

BAYSHORE 31 RPD
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APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Bayshore 31 RPD

Request: Rezone from: AG-2 and RS-1 To: Residential Planned Development

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

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

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

Summary of Project:

Rezoning to allow 100 single-family dwelling units and associated infrastructure.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Land America, LLC c/o Chris King

Address: 101 Pugliese's Way, Suite 200

City, State, Zip: Delray Beach, FL 33444

Phone Number: (561) 454-1606

E-mail Address: cking@puglieseco.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: Barraco and Associates, Inc.

Contact Person: Jennifer Sapien

Address: 2271 McGregor Blvd, Suite 100

City, State, Zip: Fort Myers, FL 33901

Phone Number: (239) 461-3170

Email: JenniferS@Barraco.net

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: White John A JR TR for John A White Trust

Address: 4551 Randag Drive

City, State, Zip: North Fort Myers, FL 33917

Phone Number: _____ **Email:** _____

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): 12-20-1997

PART 3
PROPERTY INFORMATION

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

29-43-25-00-00004.0000

29-43-25-00-00001.0010

B. Street Address of Property: 7150 & 7200 Bayshore Road, Fort Myers, FL 33917

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: AG-2 and RS-1

☐ 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 agricultural and residential land

2. Intended uses of property are: residential

G. Future Land Use Classification (Lee Plan):

Suburban	_____	Acres	_____	% of Total
Wetlands	_____	Acres	_____	% of Total
	_____	Acres	_____	% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): 763 Feet
2. Depth (average if irregular parcel): 1,374 Feet
3. Total area: 31.5 ac Acres or square feet
4. Frontage on road or street: ±920 Feet on Bayshore Road Street
- 2nd Frontage on road or street: _____ Feet on _____ 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)** 31.5 **Acres**
1. Submerged land subject to tidal influence _____ Acres
 2.
 - a. Preserved freshwater wetlands 3.9 Acres
 - b. Impacted wetlands 2.1 Acres
 - c. Preserved saltwater wetlands N/A Acres
 - d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.) 6.0 Acres
 3. R-O-W providing access to non-residential uses _____ Acres
 4. Non-residential use areas ^{(1) (2)} _____ Acres
- B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).** 2.1 **Acres**
- C. Gross residential acres. (A minus B) ⁽³⁾** 29.4 **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 _____ Acres
 - b. Urban Community or Suburban – preserved freshwater wetlands _____ Acres
 - c. Urban Community or Suburban – impacted wetlands _____ Acres

4.	a.	Suburban – upland	25.5	Acres
	b.	Suburban – preserved freshwater wetlands	3.9	Acres
	c.	Suburban – impacted wetlands	2.1	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		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)

31.5 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: Suburban & Wetlands

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a. Total upland acres (from Part 4, D.)	25.5	x 6 equals	153
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	3.9	x 6 equals	23.4
	c. Total impacted wetlands acres (from Part 4, D.)	2.1	x 0 equals	
	d. Total Allowed Standard Units ⁽¹⁾			176
2.	Bonus Units [2-143]			
	a. Site-built Affordable Housing			
	b. Transferrable Dwelling Units			
	c. Sub-total			
3.	Total Permitted Units ⁽¹⁾			176

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		
B.	Industrial	Height	Total Floor Area (Square Feet)
	1. Under Roof		
	2. Not Under Roof		
	3. TOTAL FLOOR AREA		
C.	Mining	Depth	Total Acres
	1. Area to be excavated		
D.	Assisted Living Facilities	Height	Total Beds/Units
	1. Dependent Living Units		
	2. Independent Living Units		
	3. TOTAL BEDS/UNITS		
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		

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 enclosed 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)].
 See enclosed environmental assessment
-
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
 See enclosed environmental assessment
-
- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
 A minimum of 50' wide tree preservation on both sides of creek/ditch
-
- 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:
-
- 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:

 2. Quality of the effluent:

3. Expected life of the facility:

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

5. Receiving bodies or other means of effluent disposal:

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

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

2. Current water table conditions:

3. Proposed rate of application:

4. Back-up system capacity:

**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 _____ 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]

AFFIDAVIT OF AUTHORIZATION

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

I, John A White Jr (name), as SOLE OWNER (owner/title) of 7150 9/2 MIDWAYSHORE RD. (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

4/27/22
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 27 day of April, 20 22, by JOHN A. WHITE JR. (name of person providing oath or affirmation), who is personally known to me or who has produced DRIVERS LICENSE (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared JOHN A. WHITE JR, 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 71504 7200 BAYSHORE RD. 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.

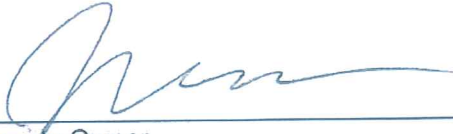
4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for 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
JOHN A WHITE 4551 KANDAG RD, N.W. FM, FL 33703	100%

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
JOHN A. WHITE SR

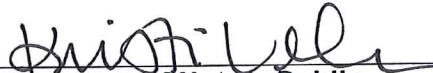
Print Name

*****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 APRIL 27, 2022 (date) by JOHN A. WHITE JR (name of person providing oath or affirmation), who is personally known to me or who has produced DRIVERS LICENSE (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public



ADDITIONAL AGENTS

Company Name:	Land America, LLC		
Contact Person:	Chris King		
Address:	101 Pugliese's Way, Suite 200		
City, State, Zip:	Delray Beach, FL 33444		
Phone Number:		Email:	cking@puglieseco.com

Company Name:	Henderson/Franklin Attorneys at Law		
Contact Person:	Russell Schropp		
Address:	1715 Monroe St		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	(239) 344-1100	Email:	Russell.schropp@henlaw.com

Company Name:	Henderson/Franklin Attorneys at Law		
Contact Person:	Richard Akin		
Address:	1715 Monroe St		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	(239) 344-1100	E-mail:	Richard.Akin@henlaw.com

Company Name:	Ted Treesh		
Contact Person:	TR Transportation		
Address:	2726 Oak Ridge Court, Ste. 503		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	(239) 278-3090 Ext. 3	Email:	tbt@trtrans.net

Company Name:	BearPaws Environmental Consulting		
Contact Person:	Barrett Stejskal		
Address:	1599 Covington Circle East		
City, State, Zip:	Fort Myers, FL 33919		
Phone Number:	(239) 340-0678	Email:	Bearpaws.env.consulting@gmail.com



Property Data

STRAP: 29-43-25-00-00001.0010 Folio ID: 10239532

Generated on 3/9/2022 2:00 PM

Owner Of Record

[\[Change Address\]](#)

WHITE JOHN A JR TR
FOR JOHN A WHITE TRUST
4551 RANDAG DR
NORTH FORT MYERS FL 33903

Site Address

Site Address maintained by **E911 Program Addressing**

7200 BAYSHORE RD
NORTH FORT MYERS FL 33917

Property Description

Do not use for legal documents!

A PAR IN NW 1/4 AS DESC IN OR 1210 PG 1092 LESS
RD R/W TAKING IN OR 3852 PG 2525

[\[Tax Map Viewer \]](#)
[\[View Comparables \]](#)

[\[Pictometry Aerial Viewer \]](#)
Current Working Values
Just

123,530

Attributes

Land Units Of Measure	AC
Units	11.23
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Image of Structure


 Photo Date April of 2013 ☐ View other photos

Last Inspection Date: 05/23/2019

Exemptions

Generated on 3/9/2022 2:00 PM

Values (2021 Tax Roll)

Generated on 3/9/2022 2:00 PM

Taxing Authorities

Generated on 3/9/2022 2:00 PM

Sales / Transactions

Generated on 3/9/2022 2:00 PM

Parcel Numbering History

Generated on 3/9/2022 2:00 PM

Location Information

Generated on 3/9/2022 2:00 PM

Solid Waste (Garbage) Roll Data



Property Data

STRAP: 29-43-25-00-00004.0000 Folio ID: 10239538

Generated on 3/9/2022 2:01 PM

Owner Of Record - Sole Owner

[\[Change Address\]](#)


WHITE JOHN A JR TR
FOR JOHN A WHITE TRUST
4551 RANDAG DR
NORTH FORT MYERS FL 33903

Site Address

Site Address maintained by **E911 Program Addressing**

7150 BAYSHORE RD
NORTH FORT MYERS FL 33917

Property Description

Do not use for legal documents!



THE N 531 FT OF S 1543 FT OF N W 1/4 LYING ELY OF
SR 78 LESS RD R/W TAKING IN OR 3852 PG 2525

[\[Tax Map Viewer\]](#)
[\[View Comparables\]](#)

[\[Pictometry Aerial Viewer\]](#)


Current Working Values



Just

152,064

Attributes

Land Units Of Measure	AC
Units	23.76
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Image of Structure


[◀ Photo Date April of 2013 ▶](#)
☐ View other photos

Last Inspection Date: 05/23/2019

Exemptions

Generated on 3/9/2022 2:01 PM



Values (2021 Tax Roll)



Generated on 3/9/2022 2:01 PM

Taxing Authorities

Generated on 3/9/2022 2:01 PM

Sales / Transactions

Generated on 3/9/2022 2:01 PM

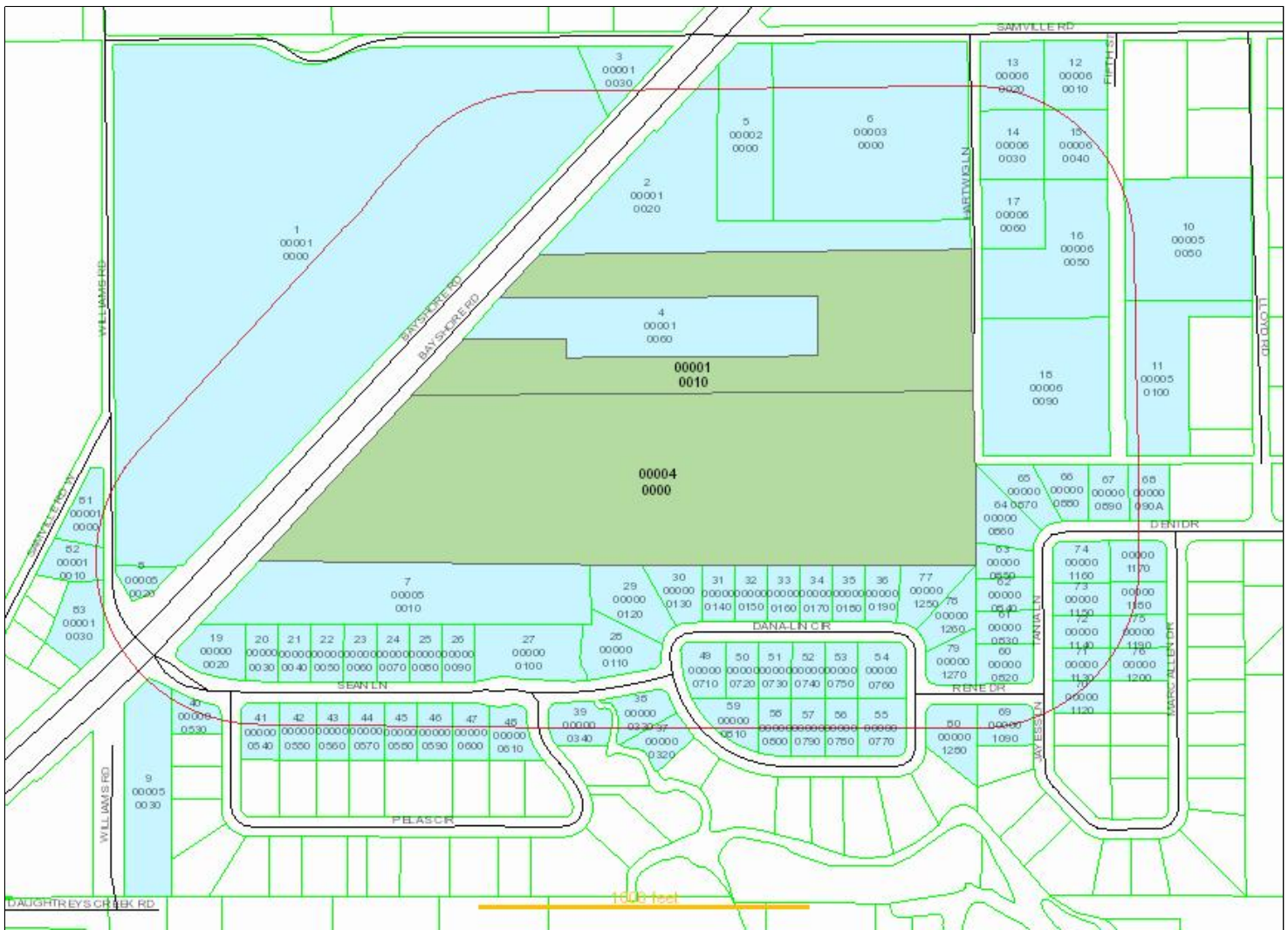
Location Information

Generated on 3/9/2022 2:01 PM

Solid Waste (Garbage) Roll Data

Generated on 3/9/2022 2:01 PM

Flood and Storm Information



Date of Report: April 28, 2022

Buffer Distance: feet

Parcels Affected: 85

Subject Parcels: **29-43-25-00-00001.0010, 29-43-25-00-00004.0000**

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

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

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
FAITH ASSEMBLY OF GOD OF 7101 BAYSHORE RD NORTH FORT MYERS FL 33917	29-43-25-00-00001.0000 7101 BAYSHORE RD NORTH FORT MYERS FL 33917	PARL E OF WILLIAMS RD + N WLY OF NEW BAYSHORE RD + S OF SAMVILLE RD LESS RD R/W + LESS 1.0030 + 5.0020	1
FL LEE 7300 BAYSHORE LLC LUND CAPITAL GROUP 5150 TAMiami TRL N STE 301 NAPLES FL 34103	29-43-25-00-00001.0020 7300 BAYSHORE RD NORTH FORT MYERS FL 33917	A PAR IN NW 1/4 AS DESC IN OR 1039 PG 1844 LESS CUT OUTS + LESS RD R/W AS DESC IN OR 3870 PG 3637	2
FAITH ASSEMBLY OF GOD OF NORTH 7101 BAYSHORE RD NORTH FORT MYERS FL 33917	29-43-25-00-00001.0030 7301 BAYSHORE RD NORTH FORT MYERS FL 33917	PARL IN NW 1/4 SEC 29 N OF SR 78 DESC OR 1914 PG 3987	3
STATE OF FL DOT PO BOX 1249 BARTOW FL 33831	29-43-25-00-00001.0060 GOVT LOT NORTH FORT MYERS FL 33917	PARL IN NW 1/4 OF SEC AS DESC AS PART OF OR 3852 PG 2525 POND	4
FL LEE 7300 BAYSHORE LLC LUND CAPITAL GROUP	29-43-25-00-00002.0000 7340 SAMVILLE RD NORTH FORT MYERS FL 33917	BEG NE COR NW 1/4 W 769 FT TO POB E 175 FT S 566 FT W	5

5150 TAMiami TRL N STE 301 NAPLES FL 34103		175 FT N 566 FT TO POB LESS RD R/W OR 3877 PG 4476	
FL LEE 7300 BAYSHORE LLC LUND CAPITAL GROUP 5150 TAMiami TRL N STE 301 NAPLES FL 34103	29-43-25-00-00003.0000 7400 SAMVILLE RD NORTH FORT MYERS FL 33917	BEG NE COR NW 1/4 S 566 FT W 594 FT N 566 FT E 594 FT TO POB	6
CJS REAL ESTATE HOLDING LLC 16900 USEPPA OAK LN N NORTH FORT MYERS FL 33917	29-43-25-00-00005.0010 7060 BAYSHORE RD NORTH FORT MYERS FL 33917	PARL IN NW 1/4 OF SEC 29 DESC IN OR 728 PG 104 LESS RD R/W OR 3933 PG 2781	7
PRI-CAR I LLP PO BOX 2148 FORT MYERS FL 33902	29-43-25-00-00005.0020 7051 BAYSHORE RD NORTH FORT MYERS FL 33917	PARL IN S W 1/4 OF N W 1/4 AS DESC IN OR 1185 PG 1107 LESS OR 3860 PGS 3063 + 3066 RD R/W	8
FAITH ASSEMBLY OF GOD OF 7101 BAYSHORE RD NORTH FORT MYERS FL 33917	29-43-25-00-00005.0030 7010 BAYSHORE RD NORTH FORT MYERS FL 33917	PARL IN NW 1/4 W OF DAUGHTREYS CREEK SUP S OF NEW SR 78 LESS R/W INST 2005-60466	9
WHITBECK JAMES T 7630 SAMVILLE RD NORTH FORT MYERS FL 33917	29-43-25-01-00005.0050 16901 LLOYD RD NORTH FORT MYERS FL 33917	PARFREY SUBD BLK 5 PB 7 PG 41 LOTS 5 THRU 8 LESS S 50 FT LOTS 7 + 8	10
ADAMS MICHAEL + BARBARA A 16861 LLOYD RD NORTH FORT MYERS FL 33917	29-43-25-01-00005.0100 16861 LLOYD RD NORTH FORT MYERS FL 33917	PARFREYS SUBD BLK 5 PB 7 PG 41 LOT 10 + 11 + S 50 FT LOTS 7 + 8	11
HARTWIG WALTER TR 7590 SAMVILLE RD NORTH FORT MYERS FL 33917	29-43-25-01-00006.0010 7590 SAMVILLE RD NORTH FORT MYERS FL 33917	PARFREYS SUBD BLK 6 PB 7 PG 41 LOT 1	12
HARTWIG BRIAN 7588 SAMVILLE RD NORTH FORT MYERS FL 33917	29-43-25-01-00006.0020 7588 SAMVILLE RD NORTH FORT MYERS FL 33917	PARFREYS SUBD BLK 6 PB 7 PG 41 LOT 2	13
HARTWIG MICHAEL A 7590 SAMVILLE RD NORTH FORT MYERS FL 33917	29-43-25-01-00006.0030 16930 HARTWIG LN NORTH FORT MYERS FL 33917	PARFREYS SUBD BLK 6 PB 7 PG 41 LOT 3	14
HARTWIG SCOTT JAMES 16930 FIFTH ST NORTH FORT MYERS FL 33917	29-43-25-01-00006.0040 16930 FIFTH ST NORTH FORT MYERS FL 33917	PARFREYS SUBD BLK 6 PB 7 PG 41 LOT 4	15
DRABIK DAVID L 7941 DENI DR NORTH FORT MYERS FL 33917	29-43-25-01-00006.0050 16880 HARTWIG LN FORT MYERS FL 33917	PARFREYS SUBD BLK 6 PB 7 PG 41 LOTS 5 7 + 8	16
HARTWIG RHONDA SUE 16900 HARTWIG LN NORTH FORT MYERS FL 33917	29-43-25-01-00006.0060 16900 HARTWIG LN NORTH FORT MYERS FL 33917	PARFEYS SUBD BLK 6 PB 7 PG 41 LOT 6	17
TYNDALL SHELLEY PO BOX 3124 NORTH FORT MYERS FL 33918	29-43-25-01-00006.0090 16860 FIFTH ST NORTH FORT MYERS FL 33917	PARFREYS SUBD BLK 6 PB 7 PG 41 LOTS 9 THRU 12	18
WISE JOSEPH L & WANDA L/E 7305 SEAN LN NORTH FORT MYERS FL 33917	29-43-25-13-00000.0020 7305 SEAN LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 68 LOTS 1 + 2	19
GRISSE LYNNDA + 7309 SEAN LN NORTH FORT MYERS FL 33917	29-43-25-13-00000.0030 7309 SEAN LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 68 LOT 3	20
MEZZATESTA FRANK & JULIE 7311 SEAN LN NORTH FORT MYERS FL 33917	29-43-25-13-00000.0040 7311 SEAN LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 68 LOT 4	21
WRIGHT KENNETH P & 7315 SEAN LN NORTH FORT MYERS FL 33917	29-43-25-13-00000.0050 7315 SEAN LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 68 LOT 5	22
POULSOM ROBERT JR 7317 SEAN LN NORTH FORT MYERS FL 33917	29-43-25-13-00000.0060 7317 SEAN LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 68 LOT 6	23

COGSWELL PATRICIA L & 7319 SEAN LN NORTH FORT MYERS FL 33917	29-43-25-13-00000.0070 7319 SEAN LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 68 LOT 7	24
MCHARRY ROBERT TR 7325 SEAN LN NORTH FORT MYERS FL 33917	29-43-25-13-00000.0080 7325 SEAN LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 68 LOT 8	25
WHITEHOUSE MICHAEL D & 7331 SEAN LN NORTH FORT MYERS FL 33917	29-43-25-13-00000.0090 7331 SEAN LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 68 LOT 9	26
DAVIS LARRY + WENDY 7341 SEAN LN NORTH FORT MYERS FL 33917	29-43-25-13-00000.0100 7341 SEAN LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 68 LOT 10	27
CALKINS CHARLES A 7401 SEAN LN NORTH FORT MYERS FL 33917	29-43-25-13-00000.0110 7401 SEAN LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 11	28
PULTE JOSEPH A + MONICA L 7486 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0120 7486 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 12	29
MORREALE RACHEL L & 7484 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0130 7484 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 13	30
WASKO JEFFREY LYNN II 7480 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0140 7480 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 14	31
COGGINS GREGORY J + PATRICIA R 7474 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0150 7474 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 15	32
CONDON BEVERLY C 7470 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0160 7470 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 16	33
JOHNSON ASHLI & 7468 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0170 7468 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 17	34
NELSON JOHN LOGAN 7464 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0180 7464 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 18	35
BEECROFT ANIJO 7460 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0190 7460 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 19	36
GAGE CHARLES 7408 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0320 7408 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 32	37
BONSTEDT STEVEN M + ANA L 7402 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0330 7402 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 33	38
BATHURST SHELDON J & 7294 PELAS CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0340 7294 PELAS CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 34	39
MENKE SUSANNE R 7202 PELAS CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0530 7202 PELAS CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 68 LOT 53	40
SEBUL RICHARD JOSEPH JR 7302 SEAN LN NORTH FORT MYERS FL 33917	29-43-25-13-00000.0540 7302 SEAN LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 68 LOT 54	41
GUEMES ANA L 7306 SEAN LN NORTH FORT MYERS FL 33917	29-43-25-13-00000.0550 7306 SEAN LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 68 LOT 55	42
WATSON DONALD A + JANICE 7310 SEAN LN	29-43-25-13-00000.0560 7310 SEAN LN	DAUGHTREYS CREEK PB 30 PG 68	43

NORTH FORT MYERS FL 33917	NORTH FORT MYERS FL 33917	LOT 56	
MCQUEARY JILL L 7314 SEAN LN NORTH FORT MYERS FL 33917	29-43-25-13-00000.0570 7314 SEAN LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 68 LOT 57	44
GILKESON RONALD + TAMARA 7320 SEAN LN NORTH FORT MYERS FL 33917	29-43-25-13-00000.0580 7320 SEAN LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 68 LOT 58	45
BAUGHMAN GARY P & LISA J 7326 SEAN LN NORTH FORT MYERS FL 33917	29-43-25-13-00000.0590 7326 SEAN LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 68 LOT 59	46
CAVANAUGH MICHAEL L & 7332 SEAN LN NORTH FORT MYERS FL 33917	29-43-25-13-00000.0600 7332 SEAN LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 68 LOT 60	47
ALBRITTON CALVIN + BEVERLY 7293 PELAS CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0610 7293 PELAS CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 68 LOT 61	48
SEXTON STEVEN JEFFREY & 7481 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0710 7481 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 71	49
MURPHY GERALD E + KAREN L 7475 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0720 7475 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 72	50
WEEKS WILLIAM & 7469 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0730 7469 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 73	51
BERENT GERALD J & PAMELA R 7467 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0740 7467 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 74	52
SWARTZ BRIAN E + WENDY S 7463 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0750 7463 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 75	53
FENNELL HAROLD + KATHLEEN PO BOX 3046 NORTH FORT MYERS FL 33918	29-43-25-13-00000.0760 7459 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 76	54
GOLD DAVID M & JULIE A 7433 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0770 7433 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 77	55
LEMMERMAN WILLARD M + PAMELA L 7425 DANA-LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0780 7425 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 78	56
DOWELL FRANCES J TR 7421 DANA-LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0790 7421 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 79	57
SHORIAK KENNETH P + HEIDI A 7415 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0800 7415 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 80	58
COLLELI DANIEL J & AMY L 7409 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-13-00000.0810 7409 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK PB 30 PG 69 LOT 81	59
MUELLER TAMMY B 7601 TANIA LN NORTH FORT MYERS FL 33917	29-43-25-14-00000.0820 7601 TANIA LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 82	60
MULLOY EDWARD & LINDA 7605 TANIA LN NORTH FORT MYERS FL 33917	29-43-25-14-00000.0830 7605 TANIA LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 83	61
ENGLER ROY W & BE H TR 7611 TANIA LN NORTH FORT MYERS FL 33917	29-43-25-14-00000.0840 7611 TANIA LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 84	62

SPADER CARL W JR TR 7613 TANIA LN NORTH FORT MYERS FL 33917	29-43-25-14-00000.0850 7613 TANIA LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 85	63
ESTIGOY NORMAN 18969 MYRON ST LIVONIA MI 48152	29-43-25-14-00000.0860 7619 TANIA LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 86	64
CAMERON JEREMY S & TRACY C 7721 DENI DR NORTH FORT MYERS FL 33917	29-43-25-14-00000.0870 7721 DENI DR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 87	65
FINN MIKE & DENISE K 7731 DENI DR NORTH FORT MYERS FL 33917	29-43-25-14-00000.0880 7731 DENI DR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 88	66
RUSS SAMUEL S & TRACY M 7741 DENI DR NORTH FORT MYERS FL 33917	29-43-25-14-00000.0890 7741 DENI DR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 89	67
MILLER JOSEPH & SARAH 7751 DENI DR NORTH FORT MYERS FL 33917	29-43-25-14-00000.090A 7751 DENI DR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 90	68
MEDINA LISSETTE & 1842 SE VAN LOON TERR CAPE CORAL FL 33990	29-43-25-14-00000.1090 7555 TANIA LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 109	69
KREBS CHARLES + 7574 TANIA LN NORTH FORT MYERS FL 33917	29-43-25-14-00000.1120 7574 TANIA LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 112	70
MENDOZA MONCENY 8595 COLLEGE PKWY # 350 FORT MYERS FL 33907	29-43-25-14-00000.1130 7602 TANIA LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 113	71
NIENABER THOMAS + ELAINE 7604 TANIA LN NORTH FORT MYERS FL 33917	29-43-25-14-00000.1140 7604 TANIA LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 114	72
THOMPSON WILLIAM B & 7608 TANIA LN NORTH FORT MYERS FL 33917	29-43-25-14-00000.1150 7608 TANIA LN NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 115	73
SOZIO RICHARD + PATRICIA 7700 DENI DR NORTH FORT MYERS FL 33917	29-43-25-14-00000.1160 7700 DENI DR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 116	74
MILLIKEN RHONDA 16581 MARC ALLEN DR NORTH FORT MYERS FL 33917	29-43-25-14-00000.1190 16581 MARC ALLEN DR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 119	75
CICCARELLI KATHRYN 16571 MARC ALLEN DR NORTH FORT MYERS FL 33917	29-43-25-14-00000.1200 16571 MARC ALLEN DR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 120	76
STEED DANE E + BEVERLY 7456 DANA-LIN CIR NORTH FORT MYERS FL 33917	29-43-25-14-00000.1250 7456 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 125	77
BOWEN JEANNE M 7452 DANA-LIN CIR NORTH FORT MYERS FL 33917	29-43-25-14-00000.1260 7452 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 126	78
TOLMEN CODY H & TIFFANY R 7448 DANA LIN CIR NORTH FORT MYERS FL 33917	29-43-25-14-00000.1270 7448 DANA LIN CIR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 127	79
GULDE JOSEPH F III + MARIANNE 7444 RENE DR NORTH FORT MYERS FL 33917	29-43-25-14-00000.1280 7444 RENE DR NORTH FORT MYERS FL 33917	DAUGHTREYS CREEK 1ST ADD PB 33 PG 2 LOT 128	80
MALLOW DANNY WAYNE 16611 WILLIAMS RD NORTH FORT MYERS FL 33917	30-43-25-01-00001.0000 16611 WILLIAMS RD NORTH FORT MYERS FL 33917	SUNNY HEIGHTS SUBD PB 8 PG 15 LOTS 1 THRU 8+PT 9 + 10 DESC IN OR 0777/0656	81
MONTIEL ANTONIA M & ISAIAS	30-43-25-01-00001.0010	SUNNY HEIGHTS SUBD	82

16481 WILLIAMS RD NORTH FORT MYERS FL 33917	16481 WILLIAMS RD NORTH FORT MYERS FL 33917	PB 8 PG 15 PT OF LTS 9 -21 AS DESC IN 2014000070800	
STRAY KATZ INVESTMENTS INC 19710 N RIVER RD ALVA FL 33920	30-43-25-01-00001.0030 16451 WILLIAMS RD NORTH FORT MYERS FL 33917	SUNNY HEIGHTS SUBD PB 8 PG 15 LTS PT LOTS 13 15 18 + LOTS 16 17 19	83

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Index	Subject	Foliold	STRAP	OwnerName	OwnerName2	MailAddress	MailCity	MailState	MailZip	SiteNumber	SiteStreet	SiteCity	SiteZip	Legal
0	TRUE	10239532	29-43-25-00-00001.0010	WHITE JOHN A JR TR		4551 RANDAG DR	NORTH FORT MYERS	FL	33903	7200	BAYSHORE RD	NORTH FORT MYERS	33917	A PAR IN NW 1/4 A5<CR>DESC IN OR 1210 PG 1092 LESS RD R/W TAKING IN OR 3852 PG 2525
0	TRUE	10239538	29-43-25-00-00004.0000	WHITE JOHN A JR TR		4551 RANDAG DR	NORTH FORT MYERS	FL	33903	7150	BAYSHORE RD	NORTH FORT MYERS	33917	THE N 531 FT OF S 1543 FT<CR>OF N W 1/4 LYING ELY OF SR<CR>78 LESS RD R/W TAKING IN OR 3852 PG 2525
1	FALSE	10239531	29-43-25-00-00001.0000	FAITH ASSEMBLY OF GOD OF		7101 BAYSHORE RD	NORTH FORT MYERS	FL	33917	7101	BAYSHORE RD	NORTH FORT MYERS	33917	PARL E OF WILLIAMS RD + N WLY OF NEW BAYSHORE RD + S OF SAMVILLE RD LESS RD R/W + LESS 1.0030 + 5.0020
2	FALSE	10239533	29-43-25-00-00001.0020	FL LEE 7300 BAYSHORE LLC	LUND CAPITAL GROUP	5150 TAMIAMI TRL N STE 301	NAPLES	FL	34103	7300	BAYSHORE RD	NORTH FORT MYERS	33917	A PAR IN NW 1/4 AS<CR>DESC IN OR 1039 PG 1844<CR>LESS CUT OUTS + LESS RD R/W AS DESC IN OR 3870 PG 3637
3	FALSE	10239534	29-43-25-00-00001.0030	FAITH ASSEMBLY OF GOD OF NORTH		7101 BAYSHORE RD	NORTH FORT MYERS	FL	33917	7301	BAYSHORE RD	NORTH FORT MYERS	33917	PARL IN NW 1/4 SEC 29<CR>N OF SR 78 DESC<CR>OR 1914 PG 3987
4	FALSE	10476101	29-43-25-00-00001.0060	STATE OF FL DOT		PO BOX 1249	BARTOW	FL	33831		GOVT LOT	NORTH FORT MYERS	33917	PARL IN NW 1/4 OF SEC <CR>AS DESC AS PART OF <CR>OR 3852 PG 2525 POND
5	FALSE	10239536	29-43-25-00-00002.0000	FL LEE 7300 BAYSHORE LLC	LUND CAPITAL GROUP	5150 TAMIAMI TRL N STE 301	NAPLES	FL	34103	7340	SAMVILLE RD	NORTH FORT MYERS	33917	BEG NE COR NW 1/4 W 769 FT<CR>TO POB E 175 FT S 566 FT W<CR>175 FT N 566 FT TO POB LESS RD R/W OR 3877 PG 4476
6	FALSE	10239537	29-43-25-00-00003.0000	FL LEE 7300 BAYSHORE LLC	LUND CAPITAL GROUP	5150 TAMIAMI TRL N STE 301	NAPLES	FL	34103	7400	SAMVILLE RD	NORTH FORT MYERS	33917	BEG NE COR NW 1/4 S 566 FT<CR>W 594 FT N 566 FT E 594 FT<CR>TO POB
7	FALSE	10239541	29-43-25-00-00005.0010	CJS REAL ESTATE HOLDING LLC		16900 USEPPA OAK LN N	NORTH FORT MYERS	FL	33917	7060	BAYSHORE RD	NORTH FORT MYERS	33917	PARL IN NW 1/4 OF SEC 29<CR>DESC IN OR 728 PG 104 LESS RD R/W OR 3933 PG 2781
8	FALSE	10239542	29-43-25-00-00005.0020	PRI-CAR I LLP		PO BOX 2148	FORT MYERS	FL	33902	7051	BAYSHORE RD	NORTH FORT MYERS	33917	PARL IN S W 1/4 OF N W 1/4<CR>AS DESC IN OR 1185 PG 1107<CR>LESS OR 3860 PGS 3063 + 3066 RD R/W
9	FALSE	10239543	29-43-25-00-00005.0030	FAITH ASSEMBLY OF GOD OF		7101 BAYSHORE RD	NORTH FORT MYERS	FL	33917	7010	BAYSHORE RD	NORTH FORT MYERS	33917	PARL IN NW 1/4 W OF<CR>DAUGHTREYS CREEK SUP<CR>S OF NEW SR 78 LESS R/W<CR>INST 2005-60466
10	FALSE	10239597	29-43-25-01-00005.0050	WHITBECK JAMES T		7630 SAMVILLE RD	NORTH FORT MYERS	FL	33917	16901	LLOYD RD	NORTH FORT MYERS	33917	PARFREY SUBD BLK 5<CR>PB 7 PG 41 LOTS 5 THRU 8<CR>LESS S 50 FT LOTS 7 + 8
11	FALSE	10239599	29-43-25-01-00005.0100	ADAMS MICHAEL + BARBARA A		16861 LLOYD RD	NORTH FORT MYERS	FL	33917	16861	LLOYD RD	NORTH FORT MYERS	33917	PARFREYS SUBD BLK 5<CR>PB 7 PG 41 LOT 10 + 11 +<CR>S 50 FT LOTS 7 + 8
12	FALSE	10239601	29-43-25-01-00006.0010	HARTWIG WALTER TR		7590 SAMVILLE RD	NORTH FORT MYERS	FL	33917	7590	SAMVILLE RD	NORTH FORT MYERS	33917	PARFREYS SUBD<CR>BLK 6 PB 7 PG 41<CR>LOT 1
13	FALSE	10442156	29-43-25-01-00006.0020	HARTWIG BRIAN		7588 SAMVILLE RD	NORTH FORT MYERS	FL	33917	7588	SAMVILLE RD	NORTH FORT MYERS	33917	PARFREYS SUBD <CR>BLK 6 PB 7 PG 41 <CR>LOT 2
14	FALSE	10442157	29-43-25-01-00006.0030	HARTWIG MICHAEL A		7590 SAMVILLE RD	NORTH FORT MYERS	FL	33917	16930	HARTWIG LN	NORTH FORT MYERS	33917	PARFREYS SUBD <CR>BLK 6 PB 7 PG 41 <CR>LOT 3
15	FALSE	10442158	29-43-25-01-00006.0040	HARTWIG SCOTT JAMES		16930 FIFTH ST	NORTH FORT MYERS	FL	33917	16930	FIFTH ST	NORTH FORT MYERS	33917	PARFREYS SUBD <CR>BLK 6 PB 7 PG 41 <CR>LOT 4
16	FALSE	10584174	29-43-25-01-00006.0050	DRABIK DAVID L		7941 DENI DR	NORTH FORT MYERS	FL	33917	16880	HARTWIG LN	FORT MYERS	33917	PARFREYS SUBD <CR>BLK 6 PB 7 PG 41 <CR>LOTS 5 7 + 8
17	FALSE	10239602	29-43-25-01-00006.0060	HARTWIG RHONDA SUE		16900 HARTWIG LN	NORTH FORT MYERS	FL	33917	16900	HARTWIG LN	NORTH FORT MYERS	33917	PARFEYS SUBD<CR>BLK 6 PB 7 PG 41<CR>LOT 6
18	FALSE	10442160	29-43-25-01-00006.0090	TYNDALL SHELLEY		PO BOX 3124	NORTH FORT MYERS	FL	33918	16860	FIFTH ST	NORTH FORT MYERS	33917	PARFREYS SUBD <CR>BLK 6 PB 7 PG 41 <CR>LOTS 9 THRU 12
19	FALSE	10578360	29-43-25-13-00000.0020	WISE JOSEPH L & WANDA L/E		7305 SEAN LN	NORTH FORT MYERS	FL	33917	7305	SEAN LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOTS 1 + 2
20	FALSE	10239817	29-43-25-13-00000.0030	GRISSO LYNNDA +		7309 SEAN LN	NORTH FORT MYERS	FL	33917	7309	SEAN LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOT 3
21	FALSE	10239818	29-43-25-13-00000.0040	MEZZATESTA FRANK & JULIE		7311 SEAN LN	NORTH FORT MYERS	FL	33917	7311	SEAN LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOT 4
22	FALSE	10239819	29-43-25-13-00000.0050	WRIGHT KENNETH P &		7315 SEAN LN	NORTH FORT MYERS	FL	33917	7315	SEAN LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOT 5
23	FALSE	10239820	29-43-25-13-00000.0060	POULSOM ROBERT JR		7317 SEAN LN	NORTH FORT MYERS	FL	33917	7317	SEAN LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOT 6
24	FALSE	10239821	29-43-25-13-00000.0070	COGSWELL PATRICIA L &		7319 SEAN LN	NORTH FORT MYERS	FL	33917	7319	SEAN LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOT 7
25	FALSE	10239822	29-43-25-13-00000.0080	MCHARRY ROBERT TR		7325 SEAN LN	NORTH FORT MYERS	FL	33917	7325	SEAN LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOT 8
26	FALSE	10239823	29-43-25-13-00000.0090	WHITEHOUSE MICHAEL D &		7331 SEAN LN	NORTH FORT MYERS	FL	33917	7331	SEAN LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOT 9
27	FALSE	10239824	29-43-25-13-00000.0100	DAVIS LARRY + WENDY		7341 SEAN LN	NORTH FORT MYERS	FL	33917	7341	SEAN LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOT 10
28	FALSE	10239825	29-43-25-13-00000.0110	CALKINS CHARLES A		7401 SEAN LN	NORTH FORT MYERS	FL	33917	7401	SEAN LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 11
29	FALSE	10239826	29-43-25-13-00000.0120	PULTE JOSEPH A + MONICA L		7486 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7486	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 12
30	FALSE	10239827	29-43-25-13-00000.0130	MORREALE RACHEL L &		7484 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7484	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 13
31	FALSE	10239828	29-43-25-13-00000.0140	WASKO JEFFREY LYNN II		7480 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7480	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 14
32	FALSE	10239829	29-43-25-13-00000.0150	COGGINS GREGORY J + PATRICIA R		7474 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7474	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 15
33	FALSE	10239830	29-43-25-13-00000.0160	CONDON BEVERLY C		7470 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7470	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 16
34	FALSE	10239831	29-43-25-13-00000.0170	JOHNSON ASHLI &		7468 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7468	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 17
35	FALSE	10239832	29-43-25-13-00000.0180	NELSON JOHN LOGAN		7464 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7464	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 18
36	FALSE	10239833	29-43-25-13-00000.0190	BEECROFT ANIJO		7460 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7460	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 19
37	FALSE	10239841	29-43-25-13-00000.0320	GAGE CHARLES		7408 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7408	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 32
38	FALSE	10239842	29-43-25-13-00000.0330	BONSTEDT STEVEN M + ANA L		7402 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7402	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 33
39	FALSE	10239843	29-43-25-13-00000.0340	BATHURST SHELDON J &		7294 PELAS CIR	NORTH FORT MYERS	FL	33917	7294	PELAS CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 34
40	FALSE	10239861	29-43-25-13-00000.0530	MENKE SUSANNE R		7202 PELAS CIR	NORTH FORT MYERS	FL	33917	7202	PELAS CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOT 53
41	FALSE	10239862	29-43-25-13-00000.0540	SEBUL RICHARD JOSEPH JR		7302 SEAN LN	NORTH FORT MYERS	FL	33917	7302	SEAN LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOT 54
42	FALSE	10239863	29-43-25-13-00000.0550	GUEMES ANA L		7306 SEAN LN	NORTH FORT MYERS	FL	33917	7306	SEAN LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOT 55
43	FALSE	10239864	29-43-25-13-00000.0560	WATSON DONALD A + JANICE		7310 SEAN LN	NORTH FORT MYERS	FL	33917	7310	SEAN LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOT 56
44	FALSE	10239865	29-43-25-13-00000.0570	MCQUEARY JILL L		7314 SEAN LN	NORTH FORT MYERS	FL	33917	7314	SEAN LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOT 57
45	FALSE	10239866	29-43-25-13-00000.0580	GILKESON RONALD + TAMARA		7320 SEAN LN	NORTH FORT MYERS	FL	33917	7320	SEAN LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOT 58
46	FALSE	10239867	29-43-25-13-00000.0590	BAUGHMAN GARY P & LISA J		7326 SEAN LN	NORTH FORT MYERS	FL	33917	7326	SEAN LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOT 59
47	FALSE	10239868	29-43-25-13-00000.0600	CAVANAUGH MICHAEL L &		7332 SEAN LN	NORTH FORT MYERS	FL	33917	7332	SEAN LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOT 60
48	FALSE	10239869	29-43-25-13-00000.0610	ALBRITTON CALVIN + BEVERLY		7293 PELAS CIR	NORTH FORT MYERS	FL	33917	7293	PELAS CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 68<CR>LOT 61
49	FALSE	10239879	29-43-25-13-00000.0710	SEXTON STEVEN JEFFREY &		7481 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7481	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 71
50	FALSE	10239880	29-43-25-13-00000.0720	MURPHY GERALD E + KAREN L		7475 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7475	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 72
51	FALSE	10239881	29-43-25-13-00000.0730	WEEKS WILLIAM &		7469 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7469	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 73
52	FALSE	10239882	29-43-25-13-00000.0740	BERENT GERALD J & PAMELA R		7467 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7467	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 74
53	FALSE	10239883	29-43-25-13-00000.0750	SWARTZ BRIAN E + WENDY S		7463 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7463	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 75
54	FALSE	10239884	29-43-25-13-00000.0760	FENNELL HAROLD + KATHLEEN		PO BOX 3046	NORTH FORT MYERS	FL	33918	7459	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 76
55	FALSE	10239885	29-43-25-13-00000.0770	GOLD DAVID M & JULIE A		7433 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7433	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 77
56	FALSE	10239886	29-43-25-13-00000.0780	LEMMERMAN WILLARD M + PAMELA L		7425 DANA-LIN CIR	NORTH FORT MYERS	FL	33917	7425	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 78
57	FALSE	10239887	29-43-25-13-00000.0790	DOWELL FRANCES J TR		7421 DANA-LIN CIR	NORTH FORT MYERS	FL	33917	7421	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 79
58	FALSE	10239888	29-43-25-13-00000.0800	SHORIAK KENNETH P + HEIDI A		7415 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7415	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 80
59	FALSE	10239889	29-43-25-13-00000.0810	COLLELI DANIEL J & AMY L		7409 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7409	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK<CR>PB 30 PG 69<CR>LOT 81
60	FALSE	10239891	29-43-25-14-00000.0820	MUELLER TAMMY B		7601 TANIA LN	NORTH FORT MYERS	FL	33917	7601	TANIA LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK 1ST ADD<CR>PB 33 PG 2<CR>LOT 82
61	FALSE	10239892	29-43-25-14-00000.0830	MULLOY EDWARD & LINDA		7605 TANIA LN	NORTH FORT MYERS	FL	33917	7605	TANIA LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK 1ST ADD<CR>PB 33 PG 2<CR>LOT 83
62	FALSE	10239893	29-43-25-14-00000.0840	ENGLER ROY W & BE H TR		76								

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67	FALSE	10576592	29-43-25-14-00000.0890	RUSS SAMUEL S & TRACY M		7741 DENI DR	NORTH FORT MYERS	FL	33917	7741	DENI DR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK 1ST ADD<CR>PB 33 PG 2<CR>LOT 89
68	FALSE	10576593	29-43-25-14-00000.090A	MILLER JOSEPH & SARAH		7751 DENI DR	NORTH FORT MYERS	FL	33917	7751	DENI DR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK 1ST ADD<CR>PB 33 PG 2<CR>LOT 90
69	FALSE	10239917	29-43-25-14-00000.1090	MEDINA LISSETTE &		1842 SE VAN LOON TERR	CAPE CORAL	FL	33990	7555	TANIA LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK 1ST ADD<CR>PB 33 PG 2<CR>LOT 109
70	FALSE	10239920	29-43-25-14-00000.1120	KREBS CHARLES +		7574 TANIA LN	NORTH FORT MYERS	FL	33917	7574	TANIA LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK 1ST ADD<CR>PB 33 PG 2<CR>LOT 112
71	FALSE	10239921	29-43-25-14-00000.1130	MENDOZA MONCENY		8595 COLLEGE PKWY # 350	FORT MYERS	FL	33907	7602	TANIA LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK 1ST ADD<CR>PB 33 PG 2<CR>LOT 113
72	FALSE	10239922	29-43-25-14-00000.1140	NIENABER THOMAS + ELAINE		7604 TANIA LN	NORTH FORT MYERS	FL	33917	7604	TANIA LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK 1ST ADD<CR>PB 33 PG 2<CR>LOT 114
73	FALSE	10239923	29-43-25-14-00000.1150	THOMPSON WILLIAM B &		7608 TANIA LN	NORTH FORT MYERS	FL	33917	7608	TANIA LN	NORTH FORT MYERS	33917	DAUGHTREYS CREEK 1ST ADD<CR>PB 33 PG 2<CR>LOT 115
74	FALSE	10239924	29-43-25-14-00000.1160	SOZIO RICHARD + PATRICIA		7700 DENI DR	NORTH FORT MYERS	FL	33917	7700	DENI DR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK 1ST ADD<CR>PB 33 PG 2<CR>LOT 116
75	FALSE	10239927	29-43-25-14-00000.1190	MILLIKEN RHONDA		16581 MARC ALLEN DR	NORTH FORT MYERS	FL	33917	16581	MARC ALLEN DR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK 1ST ADD<CR>PB 33 PG 2<CR>LOT 119
76	FALSE	10239928	29-43-25-14-00000.1200	CICCARELLI KATHRYN		16571 MARC ALLEN DR	NORTH FORT MYERS	FL	33917	16571	MARC ALLEN DR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK 1ST ADD<CR>PB 33 PG 2<CR>LOT 120
77	FALSE	10239933	29-43-25-14-00000.1250	STEED DANE E + BEVERLY		7456 DANA-LIN CIR	NORTH FORT MYERS	FL	33917	7456	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK 1ST ADD<CR>PB 33 PG 2<CR>LOT 125
78	FALSE	10239934	29-43-25-14-00000.1260	BOWEN JEANNE M		7452 DANA-LIN CIR	NORTH FORT MYERS	FL	33917	7452	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK 1ST ADD<CR>PB 33 PG 2<CR>LOT 126
79	FALSE	10239935	29-43-25-14-00000.1270	TOLMEN CODY H & TIFFANY R		7448 DANA LIN CIR	NORTH FORT MYERS	FL	33917	7448	DANA LIN CIR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK 1ST ADD<CR>PB 33 PG 2<CR>LOT 127
80	FALSE	10239936	29-43-25-14-00000.1280	GULDE JOSEPH F III + MARIANNE		7444 RENE DR	NORTH FORT MYERS	FL	33917	7444	RENE DR	NORTH FORT MYERS	33917	DAUGHTREYS CREEK 1ST ADD<CR>PB 33 PG 2<CR>LOT 128
81	FALSE	10240099	30-43-25-01-00001.0000	MALLOW DANNY WAYNE		16611 WILLIAMS RD	NORTH FORT MYERS	FL	33917	16611	WILLIAMS RD	NORTH FORT MYERS	33917	SUNNY HEIGHTS SUBD PB 8<CR>PG 15 LOTS 1 THRU 8+PT 9 +<CR>10 DESC IN OR 0777/0656
82	FALSE	10240100	30-43-25-01-00001.0010	MONTIEL ANTONIA M & ISAIAS		16481 WILLIAMS RD	NORTH FORT MYERS	FL	33917	16481	WILLIAMS RD	NORTH FORT MYERS	33917	SUNNY HEIGHTS SUBD <CR>PB 8 PG 15 <CR>PT OF LTS 9 -21 AS DESC<CR>IN 2014000070800
83	FALSE	10564690	30-43-25-01-00001.0030	STRAY KATZ INVESTMENTS INC		19710 N RIVER RD	ALVA	FL	33920	16451	WILLIAMS RD	NORTH FORT MYERS	33917	SUNNY HEIGHTS SUBD <CR>PB 8 PG 15 <CR>LTS PT LOTS 13 15 18 + <CR>LOTS 16 17 19

FAITH ASSEMBLY OF GOD OF
7101 BAYSHORE RD
NORTH FORT MYERS FL 33917

FL LEE 7300 BAYSHORE LLC
LUND CAPITAL GROUP
5150 TAMiami TRL N STE 301
NAPLES FL 34103

FAITH ASSEMBLY OF GOD OF NORTH
7101 BAYSHORE RD
NORTH FORT MYERS FL 33917

STATE OF FL DOT
PO BOX 1249
BARTOW FL 33831

FL LEE 7300 BAYSHORE LLC
LUND CAPITAL GROUP
5150 TAMiami TRL N STE 301
NAPLES FL 34103

FL LEE 7300 BAYSHORE LLC
LUND CAPITAL GROUP
5150 TAMiami TRL N STE 301
NAPLES FL 34103

CJS REAL ESTATE HOLDING LLC
16900 USEPPA OAK LN N
NORTH FORT MYERS FL 33917

PRI-CAR I LLP
PO BOX 2148
FORT MYERS FL 33902

FAITH ASSEMBLY OF GOD OF
7101 BAYSHORE RD
NORTH FORT MYERS FL 33917

WHITBECK JAMES T
7630 SAMVILLE RD
NORTH FORT MYERS FL 33917

ADAMS MICHAEL + BARBARA A
16861 LLOYD RD
NORTH FORT MYERS FL 33917

HARTWIG WALTER TR
7590 SAMVILLE RD
NORTH FORT MYERS FL 33917

HARTWIG BRIAN
7588 SAMVILLE RD
NORTH FORT MYERS FL 33917

HARTWIG MICHAEL A
7590 SAMVILLE RD
NORTH FORT MYERS FL 33917

HARTWIG SCOTT JAMES
16930 FIFTH ST
NORTH FORT MYERS FL 33917

DRABIK DAVID L
7941 DENI DR
NORTH FORT MYERS FL 33917

HARTWIG RHONDA SUE
16900 HARTWIG LN
NORTH FORT MYERS FL 33917

TYNDALL SHELLEY
PO BOX 3124
NORTH FORT MYERS FL 33918

WISE JOSEPH L & WANDA L/E
7305 SEAN LN
NORTH FORT MYERS FL 33917

GRISSE LYNNDA +
7309 SEAN LN
NORTH FORT MYERS FL 33917

MEZZATESTA FRANK & JULIE
7311 SEAN LN
NORTH FORT MYERS FL 33917

WRIGHT KENNETH P &
7315 SEAN LN
NORTH FORT MYERS FL 33917

POULSOM ROBERT JR
7317 SEAN LN
NORTH FORT MYERS FL 33917

COGSWELL PATRICIA L &
7319 SEAN LN
NORTH FORT MYERS FL 33917

MCHARRY ROBERT TR
7325 SEAN LN
NORTH FORT MYERS FL 33917

WHITEHOUSE MICHAEL D &
7331 SEAN LN
NORTH FORT MYERS FL 33917

DAVIS LARRY + WENDY
7341 SEAN LN
NORTH FORT MYERS FL 33917

CALKINS CHARLES A
7401 SEAN LN
NORTH FORT MYERS FL 33917

PULTE JOSEPH A + MONICA L
7486 DANA LIN CIR
NORTH FORT MYERS FL 33917

MORREALE RACHEL L &
7484 DANA LIN CIR
NORTH FORT MYERS FL 33917

WASKO JEFFREY LYNN II
7480 DANA LIN CIR
NORTH FORT MYERS FL 33917

COGGINS GREGORY J + PATRICIA R
7474 DANA LIN CIR
NORTH FORT MYERS FL 33917

CONDON BEVERLY C
7470 DANA LIN CIR
NORTH FORT MYERS FL 33917

JOHNSON ASHLI &
7468 DANA LIN CIR
NORTH FORT MYERS FL 33917

NELSON JOHN LOGAN
7464 DANA LIN CIR
NORTH FORT MYERS FL 33917

BEECROFT ANIJO
7460 DANA LIN CIR
NORTH FORT MYERS FL 33917

GAGE CHARLES
7408 DANA LIN CIR
NORTH FORT MYERS FL 33917

BONSTEDT STEVEN M + ANA L
7402 DANA LIN CIR
NORTH FORT MYERS FL 33917

BATHURST SHELDON J &
7294 PELAS CIR
NORTH FORT MYERS FL 33917

MENKE SUSANNE R
7202 PELAS CIR
NORTH FORT MYERS FL 33917

SEBUL RICHARD JOSEPH JR
7302 SEAN LN
NORTH FORT MYERS FL 33917

GUEMES ANA L
7306 SEAN LN
NORTH FORT MYERS FL 33917

WATSON DONALD A + JANICE
7310 SEAN LN
NORTH FORT MYERS FL 33917

MCQUEARY JILL L
7314 SEAN LN
NORTH FORT MYERS FL 33917

GILKESON RONALD + TAMARA
7320 SEAN LN
NORTH FORT MYERS FL 33917

BAUGHMAN GARY P & LISA J
7326 SEAN LN
NORTH FORT MYERS FL 33917

CAVANAUGH MICHAEL L &
7332 SEAN LN
NORTH FORT MYERS FL 33917

ALBRITTON CALVIN + BEVERLY
7293 PELAS CIR
NORTH FORT MYERS FL 33917

SEXTON STEVEN JEFFREY &
7481 DANA LIN CIR
NORTH FORT MYERS FL 33917

MURPHY GERALD E + KAREN L
7475 DANA LIN CIR
NORTH FORT MYERS FL 33917

WEEKS WILLIAM &
7469 DANA LIN CIR
NORTH FORT MYERS FL 33917

BERENT GERALD J & PAMELA R
7467 DANA LIN CIR
NORTH FORT MYERS FL 33917

SWARTZ BRIAN E + WENDY S
7463 DANA LIN CIR
NORTH FORT MYERS FL 33917

FENNELL HAROLD + KATHLEEN
PO BOX 3046
NORTH FORT MYERS FL 33918

GOLD DAVID M & JULIE A
7433 DANA LIN CIR
NORTH FORT MYERS FL 33917

LEMMERMAN WILLARD M + PAMELA L
7425 DANA-LIN CIR
NORTH FORT MYERS FL 33917

DOWELL FRANCES J TR
7421 DANA-LIN CIR
NORTH FORT MYERS FL 33917

SHORIAK KENNETH P + HEIDI A
7415 DANA LIN CIR
NORTH FORT MYERS FL 33917

COLLELI DANIEL J & AMY L
7409 DANA LIN CIR
NORTH FORT MYERS FL 33917

MUELLER TAMMY B
7601 TANIA LN
NORTH FORT MYERS FL 33917

MULLOY EDWARD & LINDA
7605 TANIA LN
NORTH FORT MYERS FL 33917

ENGLER ROY W & BE H TR
7611 TANIA LN
NORTH FORT MYERS FL 33917

SPADER CARL W JR TR
7613 TANIA LN
NORTH FORT MYERS FL 33917

ESTIGOY NORMAN
18969 MYRON ST
LIVONIA MI 48152

CAMERON JEREMY S & TRACY C
7721 DENI DR
NORTH FORT MYERS FL 33917

FINN MIKE & DENISE K
7731 DENI DR
NORTH FORT MYERS FL 33917

RUSS SAMUEL S & TRACY M
7741 DENI DR
NORTH FORT MYERS FL 33917

MILLER JOSEPH & SARAH
7751 DENI DR
NORTH FORT MYERS FL 33917

MEDINA LISSETTE &
1842 SE VAN LOON TERR
CAPE CORAL FL 33990

KREBS CHARLES +
7574 TANIA LN
NORTH FORT MYERS FL 33917

MENDOZA MONCENY
8595 COLLEGE PKWY # 350
FORT MYERS FL 33907

NIENABER THOMAS + ELAINE
7604 TANIA LN
NORTH FORT MYERS FL 33917

THOMPSON WILLIAM B &
7608 TANIA LN
NORTH FORT MYERS FL 33917

SOZIO RICHARD + PATRICIA
7700 DENI DR
NORTH FORT MYERS FL 33917

MILLIKEN RHONDA
16581 MARC ALLEN DR
NORTH FORT MYERS FL 33917

CICCARELLI KATHRYN
16571 MARC ALLEN DR
NORTH FORT MYERS FL 33917

STEED DANE E + BEVERLY
7456 DANA-LIN CIR
NORTH FORT MYERS FL 33917

BOWEN JEANNE M
7452 DANA-LIN CIR
NORTH FORT MYERS FL 33917

TOLMEN CODY H & TIFFANY R
7448 DANA LIN CIR
NORTH FORT MYERS FL 33917

GULDE JOSEPH F III + MARIANNE
7444 RENE DR
NORTH FORT MYERS FL 33917

MALLOW DANNY WAYNE
16611 WILLIAMS RD
NORTH FORT MYERS FL 33917

MONTIEL ANTONIA M & ISAIAS
16481 WILLIAMS RD
NORTH FORT MYERS FL 33917

STRAY KATZ INVESTMENTS INC
19710 N RIVER RD
ALVA FL 33920

LEGAL DESCRIPTION & SKETCH

PARCEL A

SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST
NORTH FORT MYERS, FLORIDA

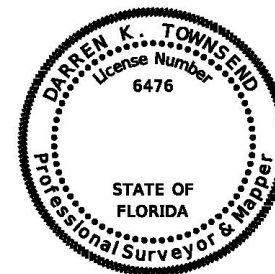
DESCRIPTION:

ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2913 LYING EAST OF STATE ROAD 78 (BAYSHORE ROAD) AND ALL LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2915, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; LESS THAT PORTION OF LAND DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3852, PAGE 2525, OF SAID PUBLIC RECORDS; AND LESS THAT PORTION OF THE NORTH 160.00 FEET OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2915 LYING WEST OF THE NORTHERLY PROLONGATION OF THE MOST EASTERLY LINE OF LANDS DESCRIBED IN SAID ORDER OF TAKING. SAID LANDS LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 29; THENCE N 00°14'26" W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4), FOR 1012.23 FEET; THENCE N 89°59'37" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2913, FOR 440.41 FEET TO THE EASTERLY BOUNDARY OF SAID ORDER OF TAKING, SAID EASTERLY BOUNDARY ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 78 (BAYSHORE ROAD), AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES: 1) N 42°40'02" E, FOR 587.21 FEET; 2) S 47°19'58" E, FOR 5.00 FEET; 3) N 42°40'02" E, FOR 332.86 FEET; 4) N 89°35'54" E, FOR 313.06 FEET; 5) S 00°24'13" E, FOR 58.18 FEET; 6) N 89°35'54" E, FOR 771.92 FEET TO THE MOST EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3852, PAGE 2525, OF SAID PUBLIC RECORDS; 7) N 00°24'08" W, ALONG SAID MOST EASTERLY LINE, FOR 182.19 FEET TO THE SOUTH LINE OF SAID NORTH 160.00 FEET OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2915, SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF A 160.00 FOOT WIDE POWERLINE UTILITY EASEMENT DESCRIBED IN DEED BOOK 234, PAGE 45, OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY PROLONGATION OF SAID MOST EASTERLY LINE, N 00°24'08", FOR 160.00 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2915, SAID LINE ALSO BEING THE NORTH LINE OF SAID POWERLINE UTILITY EASEMENT; THENCE ALONG SAID NORTH LINES, N 89°41'37" E, FOR 485.92 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4); THENCE S 00°24'06" E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4), FOR 967.12 FEET; THENCE S 89°59'37" W, ALONG THE SOUTH LINE OF SAID LANDS, FOR 2202.90 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 31.50 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N 00°14'26" W.



Digitally signed
by Darren
Townsend
Date: 2021.11.30
10:40:59 -05'00'

DARREN TOWNSEND
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE. NO. 6476

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY

NOT VALID WITHOUT THE ATTACHED SKETCH OF DESCRIPTION.



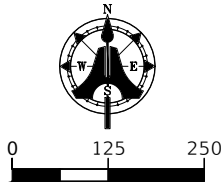
AIM Engineering & Surveying, Inc.
2161 FOWLER STREET, SUITE 100
FORT MYERS, FLORIDA 33901
www.aimengr.com
PHONE (239) 332-4569
TOLL FREE (800) 226-4569
LICENSED BUSINESS No. 3114

LEGAL DESCRIPTION & SKETCH
PARCEL A

DRAWN: JS 11-26-2021		CHECKED: DT 11-29-2021		CLIENT: LAND AMERICA, LLC	
PROJECT NO.: 21-1256	SECTION: 29	TOWNSHIP: 43 S	RANGE: 25 E	COUNTY: LEE	SHEET 1 OF 2

LEGAL DESCRIPTION & SKETCH

PARCEL A
SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST
NORTH FORT MYERS, FLORIDA



INTENDED DISPLAY SCALE: 1" = 250'

S.R. 78
(BAYSHORE ROAD)

E'LY R/W LINE
PER ORB 3852,
PG 2525

WEST LINE OF NW 1/4 OF SECTION 29
(BEARING BASIS)
N 00°14'26" W

N LINE OF
ORB 2905,
PG 2915

INST. #
2006000034440

NE CORNER OF
NW QUARTER OF
SECTION 29

N 89°41'37" E 825.06'
N 160.00' OF ORB 2905, PG 2915 &
160' WIDE POWERLINE UTILITY ESMT.
PER DEED BOOK 234, PG 45

485.92'
N 89°41'37" E

N'LY PROLONGATION
OF MOST E'LY LINE OF
ORB 3852, PG 2525

N 89°41'37" E 974.39'

FDOT POND
(ORB 3852, PG 2525)

MOST E'LY LINE OF
ORB 3852, PG 2525

N 89°35'54" E
313.06'

N 89°35'54" E 771.92'

N 89°59'37" E 1702.89'

ORB 2905 PG 2915
ORB 2905 PG 2913

PARFREY SUBDIVISION
(PLAT BOOK 7, PG 41)

LINE TABLE:

L1 = S 00°24'13" E, 58.18'
L2 = N 00°24'08" W, 182.19'
L3 = N 00°24'08" W, 160.00'

PARCEL A

LEGEND:

E'LY = EASTERLY
ESMT. = EASEMENT
INST. = INSTRUMENT
NO. OR # = NUMBER
N'LY = NORTHERLY
ORB = OFFICIAL RECORDS BOOK

PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
S.R. = STATE ROAD

INST. #
2018000184165

DAUGHTREY'S CREEK
SUBDIVISION
(PLAT BOOK 30, PG 67)

DAUGHTREY'S CREEK
FIRST ADDITION
(PLAT BOOK 33, PG 1)

N 89°59'37" E
440.41'

S 89°59'37" W

2202.90'

N 00°14'26" W
1012.23'

POC:
SW CORNER OF
NW QUARTER OF
SECTION 29

NOTES:

- ALL DIMENSIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
NOT VALID WITHOUT THE ATTACHED DESCRIPTION.

THIS IS NOT A SURVEY



AIM Engineering & Surveying, Inc.
2161 FOWLER STREET, SUITE 100
FORT MYERS, FLORIDA 33901
www.aimengr.com
PHONE (239) 332-4569
TOLL FREE (800) 226-4569
LICENSED BUSINESS No. 3114

SEE SHEET 1

DARREN TOWNSEND
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6476

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGAL DESCRIPTION & SKETCH
PARCEL A

DRAWN: JS 11-26-2021		CHECKED: DT 11-29-2021		CLIENT: LAND AMERICA, LLC		
PROJECT NO.: 21-1256	SECTION: 29	TOWNSHIP: 43 S	RANGE: 25 E	COUNTY: LEE	SHEET 2 OF 2	

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT FOR TITLE INSURANCE

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE
POLICY**

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Issued through the Office of

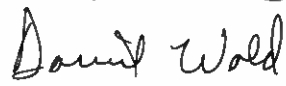


Authorized Signatory



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  President

Attest  Secretary

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**AMERICAN LAND TITLE ASSOCIATION
COMMITMENT****Schedule A****Transaction Identification Data for reference only:**

Commitment Number: 1132912	Revision Number: None	Issuing Office File Number: 1564-047	Issuing Office: 3467501
Property Address: 7150 & 7200 Bayshore Drive North Fort Myers, FL 33917	Loan ID Number:	ALTA Universal ID: None	Issuing Agent: Doug Marek, P.A.

1. Commitment Date: **August 18, 2021 at 11:00 PM**

2. Policy to be Issued: Proposed Policy Amount:
OWNER'S: ALTA Owner's Policy (06/17/06). (With Florida Modifications) \$1,950,000.00

Proposed Insured: **Land America, LLC, a Delaware Limited Liability Company**

MORTGAGEE:

Proposed Insured:

MORTGAGEE:

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is **FEE SIMPLE** (Identify estate covered, i.e., fee, leasehold, etc.)

4. Title to the estate or interest in the Land is at the Commitment Date vested in:
John A. White, Jr., Trustee of The John A. White Revocable Living Trust Agreement, dated May 15, 1996, and subsequently amended, November 21, 1997 (as To Parcel 1); John A. White, Jr., Trustee of The John A. White Revocable Living Trust Agreement, dated May 30, 1996, and subsequently amended, November 21, 1997 (as To Parcel 2)

5. The Land is described as follows:
See Exhibit A

Old Republic National Title Insurance Company
400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111



AUTHORIZED SIGNATORY

Doug Marek, P.A.
3467501

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**AMERICAN LAND TITLE ASSOCIATION
COMMITMENT****Schedule B-I**

Issuing Office File Number: 1564-047

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Warranty Deed from John A. White, Jr. AKA John A. White, Individually as Trustee of The John A. White Revocable Living Trust Agreement, dated May 15, 1996, and subsequently amended, November 21, 1997 (as To Parcel 1); John A. White, Jr., Trustee of The John A. White Revocable Living Trust Agreement, dated May 30, 1996, and subsequently amended, November 21, 1997 (as To Parcel 2), joined by spouse, if married, or nonhomestead language, to the proposed purchaser(s).
5. An update of the title search must be completed just prior to the closing and the commitment must be endorsed to require clearance of, or take exception for, any additional title defects or adverse matters found.
6. Record satisfaction, release, or credible proof of non-identity relating to the following certified judgment(s) and/or other liens against the name of John A. White, Jr., recorded in the following Official Records: Instrument Number [2014000252364](#), Public Records of Lee County, Florida.
7. Satisfactory evidence must be furnished establishing that Land America, LLC, a Delaware Limited Liability Company is duly organized, validly existing, and in good standing under the laws of the jurisdiction of formation from the date of acquisition through the date of transfer.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**AMERICAN LAND TITLE ASSOCIATION
COMMITMENT****Schedule B-II**

Issuing Office File Number: 1564-047

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
2.
 - a. General or special taxes and assessments required to be paid in the year **2021** and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - d. Easements or claims of easements not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
5. Right Of-Way Easement Agreement to Florida Power and Light Company recorded in Deed Book 234, Page 45, assignment and Bill of Sale recorded in O.R. Book [1713, Page 4617](#), Subordination of Utility Interests recorded in O.R. Book [3698, Page 2317](#), Assignment and Assumption of Contracts and Easements Agreement recorded in Instrument Number [2014000264955](#), and amendment recorded in Instrument Number [2015000019121](#), Public Records of Lee County, Florida.
6. The subject land lies within the boundaries for mandatory garbage collection; Lee County Ordinance 11-03, as amended by Lee County Ordinance 11-27, providing for mandatory solid waste collection and the imposition of special assessments for said collection services.
7. Rights of the lessees under unrecorded leases.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT
Exhibit A

Commitment Number:

1132912

Issuing Office File Number:

1564-047

DESCRIPTION:

ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2913 LYING EAST OF STATE ROAD 78 (BAYSHORE ROAD) AND ALL LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2915, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; LESS THAT PORTION OF LAND DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3852, PAGE 2525, OF SAID PUBLIC RECORDS; AND LESS THAT PORTION OF THE NORTH 160.00 FEET OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2915 LYING WEST OF THE NORTHERLY PROLONGATION OF THE MOST EASTERLY LINE OF LANDS DESCRIBED IN SAID ORDER OF TAKING. SAID LANDS LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 29; THENCE N 00°14'26" W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4), FOR 1012.23 FEET; THENCE N 89°59'37" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2913, FOR 440.41 FEET TO THE EASTERLY BOUNDARY OF SAID ORDER OF TAKING, SAID EASTERLY BOUNDARY ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 78 (BAYSHORE ROAD), AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES: 1) N 42°40'02" E, FOR 587.21 FEET; 2) S 47°19'58" E, FOR 5.00 FEET; 3) N 42°40'02" E, FOR 332.86 FEET; 4) N 89°35'54" E, FOR 313.06 FEET; 5) S 00°24'13" E, FOR 58.18 FEET; 6) N 89°35'54" E, FOR 771.92 FEET TO THE MOST EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3852, PAGE 2525, OF SAID PUBLIC RECORDS; 7) N 00°24'08" W, ALONG SAID MOST EASTERLY LINE, FOR 182.19 FEET TO THE SOUTH LINE OF SAID NORTH 160.00 FEET OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2915, SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF A 160.00 FOOT WIDE POWERLINE UTILITY EASEMENT DESCRIBED IN DEED BOOK 234, PAGE 45, OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY PROLONGATION OF SAID MOST EASTERLY LINE, N 00°24'08", FOR 160.00 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2915, SAID LINE ALSO BEING THE NORTH LINE OF SAID POWERLINE UTILITY EASEMENT; THENCE ALONG SAID NORTH LINES, N 89°41'37" E, FOR 485.92 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4); THENCE S 00°24'06" E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4), FOR 967.12 FEET; THENCE S 89°59'37" W, ALONG THE SOUTH LINE OF SAID LANDS, FOR 2202.90 FEET TO THE POINT OF BEGINNING

BEARINGS BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N 00°14'26" W.

Commitment Conditions

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
 - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I-Requirements;
 - (f) Schedule B, Part II-Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

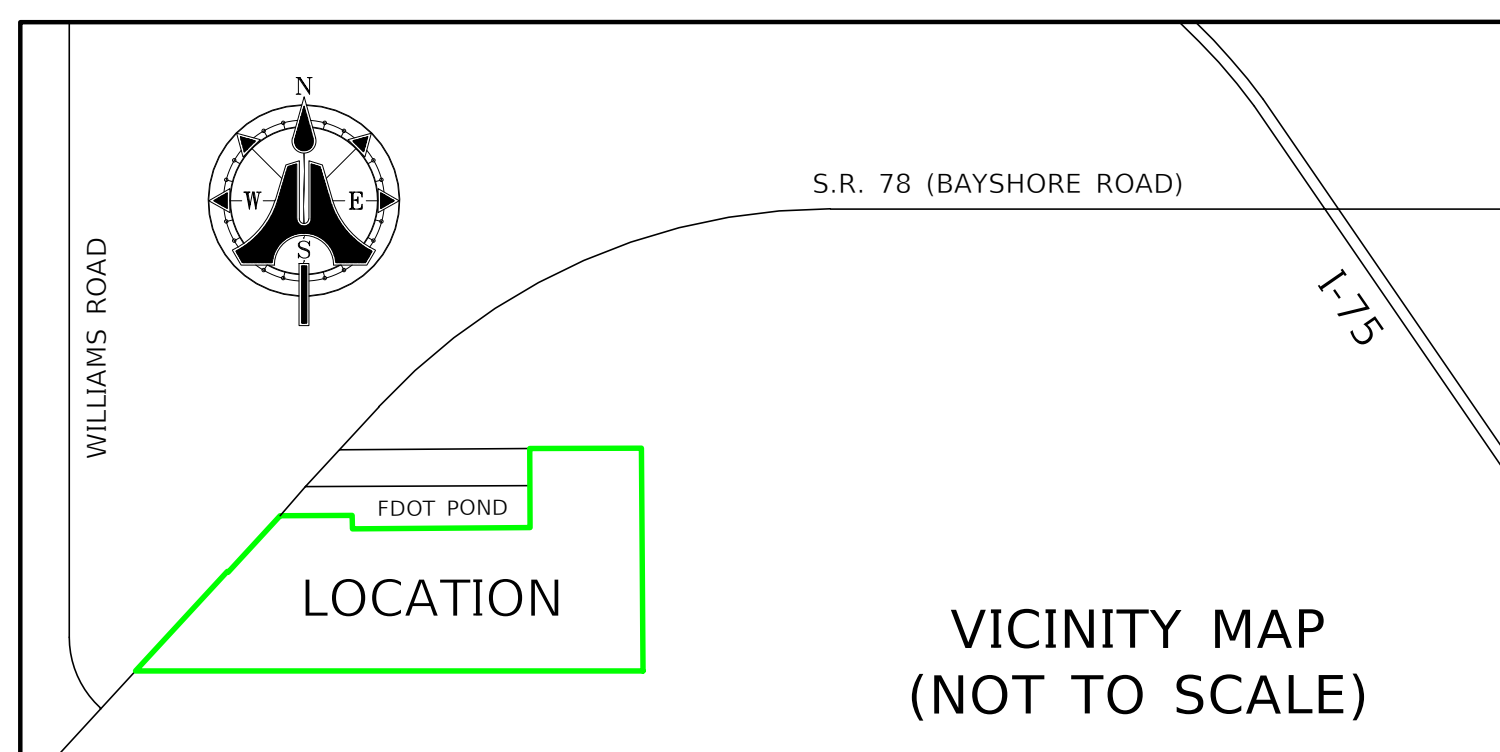
7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

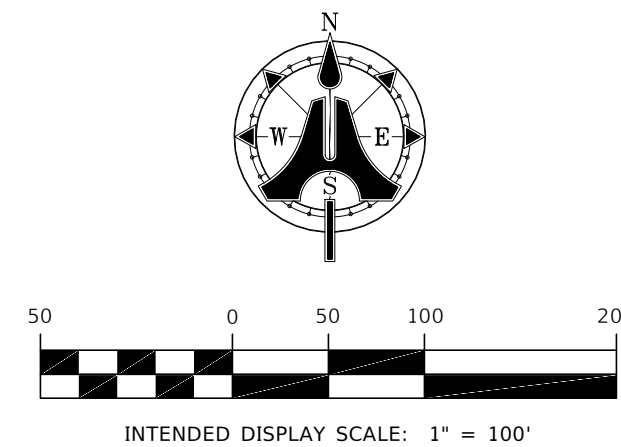
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.



ALTA/NSPS LAND TITLE SURVEY

7150 AND 7200 BAYSHORE ROAD
SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST
NORTH FORT MYERS, FLORIDA



LEGEND:

- AVE. = AVENUE
 (C) = CALCULATED
 COR. = CORNER
 (D) = DEED DIMENSION
 D.B. = DEED BOOK
 E'LY = EASTERLY
 EOP = EDGE OF ASPHALT PAVEMENT
 ENG = ENGINEERING
 ID. = IDENTIFICATION
 INC. = INCORPORATED
 INST. = INSTRUMENT
 FCM = FOUND CONCRETE MONUMENT
 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 FIR = FOUND IRON ROD
 FIRC = FOUND IRON ROD AND CAP
 FND = FOUND
 FPKD = FOUND PARKER-KALON NAIL & DISK
 LB = LICENSED BUSINESS
 # / NO. = NUMBER
 N'LY = NORTHERLY
 O.R. = OFFICIAL RECORD BOOK
 PB = PLAT BOOK
 (P) = PLATTED DIMENSION
 PG = PAGE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 PSM = PROFESSIONAL SURVEYOR & MAPPER
 R/W = RIGHT OF WAY
 SEC. = SECTION
 SIRC = SET 5/8" IRON ROD W/ CAP
 "AIM ENG LB 3114"
 S.R. = STATE ROAD
 TOB = TOP OF BANK
 W/ = WITH
 +/- = MORE OR LESS
- = OVERHEAD UTILITY LINE
 --- = AIR RELEASE VALVE
 --- = FIBER OPTIC CABLE MARKER
 --- = FIRE HYDRANT
 --- = GUY ANCHOR
 --- = UTILITY POLE
 --- = WATER VALVE
 --- = WELL
 --- = COMMUNICATIONS RISER
 --- = ELECTRIC SERVICE
- = TOP OF SLOPE
 --- = CONCRETE
 --- = GRAVEL DRIVE
 --- = POND OR DRAINAGE DITCH
 --- = CHAIN LINK FENCE
 --- = BARBED WIRE FENCE
 --- = UTILITY EASEMENT
 --- = PROPERTY LINE

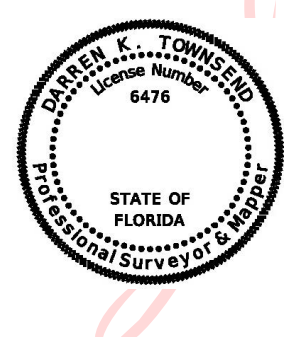
ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:

TO: LAND AMERICA, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
DOUG MAREK, P.A.

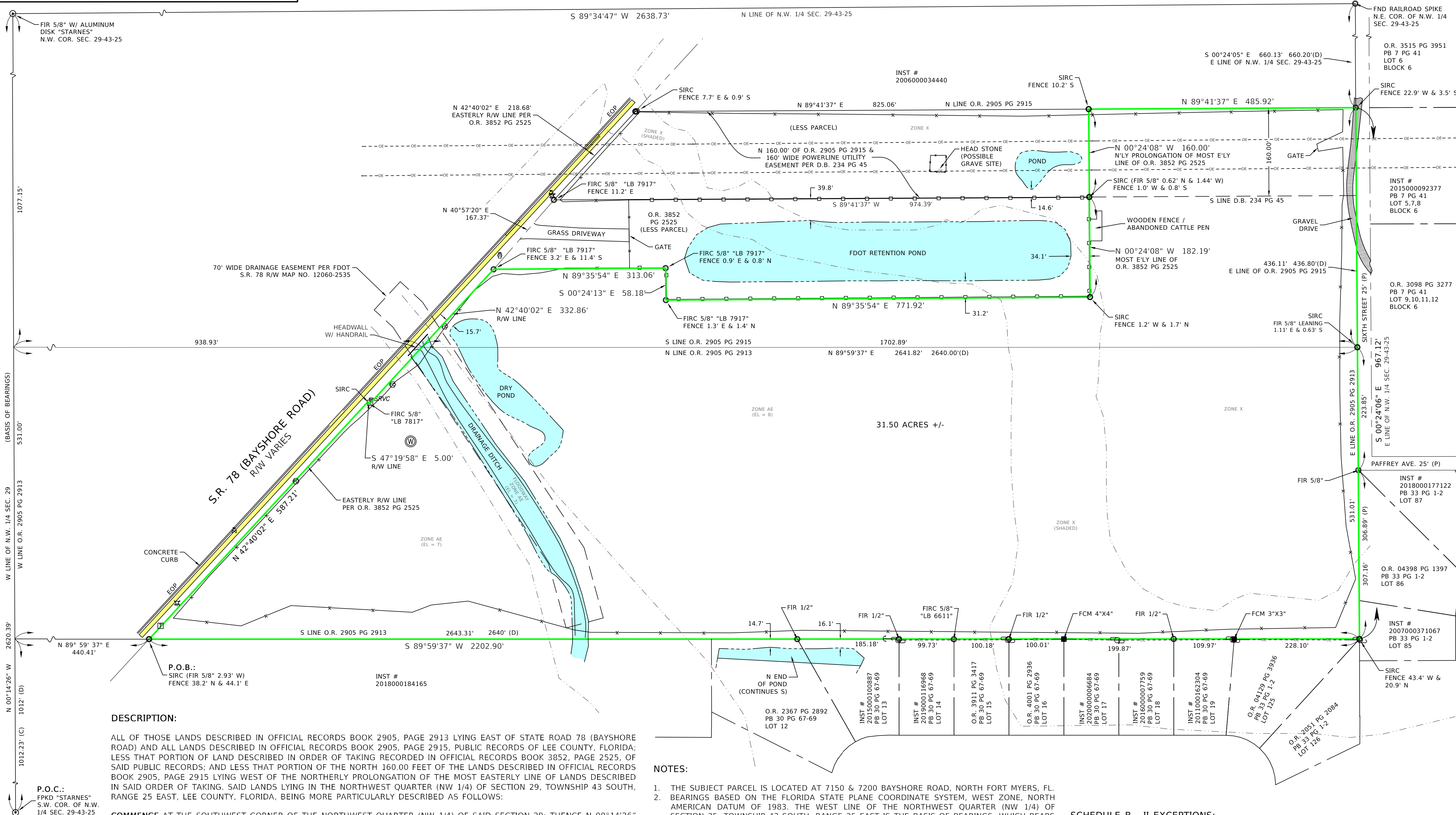
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 26, 2022.

DATE OF PLAT OR MAP: APRIL 26, 2022

SIGNED: DARREN TOWNSEND
PSM #6476



Digitally signed
by Darren
Townsend
Date:
2022.04.28
14:21:02 -04'00'



DESCRIPTION:

ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2913 LYING EAST OF STATE ROAD 78 (BAYSHORE ROAD) AND ALL LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2915, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; LESS THAT PORTION OF LAND DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3852, PAGE 2525, OF SAID PUBLIC RECORDS; AND LESS THAT PORTION OF THE NORTH 160.00 FEET OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2915 LYING WEST OF THE NORTHERLY PROLONGATION OF THE MOST EASTERLY LINE OF LANDS DESCRIBED IN SAID ORDER OF TAKING. SAID LANDS LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 29; THENCE N 00°14'26" W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4), FOR 1012.23 FEET; THENCE N 89°59'37" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2913, FOR 440.41 FEET TO THE EASTERLY BOUNDARY OF SAID ORDER OF TAKING, SAID EASTERLY BOUNDARY ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 78 (BAYSHORE ROAD), AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES: 1) N 42°40'02" E, FOR 587.21 FEET; 2) S 47°19'58" E, FOR 5.00 FEET; 3) N 42°40'02" E, FOR 332.86 FEET; 4) N 89°35'54" E, FOR 313.06 FEET; 5) S 00°24'13" E, FOR 58.18 FEET; 6) N 89°35'54" E, FOR 771.92 FEET TO THE MOST EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3852, PAGE 2525, OF SAID PUBLIC RECORDS; 7) N 00°24'08" W, ALONG SAID MOST EASTERLY LINE, FOR 182.19 FEET TO THE SOUTH LINE OF SAID NORTH 160.00 FEET OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2915, SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF A 160.00 FOOT WIDE POWERLINE UTILITY EASEMENT DESCRIBED IN DEED BOOK 234, PAGE 45, OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY PROLONGATION OF SAID MOST EASTERLY LINE, N 00°24'08" W, FOR 160.00 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2905, PAGE 2915, SAID LINE ALSO BEING THE NORTH LINE OF SAID POWERLINE UTILITY EASEMENT; THENCE ALONG SAID NORTH LINES, N 89°41'37" E, FOR 485.92 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4); THENCE S 00°24'06" E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4), FOR 967.12 FEET; THENCE S 89°59'37" W, ALONG THE SOUTH LINE OF SAID LANDS, FOR 2202.90 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 31.50 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N 00°14'26" W.

NOTES:

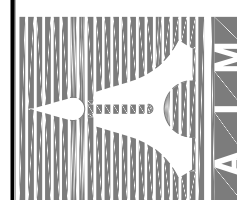
- THE SUBJECT PARCEL IS LOCATED AT 7150 & 7200 BAYSHORE ROAD, NORTH FORT MYERS, FL.
- BEARINGS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983. THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 25 EAST IS THE BASIS OF BEARINGS, WHICH BEARS N 00°14'26" W.
- ALL PHYSICAL FEATURES SHOWN HEREON WERE LOCATED IN THE FIELD, UNLESS OTHERWISE NOTED, BY THE SURVEY FIELD CREW AS RECORDED IN FIELD BOOK(S): 1710, PAGES 30-32, 59, 66; 1748, PAGE 55. THE LAST DAY OF FIELD WORK WAS APRIL 26, 2022.
- NO UNDERGROUND UTILITIES OR IMPROVEMENTS, IF ANY, WERE LOCATED OTHER THAN SHOWN HEREON.
- UNDERGROUND ENCROACHMENTS INCLUDING FOUNDATIONS (IF ANY) WERE NOT LOCATED.
- NO WETLAND AREAS OR JURISDICTIONAL WETLANDS (IF ANY) WERE LOCATED FOR THIS SURVEY.
- NO SEARCH FOR VISIBLE EVIDENCE OF EXISTING OR FORMER AREAS OF FACILITIES WHICH MAY HAVE INVOLVED USE OR STORAGE OF HAZARDOUS OR TOXIC SUBSTANCES WAS MADE.
- SUBJECT PROPERTY: 31.50 ACRES (SURVEYED), MORE OR LESS.
- SUBJECT PROPERTY LIES IN FLOOD ZONES "AE" & "X" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12071C0279F, EFFECTIVE DATE: AUGUST 28, 2008.
- NO BUILDINGS OBSERVED.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER: 1132912, ISSUING OFFICE FILE NUMBER: 1564-047, HAVING A COMMITMENT DATE OF AUGUST 18, 2021 @ 11:00 P.M. PLEASE REFER TO SUMMARY OF SCHEDULE B - II EXCEPTIONS ON THIS SHEET.
- ALL RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF LEE COUNTY, FL.
- ALL MEASUREMENTS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.

SCHEDULE B - II EXCEPTIONS:

THE FOLLOWING COMMENTS PERTAIN TO ITEMS 1 THROUGH 7, SCHEDULE B-II OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT (SEE NOTE 11 ON SHEET 1):

- NOT A MATTER OF SURVEY. NO DETERMINATION OF ITS AFFECT ON THE SURVEYED PROPERTY WAS MADE BY THIS FIRM. THIS ITEM WAS NOT MAPPED.
- A. NOT A MATTER OF SURVEY. NO DETERMINATION OF ITS AFFECT ON THE SURVEYED PROPERTY WAS MADE BY THIS FIRM. THIS ITEM WAS NOT MAPPED.
 B. DETERMINATION OF RIGHTS OR CLAIMS IS NOT A MATTER OF SURVEY. ALL OBSERVED EVIDENCE OF SUCH WAS MAPPED.
 C. ALL INFORMATION PERTAINING TO THIS ITEM IS DEPICTED HEREON.
 D. NO KNOWLEDGE OF
 E. NOT A MATTER OF SURVEY. NO DETERMINATION OF ITS AFFECT ON THE SURVEYED PROPERTY WAS MADE BY THIS FIRM. THIS ITEM WAS NOT MAPPED.
- NO KNOWLEDGE OF
- NOT A MATTER OF SURVEY. NO DETERMINATION OF ITS AFFECT ON THE SURVEYED PROPERTY WAS MADE BY THIS FIRM. THIS ITEM WAS NOT MAPPED.
- THIS ITEM AFFECTS THE SURVEYED PROPERTY AND WAS MAPPED.
- NOT A MATTER OF SURVEY. NO DETERMINATION OF ITS AFFECT ON THE SURVEYED PROPERTY WAS MADE BY THIS FIRM. THIS ITEM WAS NOT MAPPED.
- NOT A MATTER OF SURVEY. NO DETERMINATION OF ITS AFFECT ON THE SURVEYED PROPERTY WAS MADE BY THIS FIRM. THIS ITEM WAS NOT MAPPED.

ANY REVISIONS, ALTERATIONS, AND OR CHANGES TO DRAWINGS(S) MUST BE MADE IN ACCORDANCE WITH THE FOLLOWING: ALL REVISIONS, ALTERATIONS, AND OR CHANGES TO DRAWINGS(S) MUST BE MADE IN ACCORDANCE WITH THE FOLLOWING: ALL REVISIONS, ALTERATIONS, AND OR CHANGES TO DRAWINGS(S) MUST BE MADE IN ACCORDANCE WITH THE FOLLOWING:		NO. 1 DATE: 1 BY: 1 REVISIONS: 1
PROJECT NAME: BAYSHORE		NO. 2 DATE: 2 BY: 2 REVISIONS: 2
PREPARED BY: AM ENGINEERING & SURVEYING, INC.		NO. 3 DATE: 3 BY: 3 REVISIONS: 3
PROJECT NO.: 21-1256		NO. 4 DATE: 4 BY: 4 REVISIONS: 4
DRAWN: JMS		NO. 5 DATE: 5 BY: 5 REVISIONS: 5
CHECKED: JMS		NO. 6 DATE: 6 BY: 6 REVISIONS: 6
DATE: 04-26-2022		NO. 7 DATE: 7 BY: 7 REVISIONS: 7
CLIENT: LAND AMERICA, LLC		FIELD BOOK: 1710 / 1748 30-32, 59, 66 / 55
PROJECT NO.: 21-1256		PROJECT NO.: 21-1256
TOWNSHIP: 43 S		TOWNSHIP: 43 S
RANGE: 25 E		RANGE: 25 E
SHEET: 1		SHEET: 1
OF: 1		OF: 1



AIM Engineering & Surveying, Inc.

CIVIL * SANITARY * TRANSPORTATION * DEVELOPMENT * PROJECT MANAGEMENT
TOLL FREE: 800-276-4569
PHONE: 239-332-4569
FAX: 239-332-4569
WWW.AIMENG.COM

CERTIFICATE OF AUTHORIZATION NO. 3114
DATE: 04-26-2022
DT: 04-26-2022

BOUNDARY SURVEY
71500 & 7200 BAYSHORE ROAD, NORTH FORT MYERS
PROJECT NO.: 21-1256
TOWNSHIP: 43 S
RANGE: 25 E
SHEET: 1
OF: 1

WETLAND 1 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 08° 28' 13" W	18.82'
L2	S 43° 43' 52" W	12.56'
L3	S 10° 02' 27" W	17.00'
L4	S 34° 07' 07" W	18.88'
L5	S 51° 37' 53" W	18.33'
L6	S 86° 36' 35" W	21.35'
L7	S 22° 14' 08" W	19.92'
L8	S 89° 44' 09" W	20.07'
L9	S 78° 26' 42" W	39.93'
L10	S 33° 40' 09" W	25.14'
L11	S 03° 48' 52" E	30.74'
L12	S 89° 41' 37" W	66.05'
L13	N 09° 06' 08" E	28.61'
L14	N 02° 09' 55" E	22.10'
L15	N 01° 07' 14" W	20.03'
L16	N 30° 11' 09" W	16.12'
L17	N 34° 41' 46" W	25.08'
L18	N 50° 26' 15" W	24.40'
L19	N 14° 05' 59" W	27.18'

WETLAND 3 LINE TABLE		
LINE	BEARING	DISTANCE
L57	S 81° 00' 56" E	37.91'
L58	S 35° 21' 31" E	28.89'
L59	S 08° 59' 27" E	27.40'
L60	S 09° 54' 48" W	27.34'
L61	S 60° 56' 29" E	36.68'
L62	S 41° 10' 24" E	37.73'
L63	S 48° 47' 47" E	52.31'
L64	S 42° 39' 31" E	41.08'
L65	S 10° 54' 44" W	35.10'
L66	S 54° 04' 25" W	46.59'
L67	N 30° 04' 05" W	26.12'
L68	N 34° 14' 57" W	31.48'
L69	N 17° 42' 32" W	31.65'
L70	N 44° 53' 39" W	42.10'
L71	N 49° 54' 44" W	44.17'
L72	N 27° 13' 50" W	29.67'
L73	N 32° 34' 37" W	80.32'
L74	N 47° 28' 20" E	37.04'

WETLAND 1 COORD. TABLE		
POINT	NORTHING	EASTING
1-01	863615.68'	709613.84'
1-02	863589.32'	709620.46'
1-03	863573.78'	709639.27'
1-04	863553.15'	709653.55'
1-05	863539.22'	709661.65'
1-06	863519.19'	709662.05'
1-07	863497.11'	709661.21'
1-08	863468.86'	709656.69'
1-09	863469.21'	709722.73'
1-10	863499.89'	709720.69'
1-11	863520.81'	709734.63'
1-12	863528.81'	709773.74'
1-13	863528.90'	709793.81'
1-14	863547.34'	709801.35'
1-15	863548.60'	709822.66'
1-16	863559.98'	709837.03'
1-17	863575.61'	709847.62'
1-18	863592.35'	709850.58'
1-19	863601.42'	709859.26'
1-20	863620.04'	709862.04'

WETLAND 2 COORD. TABLE		
POINT	NORTHING	EASTING
2-01	863286.87'	709722.84'
2-02	863220.76'	709715.96'
2-03	863144.37'	709752.16'
2-04	863098.61'	709762.35'
2-05	863052.42'	709759.24'
2-06	863012.30'	709752.55'
2-07	862984.22'	709695.93'
2-08	862967.73'	709650.14'
2-09	862942.77'	709565.10'
2-10	862940.79'	709505.14'
2-11	862938.35'	709449.21'
2-12	862946.88'	709396.30'
2-13	862919.15'	709355.90'
2-14	862876.01'	709342.02'
2-15	862834.47'	709309.95'
2-16	862844.20'	709277.40'
2-17	862843.47'	709238.01'
2-18	862777.55'	709173.86'
2-19	862766.08'	709118.27'
2-20	862669.53'	709020.43'
2-21	862693.82'	709048.66'
2-22	862785.24'	709064.16'
2-23	862806.81'	709088.89'
2-24	862835.66'	709118.95'
2-25	862877.34'	709158.56'
2-26	862905.08'	709156.97'
2-27	862937.36'	709192.18'
2-28	862976.65'	709211.49'
2-29	863010.96'	709196.24'
2-30	863064.54'	709158.96'
2-31	863105.59'	709135.00'
2-32	863139.38'	709109.50'
2-33	863131.73'	709072.65'
2-34	863160.80'	709055.66'
2-35	863192.28'	709118.07'
2-36	863203.52'	709155.69'
2-37	863232.73'	709221.53'
2-38	863283.59'	709255.12'

WETLAND 3 COORD. TABLE*		
POINT	NORTHING	EASTING
3-01	863244.74'	708675.87'
3-02	863238.82'	708713.32'
3-03	863215.26'	708730.04'
3-04	863188.20'	708734.32'
3-05	863161.27'	708729.61'
3-06	863143.46'	708761.68'
3-07	863115.06'	708786.51'
3-08	863080.60'	708825.87'
3-09	863050.39'	708853.70'
3-10	863015.93'	708847.06'
3-11	862988.60'	708809.33'
3-12	863011.20'	708796.24'
3-13	863037.22'	708778.53'
3-14	863067.37'	708768.90'
3-15	863097.19'	708739.19'
3-16	863125.64'	708705.39'
3-17	863152.02'	708691.82'
3-18	863219.70'	708648.57'

* NOTE - FLAG 3-18 NOT FOUND IN FIELD

WETLAND 4 COORD. TABLE		
POINT	NORTHING	EASTING
4-01	862702.93'	708302.40'
4-02	862742.79'	708288.24'
4-03	862788.43'	708316.17'
4-04	862820.08'	708308.04'
4-05	862797.00'	708245.47'
4-06	862743.23'	708229.68'
4-07	862699.82'	708180.95'

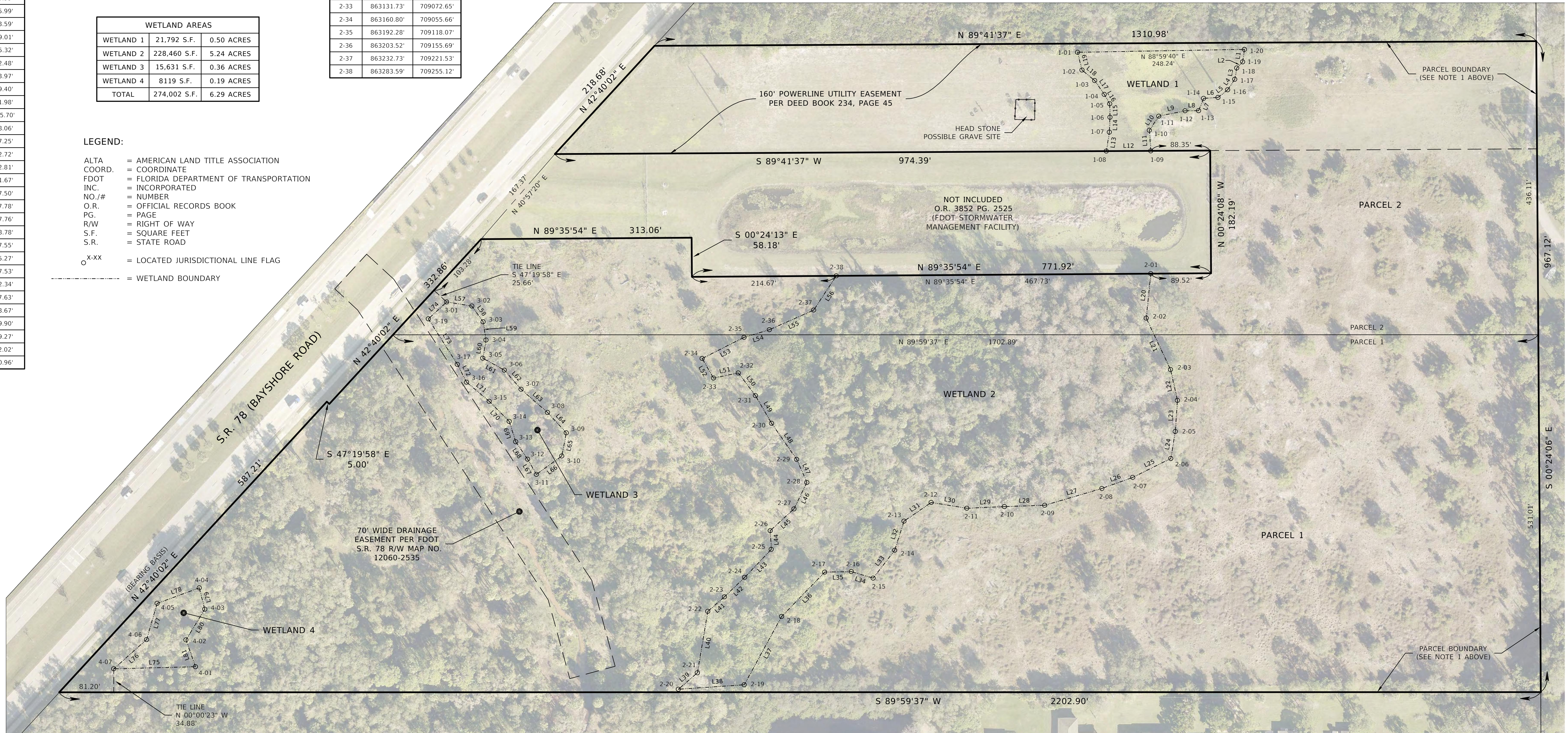
WETLAND 2 LINE TABLE		
LINE	BEARING	DISTANCE
L20	S 05° 56' 22" W	66.47'
L21	S 25° 21' 19" E	84.53'
L22	S 12° 33' 10" E	46.88'
L23	S 03° 51' 02" W	46.29'
L24	S 09° 28' 14" W	40.68'
L25	S 63° 12' 04" W	63.20'
L26	S 70° 17' 04" W	48.67'
L27	S 73° 38' 22" W	88.63'
L28	S 88° 06' 43" W	59.99'
L29	S 87° 29' 48" W	55.99'
L30	N 80° 50' 03" W	53.59'
L31	S 55° 32' 13" W	49.01'
L32	S 17° 49' 48" W	45.32'
L33	S 37° 40' 28" W	52.48'
L34	N 73° 21' 53" W	33.97'
L35	S 88° 56' 43" W	39.40'
L36	S 44° 13' 11" W	91.98'
L37	S 28° 43' 00" W	115.70'
L38	S 86° 10' 01" W	98.06'
L39	N 49° 17' 23" E	37.25'
L40	N 09° 37' 20" E	92.72'
L41	N 48° 54' 51" E	32.81'
L42	N 46° 10' 04" E	41.67'
L43	N 43° 32' 19" E	57.50'
L44	N 03° 16' 34" W	27.78'
L45	N 47° 29' 43" E	47.76'
L46	N 26° 10' 13" E	43.78'
L47	N 23° 58' 22" W	37.55'
L48	N 34° 49' 24" W	65.27'
L49	N 30° 16' 15" W	47.53'
L50	N 37° 02' 40" W	42.34'
L51	S 78° 15' 26" W	37.63'
L52	N 30° 18' 25" W	33.67'
L53	N 63° 13' 45" E	69.90'
L54	N 73° 21' 55" E	39.27'
L55	N 66° 04' 37" E	72.02'
L56	N 33° 26' 28" E	60.96'

WETLAND 4 LINE TABLE		
LINE	BEARING	DISTANCE
L75	S 88° 32' 01" W	121.50'
L76	N 48° 18' 22" E	65.26'
L77	N 16° 22' 12" E	56.04'
L78	N 69° 45' 04" E	66.69'
L79	S 14° 24' 14" E	32.67'
L80	S 31° 27' 35" W	53.51'
L81	S 19° 33' 40" E	42.30'

WETLAND AREAS			
WETLAND 1	21,792 S.F.	0.50 ACRES	
WETLAND 2	228,460 S.F.	5.24 ACRES	
WETLAND 3	15,631 S.F.	0.36 ACRES	
WETLAND 4	8,119 S.F.	0.19 ACRES	
TOTAL	274,002 S.F.	6.29 ACRES	

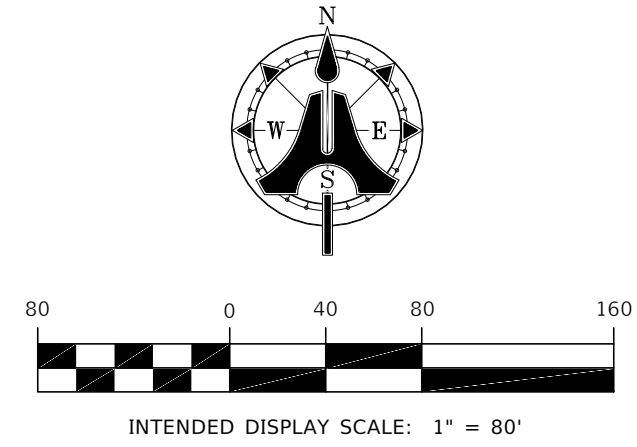
LEGEND:

- ALTA = AMERICAN LAND TITLE ASSOCIATION
- COORD. = COORDINATE
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- INC. = INCORPORATED
- NO./# = NUMBER
 O.R. | = OFFICIAL RECORDS BOOK || PG. | = PAGE |
| R/W | = RIGHT OF WAY |
| S.F. | = SQUARE FEET |
| S.R. | = STATE ROAD |
| ○ X-XX | = LOCATED JURISDICTIONAL LINE FLAG |
| --- | = WETLAND BOUNDARY |



JURISDICTIONAL LINE LOCATION SURVEY

7150 AND 7200 BAYSHORE ROAD
SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST
NORTH FORT MYERS, FLORIDA



NOTES:

- THE PURPOSE OF THIS SURVEY IS TO MAP THE SURVEY LOCATED JURISDICTIONAL LINES LYING WITHIN THE BOUNDARIES OF A TRACT OF LAND DEPICTED ON AN ALTA SURVEY BY THIS FIRM, DATED OCTOBER 6, 2021. THE ADDRESS OF SAID PARCEL IS 7150 AND 7200 BAYSHORE ROAD, NORTH FORT MYERS, FLORIDA.
- BEARINGS AND COORDINATES SHOWN ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011). THE EAST RIGHT OF WAY LINE OF BAYSHORE ROAD IS THE BASIS OF BEARINGS, WHICH BEARS N 42°40'02" E.
- THE WETLAND FLAGS SHOWN HEREON WERE LOCATED BY REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) PROCEDURES UTILIZING CORRECTIONS FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
- ALL JURISDICTION LINE FLAGGING WAS LOCATED IN THE FIELD BY THE SURVEY FIELD CREW AS RECORDED IN FIELD BOOK(S): 1761, PAGES 37-38. THE LAST DAY OF FIELD WORK WAS NOVEMBER 15, 2021.
- JURISDICTIONAL WETLAND LINES SHOWN HEREON WERE FLAGGED IN THE FIELD BY BEARPAWS ENVIRONMENTAL CONSULTING ON NOVEMBER 12, 2021.
- THE DEPICTED JURISDICTIONAL WETLAND LINES ARE ONLY APPLICABLE TO THE TRACT OF LAND DEPICTED IN THE ABOVE REFERENCED SURVEY. WETLAND LINES LOCATED OUTSIDE OF THIS BOUNDARY, IF ANY, WERE NEITHER FLAGGED OR LOCATED FOR THIS SURVEY.
- ALL DIMENSIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
- AERIAL IMAGERY DEPICTED HEREON WAS ACQUIRED FROM LEE COUNTY, SAID IMAGERY WAS FLOWN IN MARCH 2021, AND IS FOR INFORMATIONAL PURPOSES ONLY. HORIZONTAL ACCURACY OF IMAGERY WAS NOT FIELD VERIFIED.

DESCRIPTION OF LANDS SURVEYED FROM OCTOBER, 2021 SURVEY (SEE NOTE 1)

PARCEL 1:

Beginning 1012 feet North of the Southwest corner of the Northwest quarter (NW 1/4) of Section 29, Township 43 South, Range 25 East; Lee County, Florida, thence North 531 feet; thence East 2640 feet; thence South 531 feet; thence West 2640 feet to the Point of Beginning; LESS Road right-of-way, LESS lands as described in O.R. Book 177, at Page 459; and LESS AND EXCEPT that portion of land described in the Order of Taking recorded in O.R. Book 3852, Page 2525, Public Records of Lee County, Florida.

AND

PARCEL 2:

The parcel hereon described is situated in the N. W. 1/4 of Section 29, Township 43 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 29, being in the center of Old Bayshore Road; thence South (b/g. assumed) along the North-South 1/4 Section line, distance 660.20 feet to the North Right-of-Way of Florida Power & Light Transmission Line Easement (being 160 feet North and South) and the Point of Beginning; thence continue South along said section line, distance 436.80 feet; thence West parallel to the North line of said Section 29, distance 1798.35 feet to the East Right-of-Way of State Road 78; thence N. 43° 05' 07" E along said Right-of-Way, distance 598.08 feet to the intersection with said North Florida Power and Light easement; thence East along said easement, distance 1389.81 feet to the Point of Beginning, LESS Road Right-of-Way along the Eastern boundary thereof, and LESS AND EXCEPT that portion of land described in the Order of Taking recorded in O.R. Book 3852, Page 2525, Public Records of Lee County, Florida.

PROJECT NAME: BAYSHORE		DATE: 11-23-2021		DRAWN: JMS		CHECKED: JMS		DATE: 11-23-2021		DT	
PREPARED BY: AIM ENGINEERING & SURVEYING, INC.		DATE: 11-23-2021		DRAWN: JMS		CHECKED: JMS		DATE: 11-23-2021		DT	
ANY REVISIONS, ALTERATIONS, AND/OR CHANGES TO DRAWING(S) MUST BE MADE TO THE ORIGINAL DRAWING AND FIELD BOOK(S). (SEE NOTE 1)		DATE: 11-23-2021		DRAWN: JMS		CHECKED: JMS		DATE: 11-23-2021		DT	
NO.:		DATE:		DRAWN:		CHECKED:		DATE:		DT	
1		11-23-2021		JMS		JMS		11-23-2021		DT	
2		11-23-2021		JMS		JMS		11-23-2021		DT	
3		11-23-2021		JMS		JMS		11-23-2021		DT	
4		11-23-2021		JMS		JMS		11-23-2021		DT	
5		11-23-2021		JMS		JMS		11-23-2021		DT	
6		11-23-2021		JMS		JMS		11-23-2021		DT	
7		11-23-2021		JMS		JMS		11-23-2021		DT	
FIELD BOOKS:		DATE:		DRAWN:		CHECKED:		DATE:		DT	
1761		11-23-2021		JMS		JMS		11-23-2021		DT	
37-38		11-23-2021		JMS		JMS		11-23-2021		DT	
PROJECT NAME:		DATE:		DRAWN:		CHECKED:		DATE:		DT	
BAYSHORE		11-23-2021									

**BOARD OF COUNTY COMMISSIONERS**

John E. Manning
District One

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*

May 3, 2022

Via E-Mail

Dawn Russell
Barraco and Associates, Inc.
2271 McGregor Blvd, Suite 100
Fort Myers, FL 33901

RE: **Potable Water Availability**
Bayshore 31 RPD, 7200 Bayshore Road
STRAP # 29-43-25-00-00001.0010 and 29-43-25-00-00004-0000

Dear Ms. Russell:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A of the Lee County Comprehensive Land Use Plan. Potable water 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 100 single family residential units with an estimated flow demand of approximately 25,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

Availability of potable water 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 North Lee County Water Treatment Plant.

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

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

Bayshore 31 Village - Letter.Docx

May 3, 2022

Page 2

Further, this letter of availability of potable water service is to be utilized for 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

**FGUA Operations Office**

Government Services Group, Inc.
280 Wekiva Springs Rd., Ste 2070
Longwood, FL 32779-6026

(877) 552-3482 Toll Free
(407) 629-6900 Tel
(407) 629-6963 Fax

May 26, 2022

Jeff Wasko
Barraco and Associates, Inc.
2271 McGregor Blvd., Suite 100
Fort Myers, FL 33901
JeffW@barraco.net

RE: Wastewater and Reclaim Water Availability – LOA ID#: 22-076 NFMD

Parcel ID No.: 29-43-25-00-00004.0000, 29-43-25-00-00001.0010

7150 and 7200 Bayshore Rd., North Fort Myers, FL 33917

Bayshore 31 RPD

Dear Mr. Jeff Wasko:

The FGUA has received your Application for Service Availability, and upon review, it has been determined that wastewater disposal service is generally available to the address provided. The attached site map indicates the approximate size and location of the existing mains in the area. Please be advised that main extensions, connection to the reclaimed water system, and other system enhancements funded by the project sponsor may be required.

The application indicated that the proposed project consists of 100 single family homes with an estimated wastewater disposal demand of 25,000 GPD. Currently, FGUA facilities are able to accommodate these demands. During the design process, if existing conditions warrant, a hydraulic analysis may need to be performed by the project engineer to evaluate the impacts the proposed project may have on the existing wastewater systems.

This letter should not be construed as a commitment to serve, but only as a statement of the availability of service and is effective for twelve (12) months from the date of issue. The FGUA commitment to serve will be made once a Utility Infrastructure Conveyance and Service Agreement (CSA) is fully executed. To move this project forward, contact Development Services via email at SSpencer@govmserv.com to receive a plan submittal package and schedule the pre-application meeting if required.

FGUA Board of Directors

PAM KEYES, P.E. Chair, Lee County / KEN CHEEK, P.E. Vice Chair, Citrus County / SHANE PARKER, P.E., Hendry County / TAMARA RICHARDSON, P.E., Polk County / MICHAEL CARBALLA, P.E., BCEE, Pasco County / JODY KIRKMAN, P.E., Marion County / HEIDI PETITO, Flagler County

Letter of Availability
Page 2 of 3

Sincerely,

FLORIDA GOVERNMENTAL UTILITY AUTHORITY

Douglas W. Black, PSM, PLS
Property & Development Manager

CC: Mike Currier, South Region Area Manager

Encl.

1. Pre-Development Meeting Information
2. Utility Locates
3. Fee Statement/Receipt



Development Services Division

Pre-Application Meeting Information

Purpose:

The pre-application meeting is designed to be an informative discussion, specifically geared toward assisting the applicant (owner/developer/engineer) understand the FGUA's policies and development process. The pre-application meeting may be required prior to the formal submission and review of any utility construction plans by the Development Division.

It is our goal to assist you through the FGUA development process as smoothly as possible, and for your development to be a success. This pre-application meeting, if required, will provide you with the details you need to make this a successful and stress-free process.

What to Expect:

If the meeting is required, you will be provided with a variety of both general and specific information regarding the FGUA's development process. This will include, but not be limited to staff contact information, plan review guidelines, current fees, conveyance, and closeout procedures.

Who Should Attend:

It is encouraged that a representative from the property owner, developer, and engineer, at a minimum, attend this meeting. Representatives of the FGUA's Development Division, including the Development Technician, Development Coordinator, Real Property Coordinator and utility system Area Manager will also be in attendance as required.

In an effort to accommodate the potential long-distance commute between the FGUA's Operations Office in Longwood, Florida and the FGUA system areas, these meetings will take place via Microsoft Teams.

Meeting Requests:

Please e-mail Development Services to request a meeting at SSpencer@govmserv.com.

Please have your FGUA Letter of Availability (LOA) Number (included on the first page of your previously issued Letter of Availability) ready when you email to schedule this meeting.

You will also be required to provide a preliminary site utility plan for staff review before the meeting is scheduled.



ALL UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE DEVELOPER IS SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS VIA POTHOLING OR OTHER ACCEPTABLE MEANS.



FGUA Fee Statement

Letter of Availability and/or Locate Request

 Property Address or PID: 29-43-25-00-00004.0000, 29-43-25-00-00001.0010

 System: North Fort Myers 416

 Development/Project Name: Bayshore 31 RPD

 Date: May 9, 2022

 County: Lee

 LOA ID: 22-076 NFMD

All fee amounts are based on the rates in effect as of the date of this statement and are subject to change.

Fees based on:

0 Letter of Utility Location Availability and Locate Map	\$	100.00
1 Utility Availability Map (Map Only)	\$	75.00
2 Letter of Utility Location Availability (Letter Only)	\$	25.00

<i>FGUA</i>	G/L Code	Fees	Total fees	Amt Previously Paid	Balance Due
LOA Request	202098	\$ 100.00	\$ 100.00	\$ 100.00	\$ -

Fees Due: \$ -

<i>Payment History</i>	Date	Check Date	Check #	Payer Name	Amount
0 Letter and Locate Map	5/9/2022	4/29/2022	22712	Barraco and Associates, Inc.	\$ 100.00
1 Map Only					
2 Letter Only					

BAYSHORE 31 RPD

RESIDENTIAL PLANNED DEVELOPMENT

Request and Compliance Statement

The applicant is requesting a rezoning from Agricultural-2 (AG-2) to Residential Planned Development (RPD) to allow 100 single family residential units.

The subject property is located in the North Fort Myers Planning Community on the south side of Bayshore Road, two miles west of the Bayshore Road and I-75 interchange in Lee County, Florida. The property is located in the Suburban Future Land Use category and is currently vacant.

The proposed request allows ± 3.2 dwelling units per acre, which is, nearly half of the 6 dwelling units per acre allowed by the subject property's future land use designation (Suburban). The project's residential density is comparable to that of adjacent and nearby residential areas, residential densities within the North Fort Myers Community.

Compliance with Criteria set forth in LDC Section 34-145(d)(4);

1. Rezoning

- a) As demonstrated later in this report, the planned development is consistent with the provisions of the Lee Plan.
- b) The planned development will be designed and constructed in accordance with all applicable country regulations. Seven (7) deviations have been requested in accordance with section 34-373 (a)(9). Deviations and justifications are included as a separate document within this submittal.
- c) The planned development will be designed to be compatible with adjacent and planned uses and therefore will not negatively impact surrounding properties and the general interest (see Lee Plan policy 5.2.4). The subject property is of adequate size to accommodate proposed structures, all required open space, pedestrian ways, buffers, parking, access, on-site utilities, and water management areas. Community and regional park impact fees will be paid during Development Order Review.
- d) The planned development will utilize Bayshore Road. As outlined in the enclosed Traffic Impact Analysis, the proposed development will not have an adverse impact on the surrounding roadway network. Adverse impacts are defined as degradation of the Level of Service beyond the adopted Level of Service standards as identified in the Lee County Comprehensive Plan. The existing roadway network can accommodate the additional new vehicle trips that are anticipated to be generated.
- e) The planned development is located within the Lee Tran service area. Stop #498 on Lee Tran Route 590 is less than 1 mile from the planned development, located at Bayshore and Coon Road. Multimodal access to the bus stop is

- provided by the multi-use path along Bayshore Road.
- f) The planned development will not unnecessarily destroy or alter natural, historic, or archeological features of the site. The majority of the proposed development area occurs within FLU FCS Code 213, an upland classified as Woodland Pasture, with scattered vegetation. The center of the project retains a wetland preserve with upland buffers with minimal impacts to the Cypress Wetland. The sites greatest natural benefit will be the preservation in the south west corner of the site with no crossing proposed over the creek. The entire corner of the project will provide natural habitat of mixed upland forest, benefitted by the diversity provided by the creek.
 - g) The planned development is located in the suburban future land use (a future urban area category) and therefore will be served by urban services.

2. Planned Development Rezonings

- a) As a Residential Planned Development with only single family proposed, there will be no conflicting uses within the development. As demonstrated with compliance with Policy 5.2.4, the planned development is designed to promote compatibility with the existing uses in the surrounding area. In addition, the planned development will utilize building setbacks and perimeter buffering to minimize impacts on surrounding land uses. The perimeter buffering and preservation areas will separate and mutually benefit the planned development as well as the surrounding land uses.
- b) The planned development will not create hazards to persons or property, whether on or off the site, nor shall it impose a nuisance on surrounding land uses or the public's interest.
- c) Deviations.
 - 1) The proposed deviations, included with this submittal, enhance the achievement of the objective of the planned development; and
 - 2) Preserve and promote the general intent of the Land Development Code to protect the public health, safety and welfare.
- d) No mine excavation is proposed for this planned development. The fill created by excavation on the subject property, will be used onsite.

Surrounding Services

- Public sewer and water
 - Potable water: Lee County Utilities
 - Wastewater: Florida Governmental Utility Authority
 - Availability letters enclosed
- Paved streets and roads
 - Bayshore Road (arterial) with 8' wide multi-purpose trail
- Public transit
 - Lee Tran Route 590 within 1.1 mile (located near Publix Shopping Center)
- Parks and recreation facilities
 - North Fort Myers Community Park; 4.1 miles

- Fort Myers Yacht Basin; 6.4 miles
- Caloosahatchee Creeks Preserve West; within 1 mile
- Caloosahatchee Creeks Preserve East; within 2.6 miles
- Powell Creek Preserve; within 2.9 miles
- Bayshore soccer complex; within 0.8 miles
- Manatee Park; within 6.4 miles
- Judd Community Park; 5.2 miles
- Nalle Grade Park; within 7.0 miles
- North Shore Park; 5.8 miles
- Urban levels of police, fire and emergency services
 - North Fort Myers Fire District station 3; within 1.3 miles
 - Bayshore Fire Department Station 131; 3.2 miles
 - Lee County EMS Station 31; within 6.1 miles
 - Lee Memorial Hospital; within 8.3 miles
- Schools
 - Bayshore Elementary School; within 0.8 miles
 - Orange River Elementary School; within 5.5 miles
 - J. Colin Elementary School; 3.8 miles
 - Dr. Carrie D. Robinson Littleton Elementary School; 6.6 miles
 - Hancock Creek Elementary School; 7.1 miles
 - North Fort Myers Academy for the Arts; within 6.2 miles
 - Oak Hammock Middle School; 6.9 miles
 - Diplomat Middle School; 8.2 miles
 - Caloosa Middle School; 9.5 miles
 - North Fort Myers High School; 7.4 miles
 - Island Coast High School; 8.2 miles
- Employment, industrial, and commercial centers
 - Raymond Lumber; 1.5 miles
 - Industrial Park on East Street; 2.2 miles
 - Lynx Services LLC; 1.4 miles
 - Publix Shopping Center; within 1 mile
 - AMC Merchants Crossing Shopping Center; 5 miles
 - Walmart Shopping Center; within 5 miles
- Community facilities such as senior citizens' centers, libraries, and community centers
 - Senior Citizen Friendship Center; 4.3 miles
 - North Fort Myers Public Library; 3.7 miles
 - North Fort Myers Recreation Center; 4.1 miles
 - Centennial Park; within 6.8 miles

POLICY 1.1.5

The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use

categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed.

Compliance

The proposed rezoning application requests a residential development with up to 100 residential dwelling units, on 31.5 acres for a maximum overall density of 3.2 dwelling units per acre. The property is within the suburban future land use designation on Lee County's Future Land Use Map. The proposed density of 3.2 dwelling units per acres is within the standard suburban range and no industrial uses are proposed. The proposed residential development consists of single family, which is consistent with the Suburban future land use category.

POLICY 1.6.5

The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded.

Table 1: Suburban Acreage Allocations

Land Use	Acreage Allocation for Year 2045
Suburban	6,387

Compliance

The subject property is located within the North Fort Myers Community per Map 1-B of the Lee Plan. As illustrated on Table 1 above there are 6,387 available acres currently allocated towards suburban residential land use. The RPD proposes under 20 acres of residential development within the suburban future land use. The proposed project is within the allowable acreages set forth by the Lee Plan and therefore complies with this policy.

OBJECTIVE 2.1

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

Compliance

As demonstrated in the table below, the surrounding area consists of a variety of residential uses with densities ranging from 1.1 to 8.4 du/ac. The proposed request is compatible with the range of transitioning densities in the surrounding area and consistent with the long range projections of the Suburban Future Land Use Category at 3.2 du/ac.

DEVELOPMENT	TYPE	DENSITY	LOCATION
Pioneer Village	Mobile Home RVs	8.4 du/ac (within Suburban FLU)	West of I-75; South side of Bayshore Road; East of subject site; abuts subject property on east property line
Mobile Manor	Mobile Home	7.7 du/ac (within Suburban FLU)	South of Suncoast Estates; North of Bayshore Road
Forest Park	Mobile Home	6.3 du/ac (within Suburban FLU)	South of Suncoast Estates; North of Bayshore road
Proposed Bayshore 31 RPD	Single Family	3.2 du/ac	West of I-75; South side of Bayshore Road
Bayshore 42 MPD	Single Family Two-family Townhouses	6.0 du/ac	South of Donald Road on the South side of Bayshore Road
Estates at Entrada	Single Family Townhouses Multifamily	5.7 du/ac	West of Tamiami Trail; South of Del Prado Blvd N.
Gully Creek MPD	Single Family Two-family Townhouses Multifamily	5.0 du/ac	East of Slater Road; North of Bayshore Road
Sloane's Gate MPD	Two-family Townhouses Multifamily	5.0 du/ac	South of Del Prado Blvd. N./ Mellow Drive
Bayshore Village	Mobile Home	4.8 du/ac	South of Suncoast Estates; North of Bayshore road
Bayshore 57	Single Family Townhouses Multifamily	4.7 du/ac	South of Oak Creek along North side of Bayshore road (Resolution Z-10-002)
Chapel Creek	Single Family Two-family Townhouses Multifamily	4.5 du/ac	North of subject site; South of Oak Creek along North side of Bayshore Road (Resolution Z-08-011A)
Oak Creek	Single Family Two-family Townhouses Multifamily	3.7 du/ac	Abutting North boundary of Chapel Creek and West of I-75 (Resolution Z-05-037)
Enclaves of Eagles Nest	Single Family Two-family	3.5 du/ac	East of Coon Road; Bordered by Donald Road to the South

Spring Woods	Mobile Home	3 du/ac	South of Suncoast Estates; North of Bayshore road
River Trails & River Estates	Mobile Home	2.6 du/ac	Along East side of Slater road; North of Bayshore road
RS-1 Residential	Single Family	1.6 du/ac (5 du/ac allowable per zoning district)	South of subject site and abutting Samville Road
Suncoast Estates	Mobile Home	±1.5 du/ac	Bordered by Mellow Drive to the North; Bartholomew Drive to the East; Ebson Drive to the West; Mobile home communities to the South (Spring Woods, Forest Park and Bayshore Village)
AG-2 Residential	Agricultural Lots	1 du/ac (allowable per zoning district)	South of subject site and abutting Samville Road

As such, the proposed request is an infill of residential projects along the Bayshore corridor and is consistent with the permitted zoning trends of modern planned developments in the area. The project's proximity to I-75 allows for easy access to the interstate system but residing on the west side of I-75, a dividing line in North Fort Myers typically indicative of the transition between more intense development to the west and more rural atmosphere on the east.

As further outlined, in compliance of Lee Plan Policies 2.2.1 and 5.1.3 and Goal 11, the proposed development location is in proximity to infrastructure, water, sewer and traffic. As such, the location minimizes costs and focuses density where appropriate.

Please refer to the table below, which inventories the surrounding Future Land Use Categories and existing land uses.

Adjacent Land Use and Zoning

DIRECTION	FUTURE LAND USE	LAND USE / ZONING
North	Suburban	AG-2, powerline easement
South	Suburban	Vacant/AG-2 & RS1, single family/RM-2
East	Suburban	Single family/RS-2, single family/AG-2
West	Suburban	Vacant & Wooded/ IL

Based on the table above, the proposed uses are consistent with the underlying and surrounding Future Land Use Categories as well as the surrounding uses. Residential development on this site will be contiguous and compatible with the single family to the east & south. Development on this site will be contiguous and compact, is within an area where services are already available, and would effectively use the public investment of infrastructure within this area as well. Therefore, the residential uses and associated densities proposed through this application are appropriate at this location and will continue the entitled residential development trend along the Bayshore Road corridor, which gradually increases in density before entering the Intensive Development FLU, just east of the property, located at the intersection of Bayshore Road and I-75.

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.

POLICY 2.1.2

New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan.

Compliance – Policies 2.1.1 & 2.1.2

Consistent with Policies 2.1.1 and 2.1.2, the proposed development is located within the Suburban FLU, which is designated as a future urban area, and is identified as an area where most residential and commercial development is expected to occur. The proposed residential land uses are consistent with the FLU Map and the associated goals, objectives, policies, and standards of the Lee Plan.

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 Section 163.3164(7), F.S.) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code.*

POLICY 2.2.1

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

Compliance – Objective 2.2 & Policy 2.2.1

As summarized in the Transportation Impact Statement provided within this submittal, the proposed rezoning will not have a detrimental impact on the surrounding roadway system. As outlined in the enclosed Traffic Impact Analysis, the proposed development will not have an adverse impact on the surrounding roadway network. Adverse impacts are defined as degradation of the Level of Service beyond the adopted Level of Service standards as identified in the Lee County Comprehensive Plan. The existing roadway network can accommodate the additional new vehicle trips that are anticipated to be generated. No intersection improvements other than potential turn lane improvements will be warranted by the proposed development.

Utility service is available at the proposed project through Lee County Utilities for potable water and through Florida Governmental Utility Authority for waste water. The developer will undertake any improvements that may be required to connect the project to these existing services located north of the subject property, running alongside Bayshore Road. Availability letters are enclosed as a supplement to the rezoning application.

Please see “Surrounding Services” section earlier in this report for proximity to community facilities.

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.

Compliance

Exposure to physical constraints or hazards has been minimized by clustering residential development around a central water management system to provide for water storage capacity. All units will be built to appropriate elevations to minimize the risk of flood and no wetland impacts are proposed.

The proposed development has one regulatory floodway (Chapel Branch Creek) that is located within Flood Zone AE. The FIRM floodway bisects the eastern half of the property from north to south. The proposed development will provide the required natural waterway buffers along both sides of the creek. Site soil conditions consist of soils suitable for commercial and residential development and the site is not within an Airport Noise Zone or a Coastal High Hazard Area. As such, the proposed development is not proposed where physical constraints or hazards exist.

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.

Compliance

The proposed RPD is in close proximity to employment, as well as transit, schools, and a full range of public infrastructure. The proposed development is located within walking distance of the Bayshore 57 MPD (approved for 140,000 sf of commercial), Chapel Creek CPD (approved for 60,000 sf of commercial), and Raymond Bldg IPD (approved for 274,000 sf of industrial). The site is located just west of the North River Plaza CPD (approved for 260,000 sf of commercial and a 180 unit hotel) and Bayshore I-75 CPD (approved for 130,000 sf of commercial and a 182 unit hotel). The

site is also within 1 mile of employment centers such as the Publix Shopping Center and Lynx Services, and within 5 miles of AMC Merchants Crossing Shopping Center and a Walmart Shopping Center.

The subject property is located 7.4 miles from North Fort Myers High School, 6.9 miles from Oak Hammock Middle School and within 1 mile of Bayshore Elementary School. An 8-foot wide multi-purpose trail has been constructed on either side of Bayshore Road and connects to Lee Tran Route 590, which is within 1 mile of the subject site at Bayshore and Coon Road. The development is located near several parks, recreation facilities, and community centers, including Caloosahatchee Creek Preserve West & East, Powell Creek Preserve, Bayshore Soccer Complex and the North Fort Myers Community Park with the Senior Friendship Center and North Fort Myers Public Library. Please see the “Surrounding Services” section earlier in this report for additional information.

In addition numerous existing and permitted employment centers near the development, many of the areas in close proximity to the subject are planned for growth that will create employment opportunities. To the east of the subject property, is an area designated for Industrial Development on the Future Land Use Map, and an area at the I-75 interchange designated as Intensive Development. The Lee Plan directs both of these areas for future employment centers. Moreover, the area designated for Intensive development, located less than half a mile from the subject property, is planned for high density and intensity. By allowing the max density of 3.2 dwelling units per acre on the subject property, the proposed development acts as a transitional area from the Intensive development to the east, which allows a maximum density up to 22 units per acre.

POLICY 5.1.4

Prohibit residential development in all Industrial Development areas and Airport Noise Zone B as indicated on the Future Land Use Map, except for residences in the Industrial Development area for a caretaker or security guard.

Compliance

The site is not located within an industrial development area nor the Airport Noise Zone B.

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 Chapter 10 of the Land Development Code 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 Land Development Code will continue to require appropriate buffers for new developments.

Compliance

This rezoning implements Policy 5.1.5 by proposing single family where single family exists. This in-fill development will ensure that the character of the surrounding residential uses is protected. In addition, this development will meet or exceed all the buffer requirements of the Land Development Code.

POLICY 5.1.10

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

- a. The planned development zoning is utilized; and*
- b. No density is allocated to lands designated as non-urban or Environmentally Critical that would cause the density to exceed that allowed on such areas; and*
- c. The land was under single ownership at the time 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*
- d. The resultant planned development affords further protection to environmentally sensitive lands if they exist on the property*

Compliance

Consistent with Policy 5.1.10, the subject property may allocate density from preserved wetlands to the proposed residential area.

GOAL 60

To protect or improve the quality of receiving waters and surrounding natural areas and the functions of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.

POLICY 60.4.3

The county encourages the preservation of existing natural flow-ways and the restoration of historic natural flow-ways.

Compliance for Goal 60 and Policy 60.4.3

The proposed development is consistent with Goal 60 by protecting the surrounding natural areas and providing flood protection by preserving the bisecting Creek and the vegetation along it. The majority of the proposed development area occurs within

FLU FCS Code 213, an upland classified as Woodland Pasture, with scattered vegetation. The center of the project retains a wetland preserve with upland buffers, with minimal impacts to the Cypress Wetland. The sites greatest natural benefit will be the preservation in the south west corner of the site with no crossing proposed over the creek. The entire corner of the project will provide natural habitat of mixed upland forest, benefitted by the diversity provided by the creek.

GOAL 61

To protect the county's water resources through the application of innovative and sound methods of surface water management and by ensuring that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving waters.

Compliance for Goal 61

Consistent with Goal 61, the development proposes minimal impacts to wetlands. The bisecting creek will be maintained with a natural waterway buffer proposed on both sides.

GOAL 95

To provide public facilities and services in Lee County adequate to serve the needs of both existing and future development.

POLICY 95.1.3

To provide public facilities and services in Lee County adequate to serve the needs of both existing and future development.

Compliance for Goal 95 and Policy 95.1.3

The proposed development is consistent with Goal 95 and Policy 95.1.3 through the provision of letters of capacity and availability of service from Lee County Utilities, Florida Governmental Utility Authority, and the School District of Lee County, please see attached. A Traffic Impact Statement has also been included within the application, indicating that the proposed development will not have a detrimental impact on the surrounding road system and an acceptable LOS will be maintained on all affected roadways.

GOAL 125

To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County.

Compliance for Goal 125

Water quality treatment volume requirements have been evaluated based upon the greater of 1 inch over the basin area or 2.5 inches times the percentage of imperviousness in accordance with the South Florida Water Management District

Applicant's Handbook, Volume II. Treatment for the residential subdivision is proposed to be provided within wet detention lakes prior to discharging offsite.

GOAL 135

To provide decent, safe, and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the County.

OBJECTIVE 135.1

To ensure the types, costs, and locations of housing are provided to meet the needs of the County's population by working with private and public housing providers

Compliance for Goal 135 and Objective 135.1

Consistent with Goal 135, the proposed rezoning will help to provide decent, safe, and sanitary housing in a suitable neighborhood for existing and future residents of Lee County. The County's objective is to work with private and public housing providers to ensure the types, costs, and locations of housing are provided to meet the needs of the County's population, per Objective 135.1 of the Lee Plan. Southwest Florida is one of the state's leading in-migration areas with Fort Myers being among one of the fastest growing metro areas in the nation, based on data from the U.S. Census Bureau. The County's population is estimated to increase to approximately 900,000 by 2030 (8 years), pursuant to the University of Florida's BEBR Projections of Florida Population by County 2025-2045, and will need additional dwelling units to be provided in unincorporated Lee County to meet the needs of the County's existing and future residents. The proposed RPD will allow for up to 100 dwelling units, helping to meet Goal 135 and the intent of Objective 135.1.

POLICY 30.5.6

Implement recommendations for the Greenways Master Plan. As a first priority, support development of the Tamiami Trail North segment of the Charlotte-Lee Collier Greenway and water access and signage improvements to access the Blueways designated along Yellow Fever Creek and along the Caloosahatchee River at Caloosahatchee Creeks Preserve.

POLICY 77.3.7

New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Lee County Greenways Master Plan, must incorporate the greenway trail into their development design. In addition to counting towards the project's general open space requirements, developments constructing the onsite portions of the greenway trail will be eligible for community and regional park impact fee credit.

Compliance for Policies 30.5.6 and 77.3.7

Consistent with Policies 30.5.6 and 77.3.7, the proposed RPD will provide a pedestrian connection to the existing 8-foot wide pedestrian facility that runs the

entire length of the subject property's Bayshore Road frontage, where the Pine-Island-Hendry Trail is identified on Lee Plan Map 4-E. The site's pedestrian connections incorporate the greenway trails system by providing interconnection of the site's residential and commercial components to the Pine-Island-Hendry Trail, supporting development of the Tamiami Trail North segment of the Charlotte-Lee-Collier Greenway by providing direct access to a Lee Plan Greenway that interconnects with the Charlotte-Lee-Collier Trail north of the Caloosahatchee River. The MCP's proposed interconnections will promote use of both trails.

BAYSHORE 31 RPD

RESIDENTIAL PLANNED DEVELOPMENT

Deviations and Justifications

- 1) Deviation from LDC Section 10-254, which requires side lot lines be, as nearly as practical, at right angles to straight street lines and radial to curve street lines, to allow the lot design shown on the Master Concept Plan in those areas where Deviation 4 is applied.**

Justification: This deviation request applies to the last lot at the terminal end of small dead end roadways where no cul-de-sac exists. This last lot is a continuation of a string of lots which are parallel to one another. The lot in question, and side lot lines of the string of lots, is perpendicular to the road as the LDC requires. The road right of way ends at the first side lot line of the terminal lot. This design provides adequate access to the last lot where a private drive will continue on the same trajectory as the road. The continued roadway is not needed to serve additional units further down the road so there is no public harm and a benefit is created because it allows the homeowner to utilize and maintain the land for private benefit.

This design creates a different, but adequate lot configuration. The front lot line becomes the termination of the right of way, at the width of the right of way. The first side lot line runs parallel with the string of lots along the road and connects to the end of the right of way. The other side lot line, and the purpose of this deviation request, is an extension of the right of way on the far side of the road. This side lot line, as an extension of the right of way, is parallel to the road and therefore does not meet the LDC requirement of being perpendicular to the road.

The intent of this LDC requirement is to provide a uniform lot pattern along roadways where adequate access is provided to all lots. This last lot and home will follow the pattern created by homes along the street and will have ample and reasonable access at the terminal end of the right of way.

As proposed, the lot described becomes a premium lot for the development. Homeowners are availed the opportunity to utilize land which would otherwise be dedicated unnecessarily to right of way. The proposed development plans have two locations where this request applies, which enhances the overall project appeal to a variety of prospective buyers.

According to the Florida Fire Prevention Code, Chapter 18.2.3.5.4 regarding dead-ends, only dead-end access roads in excess of 150 feet in length are required to provide approved provisions for fire apparatus to turnaround. In all instances of

this request the dead end roadways are less than 150' and as such, the proposed deviation will not create a detriment to the public health, safety, or welfare.

2) Deviation from LDC Section 10-296(p)(1) to eliminate the requirement that a dead-end street be closed at one end by a circular turnaround, to allow an alternative turnaround.

Justification: This deviation request applies to one location on the site plan. According to the Florida Fire Prevention Code, Chapter 18.2.3.5.4 regarding dead-ends, only dead-end access roads in excess of 150 feet in length are required to provide approved provisions for fire apparatus to turnaround. In all instances of this request the dead end roadways are less than 150'.

Typically fire trucks pull to a fire hydrant and service the emergency by foot. As a condition of this deviation request, the applicant agrees to prohibit fire hydrants on the dead end streets. By locating fire hydrants only on the main streets the fire trucks will stop at the hydrant and not enter the dead end.

By limiting all dead end streets to a maximum of 150' and prohibiting fire hydrants on the dead ends the proposed deviation will not create a detriment to the public health, safety, or welfare.

3) Deviation from LDC Section 10-703 to allow lot size to be measured as indicated on the Master Concept Plan.

Justification: This deviation request applies to the last lot at the terminal end of small dead end roadways where no cul-de-sac exists. This last lot is a continuation of a string of lots which are consistent in width and depth which allow for the same line-up of model units to be constructed.

The road right of way ends at the first side lot line of the terminal lot. This design provides adequate access to the last lot where the private drive will continue on the same trajectory as the road. Since continued roadway is not necessary to serve units in this area it allows the homeowner to obtain this land for private benefit.

This design creates an unusual lot configuration consisting of three side lot lines. The front lot line becomes the termination of the right of way, at the width of the right of way. As detailed on the MCP, line #1 runs parallel with the string of lots along the road and connects to the end of the right of way. The lot line #2 is an extension of the right of way on the far side of the road. This second side lot line, while technically defined as a side lot line, is the length of the lot width typical throughout the development. Lot line #3 is 90 degrees to side lot line two. Lot line three is the length of lot line one plus the width of the right of way. Using the criteria for measuring lot depth as illustrated in LDC Section 10-703, side lot line #2 would cause this end lot to fail to meet minimum lot depth. To assist in future

compliance review and to clarify this request additional notes have been added to the plans.

As proposed, the lot described becomes a premium lot for the development. Homeowners are availed the opportunity to utilize land which would otherwise be dedicated right of way for unique driveway entries and private uses such as small recreational areas or enhanced landscape features. The proposed development plans show two locations where this request applies, which enhance the overall project appeal to a variety of prospective buyers. The lot and home in question will be a continuation of the lot pattern throughout the development and as such will not create a detriment to the public interest.

4) Deviation from LDC Section 10-329(d)(1)a.3 which requires excavation setback of 50 feet of any private property line under separate ownership, to allow for a 30' excavation setback.

Justification: This deviation request applies where the proposed water management lake is 30' from the property boundary that abuts an FDOT detention pond. The FDOT detention pond is surrounded by a chain link fence, with approximately 50' between the fence and edge of water. This spacing allows for pond maintenance within FDOT's fenced area.

Reducing the excavation setback in this area reduces the separation from the lake to the project's perimeter to the minimum necessary for buffering and grading. Expanding the lake to its fullest potential permits the creation of more suitable fill on site, reducing the number of truck trips on surrounding roadways. As such, the proposed deviation will enhance the proposed development and will not be a detriment to the public interests.

5) Deviation from LDC Section 10-291(3) which requires developments of more than five acres to provide more than one means of ingress or egress to allow one primary access on Bayshore Road and one emergency-only stabilized access on Hartwig Lane.

Justification: The property abuts 920' of Bayshore Road frontage, which has a minimum intersection separation of 660'. The closest intersection is to the south, at Williams Road/Sean Lane, which is 365' from the proposed RPD. As such, it is impossible for the project to meet intersection separation criteria with two Bayshore Road access points. The access as proposed, is ideally located halfway between Samville Road and Williams Road / Sean Lane.

The proposed Bayshore access is boulevarded, with each side of the boulevard a minimum of 20' wide, as required by the fire department. This allows the option for two-way traffic at either side of the boulevard, should the one side of the boulevard be obstructed. A secondary, emergency-only access is also proposed at Hartwig Lane. This access would only be used in emergency situations where neither side of the Bayshore boulevarded access is usable. Hartwig Lane currently

provides the only means of fire and EMS access for 5 residential lots, 3 with structures.

The development will be benefited from approval of this deviation by allowing the project's main Bayshore entrance to meet intersection criteria through providing only one access on Bayshore Road. The only other possible access is through Hartwig Lane, but directing the RPD's daily traffic through the low density Parfreys Subdivision could create incompatibilities with the neighbors and inconsistent with the Lee Plan by routing traffic from higher density through lower density areas.

6) Deviation from LDC Section 10-416d(9) which requires a 50' wide natural waterway buffer to have no requirement for a natural waterway buffer within the FDOT drainage easement.

Justification: This deviation applies only to the land within the FDOT's drainage easement. A natural waterway buffer will be required, and is shown on both MCPs, on areas outside the easement. The applicant is not proposing to remove the indigenous vegetation in this area, but the applicant has no control over FDOT's future maintenance of the creek and surrounding vegetation. Approval of this deviation will benefit the project by preventing future non-compliance should the vegetation be removed by FDOT, and no detriment to public safety, health or welfare will occur.

Variance Criteria

a) The property has inherent exceptional conditions that cause the application of the regulation to create a hardship

The site's natural waterway is located within an FDOT drainage easement. As such, the applicant has no control over FDOT future maintenance of the creek and surrounding vegetation, creating a hardship.

b) The exceptional conditions are not the result of actions of the property owner taken subsequent to the adoption of the ordinance

As stated above, the exceptional conditions pertain to the location of the site's natural waterway within an FDOT drainage easement. No actions of the property owner were taken subsequent to the creation of the FDOT easement to create the exceptional conditions. The exceptional conditions are a result of the applicant's inability to control future maintenance of the creek and surrounding vegetation.

c) The variance granted is the minimum variance that will relieve the unreasonable burden caused by the application of the regulation to the property

The granting of the proposed deviation will relieve the unreasonable burden caused by the FDOT drainage easement. The proposed deviation will prevent future non-compliance by allowing no buffer to be required. Additionally, no vegetation in the FDOT drainage easement is counted toward the subject property's provided indigenous, nor have any incentives been requested as a result of the FDOT easement, even though it meets LDC size requirements.

d) The granting of the variance will not be injurious to the neighborhood or detrimental to the public welfare.

Granting of the proposed deviation will ensure future compliance and will not be injurious to the neighborhood or negatively impact the public health, safety, and welfare or the aesthetics of the community.

e) The variance is consistent with the Lee Plan

The requested deviation complies with Policy 30.2.5 of the Lee Plan by meeting the approval criteria for variances set forth in Chapter 34 of the Land Development Code.

7) Deviation from LDC Section 10-415(b)(1)4 which requires a 50' wide right of way tree preservation buffer along collector roads to allow a 15' wide Type D buffer near the Bayshore Road entrance as shown on the Master Concept Plan.

Justification: To allow greater visibility at the project's entrance on Bayshore Road, the applicant requests relief from the requirement of a 50' wide natural buffer as shown on the Master Concept Plan. In lieu of the 50' natural buffer, a type D buffer, the standard LDC residential to right-of-way buffer, is proposed.

The deviation request applies only to a portion of Bayshore Road. A total of ±920 lineal feet abuts Bayshore Road, with ±137 lineal feet as a Type D buffer and ±783 lineal feet as natural vegetated buffer. With the majority of the frontage providing natural buffers, the intent of the LDC is met, without causing potential safety hazards.

As requested, approval of the deviation will enhance public safety, health and welfare, and benefits the project by providing safe access and complimentary landscaping to the planned developments north of Bayshore Road.

BAYSHORE 31 RPD PROPERTY DEVELOPMENT REGULATIONS TABLE

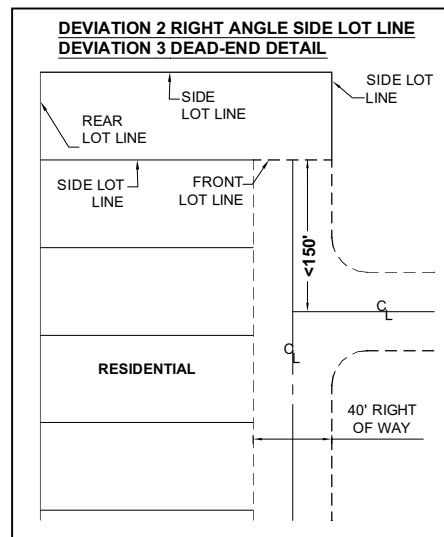
Min. Lot Area (SF)	Min. Lot Width	Min. Lot Depth	Min. Road Setback	Min. Side Setback	Min. Rear Setback	Min. Water Setback	Min. Preserve Setback	Min. Accessory Setback	Min. Building Separation
4,200	42'	100'	1 20'/15'	5 5'	10'	20'	4 20'	5'	10'

Max. Height	Max. Lot Coverage
35'	60%

BAYSHORE 31 RPD SCHEDULE OF USES

Accessory Uses and Structures
 Agricultural Uses
 Dwelling Units (Maximum 100): Single-Family Detached
 Essential Services
 Essential Service Facilities, Group I
 Excavation: Water Retention
 Fences
 Gates and Gatehouse
 Models:
 Model Display Group
 Model Home
 Model Unit
 Real Estate Sales Office (Limited to sales within the this development only)

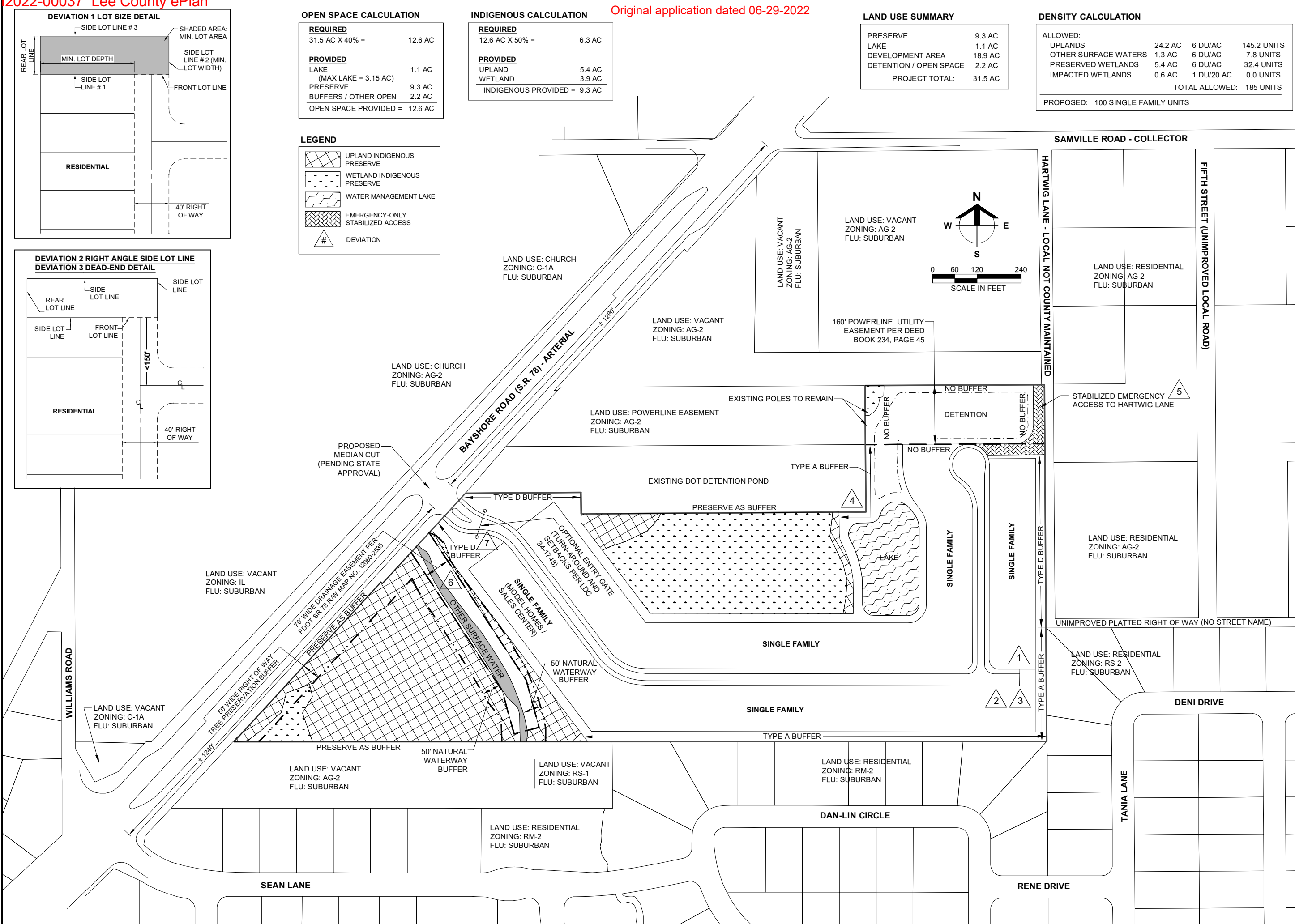
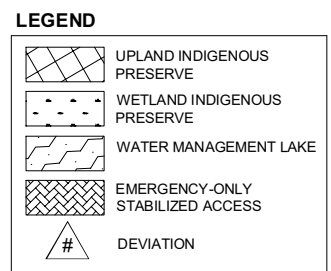
PREPARED FOR	
LAND AMERICA, LLC	
101 PUGLIESE WAY SUITE 200 DELRAY BEACH, FLORIDA, 33444	
PROJECT DESCRIPTION	
BAYSHORE 31 RPD	
PART OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA	
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FILE NAME	24085202.DWG
LOCATION	J:\24085\DWG\ZONING\
PLOT DATE	TUE, 6-14-2022 - 1:51 PM
PLOT BY	ALYSSA FONTANE
CROSS REFERENCED DRAWINGS	
BASEPLAN = 24085200.DWG	
PLAN REVISIONS	
PLAN STATUS	
MASTER CONCEPT PLAN	
PROJECT / FILE NO.	SHEET NUMBER
24085	1



INDIGENOUS CALCULATION	
<u>REQUIRED</u>	
12.6 AC X 50% =	6.3 AC
<u>PROVIDED</u>	
UPLAND	5.4 AC
WETLAND	3.9 AC
INDIGENOUS PROVIDED = 9.3 AC	

LAND USE SUMMARY	
PRESERVE	9.3 AC
LAKE	1.1 AC
DEVELOPMENT AREA	18.9 AC
DETENTION / OPEN SPACE	2.2 AC
PROJECT TOTAL:	31.5 AC

DENSITY CALCULATION			
ALLOWED:			
UPLANDS	24.2 AC	6 DU/AC	145.2 UNITS
OTHER SURFACE WATERS	1.3 AC	6 DU/AC	7.8 UNITS
PRESERVED WETLANDS	5.4 AC	6 DU/AC	32.4 UNITS
IMPACTED WETLANDS	0.6 AC	1 DU/20 AC	0.0 UNITS
TOTAL ALLOWED:			185 UNITS
PROPOSED: 100 SINGLE FAMILY UNITS			



BAYSHORE 35 ACRES**UPDATED ENVIRONMENTAL ASSESSMENT AND
PROTECTED SPECIES SURVEY REPORT**

December 2021

Prepared For:

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Introduction

An updated environmental assessment and species survey report was conducted on the Bayshore 35 property on November 11, 2021; the initial assessment was provided in January 2021. The 34.80± acre site is located in Section 29, Township 43S, and Range 25E, of Lee County, Florida. More specifically, the site is located immediately south and east of Bayshore Road, north and west of Samville Road, in North Fort Myers, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of this assessment was to identify the potential for either U.S. Army Corps of Engineers (ACOE) Department of Environmental Protection (DEP), and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. The site was also assessed to determine the potential of listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Specific attention was paid toward that of locating any gopher tortoise (*Gopherus polyphemus*) and/or burrowing owl burrows (*Athene cunicularia floridana*), as well as locating any potential fox squirrel (*Sciurus niger*) nests, Florida bonneted bat (*Eumops floridanus*) cavity trees, and any bald eagle (*Haliaeetus leucocephalus*) nests.

The project's surrounding land uses are a mixture of residential homes, commercial and industrial developments, undeveloped vacant land, and forested land. The survey was conducted in the early-morning; the temperature was in the mid-upper 70's, with a light breeze, and mostly sunny skies.

Background

The DEP and the SFWMD are the agencies that regulate development activities in wetlands. To be considered wetlands by the DEP and/or SFWMD, the area should exhibit wetland hydrology, contain wetland vegetation, and have hydric soils. For an area to be considered wetlands, a site should have hydric soils, wetland hydrology, and wetland vegetation present. The property was reviewed for indicators of these parameters.

Hydric soils are identified by certain characteristics that are unique to wetland soils. Wetland hydrology is normally present if the soil is saturated or inundated for a period of time; typically from May through November; the rainy season in Southwest Florida. In the absence of visual signs of saturation or inundation, the regulatory agencies typically use hydrologic indicators such as adventitious rooting, lichen lines, or algal matting as method of guidance. If the majority of the shrubs/plants that are present are those that are adapted to saturated soil conditions, it's likely wetland vegetation.

The FWS and FWC are the primary agencies that review potential impacts to listed species. The FWS reviews potential impacts and provides comments to the ACOE and DEP during the permitting process, while the FWC provides comments to the SFWMD. In general, the wildlife agency concerns need to be addressed in order for the permits to be authorized by the ACOE, DEP, and/or the SFWMD.

Methodology

The species survey was conducted utilizing combined methodologies from Lee County's Land Development Code (LDC, Chapter 10, Article III, Division 8 - Protection of Habitat) and also encompassed the Lee County Endangered Species Ordinance No. 89-34. Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types noted on-site, as outlined in the LDC. The frequency of transects

performed in these habitats, unless otherwise discussed, were designed to meet the minimum updated coverage requirement. Following the Lee County Endangered Species Ordinance No. 89-34, the specific methodology included pedestrian surveys of parallel transects. The survey was conducted according to the previously approved Lee County methodology, submitted by Kevin L. Erwin Consulting Ecologist, Inc.

These methods are comprised of a several step process. The vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the Lee County Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species. An intensive pedestrian survey is conducted using parallel belt transects as a means of searching for protected plants and animals. Signs or sightings of these species are then recorded.

Existing Site Conditions

Boundary – The surveyed project boundary was obtained from the Land America LLC and is assumed to be approximately 34.80± acres.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Oldsmar sand, (NRCS #33; non-hydric) and Copeland sandy loam, depressional (NRCS #45; hydric). Oldsmar sand soil is considered non-hydric at both the local and national levels. Please see the attached NRCS Soils Map (Exhibit D).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. We identified approximately 6.49± acres of wetlands and 1.30± acres of “other surface water” communities on-site during the initial site assessment.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

FLUCFCS Codes & Community Descriptions

Uplands

The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.

FLUCFCS 211 Improved Pasture – 4.52± Acres

This upland habitat type occupies the approximately 4.52± acres of the property. The canopy is mostly open with scattered live oak (*Quercus virginiana*) and slash pine (*Pinus elliottii*) along the edges. The sub-canopy is also mostly open with scattered Brazilian pepper (*Schinus terebinthifolius*) and cabbage palm (*Sabal palmetto*). The groundcover is dominated by bahia grass (*Paspalum notatum*), with scattered dog fennel (*Eupatorium*

capillifolium), smutgrass (*Sporobolus sp.*), and other various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.*), and grapevine (*Vitis rotundifolia*). This community should be considered uplands by regulatory agencies.

FLUCFCS 213 Woodland Pasture – 15.63± Acres

This upland habitat type occupies the approximately 15.63± acres of the property. Canopy is mostly open with widely scattered live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), earleaf acacia (*Acacia auriculiformis*), and slash pine (*Pinus elliottii*). The sub-canopy includes cabbage palm (*Sabal palmetto*), and Brazilian pepper (*Schinus terebinthifolius*). Ground cover contains scattered saw palmetto (*Serenoa repens*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), smutgrass (*Sporobolus sp.*), false buttonweed (*Spermacoce verticillata*), three-awn grass (*Aristida purpurea*), flattop goldenrod (*Euthamia caroliniana*), and other various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

FLUCFCS 420 Mixed Upland Forest – 6.86± Acres

This upland habitat type occupies the approximately 6.86± acres of the property. The canopy consists of live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), and cabbage palm (*Sabal palmetto*). The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), myrsine (*Rapanea guinensis*), citrus (*Citrus sinensis*), and beauty-berry (*Callicarpa americana*). The ground cover includes scattered saw palmetto (*Serenoa repens*) and cesar weed (*Urena lobata*). Commonly observed vines include greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

Wetlands

The following community areas have been designated as wetland habitats. Wetlands are any areas that under normal circumstances have hydrophytic vegetation, hydric soils, and wetland hydrology.

FLUCFCS 428H Hydric Cabbage Palm – 0.67± Acres

This wetland community type occupies approximately 0.67± acres of the property. The canopy contains laurel oak (*Quercus laurifolia*). The sub-canopy is dominated by cabbage palm (*Sabal palmetto*), with scattered Brazilian pepper (*Schinus terebinthifolius*), myrsine (*Rapanea punctata*), and wax myrtle (*Myrica cerifera*). The ground cover vegetation includes swamp fern (*Blechnum serrulatum*), coco plum (*Chrysobalanus icaco*), flatsedge (*Cyperus ligularis*), and shield fern (*Dryopteris ludoviciana*). Commonly observed vines include Japanese climbing fern (*Lygodium japonicum*), and greenbriar (*Smilax spp.*). This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

FLUCFCS 621 Cypress Wetland – 3.84± Acres

This wetland community type occupies approximately 3.84± acres of the property. The canopy is dominated by bald cypress (*Taxodium distichum*), with scattered melaleuca (*Melaleuca quinquenervia*), laurel oak (*Quercus laurifolia*), and java plum (*Syzygium cumini*). The sub-canopy vegetation includes Brazilian pepper (*Schinus terebinthifolius*), buttonbush (*Cephalanthus occidentalis*), and dahoon holy (*Ilex cassine*). The ground cover is dominated by swamp fern (*Blechnum serrulatum*), swamp lily (*Crinum americanum*), and royal fern (*Osmunda*

regalis). Commonly observed vines include greenbriar (*Smilax* spp.) and Japanese climbing fern (*Lygodium japonicum*). This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

FLUCFCS 630 Mixed Wetland Forest – 1.42± Acres

This wetland community type occupies approximately 1.42± acres of the property. The canopy contains bald cypress (*Taxodium distichum*), slash pine (*Pinus elliottii*), with scattered laurel oak (*Quercus laurifolia*) and java plum (*Syzygium cumini*). The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), myrsine (*Rapanea punctata*), and wax myrtle (*Myrica cerifera*). The ground cover vegetation includes swamp fern (*Blechnum serrulatum*), coco plum (*Chrysobalanus icaco*), flatsedge (*Cyperus ligularis*), and shield fern (*Dryopteris ludoviciana*). Commonly observed vines include Japanese climbing fern (*Lygodium japonicum*), and greenbriar (*Smilax* spp.). This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

FLUCFCS 641 Freshwater Marsh – 0.56± Acres

This wetland community type occupies approximately 0.56± acres of the property. The canopy is mostly open with scattered Carolina willow (*Salix caroliniana*) along the edges. The sub-canopy contains wax myrtle (*Myrica cerifera*), and buttonbush (*Cephalanthus occidentalis*), with Brazilian pepper (*Schinus terebinthifolius*) along the perimeter of the wetland. The ground cover vegetation includes swamp fern (*Blechnum serrulatum*), royal fern (*Osmunda regalis*), and fire flag (*Thalia geniculata*). This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

Other Surface Waters (OSW)

The following community area has been designated as other surface waters. Surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially.

FLUCFCS 510 Ditch/Creek – 1.30 ± Acres

This “other surface water” creek/ditch, runs south/east under Bayshore Road, bisects the property in half, and runs south/east throughout the site. It ranges in width from just a few feet wide to approximately 15± feet in some areas. This OSW community occupies approximately 1.30± acres and also includes the creek flood plain. The canopy contains live oak (*Quercus virginiana*) and laurel oak (*Quercus laurifolia*) along the creek bank. The sub-canopy contains cabbage palm (*Sabal palmetto*), Carolina willow (*Salix caroliniana*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), pop ash (*Fraxinus caroliniana*), and myrsine (*Rapanea guinensis*). The groundcover is mostly open with scattered iris (*Iris* sp.), swamp fern (*Blechnum serrulatum*), and leather fern (*Acrostichum daneifolium*) along the edges. Commonly observed vines along the creek bank include greenbriar (*Smilax* sp.), grapevine (*Vitis rotundifolia*), and poison ivy (*Toxicodendron radicans*). This community would be considered “other surface waters” by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Habitat Type	Acres
211	Improved Pasture	Upland	4.52± Ac.
213	Woodland Pasture	Upland	15.63± Ac.
420	Mixed Upland Forest	Upland	6.86± Ac.
428H	Hydric Cabbage Palm	Wetland	0.67± Ac.
510	Ditch/Creek	OSW	1.30± Ac.
621	Cypress Wetland	Wetland	3.84± Ac.
630	Mixed Wetland Forest	Wetland	1.42± Ac.
641	Freshwater Marsh	Wetland	0.56± Ac.
Total			34.80± Ac.

Results & Discussion

A protected species survey was conducted on Bayshore 35 project site to identify any potential listed species that could inhabit the site. During our field survey for protected species on the property, we did not observe any protected species or signs thereof. There were no gopher tortoise (*Gopherus polyphemus*) burrows were identified on-site; there were burrows believed to belong to that of the eastern nine-banded armadillo (*Dasypus novemcinctus*), that were identified, but not flagged in the field.

There were several non-listed species identified while conducting the protected species survey, among those were mourning doves (*Zenaida macroura*), numerous grey squirrels (*Sciurus carolinensis*), several eastern cottontail rabbits (*Sylvilagus floridanus*), and a black racer (*Coluber constrictor*). The various listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached table below. Please see the attached Protected Species Map (Exhibit E).

Mitigation Discussion

Generally, the ACOE and/or DEP does not regulate isolated wetlands or excavation in wetlands where there is only incidental fall back of fill material; the ACOE or DEP do not have jurisdiction over isolated wetlands. In making the determination on whether the wetlands are isolated, the ACOE and DEP considers if water leaves the site, (i.e. ditches) or whether the wetlands are completely contained on-site or extend off-site. If the wetlands extend off-site, they will more than likely assert jurisdiction. Currently, the ACOE and DEP position on most all wetlands is that one of them has jurisdiction; the ACOE regulates navigable waters whereas the DEP regulates both navigable waters and adjacent wetlands. However, the agencies would not make this determination until a Joint Environmental Resource Permit (ERP) and Dredge & Fill Permit (D&F) application is received.

The SFWMD does not require mitigation for impacts to isolated wetlands not used by listed (protected) species that are less than 0.50± acres in size. Impacts to wetlands greater than 0.50± acres or those utilized by protected species would require mitigation. With the ACOE and DEP, impacts to wetlands that are less than 0.50± acres, the activity can usually be processed as a Nationwide Permit application. For projects with greater than 0.50± acres of impacts, the application will be processed as an Individual Permit application. This involves a public notice process and coordination with other federal agencies such as the EPA and the FWS.

There are three steps that are required to be addressed when requesting an ERP permit with the SFWMD and/or the DEP for impacts to regulated wetlands:

- 1) Avoidance (i.e. can these wetland impacts be completely avoided)
- 2) Minimization (i.e. can the amount of wetland impact be reduced while maintaining a feasible project)
- 3) Mitigation (i.e. the loss of wetland function must be replaced)

It should be noted that avoidance and minimization must first be substantiated, before mitigation will be considered by the agencies. When wetlands are proposed to be impacted, the impacts cannot result in any loss of wetland function. In order to prevent net loss in wetland function, wetland mitigation must be provided. Mitigation is a way to off-set impacts to natural resources such as wetlands and may consist of wetland enhancement, wetland creation, wetland preservation, upland compensation, or off-site mitigation. Mitigation costs usually increase with the quantity of proposed impacts. The actual amount of mitigation required would be finalized during the Environmental Resource Permit review process with the SFWMD, ACOE, and DEP.

There are two main categories of wetland mitigation, onsite or off-site. On-site mitigation would include preserving a portion of the on-site wetlands, treating and removing the exotics, potentially providing supplemental plantings, and placing the preserve areas under a Conservation Easement. Preserve areas are required to be maintained in perpetuity. Off-site mitigation requires the purchase of wetland credits at an approved mitigation bank within the service area of the site. A conservative estimate would result in a 1:1 ratio of wetland impacts to credits required. The parcel is located within the service area of Little Pine Island Mitigation Bank (LPIMB); off-site mitigation at LPIMB costs approximately \$150,000-\$175,000 per credit.

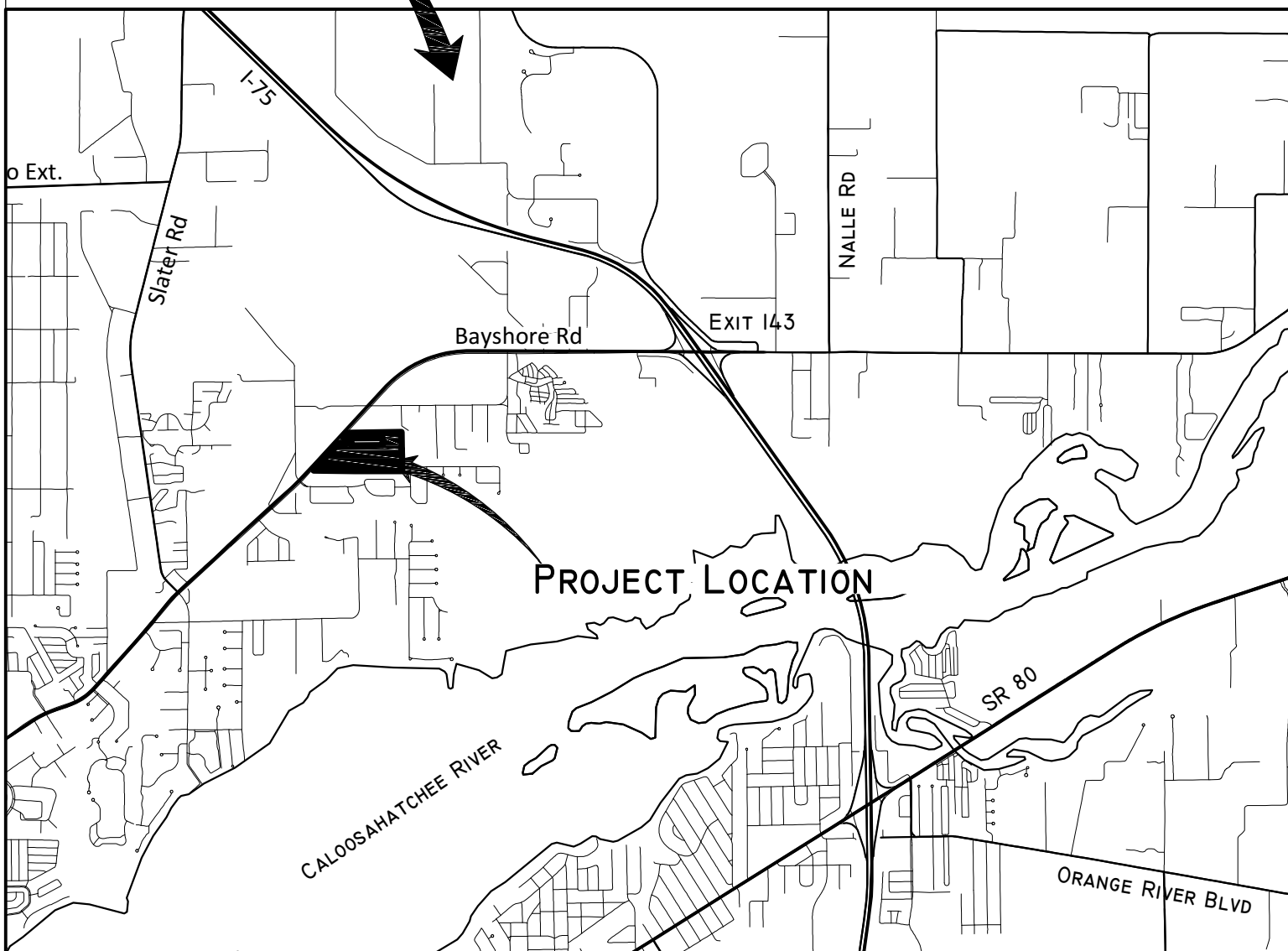
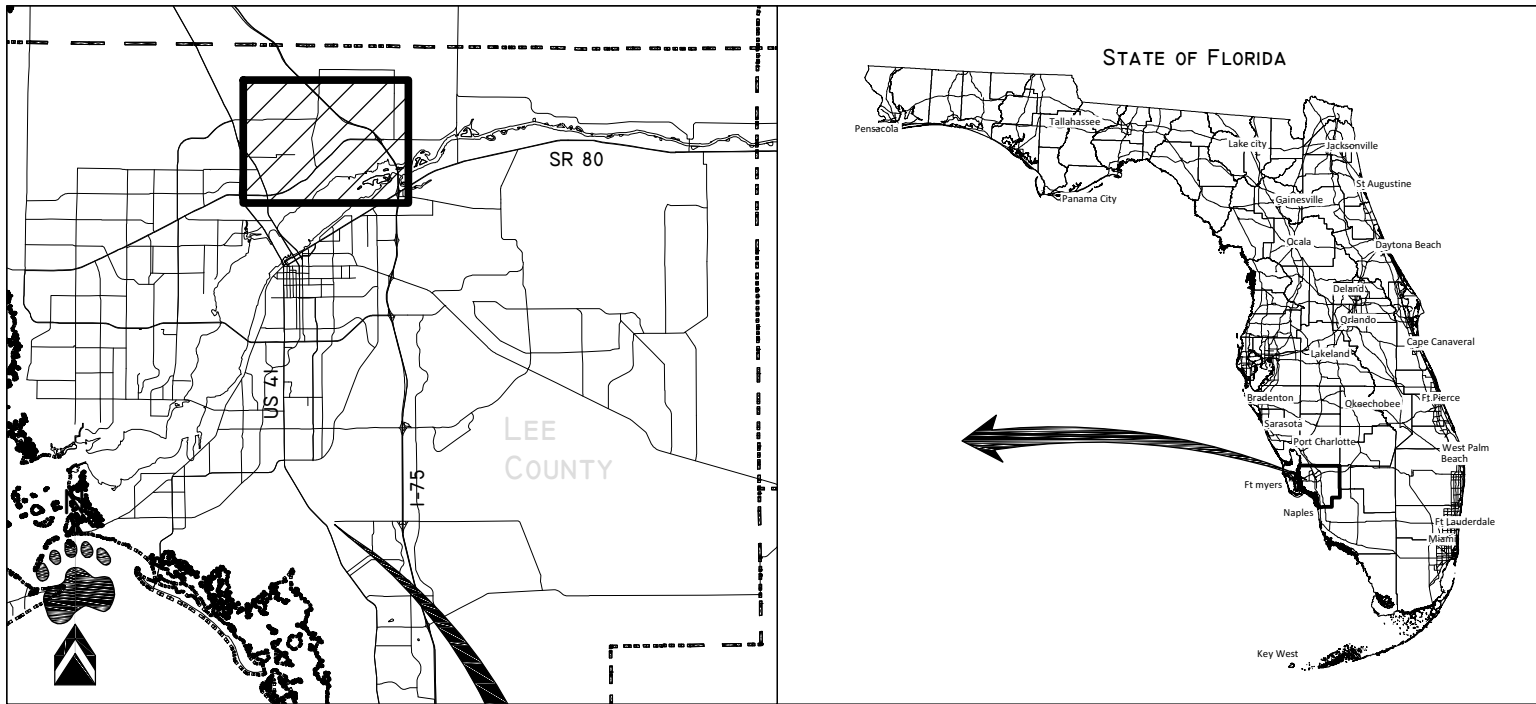
Summary & Discussion

Due to the disturbed nature of the site, the surrounding land uses, and busy roadways, it is unlikely that this site supports or would provide habitat for protected species. Community locations were drawn using non-rectified aerial images with approximate property boundaries, hence their location, aerial extent, and acreage is approximate. The wetlands were flagged and their locations have been picked up by a surveyor; the wetland lines you see on the attached FLUCFCS maps were they surveyed lines. A site inspection will be setup with the SFWMD to perform their jurisdictional determination on the property.

The information contained and the work performed as part of this initial assessment, conforms to the standards and generally accepted practices in the environmental field, and was prepared substantially in accordance with then-current technical guidelines and criteria. The determination of ecological system classifications, functions, values, and boundaries, is an inexact science, and different individuals and agencies may reach different conclusions; therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

EXHIBIT A

Project Location Map



DRAWN BY:	DATE:	CATEGORY
BWS	12/2/21	LOCATION
JOB NUMBER		SCALE:
		NTS
S/T/R		COUNTY
29/43S/25E		LEE

Bayshore 35

Location Map



PAGE

EXHIBIT

EXHIBIT B

FLUCFCS Map with Aerial

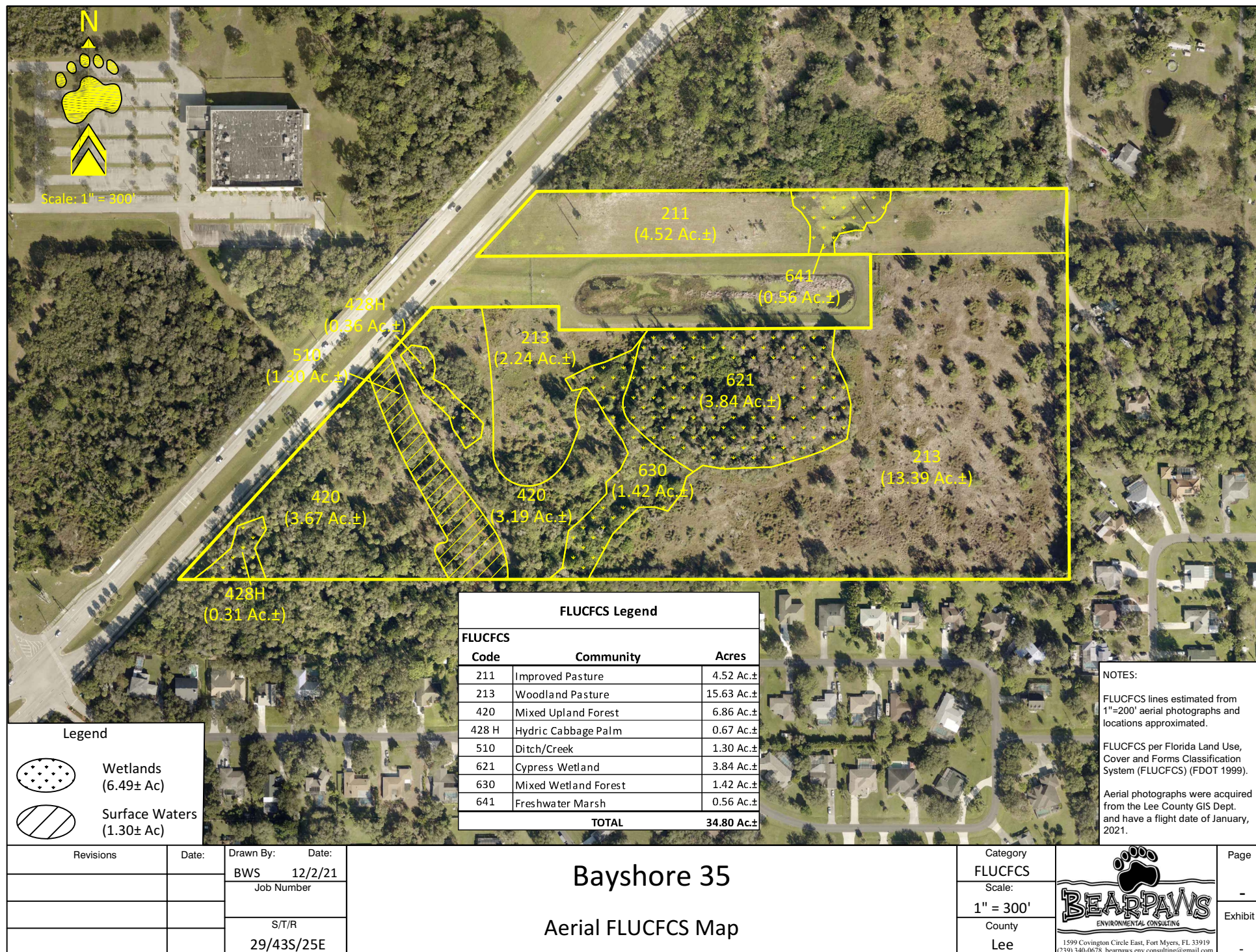
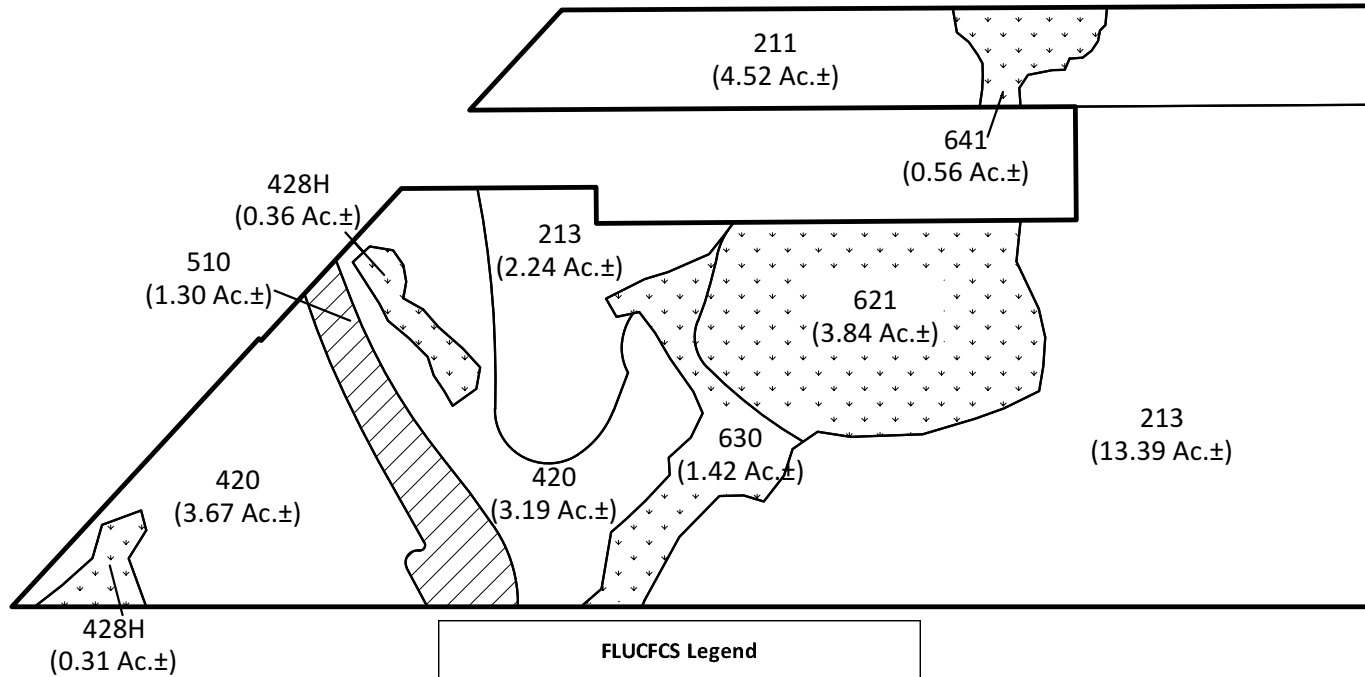


EXHIBIT C
FLUCFCS Map



Scale: 1" = 300'



FLUCFCS Legend

FLUCFCS

Code	Community	Acres
211	Improved Pasture	4.52 Ac.±
213	Woodland Pasture	15.63 Ac.±
420	Mixed Upland Forest	6.86 Ac.±
428 H	Hydric Cabbage Palm	0.67 Ac.±
510	Ditch/Creek	1.30 Ac.±
621	Cypress Wetland	3.84 Ac.±
630	Mixed Wetland Forest	1.42 Ac.±
641	Freshwater Marsh	0.56 Ac.±
TOTAL		34.80 Ac.±

Legend

Wetlands
(6.49± Ac)Surface Waters
(1.30± Ac)

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Revisions	Date:	Drawn By:	Date:
		BWS	12/2/21
		Job Number	
		S/T/R	
		29/43S/25E	

Bayshore 35

FLUCFCS Map

Category
FLUCFCSScale:
1" = 300'County
Lee

Page

-

Exhibit

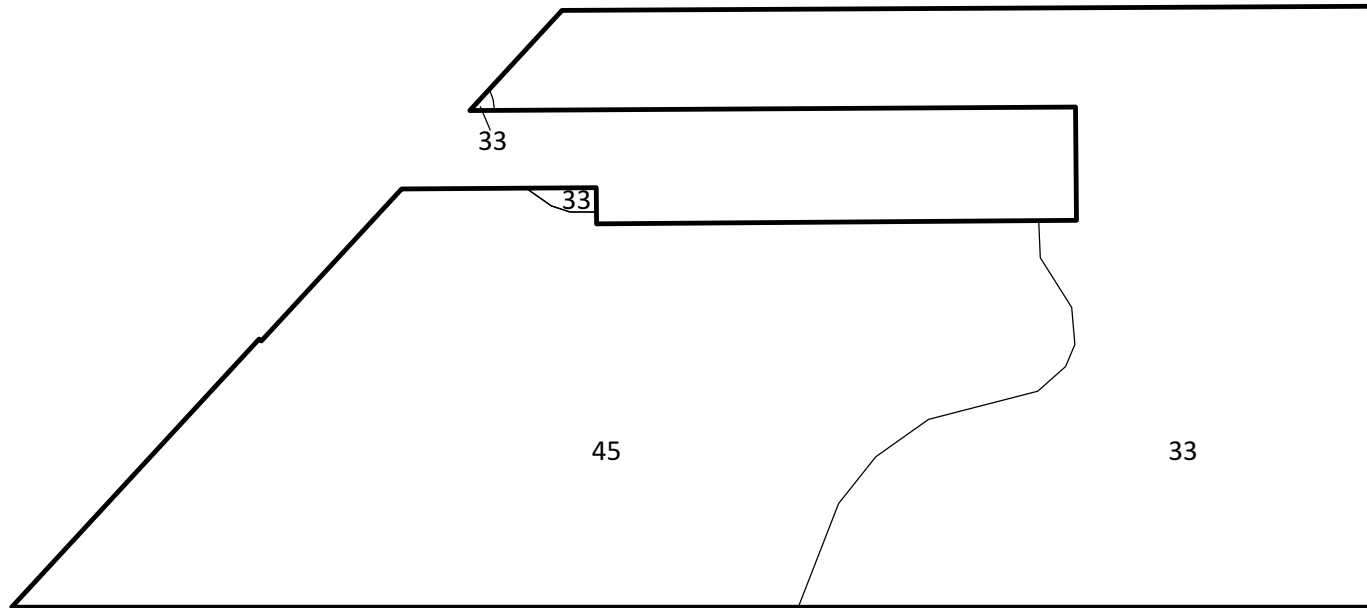
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EXHIBIT D

NRCS Soils Map



Scale: 1" = 300'



NRCS Soils Legend

Soil No	Description	Status
33	Oldsmar Sand	Non-Hydric
45	Copeland Sandy Loam, Depressional	Hydric

NOTES

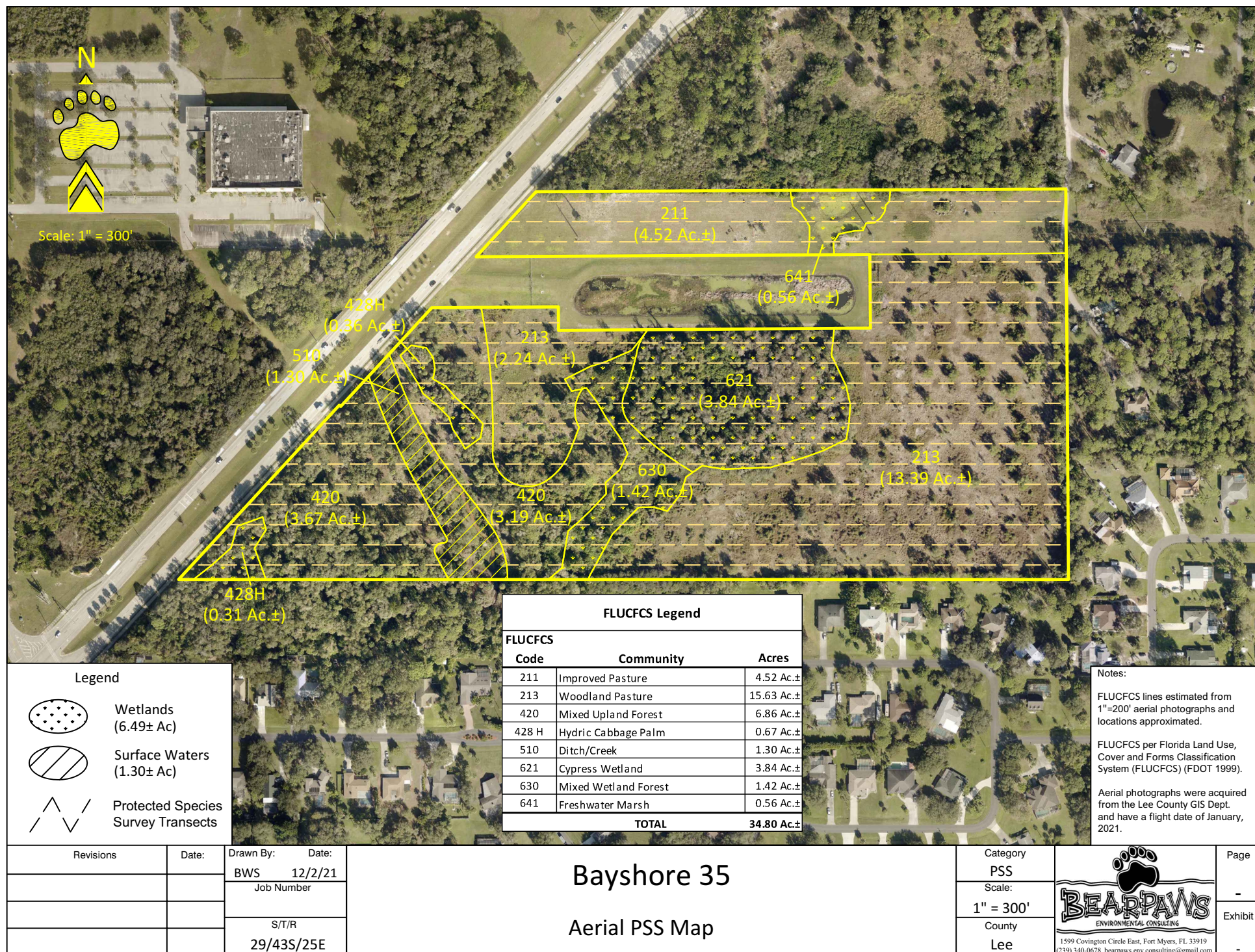
Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By: BWS	Date: 12/2/21	Bayshore 35 Soils Map	Category: Soils	 1599 Covington Circle East, Fort Myers, FL 33919 (239) 340-0678 bearpaws.env.consulting@gmail.com	Page: -
		Job Number			Scale: 1" = 300'		-
		S/T/R			County: Lee		Exhibit
		29/43S/25E					-

1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

EXHIBIT E

Protected Species Survey Map





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 ANALYSIS

FOR

BAYSHORE 31 RPD
LEE COUNTY, FLORIDA

PROJECT NO. F2205.05

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

June 21, 2022



CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED DEVELOPMENT
- IV. TRIP GENERATION
- V. PROJECT IMPACT
- VI. LEVEL OF SERVICE ANALYSIS
- VII. CONCLUSION



I. INTRODUCTION

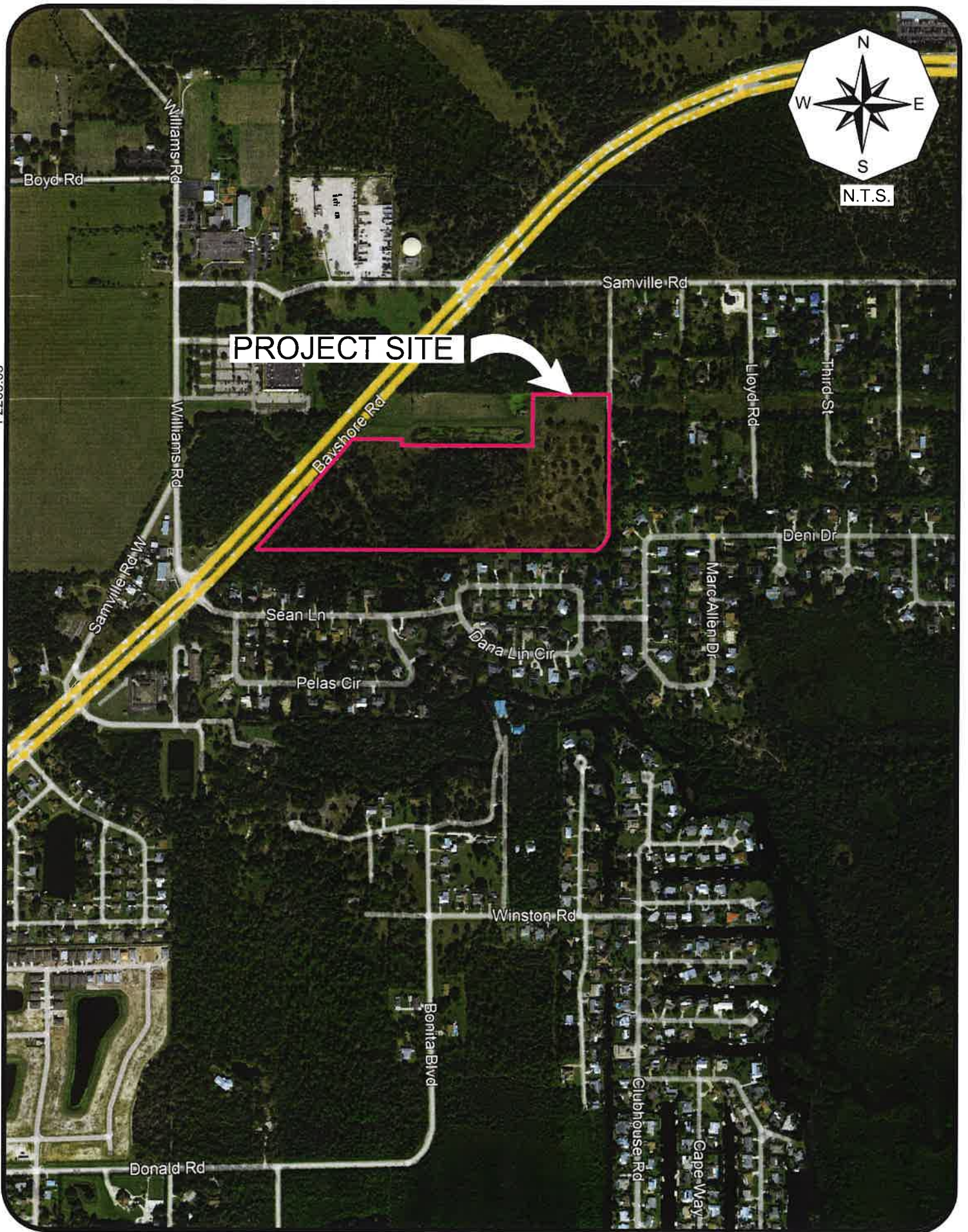
TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking rezoning approval. The project site is located on the south side of SR 78 (Bayshore Road) approximately one (1) mile east of Slater Road in Lee County, Florida.

Figure 1 illustrates the approximate location of the subject site.

The proposed rezoning application is to permit the approximately 31.5 acre site to be rezoned from AG-2 to Residential Planned Development (RPD) to allow for the development of up to 100 single family dwelling units on the site. Access to the site would be provided via a single access connection to Bayshore Road.

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

F2205.05





II. EXISTING CONDITIONS

The subject site is currently vacant. The subject site is bordered by an FDOT detention pond and AG-2 vacant land to the north, existing residential in AG-2 zoning to the east, Bayshore Road to the west and Daughtrey's Creek residential subdivision (RM-2 zoning) to the south.

SR 78 (Bayshore Road) is a four-lane divided arterial roadway that borders the subject site to the north/west. SR 78 has an Access Management Classification of Class 3 adjacent to the site, which requires a minimum connection spacing of 660 feet between driveway connections, 1,320 feet between directional median openings, and 2,640 feet between full median openings. SR 78 has a posted speed limit of 50 mph and is under the jurisdiction of the Florida Department of Transportation (FDOT).

III. PROPOSED DEVELOPMENT

The zoning request is to rezone the site from AG-2 to RPD to permit the development of up to 100 single family dwelling units. **Table 1** summarizes the land uses utilized for the purposes of this analysis.

Table 1
Land Use
Bayshore 31 RPD

Land Use	Size
Single Family Residential (LUC 210)	100 Dwelling Units

Access to the subject site is proposed to SR 78 (Bayshore Road) via a single connection. A second connection to S.R. 78 is not feasible based on FDOT's access management spacing criteria.



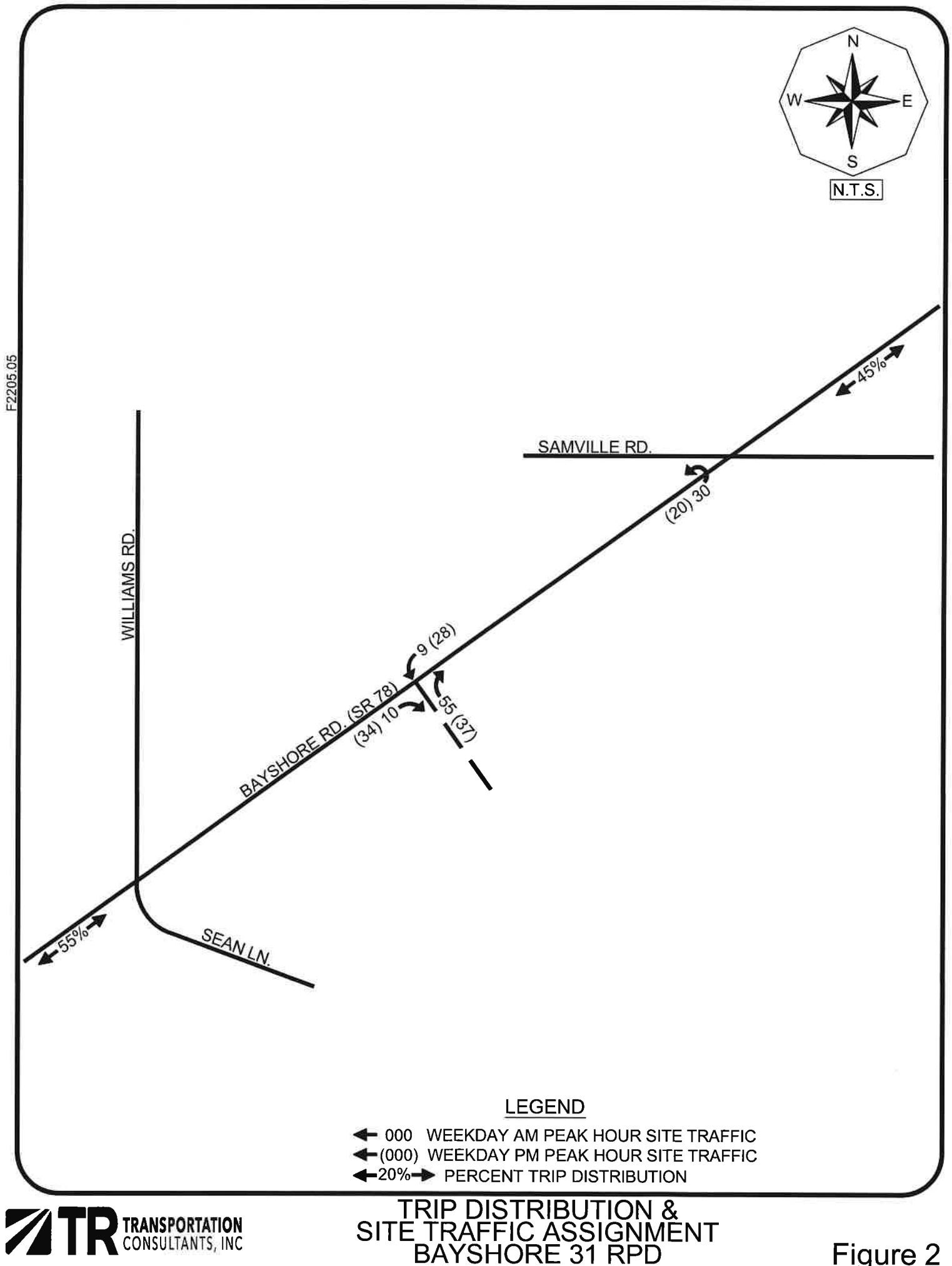
IV. TRIP GENERATION

The trip generation for the proposed Bayshore 31 RPD was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11th Edition. Land Use Code 210 (Single Family Detached Housing) was utilized for the trip generation purposes of the proposed development. **Table 2** outlines the anticipated total weekday AM and PM peak hour trip generation of the proposed development. The anticipated daily trip generation is also indicated within Table 2.

Table 2
Trip Generation – Total Trips
Bayshore 31 RPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single Family Dwelling Units (100 Units)	19	55	74	62	37	99	1,009

Figure 2 illustrates the trip distribution and assignment of the project related trips to the site access drive intersection and those intersections adjacent to the site along S.R. 78.





V. PROJECT IMPACT

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines **Table 1A**, in the Appendix, was created. Table 1A indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service “C” volumes. The Level of Service Threshold volumes for SR 78 were obtained from the FDOT’s *Generalized Peak Hour Directional Volumes, Table 7*. Based on Table 1A, the only roadway segments analyzed included Bayshore Road adjacent to the site.

VI. LEVEL OF SERVICE ANALYSIS

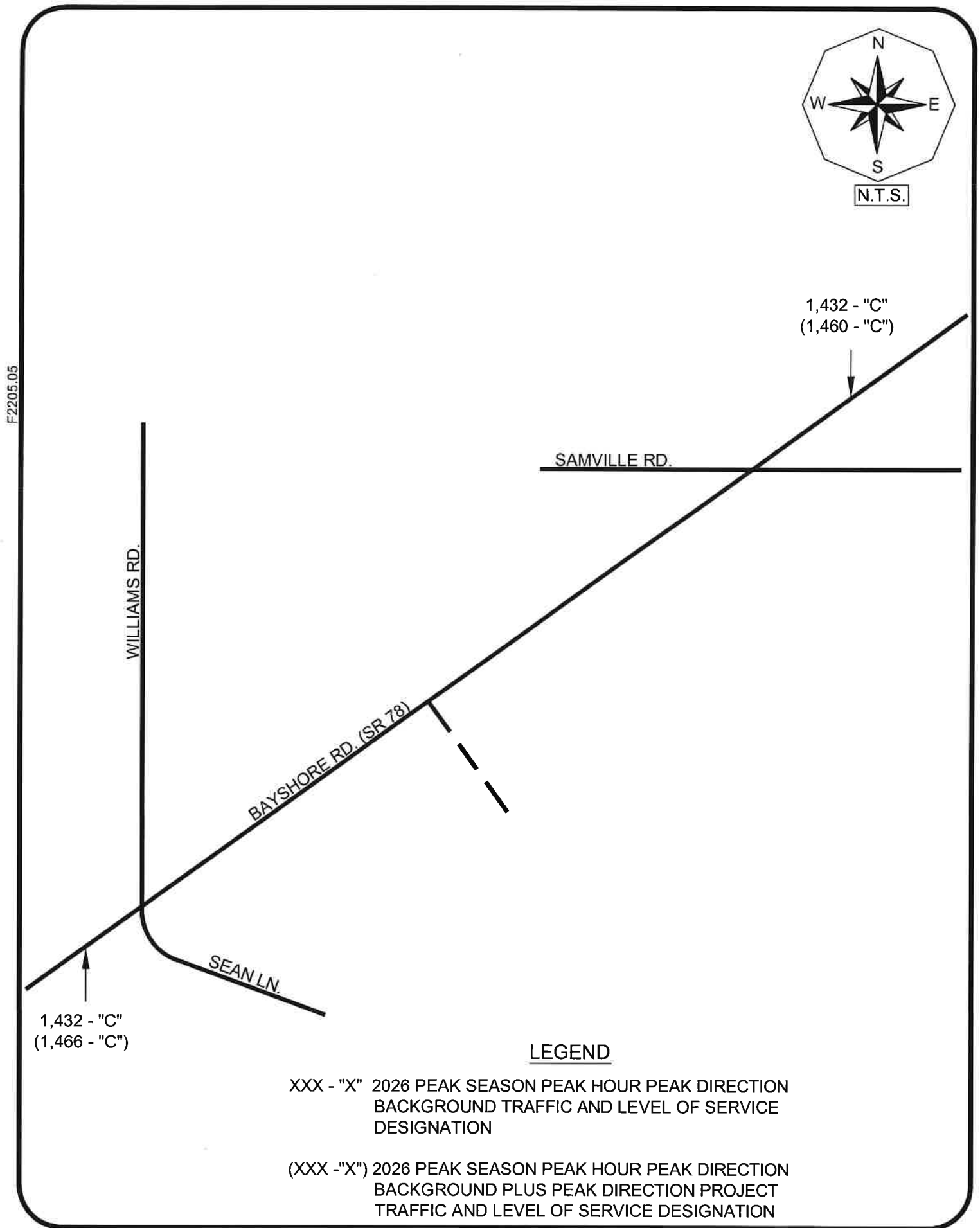
A Level of Service analysis was conducted on the surrounding roadway links. The road segments included in the analysis was SR 78, east of Slater Road. The existing 2020 peak hour peak season peak direction volumes were obtained from the *2021 Lee County Public Facilities Level of Service and Concurrency Report*. In order to determine the projected Level of Service on the roadway links directly accessed by the proposed development, the project traffic was added to the projected 2026 background traffic volumes. The projected 2026 background traffic volumes were formulated by increasing the existing 2020 peak hour peak season peak direction traffic volumes by a historical growth factor as determined by referencing historical traffic data as contained in the FDOT *Traffic Information Online* webpage.

The historical traffic data for Bayshore Road (Station 126064) was referenced in order to determine the Annual Growth Rate (AGR) to estimate the future 2026 background traffic volumes on Bayshore Road and Nalle Road. A copy of the FDOT traffic data is included in the Appendix of this report for reference. **Table 2A**, located in the Appendix of this report indicates the methodology utilized to conduct the projected 2026 Level of Service Analysis.



From the analysis indicated in Table 2A, there is projected to be sufficient capacity on S.R. 78 in 2026 both with and without the project trips added to the road network. Therefore, the rezoning of this site will not cause this roadway segment to operate at a poor Level of Service. **Figure 3** illustrates the results of the Level of Service Analysis.

A Pre-Application meeting was held with FDOT to discuss the access on SR 78. The location of the site access drive as depicted on the Master Concept Plan meets the FDOT spacing criteria to permit a directional left-in access (left-in/right-in/right-out movements permitted). It is anticipated that as this project seeks Development Order and Access approval, that a Directional median opening will be requested from FDOT. At the time of permitting, the necessary turn lanes as required by FDOT along S.R. 78 at the site access drive connection will be determined.





VII. CONCLUSION

The proposed rezoning application for Bayshore 31 RPD is to change the existing AG-2 zoning to RPD to permit the development of up to 100 single family dwelling units on the approximately 31.5 acre site located on the south/east side of Bayshore Road approximately one (1) mile east of Slater Road in Lee County, Florida. The proposed development will not have an adverse impact on the surrounding roadway network. Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service standards as identified in the Lee County Comprehensive Plan. The existing roadway network can accommodate the additional new vehicle trips that are anticipated to be generated.

Turn lanes serving the subject site along the State Highway will be evaluated at the time the project seeks site development permitting from Lee County and Access Connection permitting from the Florida Department of Transportation.

APPENDIX

TABLES 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
BAYSHORE 31 RPD

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	74 VPH	IN=	19	OUT=	55
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	99 VPH	IN=	62	OUT=	37

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	PERCENT	<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJ/</u> <u>LOS C</u>
								<u>PROJECT</u> <u>TRAFFIC</u>			
Bayshore Road (SR 78)	E. of Slater Rd.	4LN	0	0	1910	2000	2000	55%	34		1.8%
	E. of Site Access	4LN	0	0	1910	2000	2000	45%	28		1.5%

Level of Service thresholds for FDOT roads were obtained from the FDOT Generalized Peak Hour Directional Volumes (Jan. 2020)

2000 - Indicates recommended minimum LOS Standard

**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
BAYSHORE 31 RPD**

TOTAL PROJECT TRAFFIC AM =	74	VPH	IN =	19	OUT=	55
TOTAL PROJECT TRAFFIC PM =	99	VPH	IN=	62	OUT=	37

<u>ROADWAY</u>	<u>SEGMENT</u>	2014					2020	PERCENT		2026				
		COUNT	BASE YR	2021	YRS OF	ANNUAL	PK HR	PROJECT	AM PROJ	PM PROJ	FUTURE PLANNING ANALYSIS			
		<u>STATION</u>	<u>ADT</u>	<u>ADT</u>	<u>GROWTH</u>	<u>RATE</u>	<u>PEAK DIR.</u> ¹	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>BACKGROUND</u>	<u>BCKGRND + PROJ</u>	<u>LOS</u>	<u>LOS</u>
											<u>PEAK DIR.</u>	<u>LOS</u>	<u>TRAFFIC</u>	<u>LOS</u>
Bayshore Road (SR 78)	E. of Slater Rd.	126064	20,162	25,000	7	3.12%	1191	55%	30	34	1432	C	1466	C
	E. of Site Access	126064	20,162	25,000	7	3.12%	1191	45%	25	28	1432	C	1460	C

¹ Obtained from the 2021 Lee County Public Facilities Level of Service and Concurrency Report

**FDOT GENERALIZED PEAK HOUR
DIRECTIONAL VOLUMES
TABLE 7**

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's
Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,230	3,100	3,740	4,080	
2	Divided	*	1,910	2,000	**	3	3,280	4,570	5,620	6,130	
3	Divided	*	2,940	3,020	**	4	4,310	6,030	7,490	8,170	
4	Divided	*	3,970	4,040	**	5	5,390	7,430	9,370	10,220	
						6	6,380	8,990	11,510	12,760	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	370	750	800	2	2,270	3,100	3,890	4,230	
2	Divided	*	730	1,630	1,700	3	3,410	4,650	5,780	6,340	
3	Divided	*	1,170	2,520	2,560	4	4,550	6,200	7,680	8,460	
4	Divided	*	1,610	3,390	3,420	5	5,690	7,760	9,520	10,570	
Non-State Signalized Roadway Adjustments						Freeway Adjustments					
(Alter corresponding state volumes by the indicated percent.)						Auxiliary Lane + 1,000 Ramp Metering + 5%					
Non-State Signalized Roadways - 10%											
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	580	890	1,200	1,610
1	Undivided	No	No	-20%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	Yes	No	-5%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+ 5%		Uninterrupted Flow Highway Adjustments					
One-Way Facility Adjustment						Lanes	Median	Exclusive left lanes	Adjustment factors		
Multiply the corresponding directional volumes in this table by 1.2						1	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE²						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
Paved Shoulder/Bicycle Lane Coverage	B	C	D	E		³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
0-49%	*	150	390	1,000		* Cannot be achieved using table input value defaults.					
50-84%	110	340	1,000	>1,000		** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
85-100%	470	1,000	>1,000	**		Source: Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/					
PEDESTRIAN MODE²											
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	140	480							
50-84%	*	80	440	800							
85-100%	200	540	880	>1,000							
BUS MODE (Scheduled Fixed Route)³											
(Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							

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		2020 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
00100	A & W BULB RD	GLADIOLUS DR	MCGREGOR BLVD	2LN	E	860	C	410	C	431	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	270	C	284	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	C	355	C	373	
00400	ALEXANDER BELL	SR 82	MILWAUKEE BLVD	2LN	E	990	D	571	D	600	
00500	ALEXANDER BELL	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	571	E	664	Shadow Lakes
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,171	B	1,230	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,171	B	1,532	Alico Business Park
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,171	B	1,419	Three Oaks Regional Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,051	B	2,156	EEPCO Study
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,061	B	1,208	EEPCO Study
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN	E	1,100/1,840	C	378	E	782	4 Ln constr 2018, EEPCO Study*
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	131	B	224	EEPCO Study
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	55	C	162	old count
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	C	103	C	116	old count projection(2009)
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	607	C	865	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	2,100	C	1,750	C	1,925	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	2,100	C	1,774	F	2,236	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,100	C	1,191	C	1,462	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	924	C	691	C	877	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	924	C	532	C	673	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	B	1,403	B	1,475	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	B	1,403	B	1,475	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	A	1,129	A	1,221	
02650	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	985	A	1,035	
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	346	C	548	
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	651	C	685	Constrained In City Plan *
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	C	1,494	C	1,571	Constrained In City Plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,532	C	1,610	Constrained, old count projection(2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	1,818	C	1,910	Constrained In City Plan(2010)
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	1,995	C	2,097	Constrained In City Plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	667	B	701	Constrained In City Plan
02950	BONITA BEACH RD	BONITA GRANDE DR	END OF CO. MAINTAINED	4LD	E	2,020	B	667	B	701	Constrained In City Plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	D	692	E	782	old count projection(2009)
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,766	E	1,856	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	275	C	289	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	157	C	165	
03500	BROADWAY RD (ALVA)	SR 80	N. RIVER RD	2LN	E	860	C	299	C	314	old count projection(2009)
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	D	477	D	501	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	383	C	403	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	529	E	884	Buckingham 345, Portico
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	B	923	B	970	
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	506	C	604	
04200	BUS 41 (N TAMIAMI TR, SR 78)	CITY LIMITS (N END EDIS)	PONDELLA RD	6LD	D	3,171	C	1,249	C	1,554	
04300	BUS 41 (N TAMIAMI TR, SR 78)	PONDELLA RD	SR 78	6LD	D	3,171	C	1,249	C	1,554	
04400	BUS 41 (N TAMIAMI TR, SR 78)	SR 78	LITTLETON RD	4LD	D	2,100	C	1,000	C	1,275	
04500	BUS 41 (N TAMIAMI TR, SR 78)	LITTLETON RD	US 41	4LD	D	2,100	C	614	C	827	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	MCGREGOR BLVD	4LB	E	4,000	D	3,053	D	3,209	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS	2LN	E	860	C	267	C	302	Constrained, old count(2010)
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	328	C	345	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	105	C	150	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	268	C	420	Estero maintains to east
05100	COLLEGE PKWY	MCGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	*
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	2,059	D	2,164	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,059	D	2,164	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,815	D	1,907	
05500	COLONIAL BLVD	MCGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	F	3,049	F	3,204	*
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	D	2,821	F	2,965	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	B	2,241	C	2,355	*
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	100	C	105	old count
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	217	C	245	old count projection(2010)
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	22	C	226	old count, added VA clinic(2009)
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	1,007	C	1,272	Galleria at Corkscrew
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	F	2,129	F	2,238	
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	C	1,022	C	1,234	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	1,181	C	1,393	
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	C	499	E	978	EEPCO Study, The Place, Verdiana Village
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	143	C	293	old count projection(2010)
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	336	C	353	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	225	C	237	

TRAFFIC DATA FROM FDOT FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6064 - BAYSHORE RD, W OF I-75

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	25000 T	0	0	9.00	54.30	9.90
2020	24500 S	0	0	9.00	54.00	6.90
2019	25500 F	0	0	9.00	56.00	7.70
2018	25710 C	0	0	9.00	53.70	8.00
2017	25500 X	0	0	9.00	55.40	7.40
2016	25000 E	0	0	9.00	57.10	7.00
2015	24000 E	0	0	9.00	52.30	5.90
2014	20162 C			9.00	52.30	5.90
2013	20162 C	E 10233	W 9929	9.00	52.30	9.60

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

TRIP GENERATION EQUATIONS

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

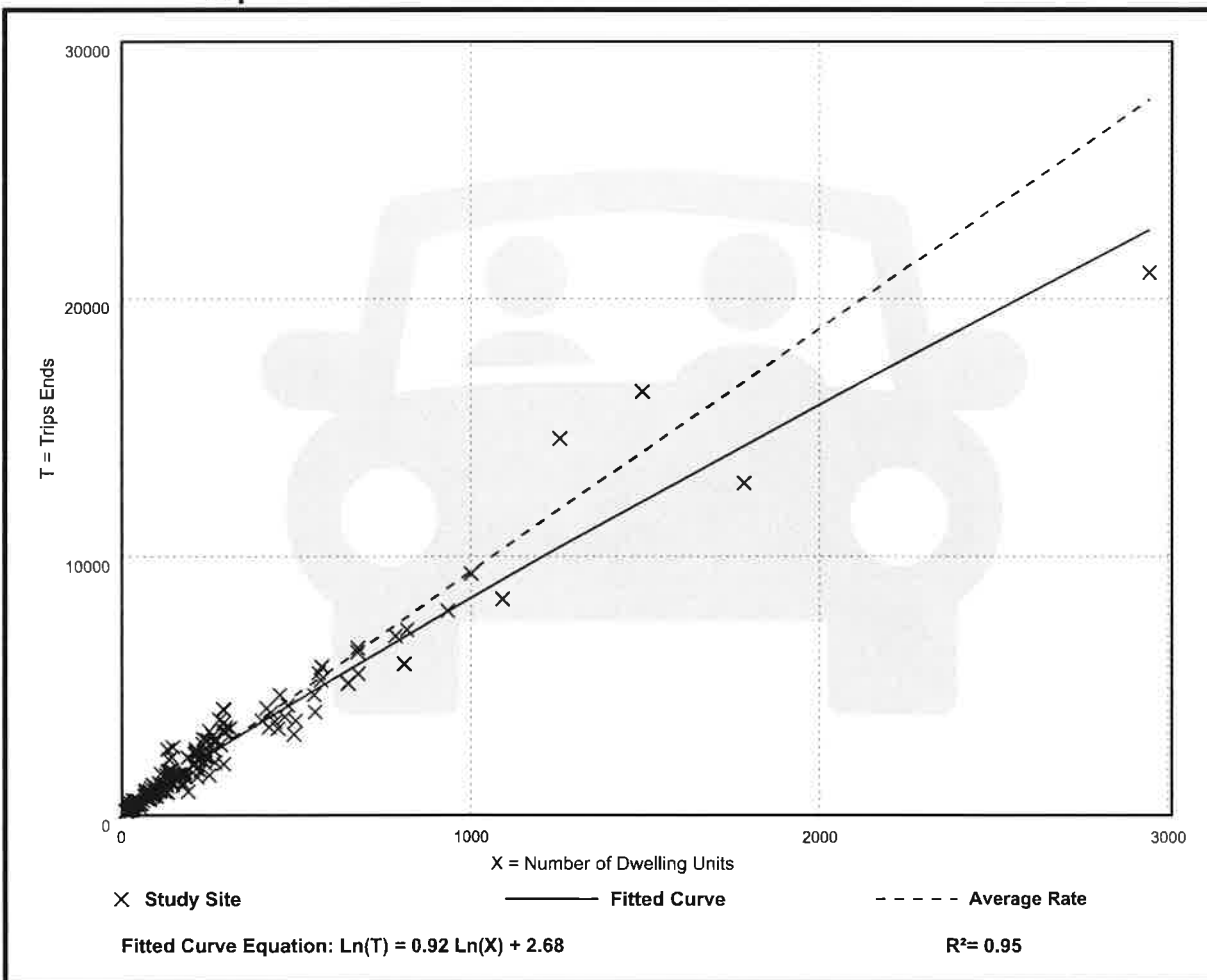
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

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: 192

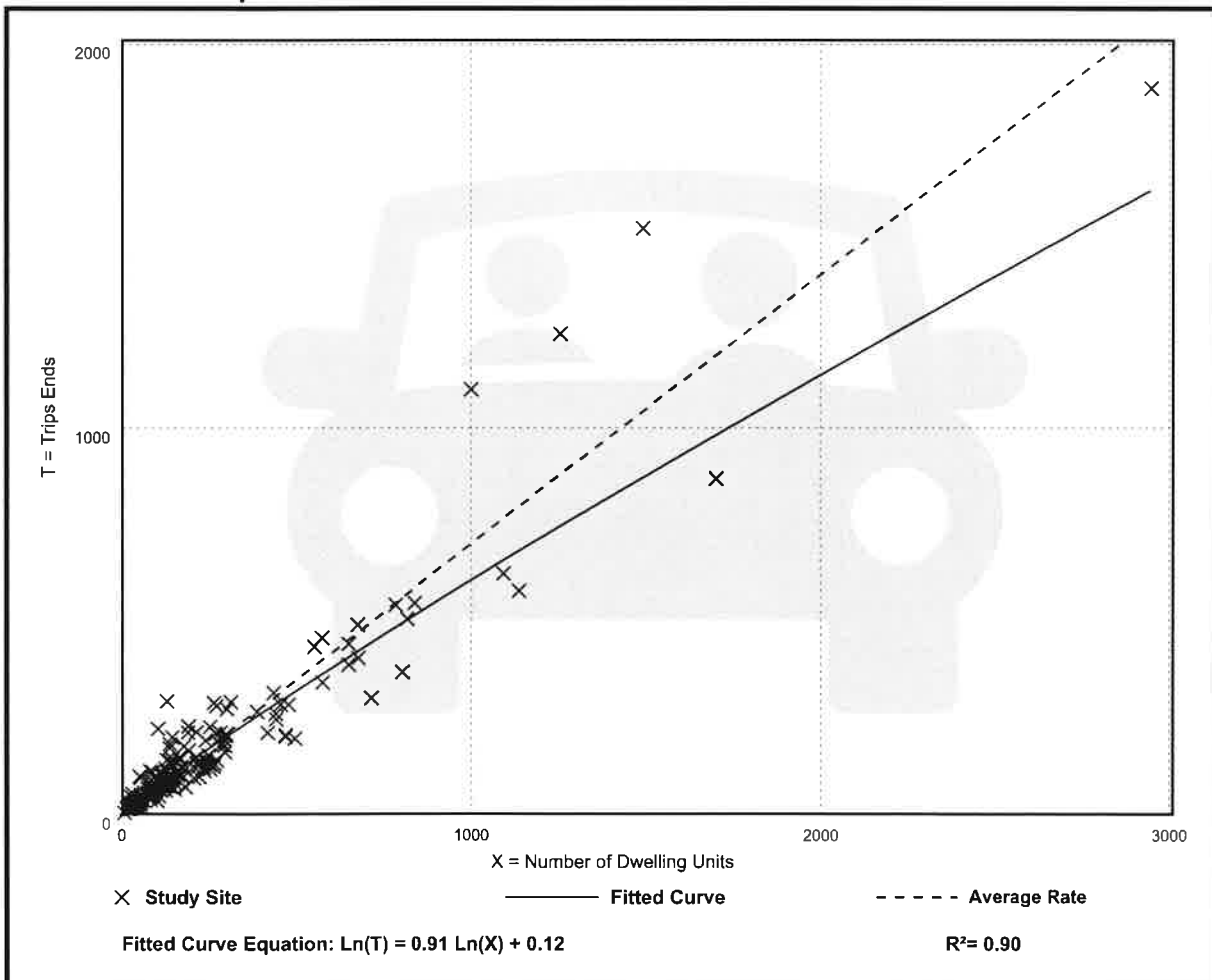
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

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: 208

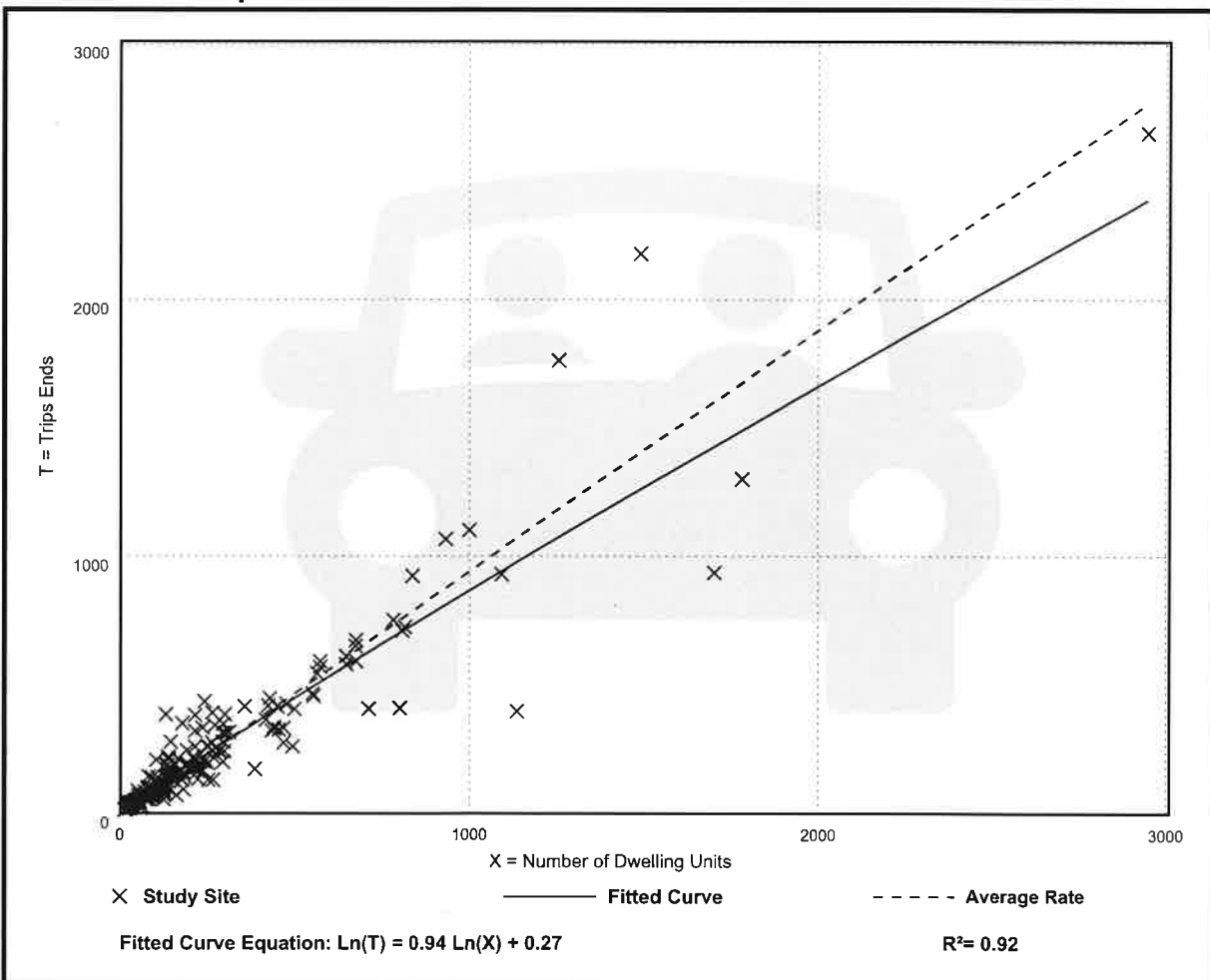
Avg. Num. of Dwelling Units: 248

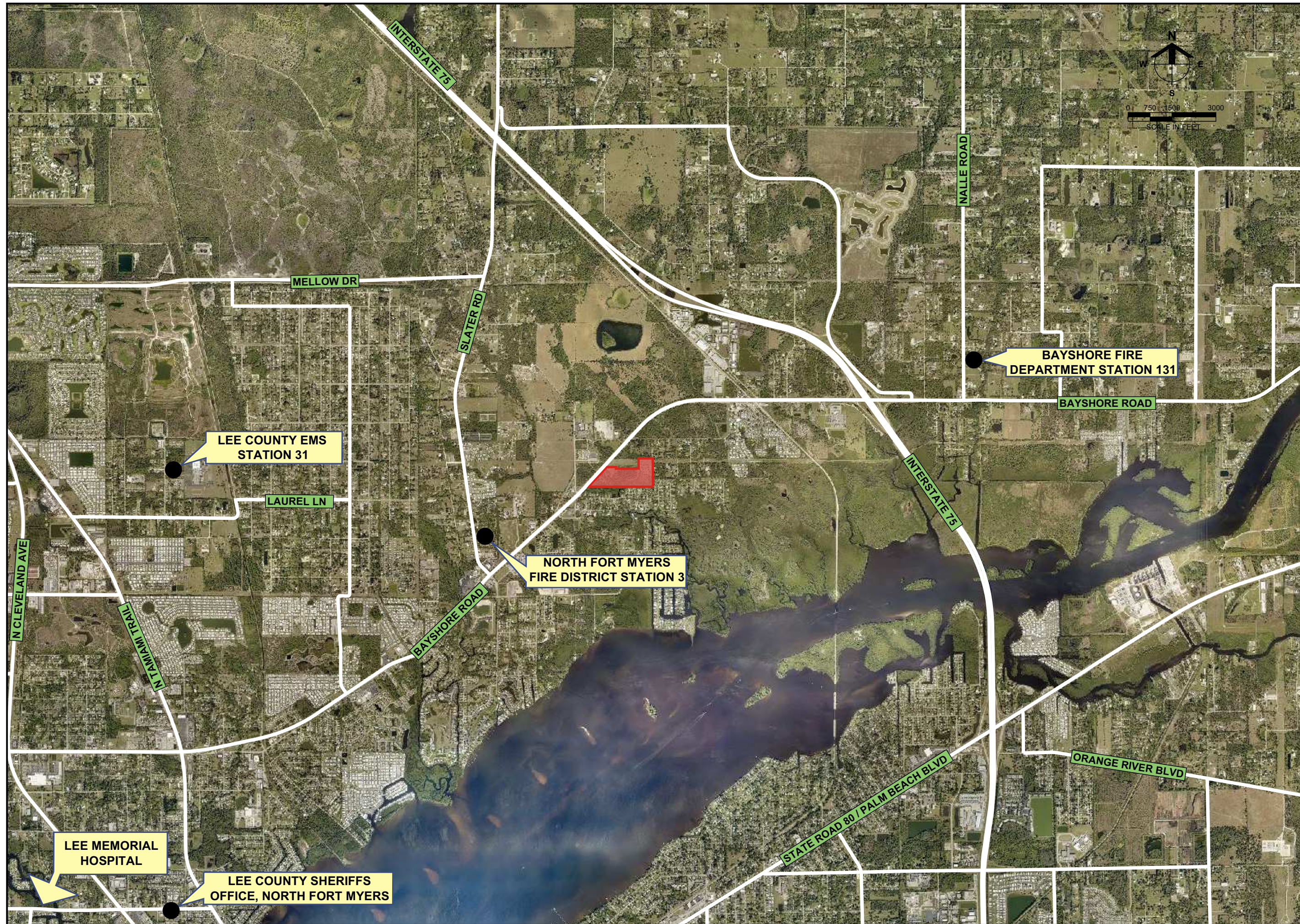
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation





Barraco
and Associates, Inc.
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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PROJECT DESCRIPTION

**BAYSHORE
31 RPD**

PART OF SECTION 29,
TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE
INTENSITIES OR DENSITIES MAY
CHANGE SIGNIFICANTLY BASED
UPON SURVEY, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS AND /
OR OPPORTUNITIES.

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FILE NAME	24085X00-PUBLICEMERGENCYSERVICES.DWG
LOCATION	J:\24085\DWG\EXHIBITS\
PLOT DATE	THU, 4-14-2022 - 2:56 PM
PLOT BY	ALYSSA FONTAINE

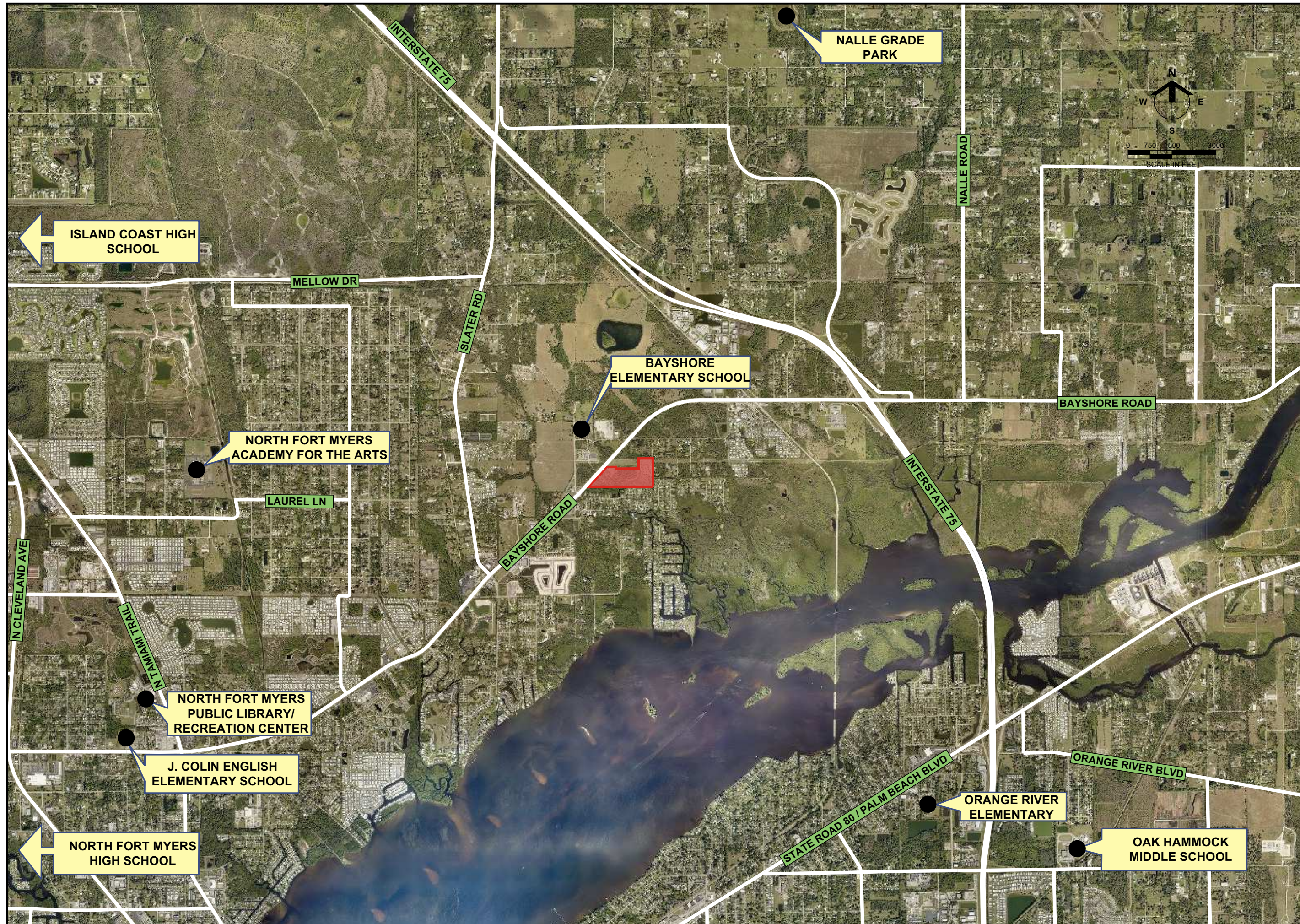
CROSS REFERENCED DRAWINGS

PLAN REVISIONS	

PLAN STATUS

**PUBLIC FACILITIES
EMERGENCY SERVICES
MAP**

PROJECT / FILE NO.	SHEET NUMBER
24085	1



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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PROJECT DESCRIPTION

**BAYSHORE
31 RPD**

PART OF SECTION 29,
TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
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FILE NAME: 24085X00-PUBLIC/FACILITY/SCHOOLS.DWG

LOCATION: J:\24085\DWG\EXHIBITS\

PLOT DATE: THU, 4-14-2022 - 3:41 PM

PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

**PUBLIC FACILITIES
MAP OF SCHOOLS
AND LIBRARIES**

PROJECT / FILE NO.
24085

SHEET NUMBER
1



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PROJECT DESCRIPTION

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31 RPD**

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FILE NAME: 24085X00-PUBLICFACILITYPARKS.DWG

LOCATION: J:\24085\DWG\EXHIBITS\

PLOT DATE: THU, 4-14-2022 - 3:35 PM

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PLAN REVISIONS

PLAN STATUS

**PUBLIC FACILITIES
MAP OF PARKS
AND RECREATION**

PROJECT / FILE NO. **24085**

SHEET NUMBER **1**



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BAYSHORE
31 RPD

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LEE COUNTY, FLORIDA

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FILE NAME	24085X00-LOCMAP.DWG
LOCATION	J:\24085\DWG\EXHIBITS\
PLOT DATE	THU. 4-14-2022 - 2:19 PM
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PLAN REVISIONS

PLAN STATUS

LOC MAP

PROJECT / FILE NO.	SHEET NUMBER
24085	1

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31 RPD

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PLAN REVISIONS

PLAN STATUS

QUAD MAP

PROJECT / FILE NO.	SHEET NUMBER
24085	1

A detailed topographic map of the Bayshore 31 RPD area in Lee County, Florida. The map shows a grid of land parcels, many of which are shaded in light green or light blue. Key features include the Orange River flowing through the center, with several islands and a large 'Spoil Area' labeled. Other labeled areas include 'Beautiful Island', 'Midway Island', and 'Marsh Point'. Infrastructure such as roads, trails, and a 'Substation' are visible. A red rectangle highlights a specific 'SUBJECT PROPERTY' in the center-left. The map is overlaid with a grid of section numbers (e.g., 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36) and township/range coordinates (T 43 S, R 24 E, R 25 E). The map is titled 'BAYSHORE 31 RPD' in the top right corner.