



## NOTICE TO SURROUNDING PROPERTY OWNERS

CASE NUMBER: DCI2022-00018

CASE NAME: Grand Bay Minor MPD

REQUEST: Request to rezone 46.33± acres from Mobile Home District (MH-1) and General Commercial District (CG) to Minor Mixed Use Planned Development (MPD) to allow a maximum of 300 dwelling units (179 dwelling units, with 121 units of bonus density) and 30,000 square feet of commercial retail or office uses with a maximum height of 53 feet.

LOCATION: 19200 S. Tamiami Trl, 4050 Santa Maria St., San Carlos Planning Community, Lee County, FL.

LEE COUNTY PLANNER: Direct inquiries to Elizabeth A Workman, Principal Planner, at 239-533-8793, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL 33901.

PROPERTY OWNER'S REPRESENTATIVE: STACY HEWITT  
BANKS ENGINEERING  
239-770-2527

Notice is hereby given that the Lee County Hearing Examiner will hold a public hearing at 9:00 am on 2/9/2023 on the above case. The public hearing will be held in the Hearing Examiner's Meeting Room, 1500 Monroe St., Ft. Myers, FL 33901.

You must appear in person, or through counsel, or an authorized agent and provide testimony, legal argument or other evidence at the hearing to become a participant with the right to address the Board of County Commissioners.

After the Hearing Examiner has made a written recommendation, the case will be scheduled for a public hearing before the Board of County Commissioners who will review the recommendation and make a final decision.

**If you did not appear before the Hearing Examiner or otherwise become a participant for that case in which you wish to testify, the law does not permit you to address the Board of County Commissioners.**

Copies of the staff report will be available two weeks prior to the hearing. The electronic file may be reviewed at the Lee County Zoning Section, 1500 Monroe St., Fort Myers, FL 33901. You may also view and track this zoning case online, through eConnect at <https://accelaaca.leegov.com/aca/>. Call 239/533-8585 for additional information.

**Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Joan LaGuardia, 239-533-2314, Florida Relay Service 711, or [ADArequests@leegov.com](mailto:ADArequests@leegov.com), at least five business days in advance.**

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Section

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

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

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

WILLOW PARTNERS LLC  
317 GARDEN AVE  
HOLLAND MI 49424

PSW ESTERO LLC  
2647 S HOMER LAKE RD  
HOMER IL 61849

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

LIFE STORAGE LP  
6467 MAIN ST  
BUFFALO NY 14221

VJP HOLDINGS LP  
VINCENT SCOLA  
17 GROVE TER  
SPARTA NJ 07871

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

SHEBESH ANNA +  
1017 N BROAD ST  
GRIFFITH IN 46319

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

HOBBS MIRIAMMA  
19121 ACORN RD  
FORT MYERS FL 33967

RODRIGUEZ RAFAEL  
2355 55TH ST SW  
NAPLES FL 34116

BARRIOS MARIELL G  
7468 SAN CARLOS BLVD  
ESTERO FL 33967

BRODBECK JOSEPH W &  
19153 ACORN RD  
FORT MYERS FL 33967

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

COACH LLC TR  
PO BOX 110052  
NAPLES FL 34108

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

ART REAL ESTATE HOLDINGS LLC  
2135 IMPERIAL CR  
NAPLES FL 34110

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

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

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

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

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

OZTURK FAMILY INC  
19051 S TAMiami TRL  
FORT MYERS FL 33908

CLOSE LARRY + LORINDA  
6730 BRIARCLIFF RD  
FORT MYERS FL 33912

HANNAHS TERESA M +  
15640 KINGSLEY RD  
NINILCHIK AK 99639

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

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

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

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

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

PURTLEBAUGH JAMES KEITH  
8385 N FOX HOLLOW RD  
BLOOMINGTON IN 47408

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

ADKINS ROBIN  
17900 JAYNE CT  
FORT MYERS FL 33913

TOMAS LORENZO JOAQUIN  
3814 UNIQUE CIR  
FORT MYERS FL 33908

TOMAS LORENZO  
3814 UNIQUE CIR  
FORT MYERS FL 33908

VILLALPANDO MARIA DEL CARMEN  
3810 UNIQUE CIR  
FORT MYERS FL 33908

VILLALPANDO MARIA DEL CARMEN  
3808 UNIQUE CIR  
FORT MYERS FL 33908

PUPO MAXIMO O  
3802 UNIQUE CIR  
FORT MYERS FL 33908

RAMSEY RICHARD +  
3798 UNIQUE CIR  
FORT MYERS FL 33908

VILLA CRESCENCIO &  
3794 UNIQUE CIR  
FORT MYERS FL 33908

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

UNKNOWN HEIRS OF  
3786 UNIQUE CIR  
FORT MYERS FL 33908

MUNOZ CONRADO  
26650 ROBIN WAY  
BONITA SPRINGS FL 34135

HAYMAN STANLEY G + LEILANI  
239 THORNHILL RD  
COLUMBIA SC 29212

TORRES ELIZABETH A  
18414 FERN RD  
FORT MYERS FL 33967

SHREWSBERRY ADA  
344 SETTLEMENT LOOP  
STONEVILLE NC 27048

APPLEYARD LYNN & BARB  
18094 DORAL DR  
FORT MYERS FL 33967

MURILLO JUAN  
19040 OCALA RD S  
FORT MYERS FL 33967

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

HANSON BRIAN  
31093 VIA GILBERTO  
TEMECULA CA 92592

LOPEZ ALBERTO A &  
3750 UNIQUE CIR  
FORT MYERS FL 33908

KERN JAMES R  
27530 WASHINGTON ST  
BONITA SPRINGS FL 34135

SANTIAGO DE JESUS MARIO  
3742 UNIQUE CIR  
FORT MYERS FL 33908

SANTIAGO DE JESUS MARIO  
3742 UNIQUE CIR  
FORT MYERS FL 33908

KORN ROBERT +  
3528 UNIQUE CIR  
FORT MYERS FL 33908

MURILLO RAFAEL  
3833 UNIQUE CIR  
FORT MYERS FL 33908

PURTLEBAUGH ROBERT D  
8535 N CROSSOVER  
BLOOMINGTON IN 47404

DUARTE EDUARDO +  
3825 UNIQUE CIR  
FORT MYERS FL 33908

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

ADKINS ROBIN  
17900 JAYNE CT  
FORT MYERS FL 33913

RAMOS DE YANEZ AMELIA  
18511 GERANIUM RD  
FORT MYERS FL 33967

UNKNOWN HEIRS OF  
3809 UNIQUE CIR  
FORT MYERS FL 33908

BAZAN ANTONIA  
18612 DOGWOOD RD  
FORT MYERS FL 33967

TOMAS LORENZO  
3814 UNIQUE CIR  
FORT MYERS FL 33908

CERDA LOERA LILIAN +  
3793 UNIQUE CIR  
FORT MYERS FL 33908

MYERS LAUREN A  
3789 UNIQUE CIR  
FORT MYERS FL 33908

CALDERON JAVIER BRITO  
3785 UNIQUE CIR  
FORT MYERS FL 33908

WEILER SHIRLEY +  
6040 LAKE GRASMERE WAY  
FORT MYERS FL 33908

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

JUAREZ RAMIRO  
3773 UNIQUE CIR  
FORT MYERS FL 33908

KAJY KENT  
8495 LAUREL LAKES COVE  
NAPLES FL 34119

VILLA GALVAN CRESENCIO &  
3757 UNIQUE CIR  
FORT MYERS FL 33908

VILLA CRESCENCIO &  
3765 UNIQUE CIR  
FORT MYERS FL 33908

ZIMNICKI NICHOLAS  
3749 UNIQUE CIR  
FORT MYERS FL 33908

REMEDIOS RAMOS MARIA  
3745 UNIQUE CIR  
FORT MYERS FL 33908

PETERSON MARY G +  
3741 UNIQUE CIR  
FORT MYERS FL 33908

OLIVEROS JUDITH  
11590 SAUNDERS AVE  
BONITA SPRINGS FL 34135

MCNIER WILLIAM M  
3619 UNIQUE CIR  
FORT MYERS FL 33908

BUBOLTZ HERBERT  
PO BOX 328  
OWASSO OK 74055

PENDERGRAPH RACHEL  
3615 UNIQUE CIR  
FORT MYERS FL 33908

PENDERGRAPH RACHEL  
KEITH JARVIS  
3615 UNIQUE CIR  
FORT MYERS FL 33908

PENDERGRAPH RACHEL  
1623 ROOSEVELT AVE  
LEHIGH ACRES FL 33972

RAMIREZ MIGUEL LOPEZ +  
PO BOX 366524  
BONITA SPRINGS FL 34136

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

BROUGHTON BARBARA L  
3579 UNIQUE CIR  
FORT MYERS FL 33908

SCOFIELD LAURIE  
1309 RIDGE ST  
NAPLES FL 34103

RJO FRANKLYN  
3571 UNIQUE CIR  
FORT MYERS FL 33908

RESENDIZ NORMA & ENEMESIO  
3567 UNIQUE CIR  
FORT MYERS FL 33908

JEFFREY E LEWIS TRUST +  
PO BOX 295  
ESTERO FL 33929

QUETEL VALERIE  
3559 UNIQUE CIR  
FORT MYERS FL 33908

OLIVIA NOE GIRON &  
3555 UNIQUE CIR  
FORT MYERS FL 33908

DELAPENA SUZANNA +  
PO BOX 695  
ESTERO FL 33929

COFFEY NORMAN D +  
3547 UNIQUE CIR  
FORT MYERS FL 33908

TAYLOR BRUCE G  
3821 UNIQUE CIR  
FORT MYERS FL 33908

STROUSE ROBERT L  
3535 UNIQUE CIR  
FORT MYERS FL 33908

ALTAMIRANO MARIA +  
3531 UNIQUE CIR  
FORT MYERS FL 33908

GERENCSEK STEVE + SUSAN  
19106 UNICORN LN  
FORT MYERS FL 33908

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

NEVERS JENNIFER +  
PO BOX 695  
ESTERO FL 33928

DEJESUS ZENaida GONZALEZ  
7447 MELLON RD  
FORT MYERS FL 33967

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

MARTINEZ MARIA  
3604 UNIQUE CIR  
FORT MYERS FL 33908

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

JOHNSON LINDA B +  
3596 UNIQUE CIR  
FORT MYERS FL 33908

GOMEZ MARTINA  
3592 UNIQUE CIR  
FORT MYERS FL 33908

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

CURTIS LYNNET J  
3584 UNIQUE CIR  
FORT MYERS FL 33908

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

MURILLO JUAN  
19040 OCALA RD S  
FORT MYERS FL 33967

MCMAHON DANIEL W +  
2311 WOODLAND ESTATES RD  
NAPLES FL 34117

JUDIIS INVESTMENTS LLC  
PO BOX 467  
ESTERO FL 33929

HERNANDEZ YURI D  
3564 UNIQUE CIR  
FORT MYERS FL 33908

NEVERS MELODEE A  
PO BOX 695  
ESTERO FL 33929

NEVERS MELODEE ANN  
PO BOX 695  
ESTERO FL 33929

UNKNOWN HEIRS OF  
3552 UNIQUE CIR  
FORT MYERS FL 33908

GOMEZ LORENZO REYES +  
3548 UNIQUE CIR  
FORT MYERS FL 33908

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

REYES LORENZO +  
3548 UNIQUE CIR  
FORT MYERS FL 33908

WIN FALLON  
3536 UNIQUE CIR  
FORT MYERS FL 33908

KORN ROBERT +  
3528 UNIQUE CIR  
FORT MYERS FL 33908

KORN ROBERT J  
3528 UNIQUE CIR  
FORT MYERS FL 33908

NANIA SUZANNE SYLVIA  
20001 OAKS FAIRWAYS CT  
ESTERO FL 33928

JEANNOTTE LAURA ROSE  
3520 UNIQUE CIR  
FORT MYERS FL 33908

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

LANDEROS JAMIE RAMIERZ  
3726 UNIQUE CIR  
FORT MYERS FL 33908

FAUSON JAMES & JULIE  
1612 ALPHA ST  
LANSING MI 48910

GOMEZ MARTINA  
3592 UNIQUE CIR  
FORT MYERS FL 33908

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

ARANA MARTIN + HERIBERTA  
3694 UNIQUE CIR  
FORT MYERS FL 33908

LENTZ DUANE & LUANNE  
14036 FENWOOD CT  
ESTERO FL 33928

STEFANIK RONALD J +  
18414 FERN RD  
FORT MYERS FL 33967

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

BAUTISTA BENITO RAMIREZ &  
3662 UNIQUE CIR  
FORT MYERS FL 33908

CONTRERAS HECTOR SILVA  
164 NIMITZ ST  
NAPLES FL 34104

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

JEFFREY E LEWIS TRUST +  
PO BOX 295  
ESTERO FL 33929

TOMAS SANTIAGO  
3721 UNIQUE CIR  
FORT MYERS FL 33908

HUNTER KEVIN L  
4665 E EARL YOUNG RD  
BLOOMINGTON IN 47408

PUGH DAVID  
1438 SE 22ND ST  
CAPE CORAL FL 33990

SHADDUCK CATHERINE L  
3697 UNIQUE CIR  
FORT MYERS FL 33908

GOMEZ LORENZO REYES +  
3548 UNIQUE CIR  
FORT MYERS FL 33908

SCOTT JOHN WILLIAM  
PO BOX 98  
ESTERO FL 33929

MUNOZ RUIZ RENE ISMAEL  
10365 PAULING LN  
BONITA SPRINGS FL 34135

ARRENDONDO RAFAEL +  
26330 LONDON LN  
BONITA SPRINGS FL 34135

TOMAS SANTIAGO  
3721 UNIQUE CIR  
FORT MYERS FL 33908

TOMAS ROSALIO PEDRO  
3639 UNIQUE CIR  
FORT MYERS FL 33908

SHELTERING PINES IMPROVEMENT  
PO BOX 201  
ESTERO FL 33928

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

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

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

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

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

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

SPENCER JOHN M  
1911 BRACKENRIDGE  
AUSTIN TX 78704

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

SPENCER JOHN M  
1911 BRACKENRIDGE  
AUSTIN TX 78704

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

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FORT MYERS FL 33908

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

CORDERO KARLENE A  
19431 SANTA ELENA DR  
FORT MYERS FL 33908

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

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

KEOHANE MARK W  
19420 SANTA ELENA ST  
FORT MYERS FL 33908

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

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

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

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

SANTA EDO CORPORATION  
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SAN SUSAN CORP  
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WALGREEN CO  
REAL ESTATE PROPERTY TAX  
PO BOX 1159  
DEERFIELD IL 60015

FREELAND FL HOLDINGS LLC C/O: BERNARD G FRE  
5333 HICKORY HOLLOW PKWY  
ANTIOCH, TN 37013

Jennifer M. Sheppard  
Banks Engineering  
10511 Six Mile Cypress Parkway  
Suite 101  
Fort Myers, 33966

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Banks Engineering  
10511 Six Mile Cypress Parkway  
Suite 101  
Fort Myers, FL 33966

STACY HEWITT  
BANKS ENGINEERING  
10511 SIX MILE CYPRESS PKWY  
SUITE 101  
FORT MYERS, FL 33966

# Email List Report

Wednesday, January 25, 2023

10:51:26 AM

| Community  | Name                        | Association                   |
|------------|-----------------------------|-------------------------------|
| San Carlos | Vee Leonard                 | Florida Gulf Coast University |
| San Carlos | David Cambareri, Fire Chief | San Carlos Fire District      |
| San Carlos | Jack Lienesch               | ECPP                          |
| San Carlos | Neal Noethlich              | ECPP                          |
| San Carlos | Ron Inge                    | Inge and Associates, Inc.     |