



LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
ZONING  
and  
COMPREHENSIVE PLAN AMENDMENT HEARING  
AGENDA

Wednesday, June 7, 2023

9:30AM

DCI2022-00015  
Z-23-020

SS BUILDING

DRI2022-00004 & DCI2022-00052  
Z-23-018

MIROMAR LAKES MPD/DRI

DCI2022-00029  
Z-23-013

TITAN CORKSCREW MINE IPD

DCI2021-00019  
Z-23-011

OAK PARK VILLAGE MHPD

DCI2022-00005  
Z-23-021

ALICO CROSSING

CPA2022-00006 & CPA2022-00007

GRAND BAY - ADOPTION

DCI2022-00018  
Z-23-008

GRAND BAY MINOR MPD

**NOTICE OF PROPOSED AMENDMENT TO THE  
LEE COUNTY COMPREHENSIVE LAND USE PLAN  
(ADOPTION HEARING)**

The Lee County Board of County Commissioners will hold a public hearing to consider the adoption of proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, June 7, 2023. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers.

The Board proposes to adopt an ordinance amending the Lee Plan as follows:

CPA2022-00006 and CPA2022-00007 Grand Bay Map and Text Amendments: Amend Map 1-C to extend the boundary of the Mixed Use Overlay to the west side of S. Tamiami Trail, across from the intersection with San Carlos Boulevard, to include 15.64± acres and amend Policy 5.1.10 to align with current county practices for calculating the density of property that is divided into two or more land use categories.

Copies of this Notice and the proposed ordinance are available for inspection or copying during regular business hours at the Minutes Office of the Clerk of Courts of Lee County. The Minutes Office is located in the Courthouse Administration Building, 2115 Second Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

Lee County will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income or family status. To request language interpretation, document translation or an ADA-qualified reasonable modification at no charge to the requestor, contact Joan LaGuardia, (239) 839-6038, Florida Relay Service 711, at least five business days in advance. El Condado de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado del inglés.

CPA2022-00006  
&  
CPA2022-00007

Grand Bay  
Text & Map  
Amendments

**SUMMARY SHEET**  
**CPA2022-00006 & CPA2022-00007 – GRAND BAY**  
**ADOPTION HEARING**

**REQUEST:**

- Amend Lee Plan Map 1-C to include 15.64 acres of the subject property in the Mixed-Use Overlay.
- Amend Lee Plan Policy 5.1.10 to align how density is calculated with how it is defined in the Glossary and with existing processes.

The requested amendments will allow for a mixed use development on the west side of US 41 across from San Carlos Boulevard in San Carlos Park. As proposed in the concurrent rezoning, the proposed development will have up to 300 multi-family residential dwelling units (including bonus density), and 30,000 square feet of commercial uses clustered on the eastern side of the property allowing for substantial preservation within the Coastal High Hazard Area, adjacent to the Estero Bay Preserve State Park.

**PUBLIC INPUT:**

No members of the public addressed the Board of County Commissioners concerning the proposed amendment.

**TRANSMITTAL HEARING:**

A motion was made to **transmit** CPA2022-00006 and CPA2022-00007 as recommended by staff and the LPA. The motion passed 3 to 0.

**VOTE:**

MIKE GREENWELL	<u>AYE</u>
BRIAN HAMMAN	<u>AYE</u>
CECIL L. PENDERGRASS	<u>ABSENT</u>
KEVIN RUANE	<u>ABSENT</u>
RAY SANDELLI	<u>AYE</u>

**STATE REVIEW:**

The State Reviewing Agencies had **no objections** to the amendments.

**STAFF RECOMENDATION:**

Staff recommends that the Board of County Commissioners ***adopt*** the amendments to the Lee Plan as transmitted and as provided in Attachment 1.



**LEE COUNTY ORDINANCE NO. \_\_\_\_\_**  
Grand Bay  
(CPA2022-0006 Map and CPA2022-00007 Text)

**AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “LEE PLAN,” ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT PERTAINING TO THE GRAND BAY (CPA2022-00006 AND CPA2022-00007) APPROVED DURING A PUBLIC HEARING; PROVIDING FOR PURPOSE, INTENT, AND SHORT TITLE; AMENDMENTS TO ADOPTED MAP AND TEXT; LEGAL EFFECT OF “THE LEE PLAN”; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER’S ERRORS, AND AN EFFECTIVE DATE.**

WHEREAS, the Lee County Comprehensive Plan (“Lee Plan”) and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners (“Board”); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency (“LPA”) held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on December 12, 2022; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on January 18, 2023. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to Grand Bay (CPA2022-00006 and CPA2022-00007) to the reviewing agencies set forth in Section 163.3184(1)(c), F.S. for review and comment; and,

WHEREAS, at the January 18, 2023 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies’ written comments; and,

WHEREAS, on June 7, 2023, the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:**

## SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt map and text amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "Grand Bay Ordinance (CPA2022-00006 Map and CPA2022-00007 Text)."**

## SECTION TWO: ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, which amends:

CPA2022-00006 (Map): Amends Map 1-C to extend the boundary of the Mixed Use Overlay to the west side of S. Tamiami Trail, across from the intersection with San Carlos Boulevard, to include 15.64± acres, and

CPA2022-00007 (Text): Amends Lee Plan Policy 5.1.10 to align how density is calculated with how it is defined in the Glossary and with existing processes.

The Ordinance is known as Grand Bay (CPA2022-00006 Map and CPA2022-00007 Text).

The corresponding Staff Reports and Analysis, along with all attachments and application submittals for this amendment are adopted as "Support Documentation" for the Lee Plan. Proposed amendments adopted by this Ordinance are attached as Exhibit A.

## SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

## SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

## SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

## SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

## SECTION SEVEN: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

## SECTION EIGHT: EFFECTIVE DATE

The plan amendments adopted herein are not effective until 31 days after the State Land Planning Agency notifies the County that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administrative Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status.

THE FOREGOING ORDINANCE was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_. The vote was as follows:

Kevin Ruane	_____
Cecil L Pendergrass	_____
Raymond Sandelli	_____
Brian Hamman	_____
Mike Greenwell	_____

DONE AND ADOPTED this 7<sup>th</sup> day of June 2023.

ATTEST:  
KEVIN C. KARNES, CLERK

LEE COUNTY BOARD OF  
COUNTY COMMISSIONERS

BY: \_\_\_\_\_  
Deputy Clerk

BY: \_\_\_\_\_  
Brian Hamman, Chair

DATE: \_\_\_\_\_

APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY

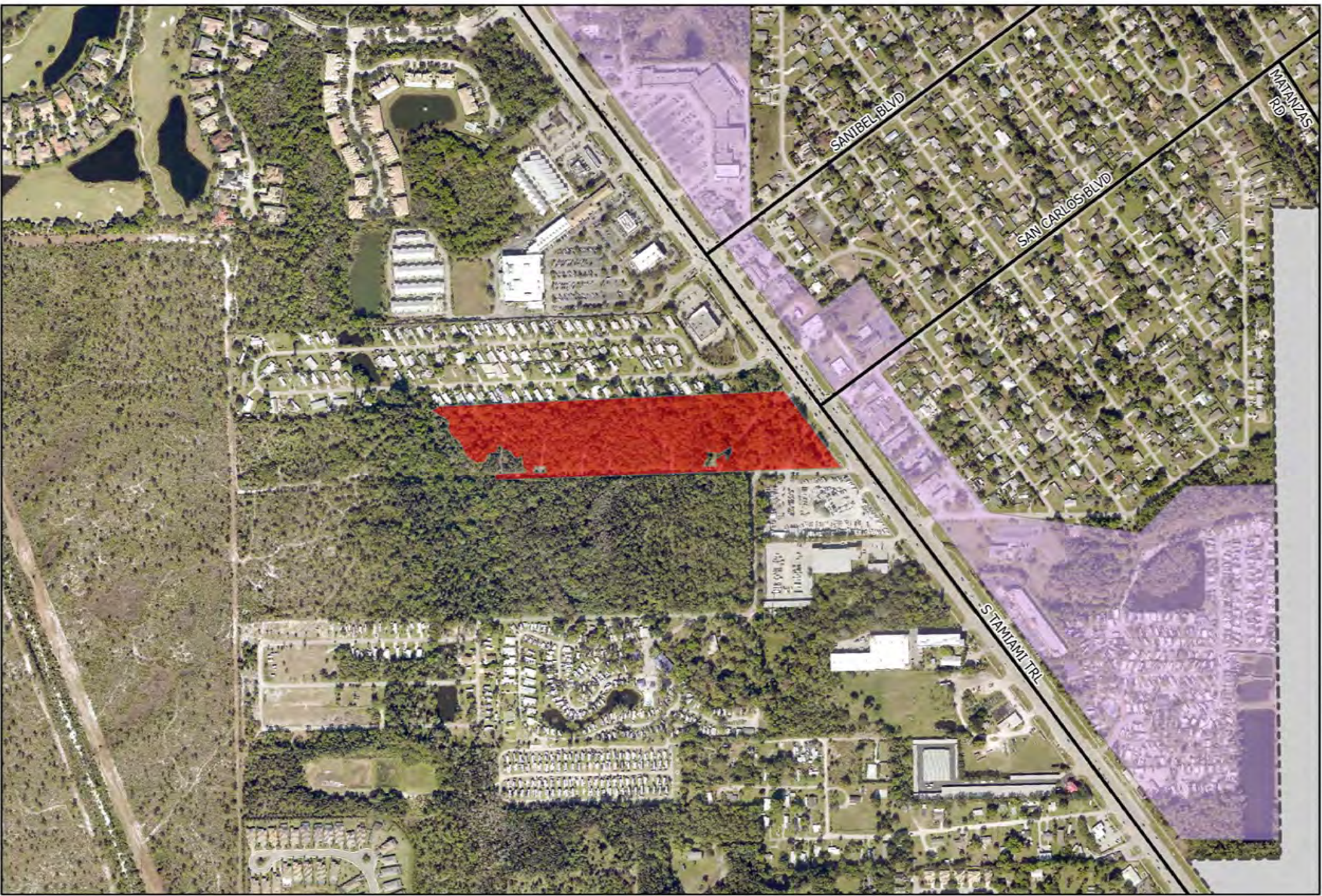
\_\_\_\_\_  
County Attorney's Office

Exhibit A (Adopted by BOCC June 7, 2023):  
Adopted existing Future Land Use Map 1-C  
Adopted revisions to Proposed Future Land Use Map 1-C  
Adopted revisions to Text




## EXHIBIT A

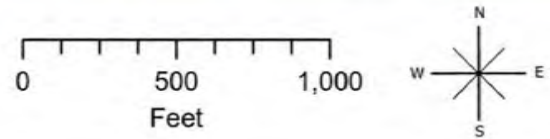
**Note:** Text depicted with underscore represents additions to the Lee Plan.  
**Strike-through** text represents deletions from the Lee Plan.





CPA2022-00006  
Mixed Use Overlay

-  Proposed Mixed Use Overlay
-  Existing Mixed Use Overlay
-  City Limits





**PROPOSED TEXT AMENDMENTS**

**FUTURE LAND USE ELEMENT**

**Policy 5.1.10:** In those instances where contiguous land under single ownership is divided withintø 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.~~

# STAFF REPORT FOR CPA2022-00006 & CPA2022-00007: GRAND BAY



## Privately Initiated Map & Text Amendments to the Lee Plan

### Recommendation:

Adopt

### Applicant:

Grand Bay Ft Myers MF LLC

### Representatives:

Stacy Ellis Hewitt, AICP  
Banks Engineering

### Property Location:

West side of US 41 at San  
Carlos Boulevard

### Size:

± 15.64 acres

### Planning District:

#13 - San Carlos

### Commissioner District:

District #3

### Hearing Dates:

LPA: 12/12/2022  
BoCC #1: 01/18/2023  
BoCC #2: 06/07/2023

### Attachment(s):

1: Proposed Amendments

### REQUEST

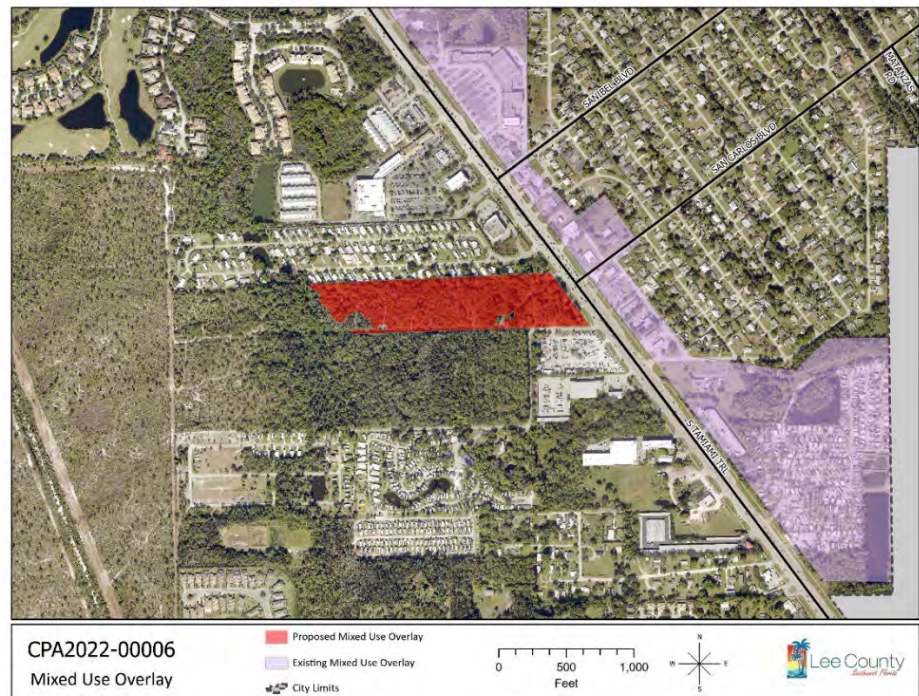
- Amend Lee Plan Map 1-C to include 15.64 acres of the subject property in the Mixed-Use Overlay.
- Amend Lee Plan Policy 5.1.10 to align how density is calculated with how it is defined in the Glossary and with existing processes.

### SUMMARY OF AMENDMENTS

The requested amendments will allow for a mixed use development which, as proposed in the concurrent rezoning, will have up to 300 multi-family residential dwelling units (including bonus density), and 30,000 square feet of commercial uses clustered on the eastern side of the property allowing for substantial preservation within the Coastal High Hazard Area, adjacent to the Estero Bay Preserve State Park.

### PROJECT LOCATION

- The proposed text amendments to Policy 5.1.10 will apply county-wide.
- The proposed amendment to Map 1-C will apply only to the subject located on the west side of US41 at the intersection of San Carlos Boulevard and US41, as shown below.



### RECOMMENDATION

Staff recommends that the Board of County Commissioners **adopt** the amendments to the Lee Plan as provided in Attachment 1 based on the analysis and findings provided in this staff report.



## PART 1 - STAFF REVIEW

### **CONCURRENT APPLICATION REVIEW**

The applicant has filed a companion rezoning application (DCI2022-00018) 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 concurrent rezoning request is 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.

If the Board of County Commissioners amends the Lee Plan to incorporate the proposed changes discussed in this report, the applicant **MUST** demonstrate consistency with the Lee Plan, as amended, prior to rezoning approval.

### **DISCUSSION AND ANALYSIS – MAP AMENDMENT**

The applicant is proposing an amendment to Lee Plan Map 1-C to expand the Mixed Use Overlay to the subject property. The properties to the east of the subject property across US-41 are currently in the Mixed Use Overlay.

#### **Subject Property**

The subject property consists of approximately 15.64 acres located on the west side of US 41, directly across from San Carlos Blvd. The subject property is part of a larger proposed mixed-use development project that is the subject of a concurrent rezoning, DCI2022-00018. The subject property is currently zoned GC along US 41, with the remainder being in the MH-1 (mobile home residential district). The subject property is within the Urban Community and Wetland future land use categories.

#### **Surrounding Properties**

To the **west** of the subject property exists the remainder (majority) of the Grand Bay project property that is subject to the concurrent rezoning. These lands are currently in the Rural and Wetlands future land use categories and are zoned MH-1. The boundary of the concurrent rezoning extends approximately 990 feet to the west of lands proposed to be added to the Mixed Use Overlay. Further to the west is Estero Bay Preserve State Park within the Conservation Lands (Upland) future land use category.

**North** of the subject property is the Sheltering Pines Mobile Home Village, an existing mobile home development in the Urban Community, Rural, and Wetlands future land use categories zoned MH-2. The Sheltering Pines Mobile Home Village has a platted density of roughly 8.62 dwelling units per acre and a built density of roughly 7.05 dwelling units per acre, both of which are above the maximum of the standard density range for properties in the Urban Community future land use category. Also to the north, along the US 41 frontage, is a vacant parcel in the Urban Community future land use category zoned CPD.

Further north are several commercial properties with a range of commercial retail and office uses, each within the Urban Community future land use category and zoned CPD.

To the **east**, across US-41, are several commercial properties ranging in size between approximately 1/3 of an acre to 1 acre. These properties are in the Urban Community future land use category, the Mixed

Use Overlay, and are zoned C-1. Further to the east is San Carlos Park, a large area of primarily single-family homes in the Urban Community and Suburban future land use categories. These homes are zoned RS-1.

To the **south** is Calusa Cove RV Park, platted for 131 dwelling units and a density of roughly 6.55 dwelling units per acre. Several of the platted lots border the concurrent rezoning DCI are inhabited, but the majority of the lots remain vacant. Also to the south is a multi-family housing complex with bonus density approved by ADD2020-00104 and is currently under construction pursuant to local Development Order DOS2020-00127. This multi-family development is within both the Urban Community and Wetlands future land use categories. Further to the south is the Shady Acres RV Travel Park.

### **Lee Plan Analysis**

As previously stated, the applicant is requesting to add approximately 15.64 acres to the Mixed Use Overlay as identified on Lee Plan Map 1-C. All additions to the Mixed Use Overlay must be reviewed for consistency with **Policy 11.2.1**, which provides criteria that must be met to add land to the Mixed Use Overlay. Policy 11.2.1 is provided below, followed by an analysis of each criteria.

**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.

**Located within the extended pedestrian shed of established transit routes:** The subject property is located on US 41 and is served by LeeTran Route 240. Existing sidewalks allow pedestrian access from the development to the nearest bus stop, which is less than 200 feet, or .05 miles, from the subject property. As defined in the Lee Plan, Pedestrian Shed is ¼ mile and an extended pedestrian shed is ½ mile. Therefore the subject property is within the extended pedestrian shed of an existing LeeTran route.

**Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways:** The subject property is directly south of commercially zoned property. A connection can be made in the future from the subject property to Unique Circle. Access to Unique Circle will provide residents access to significant commercial development and pedestrian services without having to use US-41. The commercial uses that can be accessed through the proposed interconnection include multiple pharmacies, a grocery store, a self-service gas station, multiple restaurants, a self-storage facility, and other miscellaneous commercial offerings. The proposed interconnect also provides pedestrian access to a sidewalk that connects to two bus stops along US-41. The applicant is proposing a shared access road with the multi-family development to the south, creating a connection between the two neighborhoods.

Staff recommends that the companion rezoning application be conditioned to provide an access easement through the neighboring, vacant parcel to connect to Unique Circle. The access easement will also assure consistency with this criteria and with **Policy 11.2.2**.

**Located within the Intensive Development, Central Urban, or Urban Community future land use categories:** The subject property is located within the Urban Community future land use category. It should be noted that portions of the overall Grand Bay rezoning project site are within the Rural and Wetlands future land use categories, however these areas are not be included in the expansion of the Mixed-use Overlay.

A Jurisdictional Determination from South Florida Water Management District was provided by the applicant confirming that the proposed expansion of the Mixed Use Overlay does not include any lands within the Wetlands future land use category.

**Availability of adequate public facilities and infrastructure:** All necessary public facilities serving the subject property are able to provide service as provided for in the “public facilities impact” section of this report.

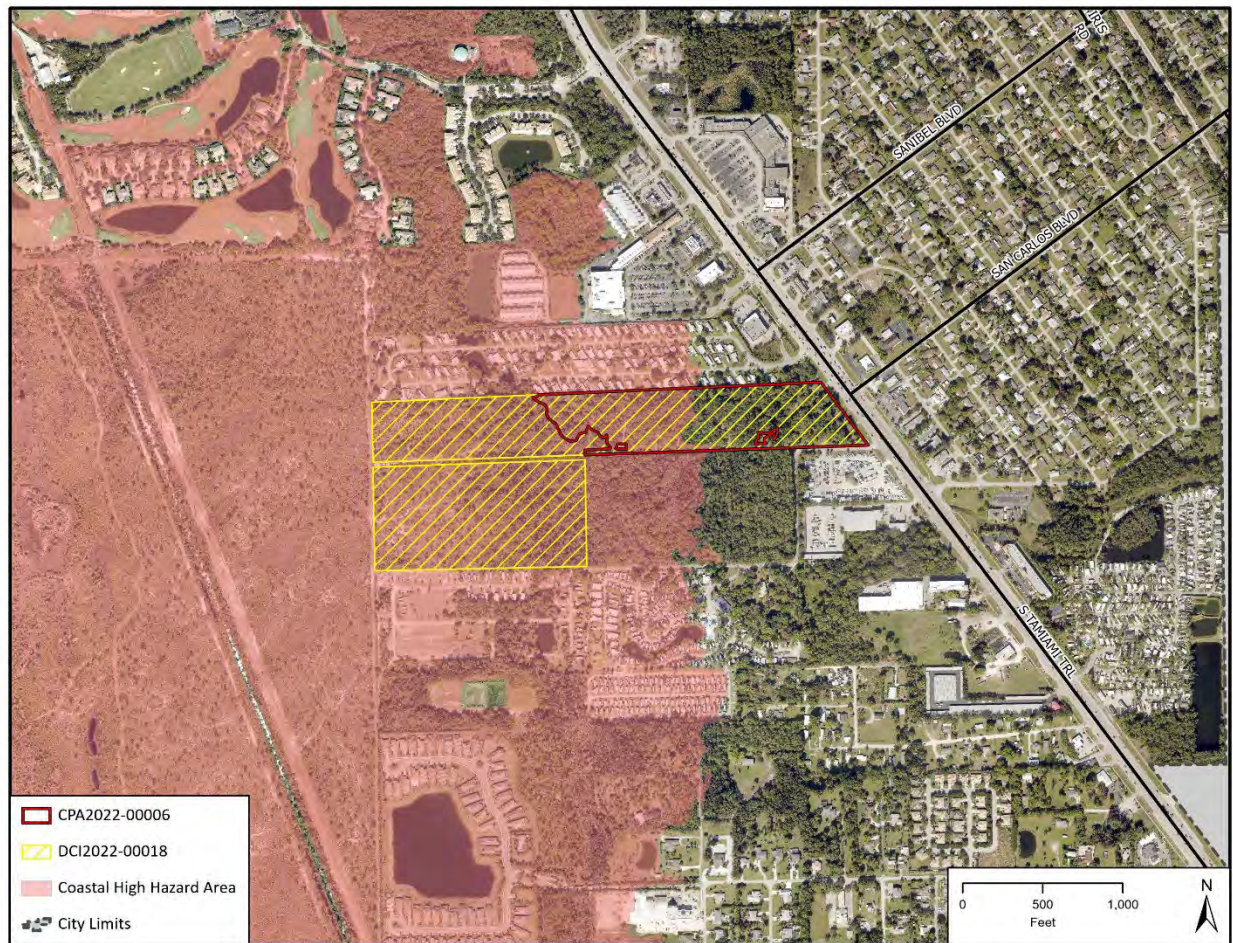
**Will not intrude into predominately single-family residential neighborhoods:** The south of the subject property is bordered by a multi-family development that is currently under construction and the north of the subject property is bordered by a relatively high-density mobile home park. Neither of the bordering uses are incompatible with mixed-use development.

As discussed above, adding the subject property to the Mixed Use Overlay is consistent with Policy 11.2.1. In addition to Policy 11.2.1, which must be reviewed for all proposed expansions of the Mixed Use Overlay, the Lee Plan must be reviewed for consistency with other Goals, Objectives, and Policies based on specific characteristics of the subject property.

The subject property is within the Urban Community future land use category. As previously stated, lands that were identified as wetlands by the Jurisdictional Determination are not included in the request to be added to the Mixed Use Overlay. **Policy 1.1.4**, describing the Urban Community future land use category, provides that “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.” Adding the subject property to the Mixed Use Overlay will further the ability of future development to be mixed use in an area that is appropriate based on availability of public services and infrastructure as well as compatibility with adjacent uses as discussed above in the analysis of Policy 11.2.1. The proposed amendments are consistent with and further Policy 1.1.4 of the Lee Plan.

As shown below, the subject property contains approximately 7.11 acres within the Coastal High Hazard Area (CHHA). There are no Goals, Objectives, or Policies in the Lee Plan that prohibit the Mixed Use Overlay from being added to lands within the CHHA. Currently there are approximately 938.07 acres of land within the Mixed Use Overlay that is also in the CHHA. Staff also notes that the development standards typically allowed in the Mixed Use Overlay, and as demonstrated in the concurrent rezoning case, facilitates clustering development to the eastern side of the property, out of the CHHA as much as possible.





### Public Facilities Impact

- **Fire:** The subject property is served by San Carlos Park Fire Protection and Rescue Service District. The nearest station is station 51 approximately 0.76 miles from the subject property with a response time of less than three minutes. The district is able to provide fire suppression, emergency medical services, fire prevention and public education service.
- **Emergency Medical Services (EMS):** Lee County Emergency Medical Services will provide service to the subject property. Lee County EMS has indicated that they can adequately serve the property. The primary ambulance for the location is Medic 9, located 0.9 miles east. There are three additional EMS stations located within 5 miles of the property.
- **Utilities:** The subject property is located within the Lee County Utilities Future Service Area. Potable water and sanitary sewer lines are in operation adjacent to the property, but developer-funded system enhancements may be required to provide service to the subject parcel. Sanitary sewer service will be provided by Three Oaks Water Reclamation Facility.
- **Public Transit:** The subject property is within one-quarter mile and adjacent of a fixed route. The closest bus stop is also within one-quarter mile of the property and the area is identified as an area of need for enhanced or additional transit services. Developer funded system enhancements may be required at time of development order.

- Schools: The School District of Lee County has determined that capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level; however, capacity is available within the adjacent CSA.
- Police: The Lee County Sheriff's Office will serve the subject property, and has indicated that there is sufficient capacity for service. Law enforcement will be provided from the South District offices in Bonita Springs.
- Solid Waste: Lee County Solid Waste is capable of providing solid waste collection service to the subject property. Service will be provided through franchised hauling contractors, with disposal of waste accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.
- Traffic: The short range and long range level of service (LOS) analyses indicate that all roadways within a three-mile radius are anticipated to operate at or better than the adopted LOS standard for 2027 and 2045. US 41 is an arterial road maintained by the State of Florida.

The proposed amendments to Map 1-C, adding 15.64 acres to the Mixed Use Overlay, is consistent with the Lee Plan.

#### **DISCUSSION AND ANALYSIS – TEXT AMENDMENT**

In addition to the proposed map amendment, a text amendment to Lee Plan Policy 5.1.10 is proposed. Policy 5.1.10 outlines how to calculate density on properties that are divided into two or more future land use categories. With the exception of policies that are related to the calculation of density within various overlays, there are no other policies in the Lee Plan that discuss how to calculate density for properties with multiple future land use categories.

When calculating density, Policy 5.1.10 allows the total number of dwelling units on a property with two or more future land use categories to be the sum of the dwelling units allowed for each land use category. The policy also specifies how the allowable density can be “allocated” across the property by defining four standards that must be followed: 1) development must be a planned development; 2) the development may not place more dwelling units within future non-urban areas than would otherwise be allowed; 3) the land within the development must have been under single ownership at the time this policy was adopted: August 7, 1992; and 4) the resulting planned development protects environmentally sensitive land, if present on the property.

The proposed amendment will align Policy 5.1.10 with the Lee Plan's definition of density and standard density calculation practices within Lee County. The proposed amendments are provided below followed by an analysis of the changes.

**Policy 5.1.10:** In those instances where contiguous land under single ownership is divided within to 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.~~

While providing clarity by differentiating between allowable units (the total number of units permitted on any piece of land) and density (the number of units allowed per acre), the proposed amendment maintains how the allowable number of dwelling units are calculated on a property with two or more future land use category designations. The proposed amendment also maintains the limitation on the number of dwelling units within future non-urban areas which helps to address compatibility with adjacent future non-urban areas with lower allowable densities.

The proposed amendment will eliminate the requirement for a planned development. As previously stated this is the only policy that addresses calculating density for properties with multiple future land use categories. While use of planned development rezonings for projects with multiple future land use categories is common, it is not practicable to require use of a planned development rezoning in every case. Some projects are smaller and do not meet the thresholds that require a planned development and there are also cases that do not involve rezoning but require the calculations of density on properties with multiple future land use categories such as lot splits, which can be done administratively. To fully enforce this requirement would mean that a planned development rezoning would be required for every lot split of properties with multiple future land use categories.

The proposed amendment will also eliminate the requirement that all lands within the development were under single-ownership on August 7, 1992 and replaces it with the requirement that land is contiguous. This requirement was project specific and is otherwise arbitrary.

Staff has reviewed the Lee Plan and has not identified any Goals, Objectives, or Policies that would be internally inconsistent with the proposed amendments.

## **CONCLUSIONS**

Staff has reviewed the proposed amendments and finds that adding the subject property to the Mixed Use Overlay is consistent with the Lee Plan as the property is in close proximity to established transit routes, can provide connections to adjacent uses, is within the Urban Community future land use category, has adequate public facilities and infrastructure available, and does not intrude into predominately single-family neighborhoods. Additionally, the proposed amendments to Policy 5.1.10 maintain the intent of allowing the density of multiple land use categories to be summed and allocated across the site, while eliminating internal inconsistencies and arbitrary past ownership requirements.

Staff recommends that the Board of County Commissioners **transmit** the proposed amendment as shown in Amendment 1.



**PART 2**  
**LOCAL PLANNING AGENCY**  
**REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: December 12, 2022

**A. LOCAL PLANNING AGENCY REVIEW**

The applicant's representatives provided a presentation addressing the requested amendments, subject property, impact analysis, access to the property, surrounding uses, consistency with the Lee Plan, and concurrent rezoning.

During the applicant's presentation members of the LPA asked about access to adjacent properties, traffic, bonus density, and lands within the concurrent rezoning that are proposed to be preserved. These questions were clarified by the applicant's representative during their presentation.

Following this, staff made a presentation addressing the requested amendments, subject property, and consistency with the Lee Plan and staff recommendation.

Members of the LPA had questioned why this amendment did not qualify as a small scale amendment. Staff provided the proposed text amendment to Policy 5.1.10 had county wide implications and precluded this application from being processed as small scale amendment.

No members of the public addressed the LPA concerning the proposed amendments.

**B. LOCAL PLANNING AGENCY RECOMMENDATION**

A motion was made to recommend that the Board of County Commissioners **transmit** CPA2022-00006 and CPA2022-00007. The motion passed 5 to 0.

<b>RAYMOND BLACKSMITH</b>	<b>AYE</b>
<b>DUSTIN GARDNER</b>	<b>AYE</b>
<b>JAMES M. INK</b>	<b>ABSENT</b>
<b>ALICIA OLIVO</b>	<b>ABSENT</b>
<b>DON SCHROTENBOER</b>	<b>AYE</b>
<b>STAN STOUDE</b>	<b>AYE</b>
<b>HENRY ZUBA</b>	<b>AYE</b>

**C. STAFF RECOMENDDATION**

Staff recommends that the Board of County Commissioners **transmit** the amendments to the Lee Plan as provided in Attachment 1.

**PART 3**  
**BOARD OF COUNTY COMMISSIONERS**  
**TRANSMITTAL HEARING**

DATE OF PUBLIC HEARING: January 18, 2023

**A. BOARD REVIEW:**

Staff provided a brief presentation for the proposed amendment which included an overview of the proposed amendments, location, Lee Plan consistency, and LPA and Staff recommendations. Following staff's presentation, the applicant's consultants provided a brief overview of the request and stated agreement with the staff recommendation.

No members of the public addressed the Board of County Commissioners concerning the proposed amendment.

**B. BOARD ACTION:**

A motion was made to transmit CPA2022-00006 and CPA2022-00007 as recommended by staff and the LPA. The motion passed 3 to 0.

**VOTE:**

<b>MIKE GREENWELL</b>	<u><b>AYE</b></u>
<b>BRIAN HAMMAN</b>	<u><b>AYE</b></u>
<b>CECIL L. PENDERGRASS</b>	<u><b>ABSENT</b></u>
<b>KEVIN RUANE</b>	<u><b>ABSENT</b></u>
<b>RAY SANDELLI</b>	<u><b>AYE</b></u>



PART 4  
STATE REVIEWING AGENCIES'  
OBJECTIONS, RECOMMENDATIONS, AND COMMENTS

Comments from the State Reviewing Agencies were due to Lee County by February 19, 2023.

**A. OBJECTIONS, RECOMMENDATIONS AND COMMENTS:**

Lee County received responses from the following review agencies addressing the transmitted amendment:

- Florida Department of Economic Opportunity
- Florida Department of Environmental Protection
- Florida Fish and Wildlife Conservation Commission (FWC)
- Florida Department of Agriculture and Consumer Services

There were no objections or comments concerning the proposed amendments.

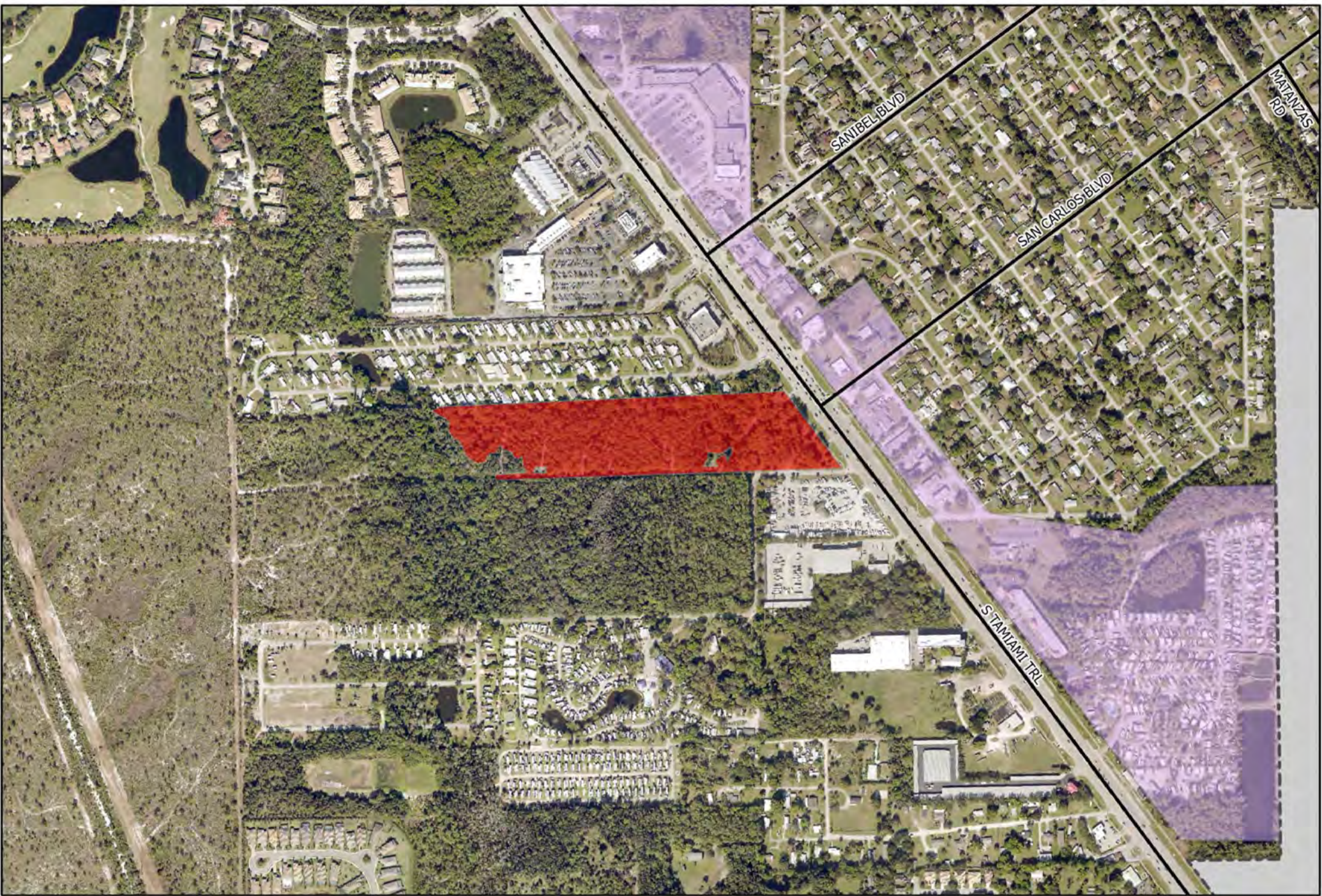
**B. STAFF RECOMMENDATION**

Staff recommends that the Board of County Commissioners ***adopt*** the amendments to the Lee Plan as transmitted and as provided in Attachment 1.




# **ATTACHMENT 1**

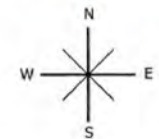
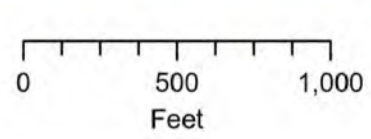
- **Map Amendments (CPA2022-00006)**
- **Text Amendments (CPA2022-00007)**





CPA2022-00006  
Mixed Use Overlay

-  Proposed Mixed Use Overlay
-  Existing Mixed Use Overlay
-  City Limits





**PROPOSED TEXT AMENDMENTS**

**FUTURE LAND USE ELEMENT**

**Policy 5.1.10:** In those instances where contiguous land under single ownership is divided withintø 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.~~

RECEIVED  
NOV 16 2022

COMMUNITY DEVELOPMENT

# Grand Bay

## Comprehensive Plan Map & Text Amendments

October 2022



Professional Engineers, Planners & Land Surveyors

# Exhibit M1

## Completed Application

Grand Bay  
Revised **October** 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.

**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: 297 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: 338 du\*

Commercial Intensity: 30,000± SF

Industrial Intensity: N/A

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



## **Public Facilities Impacts**

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

**1. Traffic Circulation Analysis:** The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

- a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
  - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
  - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
  - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
- b. Map amendment - greater than 10 acres - Allowable density/intensity will be determined by Lee County Planning staff.

**2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools

**Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):**

- a. Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water



**In addition to the above analysis, provide the following for potable water:**

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

**3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:**

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

**Environmental Impacts**

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

**Impacts on Historic Resources**

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

**Internal Consistency with the Lee Plan**

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

**State Policy Plan and Regional Policy Plan**

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

**Justify the proposed amendment based upon sound planning principles**

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

**Planning Communities/Community Plan Area Requirements**

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

### **Sketch and Legal Description**

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

### **SUBMITTAL REQUIREMENTS**

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

***For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.***

#### **MINIMUM SUBMITTAL ITEMS (3 Copies)**

<input checked="" type="checkbox"/>	Completed Application (Exhibit – M1)
<input checked="" type="checkbox"/>	Filing Fee (Exhibit – M2)
<input checked="" type="checkbox"/>	Disclosure of Interest (Exhibit – M3)
<input checked="" type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input checked="" type="checkbox"/>	Future Land Use Map - Existing and Proposed (Exhibit – M4)
<input checked="" type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input checked="" type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input checked="" type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input checked="" type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input checked="" type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input checked="" type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – M11)
<input checked="" type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M12)
<input checked="" type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M13)
<input checked="" type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M14)
<input checked="" type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M15)
<input checked="" type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
<input checked="" type="checkbox"/>	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)
<input checked="" type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M18)
<input checked="" type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M19)
<input checked="" type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M20)

### **APPLICANT – PLEASE NOTE:**

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

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

AFFIDAVIT

I, Noam Magence as Secretary of Grand Bay Ft Myers MF LLC certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Grand Bay Ft Myers MF LLC

[Signature]  
Signature of Applicant

3/15/22  
Date

Noam Magence, Secretary

Printed Name of Applicant

Ohio  
STATE OF FLORIDA

Cityanaga  
COUNTY OF LEE

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

[Signature]  
Signature of Notary Public

Emma Samuels  
(Name typed, printed or stamped)



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

## **Exhibit M3**

# Disclosure of Interest

Grand Bay



Professional Engineers, Planners & Land Surveyors



**DISCLOSURE OF INTEREST  
AFFIDAVIT**

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

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

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

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

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


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

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

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

Name and Address	Percentage of Ownership
N/A	

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

  
\_\_\_\_\_  
Property Owner

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

\_\_\_\_\_  
Print Name

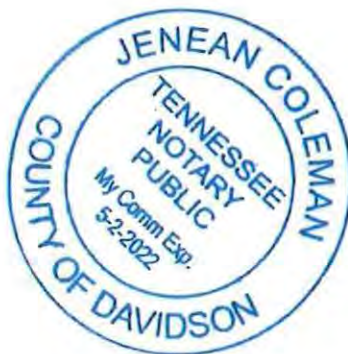
\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF LEE

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

STAMP/SEAL

  
\_\_\_\_\_  
Signature of Notary Public



**DISCLOSURE OF INTEREST  
AFFIDAVIT**

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

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

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

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

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

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


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

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

Name and Address	Percentage of Ownership
N/A	

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

Grand Bay Ft Myers MF LLC

  
Applicant

Noam Magence, Secretary  
Print Name

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

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

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



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

  
Signature of Notary Public



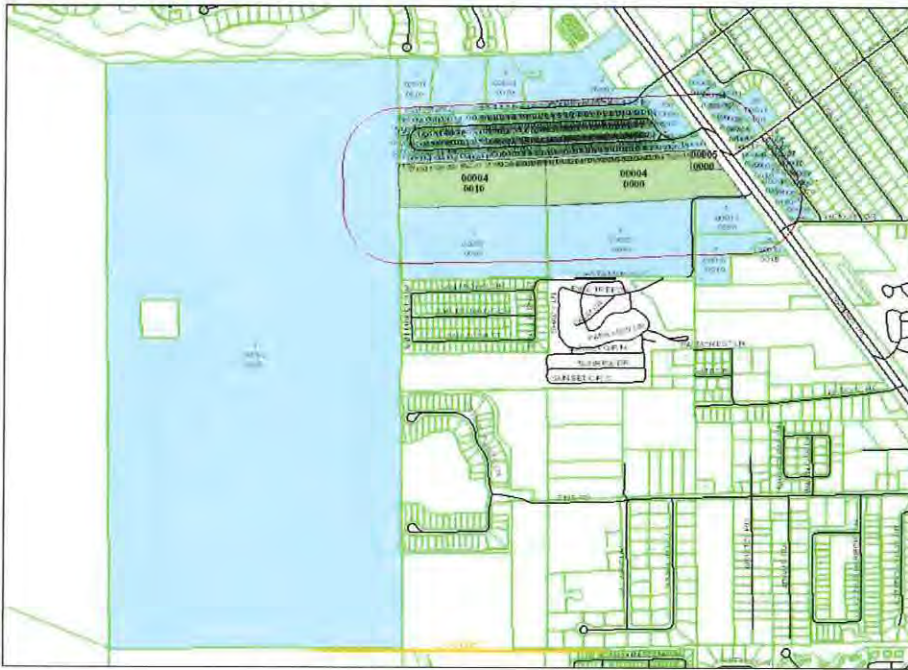
## Exhibit M3

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

Parcels Affected: 150

Subject Parcels: 20-46-25-01-00004.0000, 20-46-25-01-00004.0010, 20-46-25-01-00005.0000

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

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
TITF/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
TITF/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 MIRJAMA 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

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



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
APPELYARD 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 TAMAMI 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

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 VLGE BLK 2 OR 493 PG 607 LOT 47	97
ALTAMIRANO MARIA + 3531 UNIQUE CIR FORT MYERS FL 33908	20-46-25-05-00002.0480 3531 UNIQUE CIR FORT MYERS FL 33908	SHELTERING PINES MBH VLGE BLK 2 OR 493 PG 607 LOT 48	98
GERENCSEK STEVE + SUSAN 19106 UNICORN LN FORT MYERS FL 33908	20-46-25-05-00002.0490 19106 UNICORN LN FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 2 OR 493 PG 607 LOTS 49 + 50	99
REYNOLDS JAMES W JR & ILENE LEE A REYNOLDS 63 SOPER AVE NORTHPORT NY 11768	20-46-25-05-00003.0010 3624 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES MOBILE HO VL BLK 3 OR 493 PG 607 LOT 1	100
NEVERS JENNIFER + PO BOX 695 ESTERO FL 33928	20-46-25-05-00003.0020 3620 UNIQUE CIR FORT MYERS FL 33908	SHELTER PINES M H VILLAGE BLK 3 OR 493 PG 607 LOTS 2 + 3	101
DEJESUS 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



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
JUDIS 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	SHELTERING 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	SHELTERING 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	SHELTERING 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 MOB 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

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

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

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

GOMEZ LORENZO REYES &  
3548 UNIQUE CIR  
FORT MYERS FL 33908

SIMON PABLO ESTEBAN  
10411 STRIKE LN  
BONITA SPRINGS FL 34135

TOMAS SANTIAGO  
3721 UNIQUE CIR  
FORT MYERS FL 33908

SHELTERING PINES IMPROVEMENT  
PO BOX 201  
ESTERO FL 33928

SHADDUCK CATHERINE L  
3697 UNIQUE CIR  
FORT MYERS FL 33908

SCOTT JOHN WILLIAM  
PO BOX 98  
ESTERO FL 33929

ARRENDONDO RAFAEL +  
26330 LONDON LN  
BONITA SPRINGS FL 34135

TOMAS ROSALIO PEDRO  
3639 UNIQUE CIR  
FORT MYERS FL 33908

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

# Exhibit M4

## Future Land Use Map

Grand Bay  
Revised October 2022

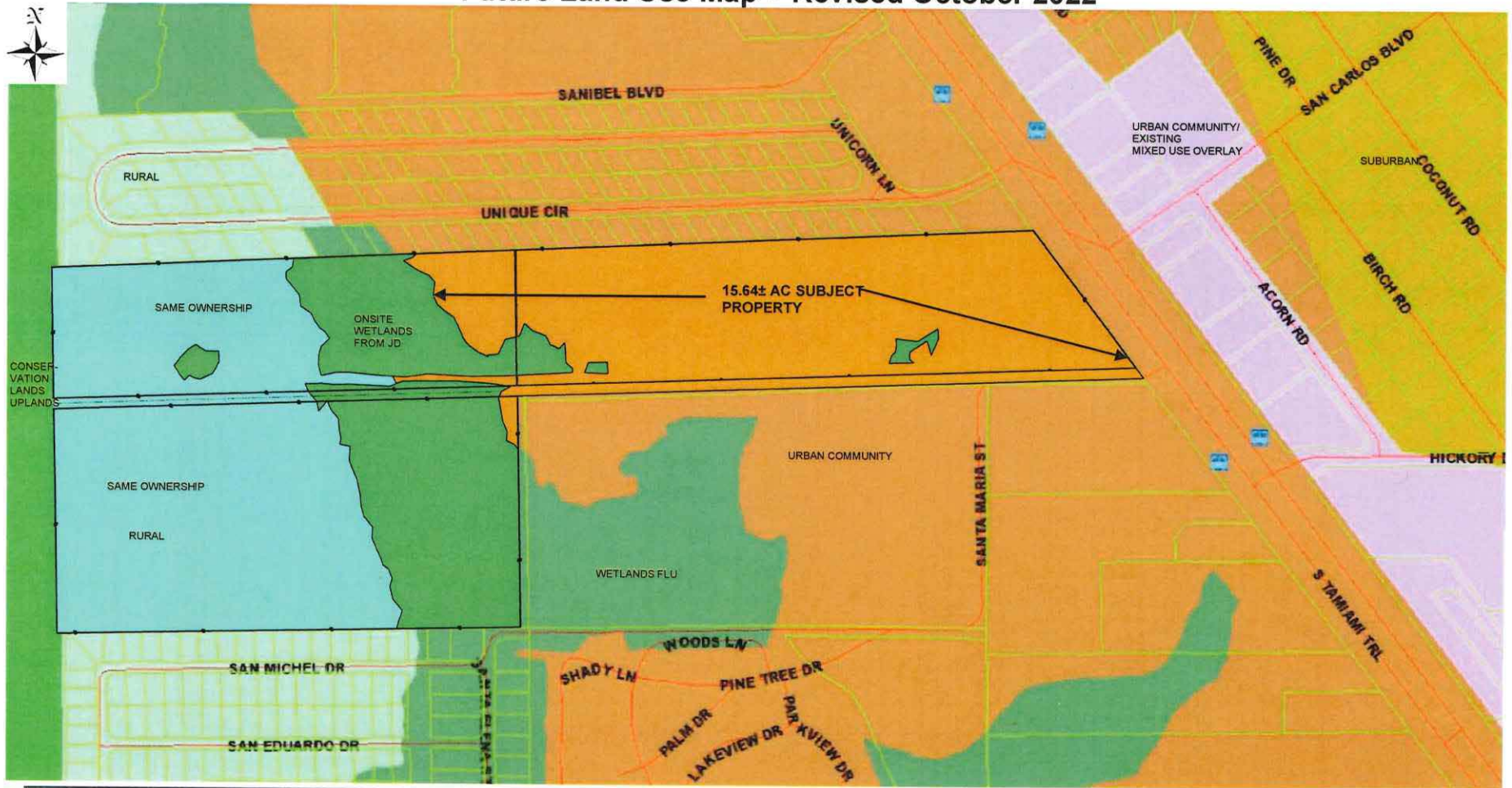


Professional Engineers, Planners & Land Surveyors



Professional Engineers, Planners & Land Surveyors

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



SERVING SOUTHWEST FLORIDA FOR OVER 30 YEARS  
Engineering License CA 6469  
Surveying License LB 6690

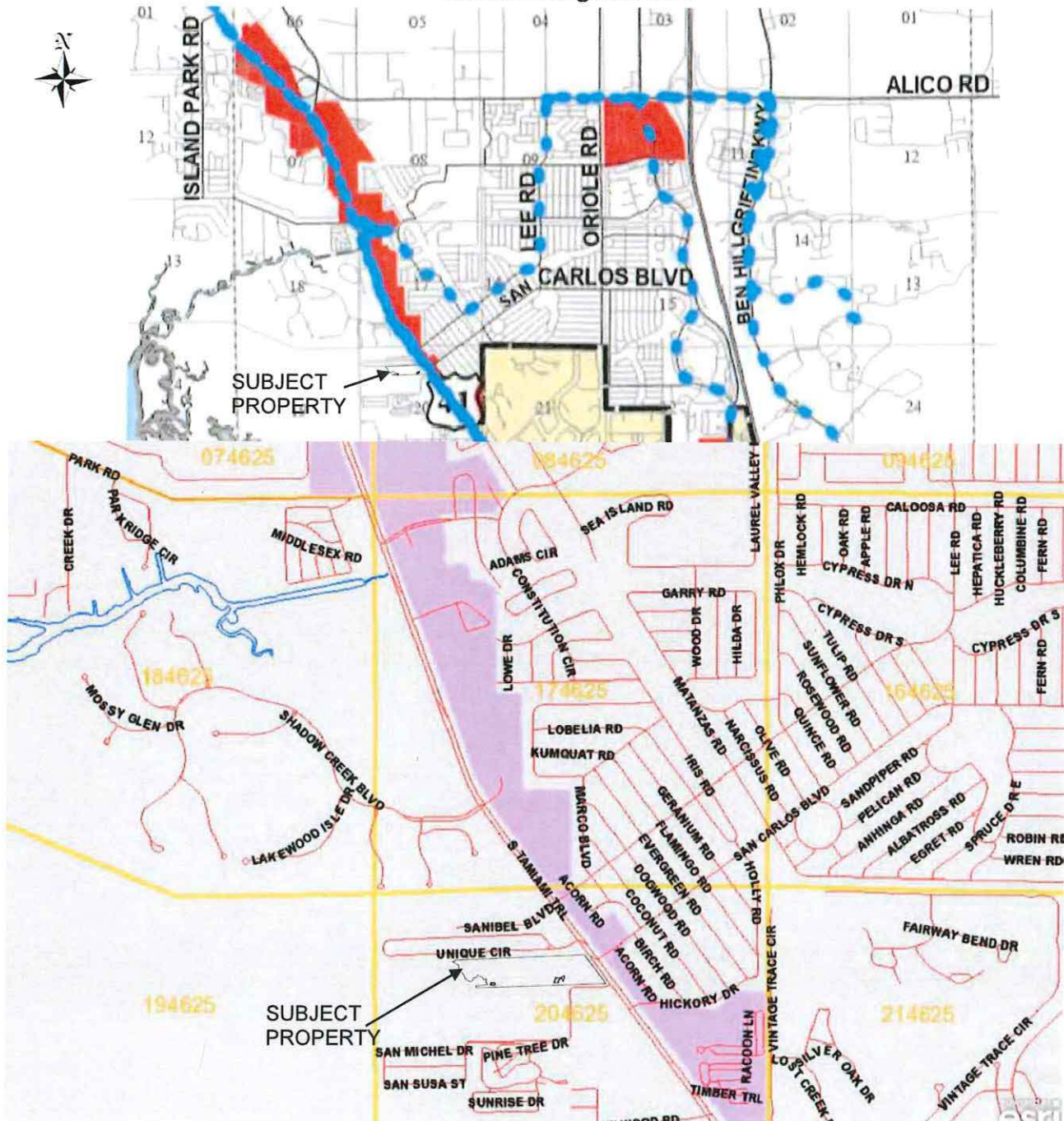
10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966  
Phone: 239-939-5490 | Fax: 239-939-2523  
[www.banksengfla.com](http://www.banksengfla.com)





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**









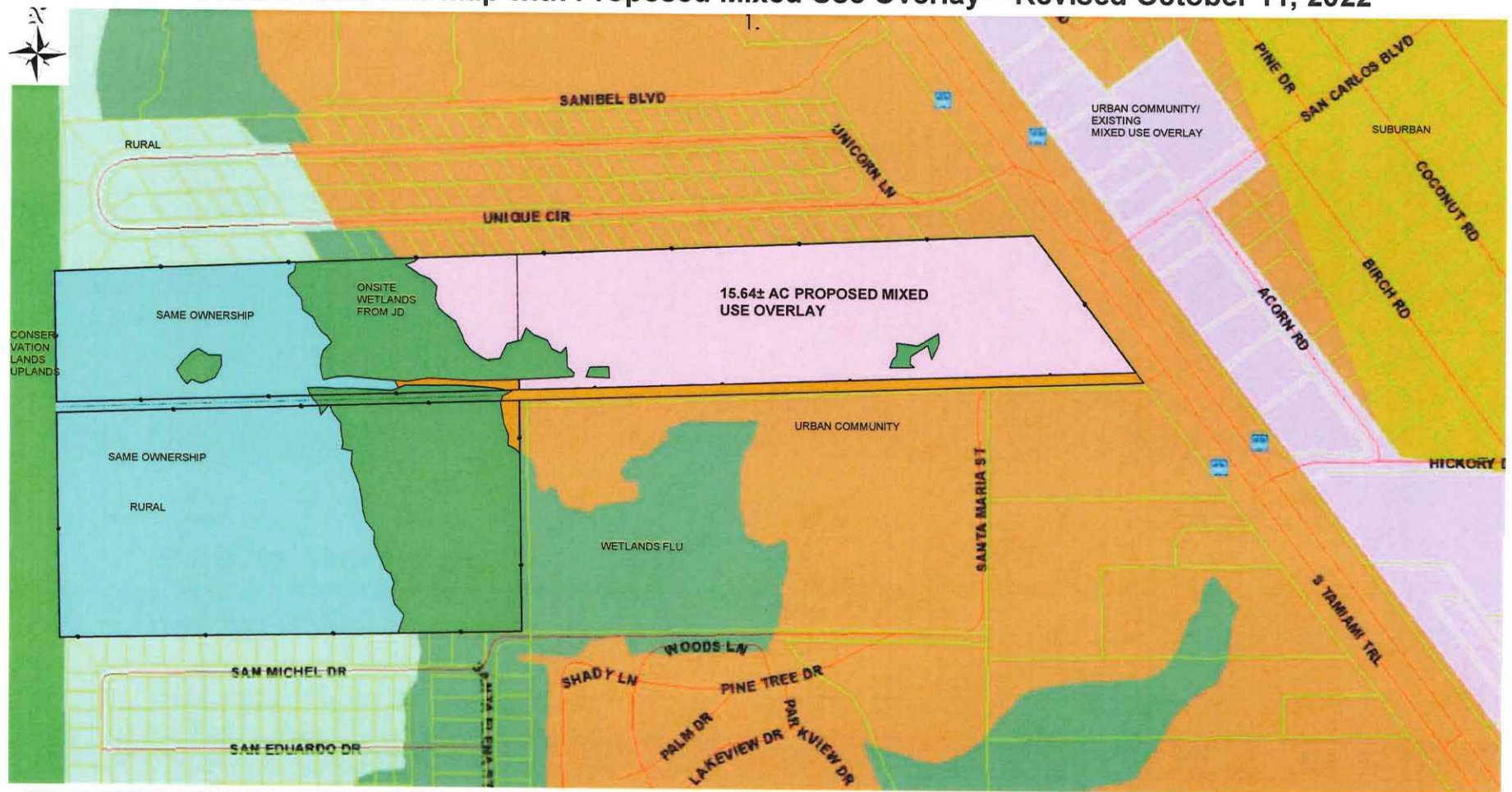


Professional Engineers, Planners & Land Surveyors

## Grand Bay Comprehensive Plan Amendment

CPA2022-00006 & CPA2022-00007

Future Land Use Map with Proposed Mixed Use Overlay – Revised October 11, 2022



SERVING SOUTHWEST FLORIDA FOR OVER 30 YEARS  
Engineering License CA 6469  
Surveying License LB 6690

10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966  
Phone: 239-939-5490 | Fax: 239-939-2523  
[www.banksengfla.com](http://www.banksengfla.com)

## Exhibit M5

# Map & Description of Existing Land Uses

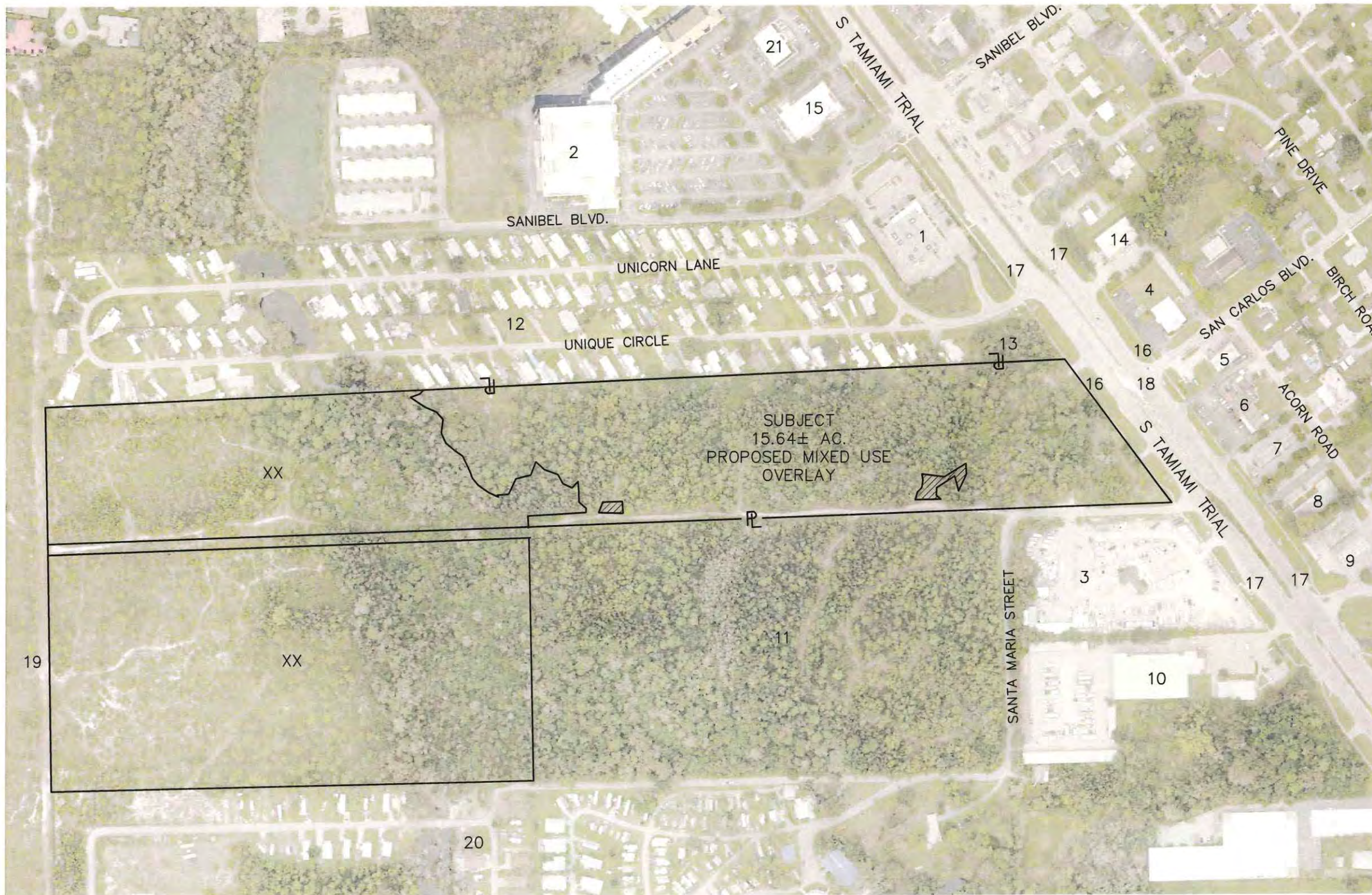
Grand Bay  
Revised August 2022



Professional Engineers, Planners & Land Surveyors



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



0 300 600  
GRAPHIC SCALE 1"= 300'

NOT INCLUDED



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/BUEWAY RV VILLAGE
21	RESTAURANT (41 DINER)

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

**BANKS**  
ENGINEERING

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

10511 SIX MILE CYPRESS PARKWAY  
FORT MYERS, FLORIDA 33966  
PHONE: (239) 939-5490 FAX: (239) 939-2523  
ENGINEERING LICENSE # EB 6469  
SURVEY LICENSE # LB 6690  
WWW.BANKSENG.COM

EXISTING USES AERIAL MAP GRAND BAY-COMPREHENSIVE PLAN AMENDMENT LEE COUNTY, FLORIDA								
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	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



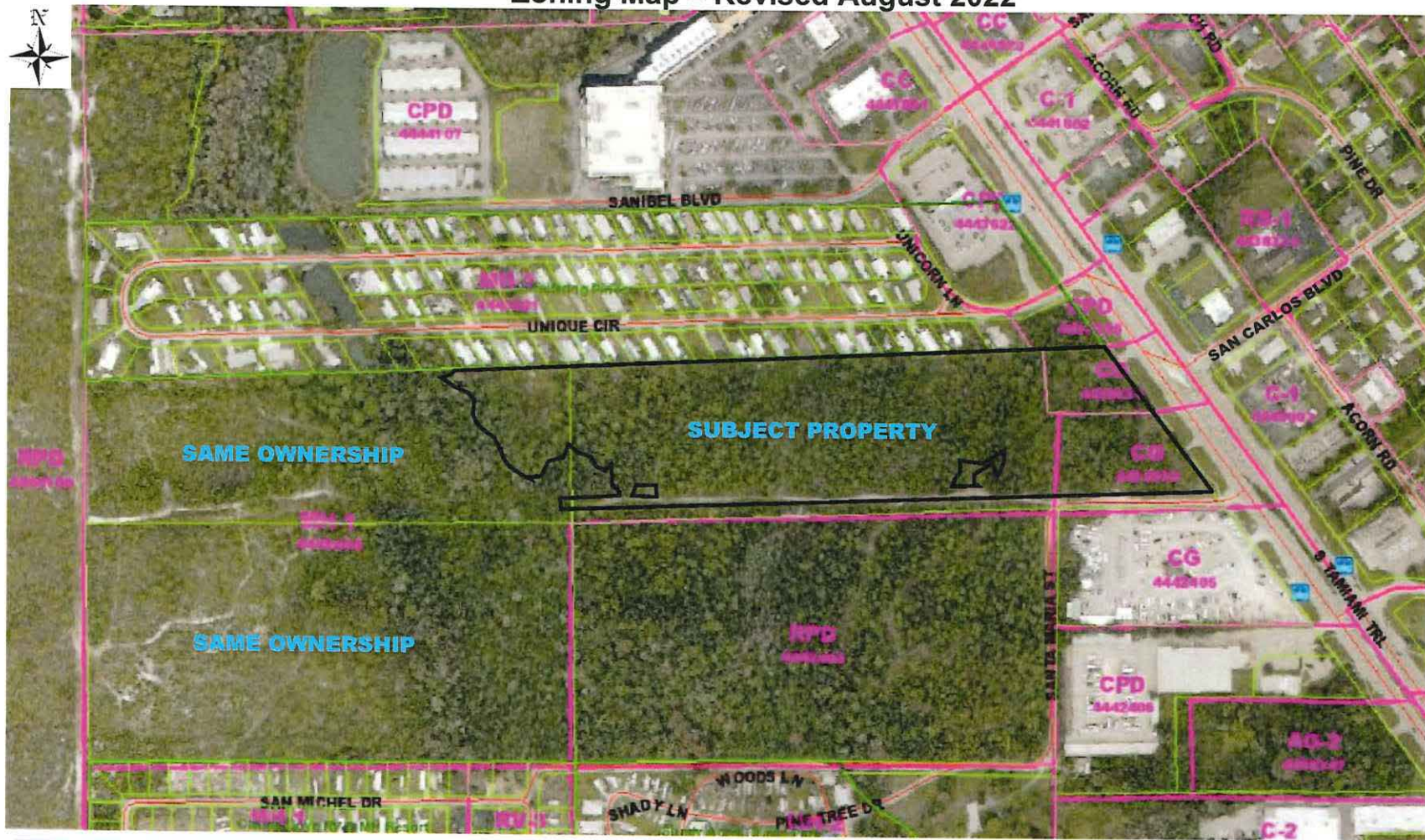
Professional Engineers, Planners & Land Surveyors





Professional Engineers, Planners & Land Surveyors

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



SERVING SOUTHWEST FLORIDA FOR OVER 30 YEARS  
Engineering License CA 6469  
Surveying License LB 6690

10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966  
Phone: 239-939-5490 | Fax: 239-939-2523  
[www.banksengfla.com](http://www.banksengfla.com)





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.



# 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.

In obtaining more detailed information in areas where Base Flood Elevations (BFEs) and Floodway Data have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Elevation Elevations (SFEs) 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 the extent of 3' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal base elevations are also presented in the Summary of Elevation Elevations (SFEs) contained within the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Elevation Elevations (SFEs) 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 width 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, NAD 83 (FIPS 5000 502). The horizontal datum was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRM's 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 datum, Geographic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geospatial Survey website at [www.ngs.noaa.gov](http://www.ngs.noaa.gov) or contact the National Geospatial Survey at the following address:

NGS Information Services  
NCEM, NCEM2  
National Geospatial Survey  
5500-3, #6022  
1315 East-West Highway  
Silver Spring, Maryland 20910-3202  
(301) 715-2242

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 Geospatial Survey at (301) 715-2242 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 base map information was constructed based on orthorectified imagery produced at a scale of 1:100 from aerial imagery flown in 1990 and updated using orthorectified imagery dated 2002 and 2005. The surface water features were also constructed based on orthorectified imagery produced at a scale of 1:100 from aerial imagery flown in 1990.

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 contain 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, 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 within the National Flood Insurance Program. Also, for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Service Center at 1-800-358-9615 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 (1-877-362-6227) or visit the FEMA website at <http://www.fema.gov>.



# LEGEND

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING**  
THE 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 Areas are subject to flooding to the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AV, VE, and V. The base flood elevation is the water surface elevation of the 1% annual chance flood.

- ZONE A** Areas of moderate flood hazard, subject to flooding by the 1% annual chance flood.
- ZONE AE** Areas of moderate flood hazard, subject to flooding by the 1% annual chance flood.
- ZONE AH** Areas of high flood hazard, subject to flooding by the 1% annual chance flood.
- ZONE AO** Areas of high flood hazard, subject to flooding by the 1% annual chance flood.
- ZONE AV** Areas of high flood hazard, subject to flooding by the 1% annual chance flood.
- ZONE VE** Areas of high flood hazard, subject to flooding by the 1% annual chance flood.
- ZONE V** Areas of high flood hazard, subject to flooding by the 1% annual chance flood.
- ZONE VE** Areas of high flood hazard, subject to flooding by the 1% annual chance flood.

**FLOODWAY AREAS IN ZONE AE**  
The Floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment to ensure the 1% annual chance flood can be carried without a significant increase in flood height.

**OTHER FLOOD AREAS**  
**ZONE B** Areas of moderate flood hazard, subject to flooding by the 1% annual chance flood.

**OTHER AREAS**  
**ZONE C** Areas of moderate flood hazard, subject to flooding by the 1% annual chance flood.

**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.

Reference to the North American Vertical Datum of 1988.  
Cross section line.  
Floodway boundary.  
Zone boundary.  
Zone boundary.  
Zone boundary.  
Zone boundary.

Map Scale: 1" = 500'  
Effective Date of Revision to this Panel: August 28, 2008

Map Scale: 1" = 500'  
Effective Date of Revision to this Panel: August 28, 2008

NFIP

PANEL 0579F

**FIRM**  
**FLOOD INSURANCE RATE MAP**

**LEE COUNTY, FLORIDA AND INCORPORATED AREAS**

**PANEL 579 OF 685**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS: COMMUNITY: LEE COUNTY

MAP NUMBER: 12071C0579F

EFFECTIVE DATE: AUGUST 28, 2008

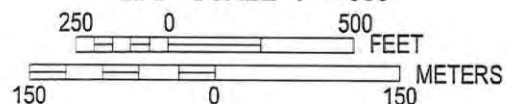
Federal Emergency Management Agency



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



MAP SCALE 1" = 500'



NFIP

PANEL 0579F

# **FIRM**

FLOOD INSURANCE RATE MAP

LEE COUNTY,  
FLORIDA  
AND INCORPORATED AREAS

PANEL 579 OF 685

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0579	F

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

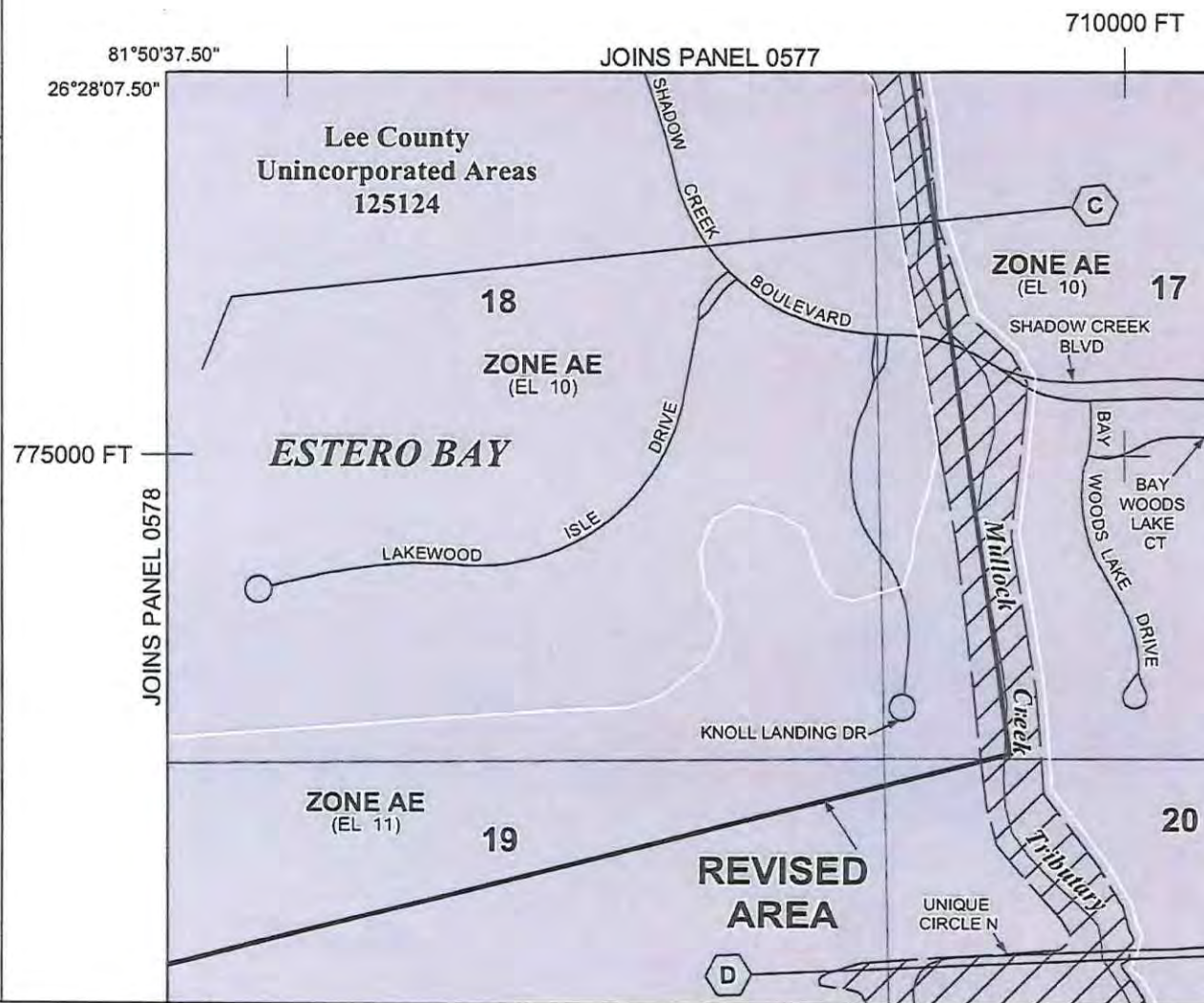
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



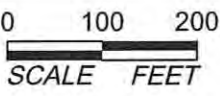
MAP NUMBER  
12071C0579F

EFFECTIVE DATE  
AUGUST 28, 2008

Federal Emergency Management Agency



SECTION: 20  
TOWNSHIP: 46 S  
RANGE: 25 E



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

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

PERMIT USE ONLY, NOT FOR CONSTRUCTION

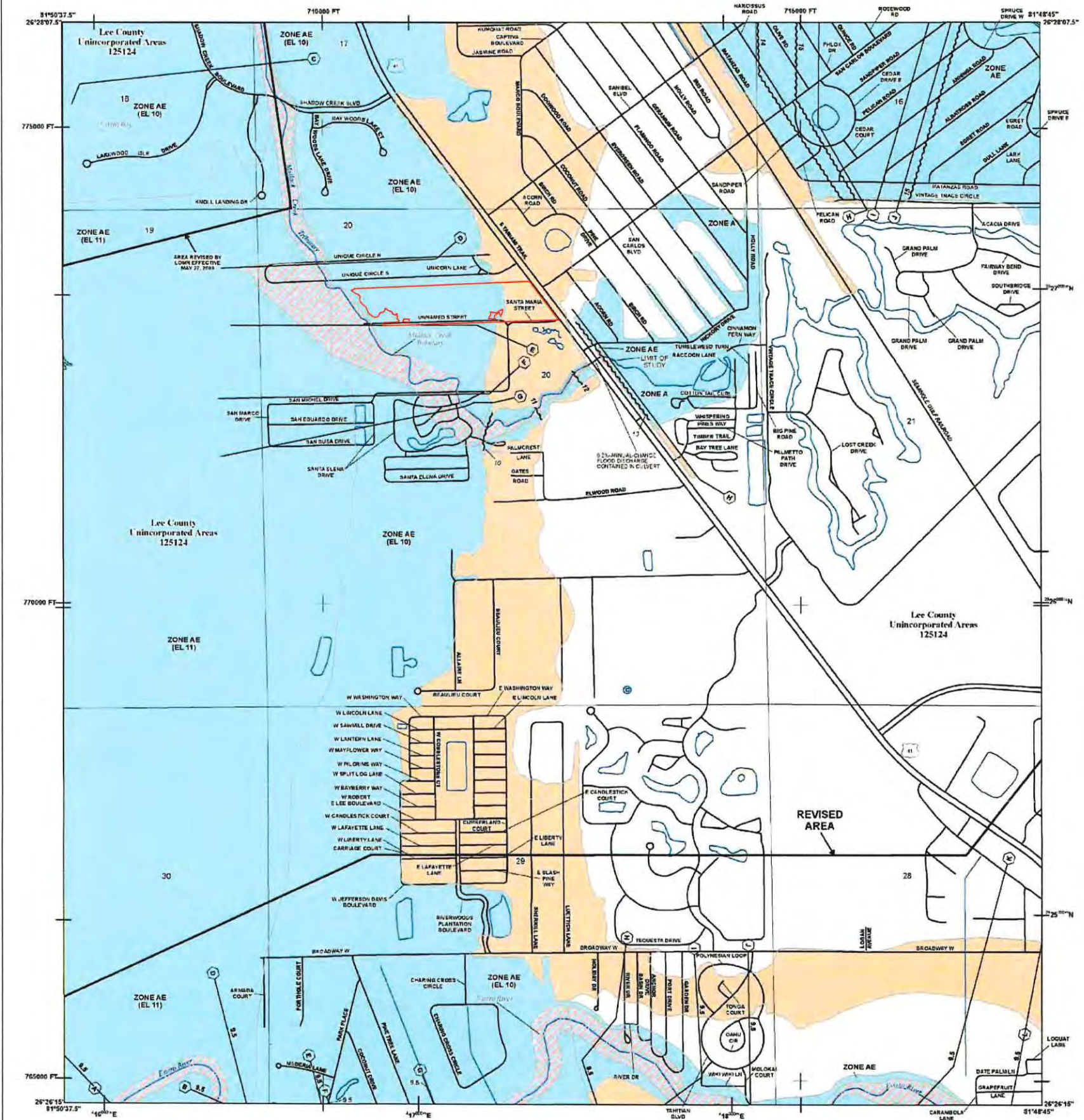
February 14, 2022 1:48:03 p.m.  
Drawing: NRP1PLAN.DWG

Soils Map

Grand Bay

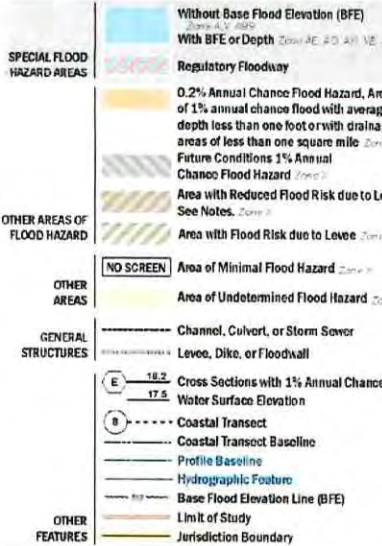
**BDEXBENDER**  
ENVIRONMENTAL CONSULTING  
FORT MYERS 239-334-3680





FLOOD HAZARD INFORMATION

SEE THIS 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)



NOTES TO USERS

For information and confirm about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM including future versions, the current map data for each panel must be used to order products. For the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance Assistance at 1-877-352-3602 or visit the FEMA Flood Map Service Center website at [www.fema.gov/flood-maps](https://www.fema.gov/flood-maps). Available products may include previously issued editions of this Flood Insurance Rate Map, digital editions of this map. Many of these products can be ordered or obtained directly from the website.

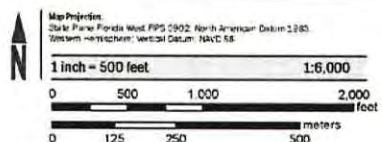
Communities are listed on additional FIRM panels must obtain a current copy of the adjacent panels as well as the current FIRM map. These may be obtained directly from the Flood Map Service Center when noted below.

For community and jurisdiction 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 1-800-426-9922.

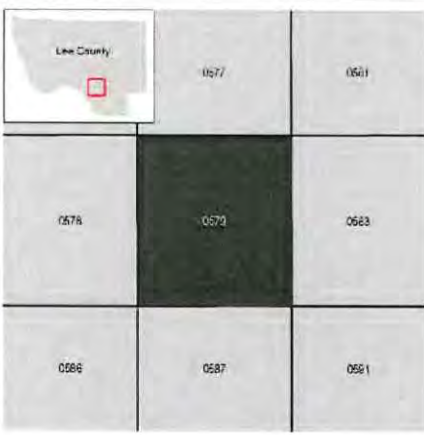
Base map information shown on this FIRM was provided in digital format by the Lee County GIS Department. The base map information was constructed based on orthorectified aerial photography produced at a scale of 1"=100' from aerial imagery from 1988 and updated using aerial photography from 2002 and 2009. The surface water features were also constructed based on orthorectified aerial photography produced at a scale of 1"=100' from aerial imagery from 1988.

Local vertical measurements were used to create this map. To obtain current measured information, please contact the Information Services Branch of the National Flood Insurance Program at (202) 713-3322 or visit the website at [www.fema.gov](https://www.fema.gov).

SCALE



PANEL LOCATOR



**National Flood Insurance Program**

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

**LEE COUNTY, FLORIDA**  
and Incorporated Areas

PANEL 579 of 685

Revised to reflect LOMR  
EFFECTIVE: October 20, 2021

VERSION NUMBER  
2.1.3.0

MAP NUMBER  
12071C0579F

EFFECTIVE DATE  
AUGUST 28, 2008





## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

June 7, 2022

*\* Delivered via email*

Noam Magence \*  
NRP Holdings LLC  
1228 Euclid Avenue 4th Floor  
Cleveland, OH 44115

**Subject: Grand Bay  
Petition for Formal Determination of Wetlands and Surface Waters  
Permit No. 36-107223-P  
Application No. 220216-33230  
Lee County**

Your petition for a formal determination of wetlands and other surface waters is approved. This action is taken based on Chapter 373, Part IV of Florida Statutes (F.S.) and the rules in Chapters 62-330 and 62-340, Florida Administrative Code (F.A.C.). Please read this entire agency action thoroughly and understand its contents.

This action is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- All referenced Exhibits.

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance to the "Notice of Rights", we will assume that you concur with the District's action.

### **CERTIFICATE OF SERVICE**

I hereby certify that this Formal Wetland Determination and Notice of Rights have been mailed or electronically submitted to the addressee (and the persons listed on the attached distribution list) on June 6, 2022 in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website ([www.sfwmd.gov/ePermitting](http://www.sfwmd.gov/ePermitting)).

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Lawrence", enclosed within a blue oval.

Melissa M. Lawrence, P.E.  
Bureau Chief, Environmental Resource Bureau

**South Florida Water Management District  
Formal Wetland Determination Permit No. 36-107223-P  
Date Issued: June 7, 2022**

**Project Name:** Grand Bay

**Petitioner:** Noam Magence  
NRP Holdings LLC  
1228 Euclid Avenue  
4th Floor  
Cleveland, OH 44115

**Application No.** 220216-33230

**Location:** Lee County, See Exhibit 1

**Acres:** 47.86

**Expiration Date:** June 7, 2027

**Type:** Certified Survey

**Project Summary**

The application is for a formal determination of the landward extent of wetlands and other surface waters (OSW), pursuant to Rule 62-330.201 Florida Administrative Code (F.A.C.), for a 47.86 acre property known as Grand Bay. The methodology used for the determination is consistent with Rule 62-340 F.A.C.

**Project Site Description**

The 47.86 acre property is located in Section 20, Township 46 South, Range 25 East, Lee County, Florida. More specifically, the property is located on the west side of U.S. 41 (South Tamiami Trail), approximately 1.1 miles north of Estero Parkway in Estero, Florida. A Location Map is attached as Exhibit 1.0. The property is surrounded by single family homes to the north and south, commercial development to the east, and undeveloped forested uplands and wetlands to the west. These wetlands, as well as wetlands on the property, are considered as tributary wetlands to the Estero River, which is an Outstanding Florida Water (OFW). An aerial photograph depicting the property is attached as Exhibit 2.0.

**Formal Determination of Wetlands and Other Surface Waters**

On February 16, 2022, the District received a request for a formal determination of the boundary of wetlands and OSW on a 47.86 acre property known as Grand Bay. The landward extent of wetlands and OSW was established by DexBender Environmental Consulting and verified by District staff, Matt Brosious, CWE, on March 31, 2022. Wetlands, as defined by Subsection 373.019(27) F.S. and Rule 62-340 F.A.C., were identified on the property. No OSW were identified on the property. Wetlands on the property were delineated using the methods established in Rule 62-340 F.A.C.; more specifically, the wetlands were delineated using the B and D tests. Wetlands delineated on the property totaled 11.13 acres. A specific purpose survey depicting the wetlands on the property is attached as Exhibit 3.0. Wetland delineation information, including wetland data point location map, wetland data forms, and representative photographs of the wetlands and upland areas can be found in the permit file. Wetland data forms were filled out by District staff on March 31, 2022.

#### Wetland Description:

The wetlands identified on the property totaled 11.13 acres (Exhibit 3.0). The wetland canopy and sub-canopy generally consisted of laurel oak, pine, red maple, and cabbage palm with varying degrees of exotic vegetation. Ground cover was mostly absent, except for widely scattered swamp fern. The wetland was delineated using the B and D tests. As mentioned above, the wetlands on the property are considered as tributary wetlands of the Estero River.

#### Soil Types and Hydrologic Indicators:

Based on the National Resource Conservation Service (NRCS) data, the property contains two historically mapped hydric soils. The mapped hydric soils on the property include Pompano Fine Sand, Frequently Ponded (Map Unit 27) and Copeland Fine Sand, Frequently Ponded (Map Unit 45). A soils map is attached as Exhibit 4.0. Soil pit data is included within the wetland data forms which were filed out on March 31, 2022.

Hydrologic Indicators observed during the delineation included Hydric Soil Indicator A7 (Mucky Mineral) starting at the soil surface and adventitious rooting on melaleuca trees.

This Formal Determination of Wetlands and Other Surface Waters is the District's determination of the landward extent (boundaries) of wetlands and other surface waters within the property based on the documentation submitted by the Petitioner and field application of Chapter 62-340, F.A.C. This action does not authorize any construction activities or constitute conceptual approval of any anticipated projects or activities in wetlands or other surface waters. It does not in any way establish boundaries of sovereign submerged lands, high water elevations or other elevations/ boundaries.

Pursuant to Subsection 373.421 (4), F.S., the Governing Board may revoke the Formal Wetland Determination upon a finding that the Petitioner has submitted inaccurate information to the District.

The Formal Wetland Determination shall be binding for the stated duration provided physical conditions on the property do not change so as to alter the boundaries of wetlands and other surface waters during that period.



## **Distribution List**

Bernard G Freeland, Freeland FL Holdings LLC

Dan F Underhill, DexBender \*

Florida Department of Environmental Protection SLERC \*

Lee County Property Appraiser \*

Florida Department of Environmental Protection - Environmental Administrator \*

## **Exhibits**

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (<http://my.sfwmd.gov/ePermitting>) and searching under this application number 220216-33230 .

[Exhibit No. 1.0 Location Map](#)

[Exhibit No. 2.0 Aerial With Inspection Boundary](#)

[Exhibit No. 3.0 Wetland Certified Survey](#)

[Exhibit No. 4.0 Soils Map](#)

## **NOTICE OF RIGHTS**

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

### **RIGHT TO REQUEST ADMINISTRATIVE HEARING**

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

### **FILING INSTRUCTIONS**

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.



Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at [clerk@sfwmd.gov](mailto:clerk@sfwmd.gov). The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

### **INITIATION OF ADMINISTRATIVE HEARING**

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

### **MEDIATION**

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401-.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

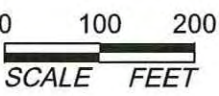
### **RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.





SECTION: 20  
TOWNSHIP: 46 S  
RANGE: 25 E



- Notes:
- 1. Property boundary and surveyed wetland lines provided by Banks Engineering.
  - 2. Mapping based on photointerpretation of 2021 aerial photography and ground truthing in January 2022.
  - 3. Delineation of jurisdictional wetlands reviewed and approved by SFWMD on April 14, 2022.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

FLUCCS	Description	Acreage
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	12.86 ac.
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	3.40 ac.
411E4	Pine Flatwoods Invaded by Exotics (76-90%)	5.03 ac.
416	Scrubby Pine Flatwoods	0.72 ac.
450	Mixed Exotic Upland Forest	11.93 ac.
617E4	Mixed Wetland Hardwoods Invaded by Exotics (76-90%)	9.88 ac.
619	Exotic Wetland Hardwoods	0.71 ac.
740H	Hydric Disturbed Land	0.17 ac.
8146	Dirt Road	1.63 ac.
Total		46.33 ac.

May 20, 2022 10:06:57 a.m.  
Drawing: NRP1PLAN.DWG

Vegetation Map

Grand Bay



# **Grand Bay**

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

## **Protected Species Assessment**

**June 2022**

Prepared for:

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

Prepared by:

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

## INTRODUCTION

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

## SITE CONDITIONS

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

## VEGETATIVE CLASSIFICATIONS

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

Table 1. Acreage Summary by FLUCCS Code

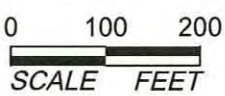
FLUCCS CODE	DESCRIPTION	ACREAGE
411E1	Pine Flatwoods invaded by Exotics (10-25%)	12.86
411E3	Pine Flatwoods invaded by Exotics (51-75%)	3.40
411E4	Pine Flatwoods invaded by Exotics (76-90%)	5.03
416	Scrubby Pine Flatwoods	0.72
450	Mixed Exotic Upland Forests	11.93
617E4	Mixed Wetland Hardwoods Invaded by Exotics (76-90%)	9.88
619	Exotic Wetland Hardwoods	0.71
740H	Hydric Disturbed Areas	0.17
8146	Dirt Road	1.63
Total		46.33

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

This upland habitat is located in the western portion of the site and characterized by a relatively open canopy of slash pine (*Pinus elliotii*) and a groundcover strata dominated



SECTION: 20  
TOWNSHIP: 46 S  
RANGE: 25 E



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

Notes:  
1. Property boundary and surveyed wetland lines provided by Banks Engineering.  
2. Mapping based on photointerpretation of 2021 aerial photography and ground truthing in January 2022.  
3. Delineation of jurisdictional wetlands reviewed and approved by SFWMD on April 14, 2022.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

FLUCCS	Description	Acreage
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	12.86 ac.
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	3.40 ac.
411E4	Pine Flatwoods Invaded by Exotics (76-90%)	5.03 ac.
416	Scrubby Pine Flatwoods	0.72 ac.
450	Mixed Exotic Upland Forest	11.93 ac.
617E4	Mixed Wetland Hardwoods Invaded by Exotics (76-90%)	9.88 ac.
619	Exotic Wetland Hardwoods	0.71 ac.
740H	Hydric Disturbed Land	0.17 ac.
8146	Dirt Road	1.63 ac.
Total		46.33 ac.

June 13, 2022 4:21:27 p.m.  
Drawing: NRP1PLAN.DWG

Figure 1. Protected Species Assessment Map

Grand Bay





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

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

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

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

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

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

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

#### FLUCCS Code 416, Scrubby Pine Flatwoods

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

#### FLUCCS Code 450, Exotic Upland Hardwoods

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

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

The canopy and midstory of this wetland association are dominated by exotic vegetation including melaleuca, bishopwood (*Bischofia javanica*), Java plum, and Brazilian pepper. Native species such as laurel oak (*Quercus laurifolia*), cypress (*Taxodium* sp.), red maple (*Acer rubrum*), willow (*Salix caroliniana*), and cabbage palm are also present. Additional species in this association include myrsine, buttonbush (*Cephalanthus occidentalis*), and pond apple (*Annona glabra*). Groundcover vegetation includes swamp fern (*Blechnum serrulatum*), leather fern (*Acrostichum* sp.), chain fern (*Woodwardia virginica*), swamp lily (*Crinum americanum*), smartweed (*Polygonum punctatum*), wild coffee, and false nettle (*Boehmeria cylindrica*).

FLUCCS Code 619, Exotic Wetland Hardwoods

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

FLUCCS Code 740H, Hydric Disturbed Land

Two small areas of wetland created by land disturbance are located adjacent to the existing dirt road. Canopy and midstory species present in this area consist of widely scattered Australian pine, melaleuca, and cabbage palm. Ground cover species include white-top sedge (*Rhynchospora colorata*), torpedo grass (*Panicum repens*), yellowtop (*Flaveria linearis*), saw-grass (*Cladium jamaicense*), and water-hyssops (*Bacopa caroliniana*).

FLUCCS Code 8146, Dirt Road

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

## **SURVEY METHOD**

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As part of this survey all live trees and snags were inspected for the evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 50 feet apart in the proposed development areas. Transects were spaced approximately 100 feet apart in the western uplands and meandering transects were conducted through the exotic dominated mixed wetlands hardwoods (FLUCCS Code 617E4). The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed



species were denoted on the aerial photography. The 1" = 200' scale aerial Protected Species Assessment Map (Figure 1) depicts the approximate location of the survey transects and the results of the survey. Most of the subject parcel was surveyed for listed species during the morning and mid-day hours of January 10, 2022. During the survey the weather was warm and mostly sunny. As indicated on the attached Protected Species Assessment Map, the eastern 700± feet of the subject parcel was surveyed for listed species on October 29, 2020 during review of SFWMD Permit No. 36-104286-P. This area of exotic vegetation was also briefly reinspected during the January 10, 2022 listed species survey event.

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

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

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

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





## **SURVEY RESULTS**

### **Gopher Tortoise**

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

### **Florida Bonneted Bat**

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

### **Other Listed Species**

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

## 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" W 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 •**

---

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

**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

S:\Jobs\84XX\8433GB\Surveying\Descriptions\8433GB GRAND BAY - MUO LGL.doc  
S:\Jobs\84XX\8433GB\Surveying\Descriptions\8433GB GRAND BAY - MUO SKT.dwg

# BANKS ENGINEERING

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

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

ENGINEERING LICENSE # EB 6469  
SURVEY LICENSE # LB 6690

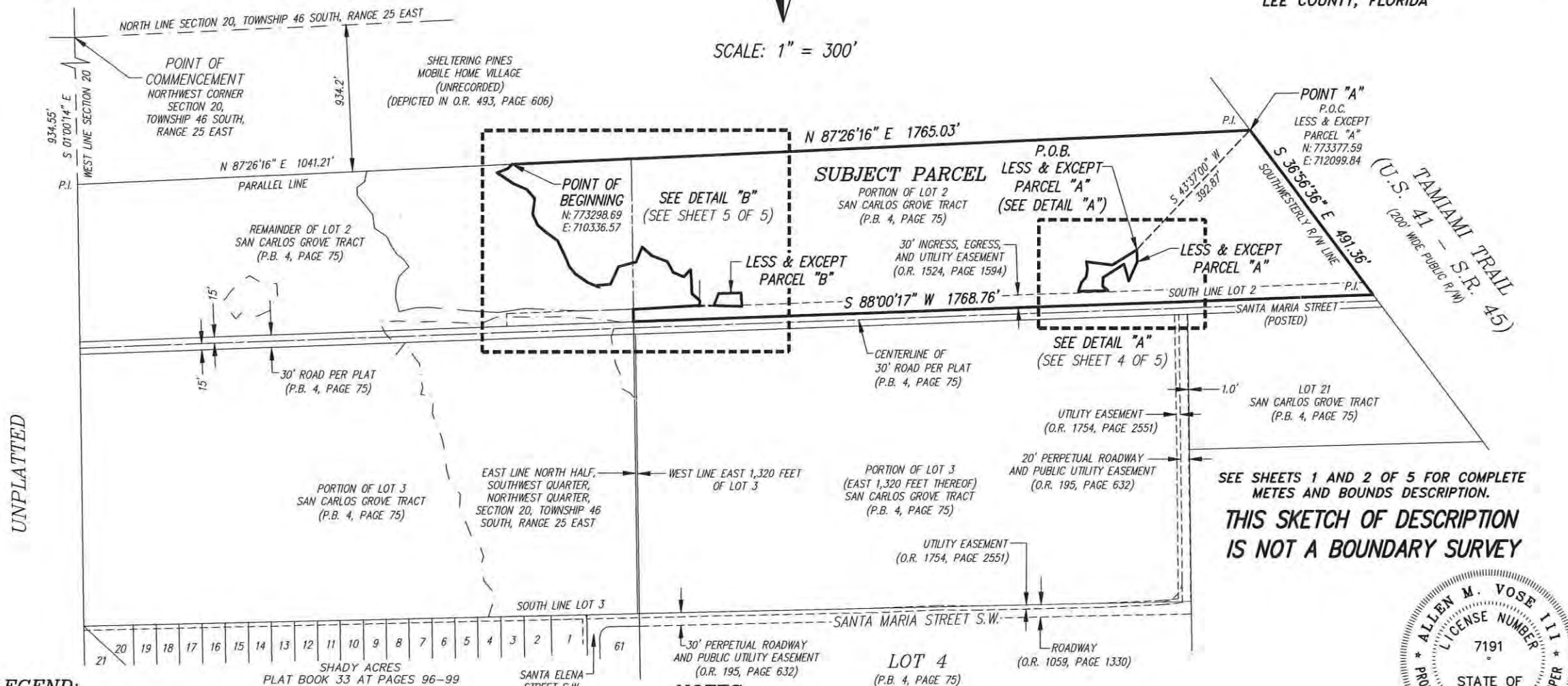
WWW.BANKSENG.COM

## SKETCH OF DESCRIPTION

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



SCALE: 1" = 300'



### 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

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

### 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.

SEE SHEETS 1 AND 2 OF 5 FOR COMPLETE  
METES AND BOUNDS DESCRIPTION.

**THIS SKETCH OF DESCRIPTION  
IS NOT A BOUNDARY SURVEY**



ALLEN M. VOSE III, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATION NO. 7191  
- DATE SIGNED: 08-04-2022  
- THIS SKETCH OF DESCRIPTION IS NOT VALID  
WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF  
A FLORIDA LICENSED SURVEYOR AND MAPPER.



# BANKS ENGINEERING

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

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

ENGINEERING LICENSE # EB 6469  
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

### DETAIL "A"

#### SUBJECT PARCEL

PORTION OF LOT 2  
SAN CARLOS GROVE TRACT  
(P.B. 4, PAGE 75)  
CONTAINING: 15.64 ACRES,  
MORE OR LESS

N: 773064.68  
E: 711707.93

LESS AND EXCEPT  
PARCEL "A"  
(NOT A PART)

POINT OF BEGINNING  
LESS & EXCEPT  
PARCEL "A"  
N: 773093.16  
E: 711828.82

30' INGRESS, EGRESS,  
AND UTILITY EASEMENT  
(O.R. 1524, PAGE 1594)

SOUTH LINE LOT 2

30' ROAD PER PLAT  
(P.B. 4, PAGE 75)

CENTERLINE OF  
30' ROAD PER PLAT  
(P.B. 4, PAGE 75)

#### 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  
LI 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  
S: \JOBS\84XX\8433\SURVEYING\DESCRIPTIONS\8433GB GRAND BAY - MUO LGL.DOC  
S: \JOBS\84XX\8433\SURVEYING\DESCRIPTIONS\8433GB GRAND BAY - MUO SKT.DWG

PREPARED 07-19-2022  
REVISED 07-28-2022  
SHEET 4 OF 5

#### LINE TABLE

LINE	BEARING	DISTANCE
L33	S 02°29'42" E	29.33'
L34	S 24°33'22" W	50.07'
L35	N 15°36'57" W	42.19'
L36	S 01°45'20" W	21.03'
L37	S 51°03'04" E	16.18'
L38	N 17°14'16" E	21.57'
L39	N 42°59'46" E	17.41'
L40	N 08°27'22" E	20.25'
L41	N 08°50'05" W	17.10'

# BANKS ENGINEERING

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

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

ENGINEERING LICENSE # EB 6469  
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM



SCALE: 1" = 100'

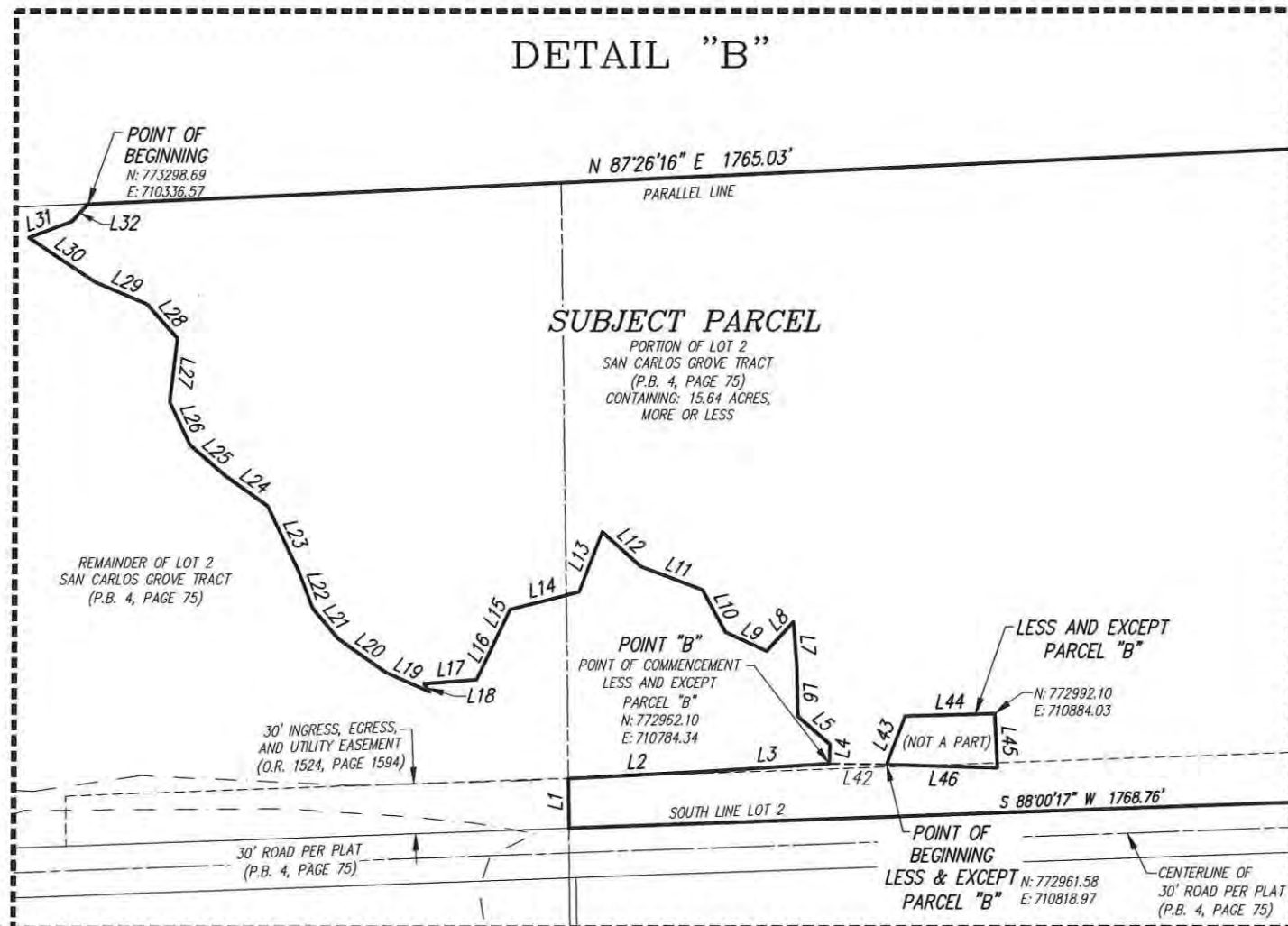
## SKETCH OF DESCRIPTION

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'

### DETAIL "B"



### 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  
LI 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  
S: \JOBS\84XX\8433\SURVEYING\DESCRIPTIONS\8433GB GRAND BAY - MUO LGL.DOC  
S: \JOBS\84XX\8433\SURVEYING\DESCRIPTIONS\8433GB GRAND BAY - MUO SKT.DWG

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):

XX is homestead property of the said Grantor.  
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.



This instrument prepared by  
and after recording return to:

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

---

**WARRANTY DEED**

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

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

SEE EXHIBIT "A" ATTACHED HERETO

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

Prior Instrument Reference: Official Record 1524, Page 1596

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

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

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

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

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

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

Signed, sealed and delivered  
in our presence:

Printed Name

Bernard G. Freeland

GEORGE T. FREELAND (AKA GEORGE  
FREELAND)

Printed Name

Teresa Camp

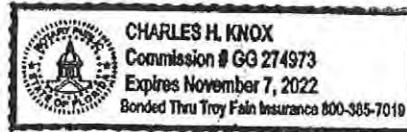
STATE OF FLORIDA

)

) SS:

COUNTY OF LEE

)



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

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

Charles H. Knox  
Notary Public

Charles H. Knox  
Printed Notary Name

EXHIBIT A

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

LESS:

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

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



This instrument prepared by  
and after recording return to:

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

---

**WARRANTY DEED**

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

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

SEE EXHIBIT "A" ATTACHED HERETO

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

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

Prior Instrument Reference: Official Record 1199, Page 818

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

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

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

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

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

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

Signed, sealed and delivered  
in our presence:

Printed Name

Benard G. Freeland

GEORGE T. FREELAND

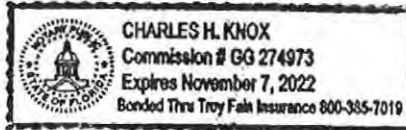
Printed Name

Todd Carver

STATE OF FLORIDA

COUNTY OF LEE

)  
) SS:  
)



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

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

Charles H. Knox  
Notary Public

Charles H. Knox  
Printed Notary Name

EXHIBIT "A"

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



# Exhibit M9

## Aerial Map

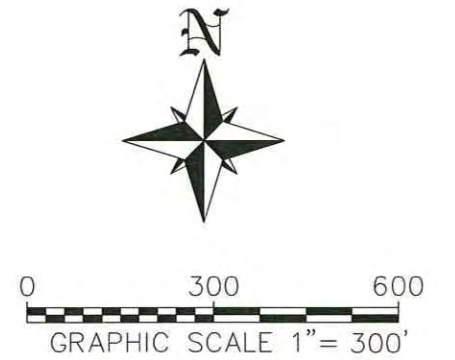
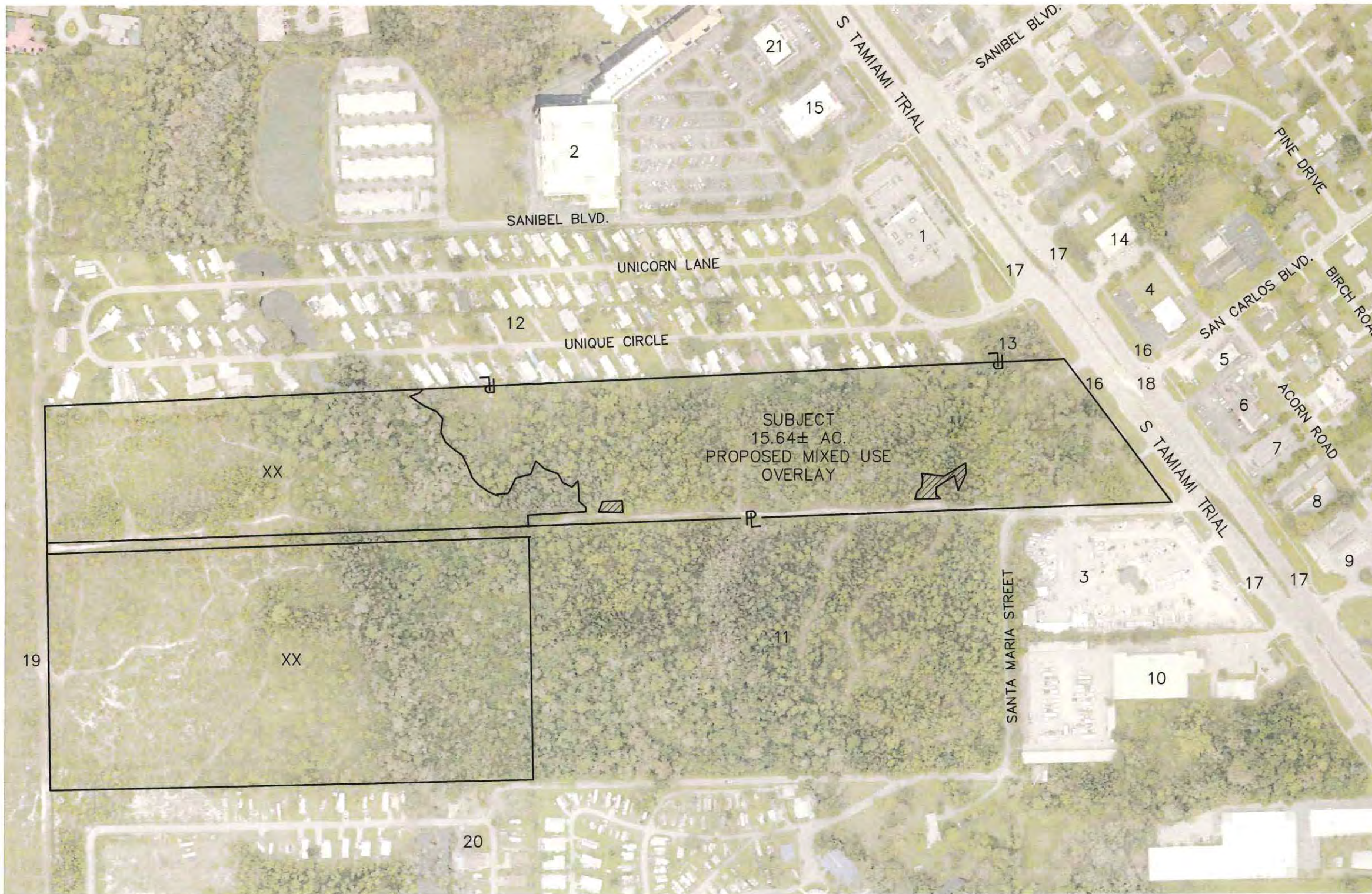
Grand Bay  
Revised August 2022



Professional Engineers, Planners & Land Surveyors



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



NOT INCLUDED 

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/BUEWAY RV VILLAGE
21	RESTAURANT (41 DINER)

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

**BANKS**  
**ENGINEERING**

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

10511 SIX MILE CYPRESS PARKWAY  
FORT MYERS, FLORIDA 33966  
PHONE: (239) 939-5490 FAX: (239) 939-2523  
ENGINEERING LICENSE # EB 6469  
SURVEY LICENSE # LB 6690  
WWW.BANKSENG.COM

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



## Exhibit M10

### Authorization Letter from Property Owner

Grand Bay



Professional Engineers, Planners & Land Surveyors



LETTER OF AUTHORIZATION

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

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

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

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

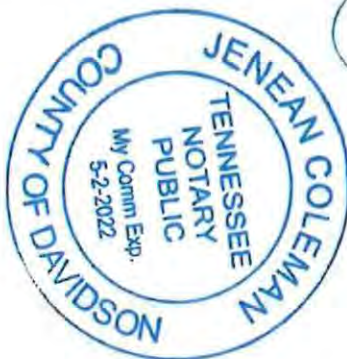
Name of Owner:  
Freeland FL Holdings, LLC, a Florida limited liability company

By: \_\_\_\_\_

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

STATE OF Tennessee  
COUNTY OF Davidson

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



\_\_\_\_\_  
(Signature of person taking acknowledgment)

Jenean Coleman  
(Name typed, printed or stamped)

Controller  
(Title or rank)

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

# Exhibits M11 & T6

## Lee Plan Analysis

Grand Bay  
Revised October 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 October 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.



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

The remainder of the overall site lies within the Urban Community, Wetlands and Rural future land use categories. The Wetlands also lie within the Mullock Creek Floodway that bisects the property and the Rural lands abut the Estero Bay State Buffer Preserve to the west that are within the Conservation Lands Upland future land use category and zoned RPD. The maximum intensity the existing overall site could have requested would have been 297 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 41 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 338 dwelling units.



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

The applicant is requesting to rezone the overall property to Minor Mixed Use Planned Development to allow development of the site with a maximum of 300 multi-family dwelling units (including 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 3<sup>rd</sup> 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 M13 & T8

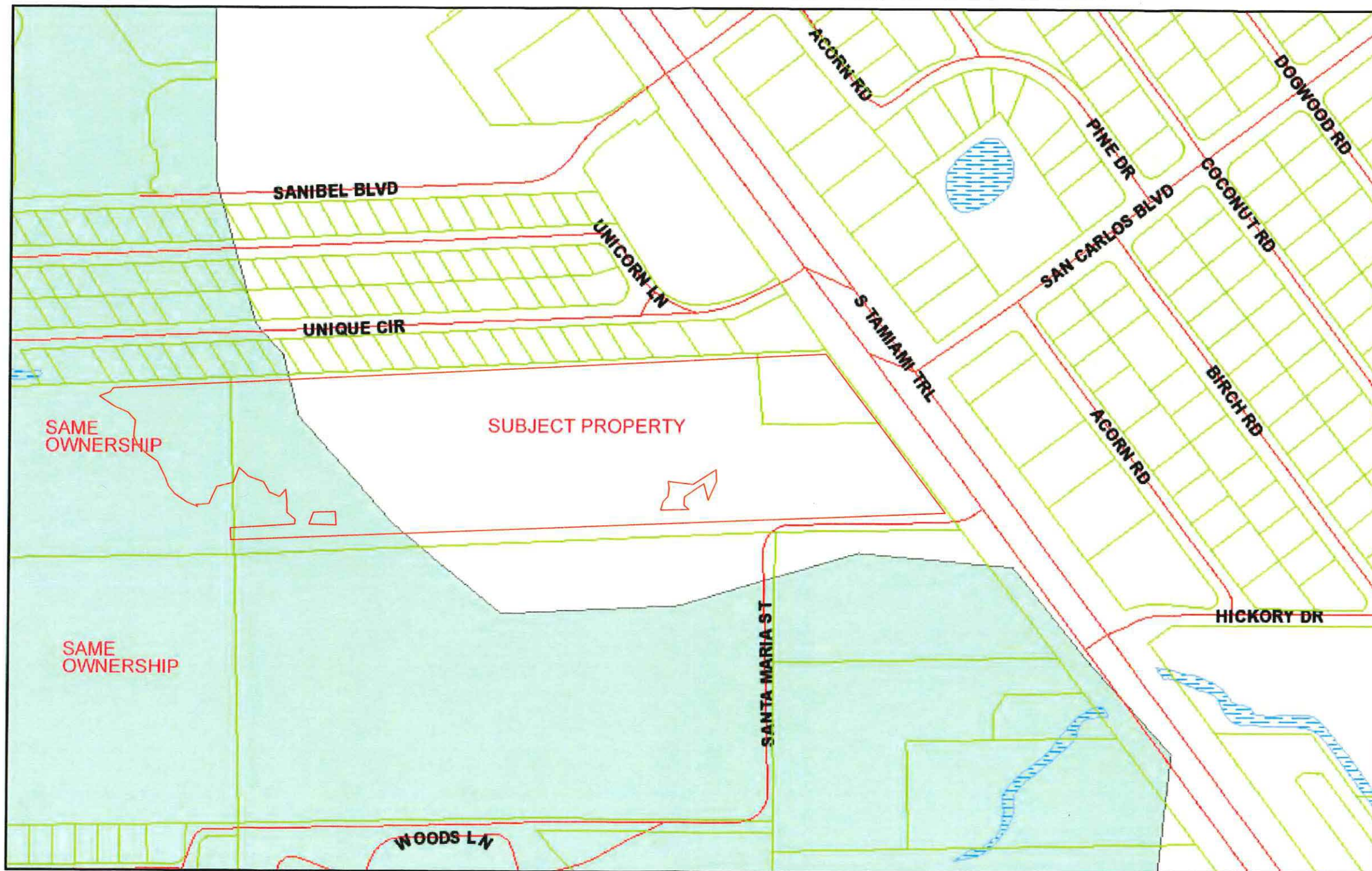
## Historic Resources Impact Analysis

Grand Bay  
Revised August 2022



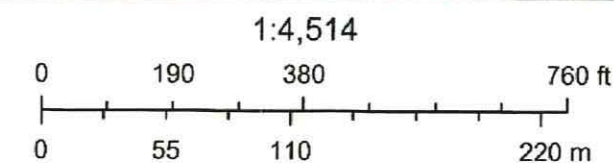
Professional Engineers, Planners & Land Surveyors

# 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 |






**From:** [Stacy Hewitt](#)  
**To:** [Jennifer Shampod](#)  
**Cc:** [Ken Kelum](#); [Brent Addison](#); [Tam Lehofer](#)  
**Subject:** Fwd: Florida Master Site File Inquiry  
**Date:** Tuesday, March 1, 2022 3:12:53 PM  
**Attachments:** [Temsiste\\_102.pdf](#)

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

Get [Outlook for iOS](#)

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

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

Completed; no cultural resources detected

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

EMAIL RECEIVED FROM EXTERNAL SOURCE

Good afternoon I hope all is well.

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

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

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

Thank you and please take care,

Stacy





Stacy Ellis Hewitt, AICP

Director of Planning

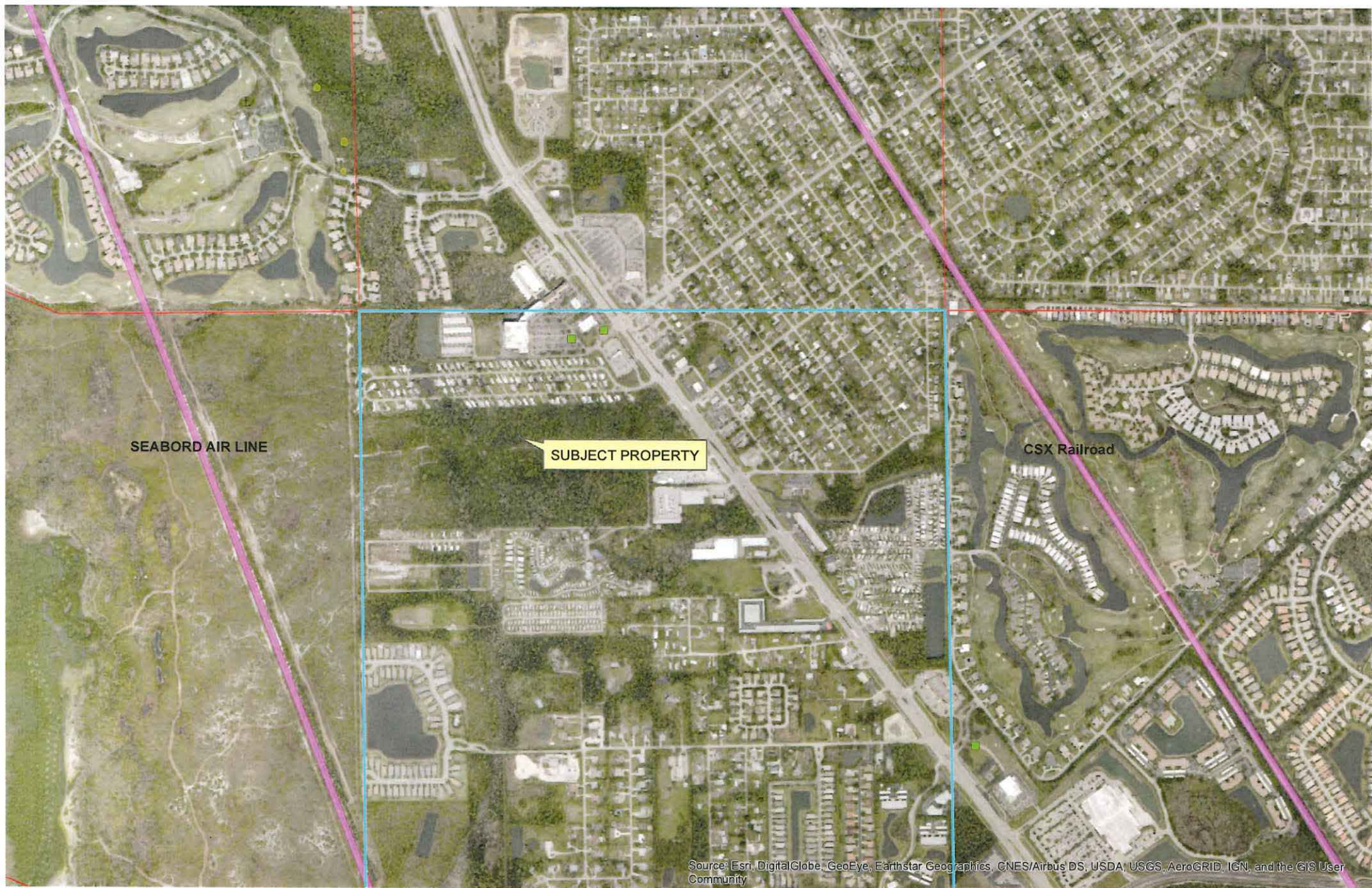
C: 239-770-2527

P: 239-939-5490

F: 239-939-2523

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





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



## Exhibits M14 & M16

### Existing and Future Public Facilities Impacts Analysis

Grand Bay  
Revised **October** 2022



Professional Engineers, Planners & Land Surveyors





Professional Engineers, Planners & Land Surveyors

**Grand Bay Comprehensive Plan Amendment  
CPA2022-00006 & CPA2022-00007  
Existing and Future Public Facilities Impacts Analysis  
Exhibit M14 & M16  
Revised October 2022**

**Sanitary Sewer**

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

Existing Development Potential: 297 DU maximum (20 SF & 277 MF) and 30,000 SF commercial:

$(297 \text{ units} \times 200 \text{ GPD}) + (30,000 \times 15/100) = 63,900 \text{ GPD}$

Proposed Development Potential: 41 additional dwelling units (338 MF DU maximum and 30,000 SF commercial):

$41 \text{ units} \times 200 \text{ GPD} = 8,200 \text{ GPD}$

Total: 72,100 GPD

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

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

**Potable Water**

The subject property is within the Lee County Utilities (LCU) potable water franchise area as depicted on Lee Plan Map 4-A. LCU has potable water lines in operation adjacent to the

property including a 16" water main in the westerly right-of-way of S. Tamiami Trail. LCU's Pinewood Water Treatment Plant will provide potable water service to the proposed minor mixed use planned development.

Existing Development Potential: 297 DU maximum (20 SF & 277 MF) and 30,000 SF commercial:

$(20 \text{ SF units} \times 250 \text{ GPD} = 5,000) + (277 \text{ MF units} \times 200 \text{ GPD} = 55,400) + (30,000 \times 15/100 = 4,500) = 64,900 \text{ GPD}$

Proposed Development Potential: 41 additional units (338 MF DU maximum and 30,000 SF commercial):

$41 \text{ MF units} \times 200 \text{ GPD} = 8,200 \text{ GPD}$

$(20 \text{ SF units now MF units so } 50 \text{ GPD less per unit} = -1,000 \text{ GPD}$

Total: 72,100 GPD

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

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

The existing site is undeveloped with the exception of a dirt road from east to west. There are existing stormwater swales along the ROW of S. Tamiami Trail. The existing stormwater runoff sheet flows generally to the west until it discharges into the Mullock Creek flowway. The property has an existing stormwater management permit on the eastern 5.97± acres (South Florida Water Management District Individual Environmental Resource Permit No. 36-104286-P) for a stormwater management system serving 0.91 acres of commercial and 5.06 acres of future development for construction of an access road to support the future multi-use commercial development, including sidewalks, underground utilities, and a dry retention pond with 0.14 acre of permitted wetland impact. A Lee County development order (DOS2020-00128) was also approved for construction of the access road and sidewalks, watermain and forcemain extensions and other support infrastructure.

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



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

### Regional Parks

The Lee County Public Facilities Level of Service and Concurrency Report 2021 indicates a total of 7,064 acres of existing regional parks operated by county, local, state, and federal governments within Lee County. The capacity required to meet The Lee Plan Policy 95.1.3 non-regulatory level-of-service standard of 6 acres per 1,000 total seasonal county population is equal to:

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

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

### Community Parks

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

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

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

## **Public Schools**

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

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



# Exhibit M15

## Traffic Circulation Analysis

Grand Bay  
Revised June 2022



Professional Engineers, Planners & Land Surveyors

## MEMORANDUM

TO: Ms. Stacy Hewitt, AICP  
Banks Engineering

FROM: Yury Bykau, P.E.  
Transportation Consultant

DATE: June 6, 2022

RE: Grand Bay  
Comprehensive Plan Amendment  
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Amendment for approximately 14.25 acres of property located at the northwest corner of US 41 and Santa Maria Street in Lee County, Florida. Based on the discussion with Banks Engineering, approximately 14.25 acres of property will be subject to a Map Amendment to extend the Mixed Use Overlay boundary to the west side of US 41 as well as a Text Amendment to amend Policy 5.1.10.3 to accommodate a mixture of residential and commercial uses on site.

The transportation related impacts of the proposed Amendment to the Lee Plan were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Under the existing Urban Community Future Land Use Category (FLU), approximately 46.33 acres of property can be developed with up to 298 residential dwelling units (20 Single-Family Dwelling Units & 278 Multi-Family Dwelling Units) and up to 30,000 square feet of commercial uses.

The Applicant is proposing a Map and Text Amendment on approximately 14.25 acres of property to extend the Mixed Use Overlay boundary to the west side of US 41, which will permit a maximum allowable development on the 46.33 acres of property with up to 340 multi-family residential dwelling units and up to 30,000 square feet of commercial uses. Note, the site could also be developed with a single-family residential option

consisting of up to 101 dwelling units. However, to be conservative in terms of trip generation analysis, the site was assumed to consist of 340 multi-family dwelling units as a result of the proposed amendment. **Table 1** summarizes the intensities that could be developed under the existing land use designations and intensities that could be developed as a result of the proposed Map and Text Amendment.

**Table 1**  
**Land Uses**  
**Grand Bay CPA**

<b>Existing/ Proposed</b>	<b>Land Use Category</b>	<b>Intensity</b>
Existing	Urban Community/ Wetlands/Rural (±46.33)	20 Single-Family Dwelling Units, 278 Multi-Family Dwelling Units & 30,000 Sq. Ft. Commercial
Proposed	Mixed Use Overlay/Urban Community (±14.25) Wetlands/Rural (±32.08)	340 Multi-Family Dwelling Units & 30,000 Sq. Ft. Commercial

The trip generation for the with and without amendment scenarios was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11<sup>th</sup> Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the single-family residential uses, Land Use Code 220 (Multifamily Housing Low-Rise) was utilized for the trip generation purposes of the multi-family residential uses and Land Use Code 822 (Strip Retail Plaza) was utilized for the trip generation purposes of the commercial uses. Note, the accompanying rezoning request indicates that the main intent is to allow for multi-family residential uses on site.

**Table 2** and **Table 3** outline the anticipated weekday AM and PM peak hour and daily trip generation for the without and with the proposed amendment scenarios, respectively. Both tables also incorporated trips due to "pass-by" traffic. Consistent with Lee County guidelines, the pass-by rate for commercial uses was limited to 30%. Note, there will be also a certain internal capture between the residential and commercial uses on site. However, to be conservative in terms of analysis, the reduction in trips due to internal capture was not considered. The trip generation equations utilized are attached to this Memorandum for reference.



**Table 2**  
**Trip Generation**  
Based on Existing Land Use Categories  
Grand Bay CPA

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (20 Dwelling Units)	4	13	17	14	8	22	230
Multi-Family Housing Low-Rise (278 Dwelling Units)	26	83	109	88	52	140	1,857
Strip Retail Plaza (30,000 Sq. Ft.)	35	24	59	85	85	170	1,496
<b>Total Trips</b>	<b>65</b>	<b>120</b>	<b>185</b>	<b>187</b>	<b>145</b>	<b>332</b>	<b>3,583</b>
Less Retail Pass-by (30%)	-9	-9	-18	-25	-25	-50	-449
<b>New Trips</b>	<b>56</b>	<b>111</b>	<b>167</b>	<b>162</b>	<b>120</b>	<b>282</b>	<b>3,134</b>

**Table 3**  
**Trip Generation**  
Based on Proposed Map & Text Amendment  
Grand Bay CPA

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family Housing Low-Rise (340 Dwelling Units)	31	97	128	105	62	167	2,255
Strip Retail Plaza (30,000 Sq. Ft.)	35	24	59	85	85	170	1,496
<b>Total Trips</b>	<b>66</b>	<b>121</b>	<b>187</b>	<b>190</b>	<b>147</b>	<b>337</b>	<b>3,751</b>
Less Retail Pass-by (30%)	-9	-9	-18	-25	-25	-50	-449
<b>New Trips</b>	<b>57</b>	<b>112</b>	<b>169</b>	<b>165</b>	<b>122</b>	<b>287</b>	<b>3,302</b>

**Table 4** indicates the trip generation change between the proposed and existing land use categories (Table 2 vs Table 3). The resultant trip change in Table 4 indicates that the trip generation will be slightly increased in the AM and PM peak hour conditions as a result of the proposed amendment.

**Table 4**  
**Trip Generation – Resultant Trip Change (Table 2 vs Table 3)**  
**Grand Bay CPA**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designations	57	112	169	165	122	287	3,302
Existing Land Use Designations	-56	-111	-167	-162	-120	-282	-3,134
<b>Resultant Trip Change</b>	<b>+1</b>	<b>+1</b>	<b>+2</b>	<b>+3</b>	<b>+2</b>	<b>+5</b>	<b>+168</b>

**Long Range Impacts (20-year horizon)**

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the only roadway improvement within the vicinity of the subject site that was shown on the 2045 Financially Feasible Plan was the widening of Corkscrew Road to a six-lane facility from US 41 to Ben Hill Griffin Parkway. The Lee County 2045 Highway Cost Feasible Plan is attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area and then the PM peak hour trips to be generated by additional trips in Table 3 were added to the projected 2045 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the attached *Lee County Generalized Peak Hour Directional Service Volumes* table as well as *FDOT's Generalized Peak Hour Directional Volumes*, Table 7.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed Map and Text Amendment. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.



**Short Term Impacts Analysis (2025)**

The 2020/2021-2024/2025 Lee County Transportation Capital Improvement Plan and the 2022-2026 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, there are no programmed improvements in the vicinity of the subject site. Note, FDOT is constructing a traffic signal at the intersection of US 41 and San Carlos Boulevard as part of the Safety Improvement project on US 41.

**Table 3A** and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the surrounding roadways based on the additional trips shown in Table 3. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links were obtained from the most recent *Lee County Public Facilities Level of Service and Concurrency Report*.

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2027 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic Online* webpage as well as the traffic data from the latest *Lee County Traffic Count Report*. Based on the project traffic distribution illustrated within Table 4A, the roadway link data was analyzed for the year 2027 without the proposed amendment and year 2027 with the proposed amendment. Traffic data obtained from the aforementioned Lee County and FDOT resources is attached to this Memorandum for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2027 volumes will not cause any roadway link to fall below the minimum acceptable Level of Service standards. All analyzed roadway segments were shown to operate at acceptable Level of Service in 2027 both with and without the proposed Map and Text Amendment request. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement programs. Capacity analysis will be evaluated again at the time the project will seek rezoning and local Development Order approvals.

**Conclusion**

The proposed Comprehensive Plan/Text Amendment is for a property located at the northwest corner of US 41 and Santa Maria Street in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this Memorandum, the proposed amendment will not cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed amendment.



No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Amendment. In addition, the proposed amendment will not significantly alter the socio-economic data forecasts that were utilized in the development of the Long Range Transportation Plan.

#### Attachments

**TABLES 1A & 2A**  
**2045 LOS ANALYSIS**

**TABLE 1A**  
**LEVEL OF SERVICE THRESHOLDS**  
**2045 LONG RANGE TRANSPORTATION ANALYSIS - GRAND BAY CPA**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u>2045 E + C NETWORK LANES</u>		<u>GENERALIZED SERVICE VOLUMES</u>				
		<u># Lanes</u>	<u>Roadway Designation</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>
US 41	N. of Alico Rd	6LD	Arterial	0	0	3,087	3,171	3,171
	N. of Site	6LD	Arterial	0	0	3,087	3,171	3,171
	S. of Site	6LD	Arterial	0	0	3,087	3,171	3,171
	S. of Estero Pkwy	6LD	Arterial	0	0	3,087	3,171	3,171
	S. of Corkscrew Rd	6LD	Arterial	0	0	3,087	3,171	3,171
Alico Rd	E. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
San Carlos Blvd	E. of US 41	2LU	Collector	0	0	310	660	740
Estero Pkwy	E. of US 41	4LD	Arterial	0	250	1,840	1,960	1,960
Michael G. Rippe Pkwy	N. of US 41	6LD	Arterial	0	0	3,087	3,171	3,171
Corkscrew Rd	E. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940

- Denotes the LOS Standard for each roadway segment

\* Level of Service Thresholds for Lee County roadways were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

\* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.



**TABLE 2A**  
**2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS**  
**GRAND BAY CPA**

TOTAL PM PEAK HOUR PROJECT TRAFFIC =      287      VPH                      IN=      165      OUT=      122

2045														2045 BACKGROUND PLUS PROJ	
ROADWAY	ROADWAY SEGMENT	2045	COUNTY PCS /	AADT	K-100	100TH HIGHEST	D	PM PK HR	PEAK DIRECTION		PROJECT	PK DIR	PEAK DIRECTION		
		FSUTMS		BACKGROUND		HOUR PK DIR		PEAK	TRAFFIC VOLUMES & LOS	TRAFFIC		TRAFFIC VOLUMES & LOS			
		AADT	FDOT SITE #	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	DIST.	TRAFFIC	VOLUME	LOS	
US 41	N. of Alico Rd	61,372	120067	61,372	0.090	5,523	0.531	NORTH	2,933	C	20%	33	2,966	C	
	N. of Site	42,357	120034	42,357	0.090	3,812	0.531	NORTH	2,024	C	45%	74	2,098	C	
	S. of Site	56,927	126025	56,927	0.090	5,123	0.531	NORTH	2,720	C	40%	66	2,786	C	
	S. of Estero Pkwy	56,737	120089	56,737	0.090	5,106	0.531	NORTH	2,711	C	25%	41	2,752	C	
	S. of Corkscrew Rd	63,224	120065	63,224	0.090	5,690	0.531	NORTH	3,021	C	15%	25	3,046	C	
Alico Rd	E. of US 41	45,128	126010	45,128	0.090	4,082	0.531	WEST	1,905	C	15%	25	1,930	C	
San Carlos Blvd	E. of US 41	10,665	124617	10,665	0.090	960	0.531	WEST	450	D	15%	25	475	D	
Estero Pkwy	E. of US 41	15,257	124465	15,257	0.090	1,373	0.531	WEST	644	C	15%	25	669	C	
Michael G. Rippe Pkwy	N. of US 41	29,648	125036	29,648	0.090	2,668	0.526	NORTH	1,403	C	10%	17	1,420	C	
Corkscrew Rd	E. of US 41	40,957	124247	40,957	0.090	3,686	0.531	EAST	1,957	C	10%	17	1,974	C	

\* The K-100 and D factors were obtained from Florida Traffic Online resource.

**TABLES 3A & 4A**  
**5-YEAR LOS ANALYSIS**

**TABLE 3A  
LEVEL OF SERVICE THRESHOLDS  
GRAND BAY CPA**

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
				VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
US 41	N. of Alico Rd	6LD	Arterial	0	0	3,087	3,171	3,171
	N. of Site	6LD	Arterial	0	0	3,087	3,171	3,171
	S. of Site	6LD	Arterial	0	0	3,087	3,171	3,171
	S. of Estero Pkwy	6LD	Arterial	0	0	3,087	3,171	3,171
	S. of Corkscrew Rd	6LD	Arterial	0	0	3,087	3,171	3,171
Alico Rd	E. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
San Carlos Blvd	E. of US 41	2LU	Collector	0	0	310	660	740
Estero Pkwy	E. of US 41	4LD	Arterial	0	250	1,840	1,960	1,960
Michael G. Rippe Pkwy	N. of US 41	6LD	Arterial	0	0	3,087	3,171	3,171
Corkscrew Rd	E. of US 41	4LD	Arterial	0	250	1,840	1,960	1,960

- Denotes the LOS Standard for each roadway segment

\* Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

\* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.



**TABLE 4A  
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS  
GRAND BAY CPA**

TOTAL PROJECT TRAFFIC AM = 169 VPH IN = 57 OUT= 112  
TOTAL PROJECT TRAFFIC PM = 287 VPH IN= 165 OUT= 122

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR ADT	2019/2020 ADT	YRS OF GROWTH <sup>1</sup>	ANNUAL RATE	2020 PK HR PK SEASON PEAK DIR. <sup>2</sup>	2027 PK HR PK SEASON PEAK DIRECTION	LOS	V/C	PROJECT PERCENT	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2027 BCKGRND			2027 BCKGRND		
														+ AM PROJ VOLUME	LOS	Ratio	+ PM PROJ VOLUME	LOS	Ratio
US 41	N of Alico Rd	120067	61,500	60,000	15	2.00%	2,069	2,377	C	0.75	20%	22	33	2,399	C	0.76	2,410	C	0.76
	N of Site	120034	50,500	50,500	15	2.00%	2,069	2,377	C	0.75	45%	50	74	2,427	C	0.77	2,451	C	0.77
	S. of Site	126025	40,670	48,500	13	2.00%	1,901	2,184	C	0.69	40%	45	66	2,228	C	0.70	2,250	C	0.71
	S of Estero Pkwy	120089	41,500	48,000	15	2.00%	1,901	2,184	C	0.69	25%	28	41	2,212	C	0.70	2,225	C	0.70
	S of Corkscrew Rd	120065	56,000	49,000	15	2.00%	2,020	2,320	C	0.73	15%	17	25	2,337	C	0.74	2,345	C	0.74
Alico Rd	E of US 41	204	21,700	25,600	8	2.09%	1,171	1,353	C	0.46	15%	17	25	1,370	C	0.47	1,378	C	0.47
San Carlos Blvd	E of US 41	124617	5,300	8,400	10	4.71%	448	618	D	0.84	15%	17	25	635	D	0.86	643	D	0.87
Estero Pkwy	E of US 41	465	11,500	17,100	6	6.84%	790	1,255	C	0.64	15%	17	25	1,272	C	0.65	1,280	C	0.65
Michael G. Rippe Pkwy	N of US 41	125036	16,800	29,500	8	7.29%	1,070	1,751	C	0.55	10%	11	17	1,762	C	0.56	1,768	C	0.56
Corkscrew Rd	E of US 41	247	16,600	20,800	6	3.83%	1,007	1,310	C	0.67	10%	11	17	1,321	C	0.67	1,327	C	0.68

1 AGR for roadways was calculated based the historical traffic data obtained from Florida Traffic Online webpage and Lee County Traffic Count Report.  
2 Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the 2021 Lee County Public Facilities Level of Service and Concurrency Report.

**LEE COUNTY GENERALIZED  
SERVICE VOLUME TABLE**





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

TABLE 7

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

January 2020

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

**TRAFFIC DATA**  
**FDOT FLORIDA TRAFFIC ONLINE**



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

LC424

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	50500	C	N 25000		S 25500	9.00	53.10	5.30
2020	42500	C	N 21000		S 21500	9.00	52.80	5.30
2019	54000	C	N 26500		S 27500	9.00	53.30	3.70
2018	49000	C	N 24500		S 24500	9.00	53.30	5.00
2017	48000	C	N 23500		S 24500	9.00	53.20	4.00
2016	48500	C	N 24500		S 24000	9.00	56.20	4.00
2015	45000	C	N 22500		S 22500	9.00	54.50	4.00
2014	42000	C	N 21000		S 21000	9.00	54.60	3.50
2013	39500	C	N 19500		S 20000	9.00	59.70	4.20
2012	41000	C	N 20500		S 20500	9.00	54.30	3.40
2011	40000	C	N 20000		S 20000	9.00	55.00	3.30
2010	38500	C	N 19000		S 19500	10.32	57.60	3.30
2009	41000	C	N 20500		S 20500	10.24	54.47	3.90
2008	44500	C	N 22500		S 22000	10.37	58.94	4.60
2007	53500	F	N 26500		S 27000	10.16	54.76	3.80
2006	50500	C	N 25000		S 25500	10.23	54.38	3.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2021	48500 T		0		0	9.00	53.10	4.60
2020	48000 S		0		0	9.00	52.80	5.30
2019	50000 F		0		0	9.00	53.30	3.90
2018	50261 C		0		0	9.00	53.30	5.00
2017	40500 X		0		0	9.00	53.20	4.00
2016	39500 E		0		0	9.00	56.20	4.30
2015	38500 E		0		0	9.00	54.50	3.90
2014	38000 X					9.00	54.60	3.30
2013	37500 E	N	0	S	0	9.00	59.70	3.90
2012	37000 S		0		0	9.00	53.00	4.10
2011	37000 F	N	0	S	0	9.00	53.00	3.60
2010	39114 C	N	19100	S	20014	10.18	52.96	3.50
2009	40293 C	N	19799	S	20494	10.29	54.98	4.40
2008	40670 C	N	20031	S	20639	10.44	54.81	4.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0089 - SR 45/US 41/TAMIAMI TR, S OF BROADWAY

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	48000 C	N	24500	S 23500	9.00	53.10	3.80
2020	40000 C	N	20000	S 20000	9.00	52.80	4.90
2019	50500 C	N	25000	S 25500	9.00	53.30	3.70
2018	45000 C	N	22500	S 22500	9.00	53.30	4.80
2017	42500 C	N	21500	S 21000	9.00	53.20	3.90
2016	41500 C	N	21500	S 20000	9.00	56.20	4.10
2015	42000 C	N	21000	S 21000	9.00	54.50	3.40
2014	40500 C	N	20000	S 20500	9.00	54.60	3.00
2013	35000 C	N	18000	S 17000	9.00	59.70	3.60
2012	34000 C	N	17000	S 17000	9.00	54.30	3.90
2011	36500 F	N	19000	S 17500	9.00	55.00	3.70
2010	36500 C	N	19000	S 17500	10.32	57.60	3.70
2009	36500 C	N	18500	S 18000	10.24	54.47	4.90
2008	40500 C	N	20500	S 20000	10.37	58.94	4.30
2007	44500 C	N	21500	S 23000	10.16	54.76	7.70
2006	41500 C	N	21000	S 20500	10.23	54.38	5.40

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



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0065 - SR 45/US 41, NORTH OF COCONUT RD.

LC436

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	49000	C	N 25000	S 24000	9.00	53.10	4.30
2020	42500	C	N 21500	S 21000	9.00	52.80	5.60
2019	55500	C	N 28500	S 27000	9.00	53.30	3.70
2018	49000	C	N 25000	S 24000	9.00	53.30	4.10
2017	43000	C	N 22000	S 21000	9.00	53.20	4.20
2016	48500	C	N 25000	S 23500	9.00	56.20	4.00
2015	49500	C	N 25000	S 24500	9.00	54.50	3.00
2014	48000	C	N 23500	S 24500	9.00	54.60	3.10
2013	47500	C	N 24000	S 23500	9.00	59.70	3.60
2012	47000	C	N 23500	S 23500	9.00	54.30	3.20
2011	52500	C	N 27000	S 25500	9.00	55.00	3.10
2010	51500	C	N 26000	S 25500	10.32	57.60	3.20
2009	48500	C	N 25000	S 23500	10.24	54.47	3.40
2008	51000	C	N 26000	S 25000	10.37	58.94	3.40
2007	60000	F	N 30500	S 29500	10.16	54.76	4.80
2006	56000	C	N 28500	S 27500	10.23	54.38	4.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6010 - ALICO RD, 1000' W OF I-75 PTMS 2010 LCPR 10

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	47500 T	0	0	9.00	53.10	7.70
2020	47000 S	0	0	9.00	53.40	4.80
2019	48500 F	0	0	9.00	53.30	3.40
2018	48114 C	0	0	9.00	52.40	3.40
2017	44000 F	0	0	9.00	52.40	4.30
2016	43896 C	E 22423	W 21473	9.00	52.40	4.90
2015	37915 C	E 18433	W 19482	9.00	59.80	5.20
2014	28000 F	E	W	9.00	59.80	3.00
2013	29213 C	E 12064	W 17149	9.00	59.80	4.20
2012	27084 C	E 9725	W 17359	9.00	57.50	3.90
2011	25406 C	E 10942	W 14464	9.00	57.50	3.10
2010	26061 C	E 11693	W 14368	10.10	57.46	3.40
2009	27337 C	E 12407	W 14930	10.19	54.58	4.30
2008	25831 C	E 11650	W 14181	10.77	53.61	8.50

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4465 - ESTERO PKWY, E OF SR45/US 41 LC 465

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2021	20500 X	0	0	9.00	53.10	2.30
2020	20500 E	E	W	9.00	59.30	2.30
2019	20500 C	E 10500	W 10000	9.00	53.30	2.30
2018	15000 C	E 7500	W 7500	9.00	53.30	2.00
2017	10800 T			9.00	53.20	4.00
2016	11200 S	E 5600	W 5600	9.00	60.30	3.50
2015	11600 F	E 5800	W 5800	9.00	61.00	3.50
2014	11000 C	E 5500	W 5500	9.00	52.00	3.50
2013	10500 S	E 5300	W 5200	9.00	54.60	2.60
2012	10100 F	E 5100	W 5000	9.00	52.80	2.60
2011	10100 C	E 5100	W 5000	9.00	53.20	2.60
2010	7400 S	E 3900	W 3500	10.28	55.69	2.70
2009	7600 F	E 4000	W 3600	10.29	55.14	2.70
2008	8000 C	E 4200	W 3800	10.77	53.61	2.70

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



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4247 - CORKSCREW RD, E OF SR 45/US 41 LC 247

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	20500 X	0	0	9.00	53.10	5.60
2020	20500 E	E	W	9.00	53.40	5.60
2019	20500 C	E 10500	W 10000	9.00	53.30	5.60
2018	21500 C	E 11000	W 10500	9.00	53.30	6.00
2017	19000 T			9.00	53.20	4.00
2016	20000 S	E 10000	W 10000	9.00	56.10	5.40
2015	21000 F	E 10500	W 10500	9.00	55.50	5.40
2014	19900 C	E 10000	W 9900	9.00	52.00	5.40
2013	19300 S	E 9800	W 9500	9.00	54.60	4.50
2012	18500 F	E 9400	W 9100	9.00	52.80	4.50
2011	18500 C	E 9400	W 9100	9.00	53.20	4.50
2010	20800 S	E 11000	W 9800	10.28	55.69	4.10
2009	21000 F	E 11000	W 10000	10.29	55.14	4.10
2008	22000 C	E 11500	W 10500	10.77	53.61	4.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5036 - SR-739/MICHAEL G RIPPE PKWY- S OF BRIARCLIFF RD - FT MYERS

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2021	29500 C	N	16000	S	13500	9.00	52.60	6.50
2020	23000 C	N	12500	S	10500	9.00	51.70	8.20
2019	29500 C	N	16000	S	13500	9.00	52.00	6.50
2018	27500 C	N	14500	S	13000	9.00	52.30	7.70
2017	24000 C	N	13000	S	11000	9.00	53.20	5.20
2016	23500 C	N	12500	S	11000	9.00	57.90	6.70
2015	21500 C	N	11500	S	10000	9.00	58.40	6.10
2014	21000 C	N	11000	S	10000	9.00	56.40	6.70
2013	16800 C	N	8600	S	8200	9.00	64.00	5.60

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0067 - SR 45/US 41, NORTHWEST OF ALICO ROAD

LC420

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	60000	C	N 29500	S 30500	9.00	53.10	5.50
2020	46000	C	N 22500	S 23500	9.00	52.80	6.50
2019	60000	C	N 29500	S 30500	9.00	53.30	4.40
2018	52000	C	N 25500	S 26500	9.00	53.30	5.30
2017	52000	C	N 25500	S 26500	9.00	53.20	4.60
2016	53000	C	N 26500	S 26500	9.00	56.20	4.30
2015	58500	C	N 29000	S 29500	9.00	54.50	3.70
2014	52000	C	N 25500	S 26500	9.00	54.60	3.50
2013	50000	C	N 24500	S 25500	9.00	59.70	4.20
2012	60500	C	N 30500	S 30000	9.00	54.30	4.80
2011	63000	C	N 31500	S 31500	9.00	55.00	4.40
2010	62000	C	N 31500	S 30500	10.32	57.60	4.00
2009	56500	C	N 28500	S 28000	10.24	54.47	4.60
2008	59000	C	N 30000	S 29000	10.37	58.94	5.10
2007	55000	C	N 28500	S 26500	10.16	54.76	5.40
2006	61500	C	N 31500	S 30000	10.23	54.38	5.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

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



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	8400 X	0	0	9.00	53.10	4.30
2020	8400 E	E	W	9.00	59.30	3.90
2019	8400 F	E 4300	W 4100	9.00	53.30	3.90
2018	8400 C	E 4300	W 4100	9.00	53.30	3.90
2017	8800 T	E 4300	W 4500	9.00	53.20	4.20
2016	8600 S	E 4200	W 4400	9.00	60.30	4.40
2015	9000 F	E 4400	W 4600	9.00	55.50	4.40
2014	8600 C	E 4200	W 4400	9.00	55.20	4.40
2013	5300 S	0	0	9.00	55.00	3.30
2012	5300 F	0	0	9.00	55.30	2.90
2011	5300 C	E 0	W 0	9.00	55.20	2.80

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

**TRAFFIC DATA FROM LEE COUNTY  
TRAFFIC COUNT REPORT**

Updated 3/31/22			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
A & W BULB RD	N OF GLADIOLUS DR	215		6800		6600		7100		7700		
ALABAMA RD	N OF IMMOKALEE RD	201				6800		7100		6000		
ALABAMA RD	S OF HOMESTEAD RD	200	11100	9000	9300	10300	11000		10200	10700	7900	
ALICO RD	E OF US 41	204	21700	23400	19900	21900	24100	22100	22800	24200	25600	
ALICO RD	W OF I - 75	10	27200	29100	38400	41100	43600	44800	47900	49800	41900	49600
ALICO RD	E OF I - 75	53	26000	26900	28400	25600	24300	24600	26200	24200	20200	26100
ALICO RD	E OF BEN HILL GRIFFIN PKWAY	205			7500		8500		8900			
BASS RD	N OF SUMMERLIN RD	216		8400		8200		11500		11400		10600
BAYSHORE RD (SR 78)	W OF HART RD	104				28600	29900		30800	30900	24200	26800
BAYSHORE RD (SR 78)	W OF WILLIAMSBURG DR	64	18400	20100	21000	22900	23900	21900	26300	28100	25800	29200
BELL BLVD	S OF LEELAND HEIGHTS BV	203	9500	8100	8800	9600	9900	10000	10800	12300	12700	
BEN HILL GRIFFIN	S OF ALICO RD	514			29900		22800		24400	28400	21500	25600
BEN HILL GRIFFIN	N OF ESTERO PKWY	71		18800	19100	19400	20800	21000	22000	25200	21000	25200
BEN HILL GRIFFIN	N OF CORKSCREW RD	517	16200	15100	19500	19600		21200		18900		
BETH STACEY RD	S OF HOMESTEAD RD	220		7700		7500		7500		7700		
BONITA BEACH RD	E OF HICKORY BLVD	132									10500	14300
BONITA BEACH RD	E OF VANDERBILT RD	7	23500	23400	24600	25700	25900	25600	25000	25100	22500	26000
BONITA BEACH RD	W OF SPANISH WELLS	131									24700	31800
BONITA BEACH RD	E OF RACE TRACK RD	130									29300	39700
BONITA BEACH RD	W OF I-75	42	26100	28800	35100	35300		36400	38900	40500	37900	43500
BROADWAY (ESTERO)	W OF US 41	463		5200		5700		6200		6300		5700







Updated 3/31/22

## Daily Traffic Volume (AADT)

STREET	LOCATION	Station #	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
COLLEGE PKWY	W OF SOUTH POINTE BLVD	83				38000	40900					
COLLEGE PKWY	E OF WINKLER RD	43	30400	31700	32300	36100	37600	37100	37200	37500		
COLLEGE PKWY	W OF NEW BRITTANY	87				33500	33300			32200	28900	
COLLEGE PKWY	E OF KENWOOD LN	237			26900							
COLONIAL BLVD	E OF SUMMERLIN RD	14	51500	52500	53100	54600	55600	55900	56900	56500	51100	57700
COLONIAL BLVD	W OF WINKLER AVE	78				56000						
COLONIAL BLVD	W OF TREELINE AVE	91				45100	45500			48300	53400	
COLONIAL BLVD	W OF IMMOKALEE RD	246		35400	39500	41500		43000				44500
CORKSCREW RD	E OF US 41	247		14300		16600		17000		20000		20800
CORKSCREW RD	W OF I - 75	15	29500	28800	30600	31600	33400	34200	36500	39500		
CORKSCREW RD	E OF I - 75			13000								
CORKSCREW RD	E OF I-75	70		21900	21900	22000	22200	22000	22900	20300	16900	17600
CORKSCREW RD	E OF BEN HILL GRIFFIN PKWAY	249				15600		18900		20900		
CORKSCREW RD	W OF ALICO RD	248		3800								
CORKSCREW RD	E OF ALICO RD	250			3100		4400		6700			
CRYSTAL DR	E OF US 41	254		8600	11200		12300		12100		8200	
CRYSTAL DR	E OF METRO PKWY	255			6100		6400		7900		5500	
CYPRESS LAKE DR	E OF SOUTH POINTE BLVD	81				20300	22300	22300		20900	18200	20000
CYPRESS LAKE DR	E OF OVERLOOK DR	73		29400	24700	25800	24200	27100	27200	27100	22600	25400
CYPRESS LAKE DR	W OF SUMMERLIN RD	259	27900	27800				27700		29000		28900
CYPRESS LAKE DR	E OF REFLECTION PKWY	82				42300	38900	39900	40700		35100	39800
CYPRESS LAKE DR	W OF US 41	258	31700	34000	35900	35200				36000		35400
DANIELS PKWY	W OF METRO PKWY	30	40500	40100	46400	47400	48300	48300	49400	49900	41900	49300
DANIELS PKWY	W OF PLANTATION RD	263			48000		47600					
DANIELS PKWY	E OF SIX MILE PKWY	31	52200	53200	51800	53200	59700		60700	62500	54100	63100

**LEE COUNTY PUBLIC FACILITIES  
LEVEL OF SERVICE AND  
CONCURRENCY REPORT**



9/23/2021

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

LINK NO	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2020 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	410	C	431	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	270	C	284	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	C	355	C	373	
00400	ALEXANDER BELL	SR 82	MILWAUKEE BLVD	2LN	E	990	D	571	D	600	
00500	ALEXANDER BELL	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	571	E	664	Shadow Lakes
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,171	B	1,230	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,171	B	1,532	Alico Business Park
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,171	B	1,419	Three Oaks Regional Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,051	B	2,156	EEPCO Study
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,061	B	1,208	EEPCO Study
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN	E	1,100/1,840	C	378	E	782	4 Ln constr 2018, EEPCO Study*
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	131	B	224	EEPCO Study
01200	DABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	55	C	162	old count
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	C	103	C	116	old count projection(2009)
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	607	C	865	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	2,100	C	1,750	C	1,925	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	2,100	C	1,774	C	2,236	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,100	C	1,191	C	1,462	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	924	C	691	C	877	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	924	C	532	C	673	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	B	1,403	B	1,475	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	B	1,403	B	1,475	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	A	1,129	A	1,221	
02650	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	985	A	1,035	
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	316	C	518	
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	651	C	685	Constrained In City Plan *
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	C	1,494	C	1,571	Constrained In City Plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,532	C	1,610	Constrained, old count projection(2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	1,818	C	1,910	Constrained In City Plan(2010)
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	1,995	C	2,097	Constrained In City Plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	667	B	701	Constrained In City Plan
02950	BONITA BEACH RD	BONITA GRANDE DR	END OF CO. MAINTAINED	4LD	E	2,020	B	667	B	701	Constrained In City Plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	D	692	E	782	old count projection(2009)
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,766	E	1,856	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	275	C	289	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	157	C	165	
03500	BROADWAY RD (ALVA)	SR 80	N. RIVER RD	2LN	E	860	C	299	C	314	old count projection(2009)
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	D	477	D	501	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	383	C	403	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	529	E	884	Buckingham 345, Portico
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	B	923	B	970	
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	506	C	604	
04200	BUS 41 (N TAMIAMI TR, SR 78)	CITY LIMITS (N END EDIS)	PONDELLA RD	6LD	D	3,171	C	1,249	C	1,554	
04300	BUS 41 (N TAMIAMI TR, SR 78)	PONDELLA RD	SR 78	6LD	D	3,171	C	1,249	C	1,554	
04400	BUS 41 (N TAMIAMI TR, SR 78)	SR 78	LITTLETON RD	4LD	D	2,100	C	1,000	C	1,275	
04500	BUS 41 (N TAMIAMI TR, SR 78)	LITTLETON RD	US 41	4LD	D	2,100	C	614	C	827	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,053	D	3,209	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS	2LN	E	860	C	267	C	302	Constrained, old count(2010)
04800	CEMETERY RD	HIGGINS RD	HIGGINS AVE	2LN	E	860	C	328	C	345	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	105	C	130	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	268	C	420	Estero maintains to east
05100	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	*
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	2,059	D	2,164	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,059	D	2,164	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,815	D	1,907	
05500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	D	3,049	D	3,204	*
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	D	2,821	D	2,965	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	B	2,241	C	2,355	*
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	100	C	105	old count
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	217	C	245	old count projection(2010)
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	22	C	226	old count, added VA clinic(2009)
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	1,007	C	1,272	Galleria at Corkscrew
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	C	2,129	C	2,238	
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	C	1,022	C	1,234	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	1,181	C	1,393	
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	C	499	E	978	EEPCO Study, The Place, Verdona Village
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	143	C	293	old count projection(2010)
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	336	C	353	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	225	C	237	



9/23/2021

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

LINK NO.	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2020 HIGHTH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,131	D	1,189	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,392	D	1,463	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,392	D	1,463	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,161	D	2,271	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,263	D	2,378	
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,109	E	2,520	Constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	E	3,030		3,303	Constrained
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	E	3,030		3,185	Constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	A	2,396	B	2,518	
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	A	2,396	B	2,518	
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	B	2,737	B	2,876	
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160		2,355		2,632	Sky Walk, Timber Creek*
08600	DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	273	C	304	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	C	15	C	29	old count projection(2010)
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,560	C	1,404	C	1,586	old count projection(2009)
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	C	1,404	C	1,586	old count projection(2009)
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	1,769	D	1,859	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	D	2,090	D	2,196	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	D	2,038	D	2,142	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,555	C	1,635	*
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	435	C	715	Crane Landing
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	29	C	30	*
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	336	A	354	Constrained*
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	B	601	C	631	Constrained*
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	B	601	C	631	Constrained*
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	E	671		716		779	Constrained, old count(2010)
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	790	B	1,083	East & West Cypress View*
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	876	B	921	*
10200	EVERGREEN RD	US 41	BUS 41	2LN	E	860	C	100	C	116	old count projection
10300	FIDDESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	403	C	436	
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	1,251	D	1,315	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,496	D	1,572	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	240	C	267	Constrained*
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,790	C	1,233	C	1,296	
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	2LN	E	860	C	505	C	531	Old Count
10900	GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	550	C	578	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,217	C	1,352	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,780	C	1,217	C	1,279	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	B	1,217	B	1,279	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	2,780	C	2,089	C	2,195	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	75	C	79	*
11500	GUNNERY RD	SR 82	LEE BLVD	4LD	E	1,920	B	1,548	B	1,643	
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	870	C	1,005	
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	1,024	B	1,076	
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,414	B	1,486	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,394	B	1,465	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	4LD	E	1,880	B	1,394	B	1,465	
12100	HART RD	SR 78	TUCKER LANE	2LN	E	860	C	357	C	375	*
12200	HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	2LN	E	890	E	529	E	556	Constrained*
12300	HICKORY BLVD	McLAUGHLIN BLVD	MELODY LANE	2LN	E	890	E	529	E	556	Constrained*
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	2LN	E	890	E	529	E	556	Constrained*
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	D	526	E	696	*
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	D	526	E	696	*
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	2,960	C	526	C	696	4 lane under construction
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	4LN	E	2,960	C	963	C	1,059	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	5,620	D	5,557		6,562	
31900	I-75	CORKSCREW RD	ALICO RD	6LF	D	5,620	D	4,907	E	5,804	
32000	I-75	ALICO RD	DANIELS PKWY	6LF	D	5,620	C	4,972	C	5,632	
32100	I-75	DANIELS PKWY	COLONIAL BLVD	6LF	D	5,620	C	4,544	D	5,435	
	I-75	COLONIAL BLVD	M.L.K.(SR 82)	6LF	D	5,620	C	4,336	D	5,036	
32300	I-75	M.L.K.(SR 82)	LUCKETT RD	6LF	D	5,620	C	4,596	D	5,253	
32400	I-75	LUCKETT RD	SR 80	6LF	D	5,620	B	4,363	C	4,933	
32500	I-75	SR 80	SR 78	6LF	D	5,620	B	3,635	B	4,445	
32600	I-75	SR 78	COUNTY LINE	6LF	C	4,670	B	2,696	B	2,990	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	200	C	210	
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	6LD	D	3,171	C	1,701	C	2,177	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	6LD	D	3,171	C	1,191	C	1,532	
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	6LD	D	4,860	B	1,385	B	1,683	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	4LD	D	3,240	B	564	B	688	



3/23/2021

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

LINK NO.	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2020 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	4LD	D	3,240	B	569	B	698	
13500	IMPERIAL PKWY	COUNTY LINE	BONTA BEACH RD	4LD	E	1,920	B	1,009	B	1,061	
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	4LD	E	1,920	B	973	B	1,023	
13600	IONA RD	DAVIS RD	McGREGOR BLVD	2LN	E	860	C	381	C	460	*
13700	ISLAND PARK RD	PARK RD	US 41	2LN	E	860	C	75	C	247	
13800	JOEL BLVD	BELL BLVD	18TH ST	4LN	E	2,120	B	625	B	835	Joel Blvd CPD
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	490	D	515	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	62	C	72	old count projection
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	256	C	269	*
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	282	C	296	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	106	C	120	old count projection(2010)
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	436	C	458	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	B	2,335	B	2,454	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	B	2,037	B	2,216	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	B	2,257	B	2,372	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	1,006	B	1,057	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	C	1,006		1,057	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	544	D	614	old count projection(2015)
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	832	B	867	*
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	E	843		917	
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	C	470	C	494	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	C	496	C	522	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	860	B	338	B	413	4 Ln design & ROW
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	304	C	319	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	77	C	89	old count projection
15800	McGREGOR BLVD	SANBEL T PLAZA	HARBOR DR	4LD	E	1,960	B	1,176	B	1,236	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,105	B	1,162	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	943	A	1,001	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	943	A	991	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR BLVD/G	IONA LOOP RD	4LD	D	2,100	C	1,451	C	1,625	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	2,100	C	1,599	C	1,625	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	2,100	C	1,599	C	1,798	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	2,100	C	1,599	C	1,798	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	924	C	727	C	802	Constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	970		1,057		1,168	Constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	970		1,057		1,168	Constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	3,171	C	977	C	1,376	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	2,100	C	1,140	C	1,452	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	2,100	C	1,303	C	1,623	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	2,100	C	1,349	C	1,880	
	MICHAEL RIPPE PKWY	US 41	SIX MILES PKWY	6LD	D	3,171	C	1,070	C	1,537	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	C	180	*
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	C	184	*
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	182	C	206	old count projection(2009)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	64	C	67	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	114	C	133	*
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	120	C	126	*
18200	NO RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	164	B	283	
18300	NO RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	A	164	B	309	
18400	NO RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	113	A	146	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	82	C	95	old count projection
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	393	C	488	old count(2009)
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	614	C	645	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	D	510	D	536	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	D	510	D	544	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	147	C	154	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900	C	805	C	846	
19700	ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900	C	838	C	880	4 Ln design & ROW
19800	ORTIZ AVE	LUCKETT RD	SR 80	2LN	E	900	B	350	B	368	4 Ln design & ROW
19900	PALM BEACH BLVD (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	D	2,100	C	1,096	C	1,210	
20000	PALM BEACH BLVD (SR 80)	ORTIZ AVE	I-75	6LD	D	3,171	C	1,096	C	1,205	
20100	PALM BEACH BLVD (SR 80)	I-75	SR 31	6LD	D	3,171	C	1,619	C	2,006	
20200	PALM BEACH BLVD (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	2,100	C	1,619	C	1,905	
20300	PALM BEACH BLVD (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	3,280	B	1,764	C	2,208	
20330	PALM BEACH BLVD (SR 80)	WERNER DR	JOEL BLVD	4LD	C	2,210	C	1,402	C	1,797	
20400	PALM BEACH BLVD (SR 80)	JOEL BLVD	HENDRY CO. LINE	4LD	C	2,210	B	1,224	C	1,541	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	466	C	489	
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	196	C	206	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	147	C	159	



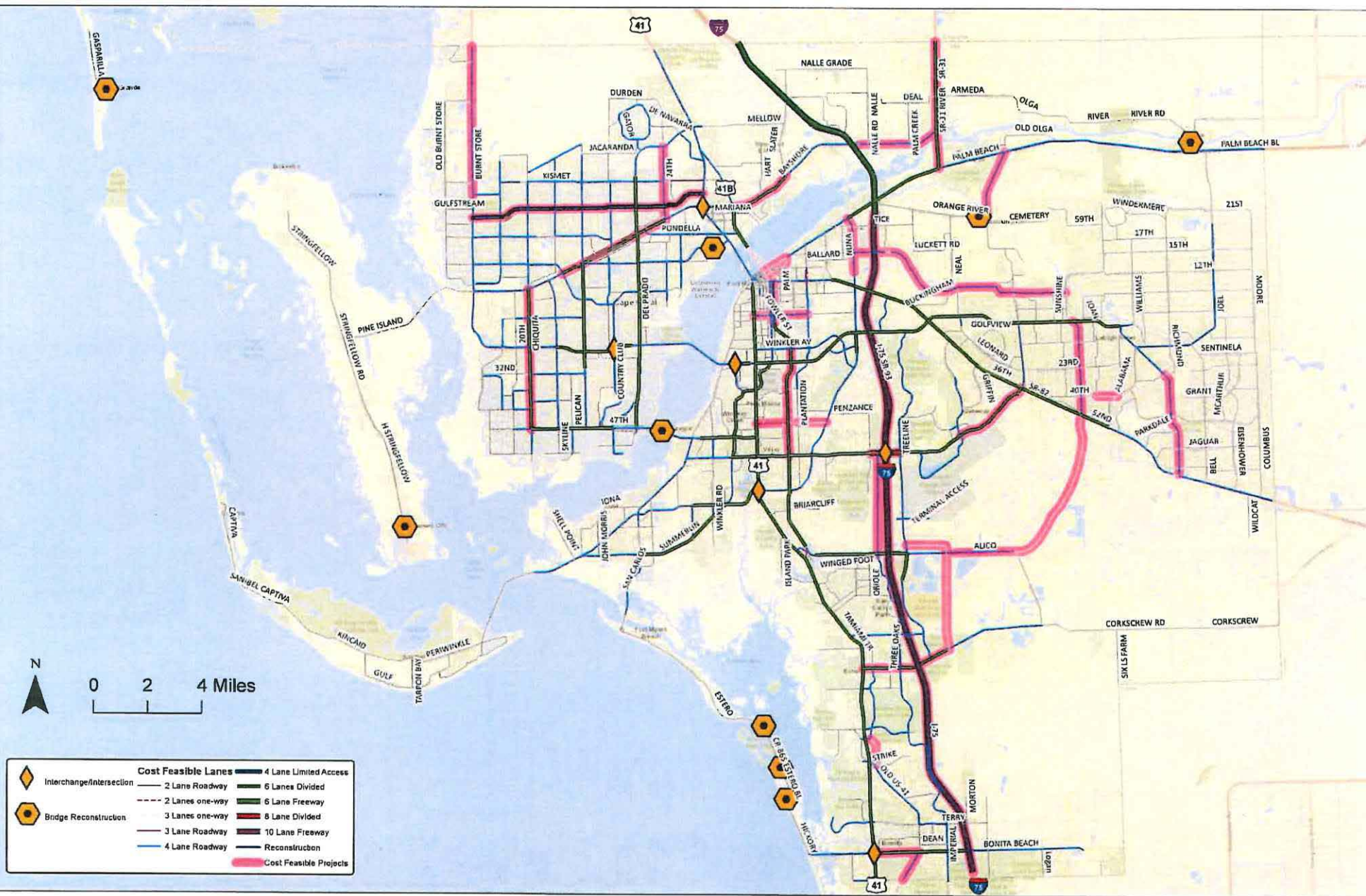
9/23/2021

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

LINK NO.	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2020 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	594	E	644	Constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	2,100	C	1,621	D	2,037	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	2,100	C	1,580	C	1,855	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	489	C	535	*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	293	D	532	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BLVD	2LN	E	860	C	293	C	308	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	285	C	414	Intermed Park
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	740	D	778	FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	510	C	536	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	736	B	774	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,101	B	1,176	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	1,094	B	1,150	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	73	C	541	old count, Stonybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	93	C	98	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	55	C	62	old count projection(2009)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	77	C	89	
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	77	C	81	
23000	SAN CARLOS BLVD (SR 86S)	MANTANZAS PASS B.	MAIN ST	2LD	D	970		1,022		1,151	Constrained
23100	SAN CARLOS BLVD (SR 86S)	MAIN ST	SUMMERLIN RD	4LD	D	2,100	C	1,022	C	1,151	PD&E Study
23180	SAN CARLOS BLVD (SR 86S)	SUMMERLIN RD	KELLY RD	2LD	D	970	C	689	C	767	
23200	SAN CARLOS BLVD (SR 86S)	KELLY RD	GLADIOLUS DR	4LD	D	2,100	C	689	C	767	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	448	C	471	*
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	D	591	D	621	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	937	E	985	
23400	SHELL POINT BLVD	MCGREGOR BLVD	PALM ACRES	2LN	E	860	C	294	C	309	*
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	2,100	C	1,512	C	1,764	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,481	B	1,556	
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,069	B	1,272	
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,038	B	1,091	
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,038	A	1,091	
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	399	C	419	*
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	640	D	673	*
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	970	C	652	C	831	PD&E/SEIR Study
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN	C	820	B	460	B	669	PD&E/SEIR Study
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	211	C	237	*
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	315	D	672	Constrained
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	315	C	448	Constrained
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	712	E	813	Constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	D	712	E	809	
24900	SUMMERLIN RD	MCGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,243	A	1,306	
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,243	A	1,306	
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,896	A	2,126	
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,896	A	1,993	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,896	A	1,993	
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,517	C	1,618	
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,489	B	1,565	
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,526	B	1,604	
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,526	B	1,604	
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,189	D	1,250	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,189	D	1,250	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	42	C	53	Old Count
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	443	C	466	*
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	C	443	C	466	*
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	E	730	E	767	*
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	D	600	D	630	
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	E	855		1,012	Copperhead
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,502	B	1,685	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	855	B	964	
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	B	855	B	1,198	
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	199	C	209	
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	188	D	701	Elementry U.
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,050	A	1,288	Harley Davidson
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	799	A	840	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	793	A	833	
29800	US 41 (S TAMIAMI TR)	OLD 41	CORKSCREW RD	6LD	D	3,171	C	2,020	C	2,273	
29900	US 41 (S TAMIAMI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	3,171	C	1,901	C	2,354	
30000	US 41 (S TAMIAMI TR)	SANIBEL BLVD	ALICO RD	6LD	D	3,171	C	2,069	C	2,812	
30100	US 41 (S TAMIAMI TR)	ALICO RD	ISLAND PARK RD	6LD	D	3,171	C	2,069	C	2,467	

**LEE COUNTY MPO 2045 COST  
FEASIBLE HIGHWAY PLAN**







## **2045 E+C NETWORK VOLUMES**

15632  
14016  
30210  
31162

23466  
3  
3  
21662

Altco Rd

US 41

20875  
21482

5175

5490

28146  
28781

San Carlos Blvd

7228  
2  
2  
8029

Estero Pkwy

28098  
28639

Corkscrew Rd

US 41

28639

3

28098

3

20172

3

Corkscrew Rd

20785

3

31460

3

31764

3



# **TRIP GENERATION EQUATIONS**

# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

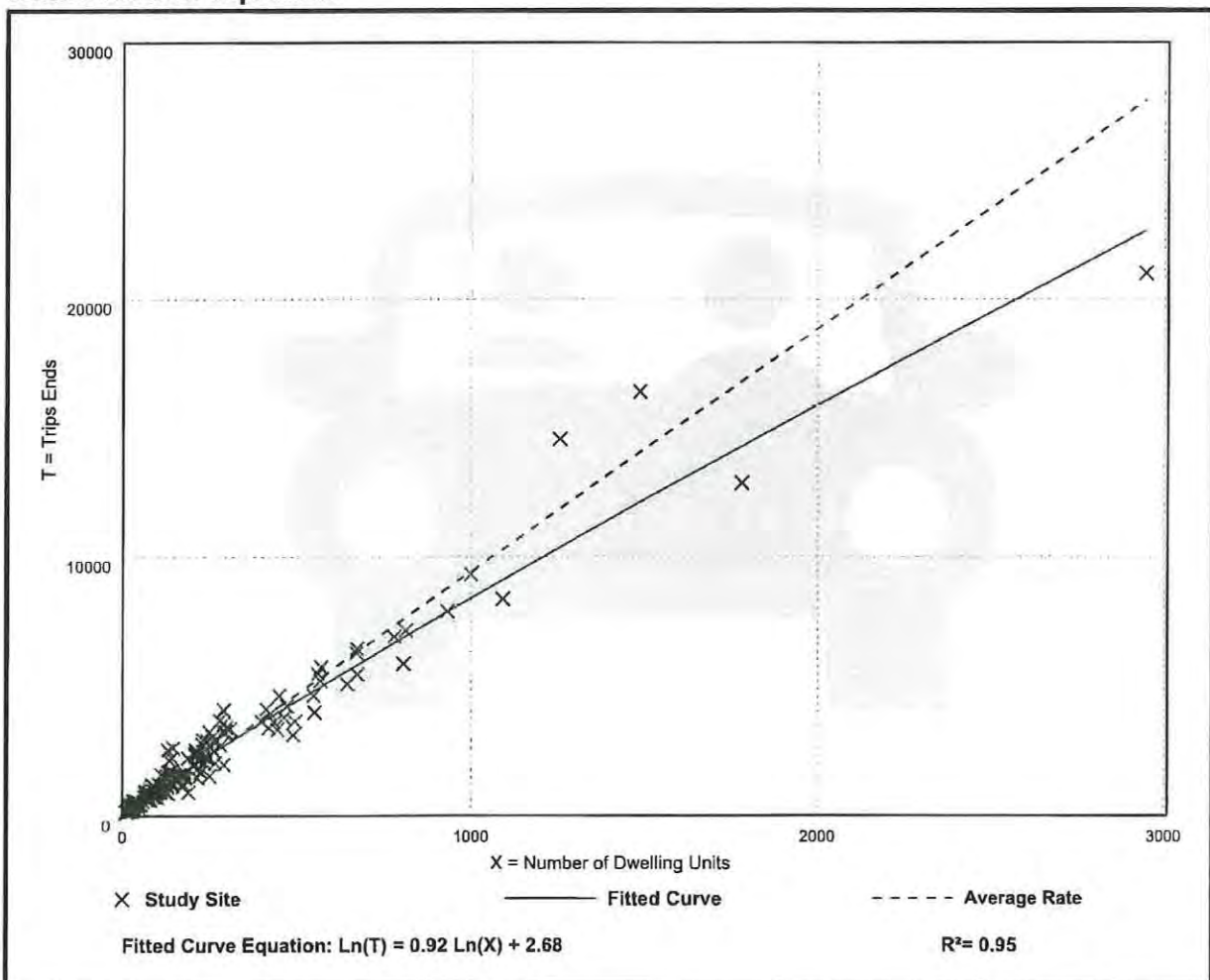
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

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

## Data Plot and Equation



# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

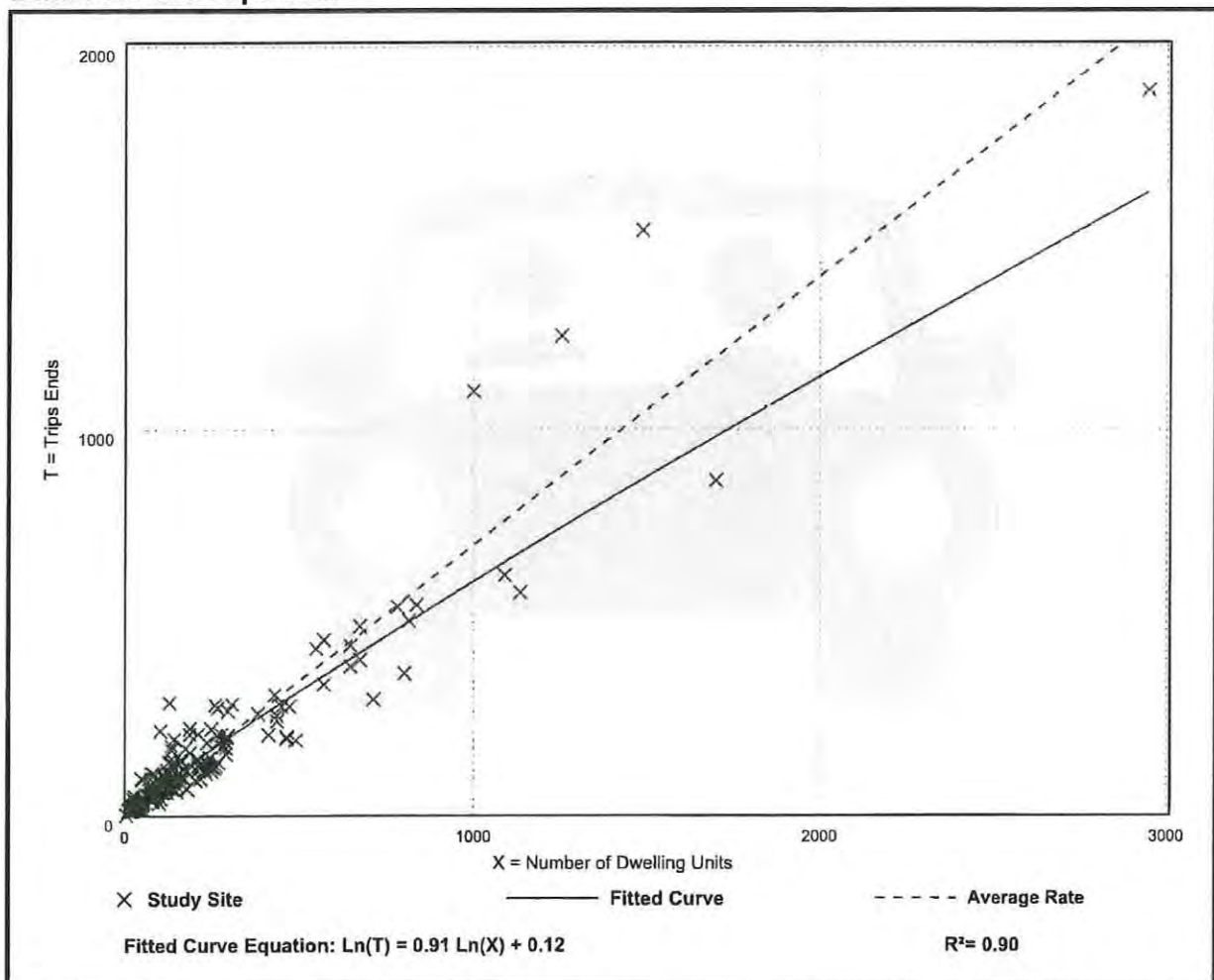
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

## Vehicle Trip Generation per Dwelling Unit

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

## Data Plot and Equation





# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

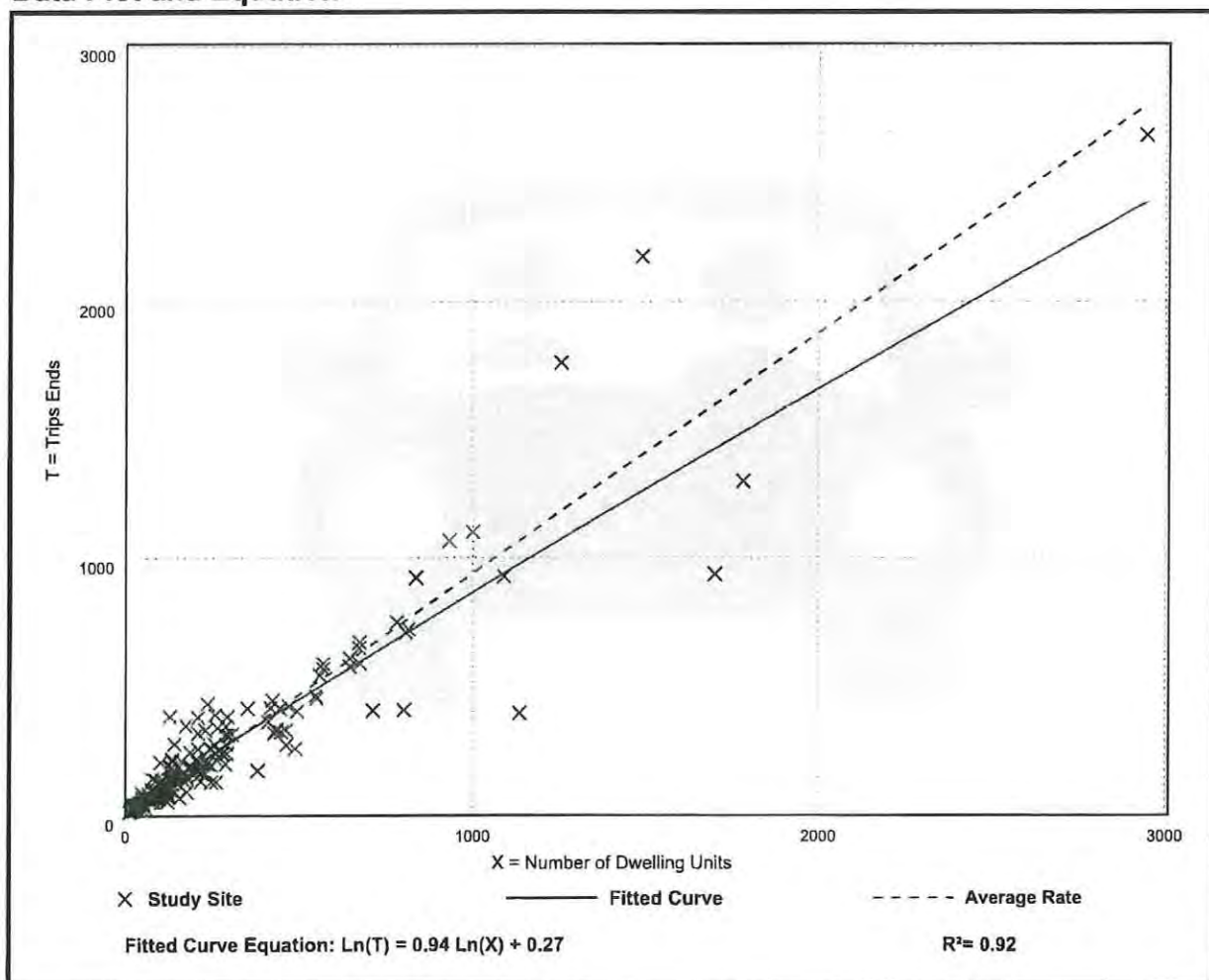
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

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

## Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

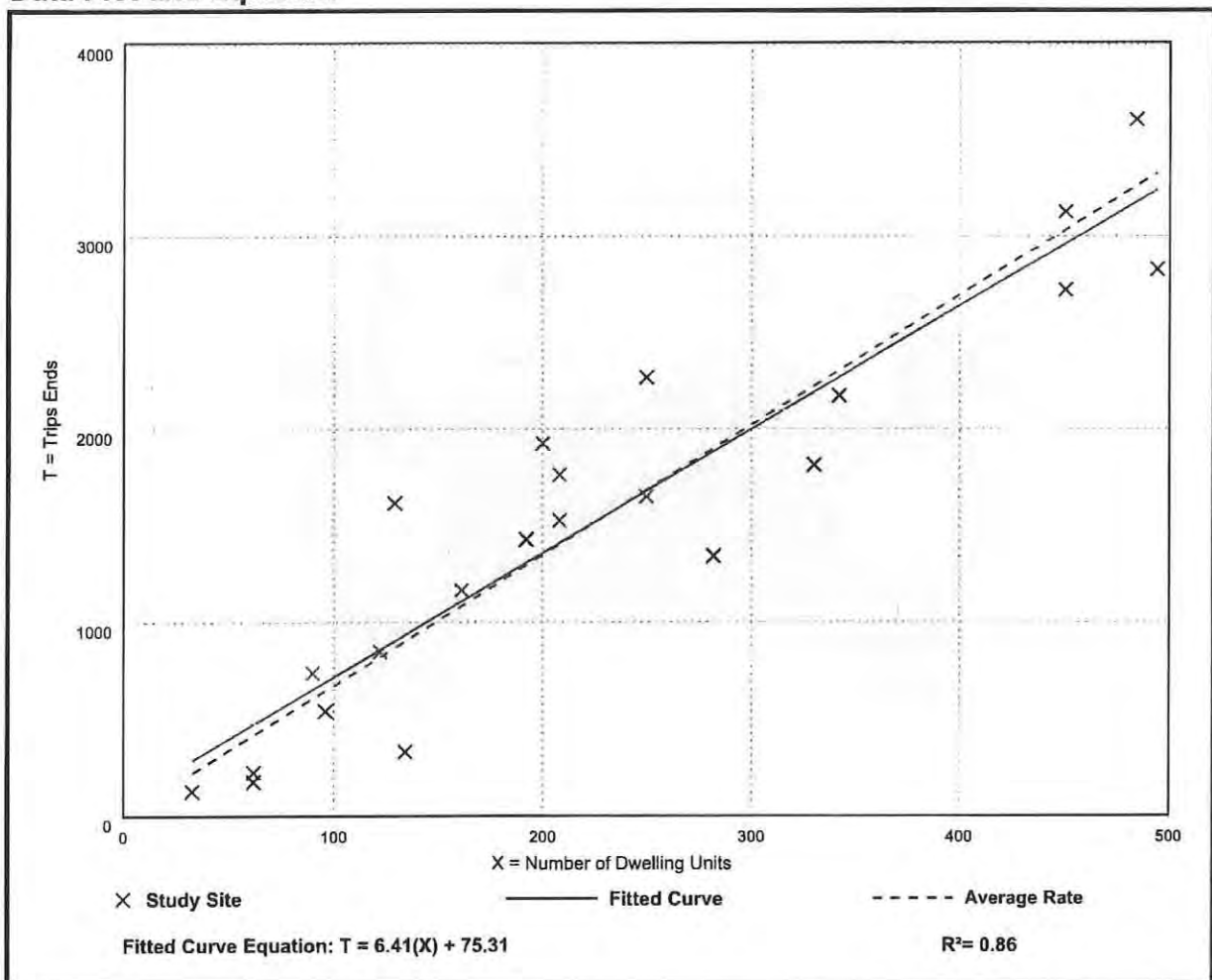
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

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

## Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

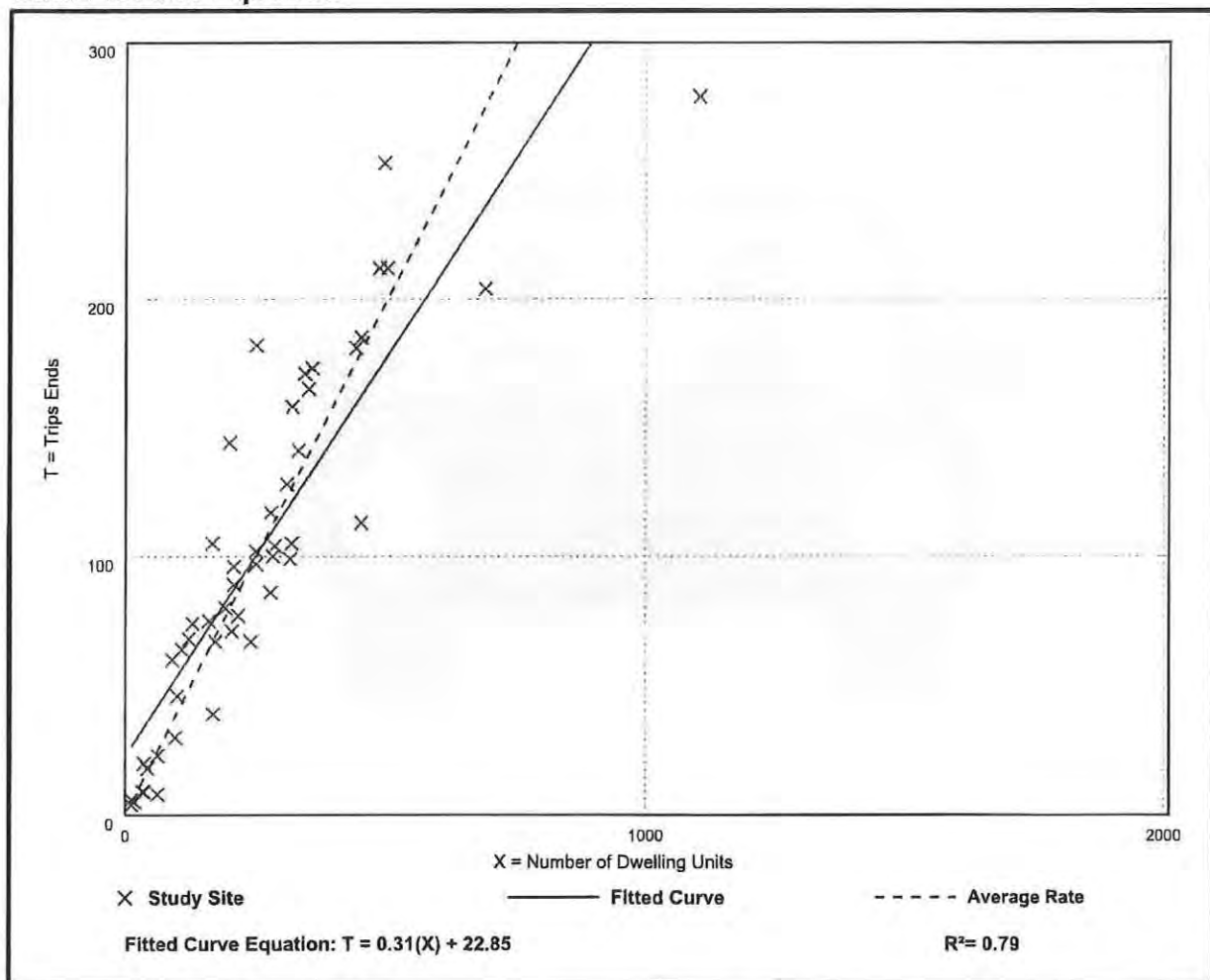
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

## Vehicle Trip Generation per Dwelling Unit

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

## Data Plot and Equation





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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

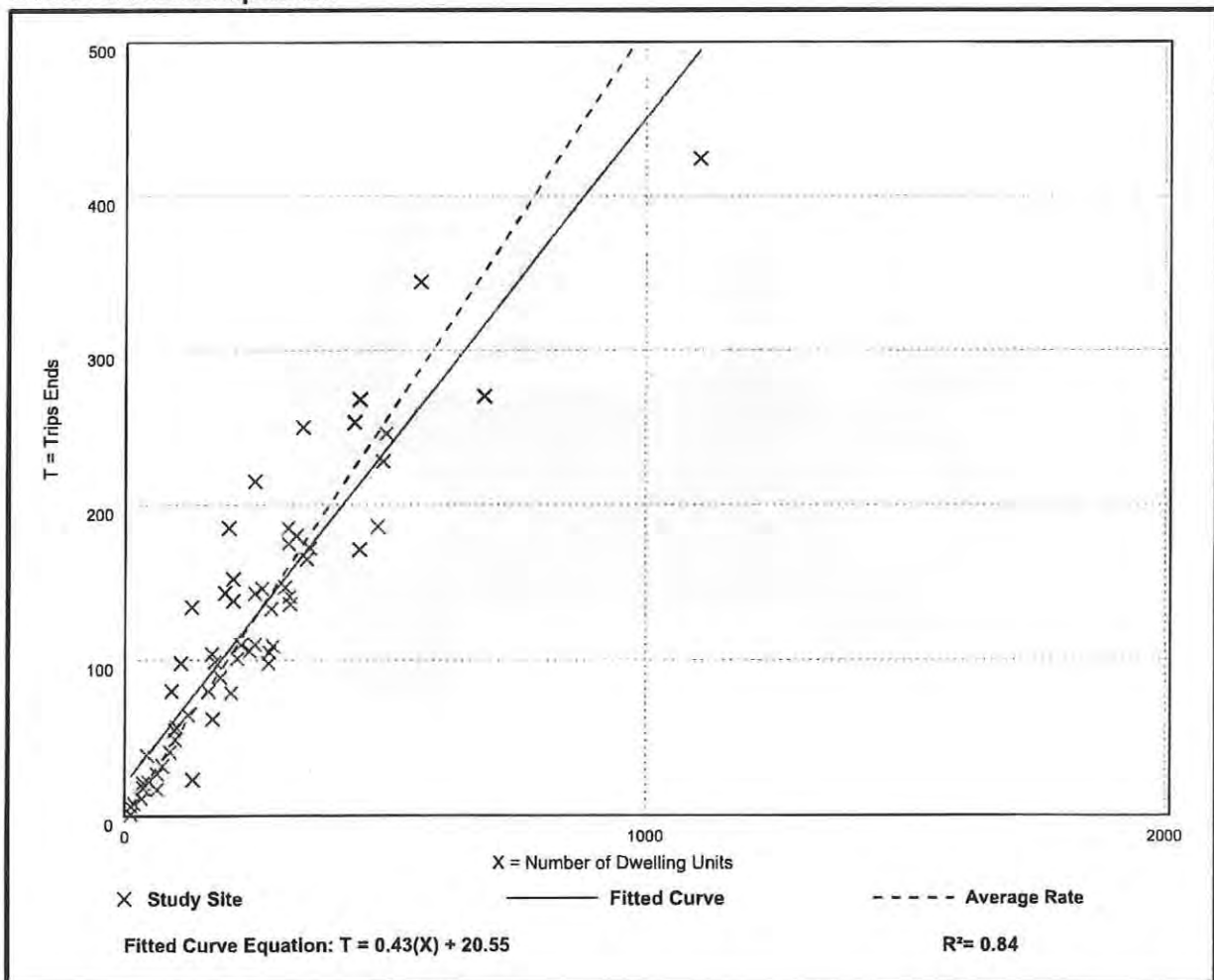
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

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

## Data Plot and Equation



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

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

Setting/Location: General Urban/Suburban

Number of Studies: 4

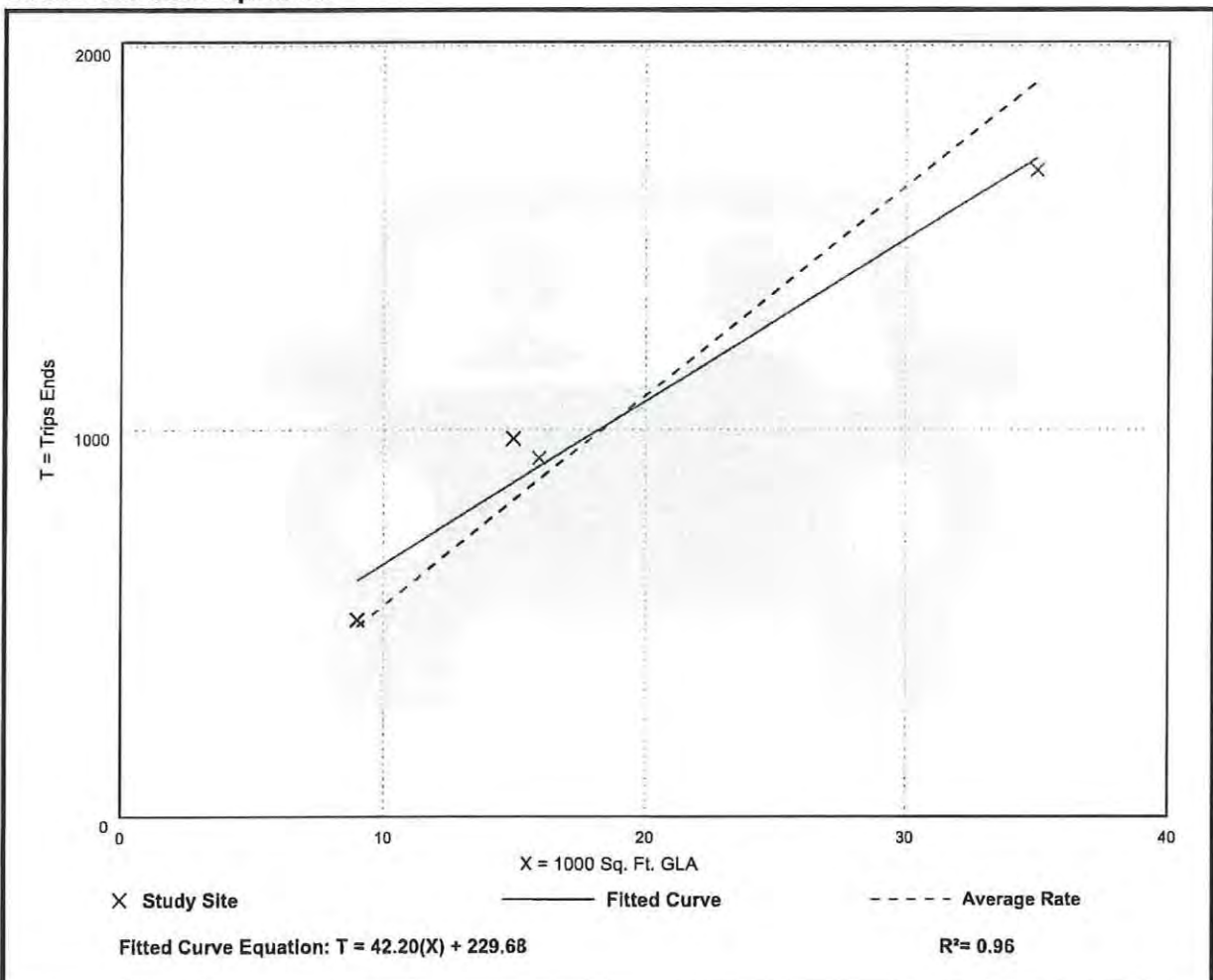
Avg. 1000 Sq. Ft. GLA: 19

Directional Distribution: 50% entering, 50% exiting

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

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

### Data Plot and Equation



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

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

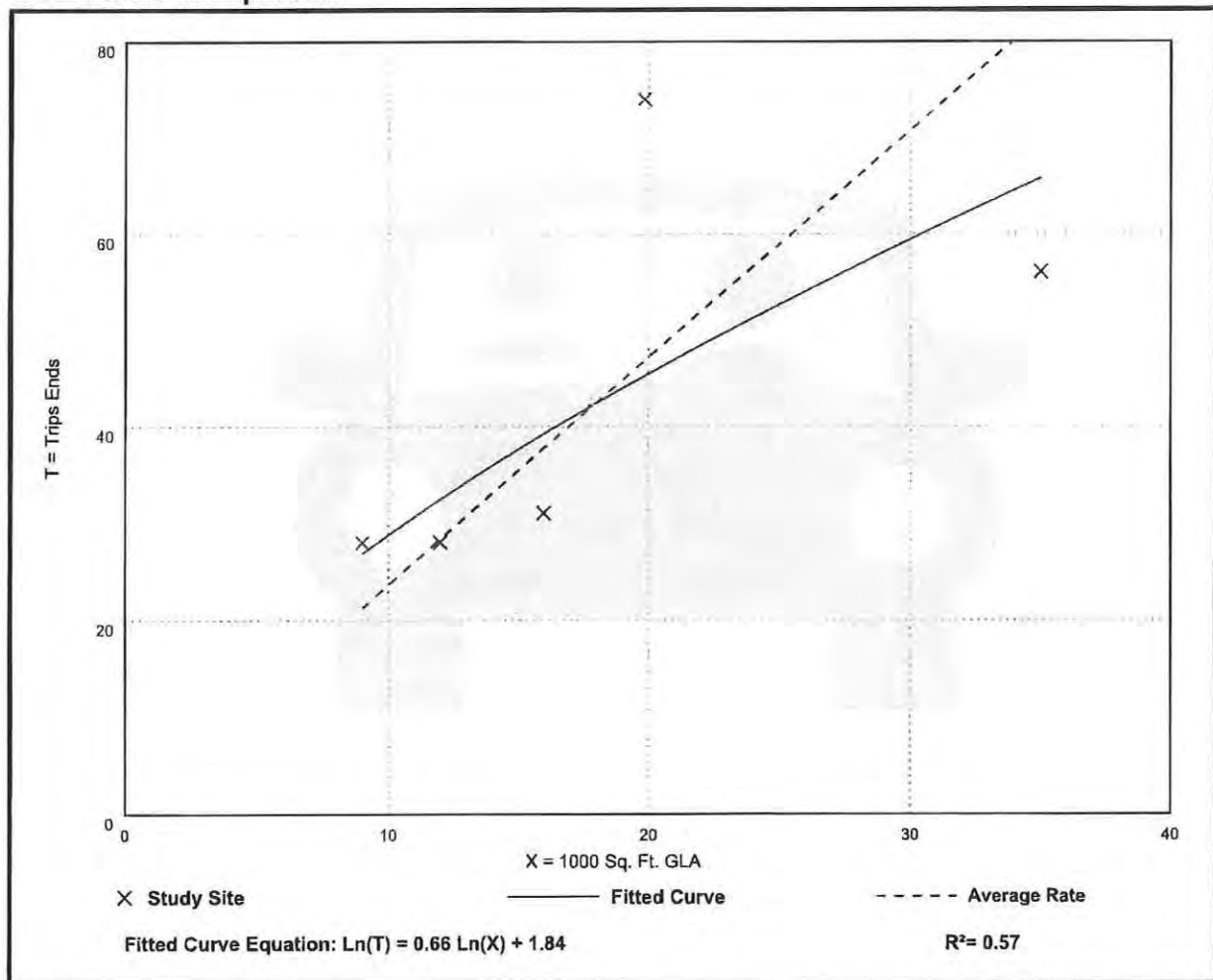
Avg. 1000 Sq. Ft. GLA: 18

Directional Distribution: 60% entering, 40% exiting

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

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

### Data Plot and Equation





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

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 25

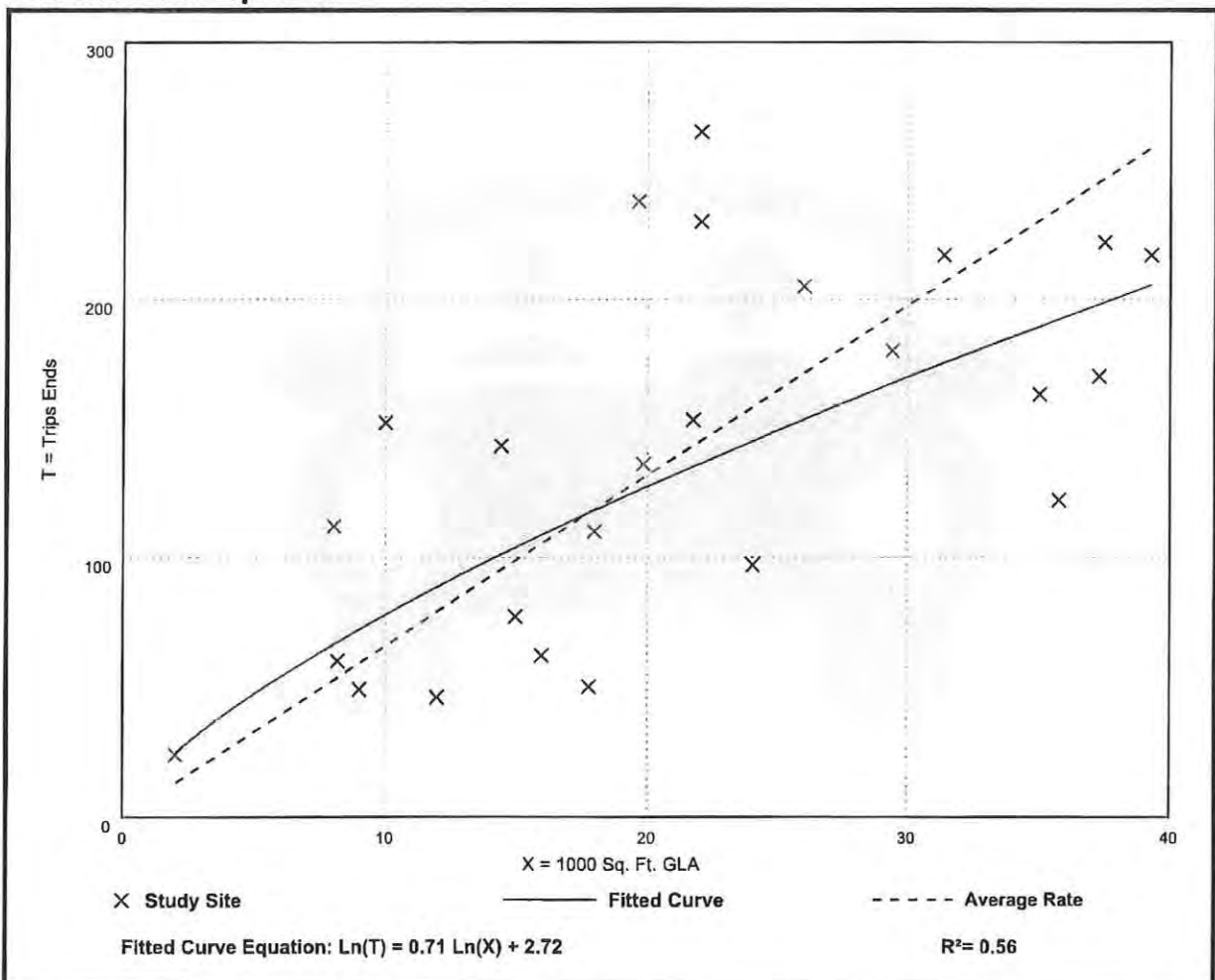
Avg. 1000 Sq. Ft. GLA: 21

Directional Distribution: 50% entering, 50% exiting

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

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

### Data Plot and Equation



## **Exhibit M17**

# Letters of Determination for Adequacy/Provision

Grand Bay



Professional Engineers, Planners & Land Surveyors



# Lee County

Southwest Florida

## BOARD OF COUNTY COMMISSIONERS

John E. Manning  
District One

Cecil L. Pendergrass  
District Two

Raymond Sandelli  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

Roger Desjarlais  
County Manager

Richard Wm Wesch  
County Attorney

Donna Marie Collins  
County Chief  
Hearing Examiner

March 15, 2022

Via E-Mail

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

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

Dear Ms. Sheppard:

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

Your firm has indicated that this project will consist of 300 multi-family residential units and 30,000 SF of commercial with an estimated flow demand of approximately 79,500 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Pinewood Water Treatment Plant.

Sanitary sewer service will be provided by Three Oaks Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

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

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

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



approval of all State and local regulatory agencies.

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

Sincerely,

**LEE COUNTY UTILITIES**



Mary McCormic  
Technician Senior  
239-533-8532  
UTILITIES ENGINEERING



# *San Carlos Park Fire Protection and Rescue Service District*

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

Emergency 911  
Office 239.267.7525  
Fax 239.267.7505

March 10, 2022

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

Re: Grand Bay

Dear Ms. Ellis Hewitt,

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

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

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

Yours in Service,

A handwritten signature in blue ink, appearing to read "D. Cambareri".

David Cambareri,  
Fire Chief



# BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

March 4, 2022

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

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

Dear Chief Cambareri:

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

#### Property Information:

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

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

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

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

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





San Carlos Park Fire District  
Grand Bay

March 4, 2022  
Page 2 of 2

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

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

Sincerely,  
**BANKS ENGINEERING**



Stacy Ellis Hewitt, AICP  
Director of Planning

SEH:jms



## Board of County Commissioners

Kevin Ruane  
District One

Cecil L Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

March 11, 2022

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

Re: Letter of Service Availability – Grand Bay

Ms. Hewitt,

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

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

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

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

Sincerely,

Benjamin Abes  
Director, Public Safety

***Carmine Marceno***  
Sheriff



***"Proud to Serve"***

**State of Florida  
County of Lee**

March 7, 2022

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

Ms. Hewitt,

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

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

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

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

Respectfully,

  
Chris Reeves  
Major, Patrol Bureau



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





Board of County Commissioners

Kevin Ruane  
District One

Cecil L Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

March 7, 2022

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

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

Request for Letter of Service Availability

Dear Ms. Hewitt:

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

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

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

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

Sincerely,

*Justin Lighthall*

Justin Lighthall  
Public Utilities Manager

Kevin Ruane  
*District One*

March 10, 2022

Cecil L. Pendergrass  
*District Two*

Stacy Ellis Hewitt, AICP

Ray Sandelli  
*District Three*

Banks Engineering

Brian Hamman  
*District Four*

10511 Six Mile Cypress Pkwy

Frank Mann  
*District Five*

Fort Myers, FL 33966

**RE: Grand Bay - Letter of Service Availability**

**Property Address: 19200 S. Tamiami Trail & Access Undetermined**

**STRAP NO.: 20-46-25-01-00005.0000 & 20-46-25-01-00004.0000**

Roger Desjarlais  
*County Manager*

Richard Wesch  
*County Attorney*

Ms. Hewitt,

Donna Marie Collins  
*County Hearing Examiner*

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

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

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

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

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

Sincerely,

*Jorge J Puente*

Jorge J Puente, Transit Service Planner  
Lee County Transit



## Development Review

### LOSA Proposed Development Grand Bay

-  Bus Stops
-  Bus Routes
-  Development Review



0 0.06  
Miles







## THE SCHOOL DISTRICT OF LEE COUNTY

**Linda Jo Sanders**

Operations Coordinator

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

March 9, 2022

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

RE: Grand Bay Amendment

Dear Ms. Sheppard,

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

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

For multi-family homes, the generation rate is 0.116 and further broken down by grade level into the following, 0.058 for elementary, 0.028 for middle and 0.03 for high. An approximate 5 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

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

Sincerely,

*LJ Sanders*

Linda Jo Sanders

Operations Coordinator

## LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

**REVIEWING AUTHORITY** Lee County School District  
**NAME/CASE NUMBER** Grand Bay  
**OWNER/AGENT** Banks Engineering, /Freeland FL Holdings LLC  
**ITEM DESCRIPTION** Extension of Mixed Use Plan CG & MH1 to RPD & CPD  
  
**LOCATION** 20-46-25-01-00004.0000, 20-46-25-01-00005.0000  
**ACRES**  
**CURRENT FLU** Urban Community & Wet Lands  
**CURRENT ZONING** CG & MH1

**PROPOSED DWELLING UNITS BY TYPE**

Single Family	Multi Family	Mobile Home
	45	0

**STUDENT GENERATION**

Student Generation Rates			
SF	MF	MH	Projected Students
0.149	0.058		2.61
0.071	0.028		1.26
0.077	0.03		1.35
Source: Lee County School District, September 8, 2018 letter			

**CSA SCHOOL NAME 2022/23**

CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
14,234	14,026	208	3	205	99%	
7,293	6,912	381	1	380	95%	
9,536	8,492	1,044	1	1043	89%	
(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan						
(2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity )						
(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual						

Prepared by: Linda Jo Sanders, Operations Coordinator

## Exhibits M18 & T9-T10

### State Policy Plan & Regional Policy Plan

Grand Bay



Professional Engineers, Planners & Land Surveyors





Professional Engineers, Planners & Land Surveyors

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

**State Policy Plan**

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

**Regional Policy Plan**

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

# Exhibit M19

## Justification of Proposed Amendment

Grand Bay  
Revised **October** 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 October 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 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 41 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 338 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 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 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 3<sup>rd</sup> requirement in this policy is to clarify that properties divided by barriers such as the Caloosahatchee River are not contiguous. The requested clarification will promote sound planning by allowing properties to cluster development and preserve natural resources.

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

## Exhibit M20

### Planning Communities/ Community Plan Area Requirements

Grand Bay



Professional Engineers, Planners & Land Surveyors



Professional Engineers, Planners & Land Surveyors

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

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



## Exhibit T1

# Text Amendment Application

Grand Bay  
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.

☐ Public Acquisition

[Map 1-D]

☐ Agricultural Overlay

[Map 1-G]

☐ Airport Mitigation Lands

[Map 1-D]

☐ Airport Noise Zones

[Map 1-E]

☐ Southeast Lee County Residential  
Overlay [Map 2-D]

☒ Mixed Use Overlay  
[Map 1-C]

☐ Community Planning Areas  
[Map 2-A]

☐ Urban Reserve [Map 1-D]

☐ Water-Dependent Overlay  
[Map 1-H]

☐ Private Recreational Facilities  
Overlay [Map 1-F]

**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].

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

**Public Facilities Impacts**

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

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

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools

**Environmental Impacts**

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

**Historic Resources Impacts**

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

**Internal Consistency with the Lee Plan**

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

**Justify the proposed amendment based upon sound planning principles**

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

**SUBMITTAL REQUIREMENTS**

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

**MINIMUM SUBMITTAL ITEMS**

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



## Exhibit T3

### Pre-Application Meeting

Grand Bay



Professional Engineers, Planners & Land Surveyors



Professional Engineers, Planners & Land Surveyors

## **Grand Bay Comprehensive Plan Amendment**

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

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

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

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

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

Following items topics were discussed:

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

## Exhibit T4

### Proposed Text Changes

Grand Bay  
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.~~