



Professional Engineers, Planners & Land Surveyors

August 5, 2022

Mr. Brandon Dunn
Lee County Development Services
1500 Monroe Street
Fort Myers, Florida 33901

**REFERENCE: GRAND BAY - COMPREHENSIVE PLAN AMENDMENT
CPA2022-00006 & CPA2022-00007**

Dear Brandon:

This letter is written in response to your email dated July 29, 2022. The area requested to be included within the Mixed Use Overlay has increased from 14.25 acres to 15.64 acres to include the water management lake to the west of the proposed multi-family in order to calculate density from that area since it is proposed to serve both the commercial and residential areas of the project. The relevant application materials listed below have been revised to reflect this change. The Existing and Future Public Facilities Analysis, Traffic Circulation Analysis and Letters of Determination for Adequacy/Provision were not updated since it would have no bearing on the analysis. The environmental reports were not updated since they included the entire project site.

1. Revised Exhibit M1 - Map Application Page 1
2. Revised Exhibit M3 – Surrounding Property Owners List, Map & Labels
3. Revised Exhibit M4:
 - a. Revised Existing Future Land Use Map Exhibit
 - b. Revised Existing Lee Plan Map 1-C Mixed Use Overlay
 - c. Revised Proposed Lee Plan Map 1-C Mixed Use Overlay
 - d. Revised Mixed-Use Overlay/Future Land Use Map Exhibit
4. Revised Exhibit M5: Map & Description of Existing Land Uses
5. Revised Exhibit M6: Map & Description of Existing Zoning
6. Revised Exhibit M7: Signed/Sealed Legal Description & Sketch
7. Revised Exhibit M9: Aerial Map
8. Revised Exhibits M11 & T6: Lee Plan Analysis
9. Revised Exhibit M8: Additional Deed: Instrument No. 2022000179409
10. Revised Exhibits M12 & T7: Environmental – following maps only:
 - a. Revised FIRM Flood Insurance Rate Map 1st page
 - b. Revised QUAD Map
11. Revised Exhibits M13 & T8:
 - a. Archaeological Sensitivity Map Only
12. Revised Exhibit M19: Justification of Proposed Amendment
13. Revised Exhibit T1: Text Amendment Application
14. Revised Exhibit T4: Proposed Text Amendments

If you have any questions or I may be of further assistance, please do not hesitate to contact me at (239) 770-2527 or shewitt@bankseng.com.

Sincerely,
BANKS ENGINEERING



Stacy Ellis Hewitt, AICP
Director of Planning

Attachments

Exhibit M1

Completed Application

Grand Bay
Revised August 2022



Professional Engineers, Planners & Land Surveyors



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Grand Bay

Project Description: Applicant is requesting a Map Amendment to extend the Mixed Use Overlay boundary to the west on S. Tamiami Trail across from intersection with San Carlos Blvd. to include two parcels totaling 15.64± acres to accommodate a mixture of multi-family residential and commercial uses with concurrent Text Amendment to Policy 5.1.10.3.

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

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

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

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

City, State, Zip: Fort Myers, FL 33966

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

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

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

Address: 10511 Six Mile Cypress Parkway

City, State, Zip: Fort Myers, FL 33966

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

E-mail: shewitt@bankseng.com

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

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

City, State, Zip: Antioch, TN 37013

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

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

4. Property Location:

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

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

5. Property Information:

Total Acreage of Property: 46.33± ac

Total Acreage Included in Request: 15.64± ac

Total Uplands: 15.64± ac

Total Wetlands: _____

Current Zoning: CG & MH-1

Current Future Land Use Category(ies): Urban Community

Area in Each Future Land Use Category: 15.64± ac in Urban Community

Existing Land Use: Vacant

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

Residential Units/Density: 298 du*

Commercial Intensity: 30,000± SF

Industrial Intensity: N/A

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

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 340 du*

Commercial Intensity: 30,000± SF

Industrial Intensity: N/A

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

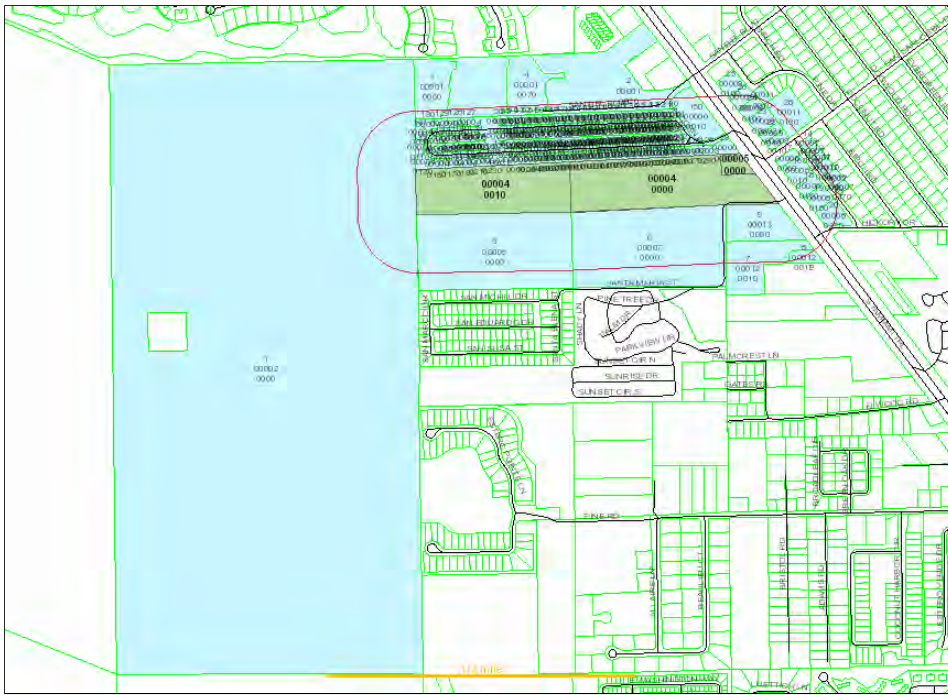
Exhibit M3

Surrounding Property Owners List, Map & Labels

Grand Bay
Revised August 2022



Professional Engineers, Planners & Land Surveyors



Date of Report: August 03, 2022
 Buffer Distance: 500 feet
 Parcels Affected: 150
 Subject Parcels: 20-46-25-01-00004.0000, 20-46-25-01-00004.0010, 20-46-25-01-00005.0000

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

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

| OWNER NAME AND ADDRESS | STRAP AND LOCATION | LEGAL DESCRIPTION | MAP INDEX |
|--|---|--|-----------|
| TIIF/REC + PARKS DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399 | 19-46-25-00-00002.0000 GOVT LOT FORT MYERS FL 33908 | E 1/2 SEC 19 LESS 2.001 SEC 19 | 1 |
| BLP GRAND BAY LLC 160 NW 26TH ST UT 201 MIAMI FL 33127 | 20-46-25-01-00001.0020 18990/100 S TAMiami TRL FORT MYERS FL 33908 | SAN CARLOS GROVE TRACTS PB4PG75 PORT OF LOT 1 AS DESC IN OR 4197 PG 3941 LESS INST #2010000119996 + LESS INST #2011000143480 | 2 |
| TIIF/REC + PARKS DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399 | 20-46-25-01-00001.0060 GOVT LOT FORT MYERS FL 33908 | SAN CARLOS GROVE TRACTS PB 4 PG 75 DESC IN OR 4085 PG 3114 | 3 |
| WILLOW PARTNERS LLC 317 GARDEN AVE HOLLAND MI 49424 | 20-46-25-01-00001.0070 7225 SANIBEL BLVD FORT MYERS FL 33908 | PARL LOC IN NW 1/4 OF NW 1/4 OF SECT | 4 |
| FREELAND FL HOLDINGS LLC BERNARD G FREELAND 5333 HICKORY PKWY ANTIOCH TN 37013 | 20-46-25-01-00006.0000 ACCESS UNDETERMINED FORT MYERS FL | SAN CARLOS GROVE TRACTS PB 4 PG 75 LOTS PT 3 + 4 | 5 |
| PSW ESTERO LLC 2647 S HOMER LAKE RD HOMER IL 61849 | 20-46-25-01-00007.0000 4098 SANTA MARIA ST FORT MYERS FL 33908 | SAN CARLOS GROVE TRACTS PB 4 PG 75 E 1320 FT OF LOT 3 LESS RD R/W | 6 |
| LIFE STORAGE LP 6467 MAIN ST BUFFALO NY 14221 | 20-46-25-01-00012.0010 19400 S TAMiami TRL FORT MYERS FL 33908 | SAN CARLOS GROVE TRACT PB 4 PG 75 LOTS 19 + 20 DESC IN OR 3742/3982 LESS OR 1972 PG 2906 LESS .001B | 7 |
| VJP HOLDINGS LP VINCENT SCOLA 17 GROVE TER SPARTA NJ 07871 | 20-46-25-01-00012.001B 19420 S TAMiami TRL FORT MYERS FL 33908 | SAN CARLOS GROVE TRACT PB 4 PG 75 LOTS 19 + 20 DESC IN OR 3742/3982 LESS OR 1972 PG 2906 | 8 |
| MARINA MIKE'S LLC 5671 HARBORAGE DR FORT MYERS FL 33908 | 20-46-25-01-00013.0000 19300 S TAMiami TRL FORT MYERS FL 33908 | SAN CARLOS GROVE TRACTS PB 4 PG 75 LOT 21 LESS 13.001 + RD R/W | 9 |
| SHEBESH ANNA + 1017 N BROAD ST GRIFFITH IN 46319 | 20-46-25-03-00007.0010 19149 ACORN RD FORT MYERS FL 33967 | SAN CARLOS PK.UNIT 2 BLK 7 PB 10 PG 128 LOTS 1 THRU 3 INCL. | 10 |
| LIBAK CHRISTOPHER H + DONNA TR 8293 WINGED FOOT DR FORT MYERS FL 33967 | 20-46-25-03-00007.0040 19133 ACORN RD FORT MYERS FL 33967 | SAN CARLOS PARK UNIT 2 BLK 7 PB 10 PG 128 LOTS 4 THRU 6 | 11 |
| HOBBS MIRIAMA 19121 ACORN RD FORT MYERS FL 33967 | 20-46-25-03-00007.0070 19121 ACORN RD FORT MYERS FL 33967 | SAN CARLOS PK.UNIT 2 BLK 7 PB 10 PG 128 LOTS 7 + 8 | 12 |
| RODRIGUEZ RAFAEL 2355 55TH ST SW NAPLES FL 34116 | 20-46-25-03-00007.0090 19113 ACORN RD FORT MYERS FL 33967 | SAN CARLOS PARK UNIT 2 PB 10 PG 128 BLK 7 LOTS 9 + 10 | 13 |
| BARRIOS MARIELL G 7468 SAN CARLOS BLVD ESTERO FL 33967 | 20-46-25-03-00007.0110 7468 SAN CARLOS BLVD FORT MYERS FL 33967 | SAN CARLOS PK.UNIT 2 BLK 7 PB 10 PG 128 LOTS 11 + 12 | 14 |
| BRODBECK JOSEPH W & 19153 ACORN RD | 20-46-25-03-00007.0470 19153 ACORN RD | SAN CARLOS PARK UNIT 2 BLK 7 PB 10 PG 128 | 15 |

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|--|--|---|----|
| FORT MYERS FL 33967 | FORT MYERS FL 33967 | LOTS 47 + 48 | |
| SAN CARLOS VENTURE INC JOHN W MEYER CPA 1207 3RD ST S STE 4 NAPLES FL 34102 | 20-46-25-03-00008.0010 19133-147 S TAMIAAMI TRL FORT MYERS FL 33908 | SAN CARLOS PARK UNIT 2 BLK 8 PB 10 PG 128 LOTS 1 THRU 5 + LOTS 10 THRU 14 | 16 |
| COACH LLC TR PO BOX 110052 NAPLES FL 34108 | 20-46-25-03-00008.0060 7460 SAN CARLOS BLVD FORT MYERS FL 33967 | SAN CARLOS PARK UNIT 2 BLK 8 PB 10 PG 128 LOTS 6 THRU 9 LESS RD R/W | 17 |
| BARKIS SAN CARLOS CAR WASH INC 15834 BROTHERS CT FORT MYERS FL 33912 | 20-46-25-03-00008.0150 19136 ACORN RD FORT MYERS FL 33967 | SAN CARLOS PARK UNIT 2 BLK 8 PB 10 PG 128 LTS 15 THRU 17+LTS35THRU37 LS R/W | 18 |
| ART REAL ESTATE HOLDINGS LLC 2135 IMPERIAL CR NAPLES FL 34110 | 20-46-25-03-00008.0180 19150 ACORN RD FORT MYERS FL 33967 | SAN CARLOS PARK UNIT 2 BLK 8 PB 10 PG 128 LTS 18 THRU 21 + LTS 31 THRU 34 | 19 |
| CIRCLE K STORES INC PO BOX 52085 DC-17 PHOENIX AZ 85072 | 20-46-25-03-00008.0220 19373 S TAMIAAMI TRL FORT MYERS FL 33908 | SAN CARLOS PARK UNIT 2 BLK 8 PB 10 PG 128 LOTS 22 THRU 30 LESS R/W | 20 |
| NEW DAY CHRISTIAN CHURCH INC 19091 S TAMIAAMI TRL FORT MYERS FL 33908 | 20-46-25-04-00009.0010 19091 S TAMIAAMI TRL FORT MYERS FL 33908 | SAN CARLOS PK.UNIT 3 + 4 BLK 9 PB 11 PG 11 LOTS 1 - 3 + LTS 42 - 44 | 21 |
| NEW DAY CHRISTIAN CHURCH INC 19091 S TAMIAAMI TRL FORT MYERS FL 33908 | 20-46-25-04-00009.0040 19089 S TAMIAAMI TRL FORT MYERS FL 33908 | SAN CARLOS PK UNIT 3 + 4 BLK 9 PB 11 PG 11 LOTS 4 + 5 + 40 + 41 | 22 |
| ADVANCE STORES CO INC #9333 TAX ACCOUNTING PO BOX 2710 ROANOKE VA 24001 | 20-46-25-04-00009.0060 19087 S TAMIAAMI TRL FORT MYERS FL 33908 | SAN CARLOS PK UNIT 3 + 4 BLK 9 PB 11 PG 11 LOTS 6 THRU 9 + 36 THRU 39 | 23 |
| EMBARQ FLORIDA INC PROPERTY TAX DEPT 1025 ELDORADO BLVD BROOMFIELD CO 80021 | 20-46-25-04-00009.0100 19071 S TAMIAAMI TRL FORT MYERS FL 33908 | SAN CARLOS PK U 3 + 4 BLK 9 PB 11 PG 11 LTS 10 11 34 + 35 +SELY 30FT LTS 12 +33 | 24 |
| OZTURK FAMILY INC 19051 S TAMIAAMI TRL FORT MYERS FL 33908 | 20-46-25-04-00009.0160 19051 S TAMIAAMI TRL FORT MYERS FL 33908 | SAN CARLOS PARK UNIT 3 + 4 BLK 9 PB 11 PG 11 LOTS 16 17 18 + 19 + LOTS 26 THRU 29 | 25 |
| CLOSE LARRY & LORINDA 6730 BRIARCLIFF RD FORT MYERS FL 33912 | 20-46-25-04-00009.0300 19059 S TAMIAAMI TRL FORT MYERS FL 33908 | SAN CARLOS PARK UNIT 3 + 4 BLK 9 PB 11 PG 11 LOTS 13 THRU 15 + LT 12 N 10FT + 30 THRU 32 + LT 33 N 10FT | 26 |
| HANNAHS TERESA M + 15640 KINGSLEY RD NINILCHIK AK 99639 | 20-46-25-04-00011.0010 7386 PINE DR FORT MYERS FL 33967 | SAN CARLOS PK.UNIT 3 + 4 BLK 11 PB 11 PG 11 PT LOT 2 ALL 1 | 27 |
| SAN CARLOS PARK ALLIANCE 7469 SAN CARLOS BLVD FORT MYERS FL 33967 | 20-46-25-04-00011.0130 7469 SAN CARLOS BLVD FORT MYERS FL 33967 | SAN CARLOS PK.UNIT 3 + 4 BLK 11 PB 11 PG 11 LOT 13 | 28 |
| DICKEY DAVID B + 6514 WILLOW LAKE CIR FORT MYERS FL 33966 | 20-46-25-05-00000.00C0 19190 S TAMIAAMI TRL FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL OR 493 PG 607 UNNUMBERED TRACT | 29 |
| KOONTZ MARY E 2560 W DOUBLE DOWN CT BLOOMINGTON IN 47403 | 20-46-25-05-00001.0010 3842 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HOME VLG BLK 1 OR 493 PG 607 LOT 1 | 30 |
| PURTLEBAUGH JAMES K SR 8385 N FOX HOLLOW RD BLOOMINGTON IN 47408 | 20-46-25-05-00001.0020 3838 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 1 OR 493 PG 607 LOT 2 | 31 |
| DECKARD DAVID + 8465 S OLD ST RD 37 BLOOMINGTON IN 47403 | 20-46-25-05-00001.0030 3834 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 1 OR 493 PG 607 LOT 3 | 32 |
| PURTLEBAUGH JAMES KEITH 8385 N FOX HOLLOW RD BLOOMINGTON IN 47408 | 20-46-25-05-00001.0040 3830 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 1 OR 493 PG 607 LOT 4 | 33 |
| TAYLOR BRUCE G 9 1/2 N LIMESTONE ST JAMESTOWN OH 45335 | 20-46-25-05-00001.0050 3826 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINE MOBILE HOME VILL BLK 1 OR 493 PG 607 LOT 5 LESS W 5 FT | 34 |
| ADKINS ROBIN 17900 JAYNE CT FORT MYERS FL 33913 | 20-46-25-05-00001.0060 3822 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 6 PLUS W 5 FT OF LOT 5 | 35 |
| TOMAS LORENZO JOAQUIN 3814 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00001.0070 3818 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 7 | 36 |
| TOMAS LORENZO 3814 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00001.0080 3814 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 8 | 37 |
| VILLALPANDO MARIA DEL CARMEN 3810 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00001.0090 3810 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 9 | 38 |
| VILLALPANDO MARIA DEL CARMEN 3808 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00001.0100 3808 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 10 | 39 |
| PUPO MAXIMO O 3802 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00001.0110 3802 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 1 OR 493 PG 607 LOT 11 | 40 |
| RAMSEY RICHARD + 3798 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00001.0120 3798 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 12 | 41 |
| VILLA CRESCENCIO & 3794 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00001.0130 3794 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 13 | 42 |
| SANDLIN GARY M & DEBORAH J 3790 UNIQUE CIR SW FORT MYERS FL 33908 | 20-46-25-05-00001.0140 3790 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 14 | 43 |
| MONTOYA JUAN RUIZ & | 20-46-25-05-00001.0150 | SHELTER.PINES MOBILE HO.VL | 44 |

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| 3777 UNIQUE CIR FORT MYERS FL 33908 | 3786 UNIQUE CIR FORT MYERS FL 33908 | BLK.1 OR 493 PG 607 LOT 15 | |
| MUNOZ CONRADO 26650 ROBIN WAY BONITA SPRINGS FL 34135 | 20-46-25-05-00001.0160 3782 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 16 | 45 |
| HAYMAN STANLEY G & LEILANI 239 THORNHILL RD COLUMBIA SC 29212 | 20-46-25-05-00001.0170 3778 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO.VL BLK 1 OR 493 PG 607 LOT 17 | 46 |
| TORRES ELIZABETH A 18414 FERN RD FORT MYERS FL 33967 | 20-46-25-05-00001.0180 3774 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 18 | 47 |
| SHREWSBERRY ADA 344 SETTLEMENT LOOP STONEVILLE NC 27048 | 20-46-25-05-00001.0190 3770 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 19 | 48 |
| APPLEYARD LYNN & BARB 18094 DORAL DR FORT MYERS FL 33967 | 20-46-25-05-00001.0200 3766 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 20 | 49 |
| MURILLO JUAN 19040 OCALA RD S FORT MYERS FL 33967 | 20-46-25-05-00001.0210 3762 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 1 OR 493 PG 607 LOT 21 | 50 |
| GARCIA JOSE JAIME & ESTHER 3758 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00001.0220 3758 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES M/H VLG BLK 1 OR 493 PG 607 LOT 22 | 51 |
| HANSON BRIAN 31093 VIA GILBERTO TEMECULA CA 92592 | 20-46-25-05-00001.0230 3754 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 23 | 52 |
| LOPEZ ALBERTO A & 3750 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00001.0240 3750 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES M/H VLG BLK.1 OR 493 PG 607 LOT 24 | 53 |
| KERN JAMES R 27530 WASHINGTON ST BONITA SPRINGS FL 34135 | 20-46-25-05-00001.0250 3746 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 25 | 54 |
| SANTIAGO DE JESUS MARIO 3742 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00001.0260 3742 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.1 OR 493 PG 607 LOT 26 | 55 |
| SANTIAGO DE JESUS MARIO 3742 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00001.0270 3738 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 1 OR 493 PG 607 LOT 27 | 56 |
| KORN ROBERT + 3528 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0010 19100 UNICORN LN FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 1 | 57 |
| MURILLO RAFAEL 3833 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0020 3833 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO V BLK 2 OR 493 PG 607 LOT 2 | 58 |
| PURTLEBAUGH ROBERT D 8535 N CROSSOVER BLOOMINGTON IN 47404 | 20-46-25-05-00002.0030 3829 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 3 | 59 |
| DUARTE EDUARDO + 3825 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0040 3825 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 4 | 60 |
| BLACK DONALD & ALEKSANDRA 20500 PINE TREE LANE ESTERO FL 33928 | 20-46-25-05-00002.0050 3821 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 5 | 61 |
| ADKINS ROBIN 17900 JAYNE CT FORT MYERS FL 33913 | 20-46-25-05-00002.0060 3817 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 6 | 62 |
| RAMOS DE YANEZ AMELIA 18511 GERANIUM RD FORT MYERS FL 33967 | 20-46-25-05-00002.0070 3813 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 7 | 63 |
| UNKNOWN HEIRS OF 3809 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0080 3809 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 8 | 64 |
| BAZAN ANTONIA 18612 DOGWOOD RD FORT MYERS FL 33967 | 20-46-25-05-00002.0090 3805 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 9 | 65 |
| TOMAS LORENZO 3814 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0100 3801 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 10 + 11 | 66 |
| CERDA LOERA LILIAN + 3793 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0120 3793 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 12 | 67 |
| MYERS LAUREN A 3789 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0130 3789 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 13 | 68 |
| CALDERON JAVIER BRITO 3785 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0140 3785 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES M/H VLG BLK.2 OR 493 PG 607 LOT 14 | 69 |
| WEILER SHIRLEY + 9077 MURCOTT DR. W FORT MYERS FL 33967 | 20-46-25-05-00002.0150 3781 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 15 | 70 |
| RUIZ JUAN + 2145 S TAMIAMI TRAIL # 94 ESTERO FL 33928 | 20-46-25-05-00002.0160 3777 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES M/H VLG BLK 2 OR 493 PG 609 LOT 16 | 71 |
| JUAREZ RAMIRO 3773 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0170 3773 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES M/H VLG BLK 2 OR 493 PG 607 LOT 17 | 72 |
| KAJY KENT 8495 LAUREL LAKES COVE NAPLES FL 34119 | 20-46-25-05-00002.0180 3769 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOT 18 | 73 |
| VILLA GALVAN CRESENCIO & | 20-46-25-05-00002.0190 | SHELTER.PINES MOBILE HO.VL | 74 |

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| 3757 UNIQUE CIR FORT MYERS FL 33908 | 3765 UNIQUE CIR FORT MYERS FL 33908 | BLK.2 OR 493 PG 607 LOT 19 + 20 | |
| VILLA CRESCENCIO & 3765 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0210 3757 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOTS 21 + 22 | 75 |
| ZIMNICKI NICHOLAS 3749 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0230 3749 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 23 | 76 |
| REMEDIOS RAMOS MARIA 3745 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0240 3745 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.2 OR 493 PG 607 LOT 24 | 77 |
| DOOLEY DIANA 8130 LAKE SAN CARLOS CIR FORT MYERS FL 33967 | 20-46-25-05-00002.0250 3741 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HOME VILLAGE BLK 2 OR 493 PG 607 LOT 25 | 78 |
| OLIVEROS JUDITH 8418 WINGED FOOT DR FORT MYERS FL 33967 | 20-46-25-05-00002.025A 3737 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HOME VILLAGE BLK 2 OR 493 PG 607 LOTS 25A + 25B | 79 |
| MCNIER WILLIAM M 3619 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0260 3619 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HOME VILLAGE BLK 2 OR 493 PG 607 LOT 26 | 80 |
| MECA TRUCKING INDUSTRY LLC 23660 WALDEN CENTER DR 203 BONITA SPRINGS FL 34134 | 20-46-25-05-00002.026A 3623 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HOME VILLAGE BLK 2 OR 493 PG 607 LOTS 26A + 26B | 81 |
| PENDERGRAPH RACHEL 3615 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0270 3615 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES M H VIL BLK 2 OR 493 PG 607 LOTS 27 + 28 | 82 |
| PENDERGRAPH RACHEL KEITH JARVIS 3615 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0290 3607 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES M H VIL BLK 2 OR 493 PG 607 LOT 29 | 83 |
| PENDERGRAPH RACHEL 1623 ROOSEVELT AVE LEHIGH ACRES FL 33972 | 20-46-25-05-00002.0300 3603 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES M H VIL BLK 2 OR 493 PG 607 LOT 30 | 84 |
| RAMIREZ MIGUEL LOPEZ + PO BOX 366524 BONITA SPRINGS FL 34136 | 20-46-25-05-00002.0310 3599 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES M H VIL BLK 2 OR 493 PG 607 LOTS 31 + 32 | 85 |
| CUEVAS RIVERA GUSTAVO 4421 PINE RD #3 FORT MYERS FL 33908 | 20-46-25-05-00002.0330 3591 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOB HO VIL BLK 2 OR 493 PG 607 LOTS 33 + 34 | 86 |
| BROUGHTON BARBARA L 3579 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0350 3579 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOB HOM VIL BLK 2 OR 493 PG 607 LOTS 35 + 36 | 87 |
| SCOFIELD LAURIE 1309 RIDGE ST NAPLES FL 34103 | 20-46-25-05-00002.0370 3575 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES M/H VLG BLK 2 OR 493 PG 607-8 LOT 37 | 88 |
| RIJO FRANKLYN 3571 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0380 3571 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES M/H VLG BLK 2 OR 493 PG 607-8 LOT 38 | 89 |
| RESENDIZ NORMA & ENEMESIO 3567 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0390 3567 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES MOB HO VL BLK 2 OR 493 PG 607 LOT 39 | 90 |
| JEFFREY E LEWIS TRUST + PO BOX 295 ESTERO FL 33929 | 20-46-25-05-00002.0400 3563 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES MBH VIL BLK 2 OR 493 PG 607 LOT 40 | 91 |
| QUETEL VALERIE 3559 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0410 3559 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES MBH VIL BLK 2 OR 493 PG 607 LOT 41 | 92 |
| OLIVIA NOE GIRON & 3555 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0420 3555 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES MBH VIL BLK 2 OR 493 PG 607 LOT 42 | 93 |
| DELAPENA SUZANNA + PO BOX 695 ESTERO FL 33929 | 20-46-25-05-00002.0430 3551 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINE MOB HO VLG BLK 2 OR 493 PG 607 LOT 43 | 94 |
| TOMLINSON DIANE 3547 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0440 3547 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES MBH VIL BLK 2 OR 493 PG 607 LOTS 44 + 45 | 95 |
| BLACK DONALD & ALEKSANDRA 20500 PINE TREE LANE ESTERO FL 33928 | 20-46-25-05-00002.0460 3539 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES MBH VIL BLK 2 OR 493 PG 607 LOT 46 | 96 |
| STROUSE ROBERT L 3535 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0470 3535 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES MBH VLG BLK 2 OR 493 PG 607 LOT 47 | 97 |
| ALTAMIRANO MARIA + 3531 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00002.0480 3531 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES MBH VLG BLK 2 OR 493 PG 607 LOT 48 | 98 |
| GERENCSEK STEVE + SUSAN 19106 UNICORN LN FORT MYERS FL 33908 | 20-46-25-05-00002.0490 19106 UNICORN LN FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOTS 49 + 50 | 99 |
| REYNOLDS JAMES W JR & ILENE LEE A REYNOLDS 63 SOPER AVE NORTHPORT NY 11768 | 20-46-25-05-00003.0010 3624 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 1 | 100 |
| NEVERS JENNIFER + PO BOX 695 ESTERO FL 33928 | 20-46-25-05-00003.0020 3620 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES M H VILLAGE BLK 3 OR 493 PG 607 LOTS 2 + 3 | 101 |
| DEJESUS ZENAI DA GONZALEZ 7447 MELLON RD FORT MYERS FL 33967 | 20-46-25-05-00003.0040 3612 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES MBH VIL BLK 3 OR 493 PG 607 LOT 4 | 102 |
| LAMPILA JOHN T III & 14851 DAVID DR | 20-46-25-05-00003.0050 3608 UNIQUE CIR | SHELTERING PINES MBH VIL BLK 3 OR 493 PG 607 | 103 |

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|---|---|---|-----|
| FORT MYERS FL 33908 | FORT MYERS FL 33908 | LOT 5 | |
| MARTINEZ MARIA 3604 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00003.0060 3604 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 6 | 104 |
| R&S INVESTMENT HOLDINGS LLC 2708 SANTA BARBARA BLVD CAPE CORAL FL 33914 | 20-46-25-05-00003.0070 3600 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES MBH VIL BLK 3 OR 943 PG 607 LOT 7 | 105 |
| JOHNSON LINDA B + 3596 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00003.0080 3596 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 8 | 106 |
| GOMEZ MARTINA 3592 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00003.0090 3592 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 9 | 107 |
| POLLOCK ROBERT H & JUDITH A 19087 PINE RUN LN FORT MYERS FL 33967 | 20-46-25-05-00003.0100 3588 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES M/H VLG BLK 3 OR 493 PG 607 LOT 10 | 108 |
| CURTIS LYNNET J 3584 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00003.0110 3584 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 11 | 109 |
| CONSTANCE R BARBOUR TRUST + 15564 OMAI CT SW FORT MYERS FL 33908 | 20-46-25-05-00003.0120 3580 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.3 OR 493 PG 607 LOT 12 | 110 |
| MURILLO JUAN 19040 OCALA RD S FORT MYERS FL 33967 | 20-46-25-05-00003.0130 3576 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES M/H VLG BLK 3 OR 493 PG 607 LOT 13 | 111 |
| MCMAHON DANIEL W + 2311 WOODLAND ESTATES RD NAPLES FL 34117 | 20-46-25-05-00003.0140 3572 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES MOB HO VL BLK 3 OR 493 PG 607 LOT 14 | 112 |
| JUDIIS INVESTMENTS LLC PO BOX 467 ESTERO FL 33929 | 20-46-25-05-00003.0150 3568 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 15 | 113 |
| HERNANDEZ YURI D 3564 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00003.0160 3564 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES M/H VLG BLK 3 OR 493 PG 607 LOT 16 | 114 |
| NEVERS MELODEE A PO BOX 695 ESTERO FL 33929 | 20-46-25-05-00003.0170 3560 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 17 | 115 |
| NEVERS MELODEE ANN PO BOX 695 ESTERO FL 33929 | 20-46-25-05-00003.0180 3556 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES M/H VLG BLK 3 OR 493 PG 607 LOT 18 | 116 |
| UNKNOWN HEIRS OF 3552 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00003.0190 3552 UNIQUE CIR FORT MYERS FL 33908 | SHELTERNG.PINES MOB.HO.VIL BLK.3 OR 493 PG 607 LOT 19 | 117 |
| GOMEZ LORENZO REYES & 3548 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00003.0200 3548 UNIQUE CIR FORT MYERS FL 33908 | SHELTERNG.PINES MOB.HO.VIL BLK.3 OR 493 PG 607 LOT 20 | 118 |
| GOMEZ LORENZO R & CRISTINE 3548 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00003.0210 3544 UNIQUE CIR FORT MYERS FL 33908 | SHELTERNG.PINES MOB HO VIL BLK 3 OR 493 PG 607 LOT 21 | 119 |
| REYES LORENZO + 3548 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00003.0220 3540 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.3 OR 493 PG 607 LOT 22 | 120 |
| WIN FALLON 3536 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00003.0230 3536 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES MOB HM VL BLK 3 OR 493 PG 607 LOT 23 | 121 |
| KORN ROBERT + 3528 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00003.0240 3532 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.3 OR 493 PG 607 LOT 24 | 122 |
| KORN ROBERT J 3528 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00003.0250 3528 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK 3 OR 493 PG 607 LOT 25 | 123 |
| NANIA SUZANNE SYLVIA 20001 OAKS FAIRWAYS CT ESTERO FL 33928 | 20-46-25-05-00003.0260 3524 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK 3 OR 493 PG 607 LOT 26 | 124 |
| JEANNOTTE LAURA ROSE 3520 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00003.0270 3520 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.3 OR 493 PG 607 LOTS 27 + 28 | 125 |
| FORBES MELVIN & CAROLYN 1118 E COUNTY RD 300N SULLIVAN IN 47882 | 20-46-25-05-00003.0290 3512 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.3 OR 493 PG 607 LOT 29 + 30 | 126 |
| LANDEROS JAMIE RAMIERZ 3726 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00004.0010 3726 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.4 OR 493 PG 607 LOTS 1 + 2 | 127 |
| FAUSON JAMES & JULIE 1612 ALPHA ST LANSING MI 48910 | 20-46-25-05-00004.0030 3714 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 4 OR 493 PG 607 LOTS 3 + 4 | 128 |
| GOMEZ MARTINA 3592 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00004.0050 3710 UNIQUE CIR FORT MYERS FL 33908 | SHELTER.PINES MOBILE HO.VL BLK.4 OR 493 PG 607 LOTS 5 + 6 | 129 |
| REYES LORENZO F & 3702 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00004.0070 3702 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOB HO VIL BLK 4 OR 493 PG 607-8 LOTS 7 + 8 | 130 |
| ARANA MARTIN & HERIBERTA 3694 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00004.0090 3694 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOB HO VIL BLK 4 OR 493 PG 607 LOTS 9 + 10 | 131 |
| LENTZ DUANE & LUANNE 14036 FENWOOD CT ESTERO FL 33928 | 20-46-25-05-00004.0110 3686 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBIL HO VIL BLK 4 OR 493 PG 607 LOTS 11 + 12 | 132 |
| STEFANIK RONALD J + 18414 FERN RD | 20-46-25-05-00004.0130 3678 UNIQUE CIR | SHELTERING PINES MBH VIL BLK 4 OR 493 PG 607 | 133 |

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| FORT MYERS FL 33967 | FORT MYERS FL 33908 | LOTS 13 + 14 | |
| CRUZ ENRIQUE NESTOSO & 21450 S TAMIAMI TRAIL # 65 ESTERO FL 33928 | 20-46-25-05-00004.0150 3666 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 4 OR 493 PG 607 LOTS 15 + 16 | 134 |
| BAUTISTA BENITO RAMIREZ & 3662 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00004.0170 3662 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 4 OR 493 PG 607 LOTS 17 + 18 | 135 |
| CONTRERAS HECTOR SILVA 164 NIMITZ ST NAPLES FL 34104 | 20-46-25-05-00004.0190 3650/3654 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 4 OR 493 PG 607 LOTS 19 + 20 | 136 |
| GOMEZ FIDENCIO R & JOSEFINA PO BOX 95 BONITA SPRINGS FL 34133 | 20-46-25-05-00004.0210 3646 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES M H VL BLK 4 OR 493 PG 607 LOTS 21 + 22 | 137 |
| JEFFREY E LEWIS TRUST + PO BOX 295 ESTERO FL 33929 | 20-46-25-05-00004.0230 3634 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 4 OR 493 PG 607 LOTS 23 + 24 | 138 |
| TOMAS SANTIAGO 3721 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00005.0010 3721 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 5 OR 493 PG 607 LOTS 1 + 2 | 139 |
| HUNTER KEVIN L 4665 E EARL YOUNG RD BLOOMINGTON IN 47408 | 20-46-25-05-00005.0030 3713 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 5 OR 493 PG 607 LOTS 3 + 4 | 140 |
| PUGH DAVID 1438 SE 22ND ST CAPE CORAL FL 33990 | 20-46-25-05-00005.0050 3705 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES M/H VIL BLK 5 OR 493 PG 607-8 LOTS 5 + 6 | 141 |
| SHADDUCK CATHERINE L 3697 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00005.0070 3697 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES M/H VIL BLK 5 OR 493 PG 607-8 LOTS 7 + 8 | 142 |
| GOMEZ LORENZO REYES & 3548 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00005.0090 3667 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 5 OR 493 PG 607 LOTS 9 + 10 | 143 |
| SCOTT JOHN WILLIAM PO BOX 98 ESTERO FL 33929 | 20-46-25-05-00005.0110 3659 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 5 OR 493 PG 607 LOTS 11 + 12 | 144 |
| SIMON PABLO ESTEBAN 10411 STRIKE LN BONITA SPRINGS FL 34135 | 20-46-25-05-00005.0130 3651 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HO VL BLK 5 OR 493 PG 607 LOT 13 | 145 |
| ARRENDONDO RAFAEL + 26330 LONDON LN BONITA SPRINGS FL 34135 | 20-46-25-05-00005.0140 3647 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES M/H VILG BLK 5 OR 493 PG 607 LOT 14 | 146 |
| TOMAS SANTIAGO 3721 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00005.0150 3643 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HOME VIL BLK 5 OR 493 PG 607 LOT 15 | 147 |
| TOMAS ROSALIO PEDRO 3639 UNIQUE CIR FORT MYERS FL 33908 | 20-46-25-05-00005.0160 3639 UNIQUE CIR FORT MYERS FL 33908 | SHELTER PINES MOBILE HOME VIL BLK 5 OR 493 PG 607 LOT 16 | 148 |
| SHELTERING PINES IMPROVEMENT PO BOX 201 ESTERO FL 33928 | 20-46-25-05-0000A.00CE RIGHT OF WAY FORT MYERS FL 33908 | SHELTERINES MOBILE HOME VILL OR 493 PG 607 ALL SLOUGH AREAS AND ALL ROADS LESS INST #2011000142219 | 149 |
| WALGREEN CO REAL ESTATE PROPERTY TAX PO BOX 1159 DEERFIELD IL 60015 | 20-46-25-21-00000.0010 3501 UNIQUE CIR FORT MYERS FL 33908 | SHELTERING PINES COMMERCIAL AS DESC IN INST# 2012000094517 LOT 1 | 150 |

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

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

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

WILLOW PARTNERS LLC
317 GARDEN AVE
HOLLAND MI 49424

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

PSW ESTERO LLC
2647 S HOMER LAKE RD
HOMER IL 61849

LIFE STORAGE LP
6467 MAIN ST
BUFFALO NY 14221

VJP HOLDINGS LP
VINCENT SCOLA
17 GROVE TER
SPARTA NJ 07871

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

SHEBESH ANNA +
1017 N BROAD ST
GRIFFITH IN 46319

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

HOBBS MIRIAMA
19121 ACORN RD
FORT MYERS FL 33967

RODRIGUEZ RAFAEL
2355 55TH ST SW
NAPLES FL 34116

BARRIOS MARIELL G
7468 SAN CARLOS BLVD
ESTERO FL 33967

BRODBECK JOSEPH W &
19153 ACORN RD
FORT MYERS FL 33967

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

COACH LLC TR
PO BOX 110052
NAPLES FL 34108

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

ART REAL ESTATE HOLDINGS LLC
2135 IMPERIAL CR
NAPLES FL 34110

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

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

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

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

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

OZTURK FAMILY INC
19051 S TAMIAMI TRL
FORT MYERS FL 33908

CLOSE LARRY & LORINDA
6730 BRIARCLIFF RD
FORT MYERS FL 33912

HANNAHS TERESA M +
15640 KINGSLEY RD
NINILCHIK AK 99639

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

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

KOONTZ MARY E
2560 W DOUBLE DOWN CT
BLOOMINGTON IN 47403

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

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

PURTLEBAUGH JAMES KEITH
8385 N FOX HOLLOW RD
BLOOMINGTON IN 47408

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

ADKINS ROBIN
17900 JAYNE CT
FORT MYERS FL 33913

TOMAS LORENZO JOAQUIN
3814 UNIQUE CIR
FORT MYERS FL 33908

TOMAS LORENZO
3814 UNIQUE CIR
FORT MYERS FL 33908

VILLALPANDO MARIA DEL CARMEN
3810 UNIQUE CIR
FORT MYERS FL 33908

VILLALPANDO MARIA DEL CARMEN
3808 UNIQUE CIR
FORT MYERS FL 33908

PUPPO MAXIMO O
3802 UNIQUE CIR
FORT MYERS FL 33908

RAMSEY RICHARD +
3798 UNIQUE CIR
FORT MYERS FL 33908

VILLA CRESCENCIO &
3794 UNIQUE CIR
FORT MYERS FL 33908

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

MONTOYA JUAN RUIZ &
3777 UNIQUE CIR
FORT MYERS FL 33908

MUNOZ CONRADO
26650 ROBIN WAY
BONITA SPRINGS FL 34135

HAYMAN STANLEY G & LEILANI
239 THORNHILL RD
COLUMBIA SC 29212

TORRES ELIZABETH A
18414 FERN RD
FORT MYERS FL 33967

SHREWSBERRY ADA
344 SETTLEMENT LOOP
STONEVILLE NC 27048

APPLEYARD LYNN & BARB
18094 DORAL DR
FORT MYERS FL 33967

MURILLO JUAN
19040 OCALA RD S
FORT MYERS FL 33967

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

HANSON BRIAN
31093 VIA GILBERTO
TEMECULA CA 92592

LOPEZ ALBERTO A &
3750 UNIQUE CIR
FORT MYERS FL 33908

KERN JAMES R
27530 WASHINGTON ST
BONITA SPRINGS FL 34135

SANTIAGO DE JESUS MARIO
3742 UNIQUE CIR
FORT MYERS FL 33908

SANTIAGO DE JESUS MARIO
3742 UNIQUE CIR
FORT MYERS FL 33908

KORN ROBERT +
3528 UNIQUE CIR
FORT MYERS FL 33908

MURILLO RAFAEL
3833 UNIQUE CIR
FORT MYERS FL 33908

PURTLEBAUGH ROBERT D
8535 N CROSSOVER
BLOOMINGTON IN 47404

DUARTE EDUARDO +
3825 UNIQUE CIR
FORT MYERS FL 33908

BLACK DONALD & ALEKSANDRA
20500 PINE TREE LANE
ESTERO FL 33928

ADKINS ROBIN
17900 JAYNE CT
FORT MYERS FL 33913

RAMOS DE YANEZ AMELIA
18511 GERANIUM RD
FORT MYERS FL 33967

UNKNOWN HEIRS OF
3809 UNIQUE CIR
FORT MYERS FL 33908

BAZAN ANTONIA
18612 DOGWOOD RD
FORT MYERS FL 33967

TOMAS LORENZO
3814 UNIQUE CIR
FORT MYERS FL 33908

CERDA LOERA LILIAN +
3793 UNIQUE CIR
FORT MYERS FL 33908

MYERS LAUREN A
3789 UNIQUE CIR
FORT MYERS FL 33908

CALDERON JAVIER BRITO
3785 UNIQUE CIR
FORT MYERS FL 33908

WEILER SHIRLEY +
9077 MURCOTT DR. W
FORT MYERS FL 33967

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

JUAREZ RAMIRO
3773 UNIQUE CIR
FORT MYERS FL 33908

KAJY KENT
8495 LAUREL LAKES COVE
NAPLES FL 34119

VILLA GALVAN CRESENCIO &
3757 UNIQUE CIR
FORT MYERS FL 33908

VILLA CRESENCIO &
3765 UNIQUE CIR
FORT MYERS FL 33908

ZIMNICKI NICHOLAS
3749 UNIQUE CIR
FORT MYERS FL 33908

REMEDIOS RAMOS MARIA
3745 UNIQUE CIR
FORT MYERS FL 33908

DOOLEY DIANA
8130 LAKE SAN CARLOS CIR
FORT MYERS FL 33967

OLIVEROS JUDITH
8418 WINGED FOOT DR
FORT MYERS FL 33967

MCNIER WILLIAM M
3619 UNIQUE CIR
FORT MYERS FL 33908

MECA TRUCKING INDUSTRY LLC
23660 WALDEN CENTER DR 203
BONITA SPRINGS FL 34134

PENDERGRAPH RACHEL
3615 UNIQUE CIR
FORT MYERS FL 33908

PENDERGRAPH RACHEL
KEITH JARVIS
3615 UNIQUE CIR
FORT MYERS FL 33908

PENDERGRAPH RACHEL
1623 ROOSEVELT AVE
LEHIGH ACRES FL 33972

RAMIREZ MIGUEL LOPEZ +
PO BOX 366524
BONITA SPRINGS FL 34136

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

BROUGHTON BARBARA L
3579 UNIQUE CIR
FORT MYERS FL 33908

SCOFIELD LAURIE
1309 RIDGE ST
NAPLES FL 34103

RIJO FRANKLYN
3571 UNIQUE CIR
FORT MYERS FL 33908

RESENDIZ NORMA & ENEMESIO
3567 UNIQUE CIR
FORT MYERS FL 33908

JEFFREY E LEWIS TRUST +
PO BOX 295
ESTERO FL 33929

QUETEL VALERIE
3559 UNIQUE CIR
FORT MYERS FL 33908

OLIVIA NOE GIRON &
3555 UNIQUE CIR
FORT MYERS FL 33908

DELAPENA SUZANNA +
PO BOX 695
ESTERO FL 33929

TOMLINSON DIANE
3547 UNIQUE CIR
FORT MYERS FL 33908

BLACK DONALD & ALEKSANDRA
20500 PINE TREE LANE
ESTERO FL 33928

STROUSE ROBERT L
3535 UNIQUE CIR
FORT MYERS FL 33908

ALTAMIRANO MARIA +
3531 UNIQUE CIR
FORT MYERS FL 33908

GERENCSEK STEVE + SUSAN
19106 UNICORN LN
FORT MYERS FL 33908

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

NEVERS JENNIFER +
PO BOX 695
ESTERO FL 33928

DEJESUS ZENAIDA GONZALEZ
7447 MELLON RD
FORT MYERS FL 33967

LAMPILA JOHN T III &
14851 DAVID DR
FORT MYERS FL 33908

MARTINEZ MARIA
3604 UNIQUE CIR
FORT MYERS FL 33908

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

JOHNSON LINDA B +
3596 UNIQUE CIR
FORT MYERS FL 33908

GOMEZ MARTINA
3592 UNIQUE CIR
FORT MYERS FL 33908

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

CURTIS LYNNET J
3584 UNIQUE CIR
FORT MYERS FL 33908

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

MURILLO JUAN
19040 OCALA RD S
FORT MYERS FL 33967

MCMAHON DANIEL W +
2311 WOODLAND ESTATES RD
NAPLES FL 34117

JUDIIS INVESTMENTS LLC
PO BOX 467
ESTERO FL 33929

HERNANDEZ YURI D
3564 UNIQUE CIR
FORT MYERS FL 33908

NEVERS MELODEE A
PO BOX 695
ESTERO FL 33929

NEVERS MELODEE ANN
PO BOX 695
ESTERO FL 33929

UNKNOWN HEIRS OF
3552 UNIQUE CIR
FORT MYERS FL 33908

GOMEZ LORENZO REYES &
3548 UNIQUE CIR
FORT MYERS FL 33908

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

REYES LORENZO +
3548 UNIQUE CIR
FORT MYERS FL 33908

WIN FALLON
3536 UNIQUE CIR
FORT MYERS FL 33908

KORN ROBERT +
3528 UNIQUE CIR
FORT MYERS FL 33908

KORN ROBERT J
3528 UNIQUE CIR
FORT MYERS FL 33908

NANIA SUZANNE SYLVIA
20001 OAKS FAIRWAYS CT
ESTERO FL 33928

JEANNOTTE LAURA ROSE
3520 UNIQUE CIR
FORT MYERS FL 33908

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

LANDEROS JAMIE RAMIERZ
3726 UNIQUE CIR
FORT MYERS FL 33908

FAUSON JAMES & JULIE
1612 ALPHA ST
LANSING MI 48910

GOMEZ MARTINA
3592 UNIQUE CIR
FORT MYERS FL 33908

REYES LORENZO F &
3702 UNIQUE CIR
FORT MYERS FL 33908

ARANA MARTIN & HERIBERTA
3694 UNIQUE CIR
FORT MYERS FL 33908

LENTZ DUANE & LUANNE
14036 FENWOOD CT
ESTERO FL 33928

STEFANIK RONALD J +
18414 FERN RD
FORT MYERS FL 33967

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

BAUTISTA BENITO RAMIREZ &
3662 UNIQUE CIR
FORT MYERS FL 33908

CONTRERAS HECTOR SILVA
164 NIMITZ ST
NAPLES FL 34104

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

JEFFREY E LEWIS TRUST +
PO BOX 295
ESTERO FL 33929

TOMAS SANTIAGO
3721 UNIQUE CIR
FORT MYERS FL 33908

HUNTER KEVIN L
4665 E EARL YOUNG RD
BLOOMINGTON IN 47408

PUGH DAVID
1438 SE 22ND ST
CAPE CORAL FL 33990

SHADDUCK CATHERINE L
3697 UNIQUE CIR
FORT MYERS FL 33908

GOMEZ LORENZO REYES &
3548 UNIQUE CIR
FORT MYERS FL 33908

SCOTT JOHN WILLIAM
PO BOX 98
ESTERO FL 33929

SIMON PABLO ESTEBAN
10411 STRIKE LN
BONITA SPRINGS FL 34135

ARRENDONDO RAFAEL +
26330 LONDON LN
BONITA SPRINGS FL 34135

TOMAS SANTIAGO
3721 UNIQUE CIR
FORT MYERS FL 33908

TOMAS ROSALIO PEDRO
3639 UNIQUE CIR
FORT MYERS FL 33908

SHELTERING PINES IMPROVEMENT
PO BOX 201
ESTERO FL 33928

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

Exhibit M4

Future Land Use Map

Grand Bay
Revised August 2022

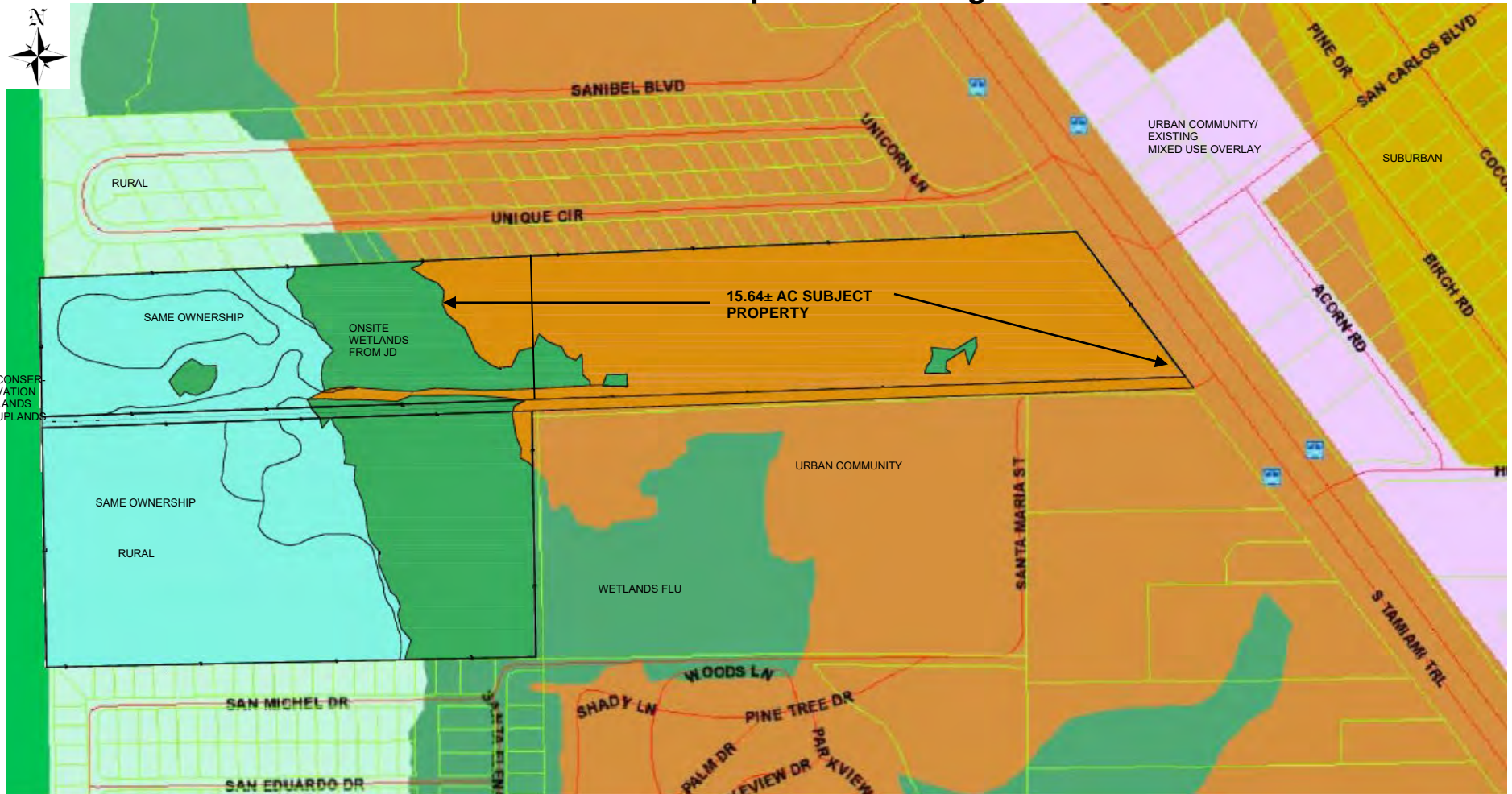


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Professional Engineers, Planners & Land Surveyors

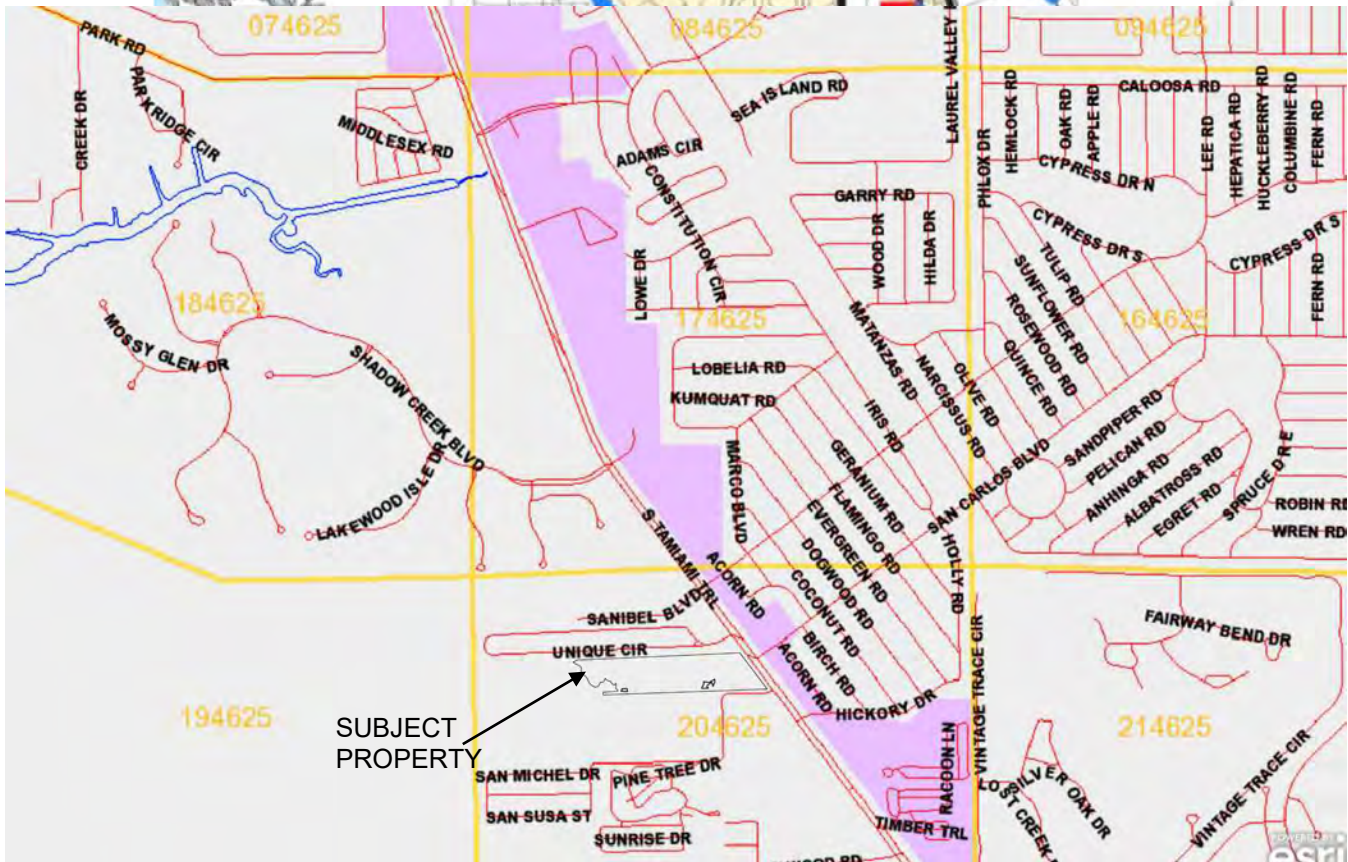
Grand Bay Comprehensive Plan Amendment CPA2022-00006 & CPA2022-00007 Future Land Use Map - Revised August 2022





Professional Engineers, Planners & Land Surveyors

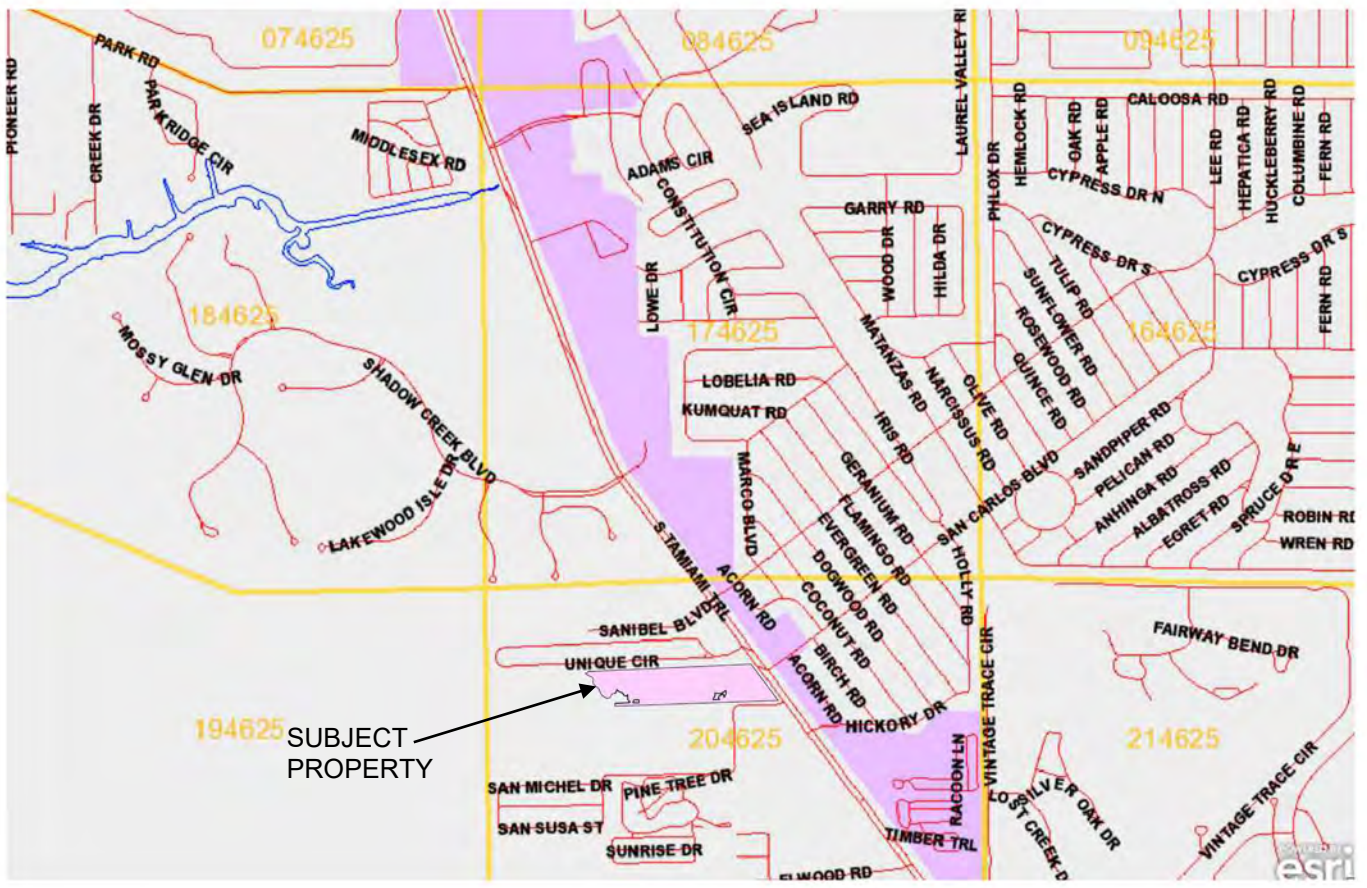
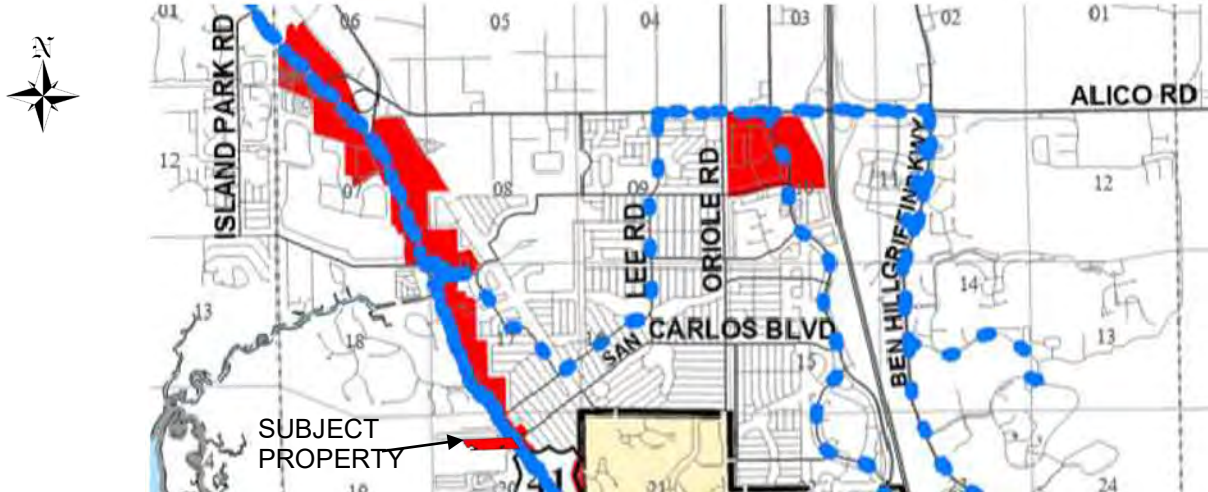
Grand Bay Comprehensive Plan Amendment CPA2022-00006 & CPA2022-00007 Existing Mixed-Use Overlay - Lee Plan Map 1-C Revised August 2022





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Grand Bay Comprehensive Plan Amendment CPA2022-00006 & CPA2022-00007 Proposed Mixed Use Overlay - Lee Plan Map 1-C Revised August 2022





Professional Engineers, Planners & Land Surveyors

Grand Bay Comprehensive Plan Amendment

CPA2022-00006 & CPA2022-00007

Future Land Use Map with Proposed Mixed Use Overlay – Revised August 2022



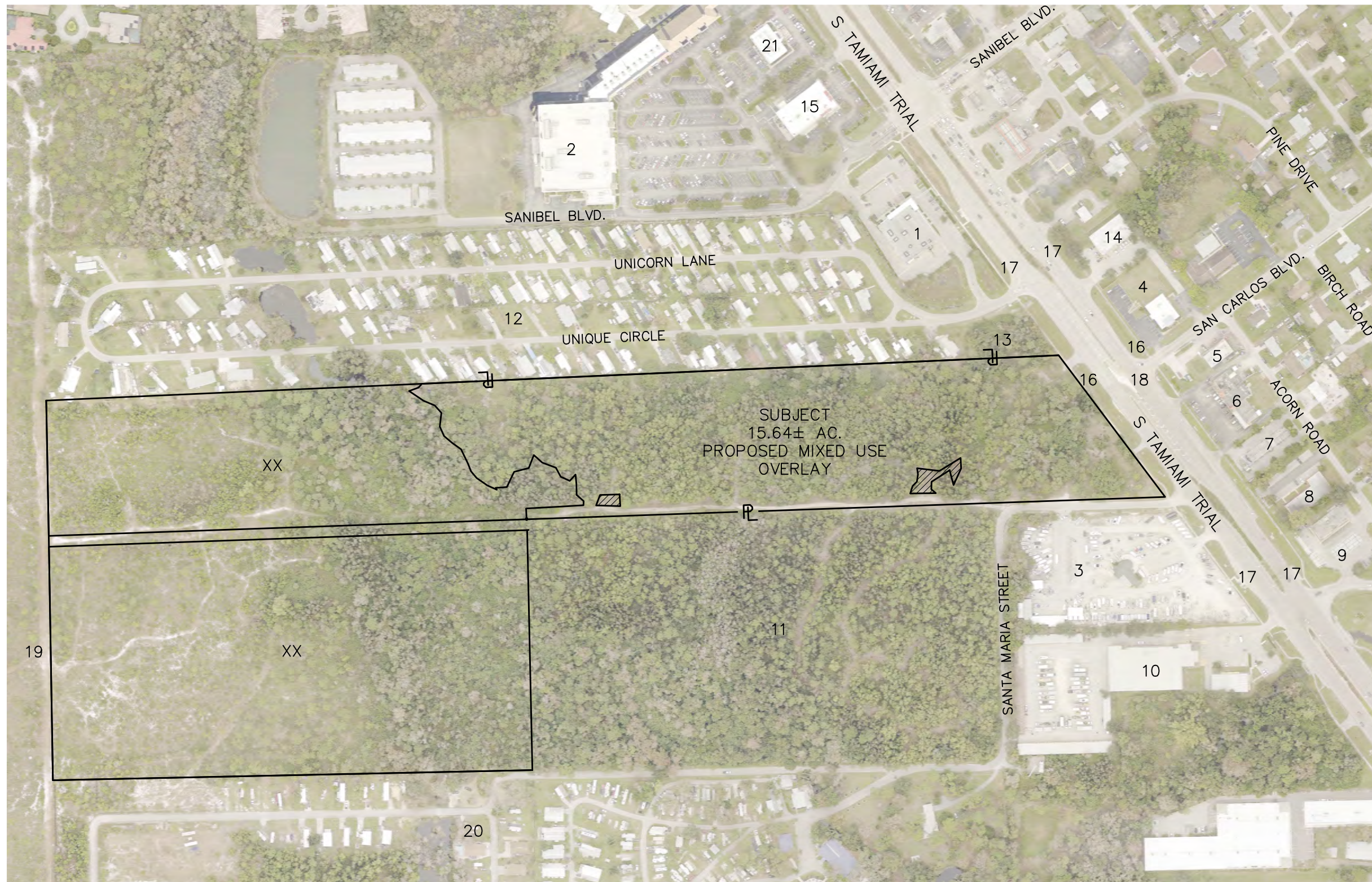
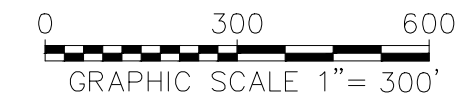
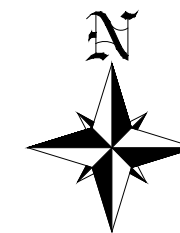
Exhibit M5

Map & Description of Existing Land Uses

Grand Bay
Revised August 2022



Professional Engineers, Planners & Land Surveyors



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

S:\JOBS\84XX\8433GB\DOCUMENTS\ZONING\8433GB GRAND BAY AERIAL PHOTOGRAPH MAP.DWG 8/2/2022 2:06 PM JORGE SANCHEZ

| NO. | DATE | REVISION DESCRIPTION | BY |
|-----|-----------|----------------------|-----|
| 2 | 7/29/2022 | UPDATE BOUNDARY | SEH |
| 1 | 6/20/2022 | REVISED AREA | SEH |

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SURVEY LICENSE # LB 6690
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| EXISTING USES AERIAL MAP | | | | | | | | | |
|--|---------|---------|--------|-------|---------|---------|-------|--|--|
| GRAND BAY-COMPREHENSIVE PLAN AMENDMENT | | | | | | | | | |
| LEE COUNTY, FLORIDA | | | | | | | | | |
| DATE | PROJECT | DRAWING | DESIGN | DRAWN | CHECKED | SCALE | SHEET | | |
| 3/8/2022 | 8433GB | AERIAL | SEH | JLS | SEH | 1"=300' | 1 | | |



Professional Engineers, Planners & Land Surveyors

Grand Bay Comprehensive Plan Amendment

CPA2022-00006 & CPA2022-00007

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

Exhibit M5 - Revised August 2022

Subject Property

The subject property is the eastern 15.64± acres of the overall ±46.33-acre site. The property is located at the northwest corner of the intersection of Santa Maria Street and S. Tamiami Trail (US 41) across from its intersection with San Carlos Boulevard. The overall site consists of four parcels separated by a 30-foot platted right-of-way. There is a dirt road constructed east to west through the site. The proposed site access onto S. Tamiami Trail/US 41 has received development order approval under DOS2020-00128 which provides pedestrian and automobile connection with the proposed adjacent development to the south. The access aligns with the San Carlos Boulevard intersection which is proposed for signalization by FDOT. Mullock Creek floodway bisects the site from the northwest to the southeast.

East

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

South

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

West

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

North

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

Exhibit M6

Map & Description of Existing Zoning

Grand Bay
Revised August 2022



Professional Engineers, Planners & Land Surveyors



Professional Engineers, Planners & Land Surveyors

Grand Bay Comprehensive Plan Amendment CPA2022-00006 & CPA2022-00007 Zoning Map – Revised August 2022





Professional Engineers, Planners & Land Surveyors

Grand Bay Comprehensive Plan Amendment

CPA2022-00006 & CPA2022-00007

Description of Existing Zoning of Subject and Surrounding Properties

Exhibit M6 - Revised August 2022

Subject Property

The subject property is the eastern 15.64± acres of the overall ±46.33 acre site. The eastern ±2.73 acres of the subject property fronting on S. Tamiami Trail/US 41 is currently zoned General Commercial (CG) by resolution ZAB-84-241 and the balance of the property to the west is currently zoned Mobile Home Residential (MH-1) by resolution Z-68-050. The applicant is requesting to rezone the overall property to Minor Mixed Use Planned Development to allow development of the site with a maximum of 300 multi-family dwelling units (including 114 bonus density units and 186 standard units) and 30,000 square feet of commercial uses. The proposed site access onto S. Tamiami Trail/US 41 has received development order approval under DOS2020-00128 which provides pedestrian and automobile connection with the proposed adjacent development to the south. The access aligns with the San Carlos Boulevard intersection which is proposed for signalization.

East

Adjacent to the east is S. Tamiami Trail (US 41-arterial roadway) then properties within the Mixed Use Overlay zoned Commercial C-1 on both sides of the intersection with San Carlos Boulevard (major collector). Further east is Residential Single-Family RS-1 zoned parcels.

South

Adjacent to the south is Santa Maria Street (private local) then General Commercial (CG) zoning abutting S. Tamiami Trail and Estero Vista Residential Planned Development (RPD) to the west of Santa Maria Street. The RPD was approved by zoning resolution Z-05-016 for 144 multi-family units including bonus density with a maximum height of 55 feet. The zoning was last amended by zoning resolution ADD2020-00104 which proposed connection to the subject property's approved proposed access point. Further south are lands zoned Mobile Home MH-2.

West

Adjacent to the west is property owned by the applicant that is zoned Mobil Home Residential (MH-1) then land zoned Estero River Bay RPD which was purchased by the State for conservation.

North

Adjacent to the north is a parcel fronting S. Tamiami Trail zoned John Latzman CPD (Commercial Planned Development) approved by zoning resolution number Z-88-319 for 4,500 square feet of commercial uses then Walgreens @ Unique Circle CPD. To the west of these CPDs is Shelter Pines Mobile Home Village zoned Mobile Home Residential (MH-2) by Z-62-003. North of Shelter Pines Mobile Home Village is San Carlos Park Center CPD originally approved by Z-95-005, last amended by ADD2019-00173, with 142,800 square feet of commercial approved including 48,000 square feet of mini-warehouse use.

Exhibit M7

Signed/Sealed Legal Description & Sketch

Grand Bay
Revised August 2022



Professional Engineers, Planners & Land Surveyors



Professional Engineers, Planners & Land Surveyors

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

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

COMMENCING AT THE NORTHWEST CORNER SAID SECTION 20; THENCE S 01°00'14" E ALONG THE WEST LINE OF SAID SECTION FOR 934.55 FEET TO AN INTERSECTION WITH A LINE LYING 934.2 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF SAID SECTION; THENCE N 87°26'16" E ALONG SAID PARALLEL LINE FOR 1,041.21 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N 87°26'16" E ALONG SAID PARALLEL LINE FOR 1,765.03 FEET TO **POINT "A"**, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TAMiami TRAIL (STATE ROAD 45 – 200 FEET WIDE); THENCE S 36°56'36" E ALONG SOUTH SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 491.36 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 2; THENCE S 88°00'17" W ALONG SAID SOUTH LINE FOR 1,768.76 FEET; THENCE N 00°53'51" W FOR 29.89 FEET; THENCE N 87°03'40" E FOR 81.86 FEET; THENCE N 86°25'09" E FOR 75.73 FEET TO **POINT "B"**; THENCE N 01°52'36" E FOR 11.39 FEET; THENCE N 49°04'10" W FOR 25.92 FEET; THENCE N 01°15'53" W FOR 29.47 FEET; THENCE N 04°50'56" W FOR 27.35 FEET; THENCE S 42°14'55" N FOR 23.53 FEET; THENCE N 65°52'23" W FOR 27.40 FEET; THENCE N 28°32'58" W FOR 28.85 FEET; THENCE N 69°30'27" W FOR 39.96 FEET; THENCE N 48°12'03" W FOR 31.30 FEET; THENCE S 21°12'15" W FOR 38.51 FEET; THENCE S 75°27'28" W FOR 42.23 FEET; THENCE S 25°17'36" W FOR 20.64 FEET; THENCE S 25°04'16" W FOR 25.76 FEET; THENCE S 85°27'12" W FOR 31.73 FEET; THENCE S 35°30'41" E FOR 5.94 FEET; THENCE N 66°03'17" W FOR 28.99 FEET; THENCE N 55°22'52" W FOR 35.73 FEET; THENCE N 40°05'40" W FOR 24.22 FEET; THENCE N 20°53'49" W FOR 23.40 FEET; THENCE N 25°44'29" W FOR 43.64 FEET; THENCE N 54°41'58" W FOR 30.97 FEET; THENCE N 48°56'50" W FOR 28.69 FEET; THENCE N 25°13'26" W FOR 28.83 FEET; THENCE N 06°51'00" E FOR 38.33 FEET; THENCE N 42°04'40" W FOR 27.55 FEET; THENCE N 66°47'38" W FOR 33.91 FEET; THENCE N 56°00'51" W FOR 47.86 FEET; THENCE N 69°32'40" E FOR 27.64 FEET; THENCE N 41°37'13" E FOR 14.07 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT

PARCEL "A"

COMMENCING AT AFORESAID **POINT "A"**; THENCE S 43°37'00" W FOR 392.87 FEET TO THE **POINT OF BEGINNING**; THENCE S 02°29'42" E FOR 29.33 FEET; THENCE S 24°33'22" W FOR 50.07 FEET; THENCE N 15°36'57" W FOR 42.19 FEET; THENCE S 57°18'59" W FOR 59.16 FEET; THENCE S 01°45'20" W FOR 21.03 FEET; THENCE S 51°03'04" E FOR 16.18 FEET; THENCE S 88°52'20" W FOR 70.78 FEET; THENCE N 17°14'16" E FOR 21.57 FEET; THENCE N 42°59'46" E FOR 17.41 FEET; THENCE N 08°27'22" E FOR 20.25 FEET; THENCE N 08°50'05" W FOR 17.10 FEET; THENCE S 83°08'30" E FOR 62.73 FEET; THENCE N 58°27'39" E FOR 68.76 FEET TO THE **POINT OF BEGINNING**.

SHEET 1 OF 5

• **SERVING THE STATE OF FLORIDA** •

ALSO LESS AND EXCEPT

PARCEL "B"

COMMENCING AT AFORESAID **POINT "B"**; THENCE S 89°07'36" E FOR 34.64 FEET TO THE **POINT OF BEGINNING**; THENCE N 20°48'05" E FOR 31.08 FEET; THENCE N 88°26'28" E FOR 54.04 FEET; THENCE S 03°14'29" E FOR 32.77 FEET; THENCE N 88°07'23" W FOR 66.95 FEET TO THE **POINT OF BEGINNING**.

SUBJECT PARCEL CONTAINS: 15.64 ACRES, MORE OR LESS.

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

BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE WEST LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST BEARS S 01°00'14" E. THE SCALE FACTOR IS 0.999944648.

DESCRIPTION PREPARED: 07-19-2022.

DESCRIPTION REVISED: 07-28-2022



ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED 08-04-2022

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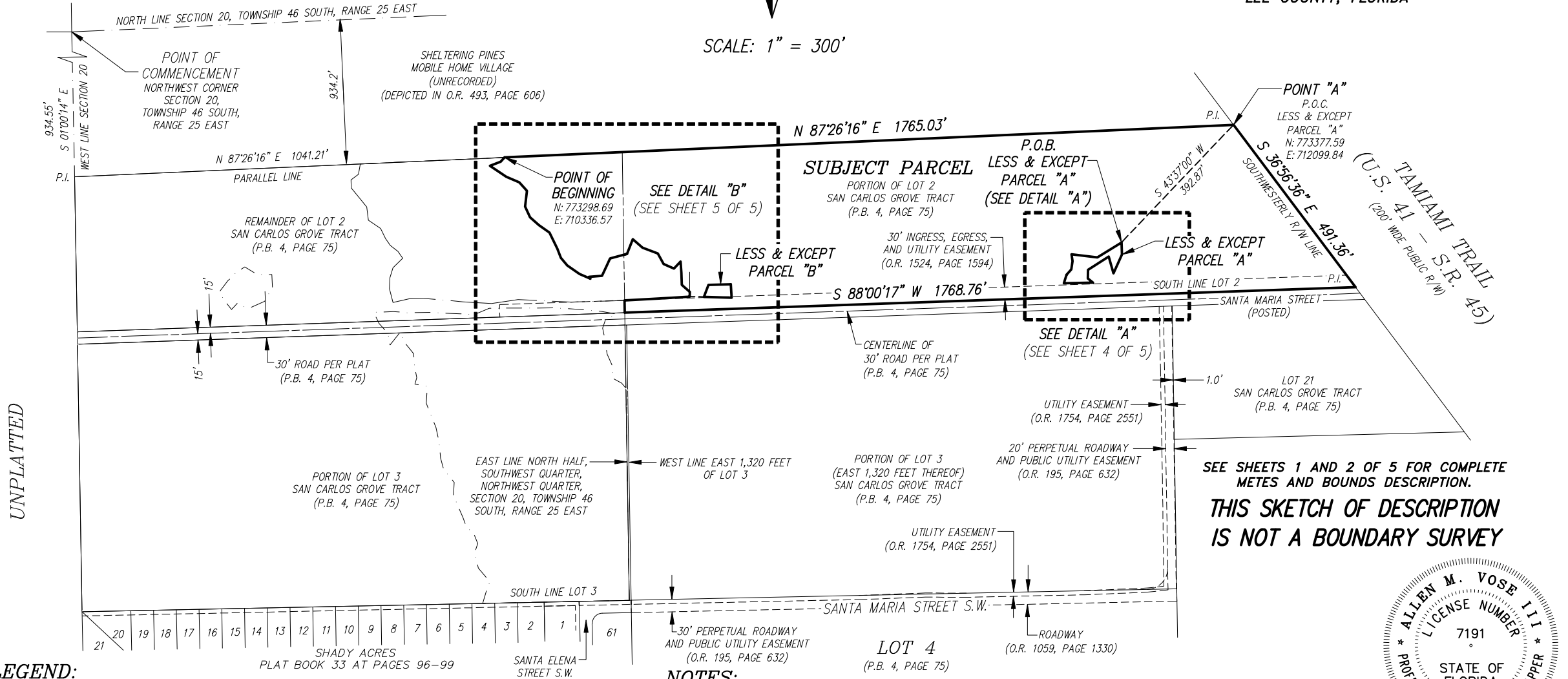
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SCALE: 1" = 300'

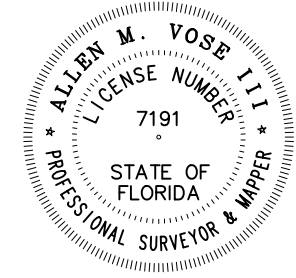
SKETCH OF DESCRIPTION

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



UNPLATTED

SEE SHEETS 1 AND 2 OF 5 FOR COMPLETE METES AND BOUNDS DESCRIPTION.
THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY



LEGEND:

- P.B. INDICATES PLAT BOOK
- S.R. INDICATES STATE ROAD
- R/W INDICATES RIGHT-OF-WAY
- O.R. INDICATES OFFICIAL RECORDS
- LB INDICATES LICENSED BUSINESS
- P.I. INDICATES POINT OF INTERSECTION
- P.O.C. INDICATES POINT OF COMMENCEMENT

LEGEND:

- L1 INDICATES LINE DATA: SEE LINE TABLE
- P.S.M. INDICATES PROFESSIONAL SURVEYOR AND MAPPER
- N: 773298.69 INDICATES THE "STATE PLANE COORDINATE SYSTEM"
- E: 710336.57 FLORIDA ZONE WEST NAD 83/2011 (CORS)
- CORS INDICATES CONTINUOUSLY OPERATING REFERENCE STATION

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS, DISTANCES AND COORDINATES, UNLESS OTHERWISE NOTED, ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE WEST LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST BEARS S 01°00'14" E. THE SCALE FACTOR IS 0.999944648.
- 3.) ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 4.) SUBJECT PARCEL CONTAINS: 15.64 ACRES, MORE OR LESS.

PREPARED 07-19-2022
REVISED 07-28-2022
SHEET 3 OF 5

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SURVEY LICENSE # LB 6690

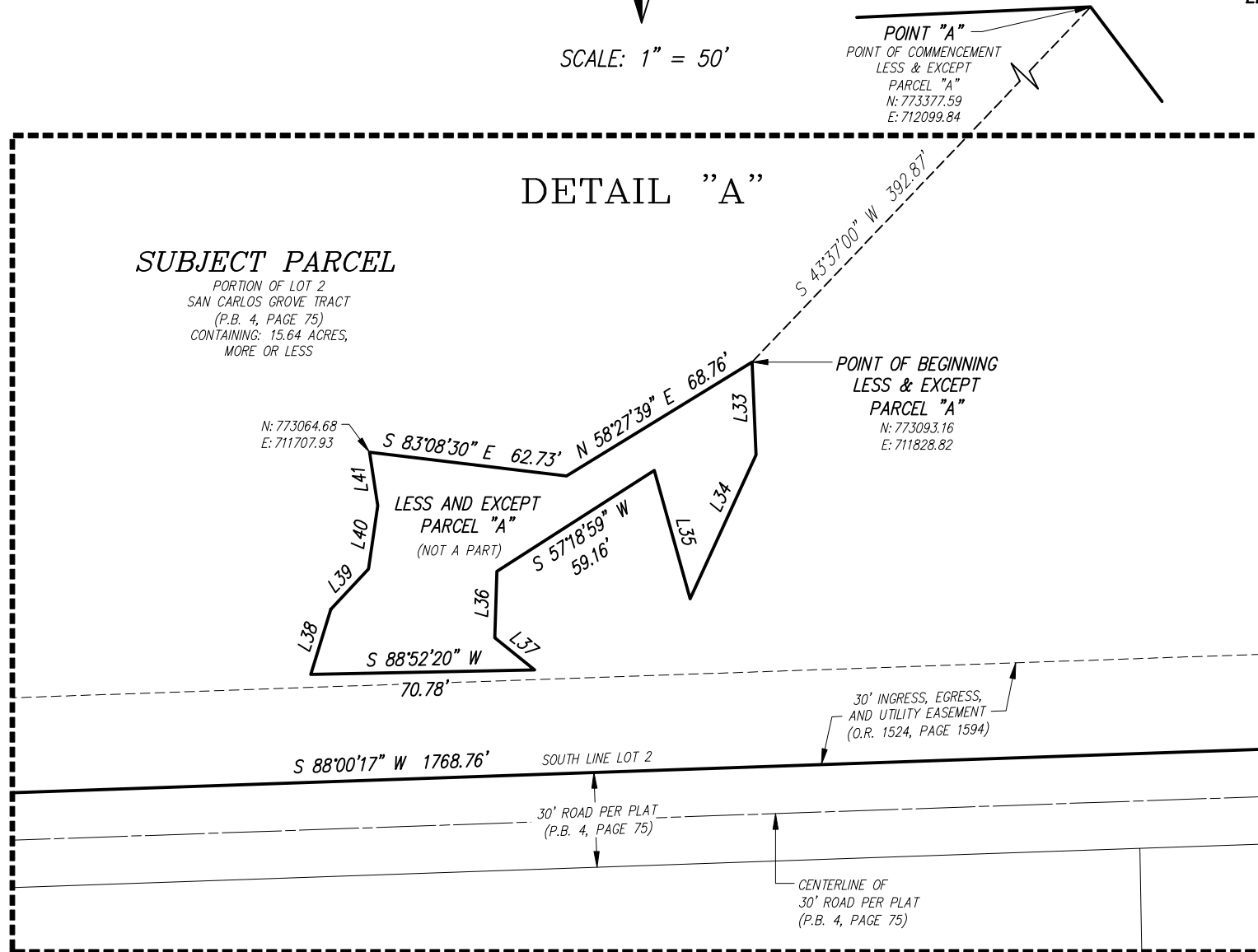
WWW.BANKSENG.COM



SCALE: 1" = 50'

SKETCH OF DESCRIPTION

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





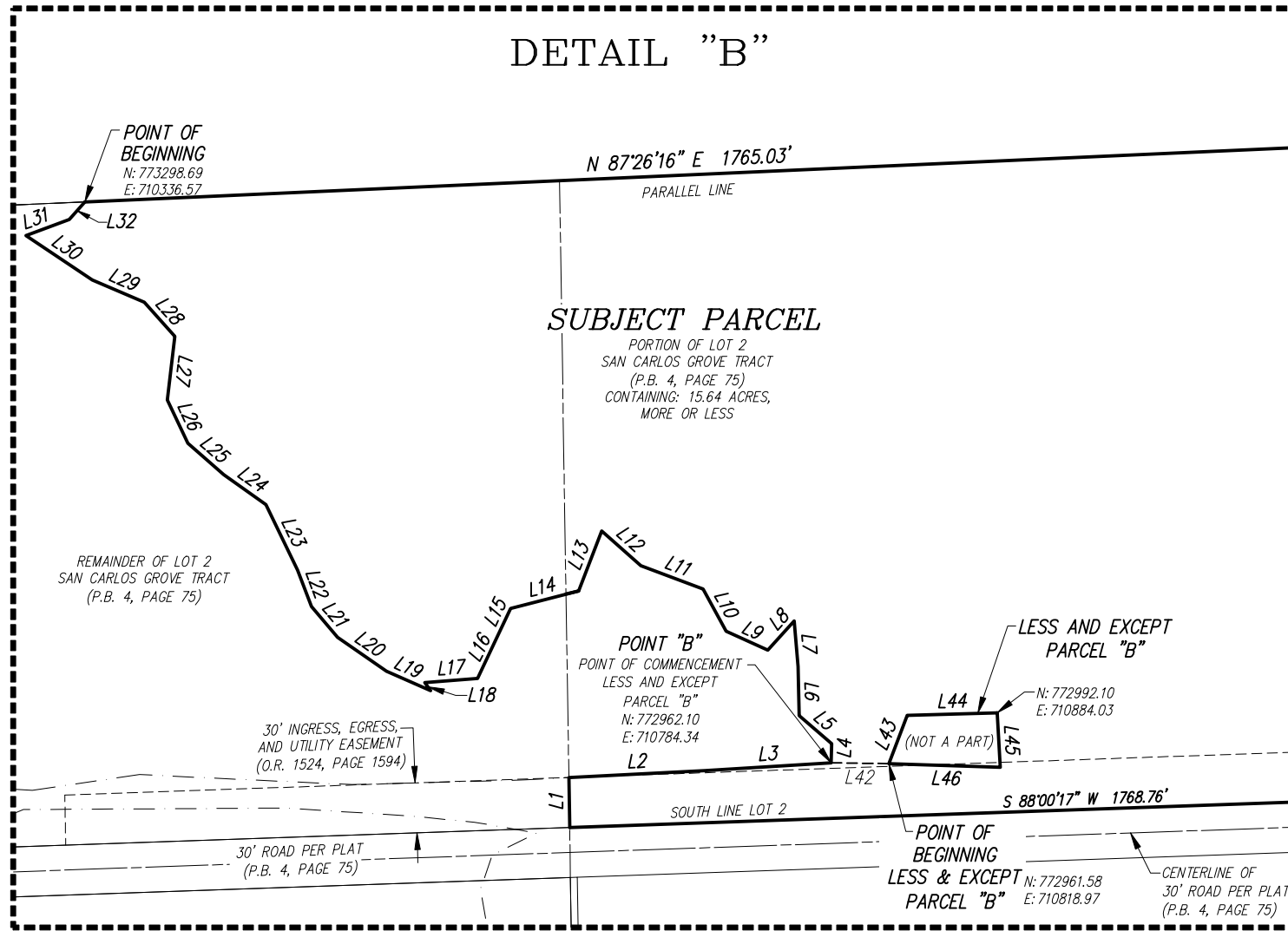
SCALE: 1" = 100'

SKETCH OF DESCRIPTION

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

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 00°53'51" W | 29.89' |
| L2 | N 87°03'40" E | 81.86' |
| L3 | N 86°25'09" E | 75.73' |
| L4 | N 01°52'36" E | 11.39' |
| L5 | N 49°04'10" W | 25.92' |
| L6 | N 01°15'53" W | 29.47' |
| L7 | N 04°50'56" W | 27.35' |
| L8 | S 42°14'55" W | 23.53' |
| L9 | N 65°52'23" W | 27.40' |
| L10 | N 28°32'58" W | 28.85' |
| L11 | N 69°30'27" W | 39.96' |
| L12 | N 48°12'03" W | 31.30' |
| L13 | S 21°12'15" W | 38.51' |
| L14 | S 75°27'28" W | 42.23' |
| L15 | S 25°17'36" W | 20.64' |
| L16 | S 25°04'16" W | 25.76' |
| L17 | S 85°27'12" W | 31.73' |
| L18 | S 35°30'41" E | 5.94' |
| L19 | N 66°03'17" W | 28.99' |
| L20 | N 55°22'52" W | 35.73' |
| L21 | N 40°05'40" W | 24.22' |
| L22 | N 20°53'49" W | 23.40' |
| L23 | N 25°44'29" W | 43.64' |
| L24 | N 54°41'58" W | 30.97' |
| L25 | N 48°56'50" W | 28.69' |
| L26 | N 25°13'26" W | 28.83' |
| L27 | N 06°51'00" E | 38.33' |
| L28 | N 42°04'40" W | 27.55' |
| L29 | N 66°47'38" W | 33.91' |
| L30 | N 56°00'51" W | 47.86' |
| L31 | N 69°32'40" E | 27.64' |
| L32 | N 41°37'13" E | 14.07' |
| L42 | S 89°07'36" E | 34.64' |
| L43 | N 20°48'05" E | 31.08' |
| L44 | N 88°26'28" E | 54.04' |
| L45 | S 03°14'29" E | 32.77' |
| L46 | N 88°07'23" W | 66.95' |



LEGEND:

- P.B. INDICATES PLAT BOOK
- S.R. INDICATES STATE ROAD
- R/W INDICATES RIGHT-OF-WAY
- O.R. INDICATES OFFICIAL RECORDS
- LB INDICATES LICENSED BUSINESS
- P.I. INDICATES POINT OF INTERSECTION
- P.O.C. INDICATES POINT OF COMMENCEMENT
- L1 INDICATES LINE DATA: SEE LINE TABLE
- P.S.M. INDICATES PROFESSIONAL SURVEYOR AND MAPPER
- N: 773298.69 INDICATES THE "STATE PLANE COORDINATE SYSTEM
- E: 710336.57 FLORIDA ZONE WEST NAD 83/2011 (CORS)
- CORS INDICATES CONTINUOUSLY OPERATING REFERENCE STATION

PREPARED 07-19-2022

REVISED 07-28-2022

SHEET 5 OF 5

Exhibit M8

Copy of the Deeds of the Subject Property

Grand Bay
Revised August 2022



Professional Engineers, Planners & Land Surveyors

This instrument prepared by
and after recording return to:

Fredric J. Robbins, Esq.
Robbins, Kelly, Patterson & Tucker
312 Elm Street, Suite 2200
Cincinnati, Ohio 45202
(513) 721-3330

**THIS DEED IS BEING RE-RECORDED
TO CORRECT THE LEGAL DESCRIPTION
ATTACHED AS EXHIBIT "A" ON
INSTRUMENT NO. 2021000006560 AND
2021000009593**

WARRANTY DEED

This Indenture, made this 12 day of May, 2022, between GEORGE T. FREELAND (aka GEORGE FREELAND), a married man, whose post office address is 4830 Griffin Boulevard, Fort Myers, Florida 33908, Grantor, and FREELAND FL HOLDINGS, LLC, a Florida limited liability company, whose post office address is c/o Bernard G. Freeland, 5333 Hickory Hollow Parkway, Antioch, TN 37013, Grantee.

Witnesseth that said Grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO

Prior Instrument Reference: Instrument No. 2021000006560 and Instrument No. 2021000009593

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

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accrued if any, subject to easements, restrictions and reservations of record common to the subdivision.

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

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

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

Signed, sealed and delivered
in our presence:

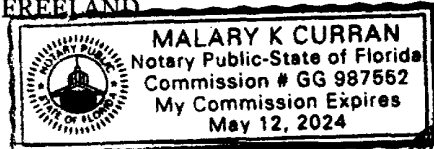
GB Miller
Printed Name Gloria Bigelow-Miller

George T. Freeland
GEORGE T. FREELAND

Carmen Sanchez
Printed Name Carmen Sanchez

STATE OF FLORIDA)
) SS:
COUNTY OF LEE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of May, 2022, by GEORGE T. FREELAND



Notary Public Malary K Curran
Printed Notary Name

Personally Known OR Produced Identification _____
Type of Identification Produced: _____

EXHIBIT "A"

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

and

PARCEL B: The North one-half ($N\frac{1}{2}$) of the Southwest quarter ($SW\frac{1}{4}$) of the Northwest quarter ($NW\frac{1}{4}$) of Section 20, Township 46 South, Range 25 East, Lee County, Florida:

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

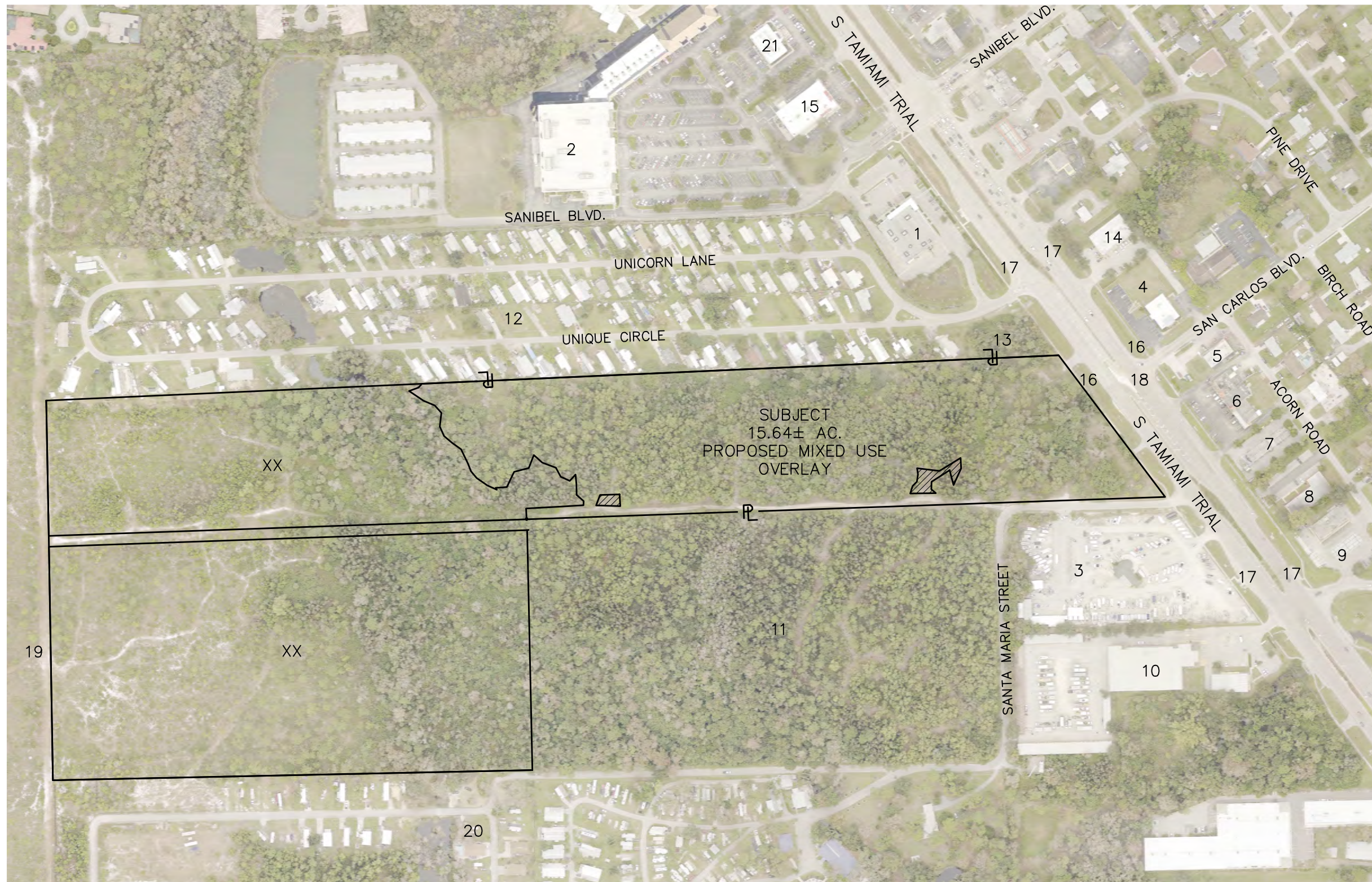
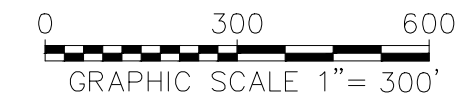
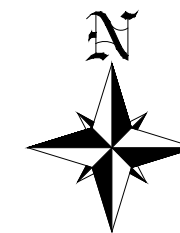
Exhibit M9

Aerial Map

Grand Bay
Revised August 2022



Professional Engineers, Planners & Land Surveyors



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

S:\JOBS\84XX\8433GB\DOCUMENTS\ZONING\8433GB GRAND BAY AERIAL PHOTOGRAPH MAP.DWG 8/2/2022 2:06 PM JORGE SANCHEZ

| NO. | DATE | REVISION DESCRIPTION | BY |
|-----|-----------|----------------------|-----|
| 2 | 7/29/2022 | UPDATE BOUNDARY | SEH |
| 1 | 6/20/2022 | REVISED AREA | SEH |

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 SURVEY LICENSE # LB 6690
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| EXISTING USES AERIAL MAP | | | | | | |
|--|---------|---------|--------|-------|---------|---------|
| GRAND BAY-COMPREHENSIVE PLAN AMENDMENT | | | | | | |
| LEE COUNTY, FLORIDA | | | | | | |
| DATE | PROJECT | DRAWING | DESIGN | DRAWN | CHECKED | SCALE |
| 3/8/2022 | 8433GB | AERIAL | SEH | JLS | SEH | 1"=300' |
| | | | | | | SHEET 1 |

Exhibits M11 & T6

Lee Plan Analysis

Grand Bay
Revised August 2022



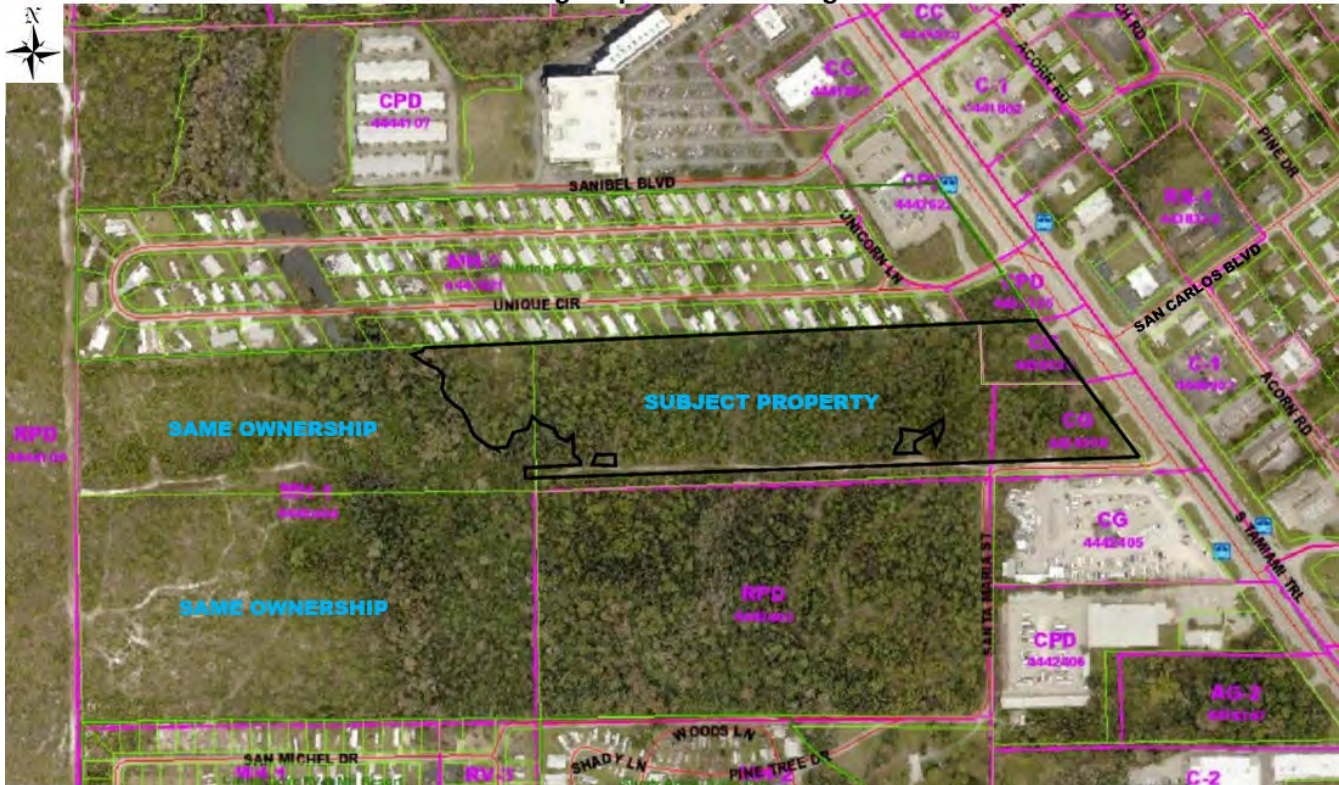
Professional Engineers, Planners & Land Surveyors



Professional Engineers, Planners & Land Surveyors

Grand Bay Comprehensive Plan Amendment CPA2022-00006 & CPA2022-00007 Lee Plan Analysis Exhibit M11 - Revised August 2022

The subject property is the eastern 15.64± acres of the overall ±46.33 acre site. The property is located at the northwest corner of the intersection of Santa Maria Street and S. Tamiami Trail (US 41) across from its intersection with San Carlos Boulevard. The overall site consists of four parcels separated by a 30-foot platted right-of-way as demonstrated in the below aerial. The eastern ±2.73 acres of the subject property fronting on S. Tamiami Trail/US 41 is zoned General Commercial (CG) and the balance of the property to the west is zoned Mobile Home Residential (MH-1).

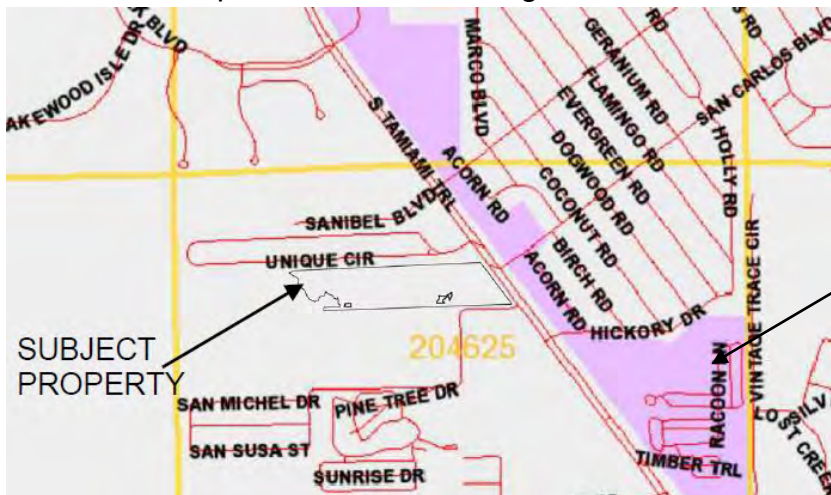


The surrounding area has been previously developed with a mixture of commercial and residential uses and properties to the east are within the Mixed Use Overlay. The future land use, zoning, land use and Mixed Use Overlay designations of the adjacent parcels are indicated on the following page.

| | Future Land Use | Zoning | Use | Mixed Use Overlay |
|--|---------------------------------------|---|---|--------------------------|
| Subject Property (15.64± ac) Existing | Urban Community | CG (2.73± acres) and MH-1 (12.91± acres) | Vacant commercial and residential | No |
| Subject Property Proposed | | Concurrent MPD for overall 46.33± acre property | Commercial and residential | Yes |
| | Surrounding Future Land Use | Surrounding Zoning | Surrounding Use | |
| North | Urban Community | CPD fronting S. Tamiami Trail/US 41 then MH-2 | Vacant Commercial then Shelter Pines Mobile Home Village | No |
| South | Urban Community & Wetlands | Estero Vista RPD & CG | Vacant with DO for 144 Multi-family & Marina Mikes Boat sales fronting S. Tamiami Trail | No |
| East | S. Tamiami Trail then Urban Community | C-1 | Church, shopping centers, car wash | Yes |
| West | Urban Community, Wetlands & Rural | MH-1 | Vacant under same ownership | No |

The remainder of the overall site lies within the Urban Community, Wetlands and Rural future land use categories. The Wetlands also lie within the Mullock Creek Floodway that bisects the property and the Rural lands abut the Estero Bay State Buffer Preserve to the west that are within the Conservation Lands Upland future land use category and zoned RPD. The maximum intensity the existing overall site could have requested would have been 298 dwelling units, including 20 single-family dwelling units located in the western Rural area, and 30,000 square feet of commercial in the easter CG zoned area.

The applicant is requesting to amend Lee Plan Map 1-C to allow the Mixed Use Overlay to be extended to the west to include the ±15.64 acres of the subject property and amend Future Land Use Element Policy 5.1.10.3 to revise the timing requirement for single ownership of property that is divided into two or more land use categories. The Map Amendment allows the clustered mixed use development with the commercial acreage included in density (increase of 42 dwelling units) and the Text Amendment allows the western portion of the overall Parcel that lies within the Rural future land use category to be transferred to the Urban Community portion allowing preservation of 30± acres consisting of Rural uplands and adjacent wetlands covering over 64% of the overall site. to be preserved. The maximum residential density that could then be requested is 340 dwelling units.



Existing Mixed Use Overlay

The applicant is filing a companion rezoning application that is being reviewed concurrently with this plan amendment application. Chapter 163.3184(12), F.S. provides: "At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection."

The applicant is requesting to rezone the overall property to Minor Mixed Use Planned Development to allow development of the site with a maximum of 300 multi-family dwelling units (including 114 bonus density units and 186 standard units) and 30,000 square feet of commercial uses. The proposed MPD also includes 17.44± acres of community facilities consisting of a proposed perpetual stormwater drainage and access easement over the floodway and adjacent preserved wetlands. The proposed Master Concept Plan clusters the development on the eastern portion with commercial or mixed uses abutting S. Tamiami Trail/US 41 then three multi-family buildings while allowing preservation of the western portions of the overall site.

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

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

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

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth

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

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

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

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

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

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

STANDARD 4.1.1: WATER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).*
2. *If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area w(see Map 4-A), then the development must be connected to that utility.*
3. *The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility....*

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

STANDARD 4.1.2: SEWER.

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

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

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

The requested Map and Text Amendments facilitate the transfer of density to the eastern portion of the site adjusting the density location and design to relocate dwelling units including

bonus density to the eastern portion of the property. The westerly portion of the subject property is located within the Coastal High Hazard Area and the concurrent MPD will cluster development to the east and preserve the western 30± acres including the floodway and adjacent wetlands and uplands resulting in appropriate adjustments to the development's design. The requested Map and Text Amendments will facilitate a rezoning that will be consistent with Policy 5.1.2.

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

There are existing commercial developments offering employment and shopping opportunities all along S. Tamiami Trail/US 41 with restaurants, businesses and shopping centers, most notable being Grand Bay Plaza Publix only 3 minutes to the north. The subject property also proposes 30,000 square feet of commercial uses. San Carlos Park Elementary School is 2.5± miles from the site, Three Oaks Middle School is 2.7± miles from the site and Island Park High School is 3.6± miles from the site. Karl Drews Park and Community Center is within 1.3± miles, San Carlos Community Pool is 1.4± miles, Three Oaks Park is within 2.9± miles, Koreshan State Park is within 3± miles, Estero River Scrub-Estero Bay Preserve is within 3.3± miles and Estero Park is within 3.5± miles of the site. Lee Tran Routes 240, 600 and 140-Sunday run along US 41 at this location with existing bus stops ±602' to the north and ±675' to the south. There are existing sidewalks on both sides of US 41, an existing bike lane, existing paved shoulder and proposed shared use path. The requested Map and Text Amendments will facilitate a rezoning that is consistent with Policy 5.1.3.

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

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

POLICY 5.1.10: In those instances where contiguous land under single ownership is divided withinto two or more land use categories by the adoption or revision of the Future Land Use Map, the allowable number of dwelling units density under this Plan

~~will be the sum of the allowable dwelling units densities for each land use category for each portion of the land. This density can be allocated~~ The dwelling units may be distributed across the property provided that: the resultant development affords further protection to environmentally sensitive lands, if they exist on the property, and the number of dwelling units within any Future Non-Urban Area land use category does not exceed the density allowed in that future land use category.

- ~~1. The planned development zoning is utilized; and~~
- ~~2. No density is allocated to lands designated as non-urban or Environmentally Critical that would cause the density to exceed that allowed on such areas; and~~
- ~~3. The land was 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~~
- ~~4. The resultant planned development affords further protection to environmentally sensitive lands if they exist on the property.~~

The applicant is requesting to amend Policy 5.1.10 to revise the timing requirement for single ownership of property that is divided into two or more land use categories to clarify the language. In coordination with staff, the language has been modified to make sure the edits allow for calculation of density as provided in the definition within the glossary. The overall subject property has been in the same family ownership since 1968 by various individuals or organizations, but same underlying family ownership of the Freeland's. Literal interpretation of this Policy language would not allow the transfer of 20 dwelling units from the Rural lands abutting a state preserve to the Urban Community lands to the east allowing preservation of the western 30± acres of the site which is above and beyond LDC requirements. The portion of the Policy originally requested to be changed by the applicant was added at the end of the review process and resulted in this unintended impact on the subject property. The requested language ensures that density and intensity can be properly allocated at the time of zoning and not be affected if future potential outparcels change ownership during or after development. The main purpose of the 3rd requirement in this policy was to clarify that properties divided by barriers such as the Caloosahatchee River are not contiguous. The requested clarification will promote sound planning by allowing properties to cluster development and preserve natural resources.

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

Adding the site to the Mixed Use Overlay and the associated Text Amendment provides incentives and flexibility to allow the clustering of activities and infill development at a location

providing shared access where intersection improvements are permitted and signalization is proposed by FDOT. The request is consistent with Policy 6.1.5.

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

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

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

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

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

Lee Tran Routes 240, 600 and 140-Sunday run along S. Tamiami Trail/US 41 at this location with existing bus stops $\pm 602'$ to the north and $\pm 675'$ to the south. There are existing sidewalks on both sides of US 41, an existing bike lane, existing paved shoulder and proposed shared use path. The site access has received development order approval under DOS2020-00128 which provides pedestrian and automobile connection with the adjacent development to the south without accessing an arterial roadway. The portion of the site proposed for inclusion in the Mixed Use Overlay is within the Urban Community future land use category. The submitted letters of review and recommendation demonstrate that adequate public facilities and infrastructure are available. The proposal will not intrude into predominately single-family residential neighborhoods. While the $15.64\pm$ acres abuts approximately 25 mobile home lots within Shelter Pines Mobile Home Village to the north, the site is not located in a predominantly single family neighborhood. The subject property and the properties to the north and south have existing commercial zoning along the S. Tamiami Trail/US 41 frontage. The property to

the south that has been approved for multi-family development with a maximum height of 55 feet since 2005 which abuts MH-2 zoning with Shady Acres RV Travel Park. The request is consistent with Policy 11.2.1.

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

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

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

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

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

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

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

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

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

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

POLICY 59.1.3: Maintain floodplain regulations in accordance with the most recently adopted Flood Insurance Rate Map (FIRM) and other available sources.

POLICY 59.1.4: Continue to develop, update, and improve technical information, with the assistance of the USDA Natural Resources Conservation Service, United States Geological Survey, Federal Emergency Management Agency (FEMA), SFWMD, and other agencies, in order to better determine the current flooding risks associated with severe rainfall events.

POLICY 59.1.9: Maintain the floodplain management plan and analyze the flooding problem in the unincorporated areas of Lee County, inventory the flood hazard area, review possible activities to remedy identified flooding problems, select appropriate alternatives, and formulate a schedule for implementation.

POLICY 61.3.2: Maintain floodplains to minimize the potential loss of life and damage to property by flooding.

POLICY 61.3.5: The County will maintain regulations which provide for the management and protection of floodplains, consistent with state and federal regulations.

The property is within a FEMA flood zone. This will be mitigated by placing fill such that the finished floor elevation is one foot above the FEMA base flood elevation. No fill will be placed within the Mullock Creek floodway. As part of the companion zoning application, the applicant proposes 17.44± acres of community facilities consisting of a proposed perpetual stormwater drainage and access easement over the floodway and adjacent preserved wetlands. A total of 30.62± acres of wetlands, uplands and compensating storage within and adjacent to the floodway are proposed to remain undeveloped as a result of the proposed amendment. The request is consistent with Policies 59.1.3, 59.1.4, 59.1.9, 61.3.2 and 61.3.5.

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

Exhibits M12 & T7

Environmental Impacts Analysis

Grand Bay
Revised August 2022



Professional Engineers, Planners & Land Surveyors

NOTES TO USERS

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

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

Coastal Base Flood Elevations shown on this map apply only to landward of 0.5 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for the jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

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

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

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

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

NOS Information Services
 NOAA, NIMS212
 National Geodetic Survey
 SSMC-3, #9202
 1315 East-West Highway
 Silver Spring, Maryland 20910-3282
 (301) 713-3242

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

Base map information shown on this FIRM was provided in digital format by the Lee County GIS Department. The map cartographic information was constructed based on orthophotography produced at a scale of 1"=100' from aerial imagery flown in 1996 and updated using orthophotography dated 2002 and 2005. The surface water features were also constructed based on orthophotography produced at a scale of 1"=100' from aerial imagery flown in 1996.

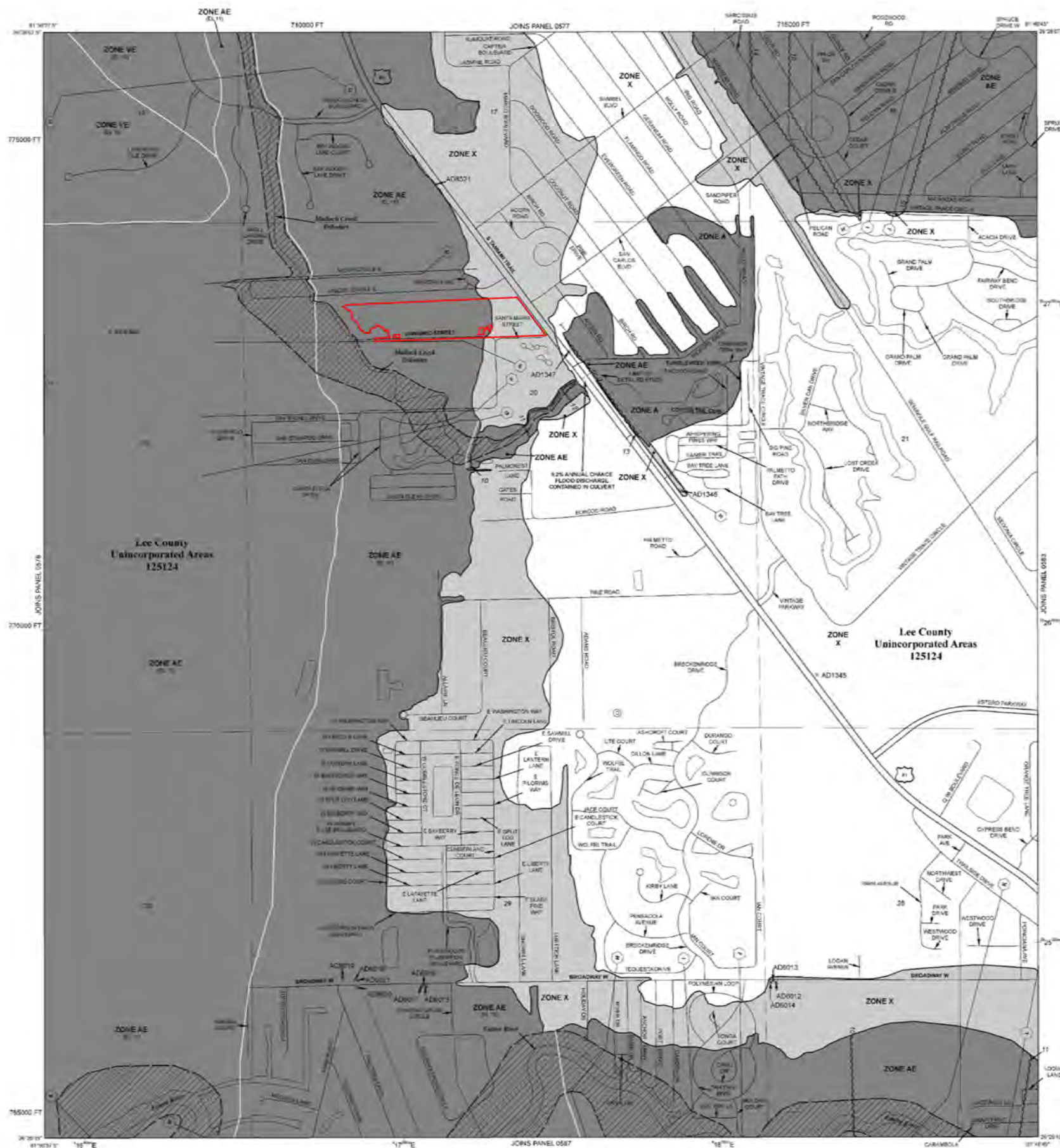
This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result,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

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

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

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

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



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AV, AR, AN, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No flow flood features determined.

ZONE AE Base Flood Elevation determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of parking) (see Flood Elevation determined).

ZONE AO Flood depths of 1 to 3 feet (usually street flow or existing terrain) (see Flood Elevation determined). For areas of unusual flow flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently destroyed. Zone AR indicates that the former flood control system is being rebuilt to provide protection from the 1% annual chance or greater flood.

ZONE AN Area to be protected from 1% annual chance flood by a flood control system under construction; no base Flood Elevation determined.

ZONE AV Coastal flood (see velocity hazard (Zone VE)) (see Base Flood Elevation determined).

ZONE VE Coastal flood area with velocity hazard (Zone VE) (see Base Flood Elevation determined).

FLOODWAY AREAS IN ZONE AE

The Floodway is the channel of a stream that encloses floodplain areas that must be kept free of obstructions so that the 1% annual chance flood can be carried without substantial increase in flood height.

OTHER FLOOD AREAS

ZONE B Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot, or with drainage areas less than 1 square mile and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE C Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood heights are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas:

- Transient boundary
- Reservoir boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary showing Special Flood Hazard Area zones and boundary showing Special Flood Hazard Areas of different base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and water elevation in feet (EL 187)
- Base Flood Elevation value where uniform within area, elevation in feet

*Referenced to the North American Vertical Datum of 1988.

— Cross section line

— Traction line

87°07'45" 32°22'30"

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), WGS 84 datum hemisphere.

2000-meter Universal Transverse Mercator grid values, zone 17

500-foot grid lines: Florida State Plane coordinate system, West zone (FIPS ZONE 902). Transverse Mercator projection.

Bench marks (see explanation in letter to Users section of this FIRM panel).

— State title

MAP REPOSITORY
 Refer to listing of Map Repositories on Map Index.

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
 August 28, 2008

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map, visit history prior to downloading mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-9625.

MAP SCALE 1" = 800'

250 500 750 1000 FEET
 76.2 152.4 190.1 253.8 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0579F

FIRM
FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA AND INCORPORATED AREAS

PANEL 579 OF 685

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

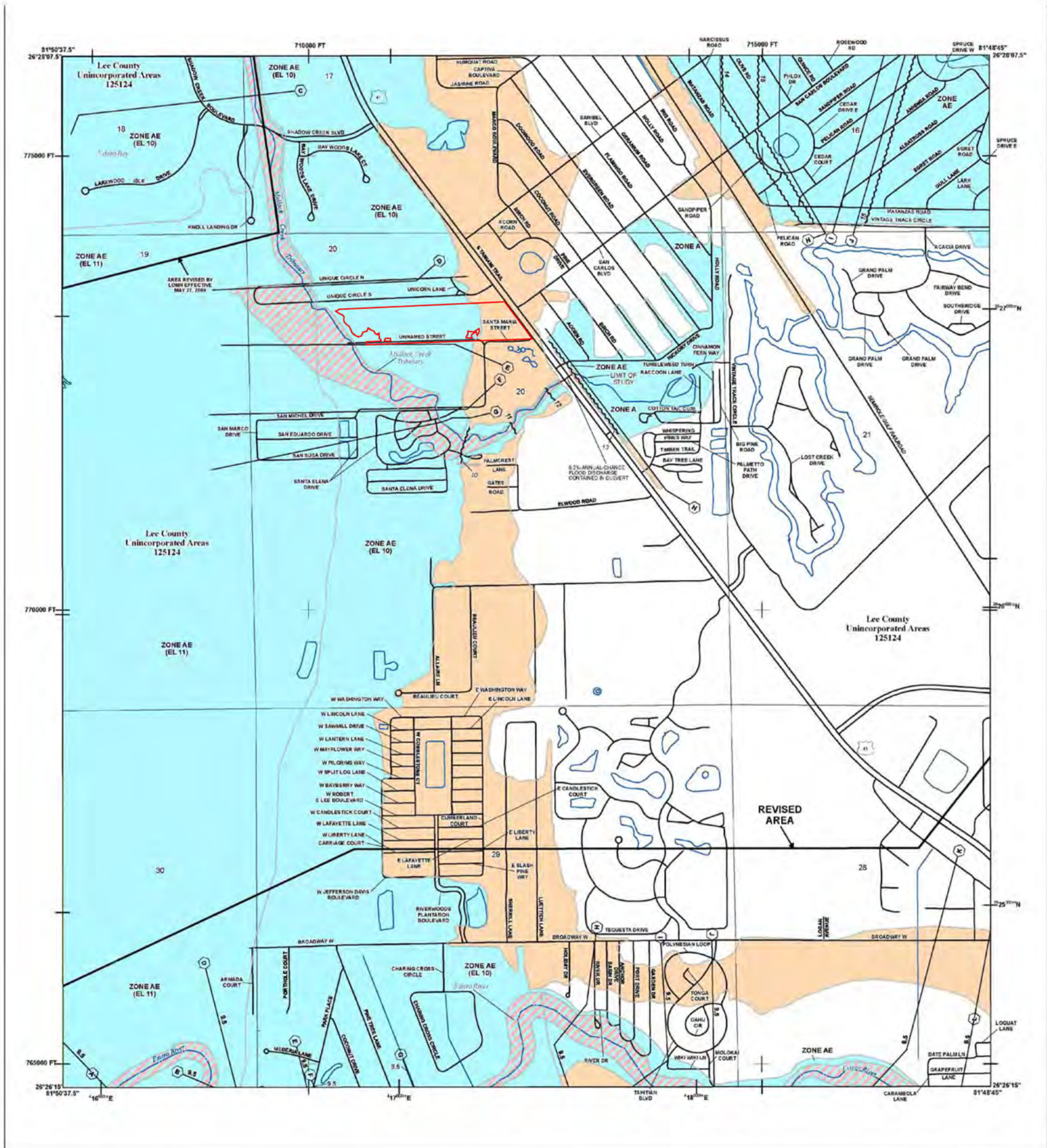
COMMUNITY: LEE COUNTY NUMBER: 12071C0579F PANEL: 579 OF 685

DATE: 08/28/2008

MAP NUMBER 12071C0579F

EFFECTIVE DATE AUGUST 28, 2008

Federal Emergency Management Agency



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

| | | |
|-----------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) <i>Zone A1, A2, A3</i> |
| | | With BFE or Depth <i>Zone AE, A9, A9, VE, AR</i> |
| OTHER AREAS OF FLOOD HAZARD | | Regulatory Floodway |
| | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee See Notes. <i>Zone Z</i> |
| OTHER AREAS | | Area with Flood Risk due to Levee <i>Zone Z</i> |
| | | Area of Minimal Flood Hazard <i>Zone B</i> |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary |

NOTES TO USERS

For information and conditions about this Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including historic versions, the current map scale for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Information Helpline at 1-877-FEMA-MAP (1-877-364-6227) or visit the FEMA Flood Map Service Center website at msc.fema.gov. Available products may include preliminary maps, Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

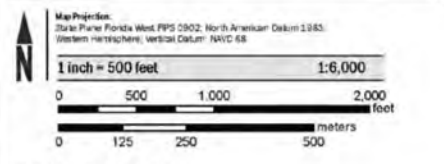
Communities planning land use or adjusting FIRM panels should obtain a current copy of the adjacent panels as well as the current FIRM data. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and contractor map data refer to the Flood Insurance Study Report for this jurisdiction. To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-424-6227.

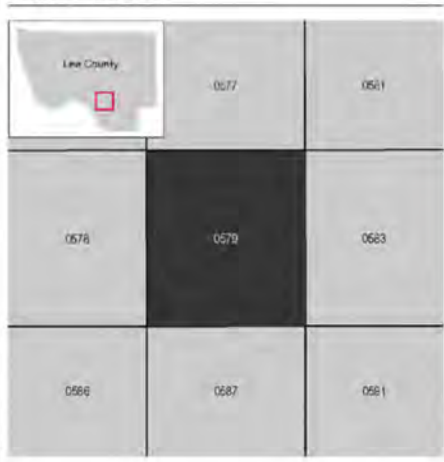
Base map information shown on this FIRM was provided in digital format by the Lee County GIS Department. The road centerline information was constructed based on orthorectified aerial imagery produced at a scale of 1"=100' from aerial imagery from 1936 and updated using orthorectified aerial imagery dated 2002 and 2005. The surface water features were also constructed based on orthorectified aerial imagery produced at a scale of 1"=100' from aerial imagery from 1936.

Local vertical measurements were used to create this map. To obtain current measured information, please contact the Information Services Branch of the National Geodetic Survey at (202) 713-3342 or visit the website at <http://www.ngs.noaa.gov/>

SCALE



PANEL LOCATOR



FEMA
 National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA
 and Incorporated Areas
 PANEL 579 of 685

COMMUNITY NUMBER PANEL SUFFIX
 LEE COUNTY 125124 0579 F

REVISED TO REFLECT LOMR EFFECTIVE: October 20, 2021

VERSION NUMBER 2.1.3.0
 MAP NUMBER 12071C0579F
 EFFECTIVE DATE AUGUST 28, 2008

Exhibits M13 & T8

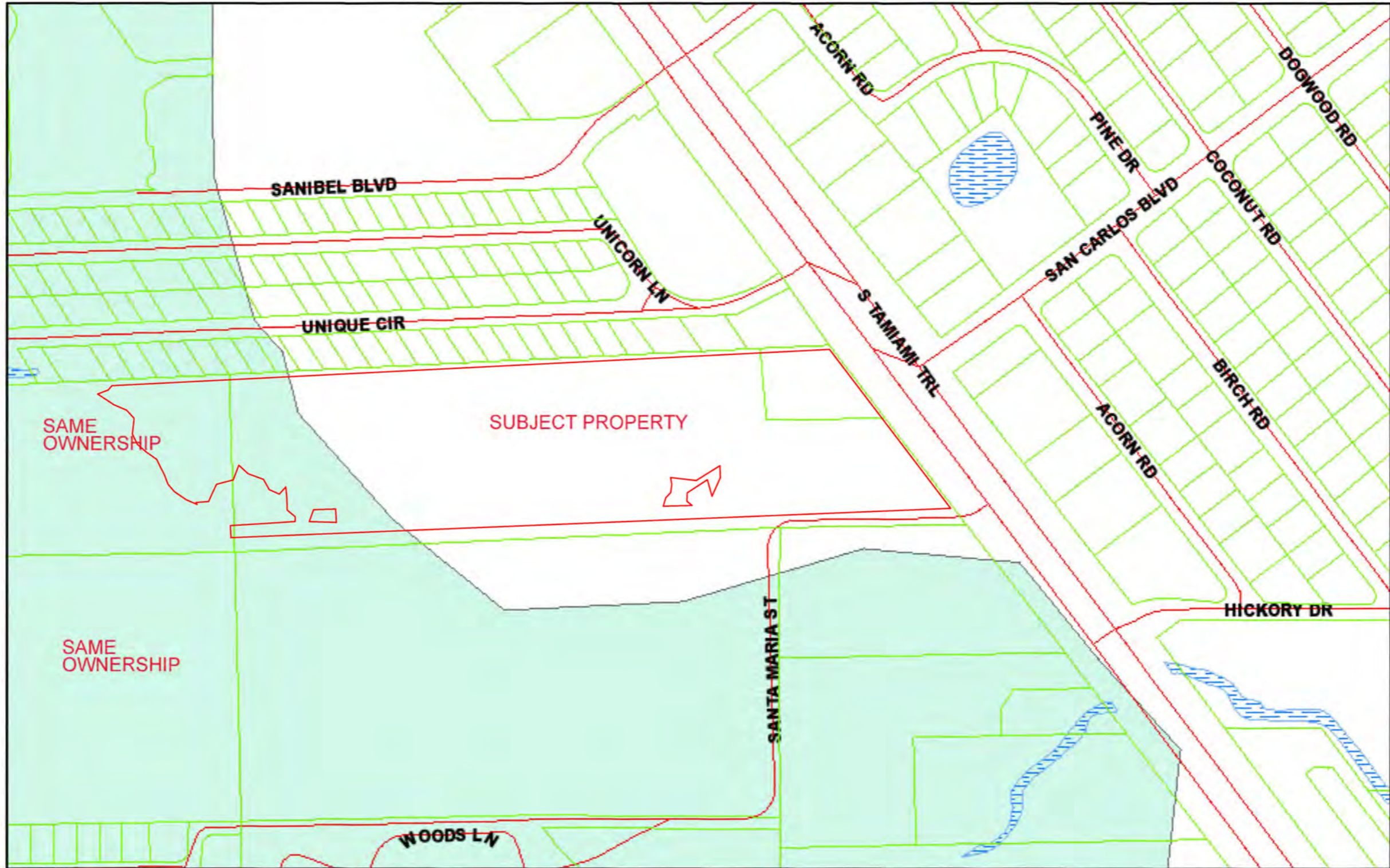
Historic Resources Impact Analysis

Grand Bay
Revised August 2022



Professional Engineers, Planners & Land Surveyors

Lee County Archaeological Sensitivity Map Grand Bay



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

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

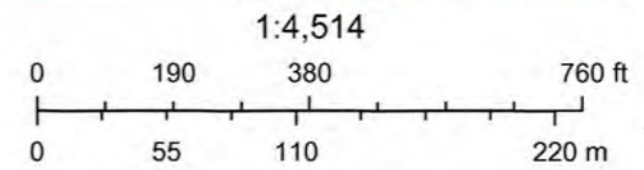


Exhibit M19

Justification of Proposed Amendment

Grand Bay
Revised August 2022



Professional Engineers, Planners & Land Surveyors



Professional Engineers, Planners & Land Surveyors

Grand Bay Comprehensive Plan Amendment
CPA2022-00006 & CPA2022-00007
Justification of Proposed Amendment
Exhibit M19 - Revised August 2022

The applicant is requesting to amend Lee Plan Map 1-C to allow the Mixed Use Overlay to be extended to the west to include 15.64± acres located at the northwest corner of the intersection of Santa Maria Street and S. Tamiami Trail (US 41) across from its intersection with San Carlos Boulevard and amend Future Land Use Element Policy 5.1.10.3 to revise the timing requirement for single ownership of property that is divided into two or more land use categories. The subject 15.64± acres is the eastern portion of the 46.33± acre overall project site which consists of four parcels separated by a 30-foot platted right-of-way.

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

The surrounding area provides commercial uses and various residential options primarily mobile homes, recreational vehicle park, single-family with some multi-family approved to the south. The Map Amendment allows the clustered mixed use development with the commercial acreage included in density (increase of 42 dwelling units) and the Text Amendment allows the western portion of the overall Parcel that lies within the Rural future land use category to be transferred to the Urban Community portion allowing the Rural uplands to be preserved. The maximum residential density that could then be requested is 340 dwelling units. The proposed development will provide additional clustered density with additional commercial and multi-family uses at the intersection of an arterial (S. Tamiami Trail/US 41) and major collector (San Carlos Boulevard) that is proposed for a traffic signal.

The intent of the Mixed Use Overlay is to identify locations within Lee County that facilitate mixed use development and accommodate future growth in proximity to public transportation; various commercial and residential centers; educational facilities; and recreational opportunities. Proposed expansion of the Mixed Use Overlay depends upon a number of criteria outlined in Policy 11.2.1 including proximity of transit routes, enabling continued pedestrian and automobile connections, location within specific future land use categories, adequate public facilities and infrastructure, and not intruding into predominately single-family residential neighborhoods. The subject property, being located on Lee Tran routes 240, 600 and 140-Sunday, in the Urban Community future land use category and its proximity to several properties within the Mixed Use Overlay and existing public facilities, serves to facilitate continued opportunities for infill clustered development. While the 15.64± acres abuts approximately 25 mobile home lots within Shelter Pines Mobile Home Village to the north, the site is not located in a predominantly single family neighborhood. The subject property and the

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

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

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

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

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

Exhibit T1

Text Amendment Application

Grand Bay
Revised August 2022



Professional Engineers, Planners & Land Surveyors



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

Project Name: Grand Bay

Project Description: Text amendment to Policy 5.1.10 to revise timing requirement for single ownership of property that is divided into two or more land use categories. In coordination with staff, the language has been modified to make sure the edits allow for calculation of density as provided in the definition within the glossary.

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

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

.....
APPLICANT – PLEASE NOTE:

A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION.

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

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

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

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

2. **Name of Contact:** Stacy Ellis Hewitt, AICP, Banks Engineering
Address: 10511 Six Mile Cypress Parkway
City, State, Zip: Fort Myers, FL 33966
Phone Number: 239-770-2527/239-939-5490 E-mail: shewitt@bankseng.com

3. **Property Information:** Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment. Contiguous land within two or more land use categories that wish to distribute dwelling units across the property will still need to demonstrate further protection to environmentally sensitive lands if they exist on the property and that density within Future Non-Urban land use categories do not exceed the density allowed in that future land use category.

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

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

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

4b. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

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

Public Facilities Impacts

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

1. **Traffic Circulation Analysis:** Provide an analysis of the effect of the change on the Financially Feasible Transportation Plan/Map 3-A (20-year horizon) and on the Capital Improvements Element (5-year horizon).
2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools

Environmental Impacts

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

Historic Resources Impacts

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

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan goals and policies, and Strategic Regional Policy Plan goals, strategies, actions and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

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

SUBMITTAL REQUIREMENTS

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

MINIMUM SUBMITTAL ITEMS

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

Exhibit T4

Proposed Text Changes

Grand Bay
Revised August 2022



Professional Engineers, Planners & Land Surveyors



Professional Engineers, Planners & Land Surveyors

**Grand Bay Comprehensive Plan Amendment
CPA2022-00006 & CPA2022-00007
Proposed Text Amendments
Exhibit T4 - Revised August 2022**

FUTURE LAND USE ELEMENT

POLICY 5.1.10: In those instances where contiguous land under single ownership is ~~divided withinto~~ two or more land use categories ~~by the adoption or revision of the Future Land Use Map,~~ the allowable number of dwelling units density under this Plan will be the sum of the allowable dwelling units densities for each land use category ~~for each portion of the land. This density can be allocated~~ The dwelling units may be distributed across the property provided that: the resultant development affords further protection to environmentally sensitive lands, if they exist on the property, and the number of dwelling units within any Future Non-Urban Area future land use category does not exceed the density allowed in that future land use category.

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