



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Grand Bay Minor MPD

Request: Rezone from: MH-1 & CG To: Mixed Use Planned Development (MPD)

Type: ☐ Major PD ☒ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☐ Minor PD Amendment

Bonus Density included? ☐ NO ☒ YES¹ for: 121 Bonus Units

¹ If YES, submit additional fee required by LDC 2-147(A)(3)

Summary of Project:

Request to rezone 46.33± acres from Mobile Home District (MH-1) and General Commercial District (CG) to Minor Mixed Use Planned Development (MPD) to allow a maximum of 300* dwelling units (including 121* bonus density units) and 30,000 square feet of commercial retail or office uses with a maximum height of 53 feet.

*Includes 13 dwelling units (including 6 bonus density units) from 1.53±-ac of adjacent private right-of-way

PART 1 APPLICANT/AGENT INFORMATION

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

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

City, State, Zip: Fort Myers, FL 33966

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

E-mail Address: shewitt@bankseng.com

B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:

☐ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]

☒ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: Banks Engineering

Contact Person: Stacy Ellis Hewitt, AICP

Address: 10511 Six Mile Cypress Parkway

City, State, Zip: Fort Myers, FL 33966

Phone Number: 239-770-2527

Email: shewitt@bankseng.com

2. **[Additional Agent\(s\)](#):** Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

**PART 2
PROPERTY OWNERSHIP**

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: Freeland FL Holdings LLC

Address: 4830 Griffin Boulevard

City, State, Zip: Fort Myers, FL 33908

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

Email: shewitt@bankseng.com

B. Disclosure of Interest [34-202(a)(2)]:

☒ Attach [Disclosure of Interest](#) Form.

C. Multiple parcels:

☐ Property owners list. [34-202(a)(8)]

☐ Property owners map. [34-202(a)(8)]

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): 12/31/20 (Freeland family since 1968-1970)

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] [34-203(a)(5)]

20-46-25-01-00004.0000, 20-46-25-01-00004.0010, 20-46-25-01-00005.0000 & 20-46-25-01-00006.0000

B. Street Address of Property: 19200 S. Tamiami Trl, 4050 Santa Maria St, Fort Myers, FL 33908 & Access Undetermined

C. Legal Description (must submit) [34-202(a)(5)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(6)]:

☒ A Boundary survey, tied to the state plane coordinate system.

OR

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☒ One set of mailing labels. [34-202(a)(9)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: MH-1 & CG

☐ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Vacant

2. Intended uses of property are: Mixed Use

G. Future Land Use Classification (Lee Plan):

Urban Community	<u>15.17±</u>	Acres	<u>±33</u>	% of Total
Rural	<u>19.47±</u>	Acres	<u>±42</u>	% of Total
Wetlands	<u>11.69±</u>	Acres	<u>±25</u>	% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>±531 avg</u>	Feet		
2. Depth (average if irregular parcel):	<u>±1,841 avg</u>	Feet		
3. Total area:	<u>±46.33</u>	Acres or square feet		
4. Frontage on road or street:	<u>±491.36</u>	Feet on	<u>S. Tamiami Trail (U.S. 41)</u>	Street
2 nd Frontage on road or street:	<u>±476</u>	Feet on	<u>Santa Maria</u>	Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☒ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☐ North (Upper) Captiva Community Plan area. [33-1711]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
- ☐ North Olga Community Plan area. [33-1663(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)		<u>46.33±</u>	Acres
1. Submerged land subject to tidal influence		<u>0</u>	Acres
2. a. Preserved freshwater wetlands	<u>10.3±</u>	Acres	
b. Impacted wetlands	<u>1.39±</u>	Acres	
c. Preserved saltwater wetlands	<u>0</u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		<u>11.69±</u>	Acres
3. R-O-W providing access to non-residential uses		<u>0</u>	Acres
4. Non-residential use areas ^{(1) (2)}		<u>3±*</u>	Acres
<u>*3± ac commercial included in residential acreage pending concurrent CPA map amendment to add ±14.77 acres of property to MUO</u>			
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		<u>0</u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾		<u>46.33±</u>	Acres
D. Gross residential acres (by Land Use Category)			
1. a. Intensive Development – upland			Acres
b. Intensive Development – preserved freshwater wetlands			Acres
c. Intensive Development – impacted wetlands			Acres
2. a. Central Urban – upland			Acres
b. Central Urban – preserved freshwater wetlands			Acres
c. Central Urban – impacted wetlands			Acres
3. a. Urban Community or Suburban – upland	<u>15.17±</u>	Acres	
b. Urban Community or Suburban – preserved freshwater wetlands	<u>10.3±</u>	Acres	
c. Urban Community or Suburban – impacted wetlands	<u>1.39±</u>	Acres	

4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural , Outer Island, Rural Community Preserve – upland	<u>19.47±</u>	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres

TOTAL (should equal “C” above)

46.33± Acres

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5

RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: Please see attached Preliminary Density Calculations

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a. Total upland acres (from Part 4, D.)	_____ x _____	equals	_____
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	_____ x _____	equals	_____
	c. Total impacted wetlands acres (from Part 4, D.)	_____ x _____	equals	_____
	d. Total Allowed Standard Units ⁽¹⁾			_____
2.	Bonus Units [2-143]			
	a. Site-built Affordable Housing			_____
	b. Transferrable Dwelling Units			_____
	c. Sub-total			_____
3.	Total Permitted Units ⁽¹⁾			_____

Note:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS

A.	Commercial	Height	Total Floor Area (Square Feet)
	1. Medical		*
	2. General Office		*
	3. Retail		*
	4. Other: _____		
	5. TOTAL FLOOR AREA		*Max 30,000 SF
B.	Industrial	Height	Total Floor Area (Square Feet)
	1. Under Roof		
	2. Not Under Roof		
	3. TOTAL FLOOR AREA		0
C.	Mining	Depth	Total Acres
	1. Area to be excavated		0
D.	Assisted Living Facilities	Height	Total Beds/Units
	1. Dependent Living Units		
	2. Independent Living Units		
	3. TOTAL BEDS/UNITS		0
E.	Hotels/Motels (Room Size)	Height	Total Rental Units
	1. < 425 sq. ft.		
	2. 426-725 sq. ft.		
	3. 725 < sq. ft.		
	4. TOTAL UNITS		0

PART 7
ACTION REQUESTED

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
 2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**
 3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]**
- D. Bonus Density: [34-202(a)(11)]**
- ☐ Not Applicable
- ☒ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8 ENVIRONMENTAL REQUIREMENTS

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**
See attached USGS quad map.
-
- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
The site includes 11.69± of potential jurisdictional exotic wetlands associated with the Mullock Creek flow-way that runs from the northwest to the southeast through the site. The submitted Protected Species Assessment identifies 41 potentially occupied gopher tortoise burrows with 9 to the east of the flow-way and the remainder in the western portion of the site.
-
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
10.3± acres of wetlands and 17± acres of indigenous uplands and gopher tortoise habitat within and to the west of the Mullock Creek flow-way are proposed for preservation and exotic treatment along with non-indigenous uplands, compensating storage area and the existing dirt road area outside of the development footprint. 0.14± acre of the existing wetlands received approval for impact under SFWMD permit number 36-104286-P associated with the permitted access for the site. The clustered site proposes to impact 1.25± acres of isolated exotic wetlands to allow the western preservation area. This isolated wetland impact is 269'± east of the nearest portion of wetlands associated with the flow-way and is 530'± east of the flow-way and is not occupied by gopher tortoises. Compensating storage will be provided adjacent to the wetlands in the flow-way and any potential onsite or offsite mitigation will be determined during the permitting process. The 9 potentially occupied gopher tortoise burrows to the east of the flow-way are within the proposed clustered development footprint. At the time of development, the applicant will relocate any gopher tortoises in accordance with FWC current guidelines with the intent to relocate any to the upland preserve portion of the site. Preservation of the Rural uplands also eliminates the potential for 20 single-family homes that could have been developed with septic tanks which is an improvement for the impaired Mullock Creek watershed.
-
- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
N/A
-
- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**
- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**
- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**
- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

PART 9 SANITARY SEWER & POTABLE WATER FACILITIES

- A. Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
N/A
-
- B. Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:
N/A
 2. Quality of the effluent:
N/A

3. Expected life of the facility:

N/A

4. Who will operate and maintain the internal collection and treatment facilities:

N/A

5. Receiving bodies or other means of effluent disposal:

N/A

C. Spray Irrigation: If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

N/A

2. Current water table conditions:

N/A

3. Proposed rate of application:

N/A

4. Back-up system capacity:

N/A

**PART 10
ADDITIONAL REQUIREMENTS**

A. Major Planned Developments:

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]**

D. Private Recreational Facility Planned Developments (PRFPDs):

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant

community preservation requirement. [34-941(e)(5)f.iii.]

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. [34-941(g)(2)]
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. [34-941(g)(4)]

E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?

- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) [34-202(a)(10)]
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(a)(10)]

F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." [34-202(a)(12)]

G. **Flood Hazard:**

- ☐ Not applicable
- ☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☒ The minimum elevation required for the first habitable floor is varies-ports in X, AE-EL 10 & AE-EL 11 NAVD (MSL) NAVD (MSL)

H. **Excavations/Blasting:**

- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

I. **Hazardous Materials Emergency Plan for Port Facilities:** [12-110(a)(16)]

- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.

J. **Mobile Home Park:** [34-174(h)]

- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**

- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: [34-1104]
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. [34-1105]
- ☐ Property is located within Airport Residential and Educational Protection Zone: [34-1106]
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. [34-1107]
- ☐ A Tall Structures Permit is required. [34-1108]

PART 5 SUBMITTAL REQUIREMENT CHECKLIST		
<i>Clearly label your attachments as noted in bold below</i>		
Copies Required		SUBMITTAL ITEMS
3	☒	Completed application for Public Hearing [34-202(a)(1)]
1	☒	Filing Fee - [34-201(d)]
1	☒	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	☒	Affidavit of Authorization (notarized) Form [34-202(a)(3)]
3	☐	Additional Agents [34-202(a)(4)]
3	☐	Multiple Owners List (if applicable) [34-202(a)(2)]
3	☒	Disclosure of Interest Form (multiple owners) [34-202(a)(2)]
3	☒	Legal description (must submit) [34-202(a)(5)]
	☒	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	☒	Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(6)]
3	☐	Property Owners list (if applicable) [34-202(a)(8)]
3	☐	Property Owners map (if applicable) [34-202(a)(8)]
3	☒	Confirmation of Ownership/Title Certification [34-202(a)(7)]
3	☐	STRAP Numbers (if additional sheet is required) [34-202(a)(5)]
1	☒	List of Surrounding Property Owners [34-202(a)(9)]
1	☒	Map of Surrounding Property Owners [34-202(a)(9)]
1	☒	Mailing labels [34-202(a)(9)]
3	☐	List of Zoning Resolutions and Approvals
3	☐	Summary of Public Informational Session (if applicable)
3	☐	Waivers from Application Submission Requirements (if applicable) [34-201(c)]
3	☒	Preliminary Density Calculations (if applicable)
3	☒	Request Statement [34-373(a)(5)]
3	☒	Traffic Impact Statement (TIS) (not required for existing development) [34-373(a)(7)]
3	☐	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
3	☒	Schedule of Uses [34-373(a)(8)]
3	☐	Schedule of Deviations and Written Justification [34-373(a)(9)]
3	☒	Topography (if available) [34-373(a)(4)b.iv.]
3	☒	Soils Map [34-373(a)(4)b.9.]
3	☒	FLUCCS Map [34-373(a)(4)c.]
3	☐	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.]
3	☐	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
3	☐	Surface Water Management Plan (if applicable) [34-373(b)(1)]
3	☐	Phasing Program (if applicable) [34-373(b)(3)]
3	☒	Protected Species Survey (if applicable) [34-373(b)(2)]
3	☐	Proof of Notice (if applicable) [34-373(c)]

3	☐	Binding Letter from DCA (if applicable) [34-373(d)(9)]
3	☐	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)(1)]
3	☐	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1)]
3	☐	Well Drawdown Information (if applicable) [34-941(d)(3)d.]
3	☐	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.]
3	☐	Environmental Assessment (if applicable) [34-941(g)(2)]
3	☐	Demonstration of Compatibility (if applicable) [34-941(g)(4)]
3	☒	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	☐	Existing Agricultural Use Affidavit (if applicable) [34-202(a)(12)]
3	☐	Information Regarding Proposed Blasting (if applicable).
3	☐	Hazardous Materials Emergency Plan (if applicable)
3	☐	Mobile Home Park Dislocated Owners Information (if applicable) [34-202(b)(4)]
3	☐	Tall Structures Permit (if applicable) [34-1108]

ADDITIONAL AGENTS

Company Name:	DexBender Environmental Consulting		
Contact Person:	Craig Smith		
Address:	4470 Camino Real Way, Suite 101		
City, State, Zip:	Fort Myers, FL 33966		
Phone Number:	239-334-3680	Email:	csmith@dexbender.com

Company Name:	TR Transportation Consultants, Inc.		
Contact Person:	Yury Bykau, P.E.		
Address:	2726 Oak Ridge Ct. STE 503		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-278-3090 ext. 3	Email:	yury@trtrans.net

Company Name:	Pavese Law Firm		
Contact Person:	Steven C. Hartsell		
Address:	1833 Hendry Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-336-6244	Email:	stevehartsell@paveselaw.com

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

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

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

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:

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.

Grand Bay Ft Myers MF LLC


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 ^{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.



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


Signature of Notary Public

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

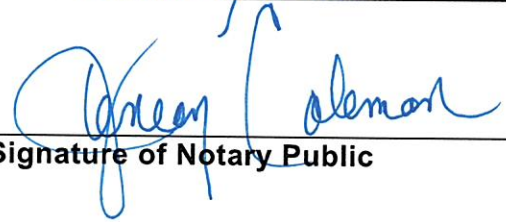
Print Name

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

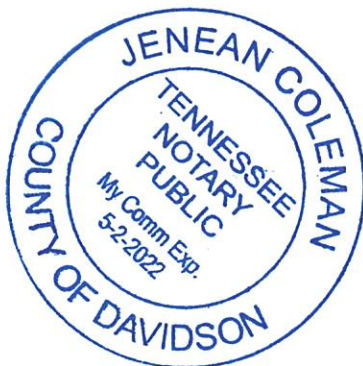
STATE OF FLORIDA
COUNTY OF LEE

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.

STAMP/SEAL



Signature of Notary Public



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

I, Noam Magence (name), as Secretary (owner/title) of Grand Bay Ft Myers MF LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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

[Signature]
Signature

3/15/22
Date

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

STATE OF Ohio FLORIDA
COUNTY OF Cuyahoga LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15 day of March, 2022, 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.

STAMP/SEAL



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

[Signature]
Signature of Notary Public

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.

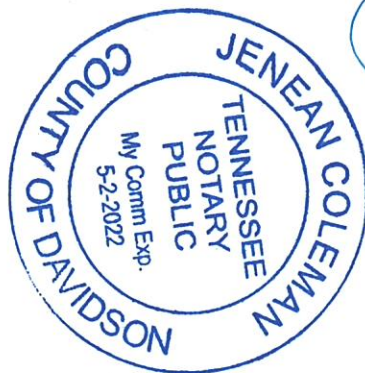
Name of Owner:
Freeland FL Holdings, LLC, a Florida limited liability company

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)



Professional Engineers, Planners & Land Surveyors

Grand Bay Minor RPD Narrative of Request

Introduction/Request

The applicant is requesting approval of a rezoning of 46.33± acres from Mobile Home District (MH-1) and General Commercial District (CG) to Minor Mixed Use Planned Development (MPD) to allow a maximum of 300* dwelling units (including 121 bonus density units) and 30,000 square feet of commercial retail or office uses with a maximum height of 53 feet.

*Includes 13 dwelling units (including 6 bonus density units) from 1.53±-ac of the adjacent 30-foot platted private right-of-way.

The property is located at the northwest corner of the intersection of Santa Maria Street (local) and S. Tamiami Trail/US 41 (arterial) across from the intersection with San Carlos Boulevard (major collector) which is proposed for signalization. The site consists of four parcels separated by a 30-foot platted right-of-way as demonstrated in the below aerial. The property is within the San Carlos Planning District and is currently undeveloped except for a dirt road.

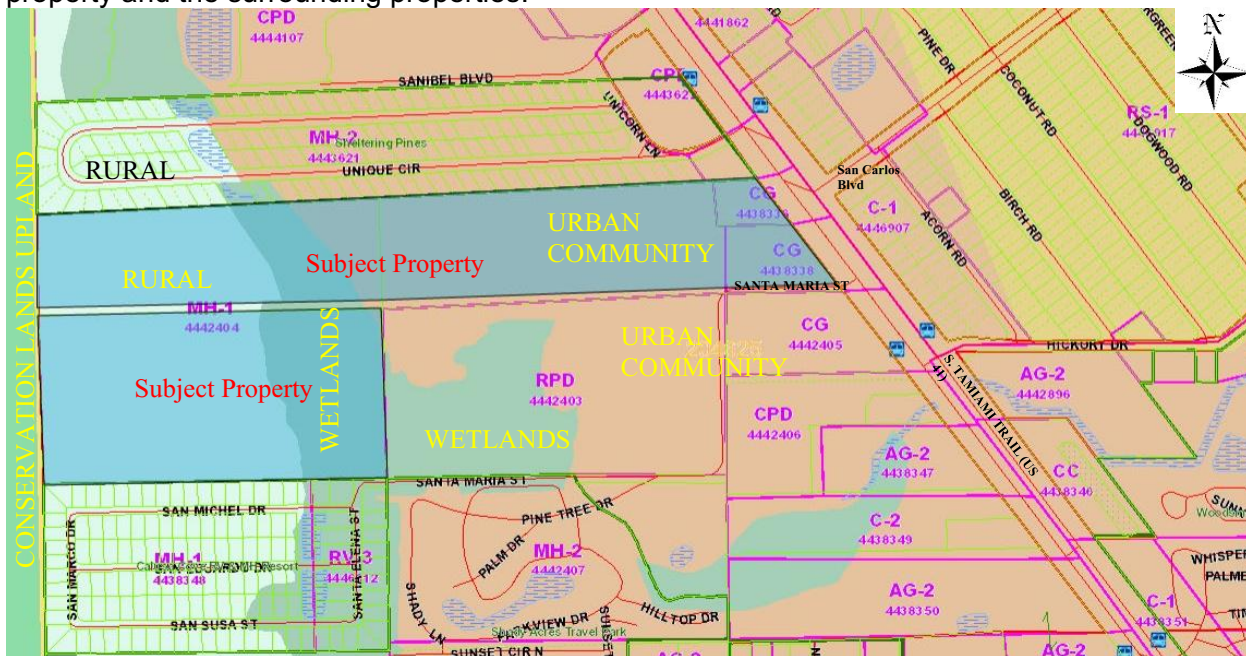


There are concurrent Comprehensive Plan Map and Text Amendment applications under review to extend the Mixed-Use Overlay boundary to the west on S. Tamiami Trail to include the eastern two subject parcels totaling 14.77± acres fronting S. Tamiami Trail and Text Amendment to Policy 5.1.10.3 to revise timing requirement for single ownership of property that is divided into two or more land use categories.

Background

The eastern ±2.73 acres of the subject property fronting on S. Tamiami Trail are currently zoned General Commercial District (CG) by resolution ZAB-84-24 and the balance of the property to the west is currently zoned MH-1 by resolution Z-68-050. The proposed site access onto S. Tamiami Trail/US 41 has received development order approval under DOS2020-00128 which provides pedestrian and automobile connection to the proposed adjacent development to the south and aligns with San Carlos Boulevard intersection. This proposed access will provide a 2-lane roadway constructed to LDC Standards connecting to US 41 with a left-in/right-in/right-out access drive connection, providing a left-in movement, which does not exist at Santa Maria Street. The left turn lane that will serve the proposed access is already located within the median of US 41. Mullock Creek floodway bisects the site from the northwest to the southeast.

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 subject property is an appropriate location for infill commercial and residential development. Below is an image, followed by a table, identifying the future land use and Mixed-Use Overlay designations, zoning and uses of the subject property and the surrounding properties.



	<i>Future Land Use/Mixed Use Overlay</i>	<i>Zoning</i>	<i>Use</i>
<i>Subject Property Existing</i>	Urban Community, Rural & Wetlands	CG (±2.73 acres) and MH-1 (±43.6 acres)	Vacant commercial and residential
<i>Subject Property Proposed</i>	Proposed inclusion in Mixed Use Overlay	CG (±3.61 acres) and RM-2 (±42.72 acres)	Commercial & residential Mixed Use
	<i>Surrounding Future Land Use/Mixed Use Overlay</i>	<i>Surrounding Zoning</i>	<i>Surrounding Use</i>
<i>North</i>	Urban Community, Rural & Wetlands	CPD fronting S. Tamiami Trail/US 41 then MH-2	Shelter Pines Mobile Home Village and vacant commercial then Walgreens fronting S.. Tamimi Trail/US 41
<i>South</i>			
<i>West 1/2</i>	Rural & Wetlands	MH-1 and RV-3	Shady Acres Travel

			Park/Blueway RV Village
East 1/2	Urban Community & Wetlands	Estero Vista RPD & CG	Vacant with DO for 144 Multi-family then Santa Maria Street and Marina Mikes Boat sales
East	US 41 then Urban Community & Mixed Use Overlay	C-1	Church, shopping centers, car wash
West	Conservation Lands Upland	RPD	Estero Bay State Buffer Preserve

The surrounding zoning and uses are described in more detail below:

North

Adjacent to the north is a vacant commercial parcel fronting S. Tamiami Trail (US 41) zoned John Latzman CPD (Commercial Planned Development) approved by zoning resolution number Z-88-319 for 4,500 square feet of commercial uses. The remainder of the north property line abuts the Shelter Pines Mobile Home Village zoned Mobile Home Residential (MH-2) by Z-62-003. North of Sanibel Blvd is Grand Bay Plaza shopping center with Publix, CVS, 41 Diner, Subway and various shops (San Carlos Park Center CPD originally approved by Z-95-005, last amended by ADD2019-00173, with 142,800 square feet of commercial approved including 48,000 square feet of mini-warehouse use).

South

Adjacent to the south is Santa Maria Street (private local) then General Commercial (CG) zoning abutting S. Tamiami Trail developed with 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 Estero Vista Residential Planned Development (RPD) which was approved by zoning resolution Z-05-016 for 144 multi-family units including bonus density with a maximum height of 55 feet. The zoning was last amended by zoning resolution ADD2020-00104 which proposed connection to the subject property's approved proposed access point. The property received development order approval for 144 multiple-family dwelling units (including 21 bonus density units) in 3 four-story buildings with a maximum height of 55 feet with a clubhouse and interconnect with the subject property. Further south are lands zoned Mobile Home MH-2 developed with Shady Acres/Blueway RV Village.

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 and properties within the Mixed-Use Overlay zoned Commercial C-1 on both sides of the intersection. 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 properties zoned Residential Single-Family RS-1 developed with primarily single-family homes and a daycare.

West

Adjacent to the west is lands within the Conservation Lands Uplands future land use category, zoned Estero River Bay RPD which is now within the Estero Bay State Buffer Preserve.

Land Development Code Analysis

The proposed rezoning to MPD complies with the Land Development Code (LDC) Section 2-146 minimum requirements for the Bonus Density Program as follows:

(a) Applicants must comply with the minimum requirements set forth herein to be eligible

to participate in the bonus density program through use of one of the following incentive programs:

(1) Affordable Housing Program in accordance with the site-built provisions or the cash contribution provisions set forth in Administrative Code 13-5.

(2) Transfer of Development Rights (TDR) Program in accordance with the provisions set forth in Administrative Code 13-5.

The rezoning request includes a request for a maximum of 121 bonus density units utilizing a combination of the Affordable Housing Program in accordance with the site-built provisions or the cash contribution provisions and the Transfer of Development Rights (TDR) program. Please refer to the Preliminary Density Calculations. The development plan includes a minimum of 30 site-built units and a potential for 11 additional units depending on the final unit count which will be demonstrated at the time of development order.

b) Minimum requirements:

(1) The additional traffic will not be required to travel through areas with significantly lower densities before reaching the nearest collector or arterial road; and

The traffic generated by this request will have direct access to S. Tamiami Trail/US 41 (arterial) and San Carlos Boulevard (major collector) where a traffic signal is proposed. The traffic will not be required to travel through areas with significantly lower densities before reaching the nearest collector or arterial road.

(2) Existing and committed public facilities are not so overwhelmed that a density increase would be contrary to the overall public interest; and

The subject property clusters development 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. Letters of review and recommendation from Lee County Public Safety, The School District of Lee County, Lee County Sheriff's Office, Lee County Solid Waste, Lee Tran, and San Carlos Park Fire Protection and Rescue Service District obtained for the concurrent Map and Text Amendments are attached demonstrating adequate public facilities exist to accommodate the density increase.

(3) Storm shelters or other appropriate mitigation is provided if the development is located within the coastal high hazard area as defined in section 2-483.

Portions of the subject property are located within the Coastal High Hazard Area. Storm shelters or other appropriate mitigation will be provided pursuant to LDC requirements which will be demonstrated as part of the development order for the subject property.

(4) The resulting development will be compatible with existing and planned surrounding land uses.

The subject property and the properties to the north and south have existing commercial zoning along the S. Tamiami Trail/US 41 frontage. The Estero Vista RPD to the south 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. Pursuant to LDC Section 34-2175(b)(2), the Urban Community future land use category allows heights up to 95 feet. The proposed maximum height will be limited to 53 feet. While the site abuts mobile home lots within Shelter Pines Mobile Home Village to the north, the site design provides approximately 95 feet of setback to proposed multi-family buildings I and II. Building III orients the narrow portion of the building to the north with a minimum 29-foot setback which meets the intent of LDC Section 34-2174(a) by increasing the typical multi-family setback of 20 feet by ½ foot for every 1 foot over 35 feet. The Mixed-Use Overlay requires a minimum 10-foot buffer with Type B buffer plantings (5 trees per 100 linear feet and a double hedge row) where abutting single-family residences. The MCP proposes an enhancement to this buffer by providing an opaque fence or wall with the required vegetation planted on the outside. The western 30± acres of the site will be preserved providing environmental and water quality enhancements between the adjacent Estero Bay State Buffer Preserve and the Mullock Creek flowway. A minimum 5-foot buffer with 5 trees per 100 linear feet will be provided abutting rights-of-way as shown on the attached MCP. The requested minor MPD provides compatible infill mixed use development.

- c) Assisted living facilities are eligible for bonus density through the TDR Program or through the Affordable Housing Program when annual rental rates, including all services, do not exceed the levels established for eligible households. Where the cash-contribution bonus density option is used, the cash contribution must be applied for each dwelling unit or its equivalent unit, as provided in section 34-1494, built above the standard density.***

The rezoning request does not include assisted living facilities.

- d) The barrier and coastal islands, including but not limited to Gasparilla Island, Cayo Costa, North Captiva, Captiva Island, Buck Key, and Black Island are not eligible to receive bonus density, with the following exceptions:***
- (1) Only the portion of Greater Pine Island defined in the Lee Plan as Pine Island Center is eligible to receive Greater Pine Island TDUs subject to this article and the Lee Plan. Suburban designated lands within the Greater Pine Island Planning Community are not eligible receiving lands for any TDUs.***
 - (2) Work force housing may be developed on barrier islands within the Mixed Use Overlay if transit is available and bonus density is approved through the Affordable Housing Program.***

Not applicable.

- e) TDUs may not be utilized on property located within the coastal high hazard area as defined in section 2-483 or located within the Bayshore, Buckingham, Caloosahatchee Shores, or Northeast Lee County Planning Communities. Within the Southeast Lee County Planning Community, TDUs may only be used as described in section 2-154.***

Portions of the property are located within the Coastal High Hazard Area (CHHA) and the property is not located within any of the listed Planning Communities. No TDUs are proposed to be utilized on the portion of the property located within the CHHA. The preliminary density calculations demonstrate there are a total of 17.65± acres of uplands and preserved wetlands within the Urban Community future land use category and within the CHHA which results in a standard density up to 6 units per acre or 105.9 + 19.98 dwelling units transferred from the Rural future land use category = 126 standard density units within the CHHA. Buildings II and III are within the CHHA and propose a total of 156 dwelling units so the remaining 30 units will be bonus density in accordance with the Affordable Housing site-built provisions. The remaining maximum 144 dwelling units are proposed outside of the CHHA consisting of 53 standard density and 91 bonus units (80 TDUs and 11 potential additional site-built Affordable Housing units). A maximum of 25 of these bonus density units may be developed as mixed use on Outparcel 1 or 2.

The property qualifies for the rezoning to MPD and meets the applicable required findings/review criteria set forth in Land Development Code section 34-145(d)(4)a.1. as follows:

(a) Complies with the Lee Plan

The applicant has filed a companion Map and Text Amendment applications that are being reviewed concurrently with this planned development zoning 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 property is located within the San Carlos Planning District and lies within the Urban Community, Wetlands and Rural future land use categories. The proposed rezoning to Minor RPD is 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.

POLICY 1.4.1: The Rural areas are to remain predominantly rural--that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. Natural resource extraction may be permitted in accordance with Policy 10.1.4. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural area is one dwelling unit per acre (1 du/acre).

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low-density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All

development in Wetlands must be consistent with Goal 124 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan.

Footnote 8 of Table 1(a): Higher densities may be allowed under the following circumstances where wetlands are preserved on the subject site:

- (a) If the dwelling units are relocated off-site through the provision of Transfer of Development Rights Ordinance 86-18, as amended or replaced; or*
- (b) Dwelling units may be relocated to developable contiguous uplands designated Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, and New Community from preserved freshwater wetlands at the same underlying density as permitted for those uplands. Impacted wetlands will be calculated at the standard Wetlands density of 1 dwelling units per 20 acres. Planned Developments or Development Orders approved prior to October 20, 2010 are permitted the density approved prior to the adoption of CPA2008-18.*

The subject property is divided into three land use categories with the portion generally east of the Mullock Creek floodway lying within the Urban Community category. 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 proposed by the concurrent Map Amendment 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 portion of the property generally located around the Mullock Creek floodway lies within the Wetlands category and the CHHA. Dwelling units will be relocated to developable contiguous uplands designated Urban Community from preserved freshwater wetlands at the same underlying density as permitted for those uplands and impacted wetlands will be calculated at the standard Wetlands density of 1 dwelling units per 20 acres.

The western portion of the subject property is located within the Rural future land use category and the CHHA and is zoned for residential uses (existing MH-1 zoning). This Rural land could be developed with 20 dwelling units on well and septic and would require crossing of the Mullock Creek floodway. The MPD proposes to utilize Policy 5.1.10 as amended by the concurrent Text Amendment which will allow preservation of 30± acres of the site including the Rural lands.

The Preliminary Density Calculations show that property has a maximum density of 329 dwelling units consistent with the standard and maximum total densities allowed in the Urban Community, Rural and Wetlands future land use categories for the 46.33± acre site and 1.53± acres of adjacent private right-of-way. A simplified table is provided below.

Category	Acres	Density	BD	Total Density/Acre	Units
Rural	19.98	1	0	1	19.98
Preserved Wetlands	10.67	6	4	10	106.7
Urban Community	8.84	6	9	15	132.6
Urban Community CHHA	6.98	6	4	10	69.8
					329.08

Bonus Units	
0	
0	
79.56	Greater Pine Island TDUs (38.25)
70.6	On-Site Affordable Units
150.16	

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 proposed clustered development 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 Minor MPD will allow a contiguous and compact development by clustering the proposed commercial and residential uses to the eastern portion of the site which will allow preservation of the western ±30 acres adjacent to state preserve lands and remove density from the Rural future land use designation. The requested Minor MPD is 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 proposed MCP clusters the development in the designated future urban portion of the site 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 Minor MPD 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 Minor MPD is 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 Minor MPD is consistent with Standard 4.1.2.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

- 1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.*
- 2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.*
- 3. Ensure development minimizes the need for expansion and construction of street and utility improvements.*

The site includes 11.69± of potential jurisdictional exotic wetlands associated with the Mullock Creek flow-way that runs from the northwest to the southeast through the site. The submitted Protected Species Assessment identifies 41 potentially occupied gopher tortoise burrows with 9 to the east of the flow-way and the remainder in the western portion of the site.

10.3± acres of wetlands and 17± acres of indigenous uplands and gopher tortoise habitat within and to the west of the Mullock Creek flow-way are proposed for preservation and exotic treatment along with non-indigenous uplands, compensating storage area and the existing dirt road area outside of the development footprint resulting in 30± acres of preservation. 0.14± acre of the existing wetlands received approval for impact under SFWMD permit number 36-104286-P associated with the permitted access for

the site. The clustered site proposes to impact 1.25± acres of isolated exotic wetlands to allow the western preservation area. This isolated wetland impact is 269'± east of the nearest portion of wetlands associated with the flow-way and is 530'± east of the flow-way and is not occupied by gopher tortoises. Compensating storage will be provided adjacent to the wetlands in the flow-way and any potential onsite or offsite mitigation will be determined during the permitting process. The 9 potentially occupied gopher tortoise burrows to the east of the flow-way are within the proposed clustered development footprint. At the time of development, the applicant will relocate any gopher tortoises in accordance with FWC current guidelines with the intent to relocate any to the upland preserve portion of the site. Preservation of the Rural uplands also eliminates the potential for 20 single-family homes that could have been developed with septic tanks which is an improvement for the impaired Mullock Creek watershed. The proposed Minor MPD is consistent with Standard 4.1.4.

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 Minor MPD and concurrent 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 CHHA and the proposed MCP clusters development to the east and preserves the western 30± acres including the floodway and adjacent wetlands and uplands resulting in appropriate adjustments to the development's design. The requested rezoning to Minor MPD is 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. South County Regional Library is located 4.1± miles from 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 rezoning to Minor MPD 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 requested minor MPD provides compatible infill mixed use development. Pursuant to LDC Section 34-2175(b)(2), the Urban Community future land use category allows heights up to 95 feet. The proposed maximum height will be limited to 53 feet. The Estero Vista RPD to the south 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. While the site abuts mobile home lots within Shelter Pines Mobile Home Village to the north, the site design provides approximately 95 feet of setback to proposed multi-family Buildings I and II. Building III orients the narrow portion of the building to the north with a minimum 29-foot setback which meets the intent of LDC Section 34-2174(a) by increasing the typical multi-family setback of 20 feet by ½ foot for every 1 foot over 35 feet. The Mixed-Use Overlay requires a minimum 10-foot buffer with Type B buffer plantings (5 trees per 100 linear feet and a double hedge row) where abutting single-family residences. The MCP proposes an enhancement to this buffer by providing an opaque fence or wall with the required vegetation planted on the outside. The western 30± acres of the site will be preserved providing environmental and water quality enhancements between the adjacent Estero Bay State Buffer Preserve and the Mullock Creek floodway. A minimum 5-foot buffer with 5 trees per 100 linear feet will be provided abutting rights-of-way as shown on the attached MCP. The requested minor MPD is consistent with Policy 5.1.5.

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 has a concurrent Text Amendment under review 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 3rd 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. The requested minor MPD is consistent with intent of the existing language in Policy 5.1.10 and will be consistent upon adoption of the proposed Text Amendment.

GOAL 6: COMMERCIAL LAND USES. To permit orderly and well-planned commercial development at appropriate locations within the County.

The eastern 3± acres of the subject property are already zoned General Commercial (CG) and the proposed Minor MPD keeps commercial or mixed-use development on that portion of the property. The proposed Minor MPD remains consistent with Goal 6 and its Objectives and Policies.

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 with the concurrent Map Amendment 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 requested Minor MPD 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 ±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 site access has received development order approval under DOS2020-00128 which provides pedestrian and automobile connection with the adjacent Estero Vista 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 site abuts 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 requested Minor MPD 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 11.2.4: Use of conventional zoning districts will be encouraged within the Mixed-Use Overlay in order to promote continued redevelopment.

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 proposed Minor MPD provides a compact and functional development that 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 proposed zoning applies this Policy pending approval of the requested Map Amendment as demonstrated in the submitted Preliminary Density Calculations. The request will be consistent with Policy 11.2.6 upon adoption of the concurrent Map Amendment.

POLICY 101.3.2: Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities.

0.14± acre of the existing wetlands received approval for impact under SFWMD permit number 36-104286-P associated with the permitted access for the site. The clustered site proposes to impact 1.25± acres of isolated exotic wetlands within the CHHA to allow the western 30± acre preservation area. This isolated wetland impact is 269'± east of the nearest portion of wetlands associated with the flow-way and is 530'± east of the flow-way and is not occupied by gopher tortoises. Compensating storage will be

provided adjacent to the wetlands in the flow-way and any potential onsite or offsite mitigation will be determined during the permitting process. Preservation of the Rural uplands also eliminates the potential for 20 single-family homes that could have been developed with septic tanks which is an improvement for the impaired Mullock Creek watershed. The request is consistent with Policy 101.3.2 by enhancing the floodway.

POLICY 101.3.6: Prohibit the use of Transferable Development Units (TDUs) and bonus density utilizing cash contributions for affordable housing on property located within the Coastal High Hazard Area.

POLICY 101.3.7: Bonus density for site-built affordable housing development will be considered within the Coastal High Hazard Area.

Portions of the property are located within the Coastal High Hazard Area (CHHA). No TDUs are proposed to be utilized on the portion of the property located within the CHHA. The preliminary density calculations demonstrate there are a total of 17.65± acres of uplands and preserved wetlands within the Urban Community future land use category and within the CHHA which results in a standard density up to 6 units per acre or 105.9 + 19.98 dwelling units transferred from the Rural future land use category = 126 standard density units within the CHHA. Buildings II and III are within the CHHA and propose a total of 156 dwelling units so the remaining 30 units will be bonus density in accordance with the Affordable Housing site-built provisions. The remaining maximum 144 dwelling units are proposed outside of the CHHA consisting of 53 standard density and 91 bonus units (80 TDUs and 11 potential additional site-built Affordable Housing units). A maximum of 25 of these bonus density units may be developed as mixed use on Outparcel 1 or 2. The proposed Minor MPD is consistent with Policies 101.3.6 and 101.3.7.

GOAL 59: PROTECTION OF LIFE AND PROPERTY. To reduce the hazards to life, health, and property created by flooding due to rainfall in a manner consistent with the community's criteria for the preservation of environmental values and the conservation of natural resources.

OBJECTIVE 59.1: Lee County will continue its efforts in developing a surface water management planning process designed to produce and maintain an up-to-date body of technical information, and, based on that information, the necessary surface water management plans, regulatory mechanisms, and facility proposals that will improve the protection of present and future uses of real property from stormwater flooding, while preserving or enhancing the environmental and natural resource values of both land and water.

OBJECTIVE 61.2: MIMICKING THE FUNCTIONS OF NATURAL SYSTEM. Support a surface water management strategy that relies on natural features (flow-ways, sloughs, strands, etc.) and natural systems to receive and otherwise manage storm and surface water.

OBJECTIVE 61.3: GENERAL SURFACE WATER MANAGEMENT STANDARDS. Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems.

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. Runoff from the developed site will continue to discharge to tidal creeks and rivers. The Grand Bay project will receive approval for an Environmental Resource Permit from the South Florida Water Management District. The site includes 11.69± of potential jurisdictional exotic wetlands associated with the Mullock Creek flow-way that runs from the northwest to the southeast through the site. 10.3± acres of wetlands and 17± acres of indigenous uplands and gopher tortoise habitat within and to the west of the Mullock Creek flow-way are proposed for preservation and exotic treatment along with non-indigenous uplands, compensating storage area and the existing dirt road area outside of the development footprint resulting in 30± acres of preservation. The clustered site proposes to impact 1.25± acres of isolated exotic wetlands to allow the western preservation area. This isolated wetland impact is 269'± east of the nearest portion of wetlands associated with the flow-way and is 530'± east of the flow-way and is not occupied by gopher tortoises. Compensating storage will be provided adjacent to the wetlands in the flow-way and any potential onsite or offsite mitigation will be determined during the permitting process. Preservation of the Rural uplands also eliminates the potential for 20 single-family homes that could have been developed with septic tanks which is an improvement for the impaired Mullock Creek watershed.

b) Meets this Code and other applicable County regulations or qualifies for deviations;

The site will be developed in compliance with the Comprehensive Plan and the Land Development Code. No deviations are included with the request at this time. Compliance with design-related provisions of the Land Development Code will be demonstrated at the time of Local Development Order.

c) Is compatible with existing and planned uses in the surrounding area;

The subject property and the properties to the north and south have existing commercial zoning along the S. Tamiami Trail/US 41 frontage. The Estero Vista RPD to the south 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. Pursuant to LDC Section 34-2175(b)(2), the Urban Community future land use category allows heights up to 95 feet. The proposed maximum height will be limited to 53 feet. While the site abuts mobile home lots within Shelter Pines Mobile Home Village to the north, the site design provides approximately 95 feet of setback to proposed multi-family Buildings I and II. Building III orients the narrow portion of the building to the north with a minimum 29-foot setback which meets the intent of LDC Section 34-2174(a) by increasing the typical multi-family setback of 20 feet by ½ foot for every 1 foot over 35 feet. The Mixed-Use Overlay requires a minimum 10-foot buffer with Type B buffer plantings (5 trees per 100 linear feet and a double hedge row) where abutting single-family residences. The MCP proposes an enhancement to this buffer by providing an opaque fence or wall with the required vegetation planted on the outside. The western 30± acres of the site will be preserved providing environmental and water quality enhancements between the adjacent Estero Bay State Buffer Preserve and the Mullock Creek flowway. A minimum 5-foot buffer with 5 trees per 100 linear feet will be provided abutting rights-of-way as shown on the attached MCP. The requested minor MPD provides compatible infill mixed use development.

d) Will provide access sufficient to support the proposed development intensity;

The site currently has access to S. Tamiami Trail/US 41 (arterial roadway) and Santa Maria Street (local roadway). The site access has received development order approval under DOS2020-00128 which provides pedestrian and automobile connection with the adjacent Estero Vista development to the south. This proposed access will provide a 2-lane roadway constructed to LDC Standards connecting to US 41 with a left-in/right-in/right-out access drive connection, providing a left-in movement that does not presently exist at Santa Maria Street. The left turn lane that will serve the proposed access is already located within the median of US 41. The submitted Traffic Impact Statement demonstrates that all analyzed roadways are projected to operate above the minimum adopted Level of Service.

e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

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. Any expected impacts on transportation facilities will be adequately addressed during the development order application process by existing county regulations.

f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and

The site includes 11.69± of potential jurisdictional exotic wetlands associated with the Mullock Creek flow-way that runs from the northwest to the southeast through the site. The submitted Protected Species Assessment identifies 41 potentially occupied gopher tortoise burrows with 9 to the east of the flow-way and the remainder in the western portion of the site.

10.3± acres of wetlands and 17± acres of indigenous uplands and gopher tortoise habitat within and to the west of the Mullock Creek flow-way are proposed for preservation and exotic treatment along with non-indigenous uplands, compensating storage area and the existing dirt road area outside of the development footprint resulting in 30± acres of preservation. 0.14± acre of the existing wetlands received approval for impact under SFWMD permit number 36-104286-P associated with the permitted access for the site. The clustered site proposes to impact 1.25± acres of isolated exotic wetlands to allow the western preservation area. This isolated wetland impact is 269'± east of the nearest portion of wetlands associated with the flow-way and is 530'± east of the flow-way and is not occupied by gopher tortoises. Compensating storage will be provided adjacent to the wetlands in the flow-way and any potential onsite or offsite mitigation will be determined during the permitting process. The 9 potentially occupied gopher tortoise burrows to the east of the flow-way are within the proposed clustered development footprint. At the time of development, the applicant will relocate any gopher tortoises in accordance with FWC current guidelines with the intent to relocate any to the upland preserve portion of the site. Preservation of the Rural uplands also eliminates the potential for 20 single-family homes that could have been developed with septic tanks which is an improvement for the impaired Mullock Creek watershed.

g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

The proposed MCP clusters development on the easterly portion of the property located within the Urban Community future land use category which is a Future Urban area. This property is already zoned for

commercial and residential development and is adequately served by existing urban services. 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. Letters of review and recommendation from Lee County Public Safety, The School District of Lee County, Lee County Sheriff's Office, Lee County Solid Waste, Lee Tran, and San Carlos Park Fire Protection and Rescue Service District obtained for the concurrent Map and Text Amendments are attached demonstrating adequate public facilities exist. Karl Drews Park and Community Center is within $1.3\pm$ miles, San Carlos Community Pool is $1.4\pm$ miles, Three Oaks Park is within $2.9\pm$ miles, Koreshan State Park is within $3\pm$ miles, Estero River Scrub-Estero Bay Preserve is within $3.3\pm$ miles and Estero Park is within $3.5\pm$ miles of the site. South County Regional Library is located $4.1\pm$ miles from the site.

The proposed amendment complies with the findings provided in the Land Development Code Section 34-145(d)(4)a.2 as follows:

a) The proposed use or mix of uses is appropriate at the proposed location;

The site is already zoned for commercial and residential development and the proposed MCP clusters development on the easterly portion of the property located within the Urban Community future land use category. The proposed mix of uses are appropriate at the location with 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 proposed schedule of uses includes all uses allowed within the Mixed-Use Planned Development zoning category except limits the dwelling units to live work, townhome or multi-family. Multi-family uses with a maximum height of 55 feet have been approved on the Estero Vista RPD to the south and the subject request proposes a maximum height of 53 feet.

b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.

Conditions of approval will require the MPD to be consistent with the proposed MCP which provides sufficient safeguards to the public interest.

c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:

- 1)Enhances the achievement of the objectives of the planned development; and***
- 2)Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.***

The request does not include any deviation requests.

In conclusion, the proposed rezoning to minor MPD allows for clustered infill development resulting in the

western 30± acres of the site being preserved providing environmental and water quality enhancements between the adjacent Estero Bay State Buffer Preserve and the Mullock Creek flowway. The request is in compliance with the Lee County Comprehensive Plan, the Land Development Code and other applicable codes and regulations; is compatible with existing and planned uses in the surrounding area; will provide access sufficient to support the proposed development intensity; the expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval; will not adversely affect environmentally critical or sensitive areas and natural resources; and will be served by urban services, defined in the Lee Plan. The proposed use is appropriate at the proposed location; conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development. For these reasons, the applicant respectfully submits that the rezoning request from MH-1 and CG to minor MPD should be approved.



Professional Engineers, Planners & Land Surveyors

Grand Bay Minor MPD Schedule of Uses

		Special Notes or Regulations	
	Accessory uses and structures	Note (1), 34-1171 et seq., 34-1611 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., 34-3106	P
	Administrative offices	Note (1)	P
	Agricultural services: office/base operations		P
	Aircraft food services and catering		P
	Animals:		
	Clinic or kennel	34-1321 et seq.	P
	Control center (including Humane Society)		P
	ATM (automatic teller machine)		P
	Auto parts store	34-1353	P
	Automobile repair and service (34- 622(c)(2)), all groups	34-1351, 34-1353	P
	Automobile service station	34-1351, 34-1353	P
	Bait and tackle shop		P
	Banks and financial establishments (34-622(c)(3)):		
	Group I		P
	Group II		P
	Bar or cocktail lounge	34-1261 et seq.	P
	Bed and Breakfast (df)	34-1494	P
	Boarding house		P
	Boats:		
	Boat parts store		P
	Boat rental		P
	Boat repair and service	34-1352, 34-3001 et seq.	P
	Boat sales		P
	Boat storage, dry		P
	Boatyard	Note (5)	P
	Broadcast studio, commercial radio and television	34-1441 et seq.	P
	Building material sales (34-622(c)(4))	34-3001 et seq.	P
	Business services (34-622(c)(5)):		
	Group I		P
	Group II	Note (12), 34-1352	P
	Bus station/depot	34-1381 et seq.	P

Caretaker's residence		P
Car wash	34-1353	P
Cemetery, columbarium, mausoleum		P
Cleaning and maintenance services (34-622(c)(7))		P
Clothing stores, general (34-622(c)(8))		P
Clubs:		
Country		P
Commercial		P
Fraternal, membership organization	34-2111	P
Private	34-2111	P
Cold storage, pre-cooling, warehouse and processing plant		P
Communication facility, wireless	34-1441 et seq. Note (22)	
Community gardens		P
Community residential home		P
Computer and data processing services		P
Consumption on premises	34-1261 et seq.	P
Continuing care facilities	34-1414	P
Contractors and builders (34-622(c)(9)), all groups	34-1352, 34-3001 et seq.	P
Convenience food and beverage store	34-1353	P(27)
Cultural facilities (34-622(c)(10))		P
Day care center, child, adult	Note (13)	P
Department store		P
Dormitory		P
Drive-through facility for any permitted use		P
Drugstore, pharmacy		P
Dwelling unit:		
Live-work	34-1773	P
Townhouse, multiple-family building		P
Entrance gates and gatehouse	34-1741 et seq.	P
Emergency operations center		P
EMS, fire or sheriff's station		P
Essential services	Note (1), 34-1611 et seq., 34-1741 et seq.	P
Essential service facilities (34-622(c)(13)):		
Group I	Note (1), 34-1611 et seq., 34-1741 et seq., 34-2141 et seq.	P
Group II	Note (1) 34-1611 et seq., 34-1741 et seq., 34-2141 et seq.	P
Group III	Note (1), 34-1611 et seq., 34-1741 et seq., 34-2141 et seq.	P
Excavation:		
Water retention	34-1651	P
Oil or gas	34-1651	P

Excess spoil removal	10-329	P
Factory outlets (point of manufacture only)		P
Farm equipment, sales, storage, rental or service		P
Fences, walls	Note (1), 34-1741 et seq.	P
Fish house, wholesale		P
Fishing piers		P
Flea market:		
Open		P
Indoor		P
Food and beverage service, limited	Note (1)	P
Food stores (34-622(c)(16)):		
Group I		P
Group II		P
Forestry tower		P
Fraternity house		P
Freight and cargo handling establishments (34-622(c)(17))		P
Funeral home and mortuary (with or without a crematory)		P
Gasoline dispensing system, special		P
Gift and souvenir shop		P
Golf driving range		P
Hardware store		P
Health care facilities (34-622(c)(20)):		
Group I	Note (47)	P
Group II	Note (47)	P
Group III		P
Group IV	Note (47)	P
Heliport or helistop		P
Hobby, toy and game shops (34-622(c)(21))		P
Home care facility	Note (1)	P
Home occupation	Note (1) 34-1771 et seq.	P
Hospice		P
Household and office furnishings (34-622(c)(22)), all groups		P
Insurance companies (34-622(c)(23))		P
Laundry or dry cleaning (34-622(c)(24)):		
Group I		P
Group II		P
Lawn and garden supply stores	34-2081	P
Library		P
Maintenance facility (Government)		P
Medical office		P
Mobile home dealers	34-1352	P
Models:		
Model unit	34-1951 et seq.	AA
Motion picture production studio		P
Nightclubs	34-1261 et seq.	P
Nonstore retailers (34-622(c)(30)), all groups		P

Parcel and express services		P
Package store	34-1261 et seq.	P
Paint, glass and wallpaper		P
Parks (34-622(c)(32)):		
Group I		P
Group II		P
Parking lot:		
Accessory		P
Commercial		P
Garage, public		P
Park-and-ride	34-1388	P
Temporary	34-2022	P
Personal services (34-622(c)(33)):		
Group I	34-3021	P
Group II		P
Group III		P
Group IV		P
Pet services		P
Pet shop		P
Pharmacy		P
Photofinishing laboratory	Note (5)	P
Place of worship	34-2051 et seq.	P
Plant nursery	34-2081	P
Post office		P
Printing and publishing (34-622(c)(36))	Note (5)	P
Real estate sales office	Note (23), 34-1951 et seq., 34-3021	P
Recreation facilities:		
Commercial (34-622(c)(38)) Groups I, III		P
Commercial (34-622(c)(38)) Group IV		P
Personal	Note (1)	P
Private—On-site	Note (1)	P
Private—Off-site	Note (3)	P
Religious facilities	34-2051 et seq.	P
Rental or leasing establishment (34-622(c)(39)):		
Group I	34-1352, 34-3001 et seq.	P
Group II	34-1201 et seq., 34-1352, 34-3001 et seq.	P
Group III	34-1352, 34-3001 et seq.	P
Group IV	34-1201 et seq., 34-1352, 34-3001 et seq.	P
Repair shops (34-622(c)(40)):		
Group I		P
Groups II, III, IV		P
Group V		P
Research and development laboratories (34-622(c)(41)):		

	Group I		P
	Group II		P
	Group III		P
	Group IV		P
	Residential accessory uses (34-622(c)(42))	Note (1) 34-1171 et seq.	P
	Restaurant, fast food	34-1353	P
	Restaurants (34-622(c)(43)):		
	Groups I and III		P
	Group II		P
	Group IV		P
	Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises		P
	Rooming house		P
	Schools:		
	Commercial (34-622(c)(45))	34-2381	P
	Noncommercial	34-2381	P
	Self-service fuel pumps		P
	Signs in accordance with chapter 30	Note (1)	P
	Social services (34-622(c)(46)):		
	Group I		P
	Group II		P
	Specialty retail shops (34-622(c)(47)):		
	Group I		P
	Group II		P
	Group III		P
	Group IV		P
	Storage:		
	Indoor only	Note (1), 34-3001 et seq.	P
	Storage, open	Note (5), 34-3001 et seq. 34-1352	P
	Studios (34-622(c)(49))		P
	Temporary uses	Note (1), 34-3041 et seq.	P
	Theater, indoor or outdoor (drive-in)	34-2471 et seq.	P
	Timeshare units	34-1494, 34- 2020(a)	P
	Transportation services (34-622(c)(53)):		
	Group I		P
	Group II		P
	Group III		P
	Group IV		P
	Used merchandise stores (34-622(c)(54)):		
	Group I		P
	Groups II, III and IV		P
	Variety store		P
	Vehicle and equipment dealers (34-622(c)(55)):		
	Groups I, II, and III	34-1352	P

	Group IV	34-1352	P
	Group V	34-1352	P
Warehouse:			
	High cube		P
	Mini-warehouse		P
	Private		P
	Public		P
	Cold storage only		P
Wholesale establishments (34-622(c)(56)):			
	Groups I, III and IV		P

Notes:

- (1) If use or structure is customarily accessory to an approved permitted use it does not need to be shown on the master concept plan.
- (3) If not shown on the master concept plan, but included in the approved list of enumerated uses, this use may be approved administratively, at the Director's discretion, or as a planned development amendment after approval of the master concept plan.
- (5) If the use or activity does not conform to the criteria set-forth in section 34-938, then it is subject to the setback requirements set forth in sections 34-935(b)(4) and 34-2441 et seq.
- (12) Automobile auctions, on-site or internet, are permitted only when all vehicles are stored inside. Projects with outdoor storage will be considered vehicle and equipment dealers, group I, and must comply with section 34-1352.
- (13) Family day care homes are exempt pursuant to F.S. § 125.0109.
- (22) Wireless communication facilities must be listed on the approved schedule of uses for the planned development; however, approval of a specific facility must be in accordance with section 34-1441 et seq.
- (23) Real estate sales offices in residential areas are limited to sales of lots, homes or units within the development, except as may be permitted in section 34-1951 et seq. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the certificate of occupancy for the sales office is issued. The Director may grant one two-year extension at the same location.
- (47) Not permitted in Coastal High Hazard areas unless in compliance with section 2-485(b)(5)a.



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Grand Bay Minor MPD Property Development Regulations

Minimum Lot Area and Dimensions for Commercial/Multiple-Family/Mixed Use buildings:

Area:	0 square feet
Width:	25 feet
Depth:	0 feet

Minimum Building Setbacks:

Development Perimeter:	15 feet
Shelter Pines Mobile Home Village:	20 feet plus 1/2' for every 1' over 35 feet in height (29 feet if height is 53 feet)
Side Yard	0 feet
Rear Yard	0 feet
Waterbody	20 feet
Preserve:	20 feet
Street:	
Private	20 feet
Public	25 feet

Accessory Structures:	
Rear:	5 feet
Side:	5 feet

Maximum Lot Coverage:	N/A
-----------------------	-----

Maximum Building Height:	53 feet
--------------------------	---------

Minimum Building Separation:	20 feet
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Grand Bay Minor MPD Preliminary Density Calculations

Below calculations demonstrate the maximum density that can be requested for the site including the future right-of-way vacation is 329 dwelling units (179 standard units and 150 bonus units). The request is for a maximum of 300 dwelling units (179 standard units and 121 bonus units).

The request includes the subject property 46.33± acres and the adjacent private right-of-way 1.53± acre.

PART 4

TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)				46.33±	Acres
1.	Submerged land subject to tidal influence			0	Acres
2.	a.	Preserved freshwater wetlands	10.3± Acres		
	b.	Impacted wetlands	1.39± Acres		
	c.	Preserved saltwater wetlands	0 Acres		
	d.	Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		11.69±	Acres
3.	R-O-W providing access to non-residential uses			0	Acres
4.	Non-residential use areas ⁽¹⁾⁽²⁾			3±*	Acres
<u>*3± ac commercial included in residential acreage pending concurrent CPA map amendment to add ±14.77 acres of property to MUO</u>					
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).				0	Acres
C. Gross residential acres. (A minus B) ⁽³⁾				46.33±	Acres
D. Gross residential acres (by Land Use Category)					
1.	a.	Intensive Development – upland			Acres
2.	a.	Central Urban – upland			Acres
3.	a.	Urban Community or Suburban – upland		15.17±	Acres
	b.	Urban Community or Suburban – preserved freshwater wetlands		10.3±	Acres
	c.	Urban Community or Suburban – impacted wetlands		1.39±	Acres
4.	a.	Suburban – upland			Acres
5.	a.	Outlying Suburban – upland			Acres
6.	a.	Sub-Outlying Suburban – upland			Acres
7.	a.	Rural , Outer Island, Rural Community Preserve – upland		19.47±	Acres
8.	a.	Open Lands – upland			Acres
9.	a.	Resource – upland			Acres
10.	a.	Wetlands			Acres
11.	a.	New Community – upland			Acres
12.	a.	University Community – upland			Acres
13.	a.	Coastal Rural – upland			Acres
TOTAL (should equal “C” above)				46.33±	Acres

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5**RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS**

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: Urban Community

		Lee Plan Table 1(a) Max. standard density	Units
1. Standard Units			
a. Total upland acres (from Part 4, D.)	15.17± x 6 equals		91.02
b. Total preserved freshwater wetlands acres (from Part 4, D.)	10.3± x 6 equals		61.8
c. Total impacted wetlands acres (from Part 4, D.)	1.39± x 1/20 equals		0.07
d. Total Allowed Standard Units ⁽¹⁾			153
2. Bonus Units [2-143]			
a. Site-built Affordable Housing up to 4 du/ac 16.97 (6.67+10.3)*			67.88
b. Transferrable Dwelling Units + 4 du/ac x 8.5**			34
Additional GPITDU up to 5 du/ac with GPITDU x 8.5**			42.5
c. Sub-total			144
* 6.67 acres uplands & 10.3 acres preserved wetlands within Coastal High Hazard Area			
**8.5 acres located outside of Coastal High Hazard Area			

A. Future Land Use Category: Rural

		Lee Plan Table 1(a) Max. standard density	Units
1. Standard Units			
a. Total upland acres (from Part 4, D.)	19.47 x 1 equals		19.47
b. Total preserved freshwater wetlands acres (from Part 4, D.)	x equals		
c. Total impacted wetlands acres (from Part 4, D.)	x equals		
d. Total Allowed Standard Units ⁽¹⁾			19
2. Bonus Units [2-143] N/A			
3. Total Permitted Units ⁽¹⁾			316

Note:

⁽¹⁾ Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.**1.53 AC Adjacent Private Right-Of-Way Additional Density Calculations:****A. Future Land Use Category: Urban Community**

		Lee Plan Table 1(a) Max. standard density	Units
1. Standard Units			
a. Total upland acres (from Part 4, D.)	0.65± x 6 equals		3.9
b. Total preserved freshwater wetlands acres (from Part 4, D.)	0.37± x 6 equals		2.22
c. Total impacted wetlands acres (from Part 4, D.)	0 x 1/20 equals		0
d. Total Allowed Standard Units ⁽¹⁾			6
2. Bonus Units [2-143]			
a. Site-built Affordable Housing up to 4 du/ac x 0.68 (0.31+0.37)*			2.72
b. Transferrable Dwelling Units + up to 4 du/ac x 0.34**			1.36
Additional GPITDU up to 5 du/ac with GPITDU x 0.34**			1.7
c. Sub-total			6
* 0.31 acres uplands & 0.37 acres preserved wetlands within Coastal High Hazard Area			
**0.34 acres located outside of Coastal High Hazard Area			

A. Future Land Use Category: Rural**1. Standard Units**

- Total upland acres (from Part 4, D.)
- Total preserved freshwater wetlands acres (from Part 4, D.)
- Total impacted wetlands acres (from Part 4, D.)
- Total Allowed Standard Units ⁽¹⁾**

Lee Plan Table 1(a)
Max. standard density

0.51 x 1 equals

Units

0.51

x _____ equals

x _____ equals

1

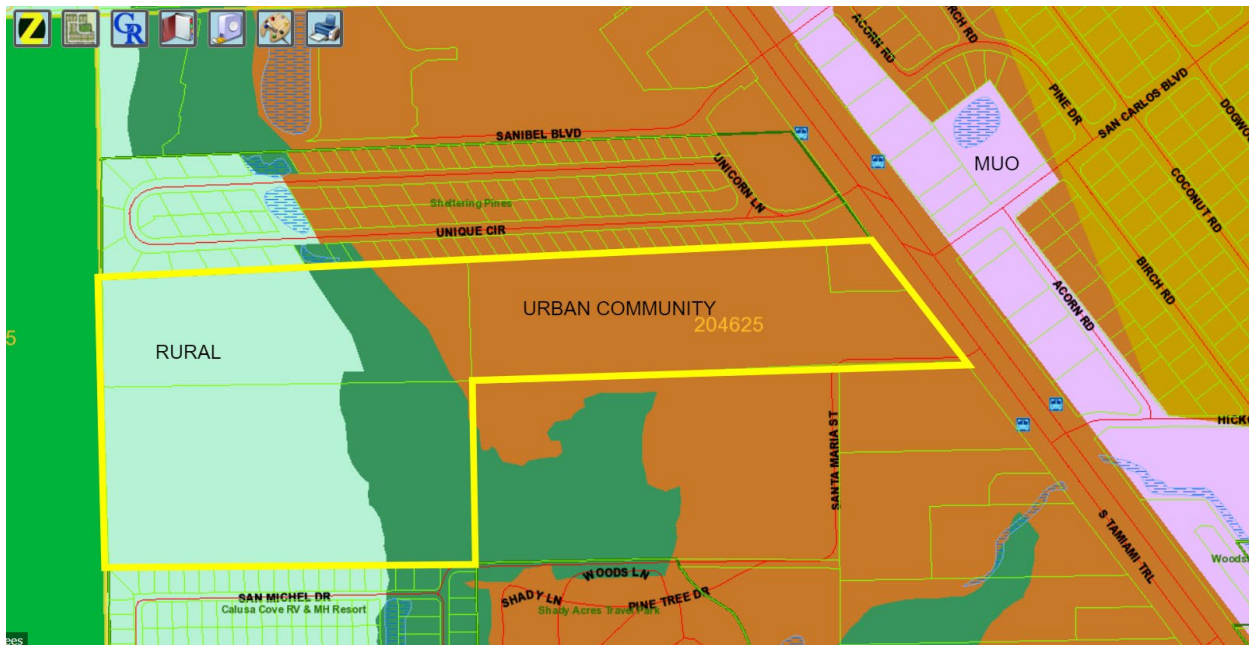
2. Bonus Units [2-143] N/A**3. Total Permitted Units ⁽¹⁾**

13

Note:

⁽¹⁾ Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

Total maximum 329 dwelling units (179 standard units and 150 bonus units)





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.

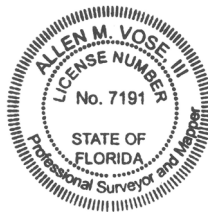
BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS), WHEREIN THE WEST LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST BEARS S 01°00'14" E. THE SCALE FACTOR IS 0.999944648.

DESCRIPTION PREPARED: 03-03-2021

Digitally signed by Allen M Vose III
Date: 2021.03.03 14:00:00 -05'00'

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

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SHEET 1 OF 2
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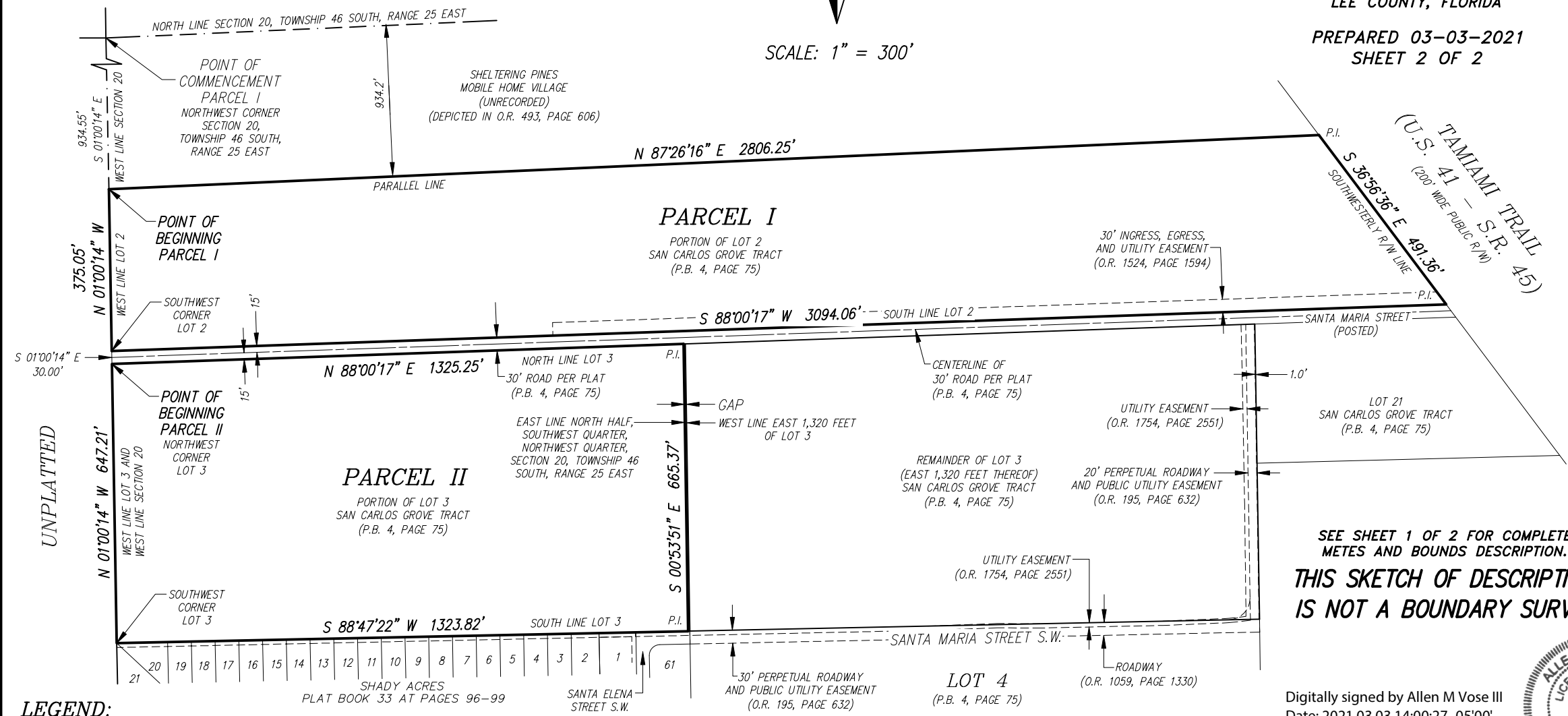


SCALE: 1" = 300'

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



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

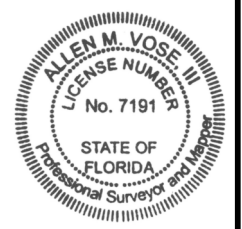
NOTES:

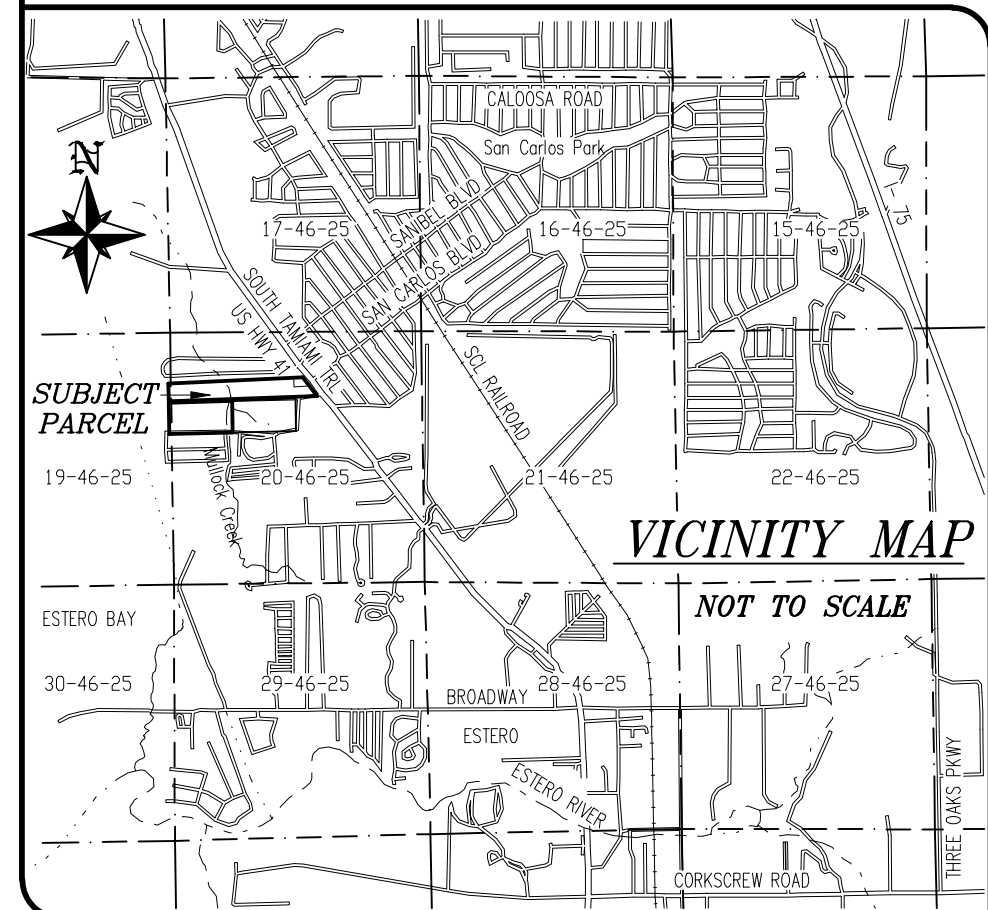
- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS), WHEREIN THE WEST LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST BEARS S 01'00'14" E. THE SCALE FACTOR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

Digitally signed by Allen M Vose III
Date: 2021.03.03 14:00:27 -05'00'

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.







MICHAEL P. LEHNERT
Partner
Direct dial: (239) 336-6281
Email: MichaelLehnert@PaveseLaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Box 1507, Fort Myers, Florida 33902 | (239) 334-2195 | Fax (239) 332-2243

March 17, 2022

TITLE CERTIFICATION
FREELAND FL HOLDINGS LLC

Pavese Law Firm (as Agent/Title Company)

Plat Number: TBD

Development Order Number: TBD

Effective Date of Title Certification: March 9, 2022

Certified To: Lee County

I have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the metes and bounds description attached hereto as Exhibit A. I have made a careful examination of the Public Records of Lee County, Florida, with respect to the real property described in attached Exhibit A. Based on the foregoing, we hereby certify Record Title to the above described real property, as of the Effective Date of the Title Certification set forth above, is vested in:

FREELAND FL HOLDINGS, LLC, a Florida limited liability company, pursuant to that Warranty Deed recorded in Instrument No. 2021000006563, Public Records of Lee County, Florida.

The are no persons or entities holding a mortgage secured by the property.

All property taxes, due and owing, have been paid on the land described herein as of the date of this certification, except for Parcel ID 20-46-25-01-00004.0000, which still has an outstanding amount due of \$18,731.87.

The following are all easements and rights of way affecting the property to be platted, whether recorded or unrecorded:

1. 15' Easement as evidenced in that certain Warranty Deed recorded in Deed Book 83, Page 167, and Deed Book 110, Page 507, of the Public Records of Lee County, Florida.
2. Reservation for easement for State Road Right of Way in favor of State of Florida through the Trustees of the Internal Improvement Fund of the State of Florida as reserved in Deed No. 387 recorded in Deed Book 144, Page 374, of the Public Records of Lee County, Florida.
3. Perpetual Easement to be used for roadway and public utilities purposes only as described in Fee Simple Deed recorded in Official Records Book 195, Page 632, of the Public Records of Lee County, Florida.

4. Perpetual Easements as described in Quit Claim Deeds recorded in Official Records Book 1059, Page 1329, Official Records Book 1129, Page 609 and Official Records Book 1410, Page 1051, of the Public Records of Lee County, Florida.
5. Easement for ingress, egress and utility purposes as set forth in Warranty Deed recorded in Official Records Book 1524, Page 1594, of the Public Records of Lee County, Florida.
6. Easement for ingress, egress and utility purposes as set forth in Warranty Deed recorded in Official Records Book 1524, Page 1596, of the Public Records of Lee County, Florida.
7. Perpetual Easement for purposes of Ingress and Egress as described in Quit Claim Deed recorded in Official Records Book 1659, Page 1312, Public Records of Lee County, Florida.
8. Utility Easement as described in Quit Claim Deed recorded in Official Records Book 1754, Page 2551, of the Public Records of Lee County, Florida.
9. Grant of Utility Easement in favor of Gulf Utility Company recorded in Official Records Book 1764, Page 4783, of the Public Records of Lee County, Florida.
10. 10 foot wide drainage and public utilities easement, easement in favor of Florida Power & Light, 60' roadway easement, as described in that certain Warranty Deed by and between James W. McFadden and Marjorie C. McFadden, and James W. McFadden, Trustee of the James W. McFadden Revocable Trust dated April 20, 1992 recorded April 28, 1992, in Official Records Book 2295, Page 2005, of the Public Records of Lee County, Florida.
11. Access, Infrastructure and Signage Easement Agreement recorded in Official Records Instrument No. 2020000241851, as amended in Official Records Instrument No. 2020000241852, of the Public Records of Lee County, Florida.
12. Easement as described in that certain Warranty Deed dated December 31, 2020 and recorded January 6, 2021 in Instrument No. 2021000006555, of the Public Records of Lee County, Florida.
13. Notice of Development Order Approval recorded in Instrument No. 2021000315498, of the Public Records of Lee County, Florida.

All recording references are to the public records of Lee County, Florida.

Note, this is not a certification of ownership of any oil, gas, and mineral rights or interests.

This certification is not to be used as the basis for the issuance of a title insurance commitment or policy. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

By:

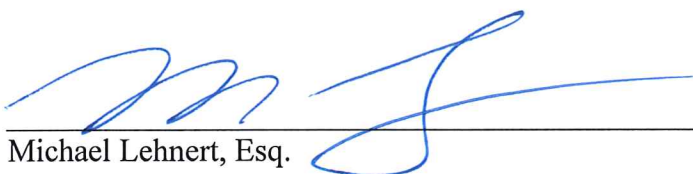

Michael Lehnert, Esq.

Exhibit A

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 PORTION 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.



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 horizontal line.

David Cambareri,
Fire Chief



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
--	---



San Carlos Park Fire District
Grand Bay

March 4, 2022
Page 2 of 2

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**

John E. Manning
District One

March 15, 2022

Via E-Mail

Cecil L. Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

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

RE: **Potable Water and Wastewater Availability
Grand Bay, 19200 S. Tamiami 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**

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

Grand Bay - Letter.Docx

March 15, 2022

Page 2

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



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



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

BOARD MEMBERS: DEBBIE JORDAN, CHAIR, DISTRICT 4 | BETSY VAUGHN, VICE CHAIR, DISTRICT 6 | MARY FISCHER, DISTRICT 1
MELISA W. GIOVANNELLI, DISTRICT 2 | CHRIS N. PATRICCA, DISTRICT 3 | GWYNETTA S. GITTENS, DISTRICT 5
CATHLEEN O'DANIEL MORGAN, DISTRICT 7 | KENNETH A. SAVAGE, Ed.D., SUPERINTENDENT | KATHY DUPUY-BRUNO, ESQ., BOARD ATTORNEY

Carmine Marceno
Sheriff



"Proud to Serve"

State of Florida
County of Lee

March 7, 2022

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

Ms. Hewitt,

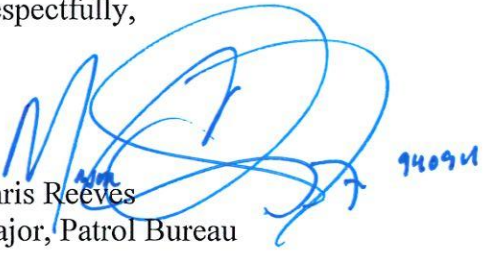
The Lee County Sheriff's Office has reviewed your Lee County Comprehensive Plan amendment request to add 14.77 +/- acres of a 46.33 +/- site into the Mixed Use Overlay and an associated text amendment for Rural density to be transferred to Urban Community for the proposed Grand Bay Minor Residential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



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



3401 Metro Parkway
Fort Myers, FL 33901
Phone: (239) 533-0340

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.

Sincerely,

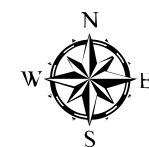
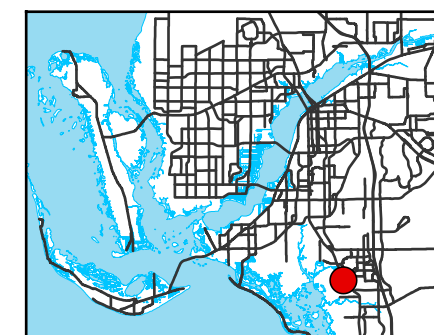
Jorge J Puente

Jorge J Puente, Transit Service Planner
Lee County Transit

Development Review

LOSA Proposed Development Grand Bay

-  Bus Stops
-  Bus Routes
-  Development Review



0 0.06
Miles



NOTES:

1. SITE AREA: 46.33± AC.
2. OPEN SPACE REQUIRED : 40% 18.53 AC.
INDIGENOUS REQUIRED: 50% 9.27 AC.
3. OPEN SPACE PROVIDED:
INDIGENOUS UPLAND PRESERVE 17.00± AC.
WETLAND PRESERVE 13.00± AC.
NON-INDIGENOUS UPLAND PRESERVE 1.96± AC.
COMPENSATION STORAGE IN PRESERVE 1.25± AC.
TOTAL PRESERVATION AREA 30.51± AC.
LAKE (MAXIMUM 25% OF OPEN SPACE) 1.34± AC.
OPEN SPACE PROVIDED: 31.85± AC.

LEGEND:

- INDIGENOUS UPLAND PRESERVE 17.00± AC.
WETLAND PRESERVE (NON-INDIGENOUS) 10.30± AC.
UPLAND PRESERVE (NON-INDIGENOUS) 1.96± AC.
PRESERVED FLOODWAY ZONE FOR MULLOCK CREEK FLOW-WAY

4. ADJACENT PRIVATE RIGHT-OF-WAY 1.53± AC.
5. NO BUFFERS REQUIRED INTERNAL TO MPD
6. MAXIMUM 300 DU & 30,000 OF COMMERCIAL
BUILDING I MAXIMUM 144 *DU INCLUDING 91 BONUS DENSITY UNITS
(80 TDU & 11 SITE BUILT AFFORDABLE HOUSING)
* MAXIMUM OF 25 DU MAY BE BUILT AS MIXED USE ON OUTPARCEL 1 OR 2
BUILDING II & III
MAXIMUM 156 DU INCLUDING 30 BONUS DENSITY UNITS
(SITE BUILT AFFORDABLE HOUSING UNITS)

FLUM: URBAN COMMUNITY, RURAL & WETLANDS
ZONING: MH-2
SHELTERING PINES MOBILE HOME VILLAGE

MINIMUM 10' BUFFER WITH
TYPE "B" PLANTINGS REQUIRED
& PROVIDED-ENHANCED WITH
OPAQUE FENCE

FLUM: URBAN
COMMUNITY
ZONING: CPD
VACANT

EXISTING ACCESS
TO BE REMOVED

OUTPARCEL 1
COMMERCIAL OR
MIXED USE
MAXIMUM HEIGHT 53'

OUTPARCEL 2
COMMERCIAL OR
MIXED USE
MAXIMUM HEIGHT 53'

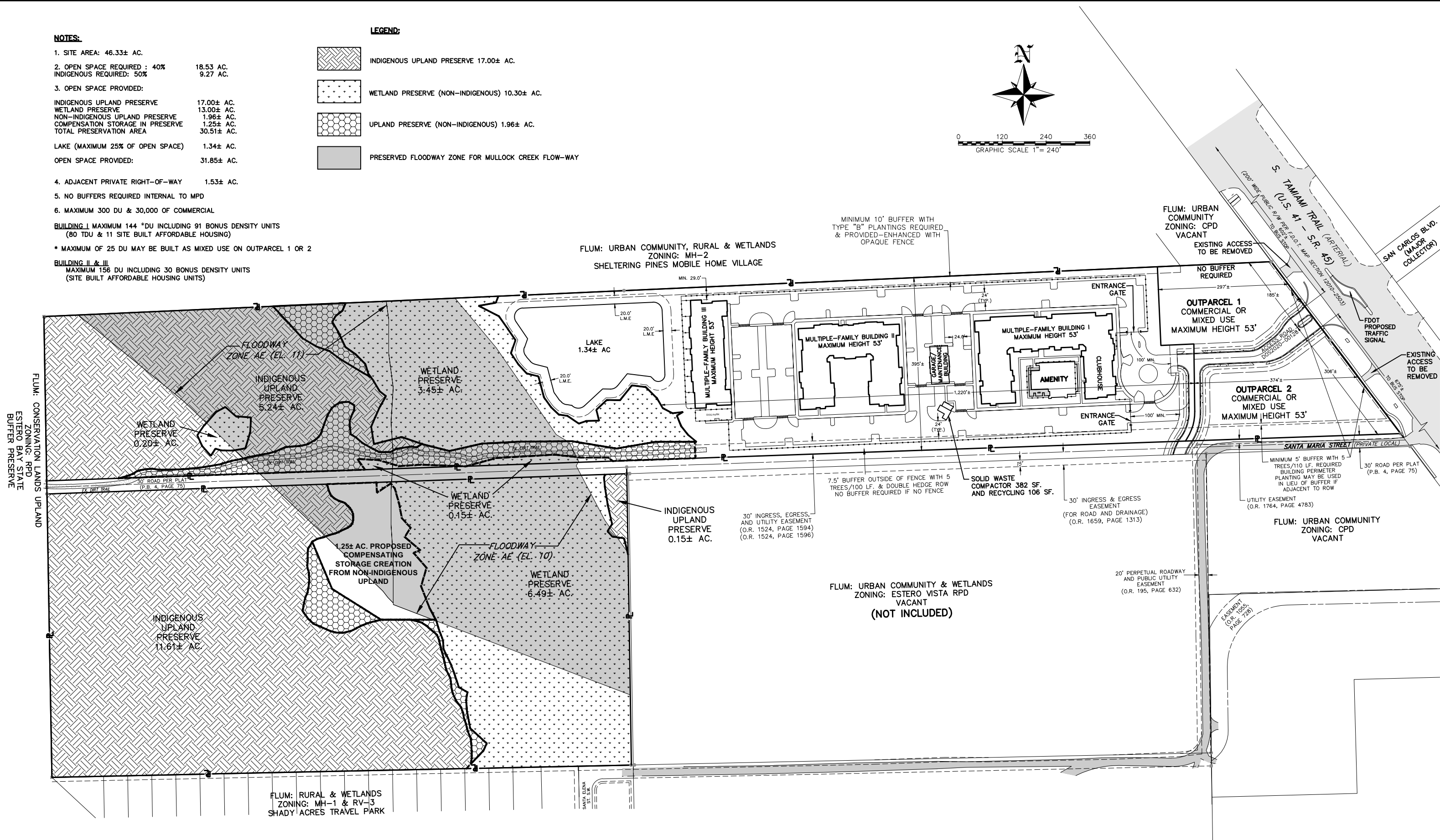
FLUM: URBAN COMMUNITY
ZONING: CPD
VACANT

FLUM: URBAN COMMUNITY & WETLANDS
ZONING: ESTERO VISTA RPD
VACANT
(NOT INCLUDED)

FLUM: RURAL & WETLANDS
ZONING: MH-1 & RV-3
SHADY ACRES TRAVEL PARK



0 120 240 360
GRAPHIC SCALE 1"= 240'



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

MASTER CONCEPT PLAN
GRAND BAY-MINOR MPD
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
3/2/2022	8433GB	MCP	KWK	JLS	SEH	1"=240'	1

NOTES:

- | | |
|----------------------------------|------------|
| 1. SITE AREA: 46.33± AC. | |
| 2. OPEN SPACE REQUIRED : 40% | 18.53 AC. |
| INDIGENOUS REQUIRED: 50% | 9.27 AC. |
| 3. OPEN SPACE PROVIDED: | |
| INDIGENOUS UPLAND PRESERVE | 17.00± AC. |
| WETLAND PRESERVE | 13.00± AC. |
| NON-INDIGENOUS UPLAND PRESERVE | 1.96± AC. |
| COMPENSATION STORAGE IN PRESERVE | 1.25± AC. |
| TOTAL PRESERVATION AREA | 30.51± AC. |
| LAKE (MAXIMUM 25% OF OPEN SPACE) | 1.34± AC. |
| OPEN SPACE PROVIDED: | 31.85± AC. |

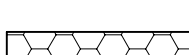
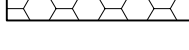
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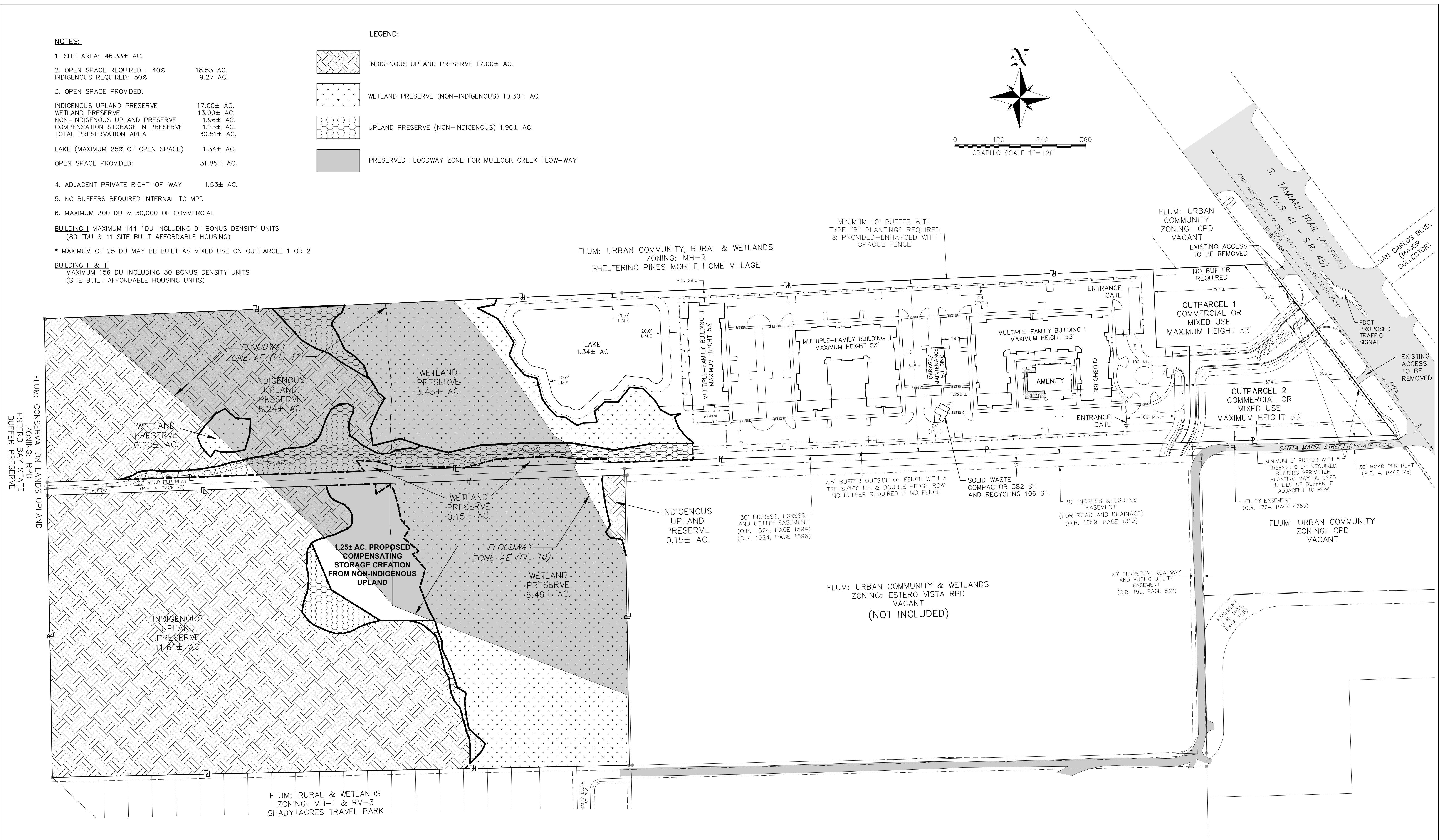
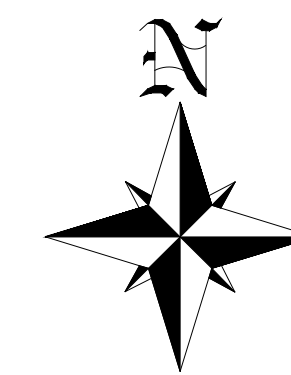
BUILDING I MAXIMUM 144 *DU INCLUDING 91 BONUS DENSITY UNITS
(80 TDU & 11 SITE BUILT AFFORDABLE HOUSING)

* MAXIMUM OF 25 DU MAY BE BUILT AS MIXED USE ON OUTPARCEL 1 OR 2

BUILDING II & III
MAXIMUM 156 DU INCLUDING 30 BONUS DENSITY UNITS
(SITE BUILT AFFORDABLE HOUSING UNITS)

LEGEND:

- | | |
|---|--|
|  | INDIGENOUS UPLAND PRESERVE 17.00± AC. |
|  | WETLAND PRESERVE (NON-INDIGENOUS) 10.30± AC. |
|  | UPLAND PRESERVE (NON-INDIGENOUS) 1.96± AC. |
|  | PRESERVED FLOODWAY ZONE FOR MULLOCK CREEK FLOW-WAY |



N/O	DATE		REVISION DESCRIPTION	PAGE NO.

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

MASTER CONCEPT PLAN
GRAND BAY-MINOR MPD
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
3/2/2022	8433GB	MCP	KWK	JLS	SEH	1"=120'	1



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.

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III. PROPOSED DEVELOPMENT

Approximatively 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*, 11th 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
Total Trips	47	67	114	133	114	247	2,384
Less Retail Pass-by (30%)	-9	-9	-18	-25	-25	-50	-449
New Trips	38	58	96	108	89	197	1,935



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
Total Trips	63	112	175	180	140	320	3,494
Less Retail Pass-by (30%)	-9	-9	-18	-25	-25	-50	-449
New Trips	54	103	157	155	115	270	3,045

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

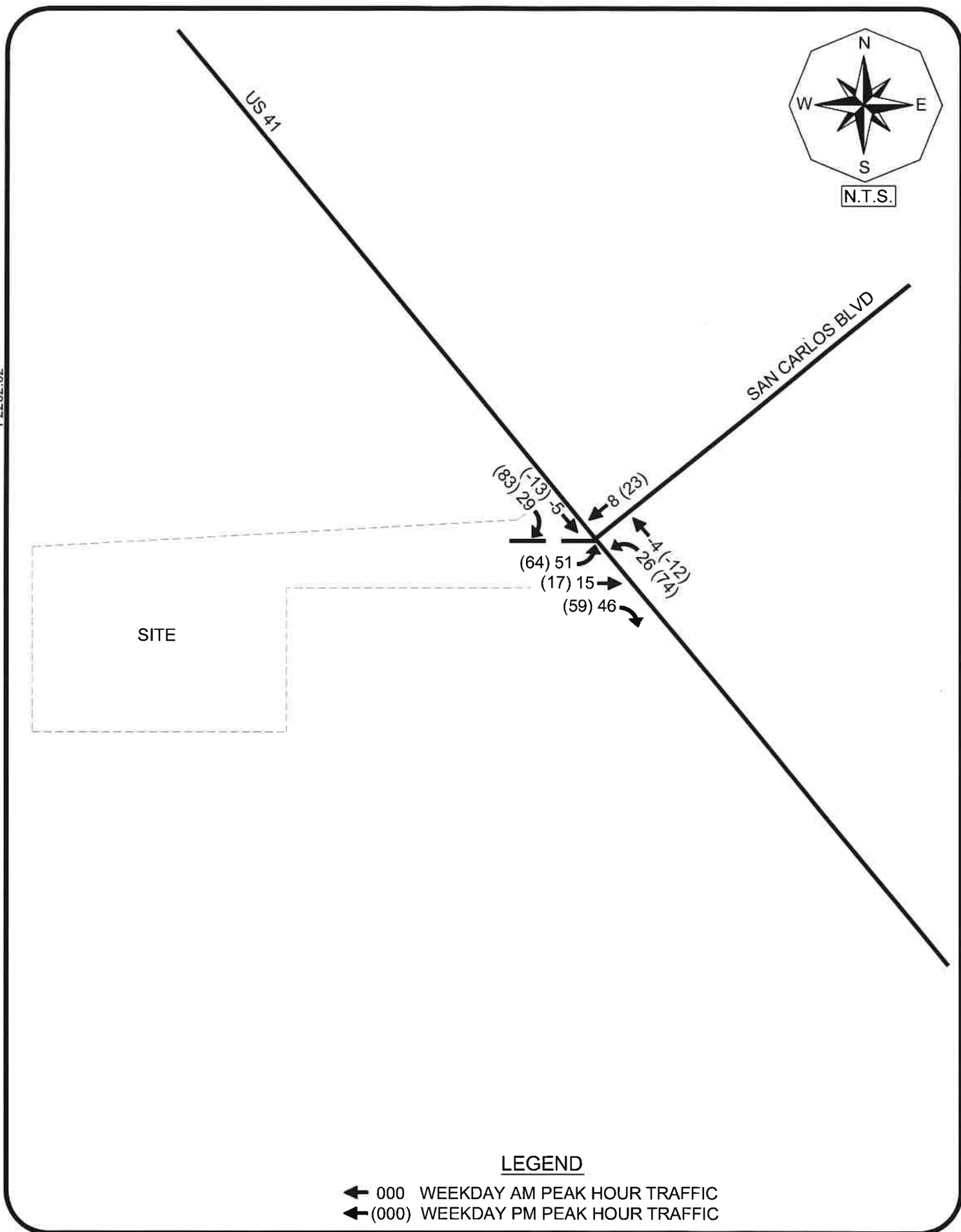
Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Zoning	54	103	157	155	115	270	3,045
Approved Zoning	-38	-58	-96	-108	-89	-197	-1,935
Trip Reduction	16	45	61	47	26	73	1,110

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).

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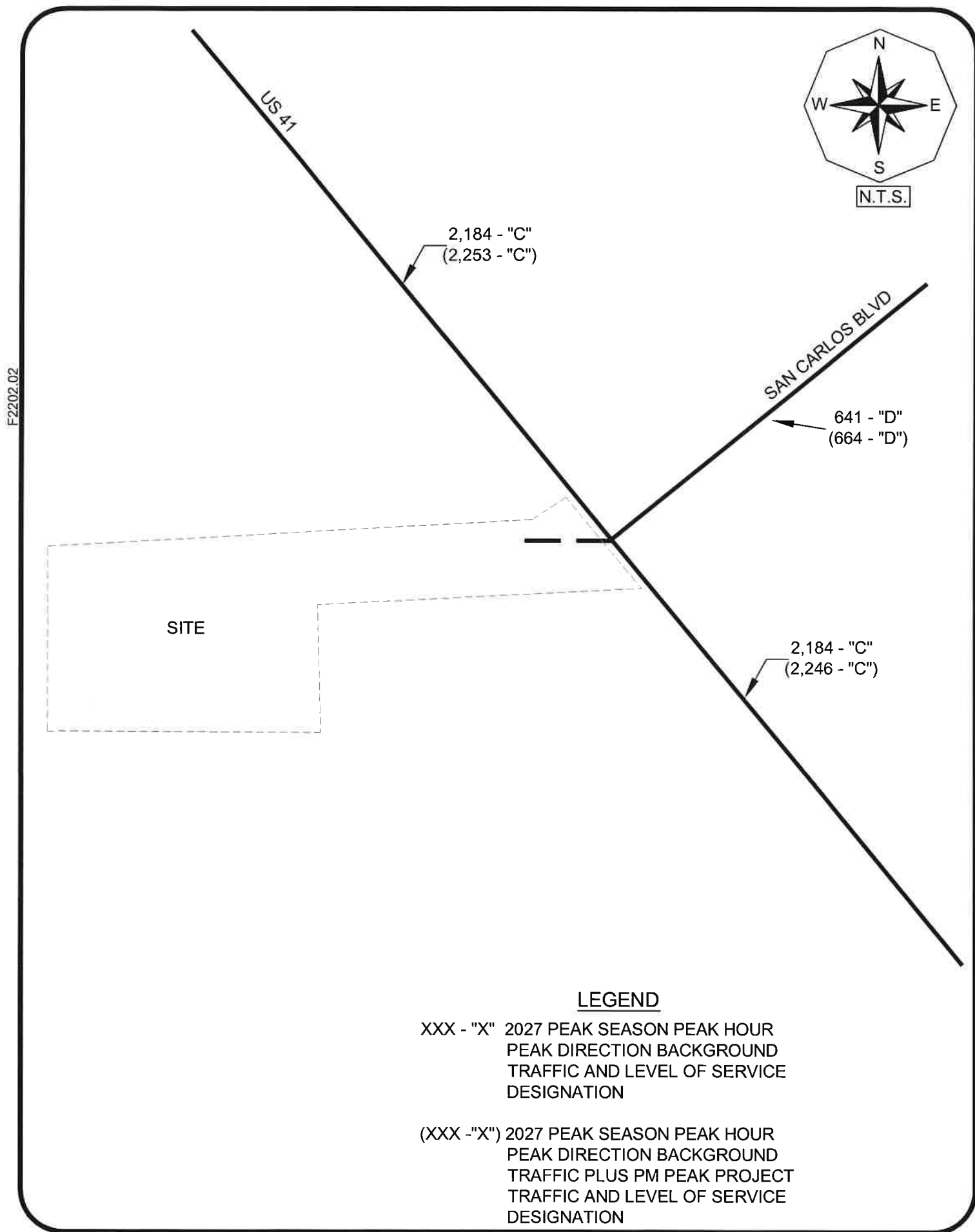
In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level 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.





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</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	PERCENT		
								PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
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

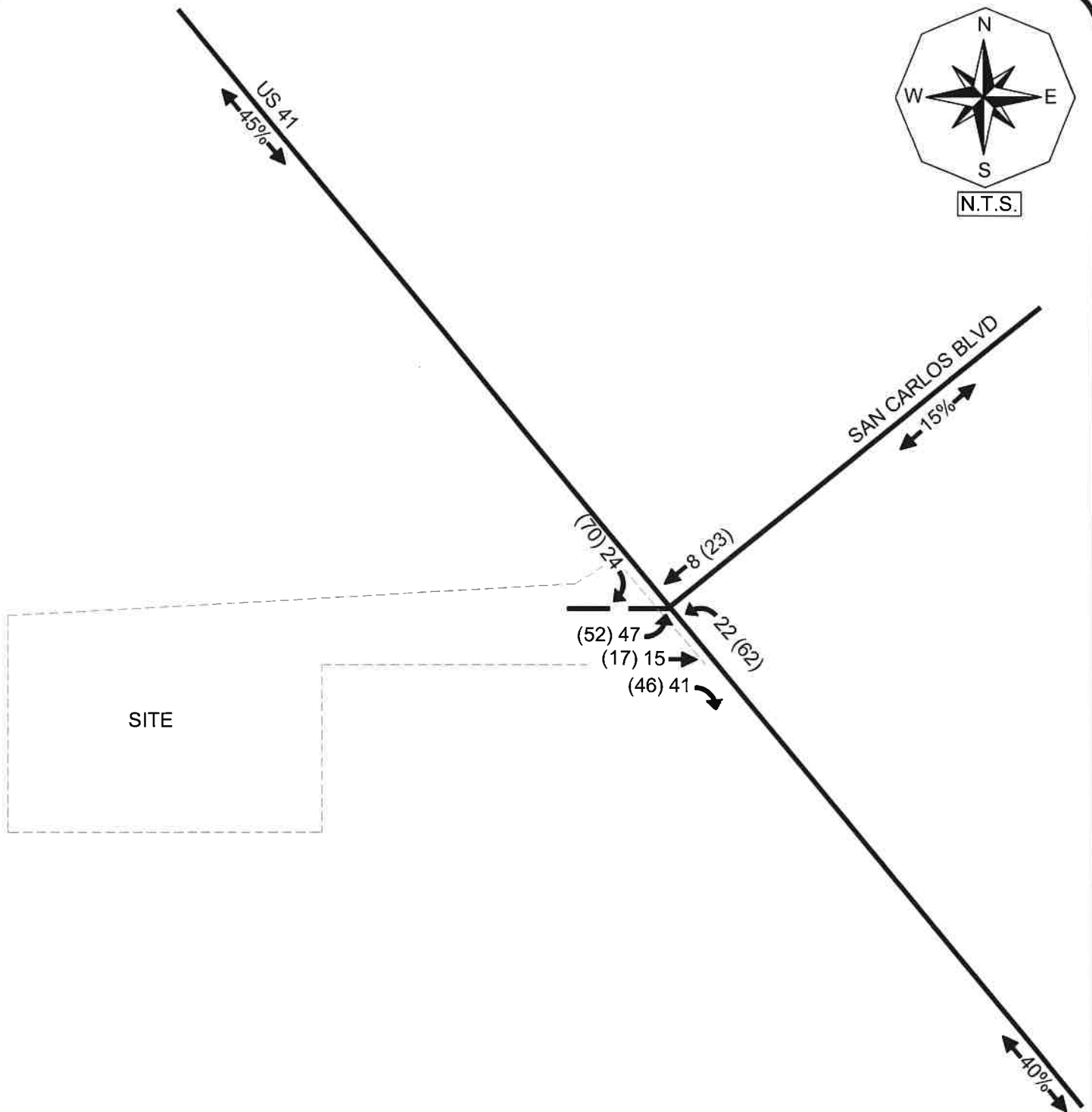
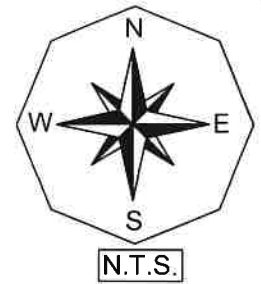
							2020	2027						2027		2027							
							PK HR	PK HR	PK SEASON					PERCENT		BCKGRND		BCKGRND					
							PK SEASON	PEAK DIRECTION						PROJECT		AM PROJ		PM PROJ					
							PEAK DIR. ¹	VOLUME	LOS					TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	VOLUME	LOS			
ROADWAY	SEGMENT	Sta#	ADT	ADT	GROWTH	RATE	PEAK DIR. ¹	VOLUME	LOS	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	VOLUME	LOS							
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							

¹ 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

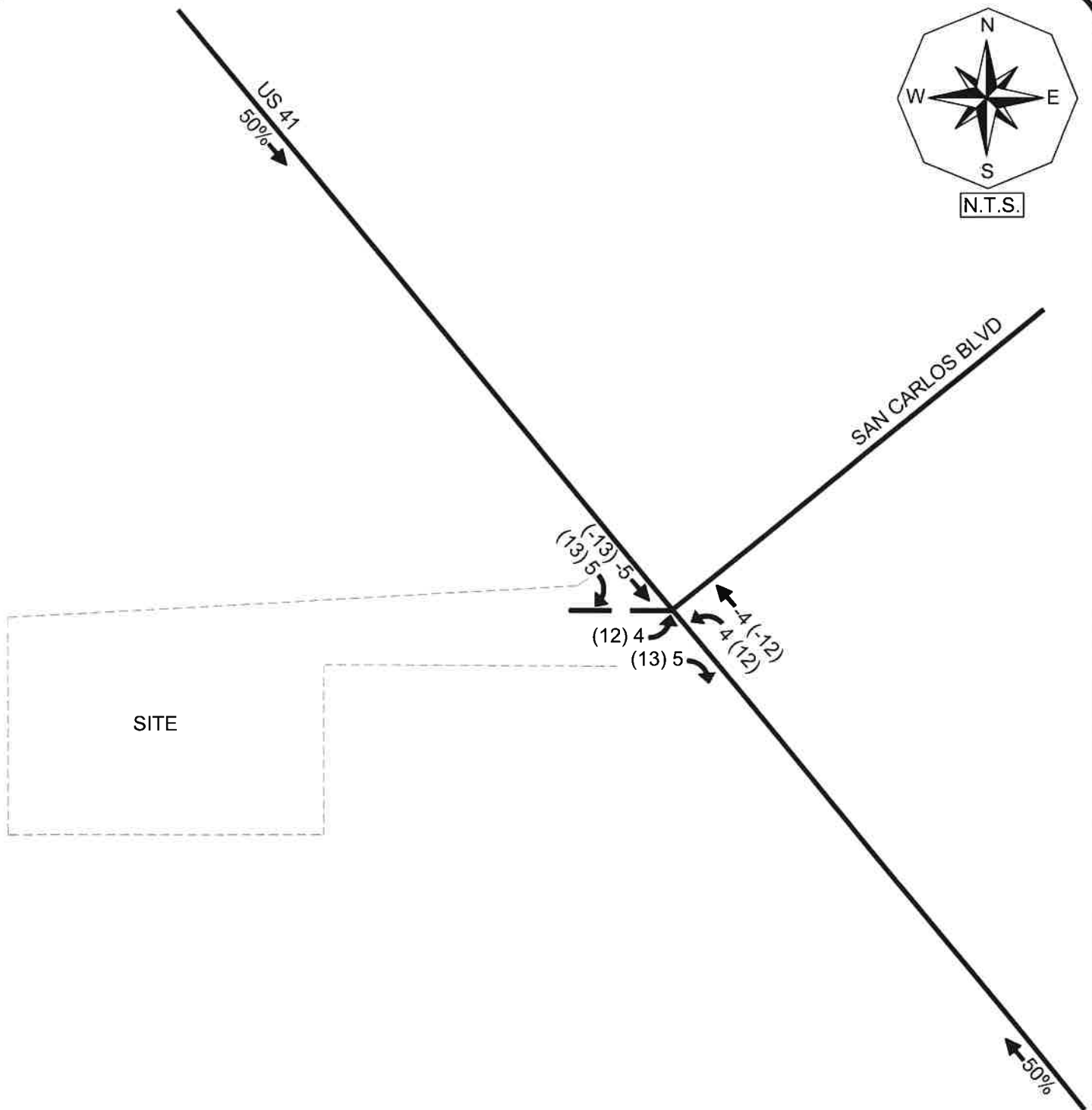
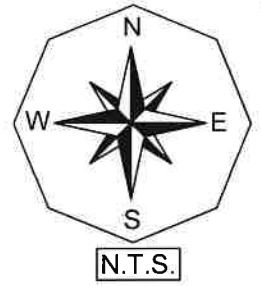
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LEGEND

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

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LEGEND

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

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

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016

c:\input5

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

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

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

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

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

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

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

9/23/2021

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

LINK NO.	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2030 100TH 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 TAMIA MI TR)	OLD 41	CORKSCREW RD	6LD	D	3,171	C	2,020	C	2,273	
29900	US 41 (S TAMIA MI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	3,171	C	1,901	C	2,354	
30000	US 41 (S TAMIA MI TR)	SANIBEL BLVD	ALICO RD	6LD	D	3,171	C	2,069	C	2,812	
30100	US 41 (S TAMIA MI 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	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

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>; Schaill, Leanna <Leanna.Schaill@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
(239) 225-1981 Office
(863) 272-3366 Cell



From: Ted Treesh <tbt@trtrans.net>
Sent: Friday, November 19, 2021 10:58 AM
To: Clark, Mark <Mark.Clark@dot.state.fl.us>
Cc: Ken Kellum <KKellum@BanksEng.com>; DeBoy, Brian T <Brian.Deboy@dot.state.fl.us>; Schaill, Leanna <Leanna.Schaill@dot.state.fl.us>; tlehnert@bankseng.com; James Alsbrook <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

6.74

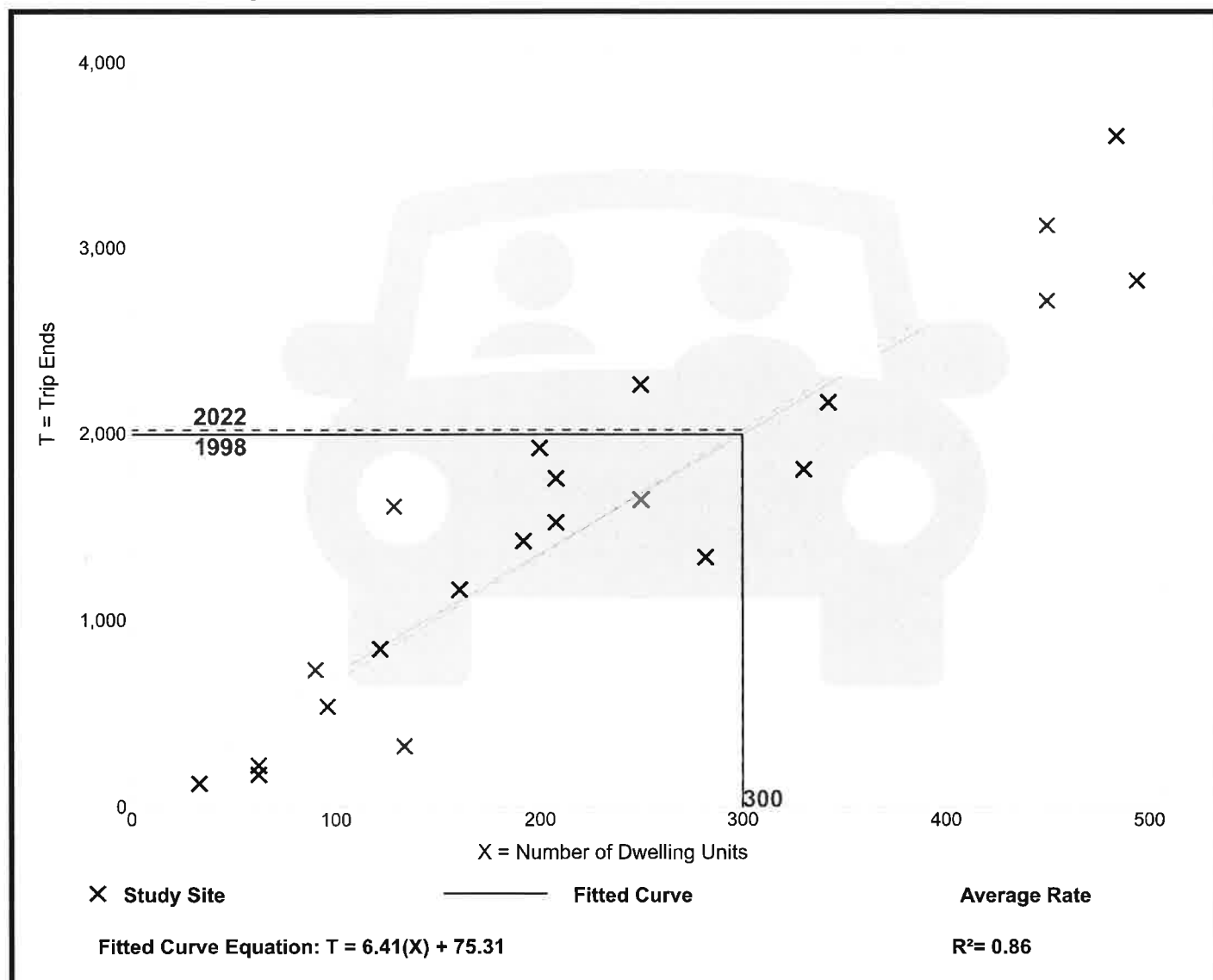
Range of Rates

2.46 - 12.50

Standard Deviation

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

0.40

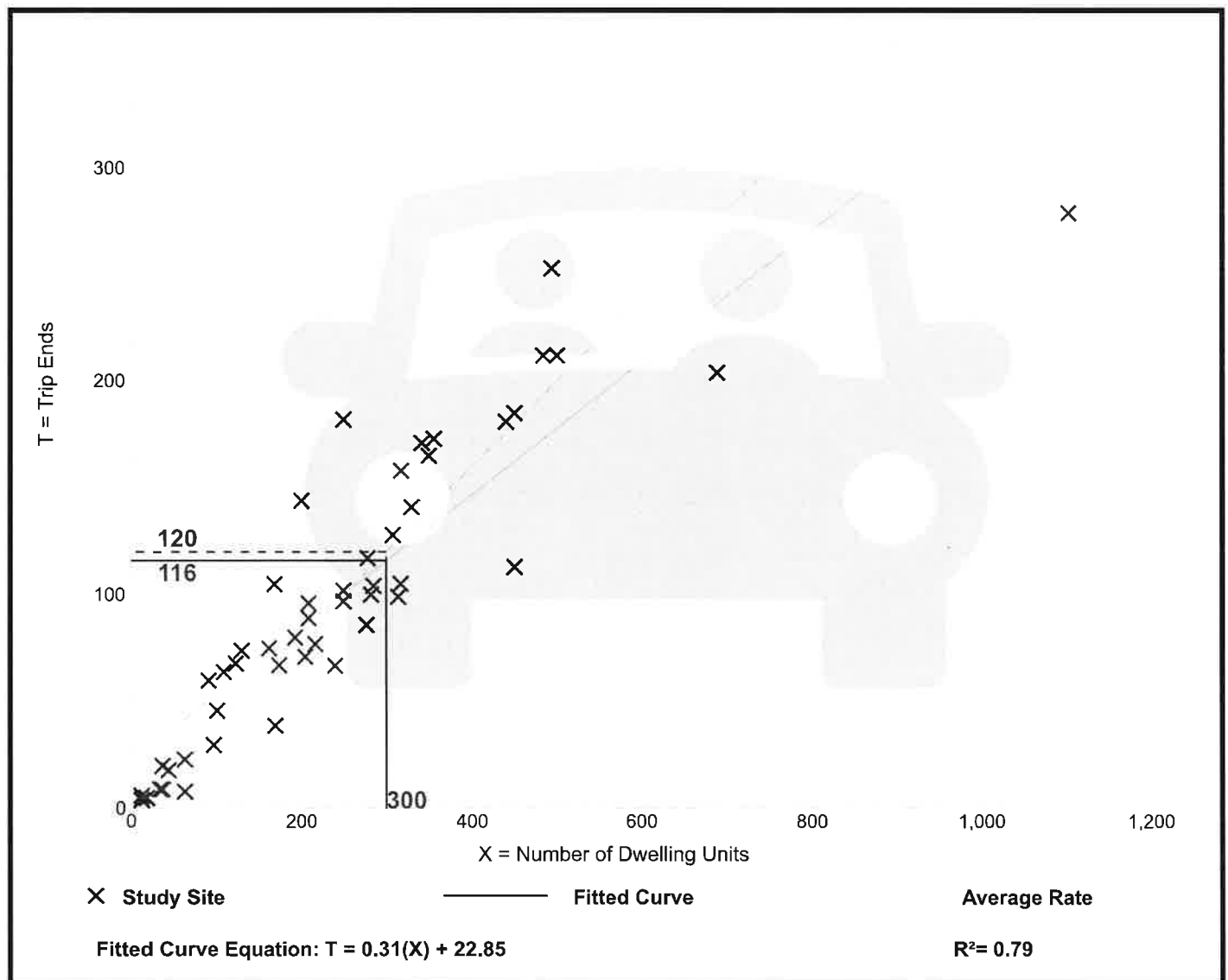
Range of Rates

0.13 - 0.73

Standard Deviation

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

0.51

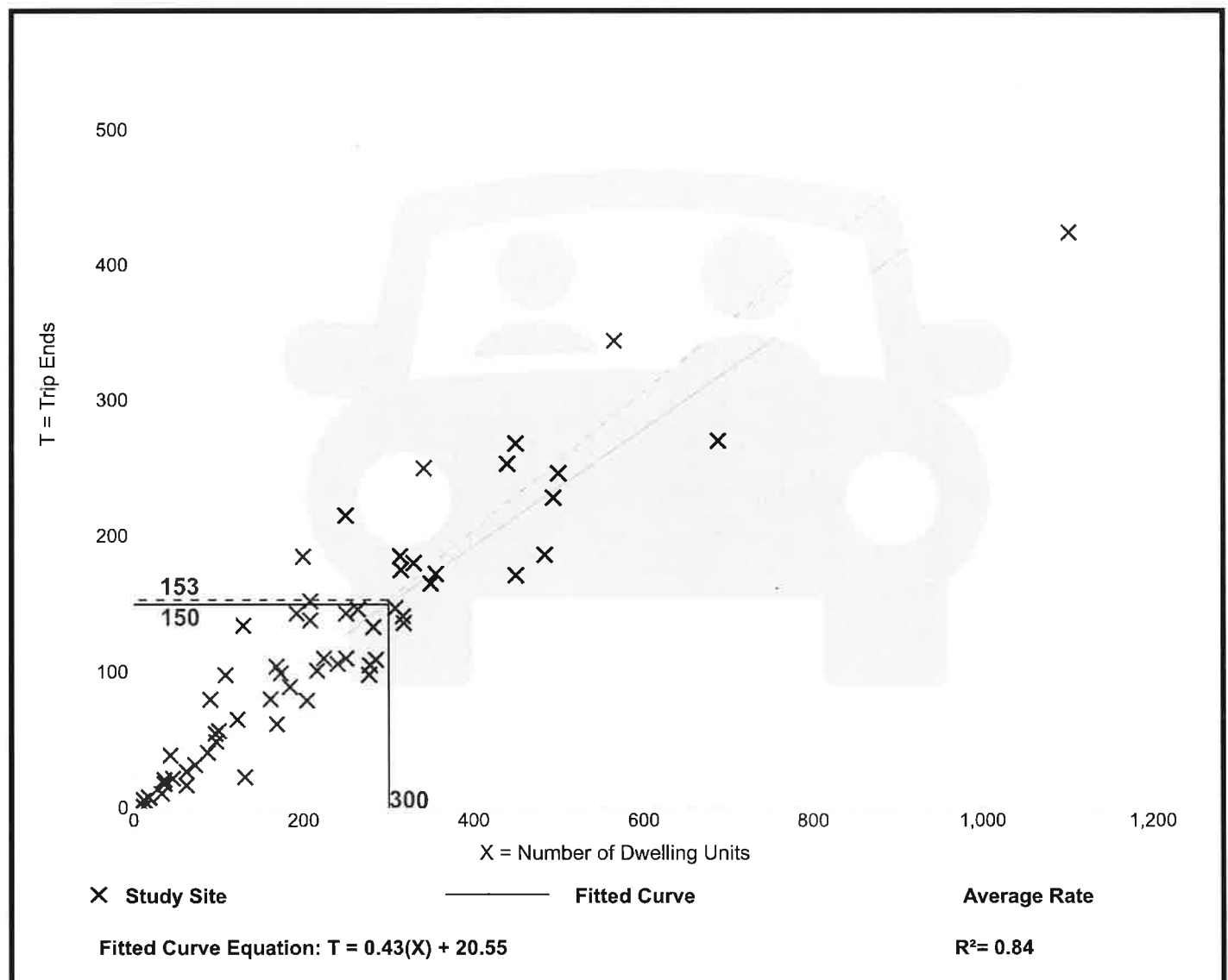
Range of Rates

0.08 - 1.04

Standard Deviation

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

54.45

Range of Rates

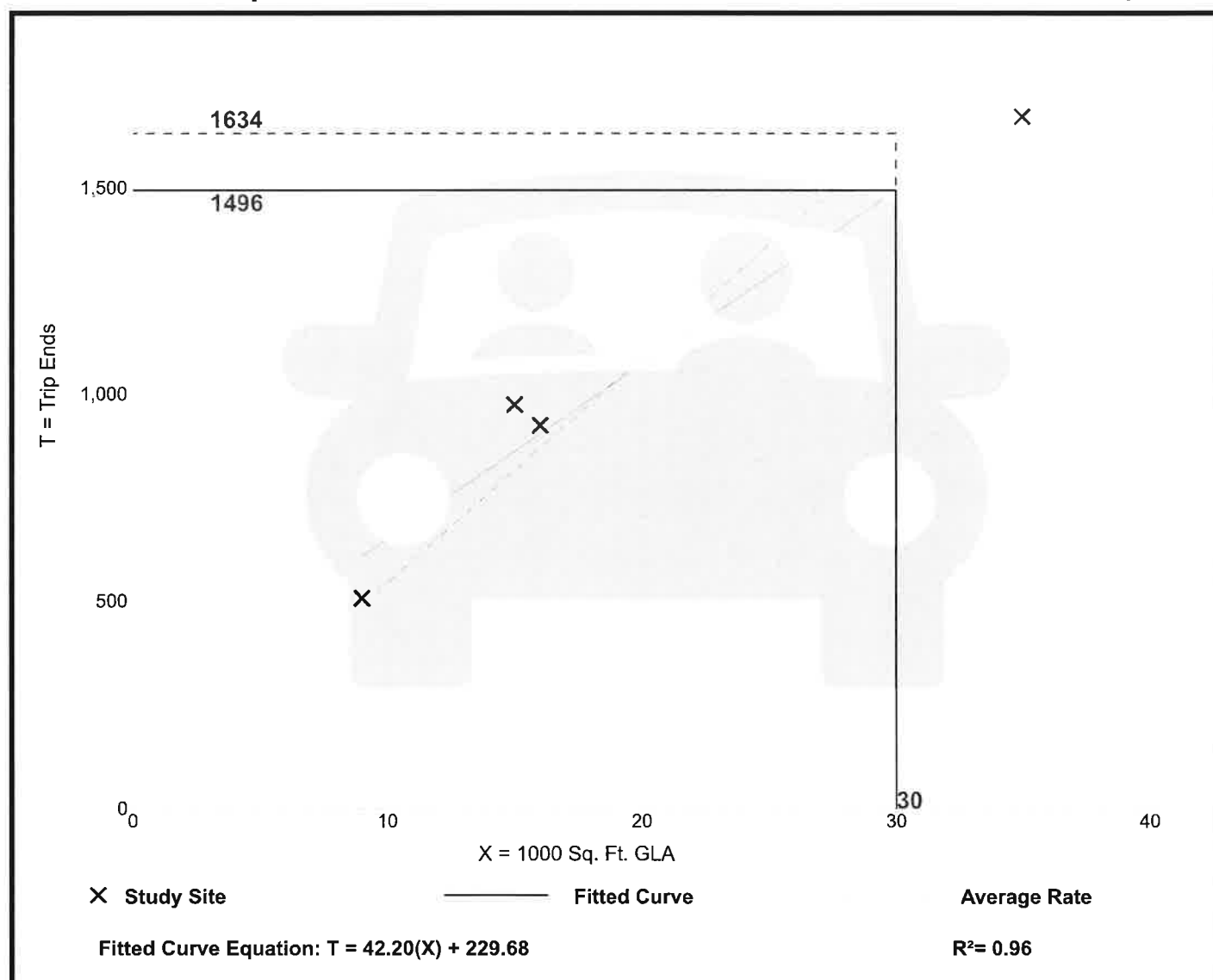
47.86 - 65.07

Standard Deviation

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

2.36

Range of Rates

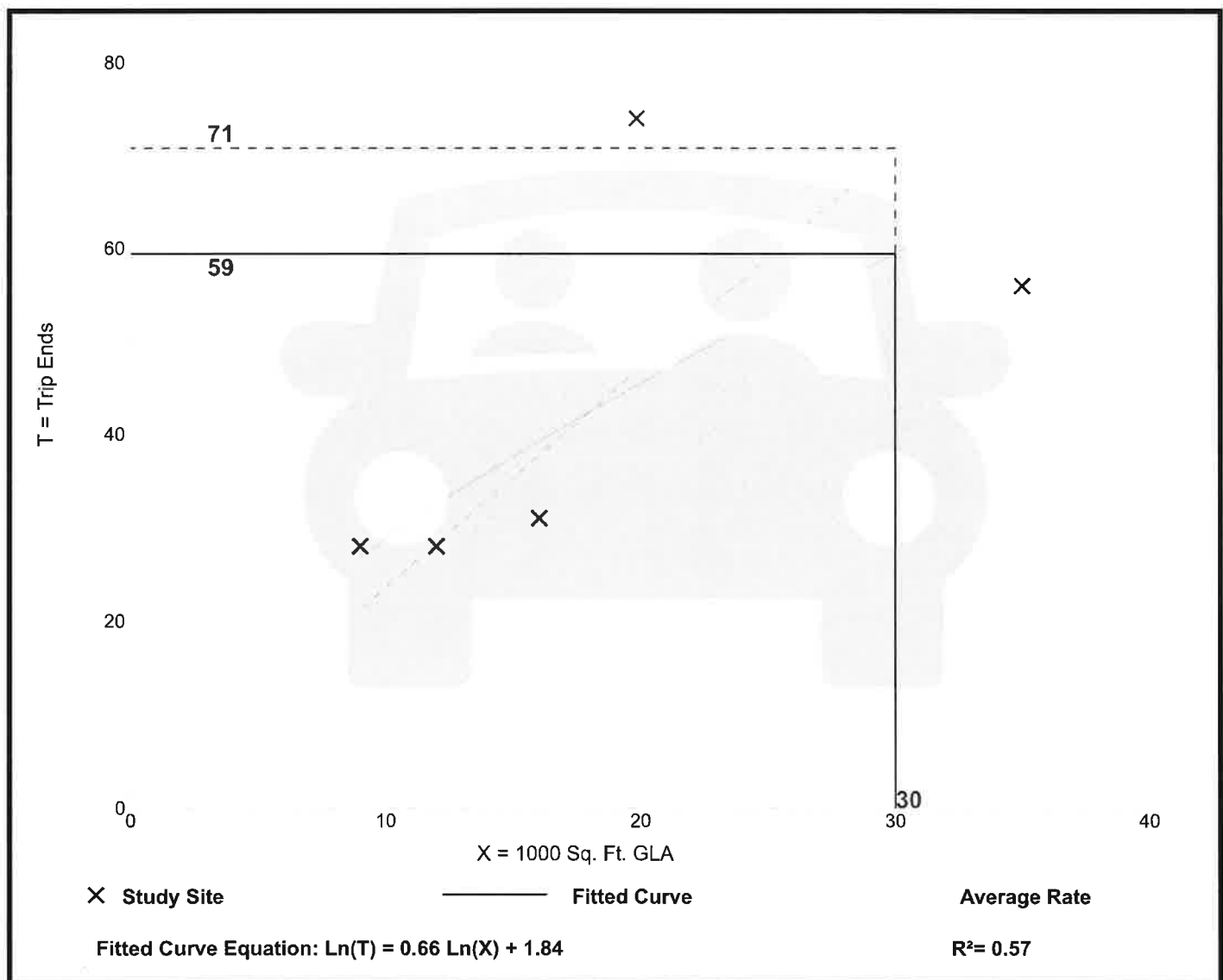
1.60 - 3.73

Standard Deviation

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

6.59

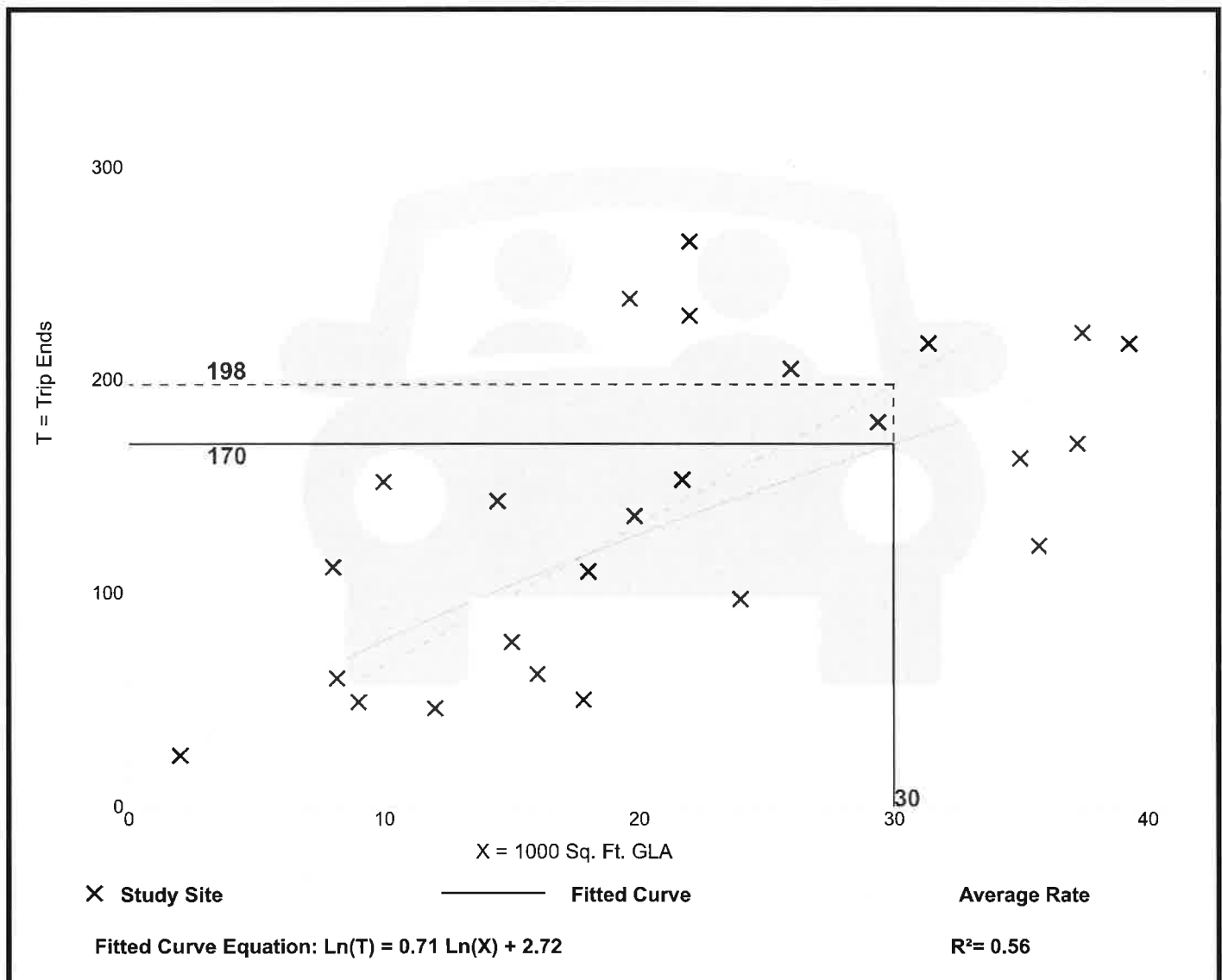
Range of Rates

2.81 - 15.20

Standard Deviation

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

7.12

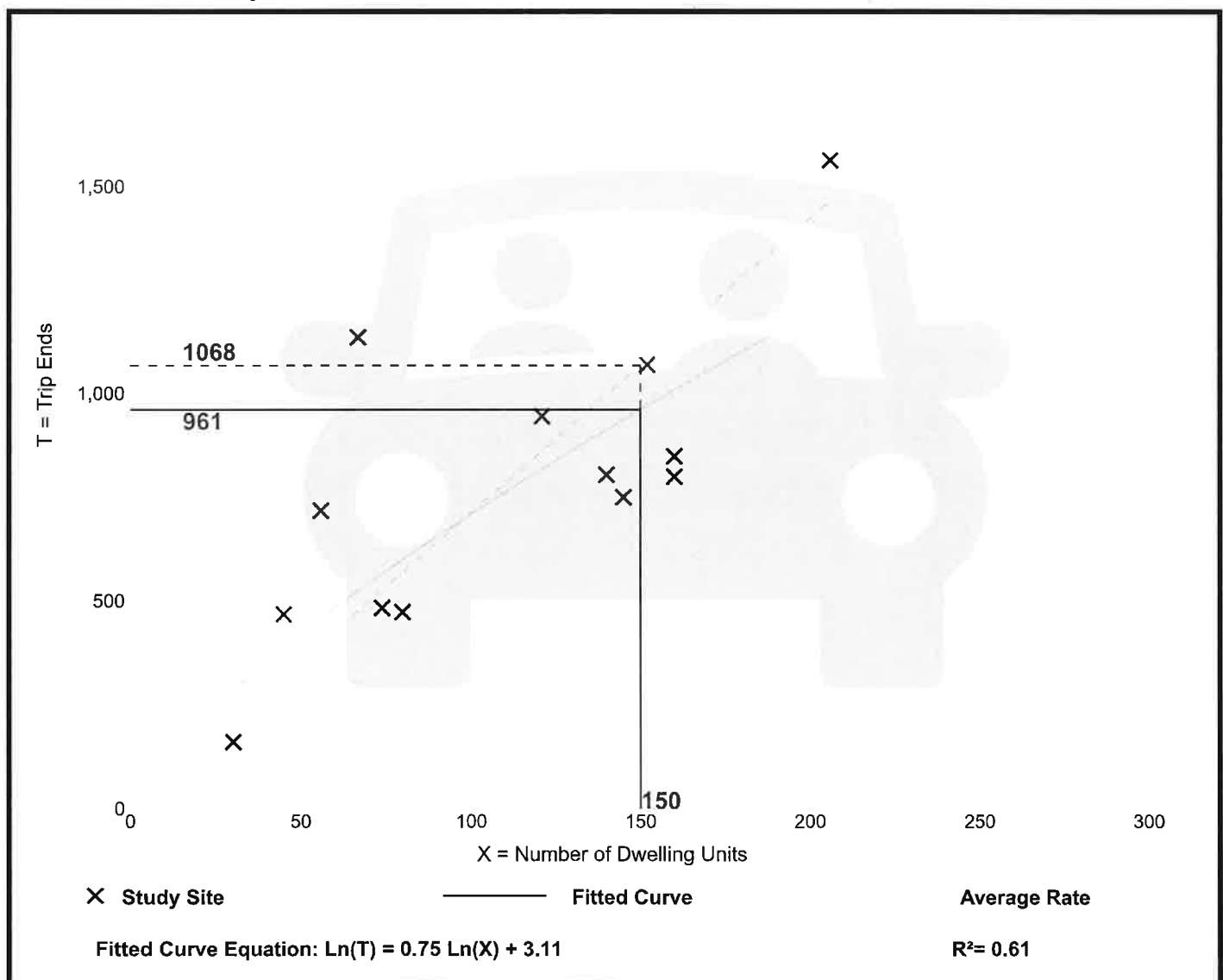
Range of Rates

5.00 - 16.96

Standard Deviation

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

0.39

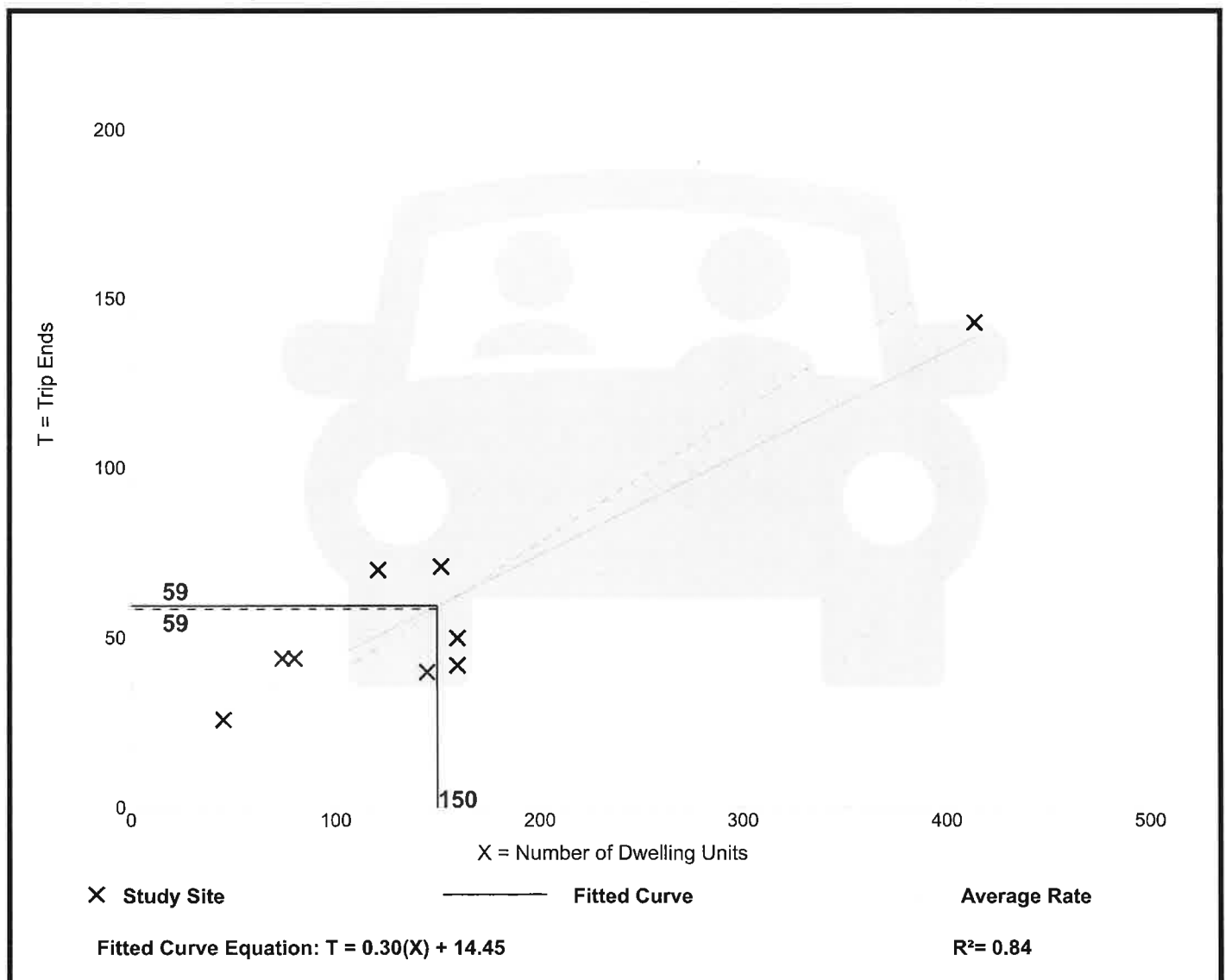
Range of Rates

0.26 - 0.59

Standard Deviation

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

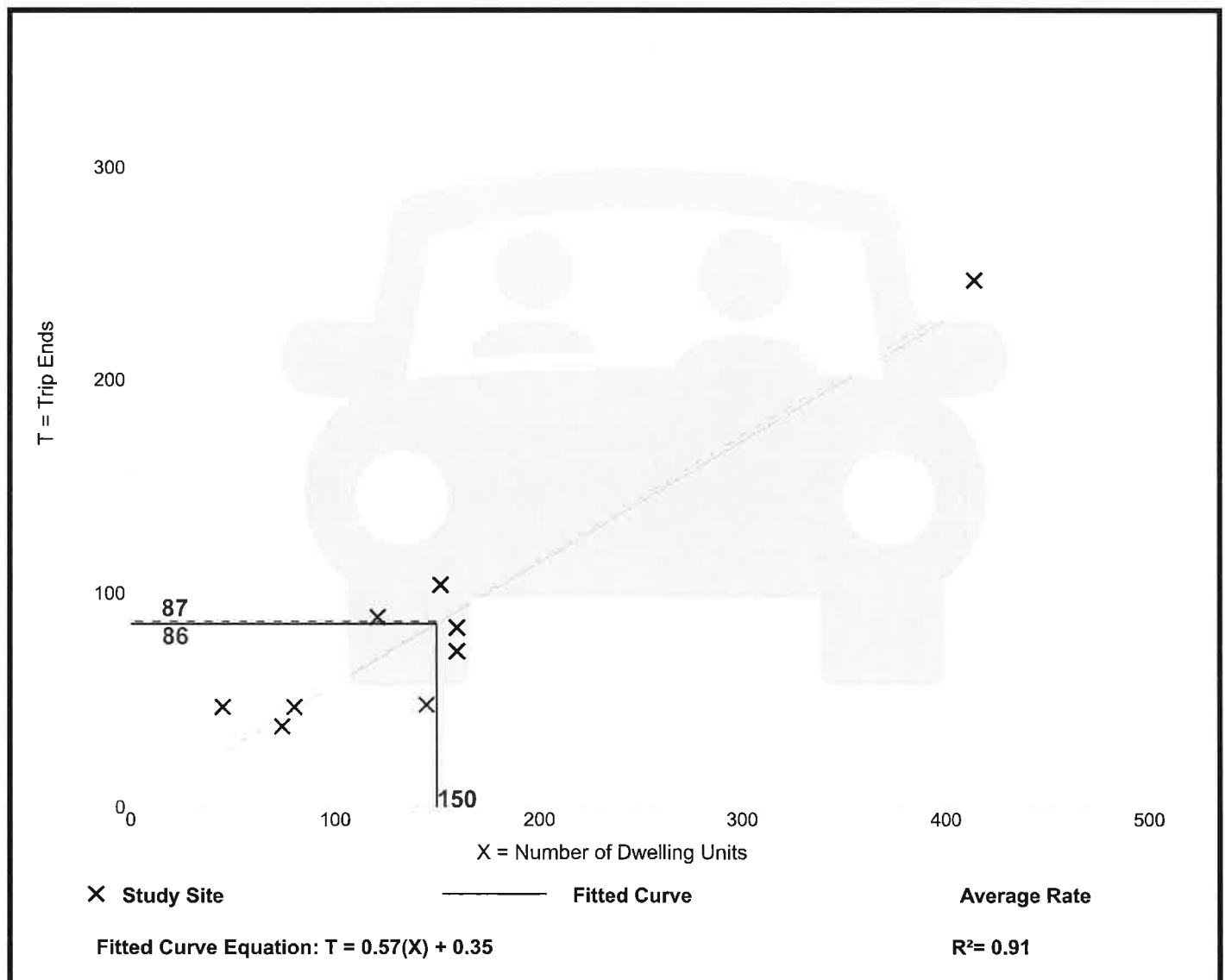
Range of Rates

0.33 - 1.04

Standard Deviation

0.15

Data Plot and Equation



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 4th 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.

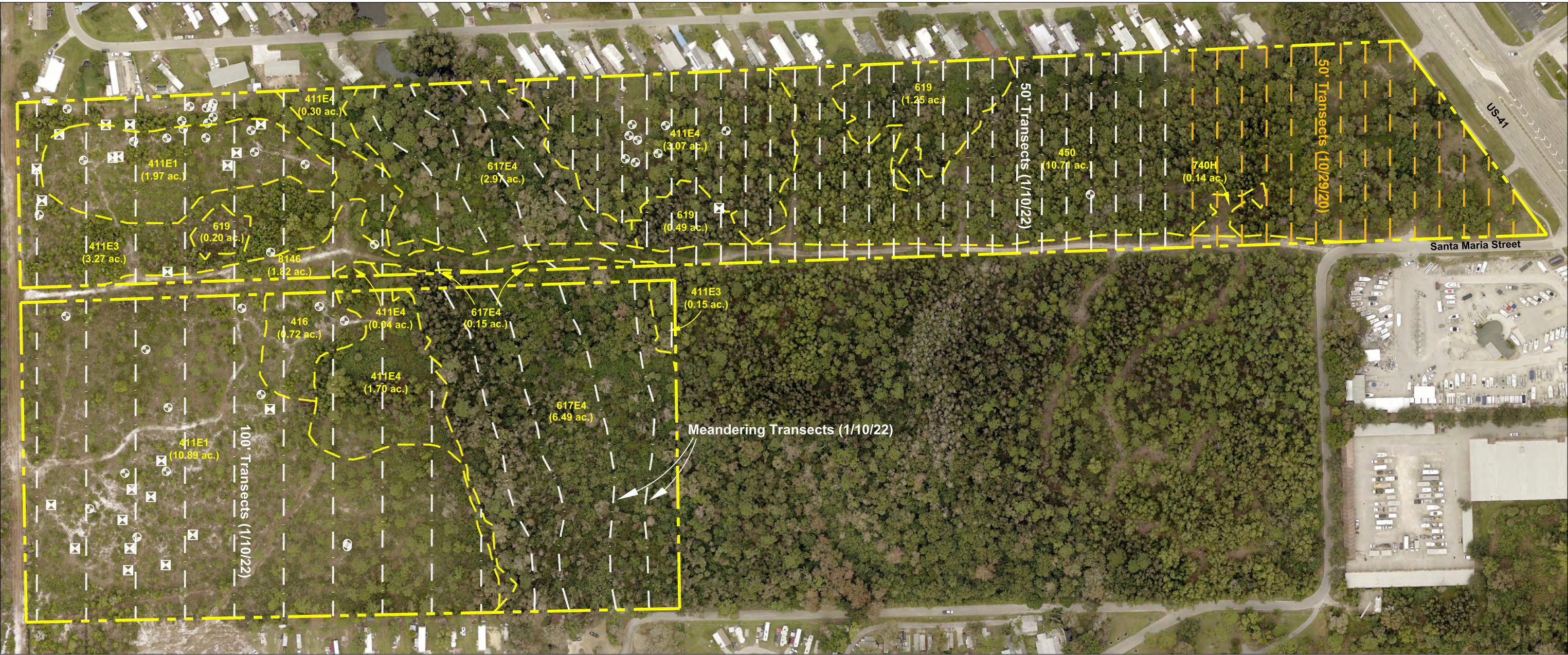
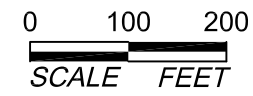
VEGETATIVE CLASSIFICATIONS

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

FLUCCS CODE	DESCRIPTION	ACREAGE
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
Total		46.33

SECTION: 20
TOWNSHIP: 46 S
RANGE: 25 E



- ⦿ 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
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.
Total		46.33 ac.

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 elliotii*) 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

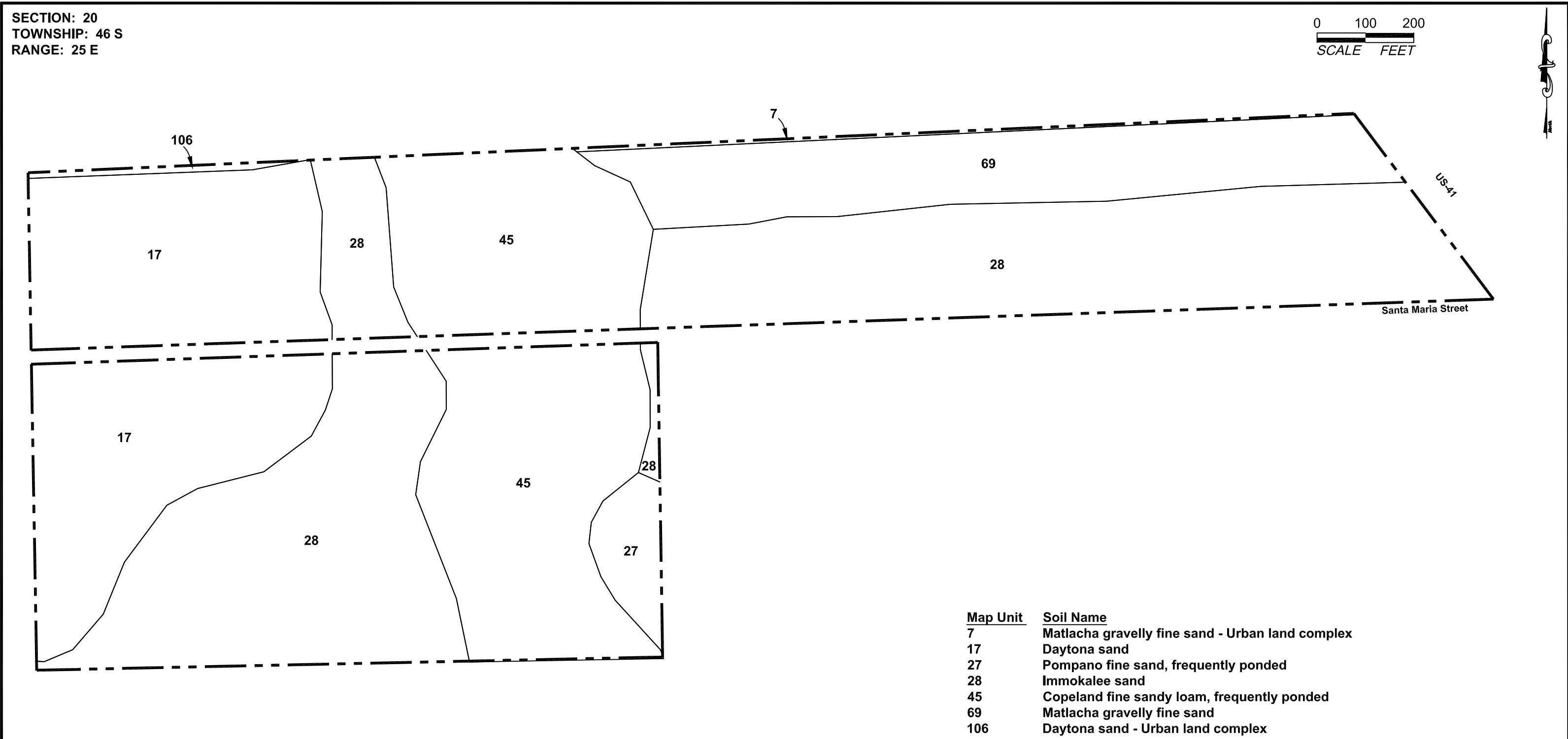
A total of 41 potentially occupied gopher tortoise burrows were found during the listed species survey. The majority of the burrows are located in the western portion of the site. A total of nine potentially occupied gopher tortoise burrows were found in proposed development footprint which is located 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.



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

BDEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

SECTION: 20
TOWNSHIP: 46 S
RANGE: 25 E

0 100 200
SCALE FEET



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.
PERMIT USE ONLY, NOT FOR CONSTRUCTION

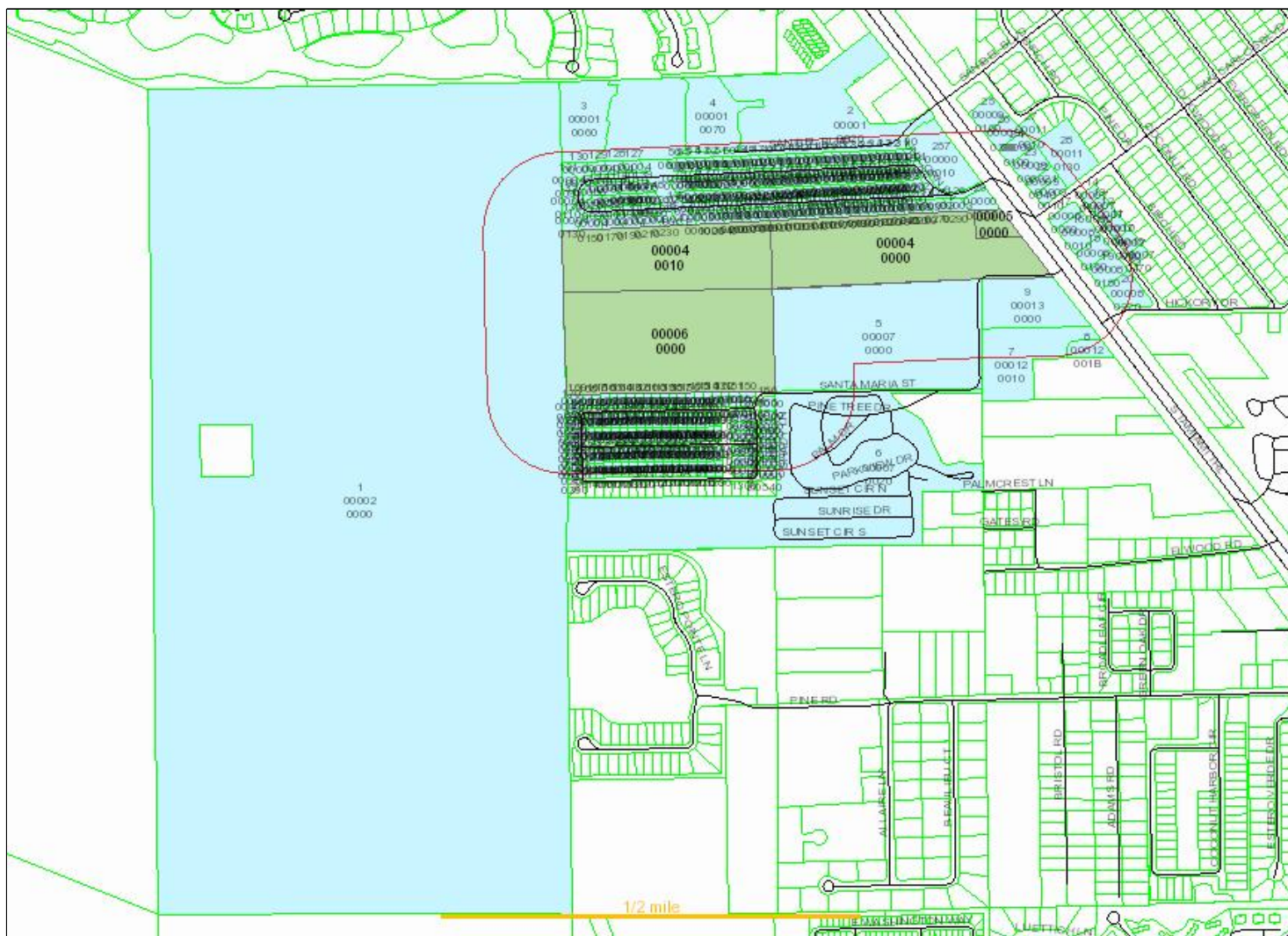
FLUCCS	Description	Acreage
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	12.86 ac.
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	3.42 ac.
411E4	Pine Flatwoods Invaded by Exotics (76-90%)	5.11 ac.
416	Scrubby Pine Flatwoods	0.72 ac.
450	Mixed Exotic Upland Forest	10.71 ac.
617E4	Mixed Wetland Hardwoods 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.
Total		46.33 ac.

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

Vegetation Map

Grand Bay





Date of Report: March 16, 2022

Buffer Distance: feet

Parcels Affected: 257

Subject Parcels: **20-46-25-01-00004.0000, 20-46-25-01-00004.0010, 20-46-25-01-00005.0000, 20-46-25-01-00006.0000**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
TIITF/REC + PARKS DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399	19-46-25-00-00002.0000 GOVT LOT FORT MYERS FL 33908	E 1/2 SEC 19 LESS 2.001 SEC 19	1
BLP GRAND BAY LLC 160 NW 26TH ST UT 201 MIAMI FL 33127	20-46-25-01-00001.0020 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	2
TIITF/REC + PARKS DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399	20-46-25-01-00001.0060 GOVT LOT FORT MYERS FL 33908	SAN CARLOS GROVE TRACTS PB 4 PG 75 DESC IN OR 4085 PG 3114	3
WILLOW PARTNERS LLC 317 GARDEN AVE HOLLAND MI 49424	20-46-25-01-00001.0070 7225 SANIBEL BLVD FORT MYERS FL 33908	PARL LOC IN NW 1/4 OF NW 1/4 OF SECT	4
PSW ESTERO LLC	20-46-25-01-00007.0000	SAN CARLOS GROVE TRACTS	5

2647 S HOMER LAKE RD HOMER IL 61849	4098 SANTA MARIA ST FORT MYERS FL 33908	PB 4 PG 75 E 1320 FT OF LOT 3 LESS RD R/W	
SHADY ACRES VENTURE II LLC COVE COMMUNITIES 2999 N 44TH ST STE 200 ATTN: DAVID A NAPP/JUSTIN IANN PHOENIX AZ 85018	20-46-25-01-00007.0020 19370 S TAMIAMI TRL FORT MYERS FL 33908	SAN CARLOS GROVE TRACTS PB 4 PG 75 LOT 5 + PTS OF LOTS 4 + LOT 17 AS DESC IN INST #2009000291941 + 2010000134910	6
LIFE STORAGE LP 6467 MAIN ST BUFFALO NY 14221	20-46-25-01-00012.0010 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	7
VJP HOLDINGS LP VINCENT SCOLA 17 GROVE TER SPARTA NJ 07871	20-46-25-01-00012.001B 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	8
MARINA MIKE'S LLC 5671 HARBORAGE DR FORT MYERS FL 33908	20-46-25-01-00013.0000 19300 S TAMIAMI TRL FORT MYERS FL 33908	SAN CARLOS GROVE TRACTS PB 4 PG 75 LOT 21 LESS 13.001 + RD R/W	9
SHEBESH ANNA + 1017 N BROAD ST GRIFFITH IN 46319	20-46-25-03-00007.0010 19149 ACORN RD FORT MYERS FL 33967	SAN CARLOS PK.UNIT 2 BLK 7 PB 10 PG 128 LOTS 1 THRU 3 INCL.	10
LIBAK CHRISTOPHER H + DONNA TR 8293 WINGED FOOT DR FORT MYERS FL 33967	20-46-25-03-00007.0040 19133 ACORN RD FORT MYERS FL 33967	SAN CARLOS PARK UNIT 2 BLK 7 PB 10 PG 128 LOTS 4 THRU 6	11
HOBBS MIRIAMA 19121 ACORN RD FORT MYERS FL 33967	20-46-25-03-00007.0070 19121 ACORN RD FORT MYERS FL 33967	SAN CARLOS PK.UNIT 2 BLK 7 PB 10 PG 128 LOTS 7 + 8	12
RODRIGUEZ RAFAEL 2355 55TH ST SW NAPLES FL 34116	20-46-25-03-00007.0090 19113 ACORN RD FORT MYERS FL 33967	SAN CARLOS PARK UNIT 2 PB 10 PG 128 BLK 7 LOTS 9 + 10	13
BARRIOS MARIELL G 7468 SAN CARLOS BLVD ESTERO FL 33967	20-46-25-03-00007.0110 7468 SAN CARLOS BLVD FORT MYERS FL 33967	SAN CARLOS PK.UNIT 2 BLK 7 PB 10 PG 128 LOTS 11 + 12	14
BRODBECK JOSEPH W & 19153 ACORN RD FORT MYERS FL 33967	20-46-25-03-00007.0470 19153 ACORN RD FORT MYERS FL 33967	SAN CARLOS PARK UNIT 2 BLK 7 PB 10 PG 128 LOTS 47 + 48	15
SAN CARLOS VENTURE INC JOHN W MEYER CPA 1207 3RD ST S STE 4 NAPLES FL 34102	20-46-25-03-00008.0010 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	16
COACH LLC TR PO BOX 110052 NAPLES FL 34108	20-46-25-03-00008.0060 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	17
BARKIS SAN CARLOS CAR WASH INC 15834 BROTHERS CT FORT MYERS FL 33912	20-46-25-03-00008.0150 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	18
ART REAL ESTATE HOLDINGS LLC 2135 IMPERIAL CR NAPLES FL 34110	20-46-25-03-00008.0180 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	19
CIRCLE K STORES INC PO BOX 52085 DC-17 PHOENIX AZ 85072	20-46-25-03-00008.0220 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	20
NEW DAY CHRISTIAN CHURCH INC 19091 S TAMIAMI TRL FORT MYERS FL 33908	20-46-25-04-00009.0010 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	21

NEW DAY CHRISTIAN CHURCH INC 19091 S TAMIAMI TRL FORT MYERS FL 33908	20-46-25-04-00009.0040 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	22
ADVANCE STORES CO INC #9333 TAX ACCOUNTING PO BOX 2710 ROANOKE VA 24001	20-46-25-04-00009.0060 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	23
EMBARQ FLORIDA INC PROPERTY TAX DEPT 1025 ELDORADO BLVD BROOMFIELD CO 80021	20-46-25-04-00009.0100 19071 S TAMIAMI TRL FORT MYERS FL 33908	SAN CARLOS PK U 3 + 4 BLK 9 PB 11 PG 11 LTS 10 11 34 + 35 +SELY 30FT LTS 12 +33	24
OZTURK FAMILY INC 19051 S TAMIAMI TRL FORT MYERS FL 33908	20-46-25-04-00009.0160 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	25
CLOSE LARRY + LORINDA 6730 BRIARCLIFF RD FORT MYERS FL 33912	20-46-25-04-00009.0300 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	26
HANNAHS TERESA M + 15640 KINGSLEY RD NINILCHIK AK 99639	20-46-25-04-00011.0010 7386 PINE DR FORT MYERS FL 33967	SAN CARLOS PK.UNIT 3 + 4 BLK 11 PB 11 PG 11 PT LOT 2 ALL 1	27
SAN CARLOS PARK ALLIANCE 7469 SAN CARLOS BLVD FORT MYERS FL 33967	20-46-25-04-00011.0130 7469 SAN CARLOS BLVD FORT MYERS FL 33967	SAN CARLOS PK.UNIT 3 + 4 BLK 11 PB 11 PG 11 LOT 13	28
DICKEY DAVID B + 6514 WILLOW LAKE CIR FORT MYERS FL 33966	20-46-25-05-00000.00C0 19190 S TAMIAMI TRL FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL OR 493 PG 607 UNNUMBERED TRACT	29
KOONTZ MARY E MARY K HUNTER 2031 E DOC MITCHELL ST BLOOMINGTON IN 47401	20-46-25-05-00001.0010 3842 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HOME VLG BLK 1 OR 493 PG 607 LOT 1	30
PURTLEBAUGH JAMES K SR 8385 N FOX HOLLOW RD BLOOMINGTON IN 47408	20-46-25-05-00001.0020 3838 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 1 OR 493 PG 607 LOT 2	31
DECKARD DAVID + 8465 S OLD ST RD 37 BLOOMINGTON IN 47403	20-46-25-05-00001.0030 3834 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 1 OR 493 PG 607 LOT 3	32
PURTLEBAUGH JAMES KEITH 8385 N FOX HOLLOW RD BLOOMINGTON IN 47408	20-46-25-05-00001.0040 3830 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 1 OR 493 PG 607 LOT 4	33
TAYLOR BRUCE G 9 1/2 N LIMESTONE ST JAMESTOWN OH 45335	20-46-25-05-00001.0050 3826 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINE MOBILE HOME VILL BLK 1 OR 493 PG 607 LOT 5 LESS W 5 FT	34
ADKINS ROBIN 17900 JAYNE CT FORT MYERS FL 33913	20-46-25-05-00001.0060 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	35
TOMAS LORENZO JOAQUIN 3814 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00001.0070 3818 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 7	36
TOMAS LORENZO 3814 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00001.0080 3814 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 8	37
VILLALPANDO MARIA DEL CARMEN 3810 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00001.0090 3810 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 9	38
VILLALPANDO MARIA DEL CARMEN	20-46-25-05-00001.0100	SHELTER.PINES MOBILE HO.VL	39

3808 UNIQUE CIR FORT MYERS FL 33908	3808 UNIQUE CIR FORT MYERS FL 33908	BLK.1 OR 493 PG 607 LOT 10	
PUPO MAXIMO O 3802 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00001.0110 3802 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 1 OR 493 PG 607 LOT 11	40
RAMSEY RICHARD + 3798 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00001.0120 3798 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 12	41
VILLA CRESCENCIO & 3794 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00001.0130 3794 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 13	42
SANDLIN GARY M + DEBORAH J 3790 UNIQUE CIR SW FORT MYERS FL 33908	20-46-25-05-00001.0140 3790 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 14	43
UNKNOWN HEIRS OF 3786 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00001.0150 3786 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 15	44
MUNOZ CONRADO 26650 ROBIN WAY BONITA SPRINGS FL 34135	20-46-25-05-00001.0160 3782 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 16	45
HAYMAN STANLEY G + LEILANI 239 THORNHILL RD COLUMBIA SC 29212	20-46-25-05-00001.0170 3778 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO.VL BLK 1 OR 493 PG 607 LOT 17	46
TORRES ELIZABETH A 18414 FERN RD FORT MYERS FL 33967	20-46-25-05-00001.0180 3774 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 18	47
SHREWSBERRY ADA 344 SETTLEMENT LOOP STONEVILLE NC 27048	20-46-25-05-00001.0190 3770 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 19	48
APPLEYARD LYNN & BARB 18094 DORAL DR FORT MYERS FL 33967	20-46-25-05-00001.0200 3766 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 20	49
MURILLO JUAN 19040 OCALA RD S FORT MYERS FL 33967	20-46-25-05-00001.0210 3762 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 1 OR 493 PG 607 LOT 21	50
GARCIA JOSE JAIME & ESTHER 3758 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00001.0220 3758 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 1 OR 493 PG 607 LOT 22	51
HANSON BRIAN 31093 VIA GILBERTO TEMECULA CA 92592	20-46-25-05-00001.0230 3754 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 23	52
LOPEZ ALBERTO A & 3750 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00001.0240 3750 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK.1 OR 493 PG 607 LOT 24	53
KERN JAMES R 27530 WASHINGTON ST BONITA SPRINGS FL 34135	20-46-25-05-00001.0250 3746 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 25	54
SANTIAGO DE JESUS MARIO 3742 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00001.0260 3742 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 26	55
SANTIAGO DE JESUS MARIO 3742 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00001.0270 3738 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 1 OR 493 PG 607 LOT 27	56
KORN ROBERT + 3528 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0010 19100 UNICORN LN FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 1	57
MURILLO RAFAEL 3833 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0020 3833 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO V BLK 2 OR 493 PG 607 LOT 2	58

PURTLEBAUGH ROBERT D 8535 N CROSSOVER BLOOMINGTON IN 47404	20-46-25-05-00002.0030 3829 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 3	59
DUARTE EDUARDO + 3825 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0040 3825 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 4	60
TAYLOR BRUCE G 9 1/2 N LIMESTONE ST APT A JAMESTOWN OH 45335	20-46-25-05-00002.0050 3821 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 5	61
ADKINS ROBIN 17900 JAYNE CT FORT MYERS FL 33913	20-46-25-05-00002.0060 3817 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 6	62
RAMOS DE YANEZ AMELIA 18511 GERANIUM RD FORT MYERS FL 33967	20-46-25-05-00002.0070 3813 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 7	63
UNKNOWN HEIRS OF 3809 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0080 3809 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 8	64
BAZAN ANTONIA 18612 DOGWOOD RD FORT MYERS FL 33967	20-46-25-05-00002.0090 3805 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 9	65
TOMAS LORENZO 3814 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0100 3801 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 10 + 11	66
CERDA LOERA LILIAN + 3793 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0120 3793 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 12	67
MYERS LAUREN A 3789 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0130 3789 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 13	68
CALDERON JAVIER BRITO 3785 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0140 3785 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK.2 OR 493 PG 607 LOT 14	69
WEILER SHIRLEY + 6040 LAKE GRASMERE WAY FORT MYERS FL 33908	20-46-25-05-00002.0150 3781 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 15	70
RUIZ JUAN + 2145 S TAMIAI TRAIL # 94 ESTERO FL 33928	20-46-25-05-00002.0160 3777 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 2 OR 493 PG 609 LOT 16	71
JUAREZ RAMIRO 3773 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0170 3773 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 2 OR 493 PG 607 LOT 17	72
KAJY KENT 8495 LAUREL LAKES COVE NAPLES FL 34119	20-46-25-05-00002.0180 3769 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 18	73
VILLA GALVAN CRESENCIO & 3757 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0190 3765 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 19 + 20	74
VILLA CRESCENCIO & 3765 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0210 3757 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOTS 21 + 22	75
ZIMNICKI NICHOLAS 3749 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0230 3749 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 23	76
REMEDIOS RAMOS MARIA 3745 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0240 3745 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 24	77
PETERSON MARY G +	20-46-25-05-00002.0250	SHELTER PINES MOBILE HOME	78

3741 UNIQUE CIR FORT MYERS FL 33908	3741 UNIQUE CIR FORT MYERS FL 33908	VILLAGE BLK 2 OR 493 PG 607 LOT 25	
OLIVEROS JUDITH 11590 SAUNDERS AVE BONITA SPRINGS FL 34135	20-46-25-05-00002.025A 3737 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HOME VILLAGE BLK 2 OR 493 PG 607 LOTS 25A + 25B	79
MCNIER WILLIAM M 3619 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0260 3619 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HOME VILLAGE BLK 2 OR 493 PG 607 LOT 26	80
BUBOLTZ HERBERT PO BOX 328 OWASSO OK 74055	20-46-25-05-00002.026A 3623 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HOME VILLAGE BLK 2 OR 493 PG 607 LOTS 26A + 26B	81
PENDERGRAPH RACHEL 3615 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0270 3615 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES M H VIL BLK 2 OR 493 PG 607 LOTS 27 + 28	82
PENDERGRAPH RACHEL KEITH JARVIS 3615 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0290 3607 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES M H VIL BLK 2 OR 493 PG 607 LOT 29	83
PENDERGRAPH RACHEL 1623 ROOSEVELT AVE LEHIGH ACRES FL 33972	20-46-25-05-00002.0300 3603 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES M H VIL BLK 2 OR 493 PG 607 LOT 30	84
RAMIREZ MIGUEL LOPEZ + PO BOX 366524 BONITA SPRINGS FL 34136	20-46-25-05-00002.0310 3599 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES M H VIL BLK 2 OR 493 PG 607 LOTS 31 + 32	85
CUEVAS RIVERA GUSTAVO 4421 PINE RD #3 FORT MYERS FL 33908	20-46-25-05-00002.0330 3591 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOB HO VIL BLK 2 OR 493 PG 607 LOTS 33 + 34	86
BROUGHTON BARBARA L 3579 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0350 3579 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOB HOM VIL BLK 2 OR 493 PG 607 LOTS 35 + 36	87
SCOFIELD LAURIE 1309 RIDGE ST NAPLES FL 34103	20-46-25-05-00002.0370 3575 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 2 OR 493 PG 607-8 LOT 37	88
RIJO FRANKLYN 3571 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0380 3571 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 2 OR 493 PG 607-8 LOT 38	89
RESENDIZ NORMA & ENEMESIO 3567 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0390 3567 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MOB HO VL BLK 2 OR 493 PG 607 LOT 39	90
JEFFREY E LEWIS TRUST + PO BOX 295 ESTERO FL 33929	20-46-25-05-00002.0400 3563 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VIL BLK 2 OR 493 PG 607 LOT 40	91
QUETEL VALERIE 3559 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0410 3559 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VIL BLK 2 OR 493 PG 607 LOT 41	92
OLIVIA NOE GIRON & 3555 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0420 3555 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VIL BLK 2 OR 493 PG 607 LOT 42	93
DELAPENA SUZANNA + PO BOX 695 ESTERO FL 33929	20-46-25-05-00002.0430 3551 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINE MOB HO VLG BLK 2 OR 493 PG 607 LOT 43	94
COFFEY NORMAN D + 3547 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0440 3547 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VIL BLK 2 OR 493 PG 607 LOTS 44 + 45	95
TAYLOR BRUCE G 3821 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0460 3539 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VIL BLK 2 OR 493 PG 607 LOT 46	96

STROUSE ROBERT L 3535 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0470 3535 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VLGE BLK 2 OR 493 PG 607 LOT 47	97
ALTAMIRANO MARIA + 3531 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0480 3531 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VLGE BLK 2 OR 493 PG 607 LOT 48	98
GERENCSEK STEVE + SUSAN 19106 UNICORN LN FORT MYERS FL 33908	20-46-25-05-00002.0490 19106 UNICORN LN FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOTS 49 + 50	99
REYNOLDS JAMES W JR + ILENE LEE A REYNOLDS 63 SOPER AVE NORTHPORT NY 11768	20-46-25-05-00003.0010 3624 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 1	100
NEVERS JENNIFER + PO BOX 695 ESTERO FL 33928	20-46-25-05-00003.0020 3620 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES M H VILLAGE BLK 3 OR 493 PG 607 LOTS 2 + 3	101
DEJESUS ZENaida GONZALEZ 7447 MELLON RD FORT MYERS FL 33967	20-46-25-05-00003.0040 3612 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VIL BLK 3 OR 493 PG 607 LOT 4	102
LAMPILA JOHN T III + LYNNE F 14851 DAVID DR FORT MYERS FL 33908	20-46-25-05-00003.0050 3608 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VIL BLK 3 OR 493 PG 607 LOT 5	103
MARTINEZ MARIA 3604 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00003.0060 3604 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 6	104
R&S INVESTMENT HOLDINGS LLC 2708 SANTA BARBARA BLVD CAPE CORAL FL 33914	20-46-25-05-00003.0070 3600 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VIL BLK 3 OR 943 PG 607 LOT 7	105
JOHNSON LINDA B + 3596 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00003.0080 3596 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 8	106
GOMEZ MARTINA 3592 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00003.0090 3592 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 9	107
POLLOCK ROBERT H + JUDITH A 19087 PINE RUN LN FORT MYERS FL 33967	20-46-25-05-00003.0100 3588 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 3 OR 493 PG 607 LOT 10	108
CURTIS LYNNET J 3584 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00003.0110 3584 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 11	109
CONSTANCE R BARBOUR TRUST + 15564 OMAI CT SW FORT MYERS FL 33908	20-46-25-05-00003.0120 3580 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 12	110
MURILLO JUAN 19040 OCALA RD S FORT MYERS FL 33967	20-46-25-05-00003.0130 3576 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 3 OR 493 PG 607 LOT 13	111
MCMAHON DANIEL W + 2311 WOODLAND ESTATES RD NAPLES FL 34117	20-46-25-05-00003.0140 3572 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MOB HO VL BLK 3 OR 493 PG 607 LOT 14	112
JUDIIS INVESTMENTS LLC PO BOX 467 ESTERO FL 33929	20-46-25-05-00003.0150 3568 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 15	113
HERNANDEZ YURI D 3564 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00003.0160 3564 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 3 OR 493 PG 607 LOT 16	114
NEVERS MELODEE A PO BOX 695 ESTERO FL 33929	20-46-25-05-00003.0170 3560 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 17	115

NEVERS MELODEE ANN PO BOX 695 ESTERO FL 33929	20-46-25-05-00003.0180 3556 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VLG BLK 3 OR 493 PG 607 LOT 18	116
UNKNOWN HEIRS OF 3552 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00003.0190 3552 UNIQUE CIR FORT MYERS FL 33908	SHELTERNG.PINES MOB.HO.VIL BLK.3 OR 493 PG 607 LOT 19	117
GOMEZ LORENZO REYES + 3548 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00003.0200 3548 UNIQUE CIR FORT MYERS FL 33908	SHELTERNG.PINES MOB.HO.VIL BLK.3 OR 493 PG 607 LOT 20	118
GOMEZ LORENZO R + CRISTINE 3548 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00003.0210 3544 UNIQUE CIR FORT MYERS FL 33908	SHELTERNG PINES MOB HO VIL BLK 3 OR 493 PG 607 LOT 21	119
REYES LORENZO + 3548 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00003.0220 3540 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.3 OR 493 PG 607 LOT 22	120
WIN FALLON 3536 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00003.0230 3536 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MOB HM VL BLK 3 OR 493 PG 607 LOT 23	121
KORN ROBERT + 3528 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00003.0240 3532 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.3 OR 493 PG 607 LOT 24	122
KORN ROBERT J 3528 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00003.0250 3528 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK 3 OR 493 PG 607 LOT 25	123
NANIA SUZANNE SYLVIA 20001 OAKS FAIRWAYS CT ESTERO FL 33928	20-46-25-05-00003.0260 3524 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK 3 OR 493 PG 607 LOT 26	124
JEANNOTTE LAURA ROSE 3520 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00003.0270 3520 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.3 OR 493 PG 607 LOTS 27 + 28	125
FORBES MELVIN & CAROLYN 1118 E COUNTY RD 300N SULLIVAN IN 47882	20-46-25-05-00003.0290 3512 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.3 OR 493 PG 607 LOT 29 + 30	126
LANDEROS JAMIE RAMIERZ 3726 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00004.0010 3726 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.4 OR 493 PG 607 LOTS 1 + 2	127
FAUSON JAMES & JULIE 1612 ALPHA ST LANSING MI 48910	20-46-25-05-00004.0030 3714 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 4 OR 493 PG 607 LOTS 3 + 4	128
GOMEZ MARTINA 3592 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00004.0050 3710 UNIQUE CIR FORT MYERS FL 33908	SHELTER.PINES MOBILE HO.VL BLK.4 OR 493 PG 607 LOTS 5 + 6	129
REYES LORENZO F + CRISTINA N 3702 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00004.0070 3702 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOB HO VIL BLK 4 OR 493 PG 607-8 LOTS 7 + 8	130
ARANA MARTIN + HERIBERTA 3694 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00004.0090 3694 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOB HO VIL BLK 4 OR 493 PG 607 LOTS 9 + 10	131
LENTZ DUANE & LUANNE 14036 FENWOOD CT ESTERO FL 33928	20-46-25-05-00004.0110 3686 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBIL HO VIL BLK 4 OR 493 PG 607 LOTS 11 + 12	132
STEFANIK RONALD J + 18414 FERN RD FORT MYERS FL 33967	20-46-25-05-00004.0130 3678 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VIL BLK 4 OR 493 PG 607 LOTS 13 + 14	133
CRUZ ENRIQUE NESTOSO &	20-46-25-05-00004.0150	SHELTER PINES MOBILE HO VL	134

21450 S TAMIAMI TRAIL # 65 ESTERO FL 33928	3666 UNIQUE CIR FORT MYERS FL 33908	BLK 4 OR 493 PG 607 LOTS 15 + 16	
BAUTISTA BENITO RAMIREZ & 3662 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00004.0170 3662 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 4 OR 493 PG 607 LOTS 17 + 18	135
CONTRERAS HECTOR SILVA 164 NIMITZ ST NAPLES FL 34104	20-46-25-05-00004.0190 3650/3654 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 4 OR 493 PG 607 LOTS 19 + 20	136
GOMEZ FIDENCIO R + JOSEFINA PO BOX 95 BONITA SPRINGS FL 34133	20-46-25-05-00004.0210 3646 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M H VL BLK 4 OR 493 PG 607 LOTS 21 + 22	137
JEFFREY E LEWIS TRUST + PO BOX 295 ESTERO FL 33929	20-46-25-05-00004.0230 3634 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 4 OR 493 PG 607 LOTS 23 + 24	138
TOMAS SANTIAGO 3721 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00005.0010 3721 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 5 OR 493 PG 607 LOTS 1 + 2	139
HUNTER KEVIN L 4665 E EARL YOUNG RD BLOOMINGTON IN 47408	20-46-25-05-00005.0030 3713 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 5 OR 493 PG 607 LOTS 3 + 4	140
PUGH DAVID 1438 SE 22ND ST CAPE CORAL FL 33990	20-46-25-05-00005.0050 3705 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VIL BLK 5 OR 493 PG 607-8 LOTS 5 + 6	141
SHADDUCK CATHERINE L 3697 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00005.0070 3697 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES M/H VIL BLK 5 OR 493 PG 607-8 LOTS 7 + 8	142
GOMEZ LORENZO REYES + 3548 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00005.0090 3667 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 5 OR 493 PG 607 LOTS 9 + 10	143
SCOTT JOHN WILLIAM PO BOX 98 ESTERO FL 33929	20-46-25-05-00005.0110 3659 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 5 OR 493 PG 607 LOTS 11 + 12	144
MUNOZ RUIZ RENE ISMAEL 10365 PAULING LN BONITA SPRINGS FL 34135	20-46-25-05-00005.0130 3651 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 5 OR 493 PG 607 LOT 13	145
ARRENDONDO RAFAEL + 26330 LONDON LN BONITA SPRINGS FL 34135	20-46-25-05-00005.0140 3647 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES M/H VILG BLK 5 OR 493 PG 607 LOT 14	146
TOMAS SANTIAGO 3721 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00005.0150 3643 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HOME VIL BLK 5 OR 493 PG 607 LOT 15	147
TOMAS ROSALIO PEDRO 3639 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00005.0160 3639 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HOME VIL BLK 5 OR 493 PG 607 LOT 16	148
SHELTERING PINES IMPROVEMENT PO BOX 201 ESTERO FL 33928	20-46-25-05-0000A.00CE RIGHT OF WAY FORT MYERS FL 33908	SHELTERINES MOBILE HOME VILL OR 493 PG 607 ALL SLOUGH AREAS AND ALL ROADS LESS INST #2011000142219	149
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0010 4700 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 1	150
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0020 4716 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 2	151
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0030 4730 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 3	152
SANTA EDO CORPORATION	20-46-25-11-00000.0040	SHADY ACRES SUB	153

16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	4746 SAN MICHEL DR FORT MYERS FL 33908	PB 33 PG 98 LOT 4	
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0050 4760 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 5	154
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0060 4776 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 6	155
SAN SUSA CORP 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0070 4790 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 7	156
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0080 4806 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 8	157
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0090 4820 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 9	158
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0100 4836 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 10	159
SAN SUSA CORP 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0110 4850 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 11	160
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0120 4866 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 12	161
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0130 4880 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 13	162
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0140 4896 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 14	163
SAN SUSA CORP 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0150 4910 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 15	164
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0160 4926 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 16	165
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0170 4940 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 17	166
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0180 4956 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 18	167
SAN SUSA CORP 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0190 4970 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 19	168
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0200 4986 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 20	169
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0210 19400 SAN MARCO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 21	170
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0220 19410 SAN MARCO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 22	171
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0230 19420 SAN MARCO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 23	172

SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0240 19430 SAN MARCO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 24	173
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0250 19440 SAN MARCO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 25	174
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0260 19450 SAN MARCO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 26	175
SPENCER JOHN M 1911 BRACKENRIDGE AUSTIN TX 78704	20-46-25-11-00000.0270 19460 SAN MARCO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 27	176
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0280 19470 SAN MARCO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 28	177
SPENCER JOHN M 1911 BRACKENRIDGE AUSTIN TX 78704	20-46-25-11-00000.0290 19480 SAN MARCO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 29	178
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0540 19471 SANTA ELENA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 54	179
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0550 19461 SANTA ELENA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 55	180
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0560 19451 SANTA ELENA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 56	181
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0570 19441 SANTA ELENA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 57	182
CORDERO KARLENE A 19431 SANTA ELENA DR FORT MYERS FL 33908	20-46-25-11-00000.0580 19431 SANTA ELENA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 58	183
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0590 19421 SANTA ELENA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 59	184
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0600 19411 SANTA ELENA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 60	185
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0610 19401 SANTA ELENA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 61	186
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0620 19410 SANTA ELENA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 62	187
SAN SUSA CORP 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0630 4747 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 63	188
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0640 4761 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 64	189
SAN SUSA CORP 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0650 4777 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 65	190
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0660 4791 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 66	191
SAN SUSA CORPORATION	20-46-25-11-00000.0670	SHADY ACRES SUB	192

16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	4807 SAN MICHEL DR FORT MYERS FL 33908	PB 33 PG 98 LOT 67	
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0680 4821 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 68	193
SAN SUSA CORP 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0690 4837 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 69	194
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0700 4851 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 70	195
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0710 4867 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 71	196
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0720 4881 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 72	197
SAN SUSA CORP 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0730 4897 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 73	198
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0740 4911 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 74	199
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0750 4927 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 75	200
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0760 4941 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 76	201
SAN SUSA CORP 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0770 4957 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 77	202
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0780 4971 SAN MICHEL DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 78	203
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0790 4970 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 79	204
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0800 4956 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 80	205
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0810 4940 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 81	206
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0820 4926 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 82	207
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0830 4910 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 83	208
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0840 4896 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 84	209
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0850 4880 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 85	210
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0860 4866 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 86	211

SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0870 4850 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 87	212
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0880 4836 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 88	213
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0890 4820 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 89	214
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0900 4806 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 90	215
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0910 4790 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 91	216
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0920 4776 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 92	217
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0930 4760 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 93	218
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0940 4746 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 94	219
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0950 19430 SANTA ELENA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 95	220
KEOHANE MARK W 19420 SANTA ELENA ST FORT MYERS FL 33908	20-46-25-11-00000.0960 19420 SANTA ELENA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 96	221
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0970 19450 SANTA ELENA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 97	222
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0980 4747 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 98	223
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.0990 4761 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 99	224
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1000 4777 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 100	225
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1010 4791 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 101	226
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1020 4807 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 102	227
SAN SUSA CORP 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1030 4821 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 103	228
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1040 4837 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 104	229
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1050 4851 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 105	230
SANTA EDO CORPORATION	20-46-25-11-00000.1060	SHADY ACRES SUB	231

16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	4867 SAN EDUARDO DR FORT MYERS FL 33908	PB 33 PG 99 LOT 106	
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1070 4881 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 107	232
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1080 4897 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 108	233
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1090 4911 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 109	234
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1100 4927 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 110	235
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1110 4941 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 111	236
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1120 4957 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 112	237
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1130 4971 SAN EDUARDO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 113	238
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1140 4970 SAN SUSA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 114	239
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1150 4956 SAN SUSA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 115	240
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1160 4940 SAN SUSA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 116	241
SAN SUSA CORP 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1170 4926 SAN SUSA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 117	242
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1180 4910 SAN SUSA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 118	243
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1190 4896 SAN SUSA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 119	244
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1200 4880 SAN SUSA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 120	245
SAN SUSA CORP 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1210 4866 SAN SUSA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 121	246
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1220 4850 SAN SUSA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 122	247
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1230 4836 SAN SUSA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 123	248
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1240 4820 SAN SUSA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 124	249
SAN SUSA CORP 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1250 4806 SAN SUSA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 125	250

SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1260 4790 SAN SUSA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 126	251
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1270 4776 SAN SUSA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 127	252
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1280 4760 SAN SUSA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 128	253
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1290 4746 SAN SUSA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 129	254
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1300 19470 SANTA ELENA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 130	255
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS FL 33908	20-46-25-11-00000.1310 19460 SANTA ELENA ST FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 131	256
WALGREEN CO REAL ESTATE PROPERTY TAX PO BOX 1159 DEERFIELD IL 60015	20-46-25-21-00000.0010 3501 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES COMMERCIAL AS DESC IN INST# 2012000094517 LOT 1	257

TIITF/REC + PARKS
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399

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

TIITF/REC + PARKS
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399

WILLOW PARTNERS LLC
317 GARDEN AVE
HOLLAND MI 49424

PSW ESTERO LLC
2647 S HOMER LAKE RD
HOMER IL 61849

SHADY ACRES VENTURE II LLC
COVE COMMUNITIES
2999 N 44TH ST STE 200
ATTN: DAVID A NAPP/JUSTIN IANN
PHOENIX AZ 85018

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

PUPO 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

KERN JAMES R
27530 WASHINGTON ST
BONITA SPRINGS FL 34135

SANTIAGO DE JESUS MARIO
3742 UNIQUE CIR
FORT MYERS FL 33908

SANTIAGO DE JESUS MARIO
3742 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

OLIVEROS JUDITH
11590 SAUNDERS AVE
BONITA SPRINGS FL 34135

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

GERENCSEY 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

LANDEROS JAMIE RAMIERZ
3726 UNIQUE CIR
FORT MYERS FL 33908

FAUSON JAMES & JULIE
1612 ALPHA ST
LANSING MI 48910

GOMEZ MARTINA
3592 UNIQUE CIR
FORT MYERS FL 33908

REYES LORENZO F + CRISTINA N
3702 UNIQUE CIR
FORT MYERS FL 33908

ARANA MARTIN + HERIBERTA
3694 UNIQUE CIR
FORT MYERS FL 33908

LENTZ DUANE & LUANNE
14036 FENWOOD CT
ESTERO FL 33928

STEFANIK RONALD J +
18414 FERN RD
FORT MYERS FL 33967

CRUZ ENRIQUE NESTOSO &
21450 S TAMiami TRAIL # 65
ESTERO FL 33928

BAUTISTA BENITO RAMIREZ &
3662 UNIQUE CIR
FORT MYERS FL 33908

CONTRERAS HECTOR SILVA
164 NIMITZ ST
NAPLES FL 34104

GOMEZ FIDENCIO R + JOSEFINA
PO BOX 95
BONITA SPRINGS FL 34133

JEFFREY E LEWIS TRUST +
PO BOX 295
ESTERO FL 33929

TOMAS SANTIAGO
3721 UNIQUE CIR
FORT MYERS FL 33908

HUNTER KEVIN L
4665 E EARL YOUNG RD
BLOOMINGTON IN 47408

PUGH DAVID
1438 SE 22ND ST
CAPE CORAL FL 33990

SHADDUCK CATHERINE L
3697 UNIQUE CIR
FORT MYERS FL 33908

GOMEZ LORENZO REYES +
3548 UNIQUE CIR
FORT MYERS FL 33908

SCOTT JOHN WILLIAM
PO BOX 98
ESTERO FL 33929

MUNOZ RUIZ RENE ISMAEL
10365 PAULING LN
BONITA SPRINGS FL 34135

ARRENDONDO RAFAEL +
26330 LONDON LN
BONITA SPRINGS FL 34135

TOMAS SANTIAGO
3721 UNIQUE CIR
FORT MYERS FL 33908

TOMAS ROSALIO PEDRO
3639 UNIQUE CIR
FORT MYERS FL 33908

SHELTERING PINES IMPROVEMENT
PO BOX 201
ESTERO FL 33928

SAN SUSA CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

SANTA EDO CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

SAN SUSA CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

SANTA EDO CORPORATION
16650 MCGREGOR BLVD # 103
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SAN SUSA CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

SANTA EDO CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

SAN SUSA CORP
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

SANTA EDO CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

SAN SUSA CORPORATION
16650 MCGREGOR BLVD # 103
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SANTA EDO CORPORATION
16650 MCGREGOR BLVD # 103
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FORT MYERS FL 33908

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SANTA EDO CORPORATION
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FORT MYERS FL 33908

SANTA EDO CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

SPENCER JOHN M
1911 BRACKENRIDGE
AUSTIN TX 78704

SANTA EDO CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

SPENCER JOHN M
1911 BRACKENRIDGE
AUSTIN TX 78704

SANTA EDO CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

SAN SUSA CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

SANTA EDO CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

SAN SUSANA CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

CORDERO KARLENE A
19431 SANTA ELENA DR
FORT MYERS FL 33908

SAN SUSANA CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

SANTA EDO CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

SAN SUSANA CORPORATION
16650 MCGREGOR BLVD # 103
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SAN SUSANA CORPORATION
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SAN SUSANA CORP
16650 MCGREGOR BLVD # 103
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SANTA EDO CORPORATION
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SAN SUSANA CORP
16650 MCGREGOR BLVD # 103
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SANTA EDO CORPORATION
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SANTA EDO CORPORATION
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SANTA EDO CORPORATION
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SANTA EDO CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

SAN SUSA CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

KEOHANE MARK W
19420 SANTA ELENA ST
FORT MYERS FL 33908

SANTA EDO CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

SANTA EDO CORPORATION
16650 MCGREGOR BLVD # 103
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SAN SUSA CORPORATION
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SANTA EDO CORPORATION
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SAN SUSAN CORP
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FORT MYERS FL 33908

SAN SUSAN CORPORATION
16650 MCGREGOR BLVD # 103
FORT MYERS FL 33908

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