% Out)	$T = 0.19 (X)$ (53% In/47% Out)	$T = 1.65 (X)$
T = Number of Trips, X = 1,000's of square feet of Gross Floor Area (GFA)			
High-Turnover (Sit- Down) Restaurant (LUC 932)	$T = 10.81 (X)$ (55% In/45% Out)	$T = 9.85 (X)$ (60% In/40% Out)	$T = 127.15 (X)$
T = Number of Trips, X = 1,000's of square feet of Gross Floor Area (GFA)			
Shopping Center (LUC 820)	$\ln (T) = 0.61 \ln (X) + 2.24$ (62% In/38% Out)	$\ln (T) = 0.67 \ln (X) + 3.31$ (48% In/52% Out)	$\ln (T) = 0.65 \ln (X) + 5.83$
T = Number of Trips, X = 1,000's of square feet of Gross Leasable Area (GLA)			
Marina (LUC 420)	$T = 0.08 (X)$ (33% In/67% Out)	$T = 0.19 (X)$ (60% In/40% Out)	$T = 1.89 (X) + 410.80$
T = Number of Trips, X = Number of Berths			



Fort Myers Beach Fire Control District

Fire Prevention and Investigation Bureau

PO Box 2880 Fort Myers Beach, FL 33931

Telephone (239)590-4200 Fax: (239)432-1554

PREVENTION STAFF

William L. Genevrino
Fire Prevention
Specialist

Lloyd Adams
Fire Prevention
Specialist

Fire Marshal
Ronald L. Martin

June 22, 2015

Inkwerks Coastal Design
ATTN: James Ink
2055 West First Street
Fort Myers, FL 33901

RE: Bay Harbour Marina Village MPD

Dear Mr. Ink:

After reviewing the proposed changes to the Compass Rose Marina located at 1195 Main Street, Fort Myers Beach, FL 33956. At this time Fire Services and Facilities are sufficient, however, with the advent of this new development, improvement in Fire and EMS response capability should be anticipated.

Should you have any questions, please feel free to contact me.

Respectfully,

Ronald L. Martin-70

Captain-Fire Marshal



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjardais
County Manager

Richard W. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

June 18, 2015

**James Ink
Inkwerks Coastal Design
2055 W. First St.
Fort Myers, FL 33901**

Re: Letter of Service Availability

Mr. Ink,

I am in receipt of your letter dated June 9, 2015, requesting a Letter of Service Availability for the development of Bay Harbor Marina Village on San Carlos Island.

While Lee County EMS provides coverage to the entire county, the primary response to this area is Fort Myers Beach Fire Control District. To satisfy the requirements of the Comprehensive Planning Amendment application, section B(3), please obtain a letter of EMS availability from the fire district.

If you have any questions, please contact me at (239) 533-3961.

Sincerely,

**Benjamin Abes
Deputy Chief, Operations
Division of Emergency Medical Services**

Mike Scott
Office of the Sheriff



State of Florida
County of Lee

August 17, 2015

James Ink
Inkwerks Coastal Design
2055 W. First St.
Fort Myers, Florida 33901

Mr. Ink,

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

As such, this agency does not object to a Comprehensive Plan Amendment request to change the designation for the 7.58 acre parcel on San Carlos Island from Industrial to Central Urban and rezone the land as Mixed Use Planned. We recognize that the changes would allow for a mixed unit marina village of up to 108 residential units of housing with public parking and bonus density for workforce housing.

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

Respectfully,

Stan Nelson

Stan Nelson,
Director, Planning and Research





John E. Monolog
District One

Cecil L. Pennington
District Two

Larry Kiser
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjardins
County Manager

Richard Van Winkle
County Attorney

Danna Marie Collins
Heating Examiner

Ink Werks
Coastal Design & Development Consultants
Mr. James Ink
2055 West First Street
Fort Myers, Florida 33901

August 18, 2015

SUBJECT: Bay Harbour Marina Village MDP – Comprehensive Plan
Amendment Change
Lee County Solid Waste Division - Letter of Availability

Dear Mr. Ink:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the above multi-family, residential, and commercial dwellings proposed for Bay Harbour Marina located on 1195 Main Street, Fort Myers Beach, through our franchised hauling contractor. Disposal of the solid waste generated from the 4 residential units, 113 unit multi family dwelling units, and multiple commercial uses will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

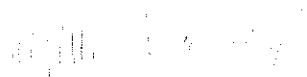
Thank you for providing me a copy of the Master Concept Plan for this development. The indicated location for the garbage and recycling containers is in an accessible place for safe collections by the service provider. The submitted plan indicates the developer's intention to comply with Solid Waste Ordinance No. 11-27 and LCIDC 10-261. While there is no requirement in Ordinance No. 11-27 for bulk waste storage, please consider some additional space for the storage of bulk waste items that may not fit into a dumpster. The same goes for disposal of electronics. Electronics may not be collected/mixed with regular household trash, collection with a separate vehicle is required, thus the need for separate storage (unless residents will be asked to bring their electronics to the County's Household Chemical Waste and Electronics Collection Facility on Topaz Court).

Garbage and recycling collections for the multi-family and commercial units require the owner/or the Management Company to secure a service agreement for the collection and an agreement for the lease of waste containers (unless purchased by the owner) from Advanced Disposal Services, phone (239) 334-1224.

Additionally, Lee County Solid Waste Ordinance 11-27, Section 7 defines commercial establishments and the payment of the annual solid waste assessment levied on the Property Taxes.

Again, thanks for your patience in awaiting our response. If you have any questions, please call me at (239) 533-8000.

Sincerely,



Brigitte Kantor
Operations Manager
Solid Waste Division

Cc: David Helmick, LCSW
Roland Clayton, Advanced Disposal Services



June 9, 2015

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

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

Dear Mr. Howard:

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

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

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

My good will and respect,

A handwritten signature in blue ink, appearing to read "James M Ink", is written over a horizontal line.

James M Ink

2055 West First Street, Fort Myers, Florida 33901
Tel: (239) 334-2450 Fax: (239) 334-0276
jamesink@inkwerks.net

FLOOR PLAN

12' 0"

12' 0"

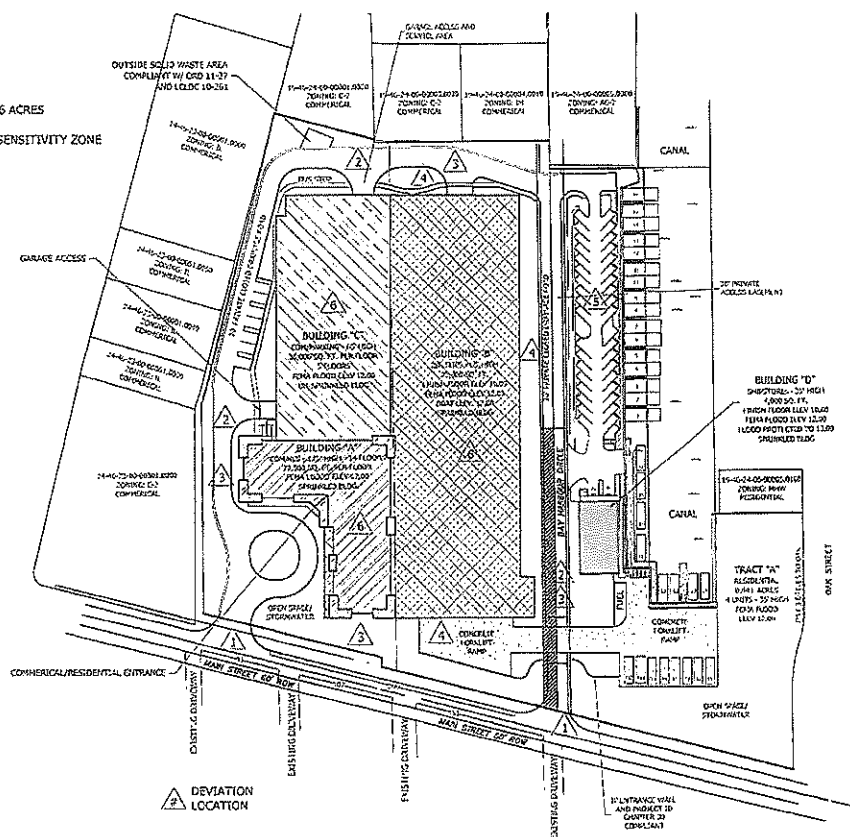
4' 0"

4' 0"

160 sq. ft.

DEVIATION #2

DEVIATION #3



BY HERRN DR. J. A. WILHELM, 27013

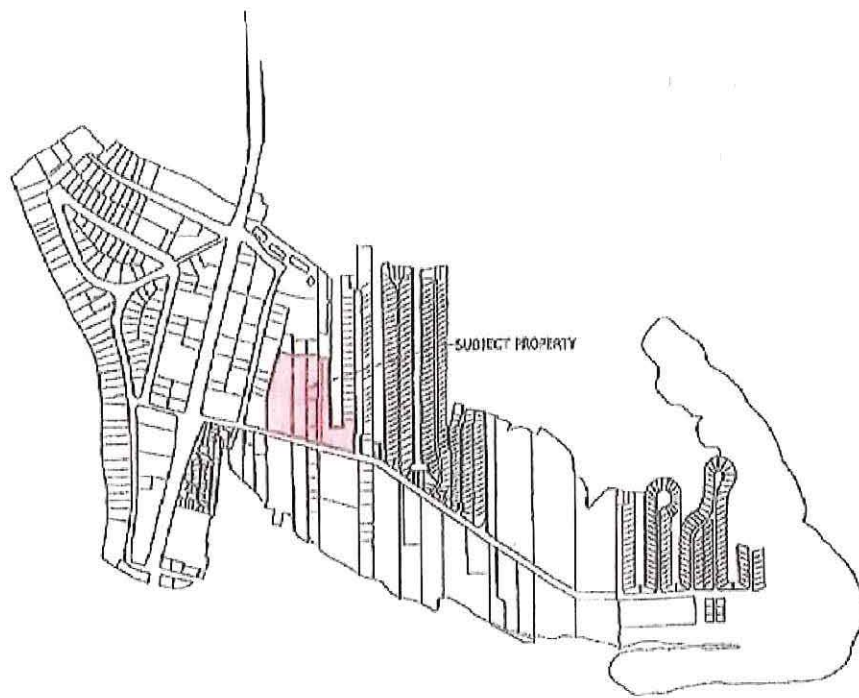
[illegible]

Master Concept Plan
BAY HARBOUR MPD
SOUTHERN COMFORT STORAGE, LLC
1145 MAIN STREET, PORT MYERS, FL

1000



1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 2. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 3. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 4. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 5. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 6. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 7. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 8. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 9. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 10. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$



SAN CARLOS ISLAND

SCALE 1" = 1000'



2005 WEST FIRST STREET
FORT MYERS, FLORIDA 33901
TEL: (239) 334-2400
FAX: (239) 334-0270
EMAIL: JAMES@INKWORKS.FLORIDA

LOCATION MAP - SAN CARLOS ISLAND

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: 115017

DATE: 6.2015

EXHIBIT: 1

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

Property Identification

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



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

June 23, 2015

John E. Manning
District One

Cecil L. Pondergrass
District Two

Larry Kiker
District Three

Brar Hamman
District Four

Frank Mann
District Five

Roger Desjardais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

James M Ink
2055 West First Street
Fort Myers, FL 33901

**RE: Bay Harbour Marina Village MPD
Comprehensive Plan Amendment Change**

Dear Mr. Ink,

I have received your letter request for services availability concerning the Bay Harbour Marina Village Comprehensive Plan Amendment change. After reviewing the aerial of the site, the strap number and comparing the location with our existing route locations and planned route locations according to the Board of County Commissioners adopted Transit Development Plan, I have determined the following:

- The identified site is within the LeeTran ¼ mile fixed route service area.
- The identified site is within the LeeTran ¾ mile paratransit services corridor.
- According to the LeeTran Transit Development Plan, there are no planned service expansions in this area.

Regarding adjustments to the trolley service, LeeTran has these comments:

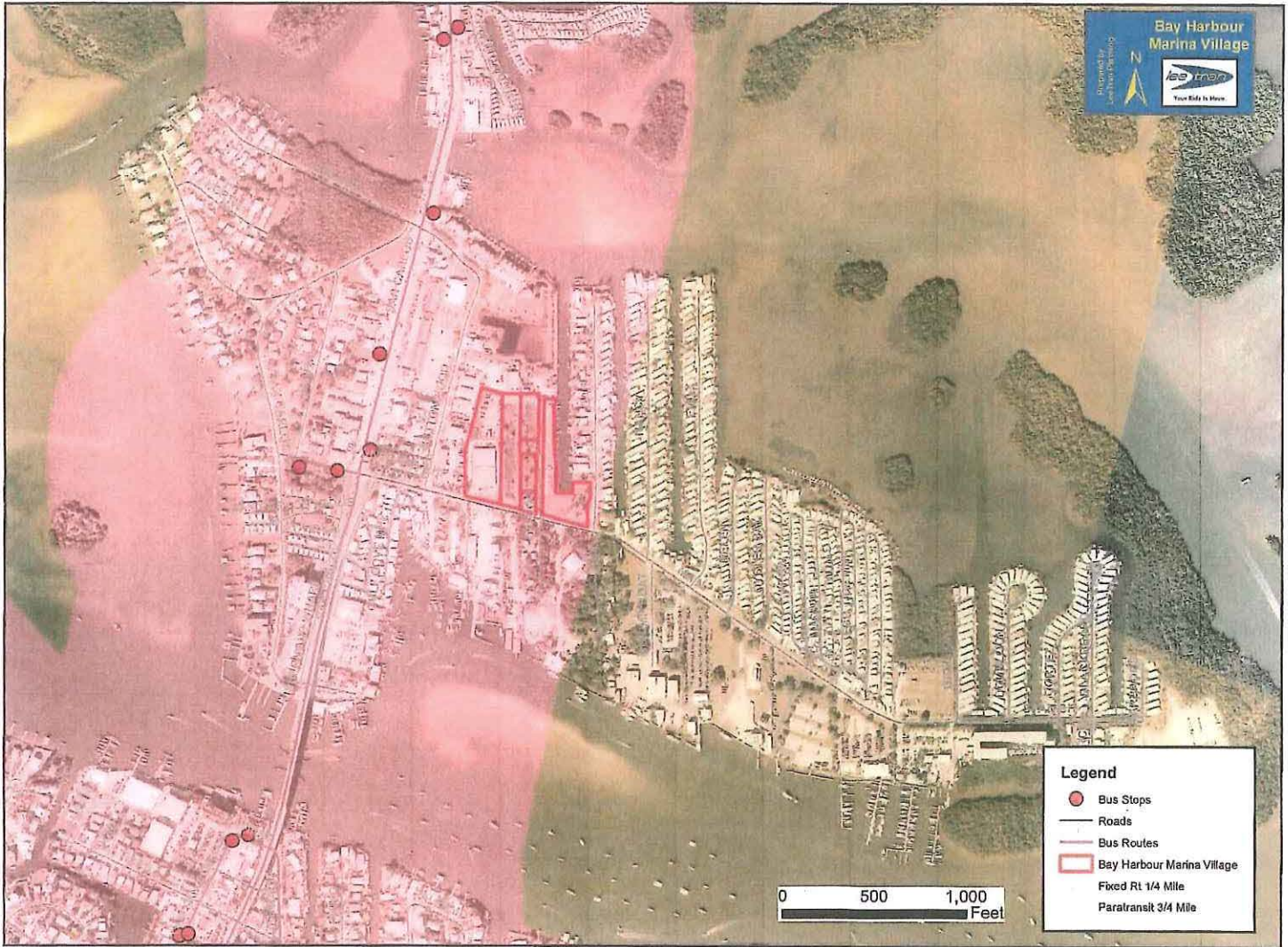
- LeeTran is in the process of building a park and ride at Summerlin Dr.
- LeeTran is still in favor of pursuing the transit lane on San Carlos Blvd and a deviation of the trolley route to this development would be counterproductive.
- A left turn from the development site to San Carlos Blvd would be time consuming, and LeeTran has a strong interest in decreasing run times.
- Current bus stops that can be utilized by the development are within 700-750 feet from the property.

I am attaching a map of our route services and stops in relation to the proposed development. If you have any questions or require further information, please feel free to contact me at (239) 533-0319 or at ABielawska@leegov.com.

Sincerely,

A handwritten signature in cursive script, appearing to read "Anna Bielawska".

Anna Bielawska
Planner
Lee County Transit





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

FLUCCS MAP

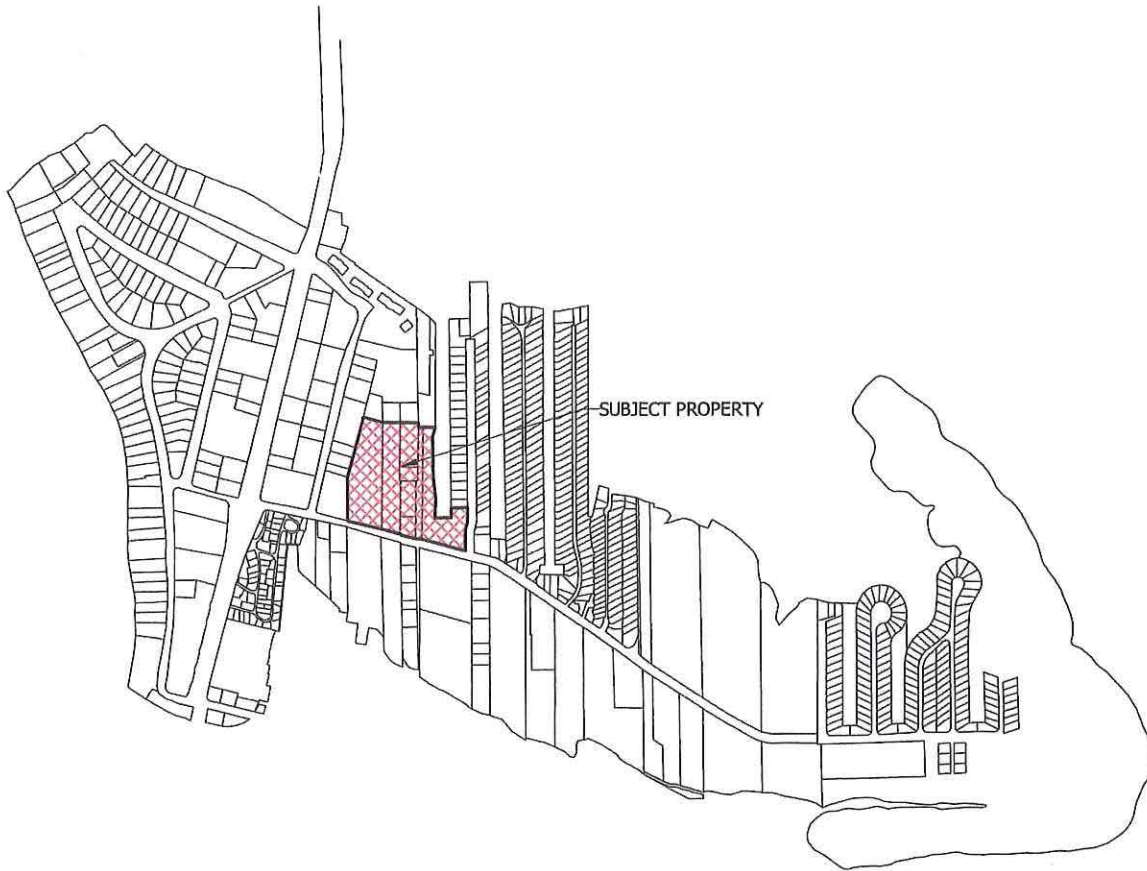
BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: 115017

DATE: 6.2015

EXHIBIT: C1



SCALE 1" = 800'



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

PROPOSED MAP 1, PAGE 6 MIXED USE OVERLAY MAP

BAY HARBOUR MARINA VILLAGE

1195 MAIN ST, FT MYERS BEACH 33931

JOB #: I15017

DATE: 6.2015

EXHIBIT: B.1

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

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

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

Bay Harbour Marina Village MPD
Section IV E.4 State and Regional Planning Consistency

The following is a narrative of state and regional policy planning goals that are relevant to the proposed amendment:

Housing:

This plan change will allow a variety of housing types in various price ranges. It also includes an affordable housing component to assist in the need of workforce housing that is affordable in the vicinity of the Town of Fort Myers Beach. There is a lack of affordable housing in the area due to the cost of housing in the coastal area.

This plan change will allow a mixed use development that provides basic commercial services to the residents of San Carlos Island to reduce commute time and cost of infrastructure.

This plan change will allow the creation of a high quality mixed use community that is constructed to the highest level of construction to reduce potential impact to the community is storm events.

This plan change will allow the creation of housing as an in-fill development reducing the potential for urban sprawl.

This plan change will prompt inter-modal transportation to reduce vehicular traffic.

This plan change will allow a safe and integrated community in a neighborhood needing redevelopment to older and exposed to natural disasters.

This plan change will allow for housing that is safe and affordable without investment of unrecoverable governmental money.

Economic Development:

This plan change will allow the property to attract and create quality businesses to promote the economic base, while protecting the environment and provide a high quality lifestyle for the area.

This site has all public service requirements and accessibility in place.

This plan change is a request for appropriate density increase with a high building requirement that is similar to other local neighborhoods that have the potential to suffer great damage from a natural disaster.

This plan change will require Energy and Green Building Technologies to the re-developed property.

This plan change will allow an expansion of the current work force with a range of employment opportunities.

This plan change will allow the re-development and continuation of replacing older structures with new and current structures while retaining the waterfront marina base of San Carlos Island

This plan change will build on the tourist industry and the conversion of tourist to stake holders for the county.

Emergency Preparedness:

This plan change will require safe and resistance structures from property loss and damage due to flooding by requiring proper elevation of structures.

Transportation:

This plan will promote multi-modal transportation to decrease the vehicular traffic impacts to the Town of Fort Myers Beach and the transportation network. This will be accomplished by providing additional convenient parking for daily visitors to the beaches.

Natural Resources:

This plan change will provide protection to the waters of the area by providing a stormwater management plan, operations plan, and increase open space. These improvements will increase the protection of the water quality of Aquatic Preserve and endanger species of the area.

LETTER OF AUTHORIZATION

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

Southern Comfort Storage, LLC

legally described in exhibit A attached hereto.

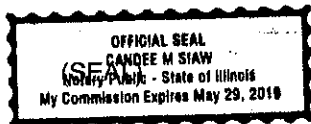
The property described herein is the subject of an application for development. We hereby designate **James Ink, c/o INKWERKS, Inc, 2055 West First Street, Fort Myers, FL 33901** as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property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

Owner (signature)

Stanley A. Smagala member
Printed Name, Title

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 10th day on August (date), 2015 by Stanley A. Smagala (name of person providing oath or affirmation), who is personally known to me or who has produced a driver's license as identification.



Canqee M. Siaw
Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION

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

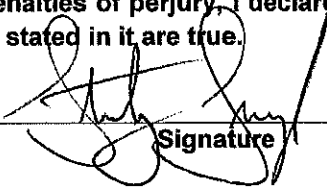
I, Stanley Smagala (name), as Managing Member (owner/title) of Southern Comfort Storage, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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


Signature

8-10-15
Date

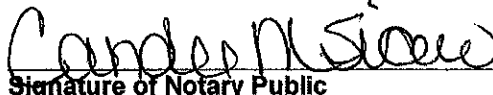
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Aug 10, 2015 (date) by Stanley A. Smagala (name of person providing oath or affirmation), who is personally known to me or who has produced a driver's license (type of identification) as identification.

STAMP/SEAL




Signature of Notary Public

CPA2015-00005

BAY HARBOUR MARINA VILLAGE

Responses to RAI #2



TO: Brandon Dunn

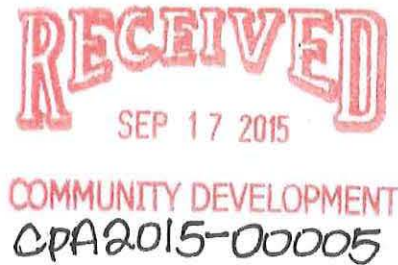
COMPANY: Lee County Community Development - Planning

FROM: James Ink

SUBJECT: CPA2015-00005
Bay Harbour Marina Village MPD

JIA JOB NO.: I15017

DATE: September 17, 2015



The attached documents are our resubmittal to the request for additional information dated September 15, 2015. The following documents are addressed:

III E. 2. A. Please provide additional information about the adjacent canal, such as when it was constructed as well as any permitting information that may be available.

Response: This resubmittal has a narrative with exhibits on the known history of the canal.

IV B. 1. Please revise the traffic impact statement to address the following: (1) the 5 year LOS analysis (Table 6A) shall include the all roadways within 3 miles radius, not just San Carlos Blvd and Main Street. (2) In the year 2035 LOS analysis (Table 4A), the peak season factors are not correct. Reanalysis is required. (3) The year 2035 LOS analysis (Table 4A) only analyze the year 2035 background LOS. The LOS analysis with the proposed project needs to be provided.

Response: The TIS has been revised as submitted and dated September 15, 2015 and re-revised per September 17, 2015 e-mail from staff.

Please provide any additional information you feel may be necessary for staff's substantive review.

Response: The application team met September 16, 2015 and reviewed the submittal for consistency of information. It was decided that staff could use a narrative on the state requirements of consistency. This narrative will be prepared by Russell Schroop and provided in the near future for staff review and use. Also, submitted in this package is an e-mail conversation on the shelter in place requirements proposed by Emergency Management Public Safety.

The following documents are provided

- Six (6) copies of response memo with responses to RAI comments
- Six (6) copies of Canal History Narrative
- Six (6) copies of TIS revisions of September 15, 2015
- Six (6) copies of TIS re-revisions of September 17, 2015
- Six (6) copies of E-mail conversation on shelter in place requirements.

If you have any questions please feel free to contact me

James Ink PE

Bay Harbour Marina Village MPD Canal Analysis

The following narrative is a historical sequence of the history of the canal and waterside improvements. This narrative is at the request of planning staff.

Property Creation:

The property was subdivided with an unrecorded plat in 1954. Lots 7 and 8 (subject property) were created and show lots lines well into submerged lands. It should also be noted there is an island on the plat that has been removed since the 1954 plat.

Canal History:

The canal is shown in the 1966 Lee County Property Appraiser map as existing including the area of submerged lands that is on the subject property. A warranty deed dated March 19, 1962 in OR Book 115, page 114. The legal description references a 75' wide canal or waterway.

The 75' wide canal is included in Warranty Deed dated February 29th, 1980

The canal minus the 75' width dimension is included in Warranty Deed dated April 4, 1990.

The 75' wide canal use is referenced in the current owner title policy

Canal Improvements:

The canal is in existence in 1966. The shoreline does not show any armoring.

The shoreline shows a seawall installation on the 1984 Lee County Property Appraisers aerial.

Lee County issued and finalized a Dock Replacement permit. (DSH2004-01125)

Lee County issued a 50' Seawall Replacement Permit. (DSH2005-00329)

Lee County issued a Development Order (DOS2006-00174) for the redevelopment of the marina including works in the canal. This permit is still valid and work was only suspended due to the great economic crisis.

Lee County issued and finalized a 740' Seawall Replacement Permit. (DSH2008-00241)

Conclusion:

The submitted evidence sustainably provides facts that the canal was man made before 1966 since the ownership of the subject property has rights to use the canal to ingress/egress to bay, the western portion of canal in the property is outside the 75' wide canal easement and as such owned by property owner solely and all work in the canal after 1983 has been permitted by Lee County.

RECEIVED
SEP 17 2015

COMMUNITY DEVELOPMENT
CPA 2015-00005

284009

274
295
EE 115 MAY 14 WARRANTY DEED

THIS INDENTURE, Made this 19th day of March, A.D., 1962, between, ALMA H. WILLIS, a widow, of the County of Lee and in the State of Florida, party of the first part, and EULA L. PETERSON, whose correct mailing address is: 824 Oak Street, Fort Myers Beach, of the County of Lee, in the State of Florida, party of the second part.

WITNESSETH, That the said party of the first part for and in consideration of the sum of Ten Dollars and Other Valuable Considerations, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Lee, State of Florida, to-wit:

A lot or parcel of land lying in a strip of land sometimes known as Lots 7 and 8 of Unrecorded plat of property of San Carlos Corp. in Government Lot 4, Section 19, Township 46 South, Range 24 East, which lot or parcel is described as follows:

From the point of intersection of the center line of San Carlos Boulevard as shown on the plat of San Carlos On-the-Gulf recorded in Plat Book 6, at page 6 of the Public Records of Lee County, Florida, with the center line of a County Road conveyed by deed recorded in Deed Book 137 at page 117 of said public records run southeasterly along the center line of said County Road for 1322.11 feet; thence deflect $R04^{\circ}43'06''$ 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 275.65 feet to the point of beginning of the lands hereby conveyed. From said point of beginning continue north on the same course along said east line for 50 feet; thence run west perpendicular to said east line for 120 feet to the waters of a boat canal; thence run southeasterly along said waters to an intersection with a line perpendicular to said east line passing through the point of beginning; thence run northeasterly along said perpendicular line for 120 feet to the point of beginning. SUBJECT to the right-of-way of a public road over and across the east 20 feet thereof, being lot 21, WILLIS' ADDITION TO SAN CARLOS; SUBJECT TO an easement for drainage purposes over and across the North 5 feet of said lot 21.

TOGETHER WITH an easement for ingress and egress to and from such property running to grantee, her heirs, successors and assigns over and across the following described lands:

A strip or parcel of land 50 feet in width in tracts 6 and 7 of an Unrecorded plat of property of San Carlos Corp. in Government Lot 4, Section 19, Township 46 South, Range 24 East, the westerly line of which strip or tract is described as follows:

EE 115 MC 15

From the point of intersection of the center line of San Carlos Boulevard as shown on the plat of San Carlos On-the-Gulf recorded in Plat Book 6 at page 6 of the Public Records of Lee County, Florida, with the center line of a County Road described in deed recorded in Deed Book 137, at page 117 of said public records run southeasterly along the center line of said County Road for 1288.92 feet; thence deflect left 104°43' and run northerly for 25.85 feet to a point on the northerly right-of-way line of said County Road and the point of beginning of said westerly line.

From said point of beginning continue northerly on the same course and a line 33 feet west of and parallel with the line dividing said Tracts 6 and 7, for 85.87 feet to point of curvature; thence run northeasterly along the arc of a curve to the right of radius 190 feet for 62.47 feet to a point of compound curvature; thence run northeasterly to northerly along the arc of a curve to the left of radius 90 feet for 25.59 feet to a point of tangency with a line 20 feet west of and parallel with said line dividing Lots 6 and 7; thence run northerly along said line for 1016.77 feet to the end of the hereinabove described line.

TOGETHER WITH an easement for the use of the canal hereinafter described for fishing, boating and bathing purposes:

A canal or waterway 75 feet wide lying in a strip of land sometimes known as Lot 8 of an unrecorded plat of property of San Carlos Corp., an Government Lot 4, Section 19, Township 46 South, Range 24 East, the east line of said canal or waterway being described as follows:

From the point of intersection of the center line of San Carlos Boulevard as shown on the plat of San Carlos On-the-Gulf recorded in Plat Book 6 at page 6 of the public records of Lee County, Florida, with the center line of a county road conveyed by deed recorded in Deed Book 137 at page 117 of said public records run southeasterly along the center line of said County Road for 1322.11 feet; thence deflect 104°43'00" to the left and run north (along the east line of Lot 7) of said unrecorded plat of property of San Carlos Corp. as originally located by Harry K. Davison, surveyor for San Carlos Corp.) 220 feet; thence run perpendicular to said east line for 120 feet to the water of said canal or waterway and the point of beginning of said east line of said canal or waterway. From said point of beginning run northwesterly parallel with and 120 feet west of said east line to the waters of Osceola Bay. The express purpose of this dedication being to provide access for navigation to the lot owners in Willis' Unrecorded Addition to San Carlos.

RESTRICTIONS AS TO USE AND OCCUPANCY for the next fifteen years shall limit use to residence or mobile home + one residence building or one mobile home per lot. All structures set back 20 feet from front property line; six feet side lines; ten feet back lines. Construction of main and auxiliary buildings to be neat and workmanlike; completed within six months from issuance of permit. Dumping of rubbish or garbage or business use of the premises prohibited. Sanitary facilities Board of Health approved required. No dock or other projection shall be made in the canal over ten feet from property line.

THIS DEED IS A CORRECTIVE DEED, CORRECTING THE DESCRIPTIONS CONTAINED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORD BOOK 38, PAGE 553. PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SEE 115 PAGE 16

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

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Francis H. Williams (SEAL)
Joanna R. Roden

STATE OF FLORIDA }
COUNTY OF LEE } sst

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ALMA H. WILLIS, a widow, to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Fort Myers, County of Lee and State of Florida, this 19th day of March, A.D., 1962.

Joanna R. Roden
Notary Public

My Commission Expires:

March 22nd, 1963

STATE OF FLORIDA, COUNTY OF LEE

FILED FOR RECORD

File 17 Day of March 1962 Record in 17
Book 17 Page 17 and Record Verified
Q. T. FAHLE By Myself
Clerk of Circuit Court Deput

1290111

REF 1412 16 984

*Acc. #1510
Stamp
4/13/80*
This Warranty Deed Made this 29th day of February A D 1980 by

JOSEPH E. BACIK

hereinafter called the grantor, to EDWARD J. ANDREWS

whose postoffice address is

hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

AS DESCRIBED IN SCHEDULE "A" ATTACHED HERETO.

The grantor hereby reserves an easement for ingress and egress and utilities over and across the Westerly 15 feet of the aforescribed property.

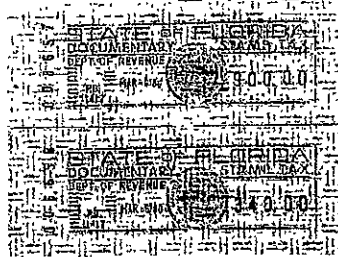
The grantor does hereby warrant and represent unto the grantee that there is ingress and egress to the aforescribed property, both by land and by water along the canal to the waters of the Bay.

SUBJECT TO that certain mortgage given by the grantor to Elton E. Willis, et ux, dated May 12, 1977, and recorded in O.R. Book 1199 at Page 350, Public Records of Lee County, Florida, having an unpaid principal balance of approximately \$164,200.00 The grantor does hereby covenant and agree to pay the aforesaid mortgage according to the tenor thereof.

ALSO SUBJECT TO Fort Myers Beach Sewer Assessment having an unpaid balance of \$10,860.07, plus accrued interest, which said assessment the grantee herein does hereby assume and agree to pay as part of the consideration for this conveyance.

ALSO SUBJECT TO existing easements, restrictions and reservations of record and taxes subsequent to 1979.

The grantor does not reside upon the aforescribed property.



Together, with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1979.

OFF REC 1412 16 985

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
[Signature]

Joseph E. Bacik
Joseph E. Bacik

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

JOSEPH E. BACIK,

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of February A. D. 1980

Notary Public, State of Florida at Large
My Commission Expires May 18, 1982
Sealed By American Fox & Company Company

[Signature]

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, ~~was fully described~~ as follows: REC 1412 PG 986

Commencing from the intersection of the centerlines of San Carlos Boulevard as shown on the plat of SAN CARLOS ON-THE-GULF as recorded in Plat Book 6, Page 6 of the Public Records of Lee County, Florida, with the centerline of a County Road (Main Street) conveyed by deed recorded in Deed Book 137, Page 117 of said Public Records; thence run S.74°35'00"E. along the centerline of said County Road (Main Street) for 1011.94 feet; thence deflect 104°43'00" to the left and run N.0°42'00"E. for 25.85 feet to the Southwest corner of Lot 9 of said Unrecorded Plat of SAN CARLOS CORPORATION and the Northerly right-of-way of said County Road (Main Street) and the POINT OF BEGINNING; thence S.74°35'00"E. along said Northerly right-of-way for 273.98 feet to an intersection with a Public Road 35 feet West of the East line of Lot 7 of said Unrecorded Plat of SAN CARLOS CORPORATION; thence N.0°42'00"E. along said Public Road parallel with said East line of Lot 7 for 86.87 feet to a curve to the right (curve having a delta of 18°50'18" and radius of 190 feet); thence run Northerly along the arc of said curve to the right for 62.47 feet to a curve to the left (curve having a delta of 18°50'18" and radius of 90 feet); thence Northerly along the arc of said curve to the left for 29.59 feet to a point of tangency, being 20 feet West of said East line of Lot 7; thence N.0°42'00"E. for 13.52 feet to the Southerly line of Lot 22, WILLIS UNRECORDED ADDITION TO SAN CARLOS as described in Official Record Book 1199, Page 349 Public Records of Lee County, Florida; thence N.89°18'00"W. for 100 feet to a 75 feet wide canal as described in Official Record Book 1190 Page 1769, Public Records of Lee County, Florida; thence S.0°42'00"W. 5.85 feet along the Easterly line of said 75 feet canal; thence N.89°18'00"W. for 75 feet along said canal; thence N.0°42'00"E. along the Westerly line of said canal for 500 feet; thence N.89°18'00"W. for 105 feet to the West line of Lot 9 of said Unrecorded Plat of SAN CARLOS CORPORATION; thence S.0°42'00"W. along said West line of Lot 9 for 615.35 feet to the POINT OF BEGINNING.

SUBJECT TO a 15 feet road easement along the West line of said Lot 9 of Unrecorded Plat of SAN CARLOS CORPORATION.

ALSO: A LOT OR PARCEL of land lying in Lots 7 and 8 of an Unrecorded Plat of property of SAN CARLOS CORPORATION in Government Lot 4, Section 19, Township 46 South, Range 24 East, which lot or parcel is described as follows:

FROM the point of intersection of the centerline of San Carlos Boulevard as shown on the Plat of SAN CARLOS ON-THE-GULF recorded in Plat Book 6, Page 6 of the Public Records of Lee County, Florida, with the centerline of a County Road conveyed by deed recorded in Deed Book 137 at Page 117, of said Public Records, run Southeasterly along the centerline of said County Road for 1322.11 feet; thence deflect 104°43'00" to the left and run North (along the East line of said Lot 7 as originally located by Harry K. Davison surveyor for San Carlos Corporation) for 225.85 feet to the point of beginning of the lands hereby conveyed. From said point of beginning continue North on the same course along said East line for 50 feet; thence run West perpendicular to said east line for 120 feet to the waters of a boat canal; thence run South along said waters to an intersection with a line perpendicular to said East line passing through the point of beginning; thence run East along said perpendicular line for 120 feet to the point of beginning; SUBJECT to the right-of-way of a Public road over and across the East 20 feet thereof, being Lot 22, WILLIS UNRECORDED ADDITION TO SAN CARLOS.

TOGETHER WITH an easement for the use of the canal hereinafter described for fishing, boating, bathing and boat dock purposes:

A canal or waterway 75 feet wide lying in a strip of land sometimes known as Lot 8 of an Unrecorded Plat of property of SAN CARLOS CORPORATION in Government Lot 4, Section 19, Township 46 South, Range 24 East, the East line of said Canal or waterway being described as follows:

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

L.P.B.

Schedule "A"

the centerline of said County Road for 1322.11 feet; thence deflect 104°43'00" to the left and run North (along the East line of Lot 7, of said Unrecorded Plat of property of SAN CARLOS CORPORATION as originally located by Harry K. Davison, surveyor for SAN CARLOS CORPORATION) for 220 feet; thence run perpendicular to said East line for 120 feet to the waters of said canal or waterway and the point of beginning of said East line of said canal or waterway. From said point of beginning run Northwesterly parallel with and 120 feet West of said East line to the waters of Ostego Bay. The express purpose of this dedication being to provide access for navigation and boat docks not to extend more than 10 feet into said easement.

SUBJECT TO taxes, easements and restrictions of record.

DEF. 1412 PG 987

SAL. GRADY
CLERK OF DISTRICT COURT
MAR 6 3 17 PM '80
RECORDED
LEE CLARK, ALBANY
RECORDS, JEFFERSON

L-AB

Sch "A"

REC. 10.50
D.S. 218.90

(STATUTORY FORM - Section 689.02, F.S.)

WARRANTY DEED

This Instrument Prepared by:

Charles R. Meador, Jr., Esq.
Post Office Box 2530
Fort Myers Beach, FL 33932-2530
(Recorder's Use)

THIS WARRANTY DEED, made this 4 day of April
A.D. 1990 between

GLYNN R. PETERSON, an unmarried person

hereinafter called the Grantor, and

RALEIGH LEROY COATES, JR., a married person

2825964

whose mailing address is 27266 Mandalay Drive, Punta Gorda, FL 33950
Grantor Social Security #

hereinafter called the Grantee,

("Grantor" and "Grantee" are used for singular or plural, and any gender shall include all genders, as context requires.)

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND NO/100'S DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

AS DESCRIBED IN THE ATTACHED EXHIBIT "A".

SUBJECT TO easements, restrictions and reservations of record and taxes for the year 1990 and subsequent years.

Property Appraiser Parcel Identification Number: 19-46-24-00-000050010

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

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

Signed, sealed and delivered in our presence:

(Wit.)

(Wit.)

GLYNN R. PETERSON (Seal)

(Seal)

STATE OF Florida
COUNTY OF Lee

I HEREBY CERTIFY that on this 4 day of April, 1990, before me, an officer duly qualified to take acknowledgements, personally appeared GLYNN R. PETERSON, an unmarried person, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid.

Juanita Sanchez
NOTARY PUBLIC

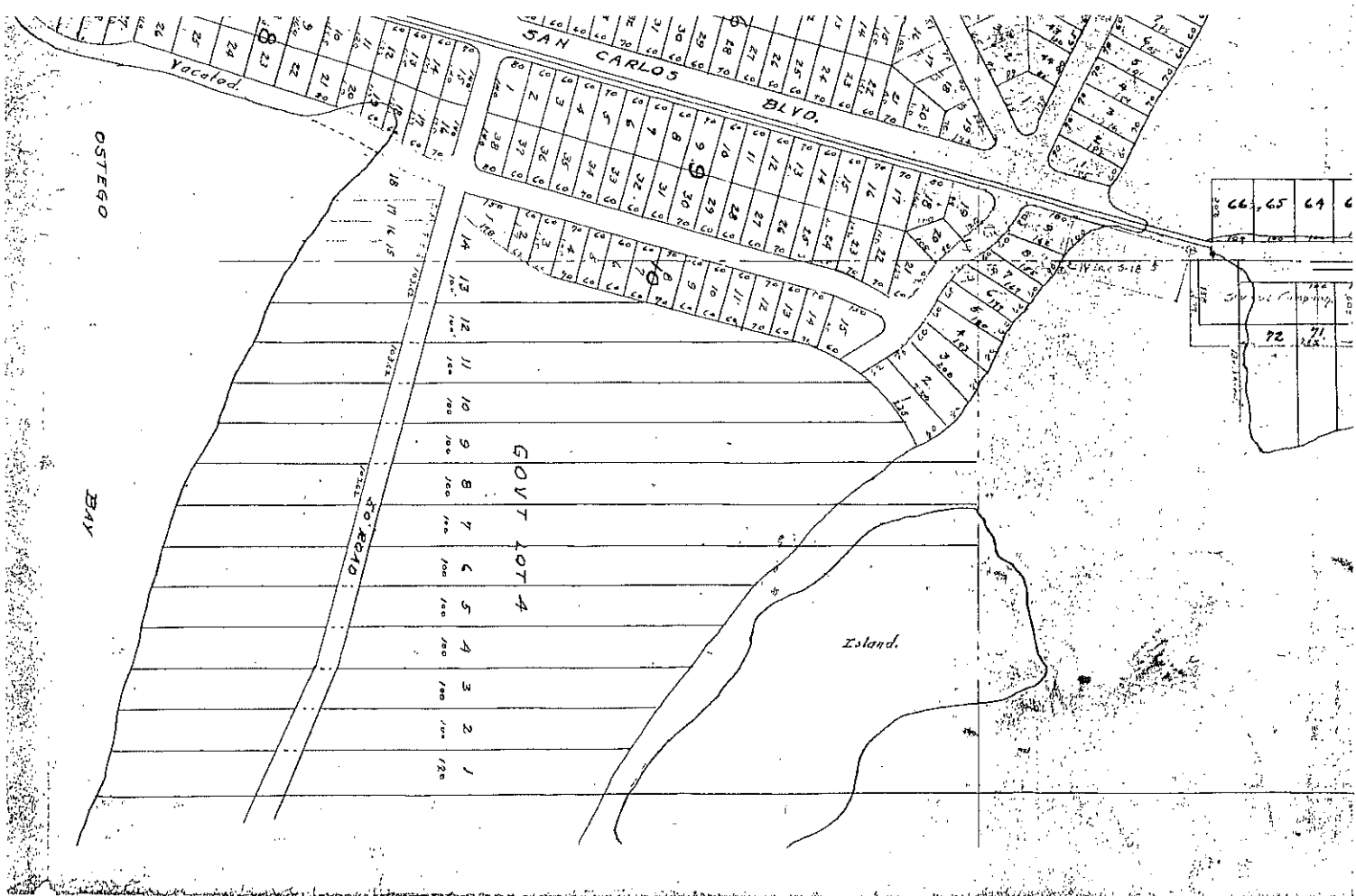
My Commission Expires:

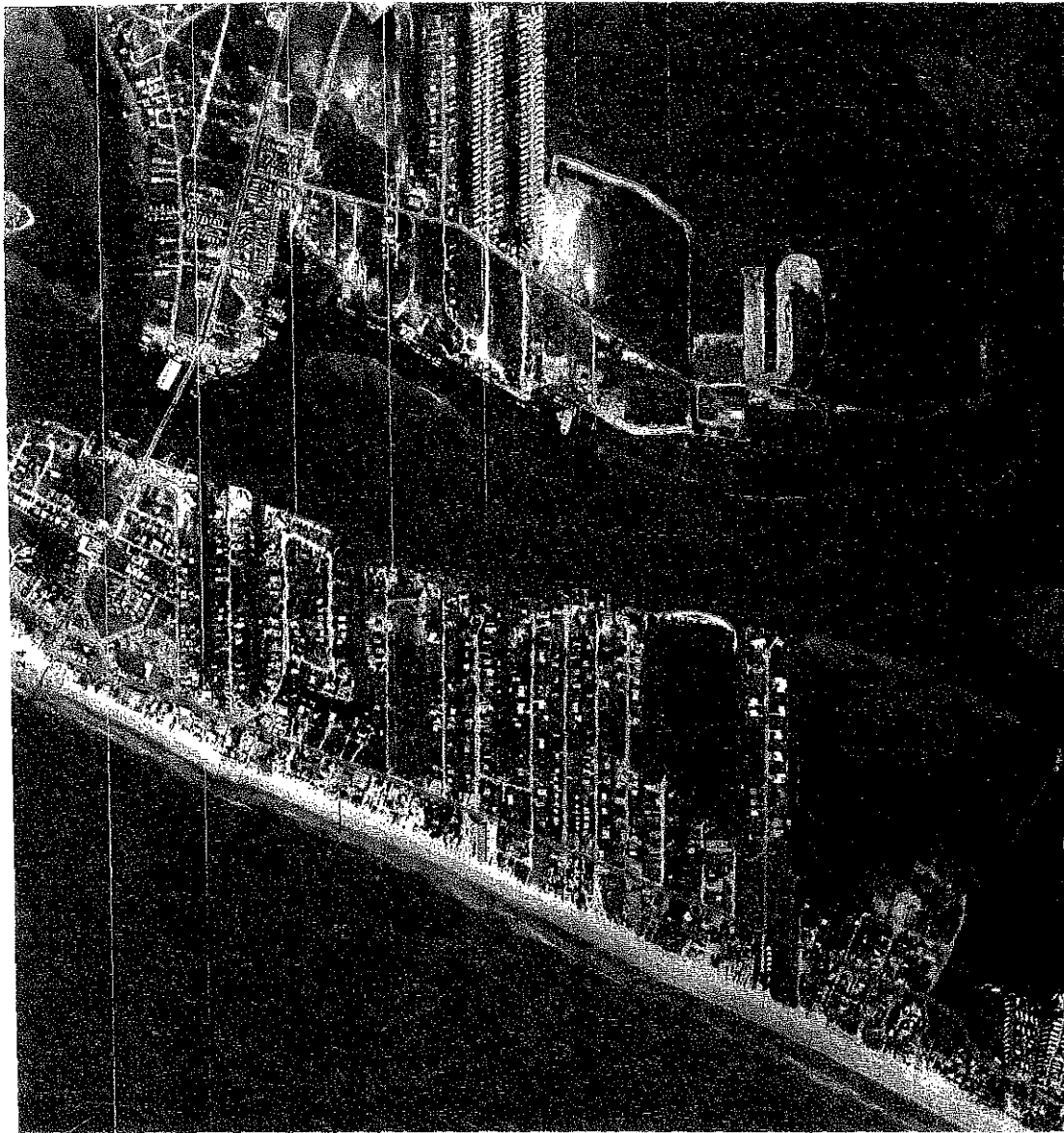
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JUNE 17, 1993
BONDED THRU GENERAL INS. CO.

(Affix Notary Seal Above)

Documentary Tax Pd. \$ 218.90
Intangible Tax Pd. \$
By CHARLIE GREEN, CLERK, LEE COUNTY
Deputy Clerk

0R2141 PG2153

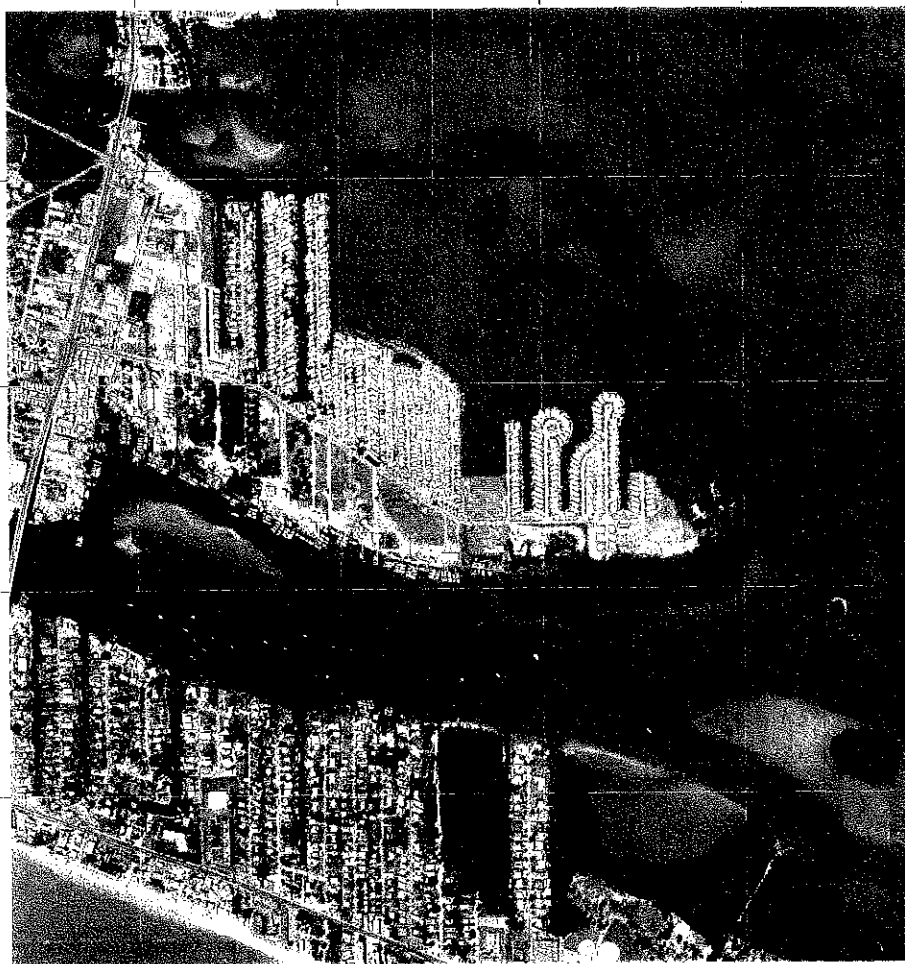




I-27-66

T465
R24E
-19-

1:50,000
1:50,000



1:50,000

PRODUCED BY
KUCERA
AND ASSOCIATES, INC.
THE INFORMATION COMPANY

LEGEND

NAVIGATIONAL CONTROL S.A.S.A. S.S. 103 A
ALPINE S.A.S. CONTROL 0
EXPANSION S.A.S. CONTROL 0
CONTINGENT CONTROL OF THE ALPINE 12 D
EXPANSION S.A.S. CONTROL 12 D

24	21	22	23	24	25	26	27	28	29	30	31
1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36
37	38	39	40	41	42	43	44	45	46	47	48
49	50	51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70	71	72
73	74	75	76	77	78	79	80	81	82	83	84
85	86	87	88	89	90	91	92	93	94	95	96
97	98	99	100	101	102	103	104	105	106	107	108
109	110	111	112	113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128	129	130	131	132
133	134	135	136	137	138	139	140	141	142	143	144
145	146	147	148	149	150	151	152	153	154	155	156
157	158	159	160	161	162	163	164	165	166	167	168
169	170	171	172	173	174	175	176	177	178	179	180
181	182	183	184	185	186	187	188	189	190	191	192
193	194	195	196	197	198	199	200	201	202	203	204
205	206	207	208	209	210	211	212	213	214	215	216
217	218	219	220	221	222	223	224	225	226	227	228
229	230	231	232	233	234	235	236	237	238	239	240
241	242	243	244	245	246	247	248	249	250	251	252
253	254	255	256	257	258	259	260	261	262	263	264
265	266	267	268	269	270	271	272	273	274	275	276
277	278	279	280	281	282	283	284	285	286	287	288
289	290	291	292	293	294	295	296	297	298	299	300
301	302	303	304	305	306	307	308	309	310	311	312
313	314	315	316	317	318	319	320	321	322	323	324
325	326	327	328	329	330	331	332	333	334	335	336
337	338	339	340	341	342	343	344	345	346	347	348
349	350	351	352	353	354	355	356	357	358	359	360
361	362	363	364	365	366	367	368	369	370	371	372
373	374	375	376	377	378	379	380	381	382	383	384
385	386	387	388	389	390	391	392	393	394	395	396
397	398	399	400	401	402	403	404	405	406	407	408
409	410	411	412	413	414	415	416	417	418	419	420
421	422	423	424	425	426	427	428	429	430	431	432
433	434	435	436	437	438	439	440	441	442	443	444
445	446	447	448	449	450	451	452	453	454	455	456
457	458	459	460	461	462	463	464	465	466	467	468
469	470	471	472	473	474	475	476	477	478	479	480
481	482	483	484	485	486	487	488	489	490	491	492
493	494	495	496	497	498	499	500	501	502	503	504
505	506	507	508	509	510	511	512	513	514	515	516
517	518	519	520	521	522	523	524	525	526	527	528
529	530	531	532	533	534	535	536	537	538	539	540
541	542	543	544	545	546	547	548	549	550	551	552
553	554	555	556	557	558	559	560	561	562	563	564
565	566	567	568	569	570	571	572	573	574	575	576
577	578	579	580	581	582	583	584	585	586	587	588
589	590	591	592	593	594	595	596	597	598	599	600
601	602	603	604	605	606	607	608	609	610	611	612
613	614	615	616	617	618	619	620	621	622	623	624
625	626	627	628	629	630	631	632	633	634	635	636
637	638	639	640	641	642	643	644	645	646	647	648
649	650	651	652	653	654	655	656	657	658	659	660
661	662	663	664	665	666	667	668	669	670	671	672
673	674	675	676	677	678	679	680	681	682	683	684
685	686	687	688	689	690	691	692	693	694	695	696
697	698	699	700	701	702	703	704	705	706	707	708
709	710	711	712	713	714	715	716	717	718	719	720
721	722	723	724	725	726	727	728	729	730	731	732
733	734	735	736	737	738	739	740	741	742	743	744
745	746	747	748	749	750	751	752	753	754	755	756
757	758	759	760	761	762	763	764	765	766	767	768
769	770	771	772	773	774	775	776	777	778	779	780
781	782	783	784	785	786	787	788	789	790	791	792
793	794	795	796	797	798	799	800	801	802	803	804
805	806	807	808	809	810	811	812	813	814	815	816
817	818	819	820	821	822	823	824	825	826	827	828
829	830	831	832	833	834	835	836	837	838	839	840
841	842	843	844	845	846	847	848	849	850	851	852
853	854	855	856	857	858	859	860	861	862	863	864
865	866	867	868	869	870	871	872	873	874	875	876
877	878	879	880	881	882	883	884	885	886	887	888
889	890	891	892	893	894	895	896	897	898	899	900
901	902	903	904	905	906	907	908	909	910	911	912
913	914	915	916	917	918	919	920	921	922	923	924
925	926	927	928	929	930	931	932	933	934	935	936
937	938	939	940	941	942	943	944	945	946	947	948
949	950	951	952	953	954	955	956	957	958	959	960
961	962	963	964	965	966	967	968	969	970	971	972
973	974	975	976	977	978	979	980	981	982	983	984
985	986	987	988	989	990	991	992	993	994	995	996
997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008
1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020
1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032
1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044
1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056
1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068
1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080
1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092
1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104
1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116
1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128
1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140
1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152
1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164
1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176
1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188
1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200
1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212
1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224
1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236
1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248
1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260
1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272
1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284
1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296
1297	1298	1299	1300	1301	1302	1303	1304	1305	1306	1307	1308
1309	1310	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320
1321	1322	1323	1324	1325	1326	1327	1328	1329	1330	1331	1332
1333	1334	1335	1336	1337	1338	1339	1340	1341	1342	1	

September 15, 2015

Mr. Jim Ink
Inkwerks
2055 West First Street
Fort Myers, FL33901

RE: Bay Harbour Marina Village
DCI2015-00015/CPA2015-00005

RECEIVED
SEP 17 2015

COMMUNITY DEVELOPMENT
CPA2015-00005

Dear Mr. Ink:

TR Transportation Consultants, Inc. has reviewed the comments issued by the Lee County Department of Community Development for the proposed Bay Harbour Marina Village comprehensive plan amendment and rezoning application. The comments and TR Transportation's response to those comments are listed below for reference.

CPA2015-00005

Please revise the traffic impact statement to address the following: (1) the 5-year LOS analysis (Table 6A) shall include all roadways within the 3 mile radius, not just San Carlos Boulevard and Main Street. (2) In the year 2035 LOS analysis (Table 4A), the peak season factors are not correct. Reanalysis is required. (3) The year 2035 LOS analysis (Table 4A) only analyze the year 2035 background LOS. The LOS analysis with the proposed project needs to be provided.

Tables 4A and 6A were revised to address the comments above. The revised Tables are attached for reference.

LC ZTIS PD Application Sufficiency Checklist

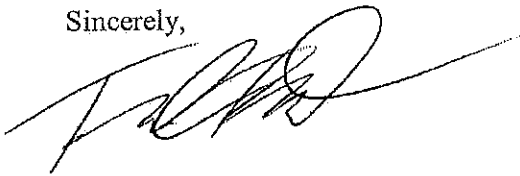
Staff appreciates that the Applicant has indicated the impacts to San Carlos Boulevard to the south on the distribution graphic. Additionally, the narrative indicates the project's impacts to this link. However, Table 2A does not include the calculations used to validate the assumptions in the TIS. As such, Staff is unable to verify that the analysis is accurate. While Staff appreciates that the significant impact analysis doesn't show a significant impact to this roadway, this link (along with the link on San Carlos Boulevard to the north of Main Street) is the nearest link in which the County measures level of service. Additionally, the Town of Fort Myers Beach has particular interest in cases along Main Street. All that being said, the calculations should be provided to validate the conclusions drawn in the analysis. Staff notes that the Town of Fort Myers Beach Comprehensive Plan does allow for a higher v/c ratio, so Staff does not

envision a LOS issue being present. a) The LOS analysis graphic should be revised to reflect the LOS conditions headed towards Fort Myers Beach as well. This application will have an impact on San Carlos Boulevard to the south of Main Street, and as a result this link should be analyzed in order to properly indicate to the Town of Fort Myers Beach that the impacts have been reviewed. Please revise.

Table 2A has been revised to reflect the LOS calculation on San Carlos Boulevard south of Main Street. Figure 4, which reflects the LOS summary, is also attached for reference, although this was not revised from the previous submittal.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,



Ted B. Treesh, PTP
President

Attachments

**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
BAY HARBOUR MARINA VILLAGE REZONING**

August 13, 2015

TOTAL PROJECT TRAFFIC AM =	184	VPH	IN =	80	OUT =	104
TOTAL PROJECT TRAFFIC PM =	250	VPH	IN =	140	OUT =	110

ROADWAY	SEGMENT	PCBS#	ADT	ADT	GROWTH	RATE ¹	2014	2022			PERCENT PROJECT TRAFFIC	2022			2022		
							PK HR	PK HR	PK SEASON	PEAK DIRECTION		AM PROJ	PM PROJ		BCKGRND		BCKGRND
							ANNUAL PK SEASON	ANNUAL PK SEASON	PEAK DIRECTION	PERCENT PROJECT TRAFFIC		AM PROJ	PM PROJ		+ AM PROJ		+ PM PROJ
San Carlos Blvd.	S. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,132	F	1.32	35%	36	49	1,168	F	1.38	1,181
	N. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,132	C	0.58	55%	57	77	1,189	C	0.61	1,209
Main St.	E. of San Carlos Blvd.	--	--	3,773*	--	1.00%	166	189	C	0.26	90%	189	211	378	D	0.51	400
	E. of Buttonwood Dr.	--	--	3,773*	--	1.00%	166	189	C	0.26	100%	209	234	398	D	0.54	423

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

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

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

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

TABLE 3A
LEVEL OF SERVICE THRESHOLDS
BAY HARBOUR VILLAGE MARINA CPA - 2035 ANALYSIS

<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	260	1,840	1,960	1,960
	San Carlos Blvd.	Pine Ridge Rd.	6LD	Class I - Arterial	0	410	2,840	2,940	2,940
	Pine Ridge Rd.	Bass Rd.	6LD	Class I - Arterial	0	410	2,840	2,940	2,940
Pine Ridge Rd.	San Carlos Blvd.	Summerlin Rd.	2LN	Class I - Arterial	0	140	800	860	860
	Summerlin Rd.	Gladiolus Dr.	2LN	Class I - Arterial	0	140	800	860	860
San Carlos Blvd.	Estero Blvd.	Main St.	2LB	Class 1 - Arterial	0	140	800	860	860
	Main St.	Summerlin Rd.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
	Summerlin Rd.	Kelly Rd.	2LN	Class 1 - Arterial	0	140	800	860	860
Estero Blvd.	Center St.	Tropical Shores Way	2LN	Class I - Arterial	0	140	800	860	860
	Tropical Shores Way	Voorhis St.	2LN	Class I - Arterial	0	140	800	860	860
McGregor Blvd.	Summerlin Rd.	San Carlos Blvd.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960

- Denotes the LOS Standard for each roadway segment

TABLE 4A
2035 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
BAY HARBOUR VILLAGE MARINA CPA - 2035 ANALYSIS

September 15, 2015

															2035 BACKGROUND					2035 PEAK DIRECTION					2035 PEAK DIRECTION									
															PEAK DIRECTION					TRAFFIC VOLUMES					TRAFFIC VOLUMES									
															PM PK HR					NORTHEAST					SOUTHWEST									
															PEAK					VOLUME					LOS									
															DIRECTIONAL					VOLUME					LOS									
															DIRECTION					VOLUME					LOS									
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS					VOLUME					LOS				
															VOLUME					LOS														

PM Peak Project Traffic Volumes taken from Table 6A

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

September 15, 2015

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

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>						PERCENT		
			<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>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJ/</u> <u>LOS C</u>
San Carlos Blvd.	S. of Main St.	2LN	0	140	800	860	860	35%	53	6.61%
	N. of Main St.	4LN	0	260	1,840	1,960	1,960	55%	83	4.51%
	N. of Buttonwood Dr.	4LN	0	260	1,840	1,960	1,960	65%	98	5.33%
	N. of Pine Ridge Rd.	4LN	0	260	1,840	1,960	1,960	45%	68	3.69%
	N. of Summerlin Rd.	2LN	0	140	800	860	860	15%	23	2.83%
Main St.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	90%	221	71.26%
	E. of Buttonwood Dr.	2LN	0	0	310	670	740	100%	245	79.03%
Buttonwood Dr.	N. of Main St.	2LN	0	0	310	670	740	10%	15	4.87%
Summerlin Rd.	E. of Pine Ridge Rd.	6LN	0	410	2,840	2,940	2,940	40%	60	2.13%
	E. of San Carlos Blvd.	6LN	0	410	2,840	2,940	2,940	20%	30	1.06%
	W. of San Carlos Blvd.	4LN	0	260	1,840	1,960	1,960	10%	15	0.82%
Pine Ridge Rd.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	20%	30	9.74%

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

**TABLE 6A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
BAY HARBOUR MARINA VILLAGE COMP PLAN 5-YEAR ANALYSIS**

September 15, 2015

TOTAL PROJECT TRAFFIC AM = 121 VPH IN = 49 OUT = 72
TOTAL PROJECT TRAFFIC PM = 285 VPH IN = 151 OUT = 137

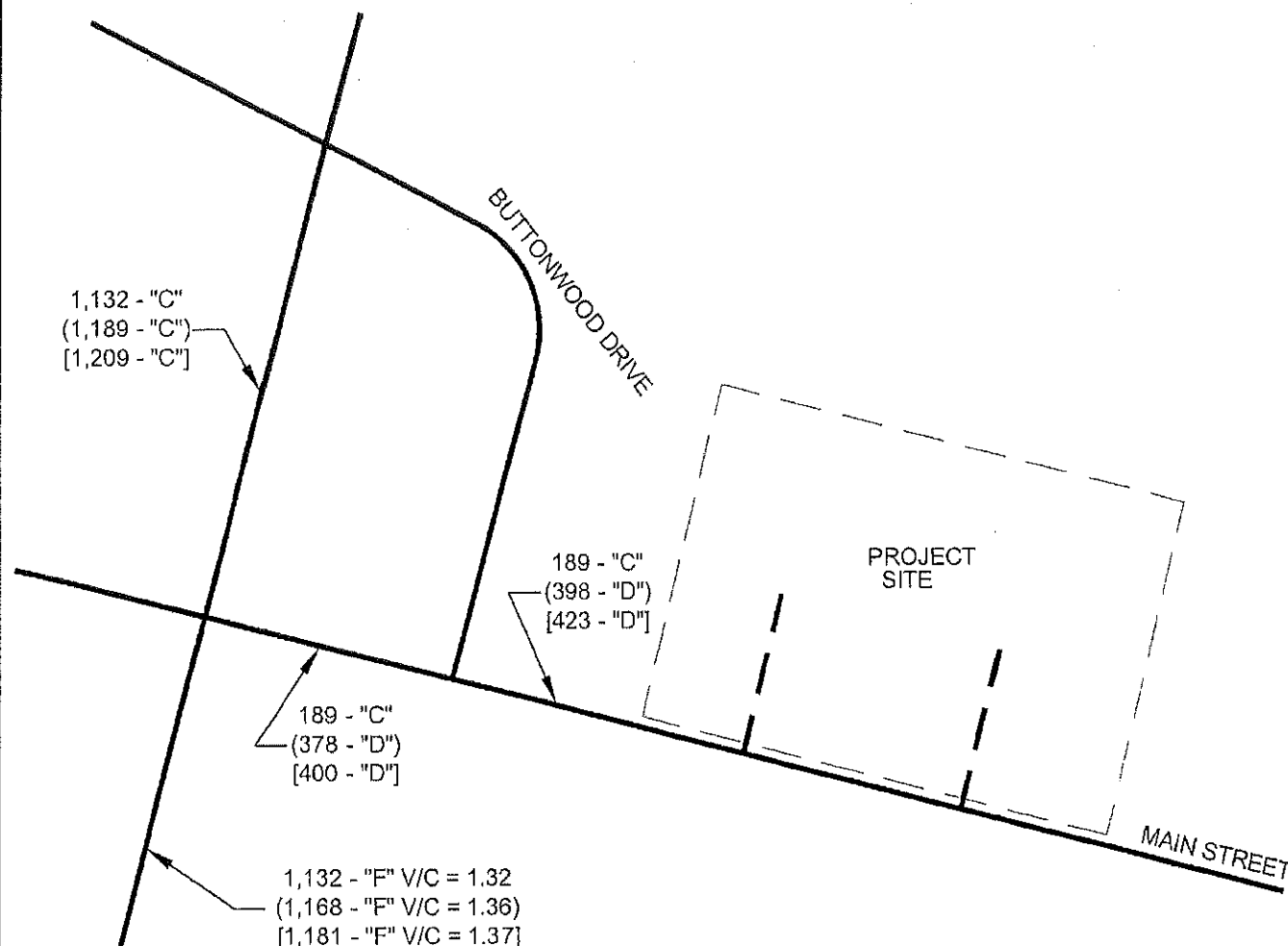
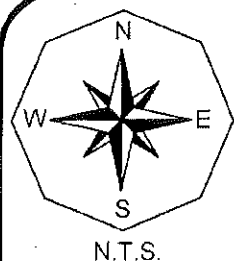
ROADWAY	SEGMENT	PCS#	2013					2020				2020				2020			
			BASE YR	2011	YRS OF	ANNUAL	PK SEASON	PK HR	PK HR	PK SEASON	PERCENT	2020				2020			
												PROJECT	AM PROJ	PM PROJ	BCKGRND		BCKGRND		
															+ AM PROJ	+ PM PROJ	+ AM PROJ	+ PM PROJ	
			ADT	ADT	GROWTH	RATE ¹	PEAK DIR. ²	VOLUME	LOS	V/C	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	V/C	VOLUME	LOS	V/C
San Carlos Blvd.	S. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,120	F	1.30	35%	26	53	1,146	F	1.33	1,173	F	1.36
	N. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,120	C	0.57	55%	40	53	1,160	C	0.59	1,203	C	0.61
	N. of Buttonwood Dr.	8	25,100	22,300	9	1.00%	1,045	1,120	C	0.57	65%	47	98	1,167	C	0.60	1,219	C	0.62
	N. of Pine Ridge Rd.	8	25,100	22,300	9	1.00%	1,045	1,120	C	0.57	45%	32	68	1,153	C	0.59	1,188	C	0.61
	N. of Summerlin Rd.	379	17,200	13,700	5	1.00%	691	741	C	0.86	15%	11	23	752	C	0.87	763	C	0.89
Main St.	E. of San Carlos Blvd.	--	--	3,773*	--	1.00%	166	185	C	0.25	90%	160	221	345	D	0.47	406	D	0.56
	E. of Buttonwood Dr.	--	--	3,773*	--	1.00%	166	185	C	0.25	100%	177	245	362	D	0.49	430	D	0.58
Summerlin Rd.	E. of Pine Ridge Rd.	19	30,200	29,700	9	1.00%	1,752	1,878	C	0.64	40%	29	60	1,907	C	0.65	1,939	C	0.66
	E. of San Carlos Blvd.	19	30,200	29,700	9	1.00%	1,000	1,072	C	0.36	20%	14	30	1,087	C	0.37	1,102	C	0.37
	W. of San Carlos Blvd.	19	30,200	29,700	9	1.00%	1,055	1,131	C	0.58	10%	7	15	1,138	C	0.58	1,146	C	0.58
Pine Ridge Rd.	E. of San Carlos Blvd.	37	10,600	9,500	5	1.00%	458	491	D	0.66	20%	14	30	505	D	0.68	521	D	0.70

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

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

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

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



LEGEND

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

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

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

			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL		
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	
SAN CARLOS BL (SR 885)	SUMMERLIN RD	KELLY RD	2LD	E	1,000	B	691	B	691	B	701	23180
SAN CARLOS BL (SR 885)	KELLY RD	GLADIOLUS RD	4LD	E	1,460	C	691	C	691	C	697	23200
SAN CARLOS BL (SCP)	US 41	THREE OAKS PKWY	2LN	E	880	C	254	C	255	C	255	23230
SANBEL BL*	US 41	LEE BL	2LN	E	860	C	479	C	479	C	491	23260
SHELL POINT BL*	McGREGOR BL	PALM ACRES	2LN	E	860	C	260	C	260	C	313	23400
SIX MILE CYPRESS PKWY (SR 738)	US 41	METRO PKWY	4LD	E	1,920	B	1,349	B	1,349	B	1,360	23500
SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	1,920	B	1,238	B	1,281	B	1,326	23600
SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	4LD	E	1,900	A	752	A	752	B	875	23700
SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,900	A	732	A	732	A	732	23800
SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,880	A	732	A	732	A	732	23900
SLATER RD	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LU	E	1,010	C	327	C	328	C	330	24000
SOUTH POINTE BL*	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	860	D	607	D	607	D	607	24100
SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	E	1,310	B	365	B	365	B	367	24200
SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	E	1,310	B	301	B	302	B	308	24300
STALEY RD	ORANGE RIVER BL	TICE ST	2LU	E	860	C	170	C	170	C	195	24400
STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,060	B	279	B	286	D	630	24500
STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	279	B	281	C	414	24600
STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	521	D	527	D	655	24700
STRINGFELLOW RD*	PINELAND RD	MAIN ST	2LN	E	1,050	B	173	B	178	B	258	24800
SUMMERLIN RD	McGREGOR BL	KELLY COVE RD	4LD	E	1,980	B	1,143	B	1,143	B	1,226	24900
SUMMERLIN RD*	KELLY COVE RD	SAN CARLOS BL	4LD	E	1,980	B	1,055	B	1,055	B	1,055	25000
SUMMERLIN RD*	SAN CARLOS BL	PINE RIDGE RD	6LD	E	2,980	B	1,000	B	1,000	B	1,115	25100
SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	2,980	B	1,752	B	1,752	B	1,845	25200
SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	2,980	B	1,752	B	1,752	B	1,858	25300
SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,980	B	1,235	B	1,235	B	1,360	25400
SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,960	B	1,287	B	1,287	B	1,287	25500
SUMMERLIN RD	COLLEGE PKWY	MAPLE DR	6LD	E	2,960	C	1,593	C	1,593	C	1,612	25600
SUMMERLIN RD	MAPLE DR	BOY SCOUT DR	6LD	E	2,860	C	1,593	C	1,593	C	1,593	25700
SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,760	D	1,028	D	1,028	D	1,028	25800
SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	E	1,760	D	1,028	D	1,028	D	1,028	25900
SUNRISE BL*	ALEX BELL BL	COLUMBUS AVE	2LU	E	860	C	42	C	44	C	54	26000
SUNSHINE BL	IMMOKALEE RD (SR82)	SW 23rd ST	2LN	E	1,040	C	323	C	326	C	334	26100
SUNSHINE BL	SW 23rd ST	LEE BL	2LN	E	1,040	C	319	C	320	C	320	26160
SUNSHINE BL	LEE BL	W 12th ST	2LN	E	1,040	D	546	D	547	D	558	26200
SUNSHINE BL*	W 12th ST	W 75th ST	2LN	E	1,040	B	248	B	250	B	250	26300
SW 23rd ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	C	540	C	543	D	750	26400
TERMINAL ACCESS RD	TREELINE AVE	AIRPORT ENT	4LD	E	1,780	D	1,501	D	1,501	D	1,501	i-75 Connector under construction
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4LD	E	1,940	B	885	B	865	B	1,017	26500

September 17, 2015

Mr. Jim Ink
Inkwerks
2055 West First Street
Fort Myers, FL 33901

RE: Bay Harbour Marina Village
DCI2015-00015/CPA2015-00005

RECEIVED
SEP 17 2015

COMMUNITY DEVELOPMENT
CPA2015-00005

Dear Mr. Ink:

TR Transportation Consultants, Inc. has reviewed the comments issued by the Lee County Department of Community Development for the proposed Bay Harbour Marina Village comprehensive plan amendment and rezoning application. The comments and TR Transportation's response to those comments are listed below for reference.

CPA2015-00005

Please update Table 5A and 6A to include Estero Boulevard on Fort Myers Beach.

Tables 5A and 6A were revised to include Estero Boulevard in the Level of Service analysis and are attached.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,



Ted B. Treesh, PTP
President

Attachments

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

September 17, 2015

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

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>						PERCENT		
			<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>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJ/</u> <u>LOS C</u>
San Carlos Blvd.	S. of Main St.	2LN	0	140	800	860	860	35%	53	6.61%
	N. of Main St.	4LN	0	260	1,840	1,960	1,960	55%	83	4.51%
	N. of Buttonwood Dr.	4LN	0	260	1,840	1,960	1,960	65%	98	5.33%
	N. of Pine Ridge Rd.	4LN	0	260	1,840	1,960	1,960	45%	68	3.69%
	N. of Summerlin Rd.	2LN	0	140	800	860	860	15%	23	2.83%
Main St.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	90%	221	71.26%
	E. of Buttonwood Dr.	2LN	0	0	310	670	740	100%	245	79.03%
Buttonwood Dr.	N. of Main St.	2LN	0	0	310	670	740	10%	15	4.87%
Summerlin Rd.	E. of Pine Ridge Rd.	6LN	0	410	2,840	2,940	2,940	40%	60	2.13%
	E. of San Carlos Blvd.	6LN	0	410	2,840	2,940	2,940	20%	30	1.06%
	W. of San Carlos Blvd.	4LN	0	260	1,840	1,960	1,960	10%	15	0.82%
Pine Ridge Rd.	E. of San Carlos Blvd.	2LN	0	0	310	670	740	20%	30	9.74%
Estero Blvd.	S. of San Carlos Blvd.	2LN	571	616	644	685	726	35%	53	8.21%

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

For Estero Blvd., Service volumes taken from Lee County Link Specific Thresholds (2014)

**TABLE 6A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
BAY HARBOUR MARINA VILLAGE COMP PLAN 5-YEAR ANALYSIS**

September 17, 2015

TOTAL PROJECT TRAFFIC AM = 121 VPH IN = 49 OUT = 72
TOTAL PROJECT TRAFFIC PM = 288 VPH IN = 161 OUT = 137

ROADWAY	SEGMENT	PCS#	ADT	ADT	GROWTH	RATE ¹	2013	2020			PERCENT	2020			2020			2020		
							PK HR	PK HR	PK SEASON	PEAK DIRECTION		AM PROJ	PM PROJ		BCKGRND			BCKGRND		
							ANNUAL	PK SEASON				TRAFFIC	TRAFFIC	TRAFFIC	+ AM PROJ			+ PM PROJ		
							PK DIR. ²	VOLUME	LOS	V/C										
San Carlos Blvd.	S. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,120	F	1.30	35%	25	53	1,146	F	1.33	1,173	F	1.36	
	N. of Main St.	8	27,000	22,800	9	1.00%	1,045	1,120	C	0.57	55%	40	83	1,160	C	0.59	1,203	C	0.61	
	N. of Buttonwood Dr.	8	25,100	22,300	9	1.00%	1,045	1,120	C	0.57	65%	47	98	1,167	C	0.60	1,219	C	0.62	
	N. of Pine Ridge Rd.	8	25,100	22,300	9	1.00%	1,045	1,120	C	0.57	45%	32	68	1,153	C	0.59	1,188	C	0.61	
	N. of Summerlin Rd.	379	17,200	13,700	5	1.00%	691	741	C	0.86	15%	11	23	752	C	0.87	763	C	0.89	
Main St.	E. of San Carlos Blvd.	--	--	3,773*	--	1.00%	166	185	C	0.25	90%	160	221	345	D	0.47	406	D	0.55	
	E. of Buttonwood Dr.	--	--	3,773*	--	1.00%	166	185	C	0.25	100%	177	245	362	D	0.49	430	D	0.58	
Summerlin Rd.	E. of Pine Ridge Rd.	19	30,200	29,700	9	1.00%	1,752	1,878	C	0.64	40%	29	60	1,907	C	0.65	1,939	C	0.66	
	E. of San Carlos Blvd.	19	30,200	29,700	9	1.00%	1,000	1,072	C	0.36	20%	14	30	1,087	C	0.37	1,102	C	0.37	
	W. of San Carlos Blvd.	19	30,200	29,700	9	1.00%	1,055	1,131	C	0.58	10%	7	15	1,138	C	0.58	1,146	C	0.58	
Pine Ridge Rd.	E. of San Carlos Blvd.	37	10,600	9,500	5	1.00%	458	491	D	0.66	20%	14	30	505	D	0.68	521	D	0.70	
Estero Blvd.	S. of San Carlos Blvd.	44	15,400	13,600	9	1.00%	716	768	F	1.06	35%	25	63	793	F	1.09	820	F	1.13	

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

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

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

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

		Daily Traffic Volume (AADT)												
STREET	LOCATION	sta- tion #	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	
EDISON AVE	W OF ROCKFILL RD	604	4500	5100	3400	3800	2800						20	
EDISON AVE	E OF FOWLER ST	512					5700						20	
	0 W OF FOWLER ST	603	7100	8600	5600	6700	5700						20	
EDISON AVE	E OF US 41	602	5100	5500	4300	5600	4700						29	
ESTERO BLVD	@ BIG CARLOS PASS BR	274	7800	9200	8100	6200	6500	9100			9600			
ESTERO BLVD	N OF AVE. PESCADORA	272	13900	14700	13900	12300	12000	12600					44	
ESTERO BLVD	N OF DENORA ST	44	16400	15300	14900	14200	14200	13700	13500	13700	13500	13500		
ESTERO BLVD	N OF VIRGINIA AVE	520	16200	16400	18500	16600	15600	14500						
ESTERO PKWY	W OF BEN HILL GRIFFIN PKW	459					9100	9400	11800		15700		15	
ESTERO PKWY	E OF US 41	465	5900	7000	6700	6600	8300	9000	8300		8200		15	
EVANS AVE	N OF HANSON ST	625	5900	6800	3400	U/C	4000						29	
EVANS AVE	S OF HANSON ST	626	8900	9800	8200	6800	6600						29	
EVANS AVE	N OF COLONIAL BLVD	627	6200	7600	6700	5000	4600						29	
EVERGREEN RD	W OF BUS 41	499		1800	1400	1200	1400						41	
FIDDLESTICKS BLVD	S OF DANIELS PKWY	276	9000	8000	8100	6800	8000	6900				7200	31	
FIRST ST	E OF ALTAMONT AVE	630	4800	4400	3100	4500	3400						29	
FIRST ST	E OF EVANS AVE	631	14900	16300	U/C	U/C	8200						29	
FORD ST	S OF M.L.K. BLVD (SR 82)	611	10600	12000	7800	5400	5200						29	
FORD ST	S OF EDISON AVE	612	10300	12700	8300	6400	5400						29	
FORD ST	N OF COLONIAL BLVD	613	2000	2900	1800	2500	2300						29	

May, 2014

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

PAGE 2

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR-BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLONIAL BLVD	SIX MILE PKWY	I-75	1	0.5	BLD	0	2,490	3,220	3,220	3,220	0	4,090	5,290	5,290	5,290
	I-75	SR 82	1	2.4	BLD	1,150	3,240	3,240	3,240	3,240	1,990	5,600	5,600	5,600	5,600
CORKSCREW RD	US 41	SANDY LN	4	0.6	4LD	0	380	1,900	1,900	1,900	0	750	3,740	3,740	3,740
	SANDY LN	THREE OAKS PKWY	4	0.7	4LD	0	380	1,900	1,900	1,900	0	750	3,740	3,740	3,740
	THREE OAKS PKWY	I-75	4	0.8	4LD	0	380	1,900	1,900	1,900	0	750	3,740	3,740	3,740
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	4LD	0	380	1,900	1,900	1,900	0	750	3,740	3,740	3,740
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	3	1.7	2LD	100	310	560	770	1,130	190	600	1,090	1,510	2,220
	WILDCAT RUN DR	ALICO RD	3	2.6	2LN	90	290	530	730	1,080	180	570	1,040	1,440	2,120
CYPRESS LAKE DR	ALICO RD	COUNTY LINE	3	10.4	2LN	90	290	530	730	1,080	180	570	1,040	1,440	2,120
	McGREGOR BLVD	SOUTH POINT BLVD	4	0.4	4LD	0	0	810	1,870	1,940	0	0	1,590	3,670	3,820
	SOUTH POINT BLVD	WINKLER RD	4	0.6	4LD	0	0	810	1,870	1,940	0	0	1,590	3,670	3,820
	WINKLER RD	SUMMERLIN RD	4	0.7	4LD	0	0	810	1,870	1,940	0	0	1,590	3,670	3,820
DANIELS PKWY	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	1,240	2,880	2,940	0	0	2,440	5,650	5,760
	US 41	BIG PINE WAY	4	0.5	6LD	0	0	720	2,530	2,680	0	0	1,420	4,970	5,280
	BIG PINE WAY	METRO PKWY	4	0.6	6LD	0	0	720	2,530	2,680	0	0	1,420	4,970	5,280
	METRO PKWY	SIX MILE PKWY	4	0.8	6LD	0	0	720	2,530	2,680	0	0	1,420	4,970	5,280
	SIX MILE PKWY	PALOMINO DR	4	2.2	6LD	0	2,470	3,000	3,000	3,000	0	4,580	5,570	5,570	5,570
	PALOMINO DR	I-75	4	0.6	6LD	0	2,470	3,000	3,000	3,000	0	4,580	5,570	5,570	5,570
	I-75	TREELINE AVE	3	0.5	6LD	2,610	3,180	3,180	3,180	3,180	4,500	5,500	5,500	5,500	5,500
	TREELINE AVE	CHAMBERLIN PKWY	3	0.8	6LD	2,610	3,180	3,180	3,180	3,180	4,500	5,500	5,500	5,500	5,500
DEL PRADO BLVD	CHAMBERLIN PKWY	SR 82	3	3.8	4LD	1,680	2,120	2,120	2,120	2,120	2,900	3,650	3,650	3,650	3,650
	CAPE CORAL PKWY	SE 46TH ST	5	0.3	6LD	0	0	1,520	2,820	2,820	0	0	2,870	5,310	5,310
	SE 46TH ST	CORONADO PKWY	5	0.7	6LD	0	0	1,520	2,820	2,820	0	0	2,870	5,310	5,310
	CORONADO PKWY	CORNWALLIS PKWY	5	1.3	6LD	0	0	1,520	2,820	2,820	0	0	2,870	5,310	5,310
	CORNWALLIS PKWY	VETERANS PKWY	5	0.8	6LD	0	0	1,520	2,820	2,820	0	0	2,870	5,310	5,310
	VETERANS PKWY	HANCOCK B. PKWY	5	3.0	6LD	0	0	1,580	2,840	2,840	0	0	3,060	5,570	5,570
	HANCOCK B. PKWY	NE 6TH ST	5	0.7	6LD	0	0	2,750	2,800	2,800	0	0	5,400	5,480	5,480
	NE 6TH ST	SR 78	5	0.4	6LD	0	0	2,750	2,800	2,800	0	0	5,400	5,480	5,480
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	588	593	632	671	980	1,113	1,162	1,239	1,316
ESTERO PKWY	US 41	BEN HILL GRIFFIN PKWY	4	2.6	4LD	0	2,000	2,000	2,000	2,000	0	3,920	3,920	3,920	3,920
FOWLER ST	US 41	N AIRPORT RD	1	1.0	6LD	0	0	870	2,580	2,580	0	0	1,620	4,780	4,780
	N AIRPORT RD	COLONIAL BLVD	1	0.3	6LD	0	0	870	2,580	2,580	0	0	1,620	4,780	4,780
	COLONIAL BLVD	WINKLER AVE	1	0.5	4LD	0	490	1,700	1,700	1,700	0	910	3,150	3,150	3,150
	WINKLER AVE	HANSON ST	1	1.3	4LD	0	490	1,700	1,700	1,700	0	910	3,150	3,150	3,150
	HANSON ST	SR 82	1	1.3	4LD	0	490	1,700	1,700	1,700	0	910	3,150	3,150	3,150
GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4	0.5	4LD	0	1,060	1,840	1,840	1,840	0	2,000	3,490	3,490	3,490
	PINE RIDGE RD	BASS RD	4	1.6	4LD	0	1,060	1,840	1,840	1,840	0	2,000	3,490	3,490	3,490
	BASS RD	WINKLER RD	4	0.8	6LD	0	1,640	2,780	2,780	2,780	0	3,100	5,260	5,260	5,260
	WINKLER RD	SUMMERLIN RD	4	0.5	6LD	0	1,180	2,900	2,900	2,900	0	2,230	5,480	5,480	5,480
	SUMMERLIN RD	US 41	4	1.5	6LD	0	1,180	2,900	2,900	2,900	0	2,230	5,480	5,480	5,480

			ROAD	PERFORMANCE		2013 100th		EST 2014 100th		FORECAST			
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
ESTERO BL	VOORHIS ST	TROPICAL SHORES WAY	2LD	E	671	E	632	E	632	E	650	Constrained v/c = 0.94; Design underway	10000
ESTERO BL*	TROPICAL SHORES WAY	CENTER ST	2LD	E	671	F	716	F	716	F	778	Constrained v/c = 1.07; Reconstruction in FY 14/15	10100
ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	395	B	401	B	644		14400
ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	755	B	755	B	755		14450
EVERGREEN RD	US 41	BUS 41	2LU	E	850	C	100	C	100	C	100		10200
FIDDLESTICKS BL*	GUARDHOUSE	DANIELS PKWY	2LD	E	850	C	333	C	333	C	365		10300
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,580	D	1,094	D	1,094	D	1,096		10400
FOWLER ST	N AIRPORT RD	COLONIAL BL	6LD	E	2,580	D	1,262	D	1,262	D	1,262		10500
FOWLER ST	COLONIAL BL	WINKLER AVE	4LD	E	1,700	C	1,009	C	1,009	C	1,009		10600
FOWLER ST	WINKLER AVE	HANSON ST	4LD	E	1,700	C	1,148	C	1,148	C	1,148		10700
FOWLER ST (SR 739)	HANSON ST	DR ML KING BL (SR 82)	4LD	E	1,700	C	1,178	C	1,178	C	1,178		10730
GASPARILLA BL	FIFTH ST	CHARLOTTE COUNTY LINE	2LU	E	880	C	171	C	172	C	183	Constrained v/c = 0.20	10800
GLADIOLUS DR	MCGREGOR BL	PINE RIDGE RD	4LD	E	1,840	B	351	B	353	B	411		10900
GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	B	1,039	B	1,039	C	1,127		11000
GLADIOLUS DR*	BASS RD	WINKLER RD	6LD	E	2,780	B	1,106	B	1,117	B	1,164		11100
GLADIOLUS DR*	WINKLER RD	SUMMERLIN RD	6LD	E	2,900	B	942	B	942	B	951		11200
GLADIOLUS RD	SUMMERLIN RD	US 41	6LD	E	2,900	C	1,853	C	1,853	C	1,998		11300
GREENBRIAR BL*	RICHMOND AVE	JOEL BL	2LU	E	860	C	68	C	71	C	71		11400
GUNNERY RD	IMMOKALEE RD (SR 82)	LEE BL	4LD	E	1,820	B	917	B	941	B	991		11500
GUNNERY RD	LEE BL	BUCKINGHAM RD	2LU	E	1,020	C	721	C	722	C	851		11600
HANCOCK BRIDGE PKWY	DEL PRADO BL	NE 24th AVE	4LD	E	2,000	B	996	B	996	B	996		11700
HANCOCK BRIDGE PKWY	NE 24th AVE	ORANGE GROVE BL	4LD	E	2,000	B	1,271	B	1,271	B	1,284		11800
HANCOCK BRIDGE PKWY*	ORANGE GROVE BL	MOODY RD	4LD	E	2,000	B	1,337	B	1,355	B	1,480		11900
HANCOCK BRIDGE PKWY	MOODY RD	U.S. 41	4LD	E	2,000	B	1,198	B	1,199	B	1,326		12000
HART RD	BAYSHORE RD (SR 78)	LAUREL DR	2LU	E	880	C	297	C	298	C	298		12100
HICKORY BL	BONITA BEACH RD	McLAUGHLIN BL	2LU	E	870	E	483	E	483	E	483	Constrained v/c = 0.56	12200
HICKORY BL	McLAUGHLIN BL	MELODY LN	2LU	E	870	D	333	D	335	D	340	Constrained v/c = 0.39	12300
HICKORY BL	MELODY LN	BIG CARLOS PASS	2LU	E	870	C	303	C	303	C	303	Constrained v/c = 0.35	12400
HOMESTEAD RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	C	469	C	470	C	475		12480
HOMESTEAD RD	MILWAUKEE BL	SUNRISE BL	2LN	E	990	C	469	C	469	D	615		12490
HOMESTEAD RD	SUNRISE BL	LEELAND HEIGHTS BL	2LN	E	990	C	469	C	471	E	765	4 Ln construction in FY 15/16	12500
HOMESTEAD RD	LEELAND HEIGHTS BL	LEE BL	4LN	E	1,900	D	1,192	D	1,193	D	1,264		12600
IDLEWILD ST*	METRO PKWY	PLANTATION RD	2LU	E	860	C	189	C	189	C	191		12700
IMMOKALEE RD (SR 82)	I-75	BUCKINGHAM RD	6LD	D	2,820	B	1,682	B	1,682	B	1,682		12800

James Ink

From: Mayfield, Lee <LMayfield@leegov.com>
Sent: Wednesday, September 16, 2015 8:40 AM
To: James Ink
Cc: Dunn, Brandon; Rozdolski, Mikki; 'Jack Mayher'; Bjostad, James
Subject: RE: CPA2015-00005 Bay Harbour Marina Village
Attachments: LDC - Hurricane Preparedness.docx

RECEIVED
SEP 17 2015
COMMUNITY DEVELOPMENT
CPA2015-00005

James,

We would not be opposed to you applying the on-site shelter Land Development Code criteria instead of the payment in lieu of criteria. Keep in mind that the on-site shelter sq footage is based on the number of total units and NOT intended to shelter all residents during a storm event. The intent would be to have a safe space in the building should residents not evacuate as instructed for one reason or another. Since this location is on an island, these residents would still be expected to evacuate during a mandatory evacuation.

Let me know if you'd like to discuss further....I appreciate your interest and historical knowledge on this topic.

Lee

From: James Ink [mailto:jamesink@inkwerks.net]
Sent: Tuesday, September 15, 2015 10:13 AM
To: Mayfield, Lee
Cc: Dunn, Brandon; Rozdolski, Mikki; 'Jack Mayher'
Subject: RE: CPA2015-00005 Bay Harbour Marina Village

Lee

Planning staff has asked me to obtain clarification that your department has sufficient information to determine county support on the request for a shelter in place for our Bay Harbour Marina Village Development. I do not know your position on the substantive determination if we can have a shelter similar to the approved Ebb Tide Development. If so a comment on that would also be most helpful, but what is required is an e-mail that I do not owe you any additional information.

Thanks for your time.

James Ink

NOTE:

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



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

From: Mayfield, Lee [<mailto:LMayfield@leegov.com>]
Sent: Wednesday, August 19, 2015 1:54 PM
To: James Ink <jamesink@inkwerks.net>
Subject: RE: CPA2015-00005 Bay Harbour Marina Village

Jim,

Attached is the SLOSH/Storm Surge report we normally run for developments. Looks like the Cat 5 model run elevation is 25.7 NAVD.

Lee

From: James Ink [<mailto:jamesink@inkwerks.net>]
Sent: Monday, August 17, 2015 1:16 PM
To: Mayfield, Lee
Subject: RE: CPA2015-00005 Bay Harbour Marina Village

I have attached the property list for your use.

Jim

NOTE:

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



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

From: Mayfield, Lee [<mailto:LMayfield@leegov.com>]
Sent: Monday, August 17, 2015 8:20 AM
To: James Ink <jamesink@inkwerks.net>
Subject: RE: CPA2015-00005 Bay Harbour Marina Village

James – Just to advise...if we do go with the on-site shelter option, the requirements will be to Category 5 – which means elevated to Cat 5 SLOSH level and strengthened to 200mph winds...in addition to the emergency power requirements. You are aware of this, right?

From: James Ink [<mailto:jamesink@inkwerks.net>]
Sent: Sunday, August 16, 2015 12:42 PM
To: Mayfield, Lee
Subject: RE: CPA2015-00005 Bay Harbour Marina Village

Thanks for the response, I will call you at 2pm if that is alright and we can discuss. My issue is that another project on the same street was granted shelter in place approval in their zoning. I have attached the zoning condition for your review.

Jim

NOTE:

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



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

From: Mayfield, Lee [<mailto:LMayfield@leegov.com>]
Sent: Sunday, August 16, 2015 12:19 PM
To: James Ink <jamesink@inkwerks.net>
Subject: RE: CPA2015-00005 Bay Harbour Marina Village

Mr. Ink,

I believe my comments were that the payment in lieu of option would be more appropriate since we would never recommend that residents "shelter in place" during a hurricane in extremely vulnerable areas (Fort Myers Beach).

Except in the case of a proposed Healthcare Facility, the payment in lieu of option would be consistent with what most other developers have gone with.

That being said, I know the zoning issues raise other questions and I may have to discuss further with Lee County Community Development.

I'm in the office today until 3 or 4pm and can discuss now or tomorrow. My cell phone is 239-476-2480.

Thanks,

Lee

From: James Ink [<mailto:jamesink@inkwerks.net>]
Sent: Sunday, August 16, 2015 10:02 AM
To: Mayfield, Lee
Cc: Farmer, Robert
Subject: CPA2015-00005 Bay Harbour Marina Village

Mr. Mayfield

I have tried to contact you via e-mail and phone since August 6th to discuss a comment on shelter in place versus pay in lieu of for our Bay Harbour Marina Village MPD. It is extremely important that we have a conversation since we desire to be consistent with the entitlements of Ebb Tide development down the street. We need to attempt to resolve this issue if possible before we have to discuss the difference in the public hearing process.

Please contact me as soon as possible, I am resubmitting our additional information stating that we are working on the issue.

Thanks for your time

James Ink

NOTE:

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



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

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



Storm Surge/SLOSH Information



Project: Bay Harbour Marina Village MPD

Strap #: Multiple

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

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

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

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

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

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

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

Approximate Lat/Long: 26.462N, 81.949W

Owner / Address:

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

Surge Height Information

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

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

Fort Myers Basin v3

Land-falling MOM at High Tide

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