

CPA2022-00006

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MAR 23 2022

COMMUNITY DEVELOPMENT

# Grand Bay

## Comprehensive Plan Map & Text Amendments

March 2022



Professional Engineers, Planners & Land Surveyors

# Exhibit M1

## Completed Application

Grand Bay



Professional Engineers, Planners & Land Surveyors



CPA 2022-00006

# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Grand Bay

Project Description: Applicant is requesting a Map Amendment to extend the Mixed Use Overlay boundary to the west on S. Tamiami Trail across from intersection with San Carlos Blvd. to include two parcels totaling 14.77± acres to accommodate a mixture of multi-family residential and commercial uses with concurrent Text Amendment to Policy 5.1.10.3.

Map(s) to Be Amended: Map 1-C

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

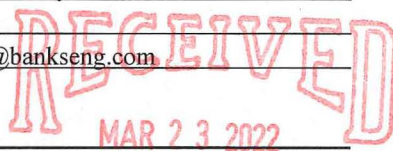
1. Name of Applicant: Grand Bay Ft Myers MF LLC

Address: c/o Banks Engineering, ATTN: Stacy Ellis Hewitt, 10511 Six Mile Cypress Parkway

City, State, Zip: Fort Myers, FL 33966

Phone Number: c/o 239-770-2527/239-939-5490

E-mail: c/o shewitt@bankseng.com



2. Name of Contact: Stacy Ellis Hewitt, AICP Banks Engineering

Address: 10511 Six Mile Cypress Parkway

City, State, Zip: Fort Myers, FL 33966

Phone Number: 239-770-2527/239-939-5490

E-mail: shewitt@bankseng.com

COMMUNITY DEVELOPMENT

3. Owner(s) of Record: Freeland FL Holdings LLC

Address: c/o Bernard G. Freeland, 5333 Hickory Hollow Pkwy

City, State, Zip: Antioch, TN 37013

Phone Number: c/o 239-770-2527/239-939-5490

E-mail: c/o shewitt@bankseng.com

4. Property Location:

1. Site Address: 19200 S Tamiami Trl & Access Undetermined

2. STRAP(s): 20-46-25-01-00005.0000 & 20-46-25-01-00004.0000

5. Property Information:

Total Acreage of Property: 46.33± ac

Total Acreage Included in Request: 14.77± ac

Total Uplands: 13.38± ac of 14.77 Total Wetlands: 1.39± ac of 14.77± ac Current Zoning: CG & MH-1

Current Future Land Use Category(ies): Urban Community & Wetlands

Area in Each Future Land Use Category: 13.38± ac in Urban Community/1.39± ac in Wetlands

Existing Land Use: Vacant

6. Calculation of maximum allowable development under current Lee Plan:

Residential Units/Density: 284 du\*

Commercial Intensity: 30,000± SF

Industrial Intensity: N/A

\*Total project: Assuming 2.73± acres currently zoned CG allocated towards commercial and remaining acreage residential

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 329 du\*

Commercial Intensity: 30,000± SF

Industrial Intensity: N/A

\*Total project: Assuming 3± acres commercial and residential density calculated on whole acreage

## **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 checked="" type="checkbox"/>	Completed Application (Exhibit – M1)
<input checked="" type="checkbox"/>	Filing Fee (Exhibit – M2)
<input checked="" type="checkbox"/>	Disclosure of Interest (Exhibit – M3)
<input checked="" type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input checked="" type="checkbox"/>	Future Land Use Map - Existing and Proposed (Exhibit – M4)
<input checked="" type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input checked="" type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input checked="" type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input checked="" type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input checked="" type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input checked="" type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – M11)
<input checked="" type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M12)
<input checked="" type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M13)
<input checked="" type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M14)
<input checked="" type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M15)
<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M18)
<input checked="" type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M19)
<input checked="" 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, Noam Magence as Secretary of Grand Bay Ft Myers MF LLC certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Grand Bay Ft Myers MF LLC

[Signature] 3/15/22  
Signature of Applicant Date

Noam Magence, Secretary  
Printed Name of Applicant

~~STATE OF FLORIDA~~ Ohio  
~~COUNTY OF LEE~~ Cuyahoga

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on 3/15/22 (date) by Noam Magence (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

[Signature]  
Signature of Notary Public

Emma Samuels  
(Name typed, printed or stamped)



Emma Samuels  
Notary Public, State of Ohio  
My Commission Expires:  
June 30, 2026

# Exhibit M3

## Disclosure of Interest

Grand Bay



Professional Engineers, Planners & Land Surveyors

**DISCLOSURE OF INTEREST  
AFFIDAVIT**

BEFORE ME this day appeared Bernard G. Freeland as Manager of Freeland FL Holdings, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 20-46-25-01-00004.0000, 20-46-25-01-00004.0010, 20-46-25-01-00005.0000 & 20-46-25-01-00006.0000 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
N/A	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner

Bernard G. Freeland, Manager of Freeland FL Holdings, LLC

Print Name

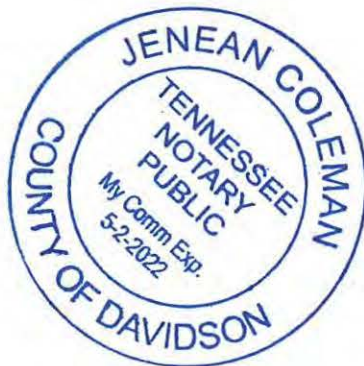
\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, on 3-14-2022 (date) by Bernard Freeland (name of person providing oath or affirmation), who is personally known to me or who has produced Personally known to me (type of identification) as identification.

Signature of Notary Public

STAMP/SEAL





**DISCLOSURE OF INTEREST  
AFFIDAVIT**

BEFORE ME this day appeared Noam Magence as Secretary of Grand Bay Ft Myers MF LLC, who, being first duly sworn and deposed says:

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Name and Address	Percentage of Ownership
N/A	

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Grand Bay Ft Myers MF LLC

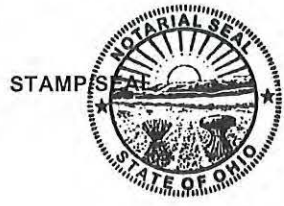
[Handwritten Signature]  
Applicant

Noam Magence, Secretary  
Print Name

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

STATE OF ~~FLORIDA~~ <sup>Ohio</sup>  
COUNTY OF ~~LEE~~ <sup>Cuyahoga</sup>

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, on 3/15/22 (date) by Noam magence (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.



Emma Samuels  
Notary Public, State of Ohio  
My Commission Expires:  
June 30, 2026

[Handwritten Signature]  
Signature of Notary Public

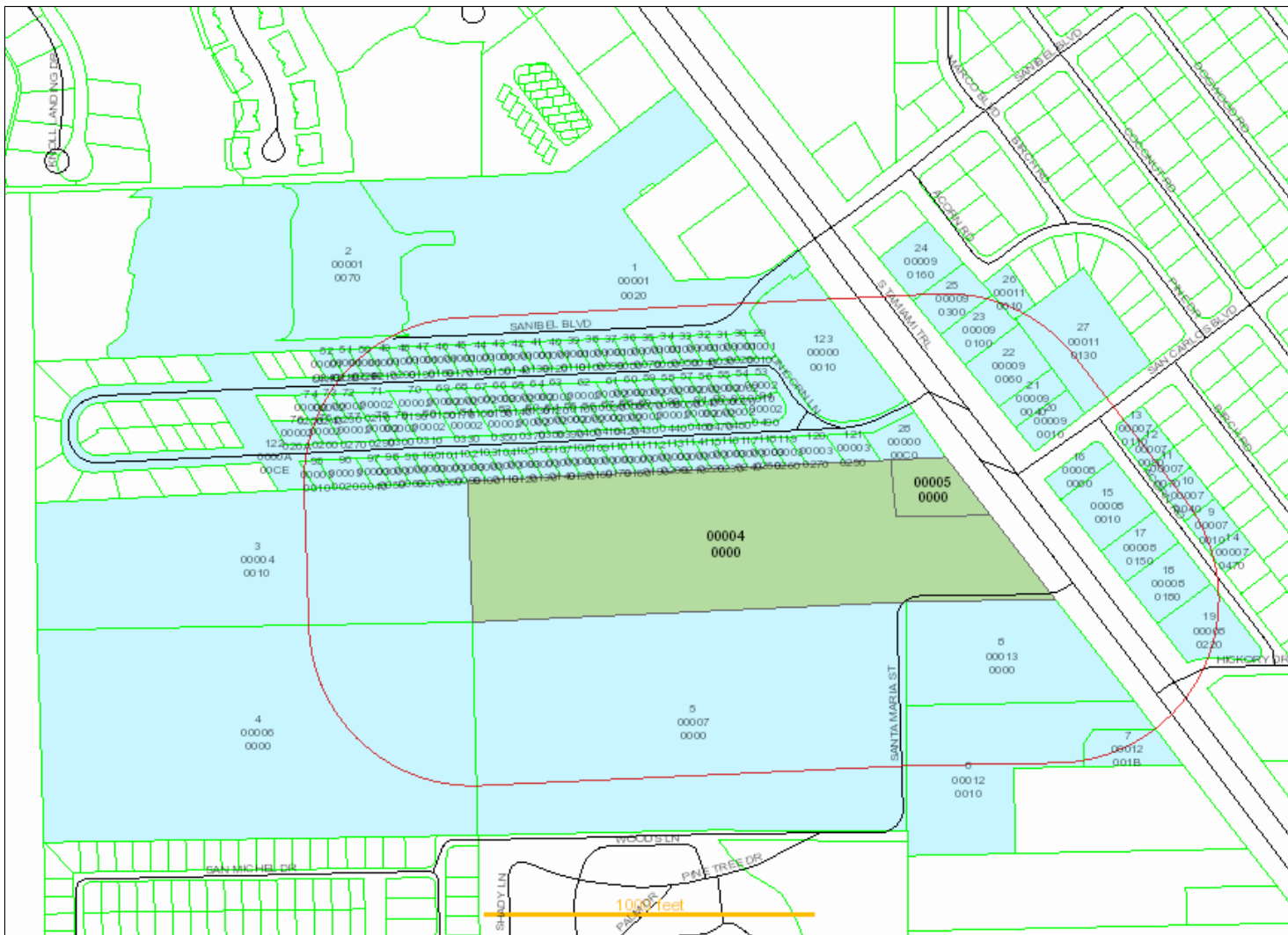
## Exhibit M3

# Surrounding Property Owners List, Map & Labels

Grand Bay



Professional Engineers, Planners & Land Surveyors



Date of Report: March 06, 2022

Buffer Distance:  feet

[Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)

Parcels Affected: 123

Subject Parcels: **20-46-25-01-00004.0000, 20-46-25-01-00005.0000**

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
BLP GRAND BAY LLC 160 NW 26TH ST UT 201 MIAMI FL 33127	<b>20-46-25-01-00001.0020</b> 18990/100 S TAMiami TRL FORT MYERS FL 33908	SAN CARLOS GROVE TRACTS PB4PG75 PORT OF LOT 1 AS DESC IN OR 4197 PG 3941 LESS INST #2010000119996 + LESS INST #2011000143480	1
WILLOW PARTNERS LLC 317 GARDEN AVE HOLLAND MI 49424	<b>20-46-25-01-00001.0070</b> 7225 SANIBEL BLVD FORT MYERS FL 33908	PARL LOC IN NW 1/4 OF NW 1/4 OF SECT	2
FREELAND FL HOLDINGS LLC BERNARD G FREELAND 5333 HICKORY PKWY ANTIOCH TN 37013	<b>20-46-25-01-00004.0010</b> 4050 SANTA MARIA ST FORT MYERS FL 33908	SAN CARLOS GROVE TRACTS PB 4 PG 75 PT TRACT 4	3
FREELAND FL HOLDINGS LLC BERNARD G FREELAND 5333 HICKORY PKWY ANTIOCH TN 37013	<b>20-46-25-01-00006.0000</b> ACCESS UNDETERMINED FORT MYERS FL	SAN CARLOS GROVE TRACTS PB 4 PG 75 LOTS PT 3 + 4	4
PSW ESTERO LLC 2647 S HOMER LAKE RD	<b>20-46-25-01-00007.0000</b> 4098 SANTA MARIA ST	SAN CARLOS GROVE TRACTS PB 4 PG 75	5

HOMER IL 61849	FORT MYERS FL 33908	E 1320 FT OF LOT 3 LESS RD R/W	
LIFE STORAGE LP 6467 MAIN ST BUFFALO NY 14221	<b>20-46-25-01-00012.0010</b> 19400 S TAMIAMI TRL FORT MYERS FL 33908	SAN CARLOS GROVE TRACT PB 4 PG 75 LOTS 19 + 20 DESC IN OR 3742/3982 LESS OR 1972 PG 2906 LESS .001B	6
VJP HOLDINGS LP VINCENT SCOLA 17 GROVE TER SPARTA NJ 07871	<b>20-46-25-01-00012.001B</b> 19420 S TAMIAMI TRL FORT MYERS FL 33908	SAN CARLOS GROVE TRACT PB 4 PG 75 LOTS 19 + 20 DESC IN OR 3742/3982 LESS OR 1972 PG 2906	7
MARINA MIKE'S LLC 5671 HARBORAGE DR FORT MYERS FL 33908	<b>20-46-25-01-00013.0000</b> 19300 S TAMIAMI TRL FORT MYERS FL 33908	SAN CARLOS GROVE TRACTS PB 4 PG 75 LOT 21 LESS 13.001 + RD R/W	8
SHEBESH ANNA + 1017 N BROAD ST GRIFFITH IN 46319	<b>20-46-25-03-00007.0010</b> 19149 ACORN RD FORT MYERS FL 33967	SAN CARLOS PK.UNIT 2 BLK 7 PB 10 PG 128 LOTS 1 THRU 3 INCL.	9
LIBAK CHRISTOPHER H + DONNA TR 8293 WINGED FOOT DR FORT MYERS FL 33967	<b>20-46-25-03-00007.0040</b> 19133 ACORN RD FORT MYERS FL 33967	SAN CARLOS PARK UNIT 2 BLK 7 PB 10 PG 128 LOTS 4 THRU 6	10
HOBBS MIRIAMA 19121 ACORN RD FORT MYERS FL 33967	<b>20-46-25-03-00007.0070</b> 19121 ACORN RD FORT MYERS FL 33967	SAN CARLOS PK.UNIT 2 BLK 7 PB 10 PG 128 LOTS 7 + 8	11
RODRIGUEZ RAFAEL 2355 55TH ST SW NAPLES FL 34116	<b>20-46-25-03-00007.0090</b> 19113 ACORN RD FORT MYERS FL 33967	SAN CARLOS PARK UNIT 2 PB 10 PG 128 BLK 7 LOTS 9 + 10	12
BARRIOS MARIELL G 7468 SAN CARLOS BLVD ESTERO FL 33967	<b>20-46-25-03-00007.0110</b> 7468 SAN CARLOS BLVD FORT MYERS FL 33967	SAN CARLOS PK.UNIT 2 BLK 7 PB 10 PG 128 LOTS 11 + 12	13
BRODBECK JOSEPH W & 19153 ACORN RD FORT MYERS FL 33967	<b>20-46-25-03-00007.0470</b> 19153 ACORN RD FORT MYERS FL 33967	SAN CARLOS PARK UNIT 2 BLK 7 PB 10 PG 128 LOTS 47 + 48	14
SAN CARLOS VENTURE INC JOHN W MEYER CPA 1207 3RD ST S STE 4 NAPLES FL 34102	<b>20-46-25-03-00008.0010</b> 19133-147 S TAMIAMI TRL FORT MYERS FL 33908	SAN CARLOS PARK UNIT 2 BLK 8 PB 10 PG 128 LOTS 1 THRU 5 + LOTS 10 THRU 14	15
COACH LLC TR PO BOX 110052 NAPLES FL 34108	<b>20-46-25-03-00008.0060</b> 7460 SAN CARLOS BLVD FORT MYERS FL 33967	SAN CARLOS PARK UNIT 2 BLK 8 PB 10 PG 128 LOTS 6 THRU 9 LESS RD R/W	16
BARKIS SAN CARLOS CAR WASH INC 15834 BROTHERS CT FORT MYERS FL 33912	<b>20-46-25-03-00008.0150</b> 19136 ACORN RD FORT MYERS FL 33967	SAN CARLOS PARK UNIT 2 BLK 8 PB 10 PG 128 LTS 15 THRU 17+LTS35THRU37 LS R/W	17
ART REAL ESTATE HOLDINGS LLC 2135 IMPERIAL CR NAPLES FL 34110	<b>20-46-25-03-00008.0180</b> 19150 ACORN RD FORT MYERS FL 33967	SAN CARLOS PARK UNIT 2 BLK 8 PB 10 PG 128 LTS 18 THRU 21 + LTS 31 THRU 34	18
CIRCLE K STORES INC PO BOX 52085 DC-17 PHOENIX AZ 85072	<b>20-46-25-03-00008.0220</b> 19373 S TAMIAMI TRL FORT MYERS FL 33908	SAN CARLOS PARK UNIT 2 BLK 8 PB 10 PG 128 LOTS 22 THRU 30 LESS R/W	19
NEW DAY CHRISTIAN CHURCH INC 19091 S TAMIAMI TRL FORT MYERS FL 33908	<b>20-46-25-04-00009.0010</b> 19091 S TAMIAMI TRL FORT MYERS FL 33908	SAN CARLOS PK.UNIT 3 + 4 BLK 9 PB 11 PG 11 LOTS 1 - 3 + LTS 42 - 44	20
NEW DAY CHRISTIAN CHURCH INC 19091 S TAMIAMI TRL FORT MYERS FL 33908	<b>20-46-25-04-00009.0040</b> 19089 S TAMIAMI TRL FORT MYERS FL 33908	SAN CARLOS PK UNIT 3 + 4 BLK 9 PB 11 PG 11 LOTS 4 + 5 + 40 + 41	21
ADVANCE STORES CO INC #9333 TAX ACCOUNTING PO BOX 2710 ROANOKE VA 24001	<b>20-46-25-04-00009.0060</b> 19087 S TAMIAMI TRL FORT MYERS FL 33908	SAN CARLOS PK UNIT 3 + 4 BLK 9 PB 11 PG 11 LOTS 6 THRU 9 + 36 THRU 39	22
EMBARQ FLORIDA INC	<b>20-46-25-04-00009.0100</b>	SAN CARLOS PK U 3 + 4 BLK	23

PROPERTY TAX DEPT 1025 ELDORADO BLVD BROOMFIELD CO 80021	19071 S TAMIAMI TRL FORT MYERS FL 33908	9 PB 11 PG 11 LTS 10 11 34 + 35 +SELY 30FT LTS 12 +33	
OZTURK FAMILY INC 19051 S TAMIAMI TRL FORT MYERS FL 33908	<b>20-46-25-04-00009.0160</b> 19051 S TAMIAMI TRL FORT MYERS FL 33908	SAN CARLOS PARK UNIT 3 + 4 BLK 9 PB 11 PG 11 LOTS 16 17 18 + 19 + LOTS 26 THRU 29	24
CLOSE LARRY + LORINDA 6730 BRIARCLIFF RD FORT MYERS FL 33912	<b>20-46-25-04-00009.0300</b> 19059 S TAMIAMI TRL FORT MYERS FL 33908	SAN CARLOS PARK UNIT 3 + 4 BLK 9 PB 11 PG 11 LOTS 13 THRU 15 + LT 12 N 10FT + 30 THRU 32 + LT 33 N 10FT	25
HANNAHS TERESA M + 15640 KINGSLEY RD NINILCHIK AK 99639	<b>20-46-25-04-00011.0010</b> 7386 PINE DR FORT MYERS FL 33967	SAN CARLOS PK.UNIT 3 + 4 BLK 11 PB 11 PG 11 PT LOT 2 ALL 1	26
SAN CARLOS PARK ALLIANCE 7469 SAN CARLOS BLVD FORT MYERS FL 33967	<b>20-46-25-04-00011.0130</b> 7469 SAN CARLOS BLVD FORT MYERS FL 33967	SAN CARLOS PK.UNIT 3 + 4 BLK 11 PB 11 PG 11 LOT 13	27
DICKEY DAVID B + 6514 WILLOW LAKE CIR FORT MYERS FL 33966	<b>20-46-25-05-00000.00C0</b> 19190 S TAMIAMI TRL FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL OR 493 PG 607 UNNUMBERED TRACT	28
KOONTZ MARY E MARY K HUNTER 2031 E DOC MITCHELL ST BLOOMINGTON IN 47401	<b>20-46-25-05-00001.0010</b> 3842 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HOME VLG BLK 1 OR 493 PG 607 LOT 1	29
PURTLEBAUGH JAMES K SR 8385 N FOX HOLLOW RD BLOOMINGTON IN 47408	<b>20-46-25-05-00001.0020</b> 3838 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 1 OR 493 PG 607 LOT 2	30
DECKARD DAVID + 8465 S OLD ST RD 37 BLOOMINGTON IN 47403	<b>20-46-25-05-00001.0030</b> 3834 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 1 OR 493 PG 607 LOT 3	31
PURTLEBAUGH JAMES KEITH 8385 N FOX HOLLOW RD BLOOMINGTON IN 47408	<b>20-46-25-05-00001.0040</b> 3830 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 1 OR 493 PG 607 LOT 4	32
TAYLOR BRUCE G 9 1/2 N LIMESTONE ST JAMESTOWN OH 45335	<b>20-46-25-05-00001.0050</b> 3826 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINE MOBILE HOME VILL BLK 1 OR 493 PG 607 LOT 5 LESS W 5 FT	33
ADKINS ROBIN 17900 JAYNE CT FORT MYERS FL 33913	<b>20-46-25-05-00001.0060</b> 3822 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 6 PLUS W 5 FT OF LOT 5	34
TOMAS LORENZO JOAQUIN 3814 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00001.0070</b> 3818 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 7	35
TOMAS LORENZO 3814 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00001.0080</b> 3814 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 8	36
VILLALPANDO MARIA DEL CARMEN 3810 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00001.0090</b> 3810 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 9	37
VILLALPANDO MARIA DEL CARMEN 3808 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00001.0100</b> 3808 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 10	38
PUPO MAXIMO O 3802 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00001.0110</b> 3802 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 1 OR 493 PG 607 LOT 11	39
RAMSEY RICHARD + 3798 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00001.0120</b> 3798 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 12	40



VILLA CRESCENCIO & 3794 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00001.0130</b> 3794 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 13	41
SANDLIN GARY M + DEBORAH J 3790 UNIQUE CIR SW FORT MYERS FL 33908	<b>20-46-25-05-00001.0140</b> 3790 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 14	42
UNKNOWN HEIRS OF 3786 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00001.0150</b> 3786 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 15	43
MUNOZ CONRADO 26650 ROBIN WAY BONITA SPRINGS FL 34135	<b>20-46-25-05-00001.0160</b> 3782 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 16	44
HAYMAN STANLEY G + LEILANI 239 THORNHILL RD COLUMBIA SC 29212	<b>20-46-25-05-00001.0170</b> 3778 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO.VL BLK 1 OR 493 PG 607 LOT 17	45
TORRES ELIZABETH A 18414 FERN RD FORT MYERS FL 33967	<b>20-46-25-05-00001.0180</b> 3774 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 18	46
SHREWSBERRY ADA 344 SETTLEMENT LOOP STONEVILLE NC 27048	<b>20-46-25-05-00001.0190</b> 3770 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 19	47
APPLEYARD LYNN & BARB 18094 DORAL DR FORT MYERS FL 33967	<b>20-46-25-05-00001.0200</b> 3766 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 20	48
MURILLO JUAN 19040 OCALA RD S FORT MYERS FL 33967	<b>20-46-25-05-00001.0210</b> 3762 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 1 OR 493 PG 607 LOT 21	49
GARCIA JOSE JAIME & ESTHER 3758 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00001.0220</b> 3758 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 1 OR 493 PG 607 LOT 22	50
HANSON BRIAN 31093 VIA GILBERTO TEMECULA CA 92592	<b>20-46-25-05-00001.0230</b> 3754 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 23	51
LOPEZ ALBERTO A & 3750 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00001.0240</b> 3750 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK.1 OR 493 PG 607 LOT 24	52
KORN ROBERT + 3528 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0010</b> 19100 UNICORN LN FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 1	53
MURILLO RAFAEL 3833 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0020</b> 3833 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO V BLK 2 OR 493 PG 607 LOT 2	54
PURTLEBAUGH ROBERT D 8535 N CROSSOVER BLOOMINGTON IN 47404	<b>20-46-25-05-00002.0030</b> 3829 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 3	55
DUARTE EDUARDO + 3825 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0040</b> 3825 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 4	56
TAYLOR BRUCE G 9 1/2 N LIMESTONE ST APT A JAMESTOWN OH 45335	<b>20-46-25-05-00002.0050</b> 3821 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 5	57
ADKINS ROBIN 17900 JAYNE CT FORT MYERS FL 33913	<b>20-46-25-05-00002.0060</b> 3817 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 6	58
RAMOS DE YANEZ AMELIA 18511 GERANIUM RD FORT MYERS FL 33967	<b>20-46-25-05-00002.0070</b> 3813 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 7	59
UNKNOWN HEIRS OF 3809 UNIQUE CIR	<b>20-46-25-05-00002.0080</b> 3809 UNIQUE CIR	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607	60

FORT MYERS FL 33908	FORT MYERS FL 33908	LOT 8	
BAZAN ANTONIA 18612 DOGWOOD RD FORT MYERS FL 33967	<b>20-46-25-05-00002.0090</b> 3805 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 9	61
TOMAS LORENZO 3814 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0100</b> 3801 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 10 + 11	62
CERDA LOERA LILIAN + 3793 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0120</b> 3793 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 12	63
MYERS LAUREN A 3789 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0130</b> 3789 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 13	64
CALDERON JAVIER BRITO 3785 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0140</b> 3785 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK.2 OR 493 PG 607 LOT 14	65
WEILER SHIRLEY + 6040 LAKE GRASMERE WAY FORT MYERS FL 33908	<b>20-46-25-05-00002.0150</b> 3781 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 15	66
RUIZ JUAN + 2145 S TAMIAMI TRAIL # 94 ESTERO FL 33928	<b>20-46-25-05-00002.0160</b> 3777 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 2 OR 493 PG 609 LOT 16	67
JUAREZ RAMIRO 3773 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0170</b> 3773 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 2 OR 493 PG 607 LOT 17	68
KAJY KENT 8495 LAUREL LAKES COVE NAPLES FL 34119	<b>20-46-25-05-00002.0180</b> 3769 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 18	69
VILLA GALVAN CRESENCIO & 3757 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0190</b> 3765 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 19 + 20	70
VILLA CRESENCIO & 3765 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0210</b> 3757 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOTS 21 + 22	71
ZIMNICKI NICHOLAS 3749 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0230</b> 3749 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 23	72
REMEDIOS RAMOS MARIA 3745 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0240</b> 3745 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 24	73
PETERSON MARY G + 3741 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0250</b> 3741 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HOME VILLAGE BLK 2 OR 493 PG 607 LOT 25	74
MCNIER WILLIAM M 3619 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0260</b> 3619 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HOME VILLAGE BLK 2 OR 493 PG 607 LOT 26	75
BUBOLTZ HERBERT PO BOX 328 OWASSO OK 74055	<b>20-46-25-05-00002.026A</b> 3623 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HOME VILLAGE BLK 2 OR 493 PG 607 LOTS 26A + 26B	76
PENDERGRAPH RACHEL 3615 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0270</b> 3615 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES M H VIL BLK 2 OR 493 PG 607 LOTS 27 + 28	77
PENDERGRAPH RACHEL KEITH JARVIS 3615 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0290</b> 3607 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES M H VIL BLK 2 OR 493 PG 607 LOT 29	78
PENDERGRAPH RACHEL 1623 ROOSEVELT AVE LEHIGH ACRES FL 33972	<b>20-46-25-05-00002.0300</b> 3603 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES M H VIL BLK 2 OR 493 PG 607 LOT 30	79

RAMIREZ MIGUEL LOPEZ + PO BOX 366524 BONITA SPRINGS FL 34136	<b>20-46-25-05-00002.0310</b> 3599 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES M H VIL BLK 2 OR 493 PG 607 LOTS 31 + 32	80
CUEVAS RIVERA GUSTAVO 4421 PINE RD #3 FORT MYERS FL 33908	<b>20-46-25-05-00002.0330</b> 3591 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOB HO VIL BLK 2 OR 493 PG 607 LOTS 33 + 34	81
BROUGHTON BARBARA L 3579 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0350</b> 3579 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOB HOM VIL BLK 2 OR 493 PG 607 LOTS 35 + 36	82
SCOFIELD LAURIE 1309 RIDGE ST NAPLES FL 34103	<b>20-46-25-05-00002.0370</b> 3575 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 2 OR 493 PG 607-8 LOT 37	83
RIJO FRANKLYN 3571 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0380</b> 3571 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 2 OR 493 PG 607-8 LOT 38	84
RESENDIZ NORMA & ENEMESIO 3567 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0390</b> 3567 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MOB HO VL BLK 2 OR 493 PG 607 LOT 39	85
JEFFREY E LEWIS TRUST + PO BOX 295 ESTERO FL 33929	<b>20-46-25-05-00002.0400</b> 3563 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VIL BLK 2 OR 493 PG 607 LOT 40	86
QUETEL VALERIE 3559 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0410</b> 3559 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VIL BLK 2 OR 493 PG 607 LOT 41	87
OLIVIA NOE GIRON & 3555 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0420</b> 3555 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VIL BLK 2 OR 493 PG 607 LOT 42	88
DELAPENA SUZANNA + PO BOX 695 ESTERO FL 33929	<b>20-46-25-05-00002.0430</b> 3551 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINE MOB HO VLG BLK 2 OR 493 PG 607 LOT 43	89
COFFEY NORMAN D + 3547 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0440</b> 3547 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VIL BLK 2 OR 493 PG 607 LOTS 44 + 45	90
TAYLOR BRUCE G 3821 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0460</b> 3539 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VIL BLK 2 OR 493 PG 607 LOT 46	91
STROUSE ROBERT L 3535 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0470</b> 3535 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VLGE BLK 2 OR 493 PG 607 LOT 47	92
ALTAMIRANO MARIA + 3531 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00002.0480</b> 3531 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VLGE BLK 2 OR 493 PG 607 LOT 48	93
GERENCSEK STEVE + SUSAN 19106 UNICORN LN FORT MYERS FL 33908	<b>20-46-25-05-00002.0490</b> 19106 UNICORN LN FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOTS 49 + 50	94
REYNOLDS JAMES W JR + ILENE LEE A REYNOLDS 63 SOPER AVE NORTHPORT NY 11768	<b>20-46-25-05-00003.0010</b> 3624 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 1	95
NEVERS JENNIFER + PO BOX 695 ESTERO FL 33928	<b>20-46-25-05-00003.0020</b> 3620 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES M H VILLAGE BLK 3 OR 493 PG 607 LOTS 2 + 3	96
DEJESUS ZENAIDA GONZALEZ 7447 MELLON RD FORT MYERS FL 33967	<b>20-46-25-05-00003.0040</b> 3612 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VIL BLK 3 OR 493 PG 607 LOT 4	97
LAMPILA JOHN T III + LYNNE F 14851 DAVID DR FORT MYERS FL 33908	<b>20-46-25-05-00003.0050</b> 3608 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VIL BLK 3 OR 493 PG 607 LOT 5	98

MARTINEZ MARIA 3604 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00003.0060</b> 3604 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 6	99
R&S INVESTMENT HOLDINGS LLC 2708 SANTA BARBARA BLVD CAPE CORAL FL 33914	<b>20-46-25-05-00003.0070</b> 3600 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VIL BLK 3 OR 943 PG 607 LOT 7	100
JOHNSON LINDA B + 3596 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00003.0080</b> 3596 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 8	101
GOMEZ MARTINA 3592 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00003.0090</b> 3592 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 9	102
POLLOCK ROBERT H + JUDITH A 19087 PINE RUN LN FORT MYERS FL 33967	<b>20-46-25-05-00003.0100</b> 3588 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 3 OR 493 PG 607 LOT 10	103
CURTIS LYNNET J 3584 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00003.0110</b> 3584 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 11	104
CONSTANCE R BARBOUR TRUST + 15564 OMAI CT SW FORT MYERS FL 33908	<b>20-46-25-05-00003.0120</b> 3580 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.3 OR 493 PG 607 LOT 12	105
MURILLO JUAN 19040 OCALA RD S FORT MYERS FL 33967	<b>20-46-25-05-00003.0130</b> 3576 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 3 OR 493 PG 607 LOT 13	106
MCMAHON DANIEL W + 2311 WOODLAND ESTATES RD NAPLES FL 34117	<b>20-46-25-05-00003.0140</b> 3572 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MOB HO VL BLK 3 OR 493 PG 607 LOT 14	107
JUDIIS INVESTMENTS LLC PO BOX 467 ESTERO FL 33929	<b>20-46-25-05-00003.0150</b> 3568 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 15	108
HERNANDEZ YURI D 3564 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00003.0160</b> 3564 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 3 OR 493 PG 607 LOT 16	109
NEVERS MELODEE A PO BOX 695 ESTERO FL 33929	<b>20-46-25-05-00003.0170</b> 3560 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 17	110
NEVERS MELODEE ANN PO BOX 695 ESTERO FL 33929	<b>20-46-25-05-00003.0180</b> 3556 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 3 OR 493 PG 607 LOT 18	111
UNKNOWN HEIRS OF 3552 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00003.0190</b> 3552 UNIQUE CIR FORT MYERS FL 33908	SHELTERNG.PINES MOB.HO.VIL BLK.3 OR 493 PG 607 LOT 19	112
GOMEZ LORENZO REYES + 3548 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00003.0200</b> 3548 UNIQUE CIR FORT MYERS FL 33908	SHELTERNG.PINES MOB.HO.VIL BLK.3 OR 493 PG 607 LOT 20	113
GOMEZ LORENZO R + CRISTINE 3548 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00003.0210</b> 3544 UNIQUE CIR FORT MYERS FL 33908	SHELTERNG PINES MOB HO VIL BLK 3 OR 493 PG 607 LOT 21	114
REYES LORENZO + 3548 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00003.0220</b> 3540 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.3 OR 493 PG 607 LOT 22	115
WIN FALLON 3536 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00003.0230</b> 3536 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MOB HM VL BLK 3 OR 493 PG 607 LOT 23	116
KORN ROBERT + 3528 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00003.0240</b> 3532 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.3 OR 493 PG 607 LOT 24	117
KORN ROBERT J 3528 UNIQUE CIR	<b>20-46-25-05-00003.0250</b> 3528 UNIQUE CIR	SHELTER.PINES MOBILE HO.VL BLK 3 OR 493 PG 607	118

FORT MYERS FL 33908	FORT MYERS FL 33908	LOT 25	
NANIA SUZANNE SYLVIA 20001 OAKS FAIRWAYS CT ESTERO FL 33928	<b>20-46-25-05-00003.0260</b> 3524 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK 3 OR 493 PG 607 LOT 26	119
JEANNOTTE LAURA ROSE 3520 UNIQUE CIR FORT MYERS FL 33908	<b>20-46-25-05-00003.0270</b> 3520 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.3 OR 493 PG 607 LOTS 27 + 28	120
FORBES MELVIN & CAROLYN 1118 E COUNTY RD 300N SULLIVAN IN 47882	<b>20-46-25-05-00003.0290</b> 3512 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.3 OR 493 PG 607 LOT 29 + 30	121
SHELTERING PINES IMPROVEMENT PO BOX 201 ESTERO FL 33928	<b>20-46-25-05-0000A.00CE</b> RIGHT OF WAY FORT MYERS FL 33908	SHELTERINES MOBILE HOME VILL OR 493 PG 607 ALL SLOUGH AREAS AND ALL ROADS LESS INST #2011000142219	122
WALGREEN CO REAL ESTATE PROPERTY TAX PO BOX 1159 DEERFIELD IL 60015	<b>20-46-25-21-00000.0010</b> 3501 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES COMMERCIAL AS DESC IN INST# 2012000094517 LOT 1	123

BLP GRAND BAY LLC  
160 NW 26TH ST UT 201  
MIAMI FL 33127

WILLOW PARTNERS LLC  
317 GARDEN AVE  
HOLLAND MI 49424

FREELAND FL HOLDINGS LLC  
BERNARD G FREELAND  
5333 HICKORY PKWY  
ANTIOCH TN 37013

FREELAND FL HOLDINGS LLC  
BERNARD G FREELAND  
5333 HICKORY PKWY  
ANTIOCH TN 37013

PSW ESTERO LLC  
2647 S HOMER LAKE RD  
HOMER IL 61849

LIFE STORAGE LP  
6467 MAIN ST  
BUFFALO NY 14221

VJP HOLDINGS LP  
VINCENT SCOLA  
17 GROVE TER  
SPARTA NJ 07871

MARINA MIKE'S LLC  
5671 HARBORAGE DR  
FORT MYERS FL 33908

SHEBESH ANNA +  
1017 N BROAD ST  
GRIFFITH IN 46319

LIBAK CHRISTOPHER H + DONNA TR  
8293 WINGED FOOT DR  
FORT MYERS FL 33967

HOBBS MIRIAMA  
19121 ACORN RD  
FORT MYERS FL 33967

RODRIGUEZ RAFAEL  
2355 55TH ST SW  
NAPLES FL 34116

BARRIOS MARIELL G  
7468 SAN CARLOS BLVD  
ESTERO FL 33967

BRODBECK JOSEPH W &  
19153 ACORN RD  
FORT MYERS FL 33967

SAN CARLOS VENTURE INC  
JOHN W MEYER CPA  
1207 3RD ST S STE 4  
NAPLES FL 34102

COACH LLC TR  
PO BOX 110052  
NAPLES FL 34108

BARKIS SAN CARLOS CAR WASH INC  
15834 BROTHERS CT  
FORT MYERS FL 33912

ART REAL ESTATE HOLDINGS LLC  
2135 IMPERIAL CR  
NAPLES FL 34110

CIRCLE K STORES INC  
PO BOX 52085 DC-17  
PHOENIX AZ 85072

NEW DAY CHRISTIAN CHURCH INC  
19091 S TAMIAMI TRL  
FORT MYERS FL 33908



NEW DAY CHRISTIAN CHURCH INC  
19091 S TAMIAMI TRL  
FORT MYERS FL 33908

ADVANCE STORES CO INC #9333  
TAX ACCOUNTING  
PO BOX 2710  
ROANOKE VA 24001

EMBARQ FLORIDA INC  
PROPERTY TAX DEPT  
1025 ELDORADO BLVD  
BROOMFIELD CO 80021

OZTURK FAMILY INC  
19051 S TAMIAMI TRL  
FORT MYERS FL 33908

CLOSE LARRY + LORINDA  
6730 BRIARCLIFF RD  
FORT MYERS FL 33912

HANNAHS TERESA M +  
15640 KINGSLEY RD  
NINILCHIK AK 99639

SAN CARLOS PARK ALLIANCE  
7469 SAN CARLOS BLVD  
FORT MYERS FL 33967

DICKEY DAVID B +  
6514 WILLOW LAKE CIR  
FORT MYERS FL 33966

KOONTZ MARY E  
MARY K HUNTER  
2031 E DOC MITCHELL ST  
BLOOMINGTON IN 47401

PURTLEBAUGH JAMES K SR  
8385 N FOX HOLLOW RD  
BLOOMINGTON IN 47408

DECKARD DAVID +  
8465 S OLD ST RD 37  
BLOOMINGTON IN 47403

PURTLEBAUGH JAMES KEITH  
8385 N FOX HOLLOW RD  
BLOOMINGTON IN 47408

TAYLOR BRUCE G  
9 1/2 N LIMESTONE ST  
JAMESTOWN OH 45335

ADKINS ROBIN  
17900 JAYNE CT  
FORT MYERS FL 33913

TOMAS LORENZO JOAQUIN  
3814 UNIQUE CIR  
FORT MYERS FL 33908

TOMAS LORENZO  
3814 UNIQUE CIR  
FORT MYERS FL 33908

VILLALPANDO MARIA DEL CARMEN  
3810 UNIQUE CIR  
FORT MYERS FL 33908

VILLALPANDO MARIA DEL CARMEN  
3808 UNIQUE CIR  
FORT MYERS FL 33908

PUPPO MAXIMO O  
3802 UNIQUE CIR  
FORT MYERS FL 33908

RAMSEY RICHARD +  
3798 UNIQUE CIR  
FORT MYERS FL 33908

VILLA CRESCENCIO &  
3794 UNIQUE CIR  
FORT MYERS FL 33908

SANDLIN GARY M + DEBORAH J  
3790 UNIQUE CIR SW  
FORT MYERS FL 33908

UNKNOWN HEIRS OF  
3786 UNIQUE CIR  
FORT MYERS FL 33908

MUNOZ CONRADO  
26650 ROBIN WAY  
BONITA SPRINGS FL 34135

HAYMAN STANLEY G + LEILANI  
239 THORNHILL RD  
COLUMBIA SC 29212

TORRES ELIZABETH A  
18414 FERN RD  
FORT MYERS FL 33967

SHREWSBERRY ADA  
344 SETTLEMENT LOOP  
STONEVILLE NC 27048

APPLEYARD LYNN & BARB  
18094 DORAL DR  
FORT MYERS FL 33967

MURILLO JUAN  
19040 OCALA RD S  
FORT MYERS FL 33967

GARCIA JOSE JAIME & ESTHER  
3758 UNIQUE CIR  
FORT MYERS FL 33908

HANSON BRIAN  
31093 VIA GILBERTO  
TEMECULA CA 92592

LOPEZ ALBERTO A &  
3750 UNIQUE CIR  
FORT MYERS FL 33908

KORN ROBERT +  
3528 UNIQUE CIR  
FORT MYERS FL 33908

MURILLO RAFAEL  
3833 UNIQUE CIR  
FORT MYERS FL 33908

PURTLEBAUGH ROBERT D  
8535 N CROSSOVER  
BLOOMINGTON IN 47404

DUARTE EDUARDO +  
3825 UNIQUE CIR  
FORT MYERS FL 33908

TAYLOR BRUCE G  
9 1/2 N LIMESTONE ST APT A  
JAMESTOWN OH 45335

ADKINS ROBIN  
17900 JAYNE CT  
FORT MYERS FL 33913

RAMOS DE YANEZ AMELIA  
18511 GERANIUM RD  
FORT MYERS FL 33967

UNKNOWN HEIRS OF  
3809 UNIQUE CIR  
FORT MYERS FL 33908

BAZAN ANTONIA  
18612 DOGWOOD RD  
FORT MYERS FL 33967

TOMAS LORENZO  
3814 UNIQUE CIR  
FORT MYERS FL 33908

CERDA LOERA LILIAN +  
3793 UNIQUE CIR  
FORT MYERS FL 33908

MYERS LAUREN A  
3789 UNIQUE CIR  
FORT MYERS FL 33908

CALDERON JAVIER BRITO  
3785 UNIQUE CIR  
FORT MYERS FL 33908

WEILER SHIRLEY +  
6040 LAKE GRASMERE WAY  
FORT MYERS FL 33908

RUIZ JUAN +  
2145 S TAMIAMI TRAIL # 94  
ESTERO FL 33928

JUAREZ RAMIRO  
3773 UNIQUE CIR  
FORT MYERS FL 33908

KAJY KENT  
8495 LAUREL LAKES COVE  
NAPLES FL 34119

VILLA GALVAN CRESENCIO &  
3757 UNIQUE CIR  
FORT MYERS FL 33908

VILLA CRESENCIO &  
3765 UNIQUE CIR  
FORT MYERS FL 33908

ZIMNICKI NICHOLAS  
3749 UNIQUE CIR  
FORT MYERS FL 33908

REMEDIOS RAMOS MARIA  
3745 UNIQUE CIR  
FORT MYERS FL 33908

PETERSON MARY G +  
3741 UNIQUE CIR  
FORT MYERS FL 33908

MCNIER WILLIAM M  
3619 UNIQUE CIR  
FORT MYERS FL 33908

BUBOLTZ HERBERT  
PO BOX 328  
OWASSO OK 74055

PENDERGRAPH RACHEL  
3615 UNIQUE CIR  
FORT MYERS FL 33908

PENDERGRAPH RACHEL  
KEITH JARVIS  
3615 UNIQUE CIR  
FORT MYERS FL 33908

PENDERGRAPH RACHEL  
1623 ROOSEVELT AVE  
LEHIGH ACRES FL 33972

RAMIREZ MIGUEL LOPEZ +  
PO BOX 366524  
BONITA SPRINGS FL 34136

CUEVAS RIVERA GUSTAVO  
4421 PINE RD #3  
FORT MYERS FL 33908

BROUGHTON BARBARA L  
3579 UNIQUE CIR  
FORT MYERS FL 33908

SCOFIELD LAURIE  
1309 RIDGE ST  
NAPLES FL 34103

RIJO FRANKLYN  
3571 UNIQUE CIR  
FORT MYERS FL 33908

RESENDIZ NORMA & ENEMESIO  
3567 UNIQUE CIR  
FORT MYERS FL 33908

JEFFREY E LEWIS TRUST +  
PO BOX 295  
ESTERO FL 33929

QUETEL VALERIE  
3559 UNIQUE CIR  
FORT MYERS FL 33908

OLIVIA NOE GIRON &  
3555 UNIQUE CIR  
FORT MYERS FL 33908

DELAPENA SUZANNA +  
PO BOX 695  
ESTERO FL 33929

COFFEY NORMAN D +  
3547 UNIQUE CIR  
FORT MYERS FL 33908

TAYLOR BRUCE G  
3821 UNIQUE CIR  
FORT MYERS FL 33908

STROUSE ROBERT L  
3535 UNIQUE CIR  
FORT MYERS FL 33908

ALTAMIRANO MARIA +  
3531 UNIQUE CIR  
FORT MYERS FL 33908

GERENCSEK STEVE + SUSAN  
19106 UNICORN LN  
FORT MYERS FL 33908

REYNOLDS JAMES W JR + ILENE  
LEE A REYNOLDS  
63 SOPER AVE  
NORTHPORT NY 11768

NEVERS JENNIFER +  
PO BOX 695  
ESTERO FL 33928

DEJESUS ZENAIDA GONZALEZ  
7447 MELLON RD  
FORT MYERS FL 33967

LAMPILA JOHN T III + LYNNE F  
14851 DAVID DR  
FORT MYERS FL 33908

MARTINEZ MARIA  
3604 UNIQUE CIR  
FORT MYERS FL 33908

R&S INVESTMENT HOLDINGS LLC  
2708 SANTA BARBARA BLVD  
CAPE CORAL FL 33914

JOHNSON LINDA B +  
3596 UNIQUE CIR  
FORT MYERS FL 33908

GOMEZ MARTINA  
3592 UNIQUE CIR  
FORT MYERS FL 33908

POLLOCK ROBERT H + JUDITH A  
19087 PINE RUN LN  
FORT MYERS FL 33967

CURTIS LYNNET J  
3584 UNIQUE CIR  
FORT MYERS FL 33908

CONSTANCE R BARBOUR TRUST +  
15564 OMAI CT SW  
FORT MYERS FL 33908

MURILLO JUAN  
19040 OCALA RD S  
FORT MYERS FL 33967

MCMAHON DANIEL W +  
2311 WOODLAND ESTATES RD  
NAPLES FL 34117

JUDIIS INVESTMENTS LLC  
PO BOX 467  
ESTERO FL 33929

HERNANDEZ YURI D  
3564 UNIQUE CIR  
FORT MYERS FL 33908

NEVERS MELODEE A  
PO BOX 695  
ESTERO FL 33929

NEVERS MELODEE ANN  
PO BOX 695  
ESTERO FL 33929

UNKNOWN HEIRS OF  
3552 UNIQUE CIR  
FORT MYERS FL 33908

GOMEZ LORENZO REYES +  
3548 UNIQUE CIR  
FORT MYERS FL 33908

GOMEZ LORENZO R + CRISTINE  
3548 UNIQUE CIR  
FORT MYERS FL 33908

REYES LORENZO +  
3548 UNIQUE CIR  
FORT MYERS FL 33908

WIN FALLON  
3536 UNIQUE CIR  
FORT MYERS FL 33908

KORN ROBERT +  
3528 UNIQUE CIR  
FORT MYERS FL 33908

KORN ROBERT J  
3528 UNIQUE CIR  
FORT MYERS FL 33908

NANIA SUZANNE SYLVIA  
20001 OAKS FAIRWAYS CT  
ESTERO FL 33928

JEANNOTTE LAURA ROSE  
3520 UNIQUE CIR  
FORT MYERS FL 33908

FORBES MELVIN & CAROLYN  
1118 E COUNTY RD 300N  
SULLIVAN IN 47882

SHELTERING PINES IMPROVEMENT  
PO BOX 201  
ESTERO FL 33928

WALGREEN CO  
REAL ESTATE PROPERTY TAX  
PO BOX 1159  
DEERFIELD IL 60015



# Exhibit M4

## Future Land Use Map

PROJECT NAME



Professional Engineers, Planners & Land Surveyors



Professional Engineers, Planners & Land Surveyors

# Grand Bay Comprehensive Plan Amendment Future Land Use Map

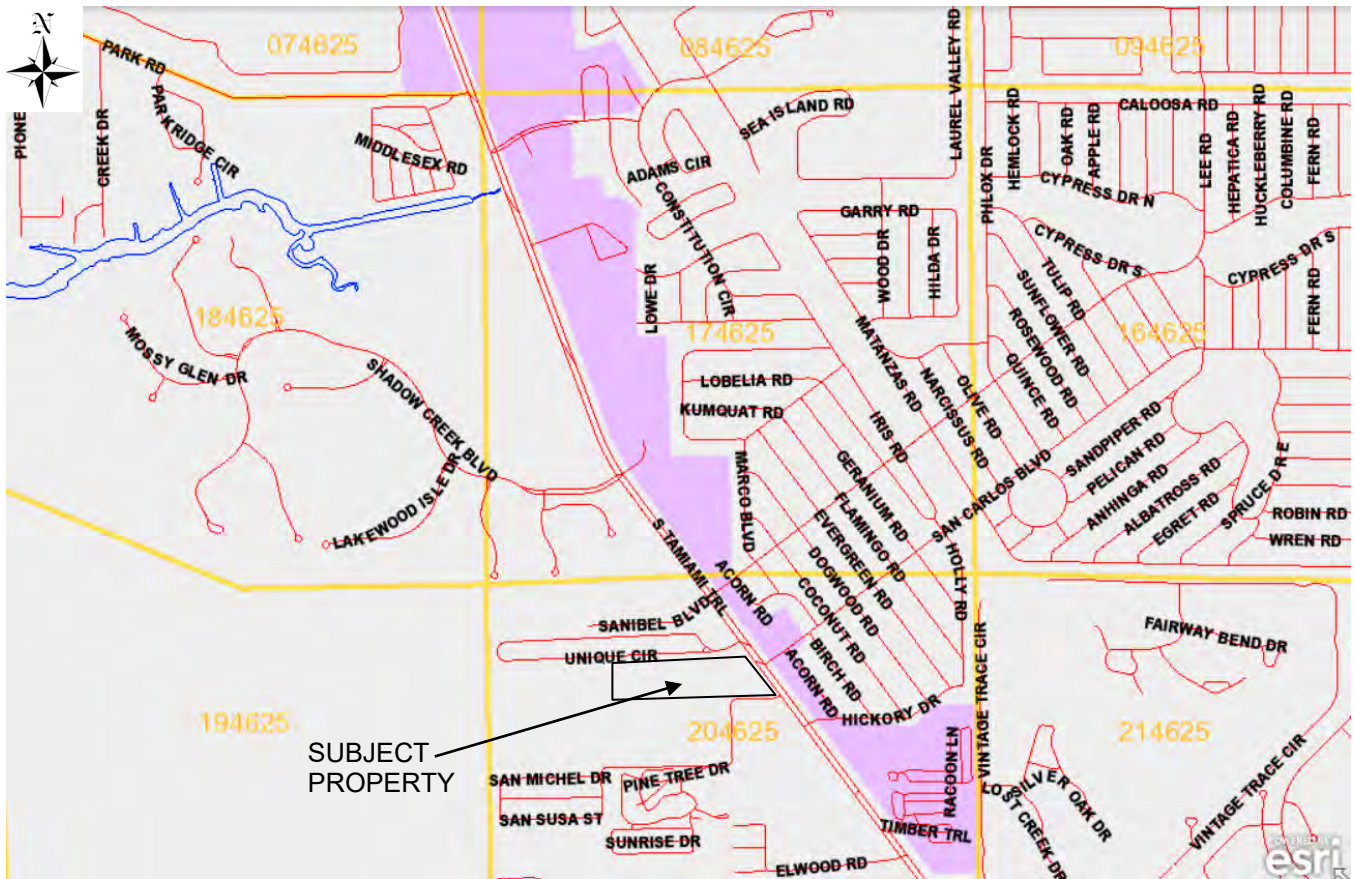




Professional Engineers, Planners & Land Surveyors

# Grand Bay Comprehensive Plan Amendment

## Existing Mixed Use Overlay Lee Plan Map 1-C



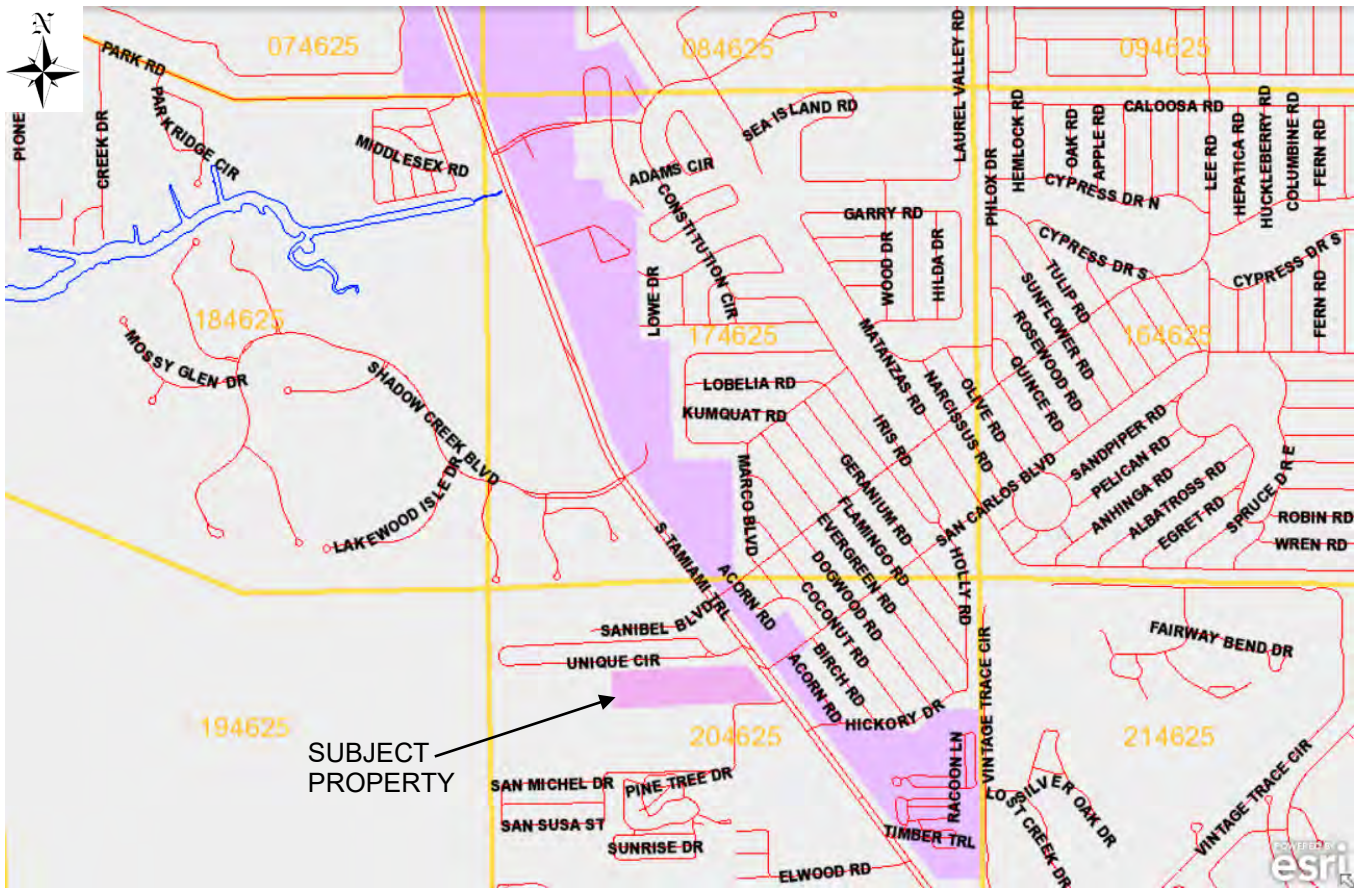




Professional Engineers, Planners & Land Surveyors

# Grand Bay Comprehensive Plan Amendment

## Proposed Mixed Use Overlay Lee Plan Map 1-C



# Exhibit M5

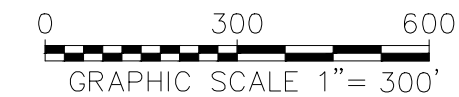
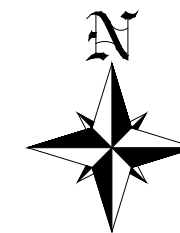
## Map & Description of Existing Land Uses

Grand Bay



Professional Engineers, Planners & Land Surveyors





MAP ID	EXISTING USE
SUBJECT	VACANT COMMERCIAL & RESIDENTIAL
XX	SAME OWNERSHIP-VACANT RESIDENTIAL
1	WALGREENS
2	COMMUNITY SHOPPING CENTER/ GRAND BAY PLAZA/PUBLIX
3	MARINA MIKES
4	NEW DAY CHRISTIAN CHURCH
5	NEIGHBORHOOD SHOPPING CENTER
6	NEIGHBORHOOD SHOPPING CENTER
7	CARWASH
8	MULTIPLE OCCUPANCY CENTER
9	CIRCLE K WITH GAS PUMPS
10	LIFE STORAGE
11	DO FOR ESTERO VISTA 144 MF DU
12	SHELTER PINES MOBILE HOME VILLAGE
13	VACANT COMMERCIAL
14	ADVANCE DISCOUNT AUTO PARTS
15	CVS
16	EXISTING SIDEWALK, BIKE LANE & PAVED SHOULDER/PROPOSED SHARED USE PATH
17	LEE TRAN ROUTES 240, 600 & 140-SUNDAY
18	PROPOSED TRAFFIC LIGHT
19	ESTERO BAY STATE BUFFER PRESERVE
20	SHADY ACRES/BLUEWAY RV VILLAGE
21	RESTAURANT (41 DINER)

S:\JOBS\84XX\8433GB\DOCUMENTS\ZONING\AERIAL PHOTOGRAPH MAP.DWG 3/15/2022 9:38 AM JORGE SANCHEZ

NO.	DATE	REVISION DESCRIPTION	BY

**BANKS ENGINEERING**  
 Professional Engineers, Planners, & Land Surveyors  
 Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY  
 FORT MYERS, FLORIDA 33966  
 PHONE: (239) 939-5490 FAX: (239) 939-2523

ENGINEERING LICENSE # EB 6469  
 SURVEY LICENSE # LB 6690  
 WWW.BANKSENG.COM

EXISTING USES AERIAL MAP						
GRAND BAY-COMPREHENSIVE PLAN AMENDMENT						
LEE COUNTY, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
3/8/2022	8433GB	AERIAL	SEH	JLS	SEH	1"=300'
						SHEET 1





Professional Engineers, Planners & Land Surveyors

## **Grand Bay Comprehensive Plan Amendment**

### **Description of Existing Land Uses of the Subject Property and Surrounding Properties**

#### *Subject Property*

The subject property is the eastern 14.77± acres of the overall ±46.33 acre site. The property is located at the northwest corner of the intersection of Santa Maria Street and S. Tamiami Trail (US 41) across from its intersection with San Carlos Boulevard. The overall site consists of four parcels separated by a 30-foot platted right-of-way. There is a dirt road constructed east to west through the site. The proposed site access onto S. Tamiami Trail/US 41 has received development order approval under DOS2020-00128 which provides pedestrian and automobile connection with the proposed adjacent development to the south. The access aligns with the San Carlos Boulevard intersection which is proposed for signalization. Mullock Creek floodway bisects the sight from the northwest to the southeast.

#### *East*

Adjacent to the east is S. Tamiami Trail (US 41-arterial roadway) with existing sidewalk, bike lane and paved shoulder and Lee Tran routes 240, 600 and 140-Sunday. Across S. Tamiami Trail is the intersection with San Carlos Boulevard (major collector) where a traffic signal is proposed. New Day Christian Church is north of this intersection and commercial parcels to the south of the intersection consist of two shopping centers, a car wash, a multiple-occupancy center and a Circle K with gas pumps. Behind the commercial parcels are primarily single-family homes and a daycare.

#### *South*

Adjacent to the south is Santa Maria Street (private local) then Marina Mikes boat sales and service then Life Storage and Napa Auto Parts store. Adjacent to the south and west of Santa Maria Street is vacant land that just received development order approval for 144 multiple-family dwelling units (including 21 bonus density units) in 3 four-story buildings with a clubhouse with an interconnect with the subject property's permitted proposed access. South of these properties is Shady Acres/Blueway RV Village.

#### *West*

Adjacent to the west is vacant property owned by the applicant. Further west of the overall project site is lands within the Estero Bay State Buffer Preserve.

#### *North*

Adjacent to the north is a vacant commercial parcel fronting S. Tamiami Trail (US 41) then Shelter Pines Mobile Home Village then Walgreens and Grand Bay Plaza shopping center with Publix, CVS, 41 Diner, Subway and various shops.

# Exhibit M6

## Map & Description of Existing Zoning

Grand Bay



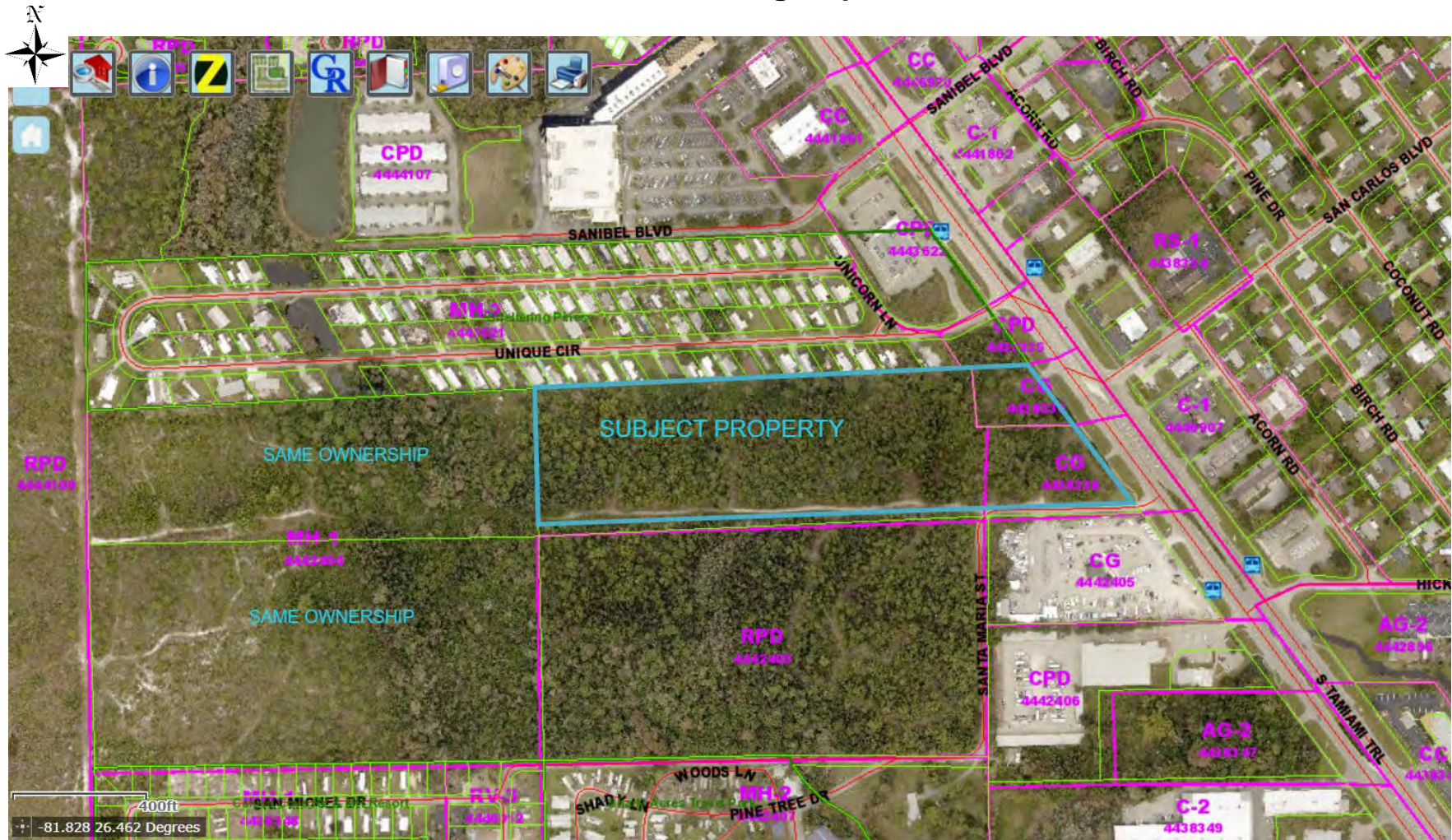
Professional Engineers, Planners & Land Surveyors





Professional Engineers, Planners & Land Surveyors

# Grand Bay Comprehensive Plan Amendment Zoning Map





Professional Engineers, Planners & Land Surveyors

## **Grand Bay Comprehensive Plan Amendment**

### **Description of Existing Land Uses of the Subject Property and Surrounding Properties**

#### *Subject Property*

The subject property is the eastern 14.77± acres of the overall ±46.33 acre site. The property is located at the northwest corner of the intersection of Santa Maria Street and S. Tamiami Trail (US 41) across from its intersection with San Carlos Boulevard. The overall site consists of four parcels separated by a 30-foot platted right-of-way. There is a dirt road constructed east to west through the site. The proposed site access onto S. Tamiami Trail/US 41 has received development order approval under DOS2020-00128 which provides pedestrian and automobile connection with the proposed adjacent development to the south. The access aligns with the San Carlos Boulevard intersection which is proposed for signalization. Mullock Creek floodway bisects the site from the northwest to the southeast.

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#### *South*

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#### *West*

Adjacent to the west is vacant property owned by the applicant. Further west of the overall project site is lands within the Estero Bay State Buffer Preserve.

#### *North*

Adjacent to the north is a vacant commercial parcel fronting S. Tamiami Trail (US 41) then Shelter Pines Mobile Home Village then Walgreens and Grand Bay Plaza shopping center with Publix, CVS, 41 Diner, Subway and various shops.

# Exhibit M7

## Signed/Sealed Legal Description & Sketch

Grand Bay



Professional Engineers, Planners & Land Surveyors





Professional Engineers, Planners & Land Surveyors

DESCRIPTION  
OF  
A PARCEL OF LAND  
LYING IN  
SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A POTION OF LOTS 2 AND 3, SAN CARLOS GROVE TRACT, RECORDED IN PLAT BOOK 4, PAGE 75, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

**PARCEL I**

COMMENCING AT THE NORTHWEST CORNER SAID SECTION 20; THENCE S 01°00'14" E ALONG THE WEST LINE OF SAID SECTION FOR 934.55 FEET TO AN INTERSECTION WITH A LINE LYING 934.2 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF SAID SECTION, SAID POINT ALSO BEING THE **POINT OF BEGINNING** OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE N 87°26'16" E ALONG SAID PARALLEL LINE FOR 2,806.25 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TAMiami TRAIL (STATE ROAD 45 – 200 FEET WIDE); THENCE S 36°56'36" E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 491.36 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 2; THENCE S 88°00'17" W ALONG SAID SOUTH LINE FOR 3,094.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 01°00'14" W ALONG THE WEST LINE OF SAID LOT 2 AND SAID WEST LINE OF SECTION 20 FOR 375.05 FEET **POINT OF BEGINNING**.

AND

**PARCEL II**

**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT 3, SAID POINT LYING S 01°00'14" E FOR 30.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 88°00'17" E ALONG THE NORTH LINE OF SAID LOT 3 FOR 1,325.25 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE S 00°53'51" E ALONG SAID EAST LINE FOR 665.37 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 3; THENCE S 88°47'22" W ALONG SAID SOUTH LINE FOR 1,323.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N 01°00'14" W ALONG THE WEST LINE OF SAID LOT 3 AND SAID WEST LINE OF SECTION 20 FOR 647.21 FEET TO THE **POINT OF BEGINNING**.

GROSS AREA CONTAINS: 46.33 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS), WHEREIN THE WEST LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST BEARS S 01°00'14" E. THE SCALE FACTOR IS 0.999944648.

DESCRIPTION PREPARED: 03-03-2021



ALLEN M. VOSE III, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATION NO. 7191  
DATE SIGNED 03-03-2021

S:\Jobs\84XX\8433\Surveying\Descriptions\8433 FREELAND PARCEL LGL.doc  
S:\Jobs\84XX\8433\Surveying\Descriptions\8433 FREELAND PARCEL SKT.dwg

**SHEET 1 OF 2**  
**• SERVING THE STATE OF FLORIDA •**

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966  
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523  
Engineering License No. EB 6469 • Surveying License No. LB 6690

# BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY, SUITE 101  
FT. MYERS, FLORIDA 33966  
PHONE (239)939-5490 FAX (239)939-2523

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WWW.BANKSENG.COM

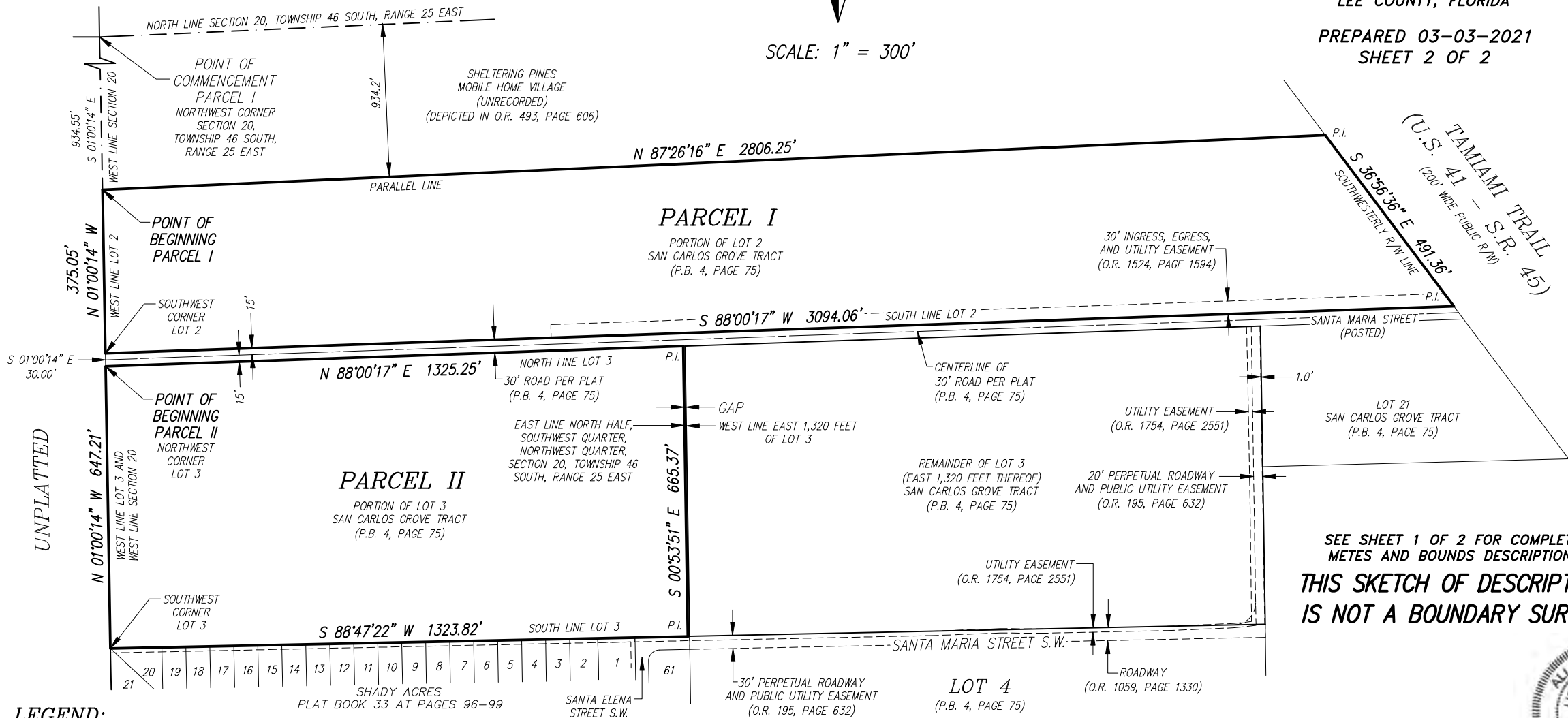


SCALE: 1" = 300'

# SKETCH OF DESCRIPTION

OF  
A PARCEL OF LAND LYING IN  
SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA

PREPARED 03-03-2021  
SHEET 2 OF 2



SEE SHEET 1 OF 2 FOR COMPLETE  
METES AND BOUNDS DESCRIPTION.  
**THIS SKETCH OF DESCRIPTION  
IS NOT A BOUNDARY SURVEY**



ALLEN M. VOSE III, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATION NO. 7191  
- DATE SIGNED: 03-03-2021  
- THIS SKETCH OF DESCRIPTION IS NOT VALID  
WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF  
A FLORIDA LICENSED SURVEYOR AND MAPPER.

### LEGEND:

- P.B. INDICATES PLAT BOOK
- S.R. INDICATES STATE ROAD
- R/W INDICATES RIGHT-OF-WAY
- O.R. INDICATES OFFICIAL RECORDS
- LB INDICATES LICENSED BUSINESS
- P.I. INDICATES POINT OF INTERSECTION
- P.S.M. INDICATES PROFESSIONAL SURVEYOR AND MAPPER

### ACREAGE SUMMARY:

PARCEL I CONTAINS: 26.38 ACRES, MORE OR LESS  
PARCEL II CONTAINS: 19.95 ACRES, MORE OR LESS  
GROSS AREA CONTAINS: 46.33 ACRES, MORE OR LESS

### NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS), WHEREIN THE WEST LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST BEARS S 01°00'14" E. THE SCALE FACTOR IS 0.999944648.
- 3.) ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

## Exhibit M8

# Copy of the Deeds of the Subject Property

Grand Bay



Professional Engineers, Planners & Land Surveyors

This instrument prepared by  
and after recording return to:

Fredric J. Robbins, Esq.  
Robbins, Kelly, Patterson & Tucker  
7 W. Seventh Street, Suite 1400  
Cincinnati, Ohio 45202  
(513) 721-3330

---

**WARRANTY DEED**

This Indenture, made this 31<sup>st</sup> day of December, 2020, between GEORGE T. FREELAND (aka GEORGE FREELAND), a married man, whose post office address is 4830 Griffin Boulevard, Fort Myers, Florida 33908, Grantor, and FREELAND FL HOLDINGS, LLC, a Florida limited liability company, whose post office address is c/o Bernard G. Freeland, 5333 Hickory Hollow Parkway, Antioch, TN 37013, Grantee.

Witnesseth that said Grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have 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:

SEE EXHIBIT "A" ATTACHED HERETO

Parcel Identification No.: 20-46-25-01-00004.0000

Prior Instrument Reference: Official Record 1524, Page 1596

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 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, and hereby warrant 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 accrued if any, subject to easements, restrictions and reservations of record common to the subdivision.

The land described herein (You must make a selection):


       is homestead property of the said Grantor.  
XX is NOT homestead property of the said Grantor, nor is it contiguous to or a part of  
homestead property of the said Grantor.

In Witness Whereof, the Grantor has hereunto set his hand the day and year first above written.

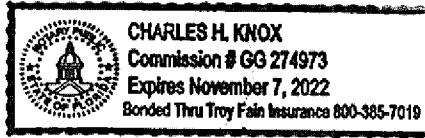
Signed, sealed and delivered  
in our presence:

  
Printed Name George T. Freeland

  
GEORGE T. FREELAND (AKA GEORGE  
FREELAND)


  
Printed Name Charles H. Knox

STATE OF FLORIDA     )  
  ) SS:  
COUNTY OF LEE         )



I hereby certify that on this 31<sup>st</sup> day of December, 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared GEORGE T. FREELAND (AKA GEORGE FEELAND), known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken.

Check One: (  ) said persons are personally known to me. (  ) said persons provided the following type of identification: \_\_\_\_\_

  
Notary Public  
Charles H. Knox  
Printed Notary Name



**EXHIBIT A**

**PARCEL A:** A parcel in Section 20, Township 46 South, Range 25 East, Lee County, Florida, lying in part of Lot 2 of SAN CARLOS GROVE TRACT, as recorded in Plat Book 4, Page 75 of the Public Records of Lee County, Florida, more particularly described as follows: From the point of intersection of the West line of said Section 20 with a line 934.2 feet (measured on a line perpendicular to the North line of Lot 1 of SAN CARLOS GROVE TRACT) South of and parallel with the North line of said Lot 1, run East along said parallel line for 1,023 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING run South along a line parallel to the West line of said Section 20 to the centerline of a 30 foot roadway lying between Lot 2 and Lot 3 of SAN CARLOS GROVE TRACT, as shown on said recorded plat of SAN CARLOS GROVE TRACT; thence East along said centerline to the point of intersection of said centerline with the Westerly right-of-way line of Tamiami Trail (S.R. 45-U.S. 41); thence Northwesterly along said right-of-way line of Tamiami Trail to the point of intersection of said Tamiami Trail with a line 934.2 feet (measured on a line perpendicular to the North line of Lot 1 of SAN CARLOS GROVE TRACT) South of and parallel to the North line of Lot 1 of SAN CARLOS GROVE TRACT; thence West along said parallel line to the POINT OF BEGINNING,

**LESS:**

**PARCEL B:** That part of Parcel A described as follows: Beginning at the Northeast corner of Parcel A, said point being the POINT OF BEGINNING; thence West 210 feet along the North boundary of Parcel A; thence South along a perpendicular to the north boundary of Parcel A for 185 feet; thence East along a line parallel to the North boundary of Parcel A to the point of intersection of said parallel line with the Westerly right-of-way of Tamiami Trail; thence Northwesterly along said Westerly right-of-way line of Tamiami Trail to the POINT OF BEGINNING.

**SUBJECT TO** an easement appurtenant to Lot 2 of SAN CARLOS GROVE TRACT and the North one-half (N $\frac{1}{2}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) of the Northwest quarter (NW $\frac{1}{4}$ ) of Section 20, Township 46 South, Range 25 East for ingress, egress and utility purposes over and across the following described parcel: A parcel in Section 20, Township 46 South, Range 25 East, Lee County, Florida, lying in part of Lot 2 of SAN CARLOS GROVE TRACT, as recorded in Plat Book 4, Page 75 of the Public Records of Lee County, Florida, more particularly described as follows: From the point of intersection of the West line of said Section 20 and the North right-of-way of a 30 foot roadway lying between Lot 2 and Lot 3 of SAN CARLOS GROVE TRACT as shown on said recorded plat of SAN CARLOS GROVE TRACT run 1,023 feet more or less along the North right-of-way of said roadway to a point lying on the West boundary of Parcel A, said point being the POINT OF BEGINNING; thence North 30 feet along the West boundary of Parcel A; thence East along a line parallel to the North right-of-way of said roadway to the Westerly right-of-way line of Tamiami Trail (S.R. 45-U.S. 41); thence Southeasterly along said right-of-way line of Tamiami Trail to the point of intersection of said right-of-way line of Tamiami Trail with the North right-of-way of said roadway; thence West along the North right-of-way of said roadway to the POINT OF BEGINNING.

This instrument prepared by  
and after recording return to:

Fredric J. Robbins, Esq.  
Robbins, Kelly, Patterson & Tucker  
7 W. Seventh Street, Suite 1400  
Cincinnati, Ohio 45202  
(513) 721-3330

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**WARRANTY DEED**

This Indenture, made this 31<sup>st</sup> day of December, 2020, between GEORGE T. FREELAND, a married man, whose post office address is 4830 Griffin Boulevard, Fort Myers, Florida 33908, Grantor, and FREELAND FL HOLDINGS, LLC, a Florida limited liability company, whose post office address is c/o Bernard G. Freeland, 5333 Hickory Hollow Parkway, Antioch, TN 37013, Grantee.

Witnesseth that said Grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have 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:

SEE EXHIBIT "A" ATTACHED HERETO

Parcel Identification No.: 20-46-25-01-00005.0000

Commonly known as: 19200 S. Tamiami Trail, Fort Myers, FL 33908

Prior Instrument Reference: Official Record 1199, Page 818

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 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, and hereby warrant 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 accrued if any, subject to easements, restrictions and reservations of record common to the subdivision.

The land described herein (You must make a selection):

       is homestead property of the said Grantor.  
XX is NOT homestead property of the said Grantor, nor is it contiguous to or a part of  
homestead property of the said Grantor.

In Witness Whereof, the Grantor has hereunto set his hand the day and year first above written.

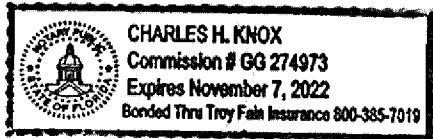
Signed, sealed and delivered  
in our presence:

[Signature]  
Printed Name Benard G. Freeland

[Signature]  
GEORGE T. FREELAND

[Signature]  
Printed Name Todd Crow

STATE OF FLORIDA     )  
  ) SS:  
COUNTY OF LEE        )



I hereby certify that on this 31<sup>st</sup> day of December, 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared GEORGE T. FREELAND, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken.

Check One: (  ) said persons are personally known to me. (  ) said persons provided the following type of identification: \_\_\_\_\_

[Signature]  
Notary Public  
[Signature]  
Printed Notary Name

## EXHIBIT "A"

A lot or parcel of land lying in Lot 2, San Carlos Grove Tracts, according to plat recorded in Plat Book 4 at Page 75, of the public records of Lee County, Florida, which lot or parcel is described as follows: From an intersection of the southwesterly line (50 feet from the centerline) of the former location of the Tamiami Trail (State Road #45) and a line parallel with and 934.2 feet (measured along a line perpendicular to the North line of Lot 1 of said San Carlos Grove Tracts) South of the North line of said Lot 1, run westerly along said parallel line for 210 feet; thence deflect 90° to the left and run southerly perpendicular to said North line of Lot 1 for 185 feet; thence deflect 90° to the left and run easterly parallel with said North line for 336.5 feet to said southwesterly right-of-way line of said former location of the Tamiami Trail; thence run northwesterly along said southwesterly right-of-way line for 224.2 feet to the point of beginning. EXCEPTING THEREFROM that part of the hereinabove described land lying within the new right-of-way of the Tamiami Trail Subject to easements, restrictions and reservations of record.

# Exhibit M9

## Aerial Map

Grand Bay



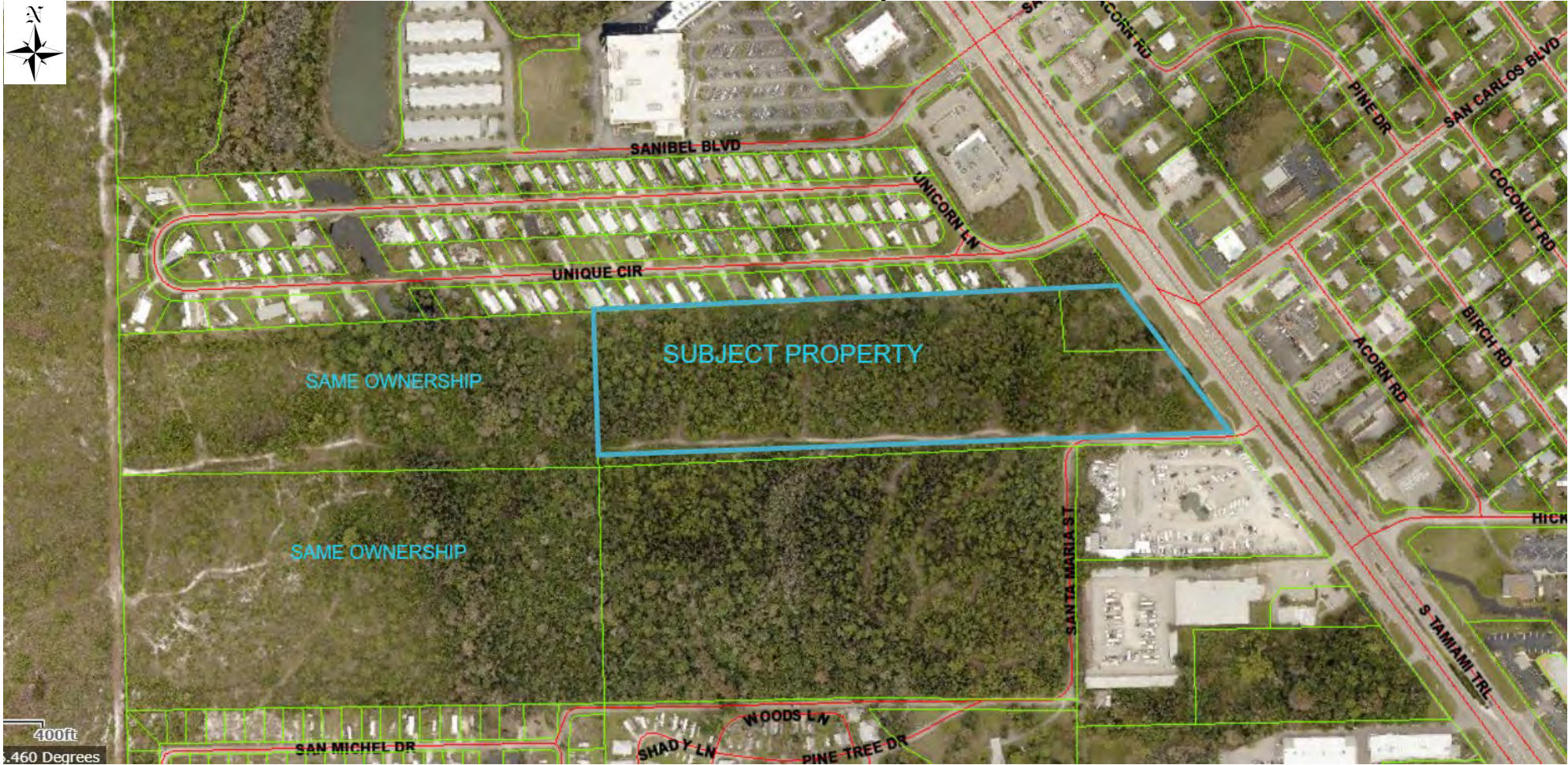
Professional Engineers, Planners & Land Surveyors





Professional Engineers, Planners & Land Surveyors

# Grand Bay Comprehensive Plan Amendment Aerial Map



# Exhibit M10

## Authorization Letter from Property Owner

Grand Bay



Professional Engineers, Planners & Land Surveyors



LETTER OF AUTHORIZATION

I, Bernard G. Freeland, as Manager of Freeland FL Holdings, LLC, a Florida limited liability company, being first duly sworn, depose and say that Freeland FL Holdings, LLC, a Florida limited liability company, is the owner of the property described as:

Address: 19200 S. Tamiami Trail; Access Undetermined; 4050 Santa Maria ST & Access Undetermined

STRAP: 20-46-25-01-00005.0000; 20-46-25-01-00004.0000; 20-46-25-01-00004.0010 & 20-46-25-01-00006.0000 (the "Property").

The Property described herein is the subject of an application for zoning or development. I have the requisite authority to act on behalf of Freeland FL Holdings, LLC, a Florida limited liability company, and hereby designate Grand Bay Ft Myers MF LLC ("Applicant"), as the legal representative of the Property and as such, the Applicant and its designated agents are authorized to legally bind the owner of the Property in the course of seeking the necessary approvals for zoning and development. This authorization includes but is not limited to the Applicant hiring and authorizing agents to assist in the preparation of applications, plans, surveys and studies necessary to obtain zoning and development on the Property.

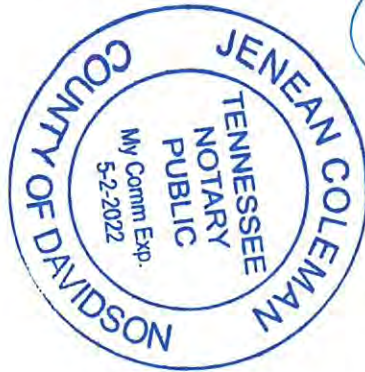
Name of Owner:  
Freeland FL Holdings, LLC, a Florida limited liability company

By: [Signature]

Bernard G. Freeland, Manager  
Printed or Typed Name and Title

STATE OF Tennessee  
COUNTY OF Davidson

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3-14-22 (date) by Bernard Freeland Manager Member (name of member, manager, officer or agent, title of member, manager, officer or agent), of Freeland FL Holdings, LLC (name of company acknowledging), a Florida (state or place of formation) limited liability company, on behalf of the company, who is personally known to me or has produced Personally Known to me (type of identification) as identification.



[Signature]  
(Signature of person taking acknowledgment)

Jenean Coleman  
(Name typed, printed or stamped)

Controller  
(Title or rank)

\_\_\_\_\_  
(Serial number, if any)



# Exhibits M11 & T6

## Lee Plan Analysis

Grand Bay



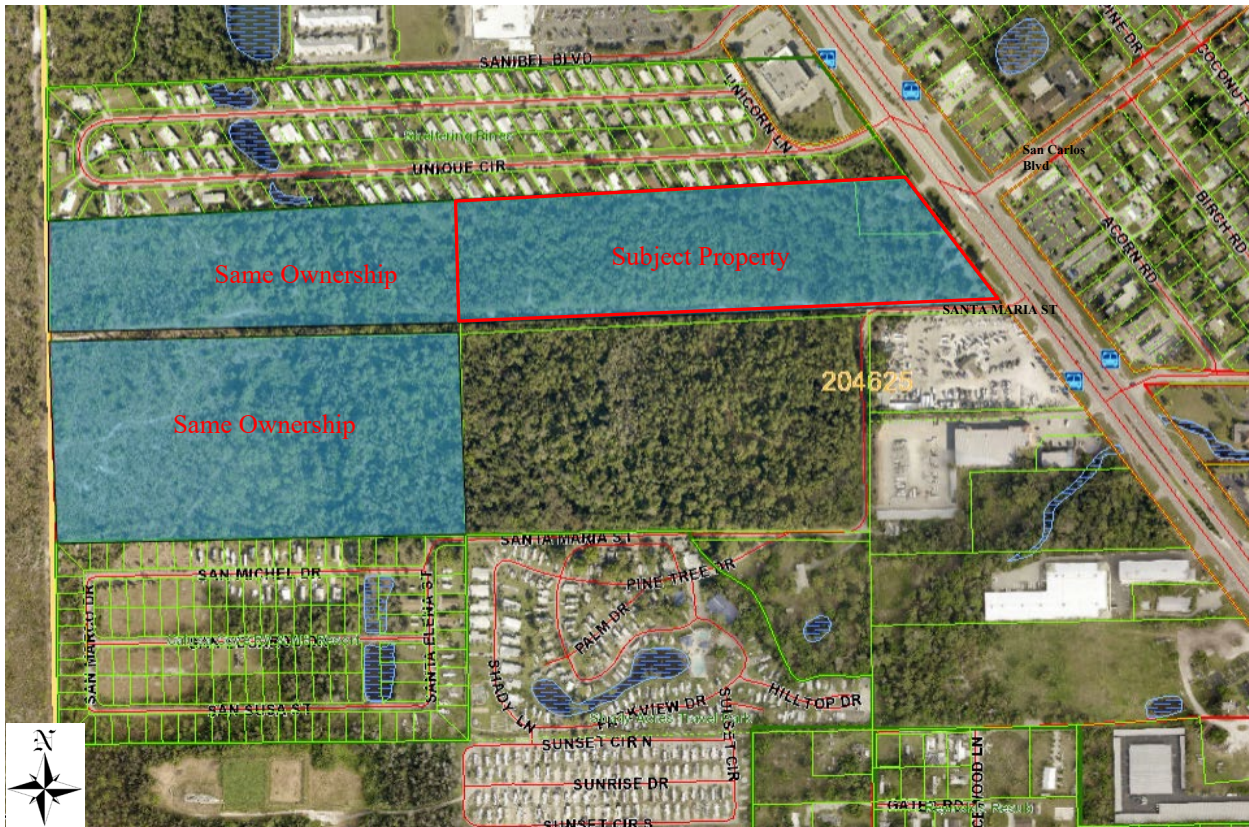
Professional Engineers, Planners & Land Surveyors



Professional Engineers, Planners & Land Surveyors

## Grand Bay Comprehensive Plan Amendment Lee Plan Analysis Exhibit M11

The subject property is the eastern 14.77± acres of the overall ±46.33 acre site. The property is located at the northwest corner of the intersection of Santa Maria Street and S. Tamiami Trail (US 41) across from its intersection with San Carlos Boulevard. The overall site consists of four parcels separated by a 30-foot platted right-of-way as demonstrated in the below aerial. The eastern ±2.73 acres of the subject property fronting on S. Tamiami Trail/US 41 is zoned General Commercial (CG) and the balance of the property to the west is zoned Mobile Home Residential (MH-1).

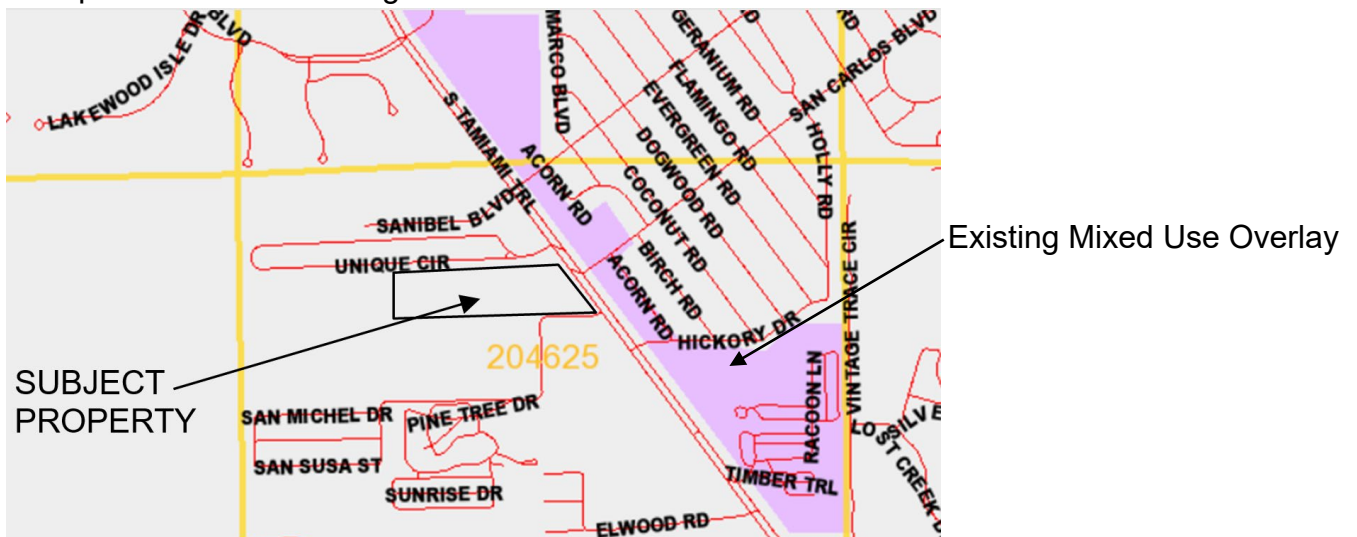


The surrounding area has been previously developed with a mixture of commercial and residential uses and properties to the east are within the Mixed Use Overlay. The future land use, zoning, land use and Mixed Use Overlay designations of the adjacent parcels are indicated on the following page.

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Use</b>	<b>Mixed Use Overlay</b>
<b>Subject Property (14.77± ac) Existing</b>	Urban Community	CG (±2.73 acres) and MH-1 (±12.04 acres)	Vacant commercial and residential	No
<b>Subject Property Proposed</b>		Concurrent MPD for overall 46.33± acre property	Commercial and residential	Yes
	<b>Surrounding Future Land Use</b>	<b>Surrounding Zoning</b>	<b>Surrounding Use</b>	
<b>North</b>	Urban Community	CPD fronting S. Tamiami Trail/US 41 then MH-2	Vacant Commercial then Shelter Pines Mobile Home Village	No
<b>South</b>	Urban Community & Wetlands	Estero Vista RPD & CG	Vacant with DO for 144 Multi-family & Marina Mikes Boat sales fronting S. Tamiami Trail	No
<b>East</b>	S. Tamiami Trail then Urban Community	C-1	Church, shopping centers, car wash	Yes
<b>West</b>	Urban Community, Wetlands & Rural	MH-1	Vacant under same ownership	No

The remainder of the overall site lies within the Urban Community, Wetlands and Rural future land use categories. The Wetlands also lie within the Mullock Creek Floodway that bisects the property and the Rural lands abut the Estero Bay State Buffer Preserve to the west that are within the Conservation Lands Upland future land use category and zoned RPD. The maximum intensity the existing overall site could have requested would have been 284 dwelling units, including 20 dwelling units located in the western Rural area, and 30,000 square feet of commercial.

The applicant is requesting to amend Lee Plan Map 1-C to allow the Mixed Use Overlay to be extended to the west to include the ±14.77 acres of the subject property and amend Future Land Use Element Policy 5.1.10.3 to revise the timing requirement for single ownership of property that is divided into two or more land use categories. The Map Amendment allows the clustered mixed use development with the commercial acreage included in density (increase of 45 dwelling units) and the Text Amendment allows the western portion of the overall Parcel that lies within the Rural future land use category to be transferred to the Urban Community portion allowing preservation of 30± acres of Rural uplands and adjacent wetlands covering over 64% of the overall site. to be preserved. The maximum residential density that could then be requested is 329 dwelling units.



The applicant is filing a companion rezoning application that is being reviewed concurrently with this plan amendment application. Chapter 163.3184(12), F.S. provides: "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."

The applicant is requesting to rezone the overall property to Minor Mixed Use Planned Development to allow development of the site with a maximum of 300 multi-family dwelling units (including 121 bonus density units) and 30,000 square feet of commercial uses. The proposed Master Concept Plan clusters the development on the eastern portion with commercial or mixed uses abutting S. Tamiami Trail/US 41 then three multi-family buildings while allowing preservation of the western portions of the overall site.

The property is located within the San Carlos Planning District and has a future land use classification of Urban Community. The proposed Map and Text Amendment are consistent with the following goals, objectives, standards and policies of the Lee Plan:

*POLICY 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

The subject property is located along an arterial roadway (S. Tamiami Trail/US 41) across from its intersection with a major collector roadway (San Carlos Blvd) which is proposed for a traffic signal. Adequate infrastructure and public services are available to support the proposed mixed use planned development encouraged by the Urban Community future land use category. The proposed uses are consistent with the mixture of relatively intense commercial and residential uses that characterize this future land use category. The site is appropriate for the Mixed Use Overlay as properties to the east are already included and the surrounding area provides a variety of existing residential, employment, shopping, service and civic uses within the pedestrian shed of the site. The requested Map and Text Amendments are consistent with Policy 1.1.4.

*OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed*

*in favor of development more distant from services and existing communities.*

*POLICY 2.1.1: Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

The subject property is located within a designated future urban area with existing development to the north, south and east with development order approval for additional development to the south. Approval of the requested Map and Text Amendments will allow for the concurrent planned development application to cluster the proposed commercial and residential uses to the eastern portion of the site which will allow preservation of the western ±30 acres of the overall site that is adjacent to state preserve lands and removal of density from the Rural future land use designation. The requested Map and Text Amendments are consistent with Objective 2.1 and Policy 2.1.1.

*OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC.*

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

The subject property is located within a designated future urban area where adequate public facilities exist. The site has frontage on an arterial roadway (S. Tamiami Trail/US 41) across from its intersection with a major collector roadway (San Carlos Boulevard) that is proposed to be signalized. The submitted Traffic Impact Statement demonstrates that all analyzed roadways are projected to operate above the minimum adopted Level of Service. Lee County Utilities has existing potable water and sanitary sewer lines in operation adjacent to the subject property and has provided a letter of availability which is included with the application. San Carlos Park Elementary School is ±2.5 miles from the site, Three Oaks Middle School is ±2.7 miles from the site and Island Park High School is ±3.6 miles from the site. San Carlos Park Fire Station 51 and EMS Medic 9 are located ±0.8 mile from the property at 8013 Sanibel Blvd. Lee County Sheriff's Office Central District Substation is ±5.8 miles from the site. There is existing development to the north, south and east with approval for additional development to the south. Approval of the requested Map and Text Amendments will allow for infill development providing a compact and contiguous development pattern, consistent with Objective 2.2 and Policy 2.2.1.

*STANDARD 4.1.1: WATER.*

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square*



- feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).*
- 2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area w(see Map 4-A), then the development must be connected to that utility.*
  - 3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility....*

The subject property is located within the Lee County Utilities future water service area as depicted on Lee Plan Map 4-A. Lee County Utilities has existing potable water lines in operation adjacent to the subject property and has provided a letter of availability which is included with the application. Potable water service will be provided through the Pinewood Water Treatment Plant. The requested Map and Text Amendments are consistent with Standard 4.1.1.

**STANDARD 4.1.2: SEWER.**

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*
- 2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development...*

The subject property is located within the Lee County Utilities future sewer service area as depicted on Lee Plan Map 4-B. Lee County Utilities has existing sanitary sewer lines in operation adjacent to the subject property and has provided a letter of availability which is included with the application. Sanitary Sewer service will be provided through the Three Oaks Water Reclamation Facility. The requested Map and Text Amendments are consistent with Standard 4.1.2.

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

The requested Map and Text Amendments facilitate the transfer of density to the eastern portion of the site adjusting the density location and design to relocate dwelling units including bonus density to the eastern portion of the property. The westerly portion of the subject property is located within the Coastal High Hazard Area and the concurrent MPD will cluster development to the east and preserve the western 30± acres including the floodway and

adjacent wetlands and uplands resulting in appropriate adjustments to the development's design. The requested Map and Text Amendments will facilitate a rezoning that will be consistent with Policy 5.1.2.

*POLICY 5.1.3: During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities.*

There are existing commercial developments offering employment and shopping opportunities all along S. Tamiami Trail/US 41 with restaurants, businesses and shopping centers, most notable being Grand Bay Plaza Publix only 3 minutes to the north. San Carlos Park Elementary School is 2.5± miles from the site, Three Oaks Middle School is 2.7± miles from the site and Island Park High School is 3.6± miles from the site. Karl Drews Park and Community Center is within 1.3± miles, San Carlos Community Pool is 1.4± miles, Three Oaks Park is within 2.9± miles, Koreshan State Park is within 3± miles, Estero River Scrub-Estero Bay Preserve is within 3.3± miles and Estero Park is within 3.5± miles of the site. Lee Tran Routes 240, 600 and 140-Sunday run along US 41 at this location with existing bus stops ±602' to the north and ±675' to the south. There are existing sidewalks on both sides of US 41, an existing bike lane, existing paved shoulder and proposed shared use path. The requested Map and Text Amendments will facilitate a rezoning that is consistent with Policy 5.1.3.

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

The concurrent planned development application will include conditions of approval requiring appropriate buffers and setbacks. Properties to the east that are within the existing Mixed Use Overlay are adjacent to single-family lots demonstrating compatibility of the required buffering in the LDC. The proposed MCP includes enhanced buffering by adding an opaque fence to the north and increased setbacks.

*POLICY 5.1.10: In those instances where land under single ownership is divided into two or more land use categories by the adoption or revision of the Future Land Use Map, the allowable density under this Plan will be the sum of the allowable densities for each land use category for each portion of the land. This density can be allocated across the property provided that:*

1. *The planned development zoning is utilized; and*

2. *No density is allocated to lands designated as non-urban or Environmentally Critical that would cause the density to exceed that allowed on such areas; and*
3. *The land was is under single ownership at the time the planned development application is filed ~~this policy was adopted~~ and is contiguous; in situations where land under single ownership is divided by roadways, railroads, streams (including secondary riparian systems and streams but excluding primary riparian systems and major flow ways such as the Caloosahatchee River and Six Mile Cypress Slough), or other similar barriers, the land will be deemed contiguous for purposes of this policy; and*
4. *The resultant planned development affords further protection to environmentally sensitive lands if they exist on the property.*

The applicant is requesting to amend Policy 5.1.10.3 to revise the timing requirement for single ownership of property that is divided into two or more land use categories to clarify the language. The overall subject property has been in the same family ownership since 1968 by various individuals or organizations, but same underlying family ownership of the Freeland's. Literal interpretation of this Policy language would not allow the transfer of 20 dwelling units from the Rural lands abutting a state preserve to the Urban Community lands to the east allowing preservation of the western 30± acres of the site which is above and beyond LDC requirements. The portion of the Policy requested to be changed was added at the end of the review process and resulted in this unintended impact on the subject property. The requested language ensures that the subject property is under single-ownership at the time of planned development application so that density and intensity can be property allocated at the time of zoning and not be affected if future potential outparcels change ownership during or after development. The main purpose of the 3<sup>rd</sup> requirement in this policy is to clarify that properties divided by barriers such as the Caloosahatchee River are not contiguous. The requested clarification will promote sound planning by allowing properties to cluster development and preserve natural resources.

*POLICY 6.1.5: The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements.*

Adding the site to the Mixed Use Overlay and the associated Text Amendment provides incentives and flexibility to allow the clustering of activities and infill development at a location providing shared access where intersection improvements are permitted and signalization is proposed. The request is consistent with Policy 6.1.5.

*OBJECTIVE 11.1: MIXED USE DEVELOPMENT. Allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development.*



*POLICY 11.1.1: Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be created to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use).*

The portion of the property proposed to be added to the Mixed Use Overlay is within the Urban Community future land use category and sufficient infrastructure exists to support development as demonstrated by the submitted letters of review and recommendation. The site access has received development order approval under DOS2020-00128 which provides connectivity to the adjacent development to the south. A concurrent mixed use planned development application is under review that proposes both residential and commercial uses. The request is consistent with Objective 11.1 and Policy 11.1.1.

*POLICY 11.2.1: The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities through increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:*

- 1. Located within the extended pedestrian shed of established transit routes; and,*
- 2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,*
- 3. Located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,*
- 4. Availability of adequate public facilities and infrastructure; and*
- 5. Will not intrude into predominately single-family residential neighborhoods.*

Lee Tran Routes 240, 600 and 140-Sunday run along S. Tamiami Trail/US 41 at this location with existing bus stops  $\pm 602'$  to the north and  $\pm 675'$  to the south. There are existing sidewalks on both sides of US 41, an existing bike lane, existing paved shoulder and proposed shared use path. The site access has received development order approval under DOS2020-00128 which provides pedestrian and automobile connection with the adjacent development to the south without accessing an arterial roadway. The portion of the site proposed for inclusion in the Mixed Use Overlay is within the Urban Community future land use category. The submitted letters of review and recommendation demonstrate that adequate public facilities and infrastructure are available. The proposal will not intrude into predominately single-family residential neighborhoods. While the  $14.77\pm$  acres abuts approximately 20 mobile home lots within Shelter Pines Mobile Home Village to the north, the site is not located in a predominantly single family neighborhood. The subject property and the properties to the north and south have existing commercial zoning along the S. Tamiami Trail/US 41 frontage. The property to the south that has been approved for multi-family development with a maximum height of 55 feet since 2005 which abuts MH-2 zoning with Shady Acres RV Travel Park. The request is consistent with Policy 11.2.1.

*POLICY 11.2.2: Development in the Mixed Use Overlay should accommodate connections to adjacent uses.*

The site access has received development order approval under DOS2020-00128 which provides pedestrian and automobile connection with the adjacent development to the south. The request is consistent with Policy 11.2.2.

*POLICY 11.2.3: At the discretion of the Board of County Commissioners, the Mixed Use Overlay boundary may be extended up to one-quarter mile to accommodate developments located partially within a Mixed Use Overlay or immediately adjacent to a Mixed Use Overlay.*

This Policy is not applicable to the subject request. It provides an alternative to the process outlined in Policy 11.2.1 and is not a review requirement for requests pursuant to Policy 11.2.1. The majority of the site is located within one-quarter mile of the existing Mixed Use Overlay boundary.

*POLICY 11.2.4: Use of conventional zoning districts will be encouraged within the Mixed Use Overlay in order to promote continued redevelopment.*

A concurrent application for a Minor Mixed Use Planned Development zoning is under review. The overall site has extraordinary circumstances that make a planned development application more appropriate to allow the clustered mixed use planned development and preservation of 30± acres of Rural lands and adjacent wetlands abutting the state preserve lands and providing further protection of the Mullock Creek floodway.

*POLICY 11.2.6: Properties in a Mixed Use Overlay are encouraged to utilize bonus density. Projects utilizing Greater Pine Island TDUs are eligible for increased maximum densities and additional development incentives as set forth in this plan to encourage a compact and functional development pattern.*

The concurrent application for a Minor Mixed Use Planned Development zoning includes a request to utilize bonus density including Greater Pine Island TDUs, consistent with Policy 11.2.6.

*POLICY 11.2.7: Development, redevelopment, and infill development located within the Mixed Use Overlay may use the area of non-residential uses in their density calculations.*

The concurrent application for a Minor Mixed Use Planned Development zoning applies this Policy pending approval of the requested Map Amendment.

In conclusion, the the proposed Map and Text Amendments are consistent with and further the Goals, Objectives and Policies of the Lee Plan.

# Exhibits M12 & T7

## Environmental Impacts Analysis

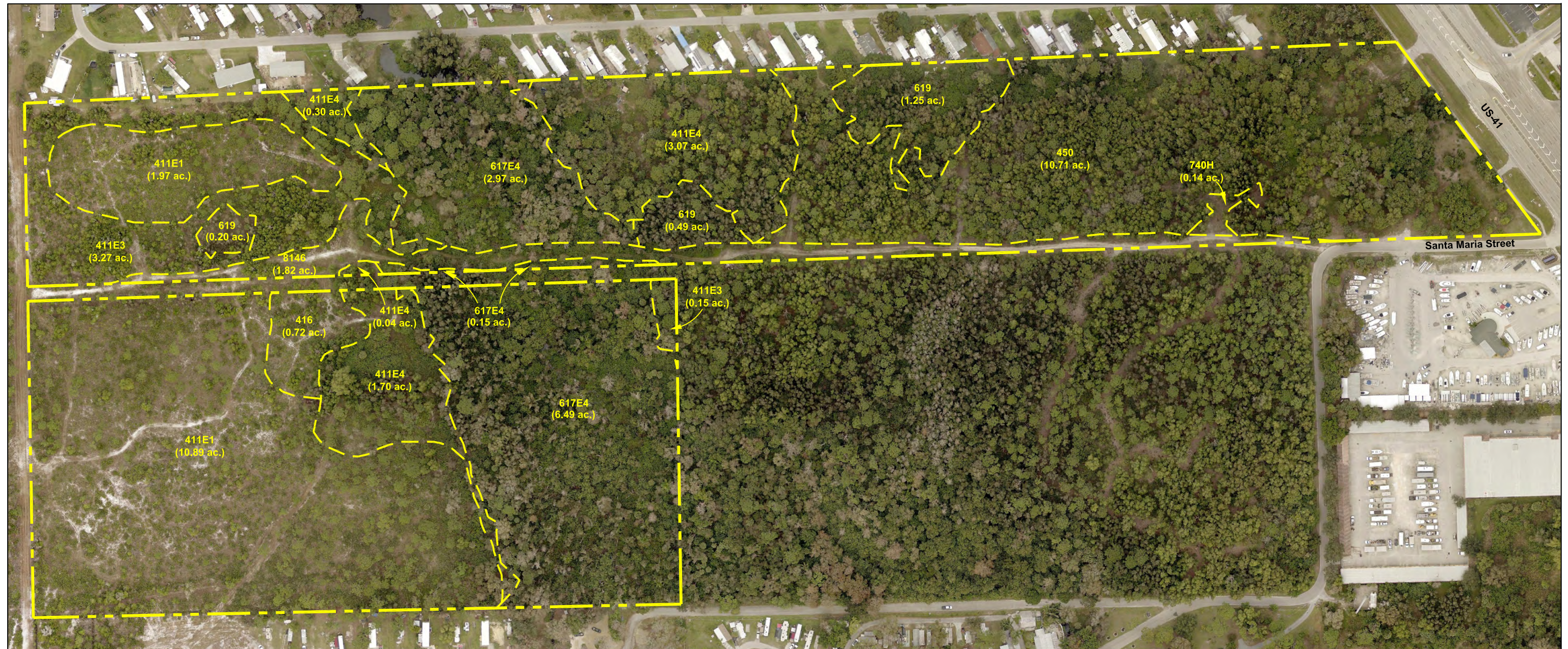
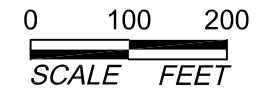
Grand Bay



Professional Engineers, Planners & Land Surveyors



SECTION: 20  
 TOWNSHIP: 46 S  
 RANGE: 25 E



FLUCCS	Description	Acreage
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	12.86 ac.
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	3.42 ac.
411E4	Pine Flatwoods Invaded by Exotics (76-90%)	5.11 ac.
416	Scrubby Pine Flatwoods	0.72 ac.
450	Mixed Exotic Upland Forest	10.71 ac.
617E4	Mixed Wetland Hardwoods Invaded by Exotics (76-90%)	9.61 ac.
619	Exotic Wetland Hardwoods	1.94 ac.
740H	Hydric Disturbed Land	0.14 ac.
8146	Dirt Road	1.82 ac.
	<b>Total</b>	<b>46.33 ac.</b>

Notes:  
 1. Property boundary provided by Banks Engineering.  
 2. Mapping based on photointerpretation of 2021 aerial photography and ground truthing in January 2022.  
 3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

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February 14, 2022 1:48:03 p.m.  
 Drawing: NRP1PLAN.DWG

Vegetation Map

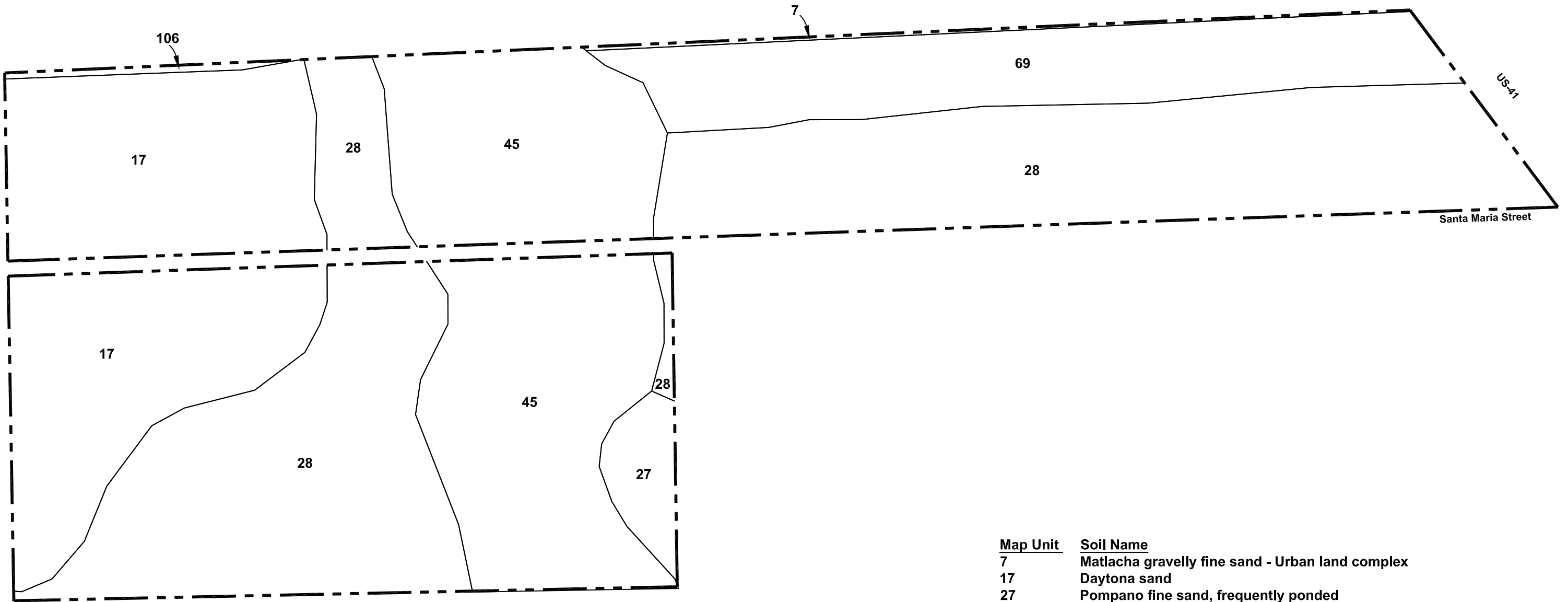
Grand Bay





SECTION: 20  
TOWNSHIP: 46 S  
RANGE: 25 E

0 100 200  
SCALE FEET



Map Unit	Soil Name
7	Matlacha gravelly fine sand - Urban land complex
17	Daytona sand
27	Pompano fine sand, frequently ponded
28	Immokalee sand
45	Copeland fine sandy loam, frequently ponded
69	Matlacha gravelly fine sand
106	Daytona sand - Urban land complex

Notes:  
1. Property boundary provided by Banks Engineering.  
2. Soils information obtained from the NRCS Web Soil Survey.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

February 14, 2022 1:48:03 p.m.  
Drawing: NRP1PLAN.DWG

Soils Map

Grand Bay





**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the **Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations** tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Florida State Plane west zone (FIPZONE 902). The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NINGS12  
National Geodetic Survey  
SSMC-3 #9202  
1315 East-West Highway  
Silver Spring, Maryland 20910-3282  
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

**Base map** information shown on this FIRM was provided in digital format by the Lee County GIS Department. The road centerline information was constructed based on orthophotography produced at a scale of 1"=100' from aerial imagery flown in 1998 and updated using orthophotography dated 2002 and 2005. The surface water features were also constructed based on orthophotography produced at a scale of 1"=100' from aerial imagery flown in 1998.

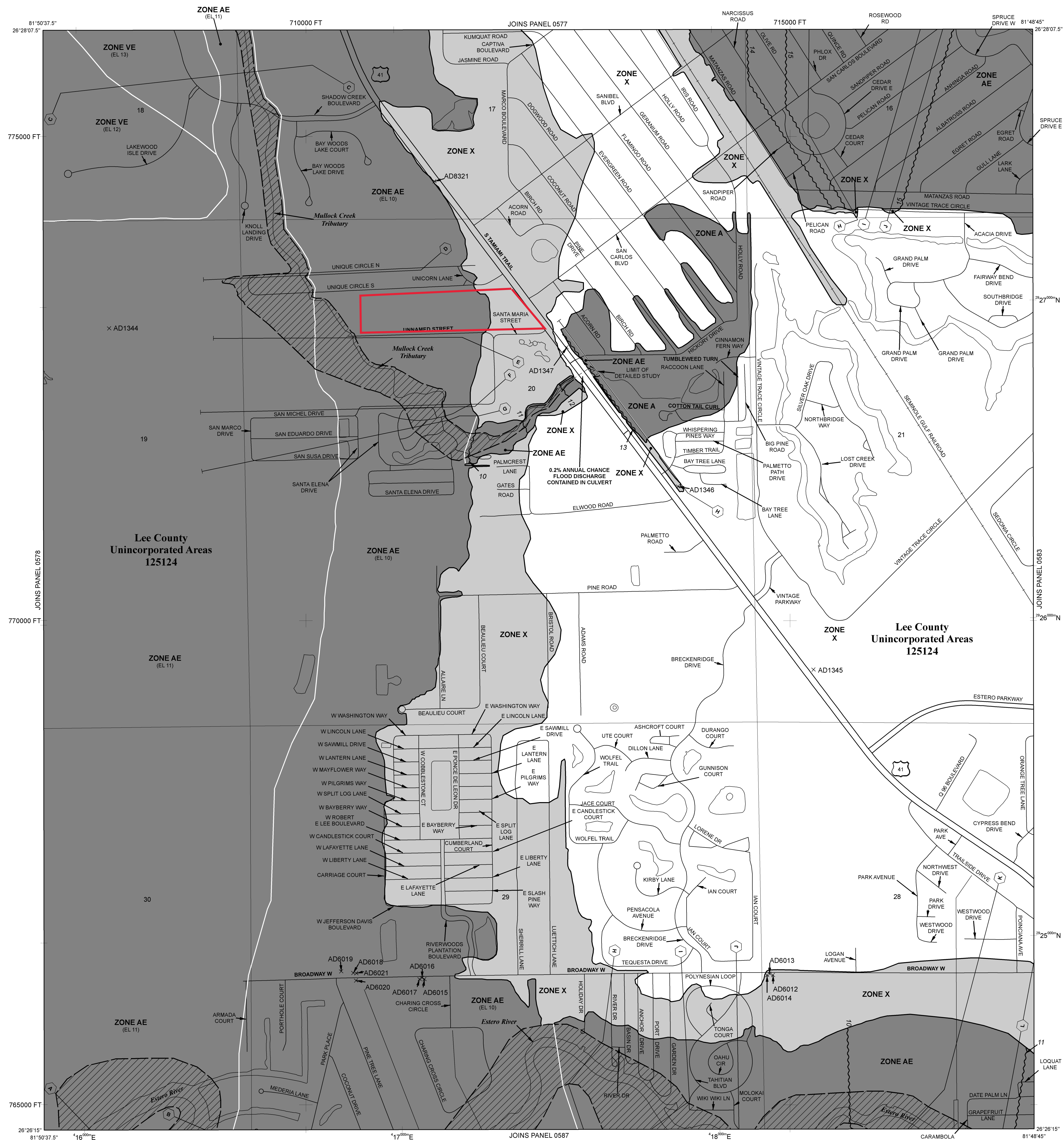
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

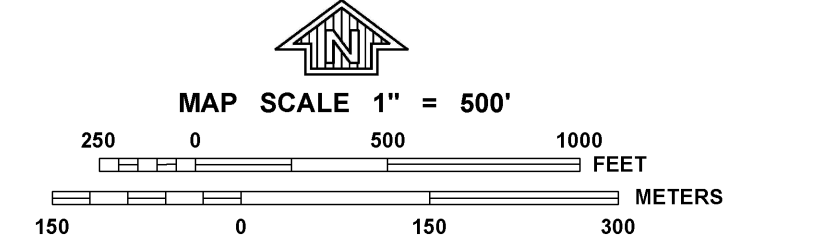
Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-500-358-9620 and its website at <http://www.msc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.



**LEGEND**

- SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**
    - ZONE A** No Base Flood Elevations determined.
    - ZONE AE** Base Flood Elevations determined.
    - ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
    - ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
    - ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently deactivated. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
    - ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
    - ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
    - ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
  - FLOODWAY AREAS IN ZONE AE**
    - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
  - OTHER FLOOD AREAS**
    - ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
  - OTHER AREAS**
    - ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
    - ZONE D** Areas in which flood hazards are undetermined, but possible.
  - COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
  - OTHERWISE PROTECTED AREAS (OPAs)**
    - CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
    - Floodplain boundary
    - Floodway boundary
    - Zone D boundary
    - CBRS and OPA boundary
    - Boundary dividing Special Flood Hazard Area zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
    - Base Flood Elevation line and value; elevation in feet\*
    - Base Flood Elevation value where uniform within zone; elevation in feet\*
- \* Referenced to the North American Vertical Datum of 1988
- Cross section line
  - Transsect line
  - 87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
  - 76°10" 1000-meter Universal Transverse Mercator grid values, zone
  - 600000 FT 5000-foot grid ticks: Florida State Plane coordinate system, West zone (FIPZONE 902), Transverse Mercator projection
  - DX5510 x Bench mark (see explanation in Notes to Users section of this FIRM panel)
  - M1.5 River Mile
- MAP REPOSITORY  
Refer to listing of Map Repositories on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP  
August 28, 2008
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
- For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
- To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0579F**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**LEE COUNTY, FLORIDA AND INCORPORATED AREAS**

**PANEL 579 OF 685**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0579	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.




**MAP NUMBER**  
12071C0579F

**EFFECTIVE DATE**  
AUGUST 28, 2008

Federal Emergency Management Agency

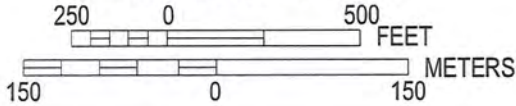


Legend

-  1% annual chance (100-Year) Floodplain
-  1% annual chance (100-Year) Floodway
-  0.2% annual chance (500-Year) Floodplain



MAP SCALE 1" = 500'



**NFP**

**PANEL 0579F**

**FIRM**  
FLOOD INSURANCE RATE MAP


LEE COUNTY,  
FLORIDA  
AND INCORPORATED AREAS

**PANEL 579 OF 685**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)  
CONTAINS:

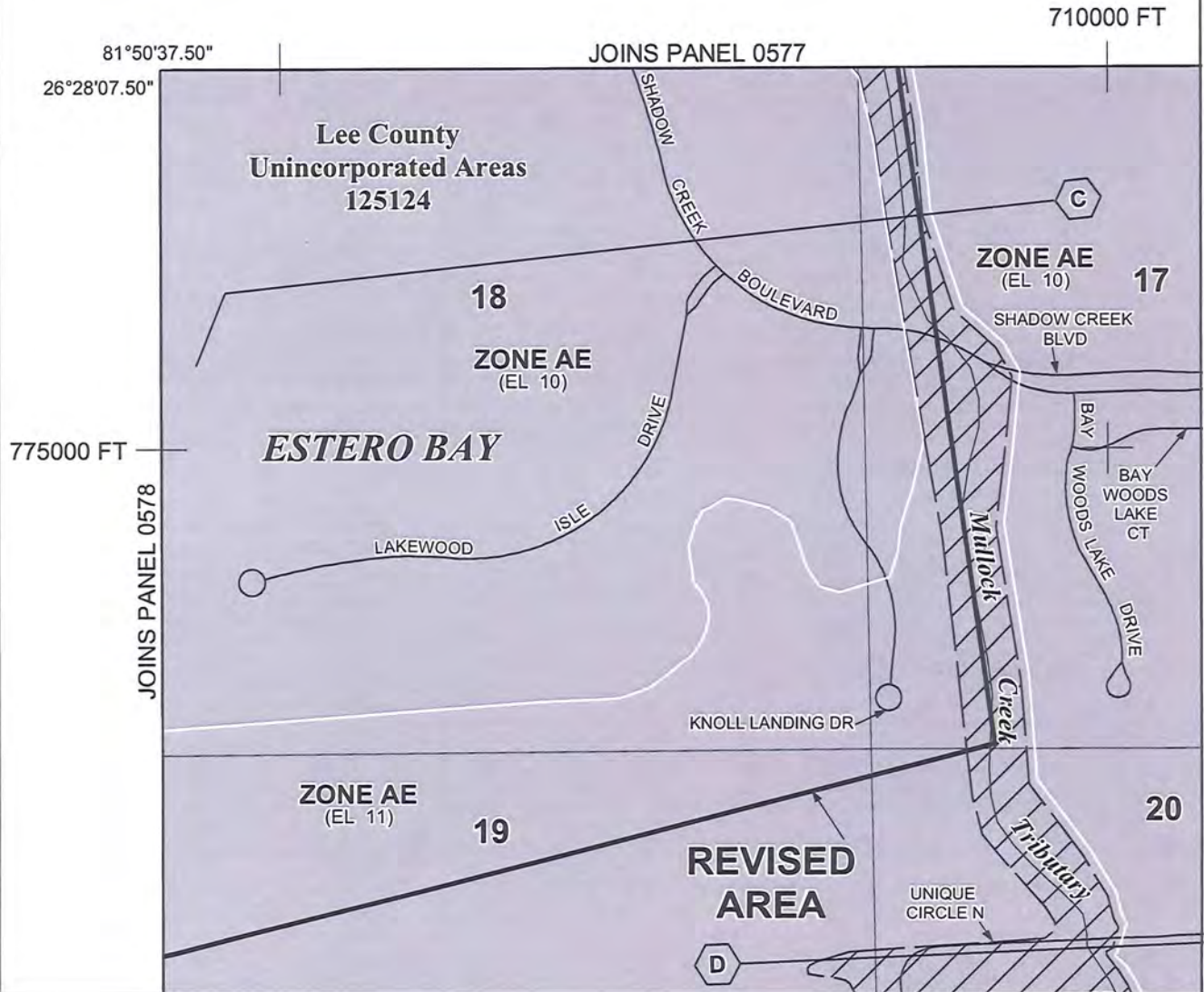
COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0579	F

**REVISED TO REFLECT LOMR EFFECTIVE: May 27, 2009**

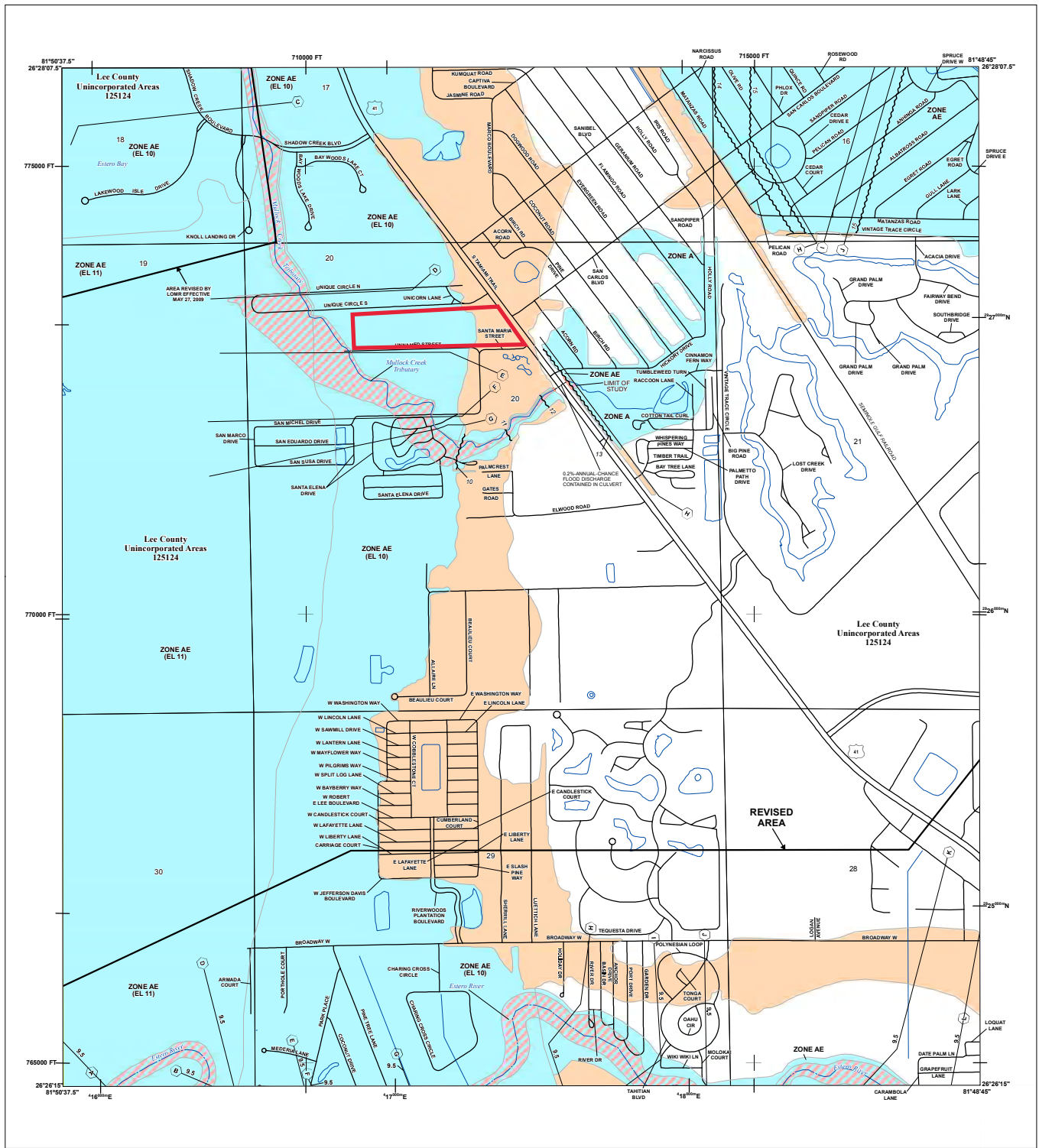
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

 **MAP NUMBER 12071C0579F**  
**EFFECTIVE DATE AUGUST 28, 2008**

Federal Emergency Management Agency







**FLOOD HAZARD INFORMATION**

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
**THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)**
- SPECIAL FLOOD HAZARD AREAS**
    - Without Base Flood Elevation (BFE) Zone A, X, AP, AR
    - With BFE or Depth Zone AE, AO, APL, VE, AR
    - Regulatory Floodway
    - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
    - Future Conditions 1% Annual Chance Flood Hazard Zone X
    - Area with Reduced Flood Risk due to Levee See Notes, Zone X
    - Area with Flood Risk due to Levee Zone D
  - OTHER AREAS OF FLOOD HAZARD**
    - NO SCREEN Area of Minimal Flood Hazard Zone X
    - Area of Undetermined Flood Hazard Zone D
  - GENERAL STRUCTURES**
    - Channel, Culvert, or Storm Sewer
    - Levee, Dike, or Floodwall
    - Cross Sections with 1% Annual Chance Water Surface Elevation
    - Coastal Transect
    - Coastal Transect Baseline
    - Profile Baseline
    - Hydrographic Feature
    - Base Flood Elevation Line (BFE)
    - Limit of Study
    - Jurisdiction Boundary
  - OTHER FEATURES**

**NOTES TO USERS**

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM including historic editions, the current map data for each FIRM panel, please refer to user products of the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Service Center website at [msc.fema.gov](http://msc.fema.gov). Available products may include previously issued Editions of Maps, Changes in Flood Insurance Study Reports, and/or digital versions of the map. Many of these products can be ordered or obtained directly from the website.

Communities adjoining land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM notes. These may be obtained directly from the Flood Map Service Center at the number listed above.

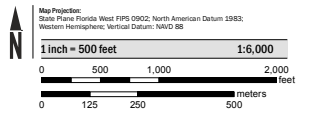
For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

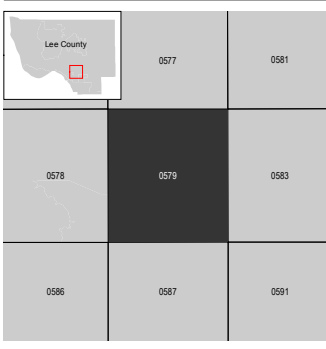
Base map information shown on this FIRM was provided in digital format by the Lee County GIS Department. The map contains information was constructed based on orthorectified aerial imagery produced at a scale of 1:4000 from aerial imagery flown in 1998 and updated using orthorectified imagery dated 2002 and 2005. The surface water features were also constructed based on orthorectified imagery produced at a scale of 1:4000 from aerial imagery flown in 1998.

Local vertical monuments were used to create this map. To obtain current monument information, please contact the Information Services Branch of the National Geographic Society at (301) 713-3246 or visit the website at <http://www.ngs.noaa.gov/>.

**SCALE**



**PANEL LOCATOR**



**FEMA National Flood Insurance Program**

**NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP**

LEE COUNTY, FLORIDA and Incorporated Areas  
 PANEL 579 or 685

Panel Contains:  
 COMMUNITY NUMBER PANEL SUFFIX  
 LEE COUNTY 125124 0579 F

**REVISED TO REFLECT LOMR EFFECTIVE: October 20, 2021**

VERSION NUMBER 2.1.3.0  
 MAP NUMBER 1207100579F  
 EFFECTIVE DATE AUGUST 28, 2008

# **Grand Bay**

Section 20, Township 46 South, Range 25 East  
Lee County, Florida

## **Protected Species Assessment**

**January 2022**

Prepared for:

**NRP Holdings, LLC  
1228 Euclid Avenue 4<sup>th</sup> Floor  
Atlanta, GA 30309**

Prepared by:

***DexBender*  
4470 Camino Real Way, Suite 101  
Fort Myers, FL 33966  
(239) 334-3680**

## INTRODUCTION

The 46.33± acre project is located within a portion of Section 20, Township 46 South, Range 25 East, Lee County, Florida. The parcel is bordered to the west by portions of the Estero Bay Buffer Preserve, to the east by US-41 and undeveloped land, and to the north by existing residential development. Undeveloped land and existing residential development is present to the south. An existing road right-of-way bisects the property.

## SITE CONDITIONS

The site consists primarily of pine flatwoods and mixed hardwood wetlands that have been invaded by exotics. By 1979, a small area of clearing was present in the western portion of the site. Clearing in the eastern portion of the site was also initiated prior to 1979 and continued through the 1990's.

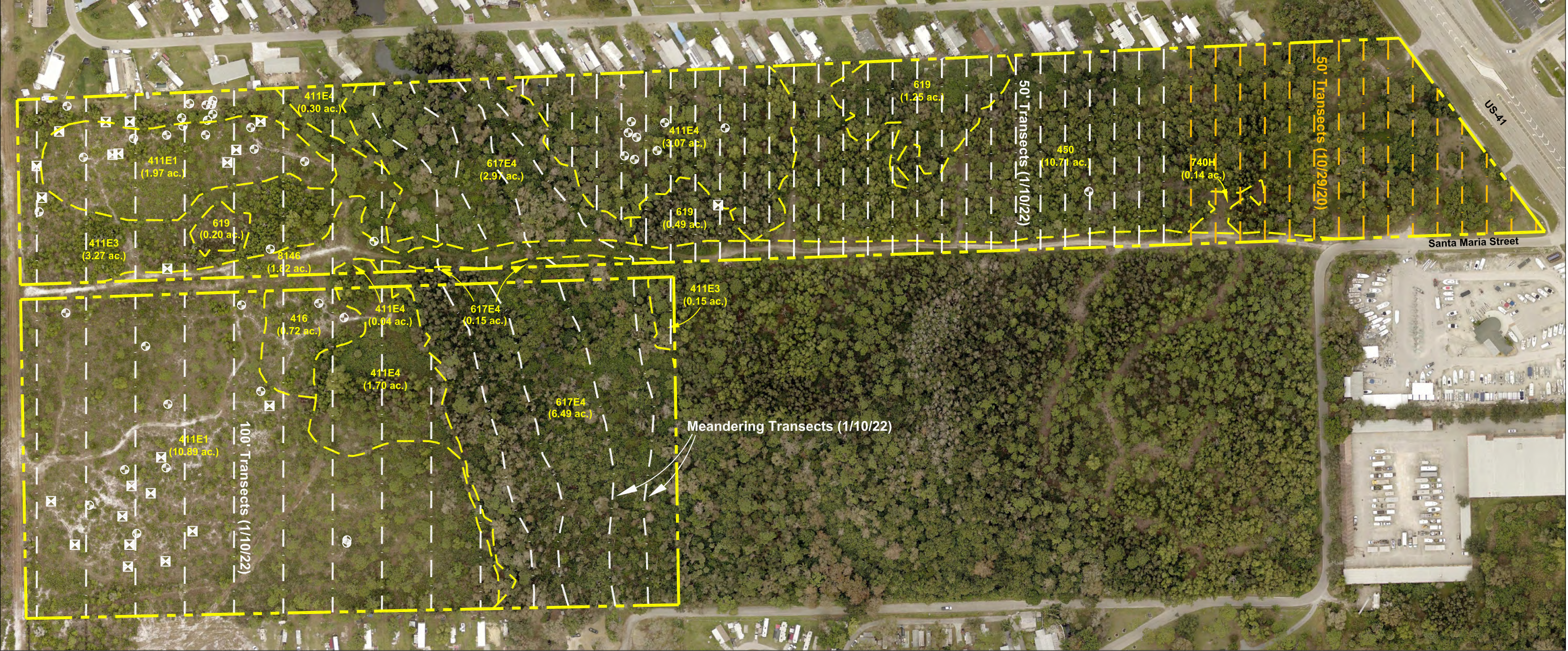
## VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field on 2021 digital 1" = 200' scale aerial photography. The property boundary was obtained from Banks Engineering and inserted into the digital aerial. The property boundary was not staked in the field at the time of our site inspection and was, therefore, estimated based on the overlay of the boundary on the aerial photography. Nine vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 1 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is also provided below.

Table 1. Acreage Summary by FLUCCS Code

<b>FLUCCS CODE</b>	<b>DESCRIPTION</b>	<b>ACREAGE</b>
411E1	Pine Flatwoods invaded by Exotics (10-25%)	12.86
411E3	Pine Flatwoods invaded by Exotics (51-75%)	3.42
411E4	Pine Flatwoods invaded by Exotics (76-90%)	5.11
416	Scrubby Pine Flatwoods	0.72
450	Mixed Exotic Upland Forests	10.71
617E4	Mixed Wetland Hardwoods Invaded by Exotics (76-90%)	9.61
619	Exotic Wetland Hardwoods	1.94
740H	Hydric Disturbed Areas	0.14
8146	Dirt Road	1.82
	<b>Total</b>	<b>46.33</b>





- ⊕ Potentially Occupied Gopher Tortoise Burrow (41)
- ⊠ Tree with Cavity (23)

Notes:  
 1. Property boundary provided by Banks Engineering.  
 2. Mapping based on photointerpretation of 2022 aerial photography and ground truthing in January 2022.  
 3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
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740H	Hydric Disturbed Land	0.14 ac.
8146	Dirt Road	1.82 ac.
<b>Total</b>		<b>46.33 ac.</b>

PERMIT USE ONLY, NOT FOR CONSTRUCTION

February 17, 2022 8:57:31 a.m.  
 Drawing: NRP1PLAN.DWG

Figure 1. Protected Species Assessment Map

Grand Bay





FLUCCS Code 411E1, Pine Flatwoods Invaded by Exotics (10-25%)

This upland habitat is located in the western portion of the site and characterized by a relatively open canopy of slash pine (*Pinus elliottii*) and a groundcover strata dominated by saw palmetto (*Serenoa repens*). Additional vegetative species present in this association include rusty lyonia (*Lyonia ferruginea*), wiregrass (*Aristida* sp.), broomsedge (*Andropogon* sp.), penny royal (*Piloblephis rigida*), pinweed (*Lechea* sp.), grapevine (*Vitis* sp.), greenbrier (*Smilax* sp.), and dwarf live oak (*Quercus minima*). Very widely scattered sand live oak (*Quercus geminata*) and Chapman oak (*Quercus chapmanii*) are also present. Exotic vegetation, primarily downy rose myrtle (*Rhodomyrtus tomentosa*) and ear-leaf acacia (*Acacia auriculiformis*), has invaded portions of these areas. Numerous pine tree snags are also present in this habitat type.

FLUCCS Code 411E3, Pine Flatwoods Invaded by Exotics (51-76%)

The canopy and midstory in portions of the upland pine flatwoods are currently dominated by earleaf acacia. Slash pine is present in the canopy and saw palmetto dominates the ground cover stratum.

FLUCCS Code 411E4, Pine Flatwoods Invaded by Exotics (76-90%)

In these upland areas the canopy and midstory consists almost entirely of earleaf acacia, java plum (*Syzygium cumini*), melaleuca (*Melaleuca quinquenervia*), and Brazilian pepper (*Schinus terebinthifolius*). Scattered slash pine, cabbage palm (*Sabal palmetto*), and myrsine (*Rapanea punctata*) are also present. Saw palmetto, grapevine, greenbrier, and leaf duff are common in the ground cover.

FLUCCS Code 416, Scrubby Pine Flatwoods

Similar in composition to the pine flatwoods habitat describe above, this upland habitat includes a greater amount of sand live oak along with myrtle oak (*Quercus myrtifolia*), and Chapman oak. Blueberry (*Vaccinium myrsinites*), greenbrier, dwarf live oak and hog plum (*Ximenia americana*) are also present.

FLUCCS Code 450, Exotic Upland Hardwoods

The eastern portion of the site that was partly cleared is currently dominated by exotics such as earleaf acacia, Australian pine (*Casuarina equisetifolia*), and Brazilian pepper. Java plum, woman's tongue (*Albizia lebeck*), and mother-in-law's tongue (*Sansevieria hyacinthoides*) are also common. Widely scattered slash pine, cabbage palm, myrsine, saw palmetto, and wild coffee (*Psychotria nervosa*) are also present. Leaf duff is common ground cover.

FLUCCS Code 617E4, Mixed Wetland Hardwoods Invaded by Exotics (76-90%)

The canopy and midstory of this wetland association are dominated by exotic vegetation including melaleuca, bishopwood (*Bischofia javanica*), Java plum, and Brazilian pepper. Native species such as laurel oak (*Quercus laurifolia*), cypress (*Taxodium* sp.), red maple (*Acer rubrum*), willow (*Salix caroliniana*), and cabbage palm are also present. Additional species in this association include myrsine, buttonbush (*Cephalanthus occidentalis*), and pond apple (*Annona glabra*). Groundcover vegetation includes swamp fern (*Blechnum*

*serrulatum*), leatherfern (*Acrostichum* sp.), chain fern (*Woodwardia virginica*), swamp lily (*Crinum americanum*), smartweed (*Polygonum punctatum*), wild coffee, and false nettle (*Boehmeria cylindrica*).

#### FLUCCS Code 619, Exotic Wetland Hardwoods

This wetland habitat is dominated by melaleuca and Brazilian pepper. Scattered cabbage palm, slash pine, wild coffee, and myrsine are also present.

#### FLUCCS Code 740H, Hydric Disturbed Land

A small area of wetland created by land disturbance is located in the eastern portion of the site. Canopy and midstory species present in this area consist of scattered Australian pine, melaleuca, and cabbage palm. Ground cover species include white-top sedge (*Rhynchospora colorata*), torpedo grass (*Panicum repens*), yellowtop (*Flaveria linearis*), saw-grass (*Cladium jamaicense*), and water-hyssops (*Bacopa caroliniana*).

#### FLUCCS Code 8146, Dirt Road

A dirt road bisects the majority of the subject parcel. When present, vegetation includes very widely scattered slash pine in the canopy along with groundcover species such as false buttonweed (*Spermococe* sp.), Bahia grass (*Paspalum notatum*), St. Augustine grass, smutgrass (*Sporobolus indicus*), and rustweed (*Polypremum procumbens*).

## **SURVEY METHOD**

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As part of this survey all live trees and snags were inspected for the evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 50 feet apart in the proposed development areas. Transects were spaced approximately 100 feet apart in the western uplands and meandering transects were conducted through the exotic dominated mixed wetlands hardwoods (FLUCCS Code 617E4). The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 200' scale aerial Protected Species Assessment Map (Figure 1) depicts the approximate location of the survey transects and the results of the survey. Most of the subject parcel was surveyed for listed species during the morning and mid-day hours of January 10, 2022. During the survey the weather was warm and mostly sunny. As indicated on the attached Protected Species Assessment Map, the eastern 700± feet of the subject parcel was surveyed for listed species on October 29, 2020 during review of SFWMD Permit No. 36-104286-P. This

area of exotic vegetation was also briefly reinspected during the January 10, 2022 listed species survey event.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, contains species that were subsequently delisted by the state, does not necessarily reflect existing conditions within or adjacent to the 46.33± acre property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey.

Prior to conducting the protected species survey, a search of the FWC listed species database was conducted to determine the known occurrence of listed species in the project area. This search revealed no known protected species occurring on or immediately adjacent to the site.

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
411E1	50-80	Gopher Frog ( <i>Rana areolata</i> )*		√
411E3		Eastern Indigo Snake ( <i>Drymarchon corais couperi</i> )		√
411E4		Gopher Tortoise ( <i>Gopherus polyphemus</i> )	√	
		Red-cockaded Woodpecker ( <i>Picoides borealis</i> )		√
		Southeastern American Kestrel ( <i>Falco sparverius paulus</i> )		√
		Big Cypress Fox Squirrel ( <i>Sciurus niger avicennia</i> )		√
		Florida Black Bear ( <i>Ursus americanus floridanus</i> )*		√
		Florida Panther ( <i>Felis concolor coryi</i> )		√
		Beautiful Pawpaw ( <i>Deeringothamnus pulchellus</i> )		√
		Fakahatchee Burmannia ( <i>Burmannia flava</i> )		√
		Florida Coontie ( <i>Zamia floridana</i> )		√
		Satinleaf ( <i>Chrysophyllum olivaeforme</i> )		√



FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
416	50	Gopher Frog ( <i>Rana areolata</i> )* Eastern Indigo Snake ( <i>Drymarchon corais couperi</i> ) Gopher Tortoise ( <i>Gopherus polyphemus</i> ) Florida Scrub Jay ( <i>Aphelocoma coerulescens</i> ) Red-cockaded Woodpecker ( <i>Picoides borealis</i> ) Southeastern American Kestrel ( <i>Falco sparverius paulus</i> ) Big Cypress Fox Squirrel ( <i>Sciurus niger avicennia</i> ) Florida Black Bear ( <i>Ursus americanus floridanus</i> )* Florida Panther ( <i>Felis concolor coryi</i> ) Beautiful Pawpaw ( <i>Deeringothamnus pulchellus</i> ) Fakahatchee Burmannia ( <i>Burmannia flava</i> ) Florida Coontie ( <i>Zamia floridana</i> ) Satinleaf ( <i>Chrysophyllum olivaeforme</i> )	√	√ √ √ √ √ √ √ √ √ √ √ √ √ √ √
450	80	Gopher Tortoise ( <i>Gopherus polyphemus</i> )**	√	
617E4	30	Limpkin ( <i>Aramus guarauna</i> )* Little Blue Heron ( <i>Egretta caerulea</i> ) Snowy Egret ( <i>Egretta thula</i> )* Tricolored Heron ( <i>Egretta tricolor</i> ) Florida Black Bear ( <i>Ursus americanus floridanus</i> )* Florida Panther ( <i>Felis concolor coryi</i> )		√ √ √ √ √ √
619	80	None		
740H	80	None		
8146	80	None		

\* Species delisted subsequent to adoption of Lee County Protected Species Ordinance No. 89-34.

\*\* Lee County Protected Species Ordinance No. 89-34 does not list this species for this FLUCCS Code but it was observed on-site.

## **SURVEY RESULTS**

### **Gopher Tortoise**

A total of 41 potentially occupied gopher tortoise burrows were found during the listed species survey. The majority of the burrows are located in the western portion of the site. A total of nine potentially occupied gopher tortoise burrows were found in proposed development footprint which is located east of the areas of mixed wetland hardwoods (FLUCCS Code 617E4). Based on 80 percent survey coverage in that portion of the site, it is estimated that 11 potentially occupied gopher tortoise burrows occur within this general area. Using the FWC standard burrow occupancy correction factor of 0.5 gopher tortoises per burrow, it is estimated that 5-6 gopher tortoises are present within the proposed development area.

### **Florida Bonneted Bat**

A total of 23 dead slash pine trees containing potential cavities entrances were identified (Figure 1). The vast majority of identified potential cavity entrances are less than approximately two inches in diameter, very shallow, and do not appear to penetrate the heartwood of the snag. No evidence of bat utilization (bat vocalization/chatter from within the potential cavities or guano on or around the snags) was observed. No live trees with cavities or artificial structures were observed on-site.

### **Other Listed Species**

No other species listed by either the FWS or the FWC were observed on the site during the protected species survey or during other site visits. There is the potential for periodic opportunistic foraging by both listed and non-listed species of wading birds within the onsite wetlands. In addition to the site inspections, a search of the FWC species database revealed no known protected species within or immediately adjacent to the project limits.

# Exhibits M13 & T8

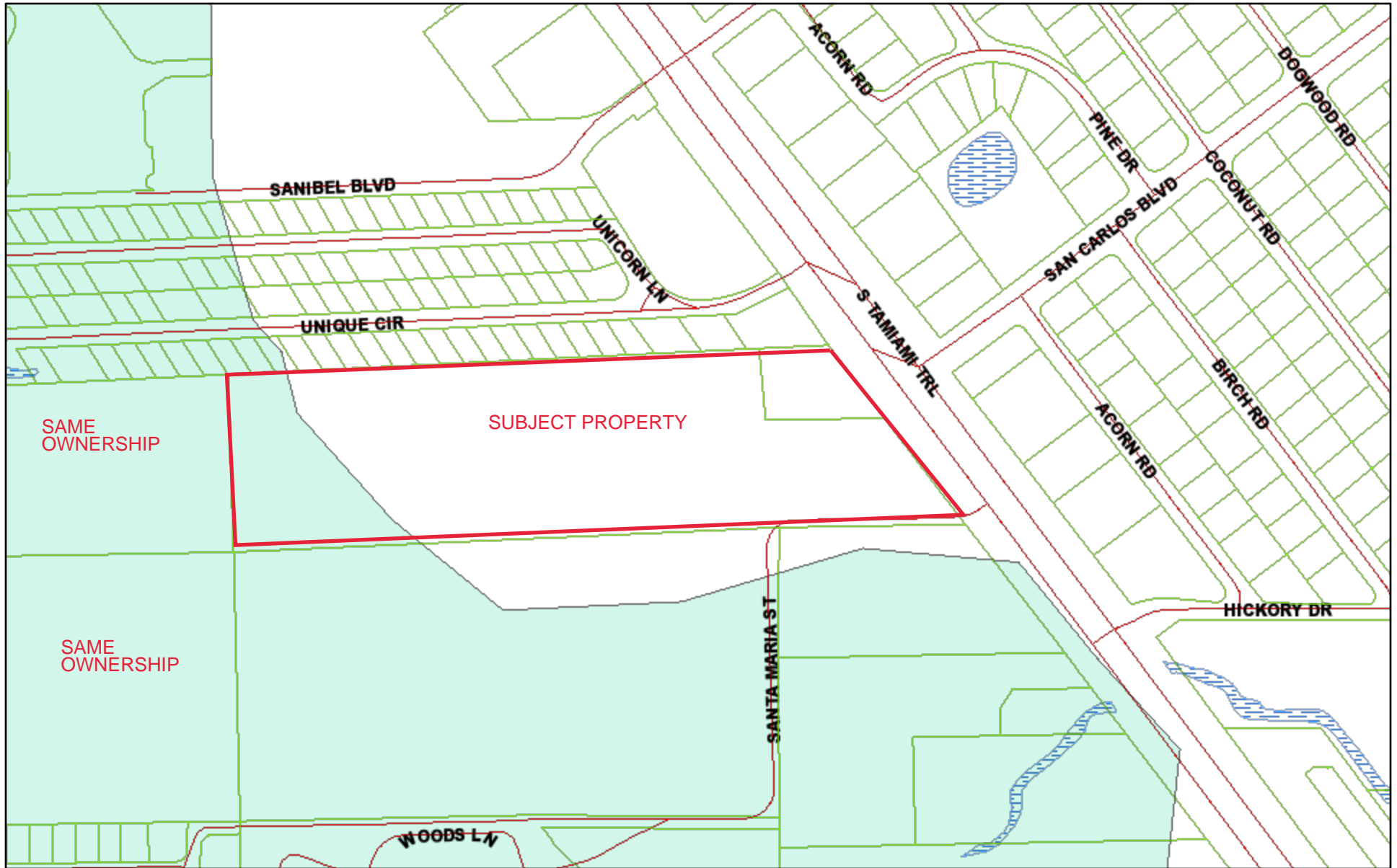
## Historic Resources Impact Analysis

Grand Bay



Professional Engineers, Planners & Land Surveyors

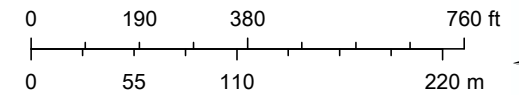
# Lee County Archaeological Sensitivity Map Grand Bay



3/8/2022, 7:38:11 PM

1:4,514

- |                        |                         |                                    |
|------------------------|-------------------------|------------------------------------|
| Government Land Labels | Parcel Lines            | Coastline                          |
| Condo Building         | Hydrology               | Road Centerlines                   |
| Parcel Hooks           | Coastal Range Monuments | Archaeological Sensitivity Level 2 |



**From:** [Stacy Hewitt](#)  
**To:** [Jennifer Sheppard](#)  
**Cc:** [Ken Kellum](#); [Brent Addison](#); [Tom Lehnert](#)  
**Subject:** Fwd: Florida Master Site File Inquiry  
**Date:** Tuesday, March 1, 2022 3:12:53 PM  
**Attachments:** [Template\\_102.pdf](#)


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Could you please print below email and attached PDF to the comp plan amendment folder for 8433GB? Thank you  
Stacy 239-770-2527

Get [Outlook for iOS](#)

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**From:** Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>  
**Sent:** Tuesday, March 1, 2022 2:33 PM  
**To:** Stacy Hewitt  
**Subject:** RE: Florida Master Site File Inquiry

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender Eman.Vovsi@DOS.MyFlorida.com

Completed; no cultural resources detected

---

**From:** Stacy Hewitt <SHewitt@BanksEng.com>  
**Sent:** Tuesday, March 1, 2022 1:19 PM  
**To:** FMSFILE <FMSFILE@dos.myflorida.com>  
**Subject:** Florida Master Site File Inquiry

EMAIL RECEIVED FROM EXTERNAL SOURCE

Good afternoon I hope all is well.

Please accept this email as a request to perform an archaeological search on the property listed below. I have also included a location map for your information. Please do not hesitate to contact me via cell or email if you should have any questions.

STRAP Numbers:        20-46-25-01-00004.0000  
                              20-46-25-01-00004.0010  
                              20-46-25-01-00005.0000  
                              20-46-25-01-00006.0000

Property Addresses:    19200 S. Tamiami Trail & 4050 Santa Maria St, Fort Myers, FL 33908  
                                  2 parcels with access undetermined

Thank you and please take care,

Stacy



Stacy Ellis Hewitt, AICP

Director of Planning

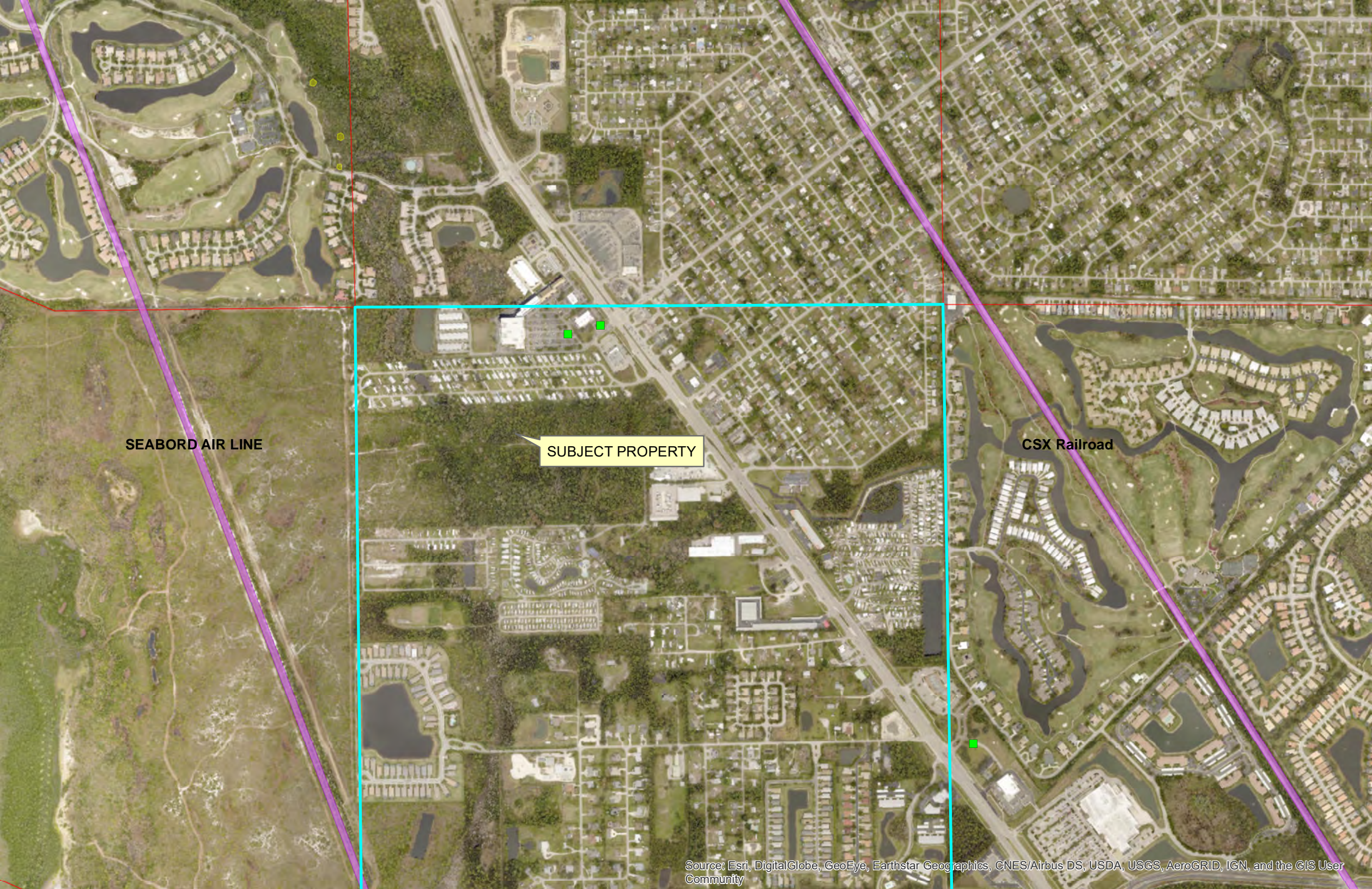
C: 239-770-2527

P: 239-939-5490

F: 239-939-2523

E: [shewitt@bankseng.com](mailto:shewitt@bankseng.com)





SEABORD AIR LINE

SUBJECT PROPERTY

CSX Railroad



## Exhibits M14 & M16

# Existing and Future Public Facilities Impacts Analysis

Grand Bay



Professional Engineers, Planners & Land Surveyors



Professional Engineers, Planners & Land Surveyors

## **Grand Bay Comprehensive Plan Amendment Existing and Future Public Facilities Impacts Analysis Exhibit M14 & M16**

### **Sanitary Sewer**

The subject property is within Lee County Utilities (LCU) future sewer service area as depicted on Lee Plan Map 4-B. LCU has sanitary sewer lines in operation adjacent to the property including a 12" force main in the easterly right-of-way of S. Tamiami Trail. LCU's Three Oaks Water Reclamation Facility will provide sanitary sewer service to the proposed minor mixed use planned development.

Existing Development Potential: 284 DU maximum (20 SF & 264 MF) and 30,000 SF commercial:

$(284 \text{ units} \times 200 \text{ GPD}) + (30,000 \times 15/100) = 61,300 \text{ GPD}$

Proposed Development Potential: 45 additional (329 MF DU maximum and 30,000 SF commercial):

$45 \text{ units} \times 200 \text{ GPD} = 9,000 \text{ GPD}$

Total: 70,300 GPD

According to the Lee County Public Facilities Level of Service and Concurrency Report 2021 Inventory and Projections, Lee County Utilities WWTP capacity is evaluated using the interlocal agreement that effectively makes the LCU and CFM central systems one combined central system. The combined LCU/CFM central system design capacity is 43.4 million gallons per day (MGD) and has a projected demand of 36.3 MGD in 2025. There is sufficient capacity to service the project as stated in the provided letter of availability.

The Lee County CIP contains two projects to increase LCU central system capacity. A 2.0-MGD expansion of the existing Three Oaks Water Reclamation Facility (TOWRF) is scheduled for completion in fiscal year 2023/2024. In addition, a new Southeast Water Reclamation Facility (SEWRF) is planned to serve areas currently within the TOWRF service area. The SEWRF is planned with a 4.0-MGD capacity and will be completed in fiscal year 2027/2028.

### **Potable Water**

The subject property is within the Lee County Utilities (LCU) potable water franchise area as depicted on Lee Plan Map 4-A. LCU has potable water lines in operation adjacent to the property including a 16" water main in the westerly right-of-way of S. Tamiami Trail. LCU's Pinewood Water Treatment Plant will provide potable water service to the proposed minor mixed use planned development.

Existing Development Potential: 284 DU maximum (20 SF & 264 MF) and 30,000 SF commercial:

$(284 \text{ units} \times 250 \text{ GPD}) + (30,000 \times 15/100) = 75,500 \text{ GPD}$

Proposed Development Potential: 45 additional (329 MF DU maximum and 30,000 SF commercial):

$45 \text{ units} \times 250 \text{ GPD} = 11,250 \text{ GPD}$

Total: 86,750 GPD

According to the Lee County Public Facilities Level of Service and Concurrency Report 2021 Inventory and Projections, LCU WTP system design capacity is 50.9 MGD and has a projected demand of 32.6 MGD in 2025. There is sufficient capacity to service the project as stated in the provided letter of availability.

### **Surface Water/Drainage Basins**

The existing site is undeveloped with the exception of a dirt road from east to west. There are existing stormwater swales along the ROW of S. Tamiami Trail. The existing stormwater runoff sheet flows generally to the west until it discharges into the Mullock Creek flowway. The property has an existing stormwater management permit on the eastern 5.97± acres (South Florida Water Management District Individual Environmental Resource Permit No. 36-104286-P) for a stormwater management system serving 0.91 acres of commercial and 5.06 acres of future development for construction of an access road to support the future multi-use commercial development, including sidewalks, underground utilities, and a dry retention pond with 0.14 acre of permitted wetland impact. A Lee County development order (DOS2020-00218) was also approved for clearing of parcels for future development, construction of an access road, watermain and forcemain extensions and other support infrastructure.

LOS standards for surface water management are contained in Lee Plan Policy 95.1.3 which provides a system requirement to prevent the flooding of designated evacuation routes on Lee Plan Map 3-J from the 25-year, 3-day storm event (rainfall) for more than 24 hours. Runoff from the developed site will continue to discharge to tidal creeks and rivers and will not cross any public road or evacuation route. The 2021 Concurrency Report confirms that none of the evacuation routes in the studied watersheds are anticipated to be flooded for more than 24 hours, and that new developments that receive approval from the South Florida Water Management District and comply with standards in Florida Administrative Code Chapter 62-330 will be deemed concurrent with the Lee Plan's surface water management LOS. The Grand Bay project will receive approval for an Environmental Resource Permit from the South Florida Water Management District and, as such, will be consistent with the surface water management Level of Service standards of the Lee Plan.

### **Parks, Recreation and Open Space**

#### Regional Parks

The Lee County Public Facilities Level of Service and Concurrency Report 2021 indicates a total of 7,064 acres of existing regional parks operated by county, local, state, and federal governments within Lee County. The capacity required to meet The Lee Plan Policy 95.1.3

non-regulatory level of-service standard of 6 acres per 1,000 total seasonal county population is equal to:

$$886,000 \text{ [seasonal county population]} \times (6 \text{ acres}/1,000 \text{ population}) = 5,316 \text{ acres}$$

The Bureau of Economic and Business Research (BEBR) Projections of Florida Population by County, 2020-2045, with Estimates for 2019 provided a high projected population of 997,000 for Lee County in 2030. This would require 5,982 acres to meet the level of service standard. There is more than adequate existing Regional Park acreage in Lee County to meet the needs of the project.

### Community Parks

The Lee County Public Facilities Level of Service and Concurrency Report 2021 indicates a total of 743.1 acres of existing community parks operated by Lee County or jointly operated with The School District of Lee County within Lee County. The capacity required to meet the Lee Plan Policy 95.1.3 non-regulatory level of-service standard of 0.8 acres per 1,000 total permanent county population is equal to:

$$368,415 \text{ [permanent unincorporated county population]} \times (0.8 \text{ ac}/1,000 \text{ population}) = 295 \text{ ac}$$

The existing inventory of community parks within Lee County meets the community park level-of-service standard in the County for the year 2020 and will continue to do so at least through the next five years. The level of service standard increased from 285 acres in 2019 to 295 acres in 2021 which represents here is more than adequate existing Community Park acreage in Lee County to meet the needs of the project.

### **Public Schools**

The subject property is within the South Zone, sub-zone S-2. Lee Plan Policy 95.1.3 provides that Public Schools Facilities LOS standards for Elementary Schools, Middle Schools, High Schools and Special Purpose Facilities is based upon Permanent Florida Inventory School Houses (FISH) capacity and is 100% as adjusted by the School Board annually to account for measurable programmatic changes.

According to the Lee County Public Facilities Level of Service and Concurrency Report 2021, the South Zone showed an available capacity of 893 elementary school seats, 368 middle school seats, and 612 high school seats. The letter of review and recommendation received from the School District of Lee County indicated that capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however capacity is available in the adjacent CSA.

# Exhibit M15

## Traffic Circulation Analysis

PROJECT NAME



Professional Engineers, Planners & Land Surveyors





2726 OAK RIDGE COURT, SUITE 503  
FORT MYERS, FL 33901-9356  
OFFICE 239.278.3090  
FAX 239.278.1906

TRAFFIC ENGINEERING  
TRANSPORTATION PLANNING  
SIGNAL SYSTEMS/DESIGN

# TRAFFIC IMPACT STATEMENT

FOR

## GRAND BAY

(PROJECT NO. F2202.02)

**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**

**February 25, 2022**

## **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 rezoning approval. The proposed development is located at the northwest corner of US 41 and Santa Maria Street in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

Approximately 45 acres of the site is currently zoned as Mobile Home Residential (MH-1) with the remaining 3 acres of the site zoned as Commercial General (CG). The applicant is proposing to rezone the entire 48 acre subject site to Mixed Use Planned Development (MPD) to permit a development of up to 300 multi-family dwelling units and approximately 30,000 square feet of retail uses. Access to the subject site is proposed to US 41 opposite of San Carlos Boulevard via a single connection. A cross access connection is also being proposed to Santa Maria Street to the south.

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.

## II. EXISTING CONDITIONS

The subject site is currently vacant. The overall site is bordered by residential uses to the north and south, US 41 to the east and by vacant land to the west.

**US 41** is a north/south six lane divided arterial that borders the subject site to the east. US 41 has a posted speed limit of 50 mph and is under the jurisdiction of the Florida Department of Transportation (FDOT). US 41 has an Access Management Classification of Class 5, which requires a minimum connection spacing of 440 feet and signal spacing of 2,640 feet.



F2202.02



### III. PROPOSED DEVELOPMENT

Approximately 45 acres of the site is currently zoned as Mobile Home Residential (MH-1), which allows the site to be developed with up to 135 mobile home units at a density of 3 dwelling units per acre. The remaining 3 acres of the site is currently zoned as Commercial General (CG), which allows the site to be developed with up to 30,000 square feet of commercial retail uses at a density of 10,000 square feet per acre. The applicant is proposing to rezone the entire 48 acre subject site to Mixed Use Planned Development (MPD) to permit a development of up to 300 multi family dwelling units and 30,000 square feet of commercial retail uses. **Table 1** summarizes the land uses utilized for the purposes of this analysis.

**Table 1  
Land Uses  
Grand Bay**

Land Use	Permitted	Proposed
Mobile Home Park	135 Dwelling Units (3 DU/Acre)	N/A
Retail	30,000 Sq. Ft. (10,000 Sq. Ft./Acre)	30,000 Sq. Ft. (10,000 Sq. Ft./Acre)
Multi-Family Housing	N/A	300 Dwelling Units

Access to the subject site is proposed to US 41 opposite of San Carlos Boulevard via a single connection. A cross access connection is also being proposed to Santa Maria Street to the south. FDOT is constructing a traffic signal at the intersection of US 41 and San Carlos Boulevard in 2022 as part of the Safety Improvement to this section of US 41. Attached to this report is the email correspondence with FDOT regarding this improvement for reference.



#### IV. TRIP GENERATION

The trip generation for the approved and proposed zoning was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation Manual*, 11<sup>th</sup> Edition. Land Use Code 220 (Multifamily Housing Low-Rise) was utilized for the trip generation purposes of the residential uses, Land Use Code 822 (Strip Retail Plaza <40k) was utilized for the trip generation purposes of the permitted/proposed 30,000 square feet of commercial retail uses and Land Use Code 240 (Mobile Home Park) was utilized for the trip generation purposes of the mobile home uses. The trip generation equations utilized from these land uses are attached to the Appendix for reference.

**Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently approved. **Table 3** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed. Table 2 and Table 3 also both incorporate reduction in trips due to “pass-by” traffic for retail uses under each scenario. Consistent with historical traffic studies in Lee County, the pass-by rate for this use was limited to 30%.

**Table 2**  
**Trip Generation – Approved**  
**Grand Bay**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Mobile Home Park (135 Units)	12	43	55	48	29	77	888
Retail Strip Plaza (<40k) (30,000 Sq. Ft.)	35	24	59	85	85	170	1,496
<b>Total Trips</b>	<b>47</b>	<b>67</b>	<b>114</b>	<b>133</b>	<b>114</b>	<b>247</b>	<b>2,384</b>
Less Retail Pass-by (30%)	-9	-9	-18	-25	-25	-50	-449
<b>New Trips</b>	<b>38</b>	<b>58</b>	<b>96</b>	<b>108</b>	<b>89</b>	<b>197</b>	<b>1,935</b>



**Table 3**  
**Trip Generation – Proposed**  
**Grand Bay**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multifamily Housing (Low-Rise) (300 Units)	28	88	116	95	55	150	1,998
Retail Strip Plaza (<40k) (30,000 Sq. Ft.)	35	24	59	85	85	170	1,496
<b>Total Trips</b>	<b>63</b>	<b>112</b>	<b>175</b>	<b>180</b>	<b>140</b>	<b>320</b>	<b>3,494</b>
Less Retail Pass-by (30%)	-9	-9	-18	-25	-25	-50	-449
<b>New Trips</b>	<b>54</b>	<b>103</b>	<b>157</b>	<b>155</b>	<b>115</b>	<b>270</b>	<b>3,045</b>

Table 4 illustrates the trip reduction when comparing the trip generation of the approved uses to the trip generation of the proposed uses (Table 2 vs Table 3).

**Table 4**  
**Trip Generation Comparison– Approved Zoning vs Proposed Zoning**  
**Table 2 vs Table 3**

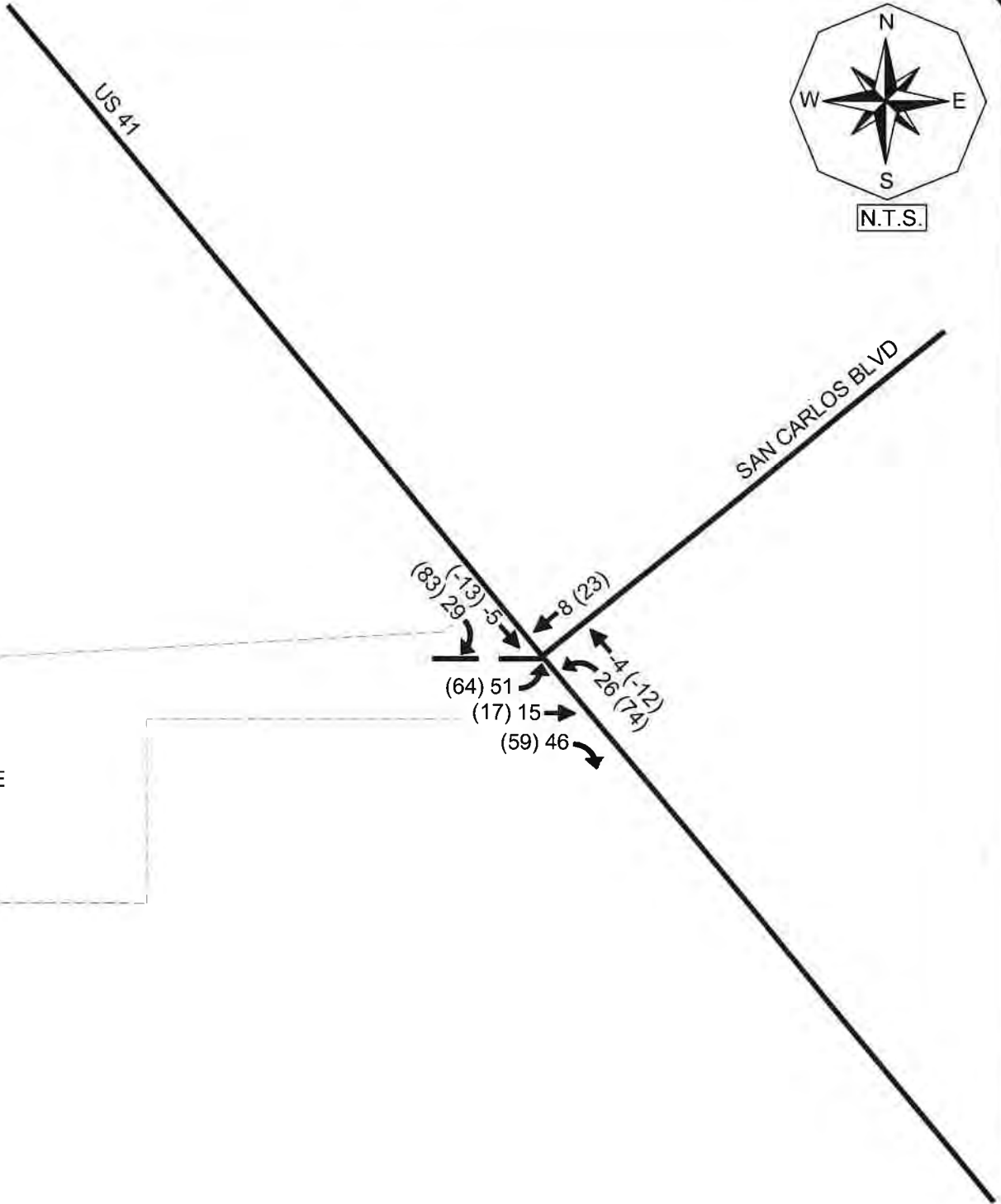
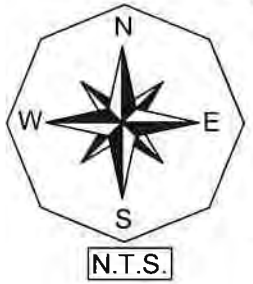
Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Zoning	54	103	157	155	115	270	3,045
Approved Zoning	-38	-58	-96	-108	-89	-197	-1,935
<b>Trip Reduction</b>	<b>16</b>	<b>45</b>	<b>61</b>	<b>47</b>	<b>26</b>	<b>73</b>	<b>1,110</b>

Note: Negative number represents an INCREASE in Trip Generation.

## V. TRIP DISTRIBUTION

The additional trips the proposed development is anticipated to generate (Table 3) were then assigned to the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. **Figure A-1**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of the net new project trips. **Figure A-2**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of pass-by trips. **Figure 2** illustrates the resulting assignment of all project related trips (net new + pass-by).

F2202.02



**LEGEND**

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

**ASSIGNMENT OF ALL SITE RELATED TRIPS  
NET NEW + PASS-BY TRIPS  
GRAND BAY**

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service “C” volumes. The Level of Service threshold volumes were obtained from the **Lee County Generalized Peak Hour Directional Service Volume Tables** (April, 2016). Based on Table 1A, no roadway segments in the study area are projected to be significantly impacted as a result of the proposed development.

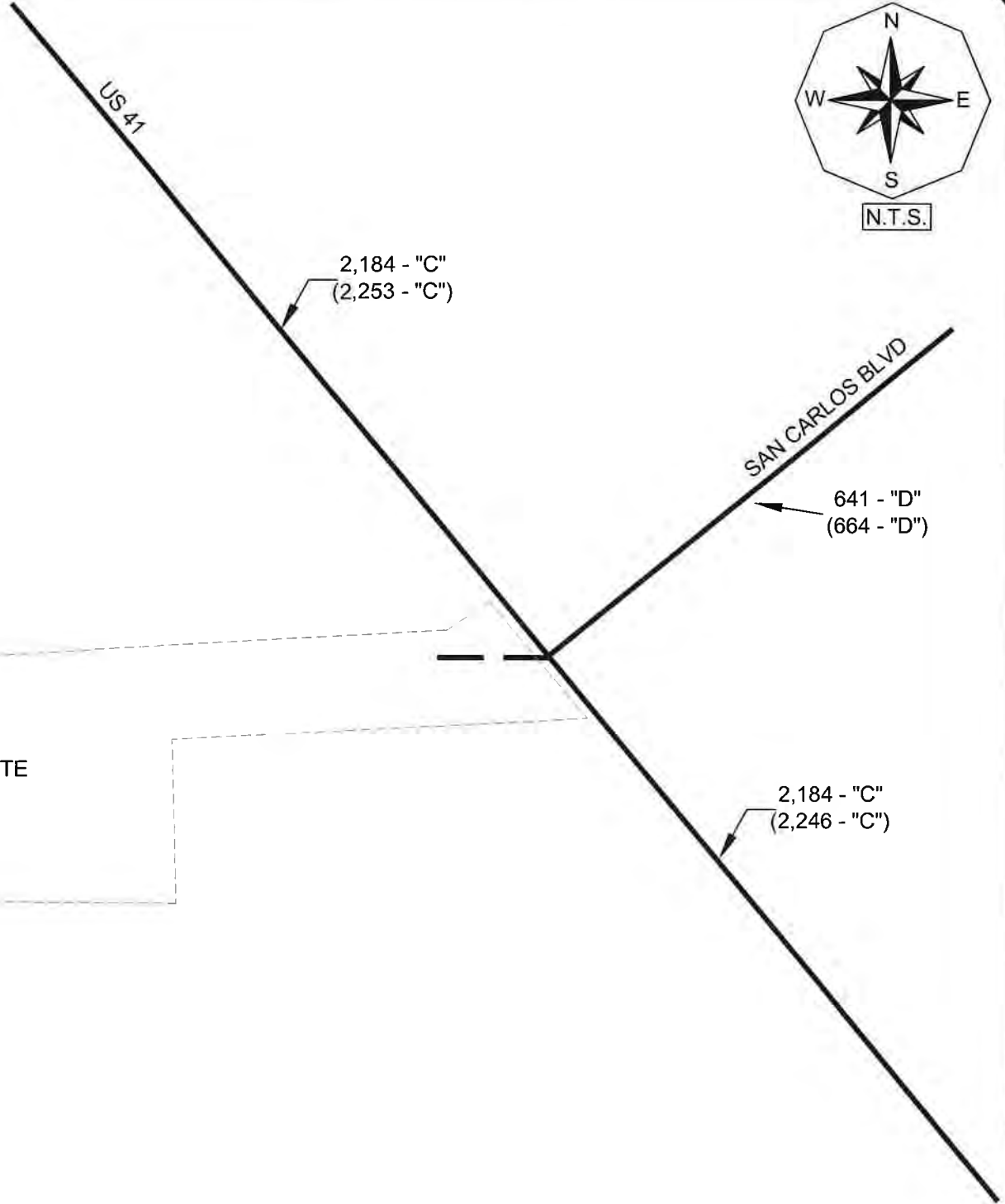
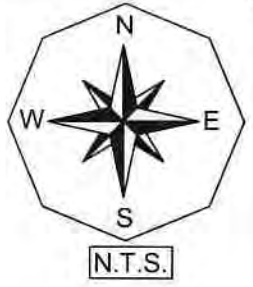
## **VI. FUTURE TRAFFIC CONDITIONS**

A horizon year analysis of 2027 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates were obtained through comparisons of annual traffic data obtained from FDOT’s *Florida Traffic Online* webpage. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2027 without the development and year 2027 with the development.

**Table 2A** in the Appendix of the report indicates the methodology utilized to obtain the year 2027 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the 2021 DRAFT *Lee County Public Facilities Level of Service and Concurrency Report*.

**Figure 3** indicates the year 2027 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 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 P.M. peak hour with the development traffic added to the roadways. This figure is derived from Table 2A contained in the Appendix.

F2202.02



**LEGEND**

XXX - "X" 2027 PEAK SEASON PEAK HOUR  
PEAK DIRECTION BACKGROUND  
TRAFFIC AND LEVEL OF SERVICE  
DESIGNATION

(XXX -"X") 2027 PEAK SEASON PEAK HOUR  
PEAK DIRECTION BACKGROUND  
TRAFFIC PLUS PM PEAK PROJECT  
TRAFFIC AND LEVEL OF SERVICE  
DESIGNATION



## **VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS**

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 comparing the links' functional classification and calculated 2027 traffic volumes to the Service Volume Tables, it was determined that all analyzed roadways are projected to operate above the minimum adopted Level of Service in 2027 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a Local Development Order approval.

## **VIII. CONCLUSION**

The proposed development is located at the northwest corner of US 41 and Maria Street in Lee County, Florida. The Level of Service analysis conducted as part of this report indicates all roadways to operate above the minimum adopted Level of Service in 2027 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development. The zoning amendment as proposed is consistent with the goals and objectives of the Lee County Comprehensive Plan in that there is sufficient roadway capacity projected to accommodate the anticipated development.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a Local Development Order approval.

# APPENDIX

**TABLE 1A & 2A**

**TABLE 1A  
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES  
GRAND BAY**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 157 VPH      IN= 54      OUT= 103  
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 270 VPH      IN= 155      OUT= 115

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>PERCENT</u>		
								<u>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>PROJ/ LOS C</u>
US 41	N. of Site Access	6LD	0	400	2,840	2,940	2,940	45%	70	2.5%
	S. of Site Access	6LD	0	400	2,840	2,940	2,940	40%	62	2.2%
San Carlos Blvd	E. of US 41	2LU	0	0	310	660	740	15%	23	7.5%

\* Level of Service thresholds were obtained from the Lee County Generalized Peak Hour Directional Service Volumes tables (April, 2016).



**TABLE 2A  
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS  
GRAND BAY**

TOTAL PROJECT TRAFFIC AM = 157 VPH IN = 53 OUT= 103  
 TOTAL PROJECT TRAFFIC PM = 270 VPH IN= 155 OUT= 115

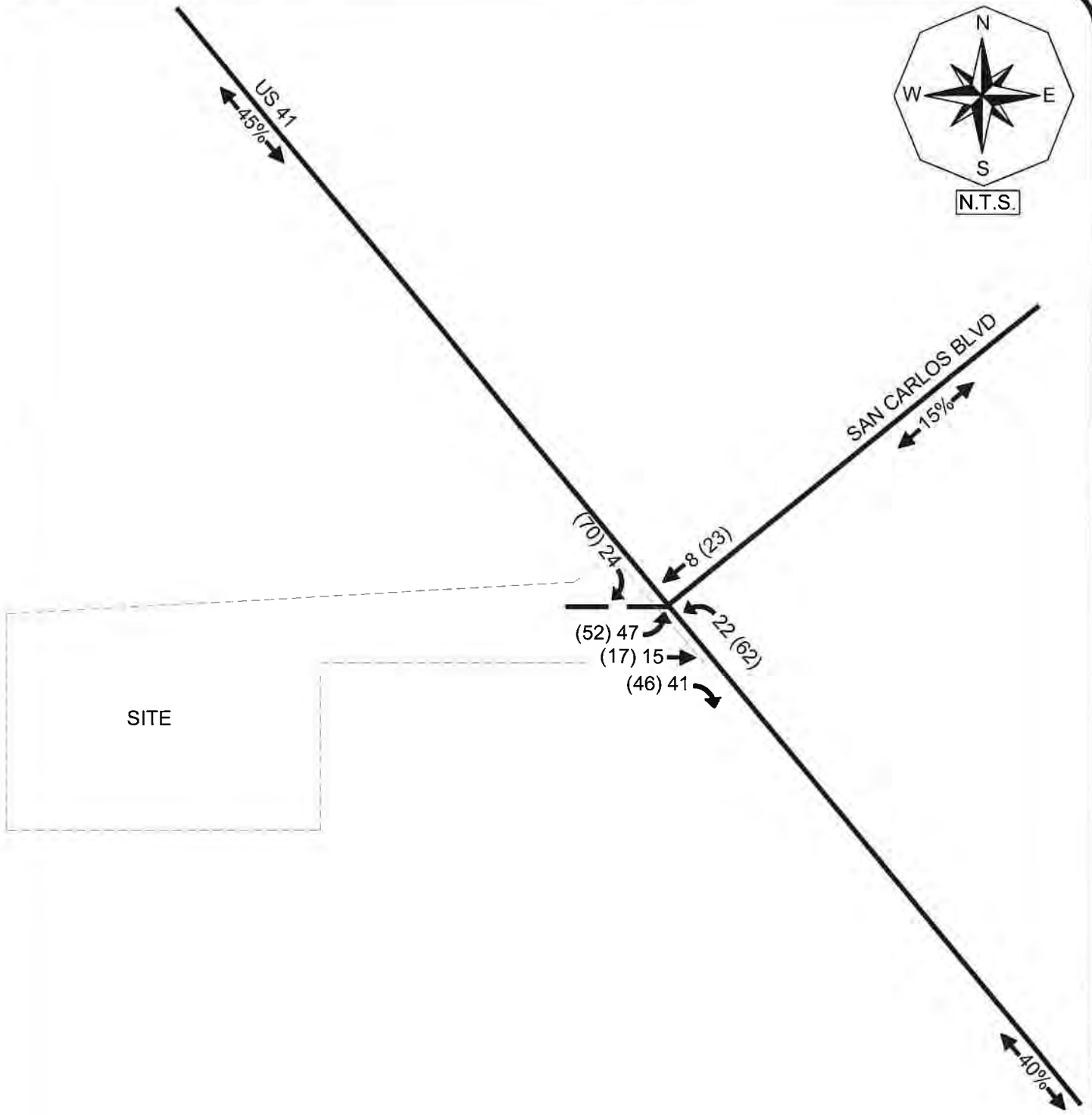
								2020	2027		2027		2027			
								PK HR	PK HR	PK SEASON	PERCENT	BCKGRND		BCKGRND		
								BASE YR	LATEST	YRS OF	ANNUAL	PK SEASON	PEAK DIRECTION	PROJECT	AM PROJ	PM PROJ
<u>ROADWAY</u>	<u>SEGMENT</u>	<u>Sta#</u>	<u>ADT</u>	<u>ADT</u>	<u>GROWTH</u>	<u>RATE</u>	<u>PEAK DIR.<sup>1</sup></u>	<u>VOLUME</u>	<u>LOS</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>VOLUME</u>	<u>LOS</u>	<u>VOLUME</u>	<u>LOS</u>
US 41	N. of Site Access	120034	46,000	42,500	15	2.00%	1,901	2,184	C	45%	46	70	2,230	C	2,253	C
	S. of Site Access	126025	40,670	48,000	12	2.00%	1,901	2,184	C	40%	41	62	2,225	C	2,246	C
San Carlos Blvd	E. of US 41	124617	5,300	8,400	9	5.25%	448	641	D	15%	15	23	656	D	664	D

<sup>1</sup> Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the 2021 Draft Lee County Public Facilities Level of Service and Concurrency Report.

\* AGR was calculated based the historical traffic data obtained from FDOT's Florida Traffic Online webpage.

**FIGURES A-1 & A-2**

F2202.02



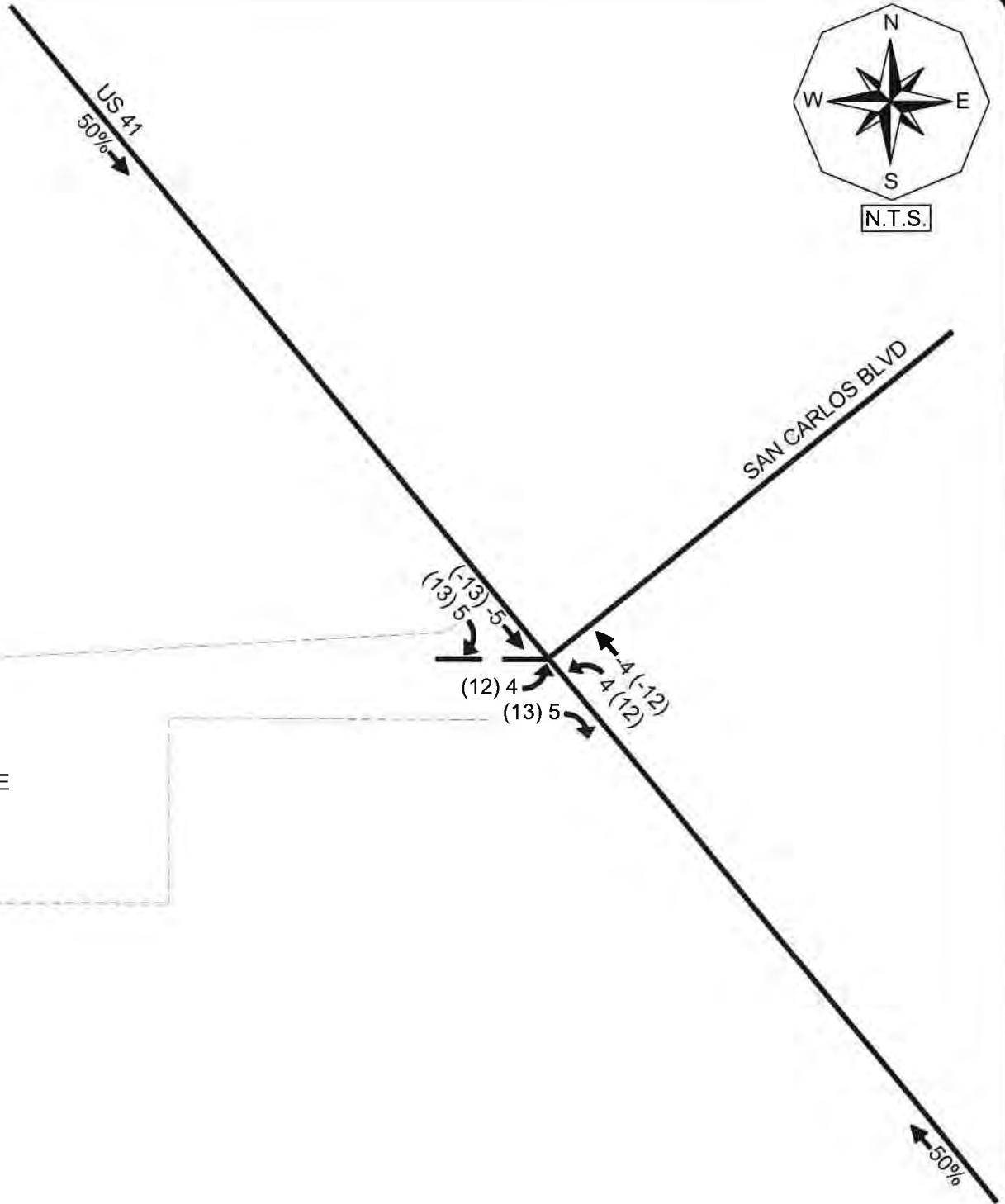
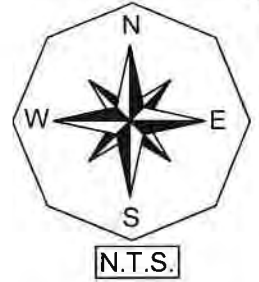
LEGEND

- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ←(000) WEEKDAY PM PEAK HOUR TRAFFIC
- ←20%→ PERCENT TRIP DISTRIBUTION

ASSIGNMENT & DISTRIBUTION OF  
NET NEW PROJECT TRIPS  
GRAND BAY

Figure A-1

F2202.02



LEGEND

- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR TRAFFIC
- ← 20% ONE-WAY TRIP DISTRIBUTION

ASSIGNMENT & DISTRIBUTION OF  
PASS-BY PROJECT TRIPS  
GRAND BAY



**LEE COUNTY GENERALIZED PEAK  
HOUR DIRECTIONAL SERVICE  
VOLUMES TABLE**

**Lee County**  
**Generalized Peak Hour Directional Service Volumes**  
**Urbanized Areas**

April 2016

c:\input5

<b>Uninterrupted Flow Highway</b>						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
<b>Arterials</b>						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
<b>Controlled Access Facilities</b>						
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
<b>Collectors</b>						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600
Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.						

**TRAFFIC DATA FROM THE 2021  
DRAFT LEE COUNTY PUBLIC  
FACILITIES LEVEL OF SERVICE AND  
CONCURRENCY REPORT**

## LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2030 106TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	594	E	644	Constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	2,100	C	1,621	D	2,037	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	2,100	C	1,580	C	1,855	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	489	C	535	*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	293	D	552	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	293	C	308	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	285	C	414	Intermed Park
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	740	D	778	FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	510	C	536	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	736	B	774	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,101	B	1,176	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	1,094	B	1,150	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	73	C	541	old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	93	C	98	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	55	C	62	old count projection(2009)
22700	RICHMOND AVE	LEEAND HEIGHTS	E 12TH ST	2LN	E	860	C	77	C	89	
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	77	C	81	
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS B.	MAIN ST	2LD	D	970	F	1,022	F	1,151	Constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	2,100	C	1,022	C	1,151	PD&E Study
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	970	C	689	C	767	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	2,100	C	689	C	767	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	448	C	471	*
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	D	591	D	621	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	937	E	985	
23400	SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	294	C	309	*
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	2,100	C	1,512	C	1,764	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,481	B	1,556	
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,069	B	1,272	
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,038	B	1,091	
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,038	A	1,091	
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	399	C	419	*
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	640	D	673	*
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	970	C	652	C	831	PD&E/SEIR Study
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN	C	820	B	460	B	669	PD&E/SEIR Study
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	211	C	237	*
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	315	D	672	Constrained
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	315	C	448	Constrained
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	712	E	813	Constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	D	712	E	809	
24900	SUMMERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,243	A	1,306	
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,243	A	1,306	
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,896	A	2,126	
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,896	A	1,993	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,896	A	1,993	
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,517	C	1,618	
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,489	B	1,565	
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,526	B	1,604	
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,526	B	1,604	
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,189	D	1,250	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,189	D	1,250	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	42	C	53	Old Count
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	443	C	466	*
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	C	443	C	466	*
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	E	730	E	767	*
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	D	600	D	630	
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	E	855	F	1,012	Copperhead
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,502	B	1,685	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	855	B	964	
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	B	855	B	1,198	
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	199	C	209	
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	188	D	701	Elementry U.
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,050	A	1,288	Harley Davidson
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	799	A	840	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	793	A	833	
29800	US 41 (S TAMiami TR)	OLD 41	CORKSCREW RD	6LD	D	3,171	C	2,020	C	2,273	
29900	US 41 (S TAMiami TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	3,171	C	1,901	C	2,354	
30000	US 41 (S TAMiami TR)	SANIBEL BLVD	ALICO RD	6LD	D	3,171	C	2,069	C	2,812	
30100	US 41 (S TAMiami TR)	ALICO RD	ISLAND PARK RD	6LD	D	3,171	C	2,069	C	2,467	



**TRAFFIC DATA FROM FDOT'S  
FLORIDA TRAFFIC ONLINE**

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0034 - SR 45/US 41, NW OF SANIBEL BOULEVARD LC424

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	42500 C	N 21000	S 21500	9.00	52.80	5.30
2019	54000 C	N 26500	S 27500	9.00	53.30	3.70
2018	49000 C	N 24500	S 24500	9.00	53.30	5.00
2017	48000 C	N 23500	S 24500	9.00	53.20	4.00
2016	48500 C	N 24500	S 24000	9.00	56.20	4.00
2015	45000 C	N 22500	S 22500	9.00	54.50	4.00
2014	42000 C	N 21000	S 21000	9.00	54.60	3.50
2013	39500 C	N 19500	S 20000	9.00	59.70	4.20
2012	41000 C	N 20500	S 20500	9.00	54.30	3.40
2011	40000 C	N 20000	S 20000	9.00	55.00	3.30
2010	38500 C	N 19000	S 19500	10.32	57.60	3.30
2009	41000 C	N 20500	S 20500	10.24	54.47	3.90
2008	44500 C	N 22500	S 22000	10.37	58.94	4.60
2007	53500 F	N 26500	S 27000	10.16	54.76	3.80
2006	50500 C	N 25000	S 25500	10.23	54.38	3.80
2005	46000 C	N 23000	S 23000	10.30	54.10	8.40

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6025 - US 41, 500' S OF HICKORY DR, PTMS 105, LCPR 25

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2020	48000 S		0		0	9.00	52.80	5.30
2019	50000 F		0		0	9.00	53.30	3.90
2018	50261 C		0		0	9.00	53.30	5.00
2017	40500 X		0		0	9.00	53.20	4.00
2016	39500 E		0		0	9.00	56.20	4.30
2015	38500 E		0		0	9.00	54.50	3.90
2014	38000 X					9.00	54.60	3.30
2013	37500 E	N	0	S	0	9.00	59.70	3.90
2012	37000 S		0		0	9.00	53.00	4.10
2011	37000 F	N	0	S	0	9.00	53.00	3.60
2010	39114 C	N	19100	S	20014	10.18	52.96	3.50
2009	40293 C	N	19799	S	20494	10.29	54.98	4.40
2008	40670 C	N	20031	S	20639	10.44	54.81	4.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4617 - E. CARLOS BLVD., EAST OF S.R. 45 / U.S. 41

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2020	8400 E	E		W		9.00	59.30	3.90
2019	8400 F	E	4300	W	4100	9.00	53.30	3.90
2018	8400 C	E	4300	W	4100	9.00	53.30	3.90
2017	8800 T	E	4300	W	4500	9.00	53.20	4.20
2016	8600 S	E	4200	W	4400	9.00	60.30	4.40
2015	9000 F	E	4400	W	4600	9.00	55.50	4.40
2014	8600 C	E	4200	W	4400	9.00	55.20	4.40
2013	5300 S		0		0	9.00	55.00	3.30
2012	5300 F		0		0	9.00	55.30	2.90
2011	5300 C	E	0	W	0	9.00	55.20	2.80

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



# **FDOT EMAIL CORRESPONDENCE**

## Yury Bykau

---

**From:** Ted Treesh  
**Sent:** Friday, February 25, 2022 11:41 AM  
**To:** Yury Bykau  
**Subject:** FW: Permit #2020-A-192-00046 SR 45 MP 10.343 Freeland



Ted Treesh  
TR Transportation Consultants, Inc.  
2726 Oak Ridge Ct. STE 503  
Fort Myers, FL 33901  
239-278-3090 x 1 (o)  
239-278-1906 (f)  
239-292-6746 (c)  
[www.trtrans.net](http://www.trtrans.net)

**From:** Clark, Mark [mailto:Mark.Clark@dot.state.fl.us]  
**Sent:** Monday, November 22, 2021 3:58 PM  
**To:** Ted Treesh <tbt@trtrans.net>  
**Cc:** Ken Kellum <KKellum@BanksEng.com>; Schail, Leanna <Leanna.Schail@dot.state.fl.us>; tlehnert@bankseng.com; James Alsbrook <jAlsbrook@nrpgroup.com>; Pugh, Sean <Sean.Pugh@dot.state.fl.us>; Mak, Josephine <Josephine.Mak@dot.state.fl.us>  
**Subject:** RE: Permit #2020-A-192-00046 SR 45 MP 10.343 Freeland

Ted,

The project is in phase 4 review and slated to go to LET in the summer of next year, with construction expected to begin in the fall of 2022. The design plans do not include improvements for the access under review for the Freeland site, as the design plans are already in the phase 4 review, it's highly doubtful any changes can be made to the design plans without impacting the project's time scheduled. I sent over the concept design for the driveway for the Freeland parcel to the design team and they provided the list below regards impacts to the current design:

- Mast Arm 1-2 in the SW quadrant will need to be relocated.
- Mast Arm 1-1 in the NE quadrant will need to be revised to include a double-arm.
- Pedestrian poles on west leg will need to be relocated.
- Crosswalk on west leg will need to be provided.
- Traffic signal cabinet in SW quadrant will need to be relocated.
- Proposed electrical power service location will be impacted. Alternative location will need to be identified.
- Conduit and pull box locations will require adjustments.
- Work effort related to these adjustments include:
  - SUE to clear new mast arm location

- Structural design for new mast arm loadings
- Utility coordination for power service and overhead crossings

Please note this list is not all inclusive, these are the items were identified under this initial review.

*Mark Clark*  
*Access Management Specialist*  
*FDOT SWIFT SunGuide Center*  
*10041 Daniels Parkway*  
*Fort Myers, Florida 33913*  
[mark.clark@dot.state.fl.us](mailto:mark.clark@dot.state.fl.us)  
*(239) 225-1981 Office*  
*(863) 272-3366 Cell*



**From:** Ted Treesh <[tbt@trtrans.net](mailto:tbt@trtrans.net)>  
**Sent:** Friday, November 19, 2021 10:58 AM  
**To:** Clark, Mark <[Mark.Clark@dot.state.fl.us](mailto:Mark.Clark@dot.state.fl.us)>  
**Cc:** Ken Kellum <[KKellum@BanksEng.com](mailto:KKellum@BanksEng.com)>; DeBoy, Brian T <[Brian.Deboy@dot.state.fl.us](mailto:Brian.Deboy@dot.state.fl.us)>; Schaill, Leanna <[Leanna.Schaill@dot.state.fl.us](mailto:Leanna.Schaill@dot.state.fl.us)>; [tlehnert@bankseng.com](mailto:tlehnert@bankseng.com); James Alsbrook <[jAlsbrook@nrpgroup.com](mailto:jAlsbrook@nrpgroup.com)>  
**Subject:** RE: Permit #2020-A-192-00046 SR 45 MP 10.343 Freeland

Mark, attached is our plans that are coming back into FDOT in the next week or so.

How far along is the project to install a signal at this location? Will that project take into account our driveway and install the necessary traffic signal equipment to account for our connection?

Let us know. We hope to start building this this once the permit is received or soon thereafter.

Let us know.

Thanks



# **TRIP GENERATION EQUATIONS**

# Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

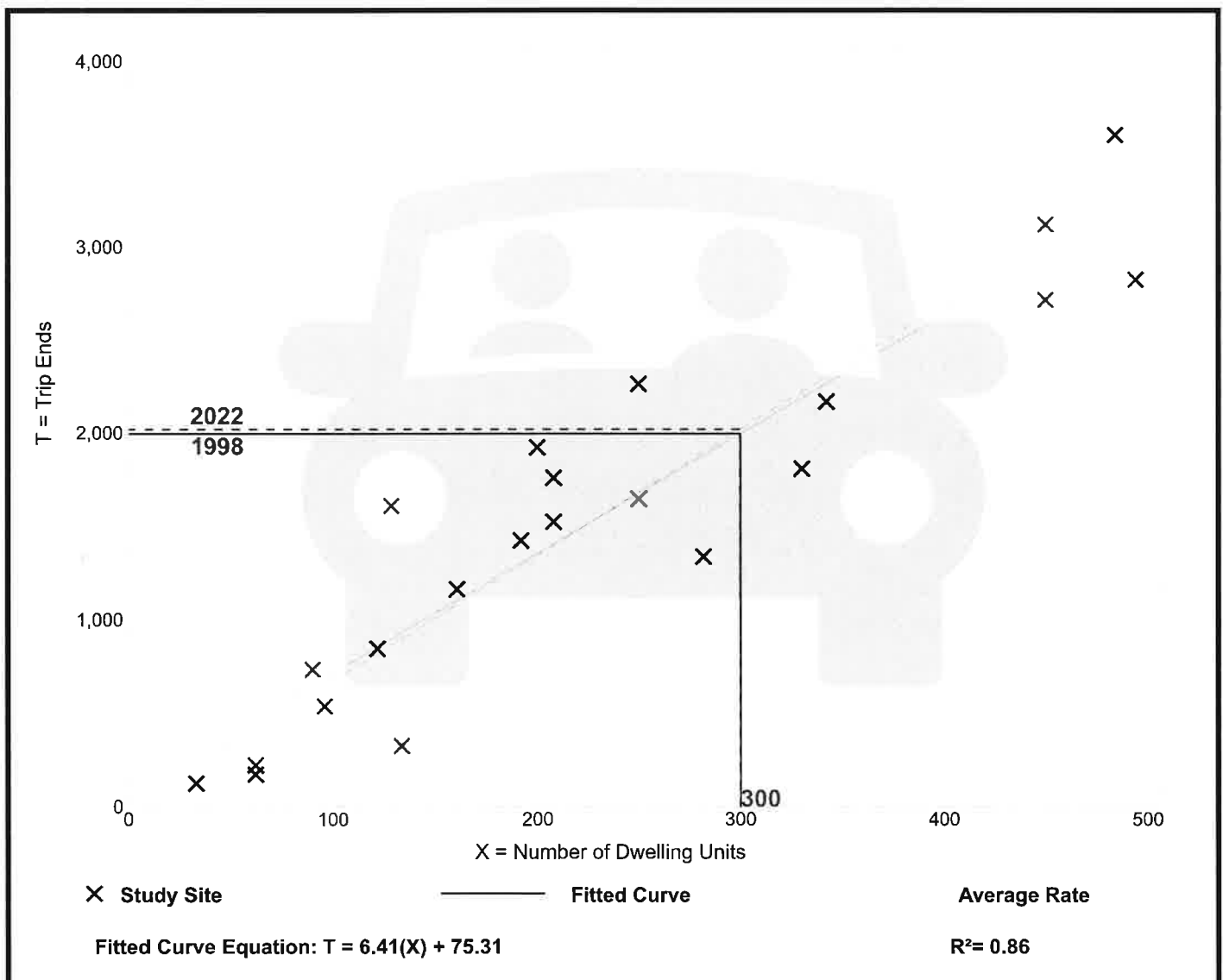
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 22  
Avg. Num. of Dwelling Units: 229  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

## Data Plot and Equation





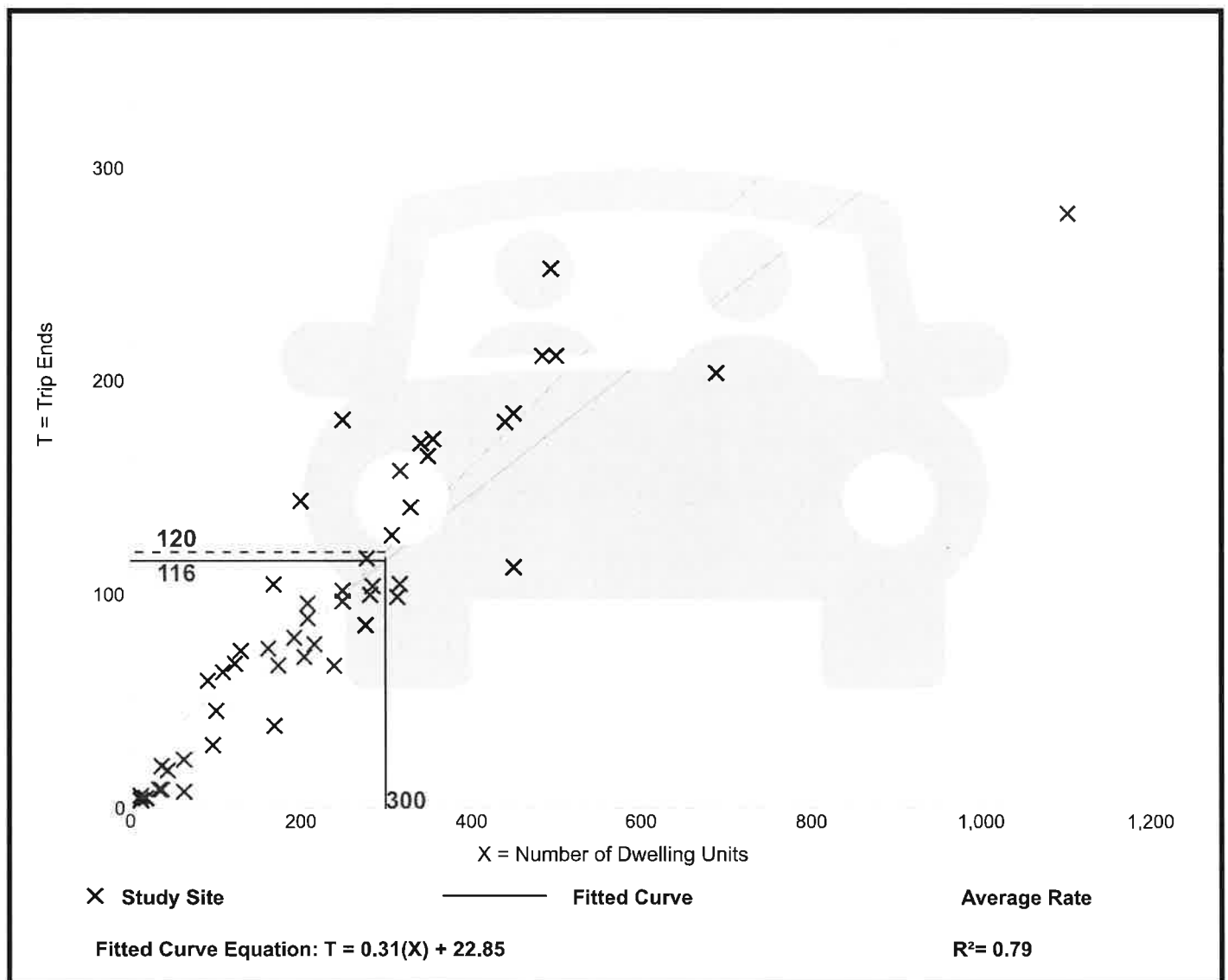
# Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 49  
 Avg. Num. of Dwelling Units: 249  
 Directional Distribution: 24% entering, 76% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

## Data Plot and Equation



# Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

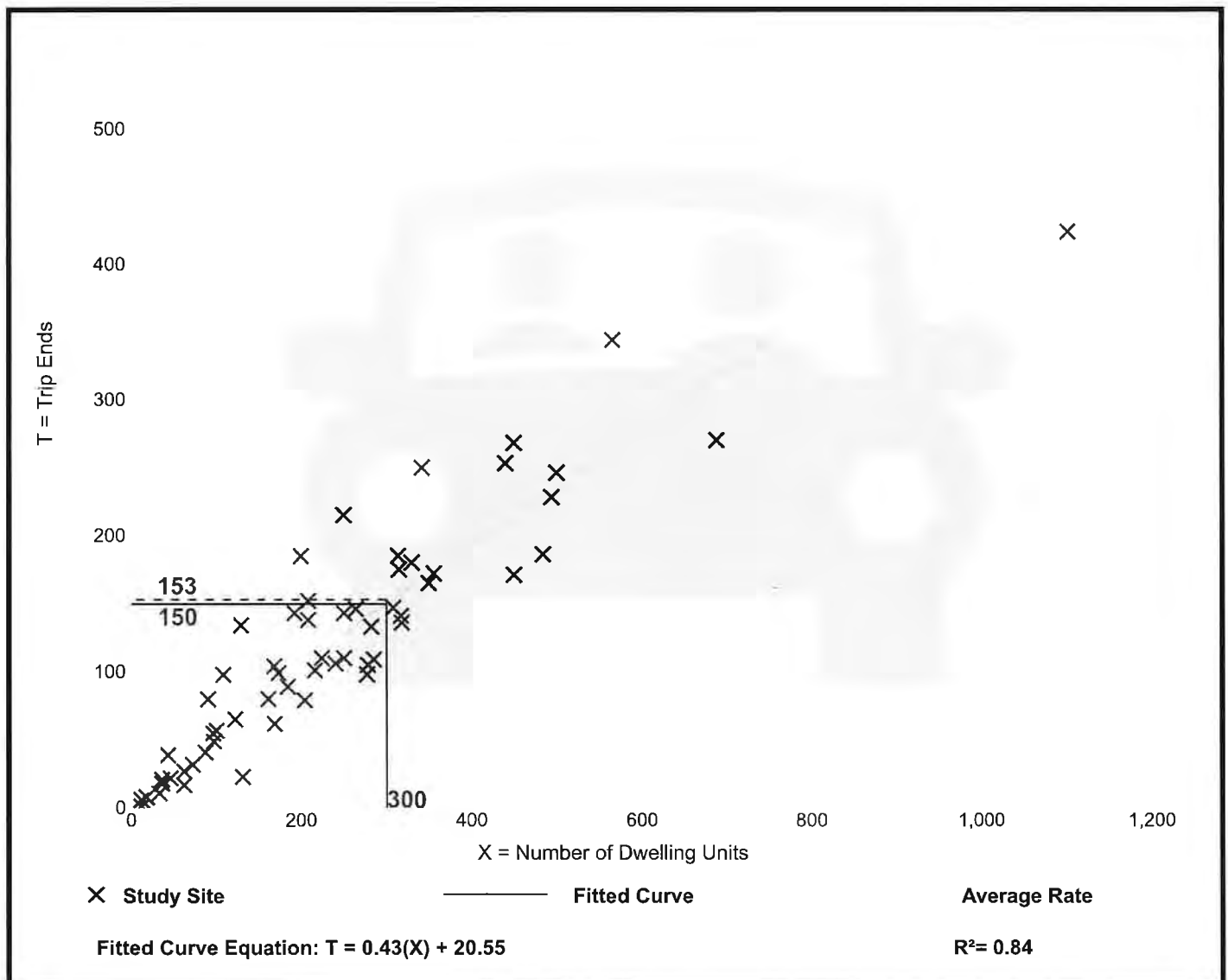
Vehicle Trip Ends vs: Dwelling Units  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban  
 Number of Studies: 59  
 Avg. Num. of Dwelling Units: 241  
 Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

## Data Plot and Equation



# Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday

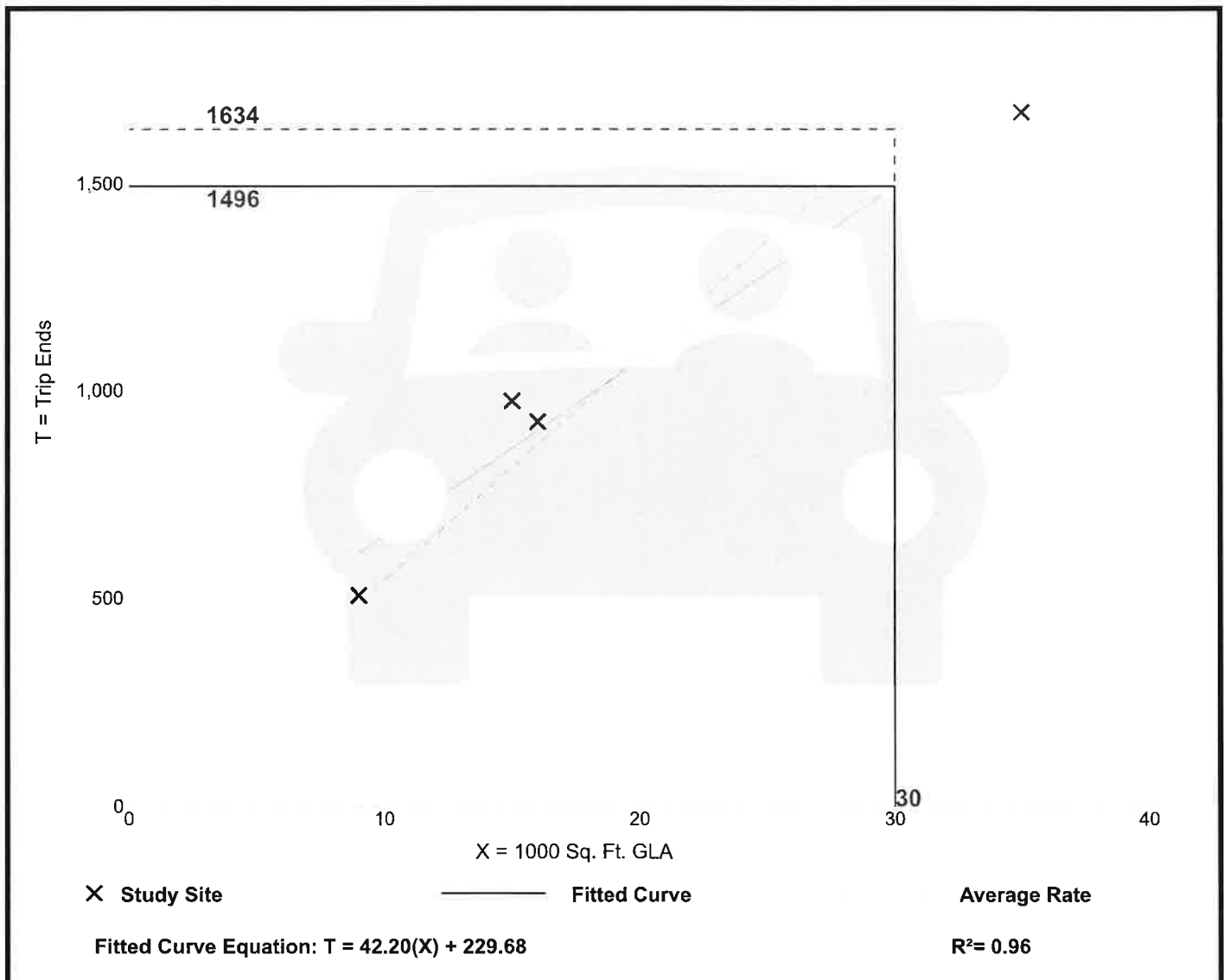
Setting/Location: General Urban/Suburban  
Number of Studies: 4  
Avg. 1000 Sq. Ft. GLA: 19  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

## Data Plot and Equation

Caution – Small Sample Size



# Strip Retail Plaza (<40k) (822)

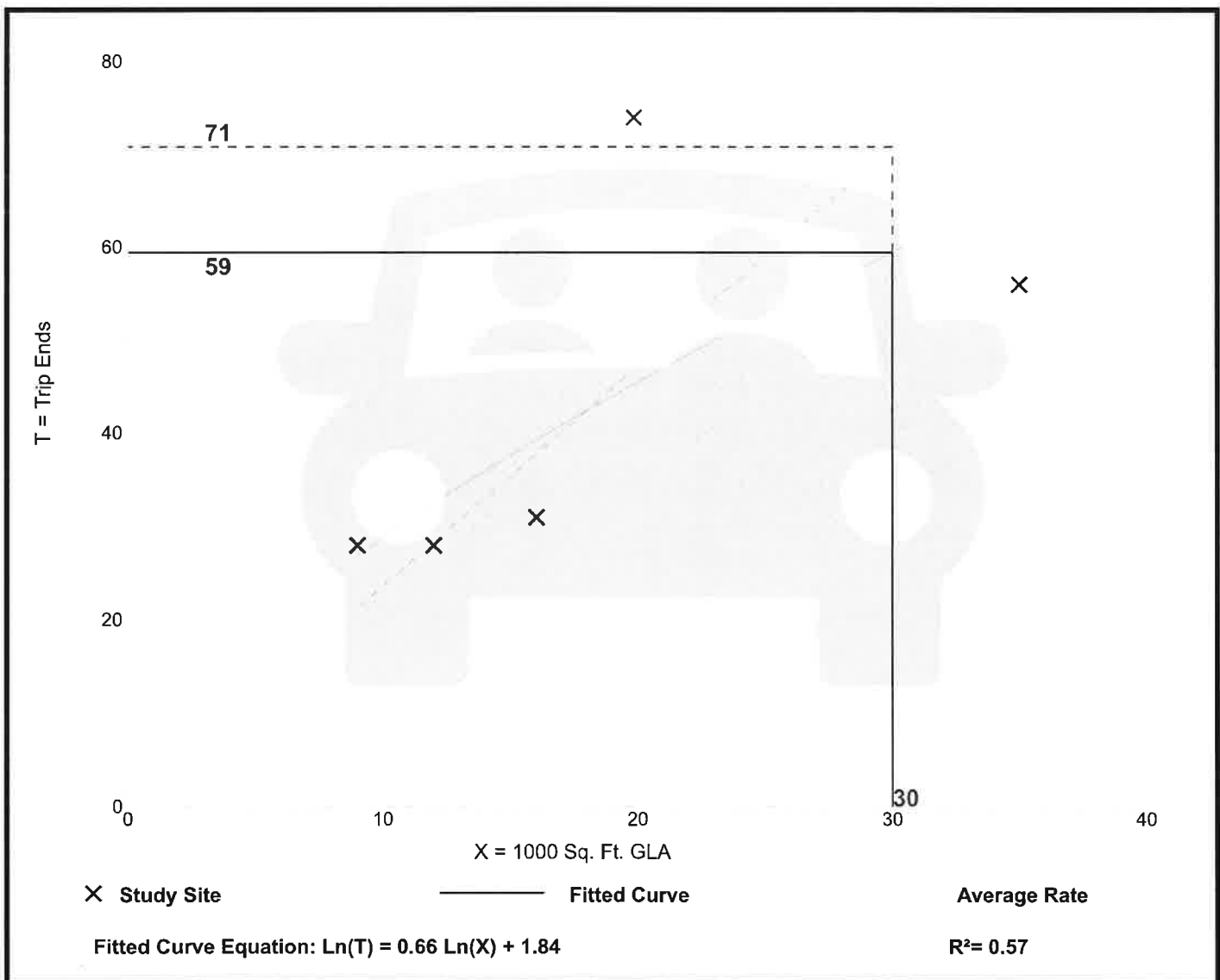
**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 5  
 Avg. 1000 Sq. Ft. GLA: 18  
 Directional Distribution: 60% entering, 40% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

## Data Plot and Equation

*Caution – Small Sample Size*



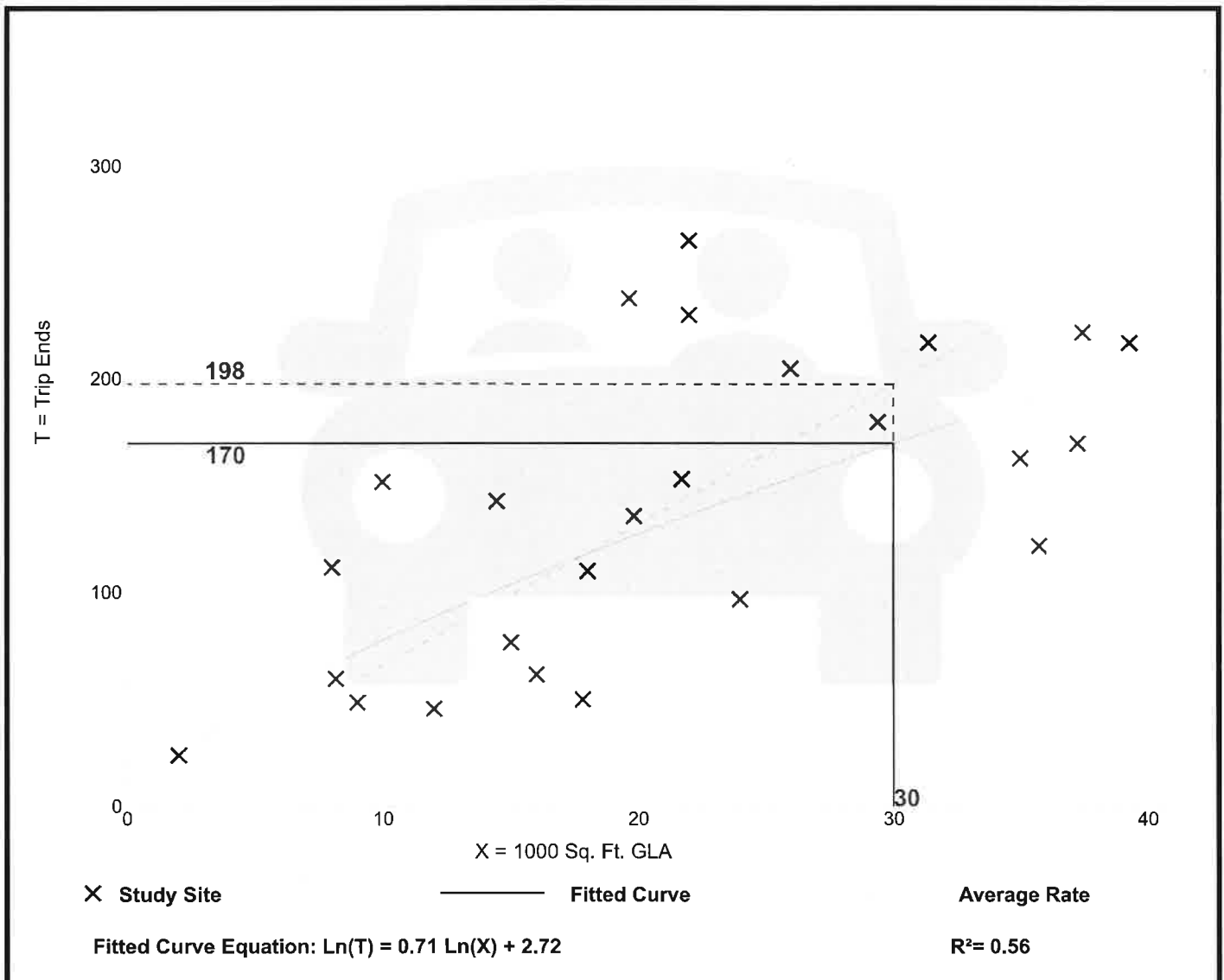
# Strip Retail Plaza (<40k) (822)

**Vehicle Trip Ends vs:** 1000 Sq. Ft. GLA  
**On a:** Weekday,  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 25  
 Avg. 1000 Sq. Ft. GLA: 21  
 Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

## Data Plot and Equation





# Mobile Home Park (240)

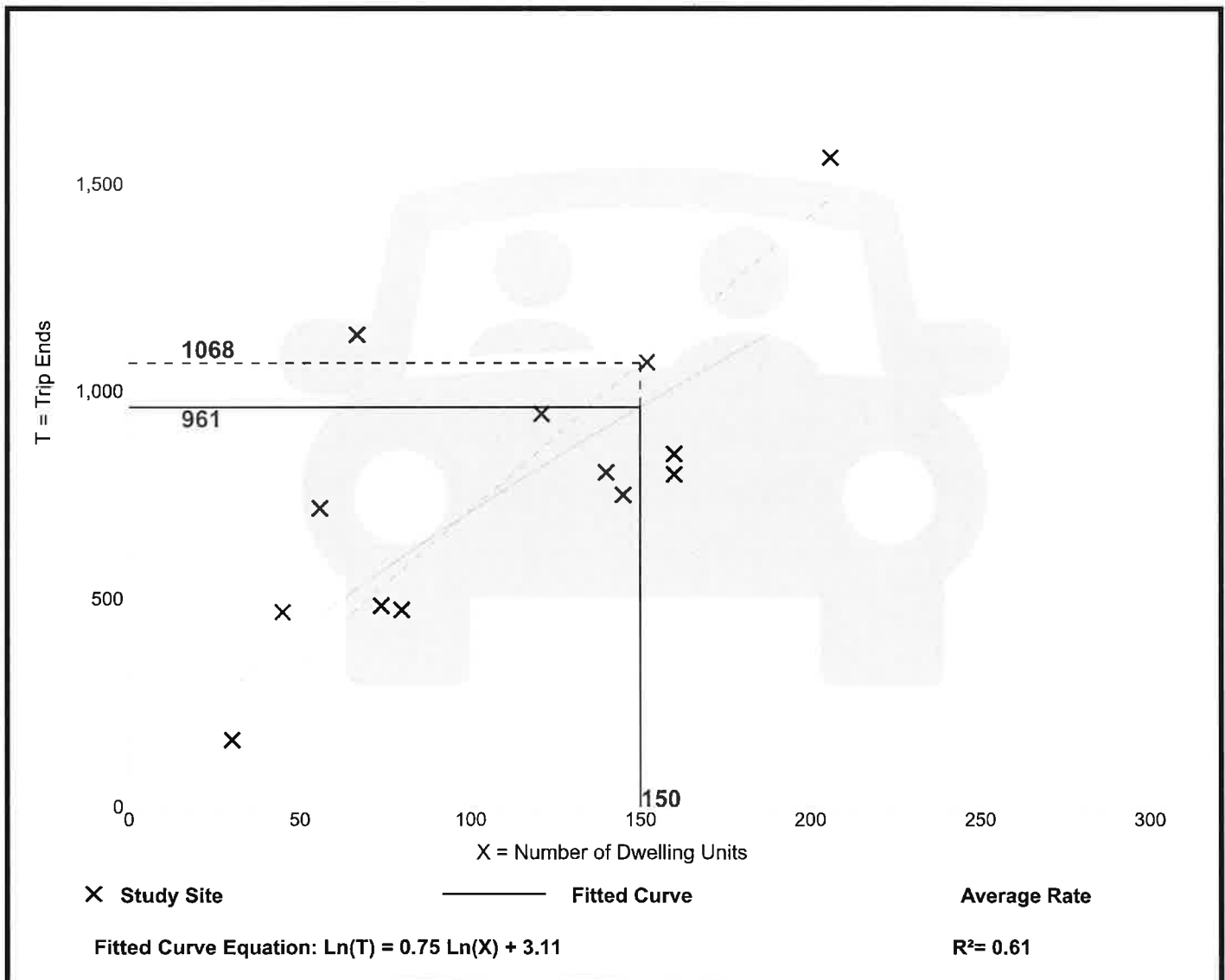
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 13  
Avg. Num. of Dwelling Units: 110  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.12	5.00 - 16.96	2.91

## Data Plot and Equation



# Mobile Home Park (240)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 9

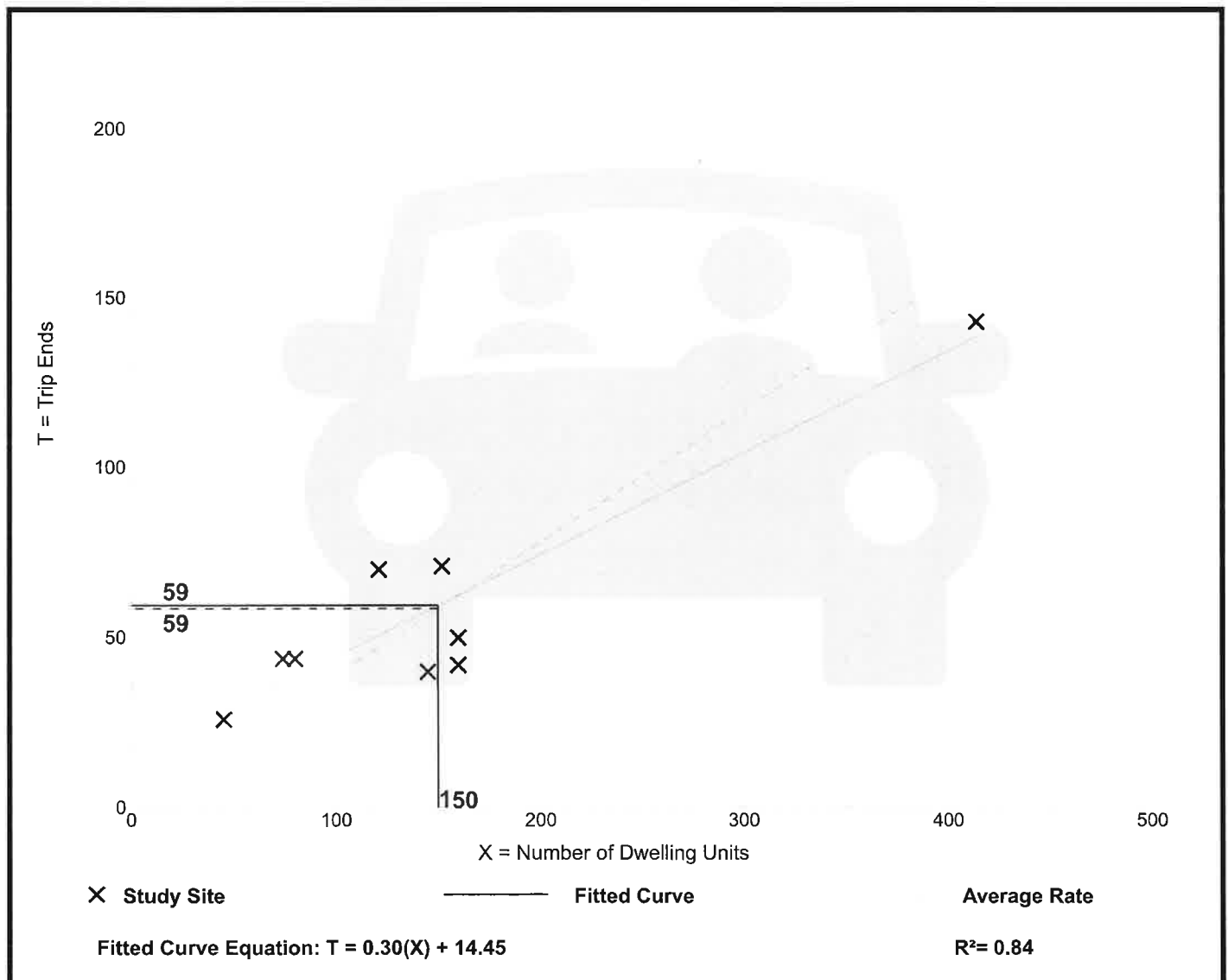
Avg. Num. of Dwelling Units: 150

Directional Distribution: 21% entering, 79% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.26 - 0.59	0.12

## Data Plot and Equation



# Mobile Home Park (240)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 9

Avg. Num. of Dwelling Units: 150

Directional Distribution: 62% entering, 38% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate

0.58

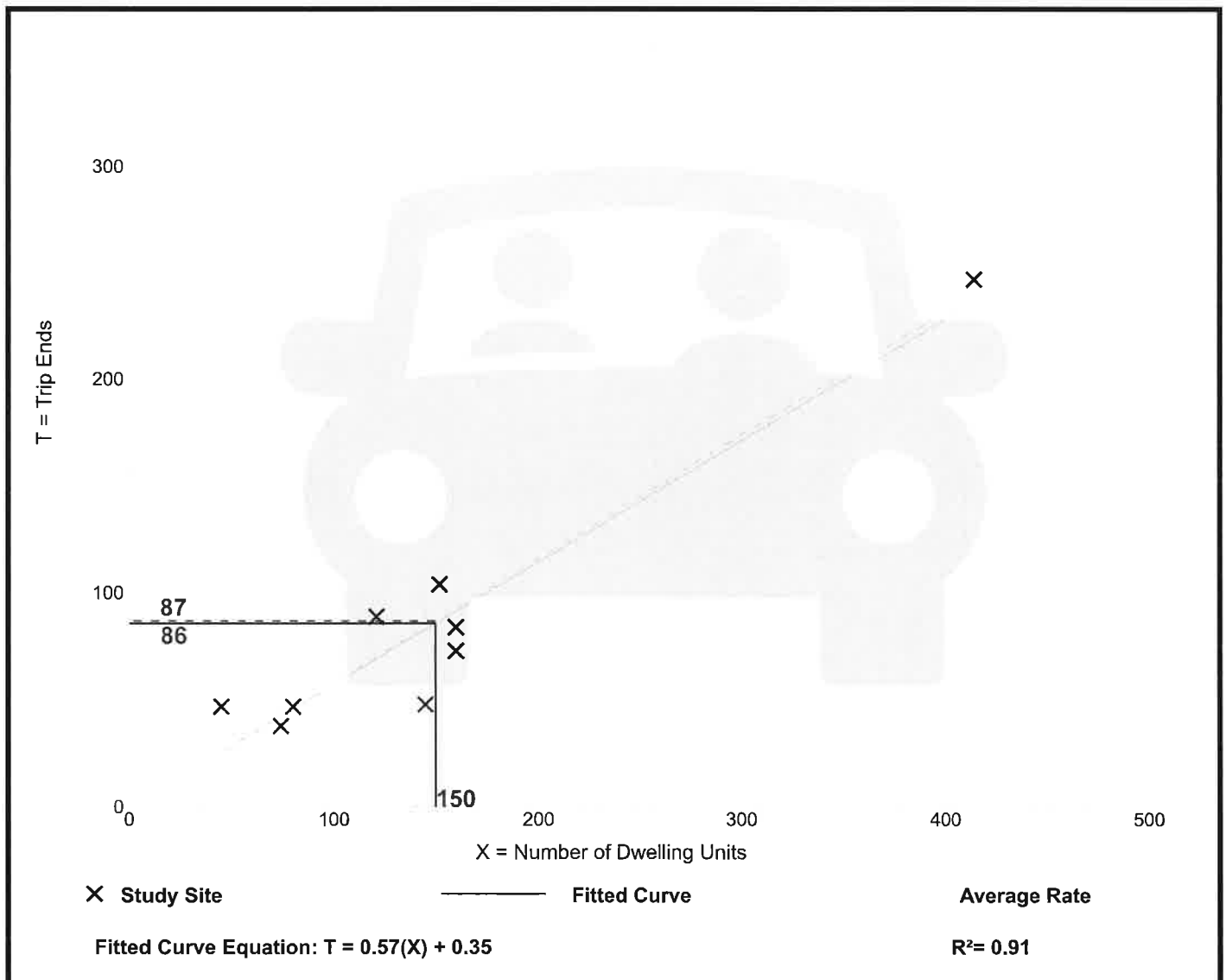
Range of Rates

0.33 - 1.04

Standard Deviation

0.15

## Data Plot and Equation



# Exhibit M17

## Letters of Determination for Adequacy/Provision

Grand Bay



Professional Engineers, Planners & Land Surveyors



**BOARD OF COUNTY COMMISSIONERS**

John E. Manning  
*District One*

March 15, 2022

Via E-Mail

Cecil L Pendergrass  
*District Two*

Jennifer Sheppard

Raymond Sandelli  
*District Three*

Banks Engineering, Inc.  
10511 Six Mile Cypress Parkway  
Fort Myers, FL 33966

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

**RE: Potable Water and Wastewater Availability  
Grand Bay, 19200 S. Tamaimi Trail  
STRAP # 20-46-25-01-00005.0000, 20-46-25-01-00004.0000,  
20-46-25-01-00004.0010, and 20-46-25-01-00006.0000**

Roger Desjarlais  
*County Manager*

Richard Wm Wesch  
*County Attorney*

Donna Marie Collins  
*County Chief  
Hearing Examiner*

Dear Ms. Sheppard:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 300 multi-family residential units and 30,000 SF of commercial with an estimated flow demand of approximately 79,500 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 Pinewood Water Treatment Plant.

Sanitary sewer service will be provided by Three Oaks Water Reclamation Facility. 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.

There are no reuse mains in the vicinity of this parcel.

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

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the





approval of all State and local regulatory agencies.

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

Sincerely,

**LEE COUNTY UTILITIES**



Mary McCormic  
Technician Senior  
239-533-8532  
UTILITIES ENGINEERING



# San Carlos Park Fire Protection and Rescue Service District

19591 Ben Hill Griffin Parkway • Fort Myers, Florida 33913-8989

Emergency 911  
Office 239.267.7525  
Fax 239.267.7505

March 10, 2022

Banks Engineering  
Ms. Stacy Ellis Hewitt, AICP  
10511 Six Mile Cypress Parkway  
Fort Myers, FL 33966

Re: Grand Bay

Dear Ms. Ellis Hewitt,

Thank you for this opportunity to inform you about our fire district. The San Carlos Park Fire Protection and Rescue Service District is one of 17 Special Fire Districts in Lee County. The Insurance Service Office (ISO) currently rates our department with a Property Protection Class (PPC) of 2/2X. The district consists of a 52 square mile area with 4 stations staffed 24/7 with 59 full time firefighters, which also provide non-transport Advanced Life Support (ALS) services and supported by an administrative staff.

The property in question, located at 19200 S. Tamiami Trail, just south of Sanibel Boulevard, on the west side of US 41, is within the jurisdiction of the San Carlos Park Fire District and is located approximately .76 miles from our station 51 located at 8013 Sanibel Boulevard, Fort Myers, FL 33967. With a response time of less than 3 minutes.

We are able to provide fire suppression and emergency medical services to the proposed development, as well as fire prevention, and public education service. If you require additional information, please do not hesitate to contact my office at (239) 267.7525. Trusting this meets with your approval, I remain,

Yours in Service,

A handwritten signature in blue ink, appearing to read "D. Cambareri", is written over a faint blue circular stamp.

David Cambareri,  
Fire Chief



# BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

March 4, 2022

Mr. David Cambareri, Fire Chief  
San Carlos Park Fire District  
19591 Ben Hill Griffin Parkway  
Fort Myers, Florida 33913

**REFERENCE: GRAND BAY - LETTER OF AVAILABILITY**  
**PROPERTY ADDRESS: 19200 S. TAMiami TRAIL & ACCESS UNDETERMINED**  
**STRAP NO.: 20-46-25-01-00005.0000 & 20-46-25-01-00004.0000**

Dear Chief Cambareri:

We are seeking an amendment to the Lee County Comprehensive Plan to add 14.77± acres of a 46.33± site into the Mixed-Use Overlay and an associated text amendment for allow Rural density to be transferred to Urban Community for the proposed Grand Bay Minor Residential Planned Development. The application is intended to extend the Mixed-Use Overlay boundary on S. Tamiami Trail across from San Carlos Boulevard intersection to the west to include two parcels to accommodate a mixture of multi-family residential and commercial uses with an associated text amendment. If approved, the request will result in a maximum increase of 45 residential dwelling units. Please find below the property information, including a property location map, for your use:

#### Property Information:

Total Acreage of Property: ±46.33	Total Acreage Included in Request: ±14.77
Total Uplands: ±13.38 ac of 14.77	Total Wetlands: ±1.39 ac of 14.77
Current Zoning: CG & MH-1	Current Future Land Use Category(ies): Urban Community & Wetlands
Area in Each Future Land Use Category: Urban Community: ±13.38 ac	Wetlands: ±1.39 ac
Existing Land Use: Vacant	

#### Calculation of maximum allowable development under current Lee Plan:

Residential Units/Density: 284 du      Commercial Intensity: ±30,000 SF

#### Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 329 du      Commercial Intensity: ±30,000 SF



As part of the approval process, Lee County requires a letter from your agency determining the adequacy/provision of existing/proposed support facilities, including fire protection with adequate response times to serve the increase in demand.

At your earliest convenience, please forward a letter verifying that the increase in demand will be adequately served. If you have any questions or I may be of further assistance, please feel free to contact me at (239) 770-2527 or shewitt@bankseng.com.

Sincerely,

**BANKS ENGINEERING**



Stacy Ellis Hewitt, AICP  
Director of Planning

SEH:jms



## Board of County Commissioners

Kevin Ruane  
District One

Cecil L Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

March 11, 2022

Stacy Hewitt  
Banks Engineering  
10511 Six Mile Cypress Pkwy., Suite 101  
Fort Myers, FL 33966

Re: Letter of Service Availability – Grand Bay

Ms. Hewitt,

I am in receipt of your letter requesting a Letter of Service Availability for Grand Bay. This property consists of four parcels located west of the intersection of US 41 and San Carlos Boulevard.

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

The primary ambulance for this location is Medic 9, located 0.9 miles east; there are three additional EMS stations within 5 miles of the proposed location. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Benjamin Abes", with a stylized flourish at the end.

Benjamin Abes  
Director, Public Safety





Professional Engineers, Planners & Land Surveyors

March 4, 2022

Lee County Department of Public Safety  
Division of Emergency Medical Services  
Benjamin Abes, Public Safety Director, EMS Chief  
2000 Main Street, Suite 100  
Fort Myers, FL 33901

**REFERENCE: GRAND BAY - LETTER OF AVAILABILITY**  
**PROPERTY ADDRESS: 19200 S. TAMIAMI TRAIL & ACCESS UNDETERMINED**  
**STRAP NO.: 20-46-25-01-00005.0000 & 20-46-25-01-00004.0000**

Dear Mr. Abes:

We are seeking an amendment to the Lee County Comprehensive Plan to add 14.77± acres of a 46.33± site into the Mixed-Use Overlay and an associated text amendment for allow Rural density to be transferred to Urban Community for the proposed Grand Bay Minor Residential Planned Development. The application is intended to extend the Mixed-Use Overlay boundary on S. Tamiami Trail across from San Carlos Boulevard intersection to the west to include two parcels to accommodate a mixture of multi-family residential and commercial uses with an associated text amendment. If approved, the request will result in a maximum increase of 45 residential dwelling units. Please find below the property information, including a property location map, for your use:

**Property Information:**

Total Acreage of Property: **±46.33**      Total Acreage Included in Request: **±14.77**  
Total Uplands: **±13.38 ac of 14.77**      Total Wetlands: **±1.39 ac of 14.77**  
Current Zoning: **CG & MH-1**      Current Future Land Use Category(ies): **Urban Community & Wetlands**  
Area in Each Future Land Use Category: **Urban Community: ±13.38 ac    Wetlands: ±1.39 ac**  
Existing Land Use: **Vacant**

**Calculation of maximum allowable development under current Lee Plan:**

Residential Units/Density: **284 du**      Commercial Intensity: **±30,000 SF**

**Calculation of maximum allowable development with proposed amendments:**

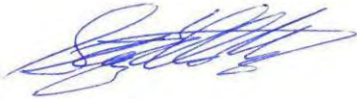
Residential Units/Density: **329 du**      Commercial Intensity: **±30,000 SF**



As part of the approval process, Lee County requires a letter from your agency determining the adequacy/provision of existing/proposed support facilities, including fire protection with adequate response times to serve the increase in demand.

At your earliest convenience, please forward a letter verifying that the increase in demand will be adequately served. If you have any questions or I may be of further assistance, please feel free to contact me at (239) 770-2527 or shewitt@bankseng.com.

Sincerely,  
**BANKS ENGINEERING**



Stacy Ellis Hewitt, AICP  
Director of Planning

SEH;jms

***Carmine Marceno***  
Sheriff



State of Florida  
County of Lee

*"Proud to Serve"*

March 7, 2022

Stacy Ellis Hewitt  
Banks Engineering  
10511 Six Mile Cypress Parkway  
Fort Myers, FL 33966

Ms. Hewitt,

The Lee County Sheriff's Office has reviewed your Lee County Comprehensive Plan amendment request to add 14.77 +/- acres of a 46.33 +/- site into the Mixed Use Overlay and an associated text amendment for Rural density to be transferred to Urban Community for the proposed Grand Bay Minor Residential Planned Development.

The proposed change would increase the number of residential dwelling units from 284 to 329 and maintain commercial development at 30,000 square feet. This proposed change will not impact our ability to provide law enforcement services to this community.

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

Please contact Community Response Unit Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,

  
Chris Reeves  
Major, Patrol Bureau



*"The Lee County Sheriff's Office is an Equal Opportunity Employer"*  
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000





Professional Engineers, Planners & Land Surveyors

March 4, 2022

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

**REFERENCE: GRAND BAY - LETTER OF AVAILABILITY**  
**PROPERTY ADDRESS: 19200 S. TAMIAMI TRAIL & ACCESS UNDETERMINED**  
**STRAP NO.: 20-46-25-01-00005.0000 & 20-46-25-01-00004.0000**

Dear Mr. Nelson:

We are seeking an amendment to the Lee County Comprehensive Plan to add 14.77± acres of a 46.33± site into the Mixed-Use Overlay and an associated text amendment for allow Rural density to be transferred to Urban Community for the proposed Grand Bay Minor Residential Planned Development. The application is intended to extend the Mixed-Use Overlay boundary on S. Tamiami Trail across from San Carlos Boulevard intersection to the west to include two parcels to accommodate a mixture of multi-family residential and commercial uses with an associated text amendment. If approved, the request will result in a maximum increase of 45 residential dwelling units. Please find below the property information, including a property location map, for your use:

**Property Information:**

Total Acreage of Property: ±46.33      Total Acreage Included in Request: ±14.77  
Total Uplands: ±13.38 ac of 14.77      Total Wetlands: ±1.39 ac of 14.77  
Current Zoning: CG & MH-1      Current Future Land Use Category(ies): Urban Community & Wetlands  
Area in Each Future Land Use Category: Urban Community: ±13.38 ac      Wetlands: ±1.39 ac  
Existing Land Use: Vacant

**Calculation of maximum allowable development under current Lee Plan:**

Residential Units/Density: 284 du      Commercial Intensity: ±30,000 SF

**Calculation of maximum allowable development with proposed amendments:**

Residential Units/Density: 329 du      Commercial Intensity: ±30,000 SF

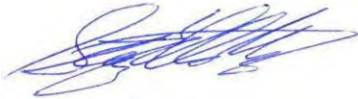


As part of the approval process, Lee County requires a letter from your agency determining the adequacy/provision of existing/proposed support facilities, including fire protection with adequate response times to serve the increase in demand.

At your earliest convenience, please forward a letter verifying that the increase in demand will be adequately served. If you have any questions or I may be of further assistance, please feel free to contact me at (239) 770-2527 or shewitt@bankseng.com.

Sincerely,

**BANKS ENGINEERING**



Stacy Ellis Hewitt, AICP  
Director of Planning

SEH;jms





## Board of County Commissioners

Kevin Ruane  
District One

March 7, 2022

Cecil L Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

Banks Engineering  
Attn: Stacy Ellis Hewitt, Director of Planning  
10511 Six Mile Cypress Parkway  
Fort Myers, FL 33966

RE: Grand Bay – Letter of Availability 19200 S. Tamiami Trail & Access Undetermined

Request for Letter of Service Availability

Dear Ms. Hewitt:

The Lee County Solid Waste Department is capable of providing solid waste collection service for Parcel 20-46-25-01-00005.0000 & 20-46-25-01-00004.0000. Disposal of the solid waste generated from the multi-family residential and commercial units will be performed at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

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

Garbage and recycling collections require the commercial owner the Management Company to secure a service agreement for the collection and an agreement for the lease of waste containers from the County's MSW and Recycling Collection Franchise Hauler.

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

Sincerely,

*Justin Lighthall*

Justin Lighthall  
Public Utilities Manager



Professional Engineers, Planners & Land Surveyors

March 4, 2022

Mrs. Brigitte Kantor, Public Utilities Manager  
Lee County Solid Waste Division  
P.O Box 398  
Fort Myers, Florida 33902-0398

**REFERENCE: GRAND BAY - LETTER OF AVAILABILITY**  
**PROPERTY ADDRESS: 19200 S. TAMIAMI TRAIL & ACCESS UNDETERMINED**  
**STRAP NO.: 20-46-25-01-00005.0000 & 20-46-25-01-00004.0000**

Dear Mrs. Kantor:

We are seeking an amendment to the Lee County Comprehensive Plan to add 14.77± acres of a 46.33± site into the Mixed-Use Overlay and an associated text amendment for allow Rural density to be transferred to Urban Community for the proposed Grand Bay Minor Residential Planned Development. The application is intended to extend the Mixed-Use Overlay boundary on S. Tamiami Trail across from San Carlos Boulevard intersection to the west to include two parcels to accommodate a mixture of multi-family residential and commercial uses with an associated text amendment. If approved, the request will result in a maximum increase of 45 residential dwelling units. Please find below the property information, including a property location map, for your use:

**Property Information:**

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Total Uplands: **±13.38 ac of 14.77**      Total Wetlands: **±1.39 ac of 14.77**  
Current Zoning: **CG & MH-1**      Current Future Land Use Category(ies): **Urban Community & Wetlands**  
Area in Each Future Land Use Category: **Urban Community: ±13.38 ac    Wetlands: ±1.39 ac**  
Existing Land Use: **Vacant**

**Calculation of maximum allowable development under current Lee Plan:**

Residential Units/Density: **284 du**      Commercial Intensity: **±30,000 SF**

**Calculation of maximum allowable development with proposed amendments:**

Residential Units/Density: **329 du**      Commercial Intensity: **±30,000 SF**



As part of the approval process, Lee County requires a letter from your agency determining the adequacy/provision of existing/proposed support facilities, including fire protection with adequate response times to serve the increase in demand.

At your earliest convenience, please forward a letter verifying that the increase in demand will be adequately served. If you have any questions or I may be of further assistance, please feel free to contact me at (239) 770-2527 or shewitt@bankseng.com.

Sincerely,

**BANKS ENGINEERING**



Stacy Ellis Hewitt, AICP  
Director of Planning

SEH;jms

Kevin Ruane  
*District One*

March 10, 2022

Cecil L. Pendergrass  
*District Two*

Stacy Ellis Hewitt, AICP  
Banks Engineering  
10511 Six Mile Cypress Pkwy  
Fort Myers, FL 33966

Ray Sandelli  
*District Three*

Brian Hamman  
*District Four*

**RE: Grand Bay - Letter of Service Availability**  
**Property Address: 19200 S. Tamiami Trail & Access Undetermined**  
**STRAP NO.: 20-46-25-01-00005.0000 & 20-46-25-01-00004.0000**

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Ms. Hewitt,

Richard Wesch  
*County Attorney*

Donna Marie Collins  
*County Hearing Examiner*

LeeTran has reviewed your request for service availability in regards to a proposed Comprehensive Plan Amendment. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), the following has been determined:

- Subject area is within one-quarter mile, and adjacent of a fixed-route corridor
- Closest bus stop, #11744 is within one-quarter mile of the subject parcels
- The 2016 TDP does identify the need for enhanced or additional transit services in the area

Proposed future development does not currently meet applicability outlined in Sec. 10-442 and Sec. 10-443. Developer will not be required to connect to and improve transit facilities because planning action does not trigger relevant Lee County Land Development Code.

If transit services have been modified within one-quarter mile of the subject parcels at time of a DO or LDO type D submittal, necessary improvements will be determined at that time.

Attached is a map of our route serves in relation to the subject parcels. If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or [jpuente@leegov.com](mailto:jpuente@leegov.com).

Sincerely,


*Jorge J Puente*

Jorge J Puente, Transit Service Planner  
Lee County Transit



# Development Review

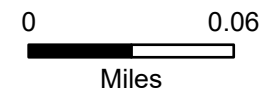
## LOSA Proposed Development Grand Bay

-  Bus Stops
-  Bus Routes
-  Development Review



Closest bus routes to proposed development are routes 140 & 240

Closest bus stop to proposed development is #11744







Professional Engineers, Planners & Land Surveyors

March 4, 2022

Mr. Jorge Puente, Transit Service Planner  
LeeTran  
3401 Metro Parkway  
Fort Myers, Florida 33901

**REFERENCE: GRAND BAY - LETTER OF AVAILABILITY**  
**PROPERTY ADDRESS: 19200 S. TAMIAMI TRAIL & ACCESS UNDETERMINED**  
**STRAP NO.: 20-46-25-01-00005.0000 & 20-46-25-01-00004.0000**

Dear Mr. Puente:

We are seeking an amendment to the Lee County Comprehensive Plan to add 14.77± acres of a 46.33± site into the Mixed-Use Overlay and an associated text amendment for allow Rural density to be transferred to Urban Community for the proposed Grand Bay Minor Residential Planned Development. The application is intended to extend the Mixed-Use Overlay boundary on S. Tamiami Trail across from San Carlos Boulevard intersection to the west to include two parcels to accommodate a mixture of multi-family residential and commercial uses with an associated text amendment. If approved, the request will result in a maximum increase of 45 residential dwelling units. Please find below the property information, including a property location map, for your use:

**Property Information:**

Total Acreage of Property: **±46.33**      Total Acreage Included in Request: **±14.77**  
Total Uplands: **±13.38 ac of 14.77**      Total Wetlands: **±1.39 ac of 14.77**  
Current Zoning: **CG & MH-1**      Current Future Land Use Category(ies): **Urban Community & Wetlands**  
Area in Each Future Land Use Category: **Urban Community: ±13.38 ac    Wetlands: ±1.39 ac**  
Existing Land Use: **Vacant**

**Calculation of maximum allowable development under current Lee Plan:**

Residential Units/Density: **284 du**      Commercial Intensity: **±30,000 SF**

**Calculation of maximum allowable development with proposed amendments:**

Residential Units/Density: **329 du**      Commercial Intensity: **±30,000 SF**

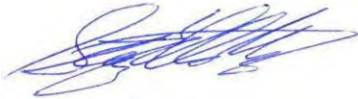


As part of the approval process, Lee County requires a letter from your agency determining the adequacy/provision of existing/proposed support facilities, including fire protection with adequate response times to serve the increase in demand.

At your earliest convenience, please forward a letter verifying that the increase in demand will be adequately served. If you have any questions or I may be of further assistance, please feel free to contact me at (239) 770-2527 or shewitt@bankseng.com.

Sincerely,

**BANKS ENGINEERING**



Stacy Ellis Hewitt, AICP  
Director of Planning

SEH;jms



## THE SCHOOL DISTRICT OF LEE COUNTY

**Linda Jo Sanders**

Operations Coordinator

2855 Colonial Boulevard, Fort Myers, FL 33966 | O: 239.335.1473 C: 239.738.6084

March 9, 2022

Banks Engineering  
Jennifer Sheppard  
Permitting Manager & Planner  
10511 Six Mile Cypress Pkwy Ste 101  
Fort Myers, FL 33966

RE: Grand Bay Amendment

Dear Ms. Sheppard,

This letter is in response to your request for concurrency review dated March 7, 2022 for the subject property captioned above and within, in regard to student capacity impact.

This development is a request for up to 45 Multi-family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is 0.116 and further broken down by grade level into the following, 0.058 for elementary, 0.028 for middle and 0.03 for high. An approximate 5 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. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

Thank you and if I may be of further assistance, please contact me at 239-335-1473.

Sincerely,

*LJ Sanders*

Linda Jo Sanders

Operations Coordinator

## LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

**REVIEWING AUTHORITY** Lee County School District  
**NAME/CASE NUMBER** Grand Bay  
**OWNER/AGENT** Banks Engineering, /Freeland FL Holdings LLC  
**ITEM DESCRIPTION** Extension of Mixed Use Plan CG & MH1 to RPD & CPD

**LOCATION** 20-46-25-01-00004.0000, 20-46-25-01-00005.0000  
**ACRES**  
**CURRENT FLU** Urban Community & Wet Lands  
**CURRENT ZONING** CG & MH1

**PROPOSED DWELLING UNITS BY TYPE**

Single Family	Multi Family	Mobile Home
	45	0

**STUDENT GENERATION**

Student Generation Rates			
SF	MF	MH	Projected Students
Elementary School	0.149	0.058	2.61
Middle School	0.071	0.028	1.26
High School	0.077	0.03	1.35

Source: Lee County School District, September 8, 2018 letter

**CSA SCHOOL NAME 2022/23**

	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	14,234	14,026	208	3	205	99%	
South CSA, Middle	7,293	6,912	381	1	380	95%	
South CSA, High	9,536	8,492	1,044	1	1043	89%	

(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: Linda Jo Sanders, Operations Coordinator



Professional Engineers, Planners & Land Surveyors

March 4, 2022

Mrs. Kathie Ebaugh, Director, Planning Growth & Capacity  
The School District of Lee County  
2855 Colonial Boulevard  
Fort Myers, Florida 33966

**REFERENCE: GRAND BAY - LETTER OF AVAILABILITY**  
**PROPERTY ADDRESS: 19200 S. TAMIAMI TRAIL & ACCESS UNDETERMINED**  
**STRAP NO.: 20-46-25-01-00005.0000 & 20-46-25-01-00004.0000**

Dear Mrs. Ebaugh:

We are seeking an amendment to the Lee County Comprehensive Plan to add 14.77± acres of a 46.33± site into the Mixed-Use Overlay and an associated text amendment for allow Rural density to be transferred to Urban Community for the proposed Grand Bay Minor Residential Planned Development. The application is intended to extend the Mixed-Use Overlay boundary on S. Tamiami Trail across from San Carlos Boulevard intersection to the west to include two parcels to accommodate a mixture of multi-family residential and commercial uses with an associated text amendment. If approved, the request will result in a maximum increase of 45 residential dwelling units. Please find below the property information, including a property location map, for your use:

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At your earliest convenience, please forward a letter verifying that the increase in demand will be adequately served. If you have any questions or I may be of further assistance, please feel free to contact me at (239) 770-2527 or shewitt@bankseng.com.

Sincerely,

**BANKS ENGINEERING**



Stacy Ellis Hewitt, AICP  
Director of Planning

SEH;jms

# Exhibits M18 & T9-T10

## State Policy Plan & Regional Policy Plan

Grand Bay



Professional Engineers, Planners & Land Surveyors



Professional Engineers, Planners & Land Surveyors

**Grand Bay Comprehensive Plan Amendment  
State Policy Plan and Regional Policy Plan  
Exhibit M18**

**State Policy Plan**

There are no State Policy Plan goals, strategies, actions or policies which are relevant to this plan amendment.

**Regional Policy Plan**

There are no Regional Policy Plan goals, strategies, actions or policies which are relevant to this plan amendment.

# Exhibit M19

## Justification of Proposed Amendment

Grand Bay



Professional Engineers, Planners & Land Surveyors



Professional Engineers, Planners & Land Surveyors

## **Grand Bay Comprehensive Plan Amendment Justification of Proposed Amendment Exhibit M19**

The applicant is requesting to amend Lee Plan Map 1-C to allow the Mixed Use Overlay to be extended to the west to include  $\pm 14.77$  acres located at the northwest corner of the intersection of Santa Maria Street and S. Tamiami Trail (US 41) across from its intersection with San Carlos Boulevard and amend Future Land Use Element Policy 5.1.10.3 to revise the timing requirement for single ownership of property that is divided into two or more land use categories. The subject  $14.77\pm$  acres is the eastern portion of the  $46.33\pm$  acre overall project site which consists of four parcels separated by a 30-foot platted right-of-way.

The Mixed Use Overlay is currently located to the east of the subject property along the eastern side of S. Tamiami Trail/US 41 from The Village of Estero boundary just north of Vintage Parkway north to Park Road. North of Park Road, the Mixed Use Overlay is on both sides of S. Tamiami Trail until intersection with Miami Street south of Island Park Road.

The surrounding area provides commercial uses and various residential options primarily mobile homes, recreational vehicle park, single-family with some multi-family approved to the south. The Map Amendment allows the clustered mixed use development with the commercial acreage included in density (increase of 45 dwelling units) and the Text Amendment allows the western portion of the overall Parcel that lies within the Rural future land use category to be transferred to the Urban Community portion allowing the Rural uplands to be preserved. The maximum residential density that could then be requested is 329 dwelling units. The proposed development will provide additional clustered density with additional commercial and multi-family uses at the intersection of an arterial (S. Tamiami Trail/US 41) and major collector (San Carlos Boulevard) that is proposed for a traffic signal.

The intent of the Mixed Use Overlay is to identify locations within Lee County that facilitate mixed use development and accommodate future growth in proximity to public transportation; various commercial and residential centers; educational facilities; and recreational opportunities. Proposed expansion of the Mixed Use Overlay depends upon a number of criteria outlined in Policy 11.2.1 including proximity of transit routes, enabling continued pedestrian and automobile connections, location within specific future land use categories, adequate public facilities and infrastructure, and not intruding into predominately single-family residential neighborhoods. The subject property, being located on Lee Tran routes 240, 600 and 140-Sunday, in the Urban Community future land use category and its proximity to several properties within the Mixed Use Overlay and existing public facilities, serves to facilitate continued opportunities for infill clustered development. While the  $14.77\pm$  acres abuts approximately 20 mobile home lots within Shelter Pines Mobile Home Village to the north, the site is not located in a predominantly single family neighborhood. The subject property and the



properties to the north and south have existing commercial zoning along the S. Tamiami Trail/US 41 frontage. The property to the south that has been approved for multi-family development since 2005 which abuts MH-2 zoning with Shady Acres RV Travel Park. The request is consistent with Policy 11.2.1.

The Lee Plan encourages mixed use development at certain urban locations throughout the county and provides direction and guidelines to allow for expansion of the Mixed Use Overlay. The Lee Plan Analysis submitted with the application demonstrates that the proposed requests are consistent with these Policies and guidelines as a result of the subject property:

- Being within the Urban Community future land use category
- Abutting the Mixed Use Overlay to the east
- Abutting multiple existing transit routes
- Having adequate urban services and infrastructure available
- Providing pedestrian and vehicular connectivity to adjacent uses
- Encouraging the use of bonus density
- Promoting infill development utilizing non-residential uses in density calculations

The applicant is also requesting to amend Policy 5.1.10.3 to revise the timing requirement for single ownership of property that is divided into two or more land use categories to clarify the language. The overall subject property has been in the same family ownership since 1968 by various individuals or organizations, but same underlying family ownership of the Freeland's. Literal interpretation of this Policy language would not allow the transfer of 20 dwelling units from the Rural lands abutting a state preserve to the Urban Community lands to the east allowing preservation of the western 29± acres of the site which is above and beyond LDC requirements. The portion of the Policy requested to be changed was added at the end of the review process and resulted in this unintended impact on the subject property. The requested language ensures that the subject property is under single-ownership at the time of planned development application so that density and intensity can be property allocated at the time of zoning and not be affected if future potential outparcels change ownership during or after development. The main purpose of the 3<sup>rd</sup> requirement in this policy is to clarify that properties divided by barriers such as the Caloosahatchee River are not contiguous. The requested clarification will promote sound planning by allowing properties to cluster development and preserve natural resources.

In conclusion, the application meets the criteria to be included in the Mixed Use Overlay and provides further clarification of the intent of Policy 5.1.10. The proposed Map and Text Amendments are consistent with and further the Goals, Objectives and Policies of the Lee Plan.

## Exhibit M20

# Planning Communities/ Community Plan Area Requirements

Grand Bay



Professional Engineers, Planners & Land Surveyors



Professional Engineers, Planners & Land Surveyors

**Grand Bay Comprehensive Plan Amendment  
Planning Communities/Community Plan Area Requirements  
Exhibit M20**

The site is within the San Carlos Planning Community which does not have an adopted Community Plan and does not have any Planning Communities/Community Plan Area requirements.

# Exhibit T1

## Text Amendment Application

Grand Bay



Professional Engineers, Planners & Land Surveyors



# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

**Project Name:** Grand Bay

**Project Description:** Text amendment to Policy 5.1.10.3 to revise timing requirement for single ownership of property that is divided into two or more land use categories.

**State Review Process:**  State Coordinated Review  Expedited State Review  Small-Scale Text\*

\*Must be directly related to the implementation of small-scale map amendment as required by Florida Statutes.

**APPLICANT – PLEASE NOTE:**  
**A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION.**

Submit 3 copies of the complete application and amendment support documentation, including maps, to the Lee County Department of Community Development.

Once staff has determined that the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

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

**1. Name of Applicant:** Grand Bay Ft Myers MF LLC  
Address: c/o Banks Engineering, ATTN: Stacy Ellis Hewitt, 10511 Six Mile Cypress Parkway  
City, State, Zip: Fort Myers, FL 33966  
Phone Number: c/o 239-770-2527/239-939-5490 E-mail: c/o shewitt@bankseng.com

**3. Property Information:** Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment. The timing of single ownership of properties that are divided into two or more future land use categories will be tied to the time of planned development application which is more appropriate than a historical date.

**4a. Does the proposed change affect any of the following areas?**

If located in one of the following areas, provide an analysis of the change to the affected area.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Public Acquisition<br>[Map 1-D]       | <input type="checkbox"/> Southeast Lee County Residential<br>Overlay [Map 2-D] | <input type="checkbox"/> Urban Reserve [Map 1-D]                              |
| <input type="checkbox"/> Agricultural Overlay<br>[Map 1-G]     | <input checked="" type="checkbox"/> Mixed Use Overlay<br>[Map 1-C]             | <input type="checkbox"/> Water-Dependent Overlay<br>[Map 1-H]                 |
| <input type="checkbox"/> Airport Mitigation Lands<br>[Map 1-D] | <input type="checkbox"/> Community Planning Areas<br>[Map 2-A]                 | <input type="checkbox"/> Private Recreational Facilities<br>Overlay [Map 1-F] |
| <input type="checkbox"/> Airport Noise Zones<br>[Map 1-E]      |  |   |



**4b. 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 [Lee Plan Goal 17].

- N/A
- Bayshore [Goal 18]
- Boca Grande [Goal 19]
- Buckingham [Goal 20]
- Caloosahatchee Shores [Goal 21]
- Olga [Goal 22]
- Captiva [Goal 23]
- Greater Pine Island [Goal 24]
- Lehigh Acres [Goal 25]
- North Captiva [Goal 26]
- NE Lee County [Goal 27]
- Alva [Goal 28]
- North Olga [Goal 29]
- North Fort Myers [Goal 30]
- Page Park [Goal 31]
- San Carlos Island [Goal 32]
- Southeast Lee County [Goal 33]
- Tice [Goal 34]

**Public Facilities Impacts**

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

1. **Traffic Circulation Analysis:** Provide an analysis of the effect of the change on the Financially Feasible Transportation Plan/Map 3-A (20-year horizon) and on the Capital Improvements Element (5-year horizon).
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

**Environmental Impacts**

Provide an overall analysis of potential environmental impacts (positive and negative).

**Historic Resources Impacts**

Provide an overall analysis of potential historic impacts (positive and negative).

**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. 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 goals and policies, and Strategic Regional Policy Plan goals, strategies, 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.

**SUBMITTAL REQUIREMENTS**

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

**MINIMUM SUBMITTAL ITEMS**

<input checked="" type="checkbox"/> Completed application (Exhibit – T1)
<input checked="" type="checkbox"/> Filing Fee (Exhibit – T2)
<input checked="" type="checkbox"/> Pre-Application Meeting (Exhibit – T3)
<input checked="" type="checkbox"/> Proposed text changes (in strike through and underline format) (Exhibit – T4)
<input checked="" type="checkbox"/> Analysis of impacts from proposed changes (Exhibit – T5)
<input checked="" type="checkbox"/> Lee Plan Analysis (Exhibit – T6)
<input checked="" type="checkbox"/> Environmental Impacts Analysis (Exhibit – T7)
<input checked="" type="checkbox"/> Historic Resources Impacts Analysis (Exhibit – T8)
<input checked="" type="checkbox"/> State Policy Plan Analysis (Exhibit – T9)
<input checked="" type="checkbox"/> Strategic Regional Policy Plan Analysis (Exhibit – T10)

## Exhibit T3

# Pre-Application Meeting

Grand Bay



Professional Engineers, Planners & Land Surveyors



Professional Engineers, Planners & Land Surveyors

## **Grand Bay Comprehensive Plan Amendment**

### **Pre-Application Meeting/Teleconference Minutes EXHIBIT T3**

**Date:** February 22, 2022 at 11:00 a.m.

**County Staff:** Mikki Rozdolski, Brandon Dunn, Becky Sweigert, Joseph Adams

**Applicant Representatives:** Tom Lehnert, Stacy Ellis Hewitt, Steve Hartsell

Meeting was requested to discuss a potential map amendment to add 14.77± acres of the property to the Mixed Use Overlay and application of density and bonus density and application of Policy 5.1.10. The requested Map and Text Amendment will accommodate a concurrent application for minor mixed use planned development zoning for 46.33± acres.

Following items topics were discussed:

- Verification of Coastal High Hazard Area location
- Isolated exotic wetland impacts within the Coastal High Hazard Area with compensating storage adjacent to floodway with wetland and upland preservation areas
- Application of Policy 5.1.10, history and literal interpretation although the intent is met with family ownership
- Verification that preserved wetlands can be transferred at maximum density instead of standard
- Verification that adjacent private right-of-way can be utilized towards density calculations and discuss potential future vacation
- Bonus density discussion as it relates to Coastal High Hazard Area
- Verification of Bonus density requirements

# Exhibit T4

## Proposed Text Changes

Grand Bay



Professional Engineers, Planners & Land Surveyors



Professional Engineers, Planners & Land Surveyors

## **Grand Bay Comprehensive Plan Amendment Proposed Text Amendments Exhibit T4**

### **FUTURE LAND USE ELEMENT**

**POLICY 5.1.10:** In those instances where land under single ownership is divided into two or more land use categories by the adoption or revision of the Future Land Use Map, the allowable density under this Plan will be the sum of the allowable densities for each land use category for each portion of the land. This density can be allocated across the property provided that:

- a. The planned development zoning is utilized; and
- b. No density is allocated to lands designated as non-urban or Environmentally Critical that would cause the density to exceed that allowed on such areas; and
- c. The land ~~was~~ **is** under single ownership at the time ~~this policy was adopted~~ **the planned development application is filed** and is contiguous; in situations where land under single ownership is divided by roadways, railroads, streams (including secondary riparian systems and streams but excluding primary riparian systems and major flow ways such as the Caloosahatchee River and Six Mile Cypress Slough), or other similar barriers, the land will be deemed contiguous for purposes of this policy; and
- d. The resultant planned development affords further protection to environmentally sensitive lands if they exist on the property.