



PLANNING DIVISION

M E M O R A N D U M



LEE COUNTY

SOUTHWEST FLORIDA

to: Board of County Commissioners

from: Paul O'Connor, AICP, Director, Division of Planning
POC

subject: Lee County's 2001/2002 Regular Comprehensive Plan Amendment Cycle

date: December 23, 2002

Attached are the agenda and staff reports for the public hearing to be held beginning at 9:30 A.M. on Thursday, January 9th, 2003. This is an adoption hearing for the 2001/2002 Comprehensive Plan Amendment Cycle. The Board of County Commissioners transmitted the 2000/2001 Lee Plan amendments to the State for review on September 19, 2002. The Department of Community Affairs (DCA) issued its Objections, Recommendations and Comments (ORC) Report on November 22, 2002. The DCA did not pose any objections or recommendations to any of the 15 transmitted amendments. The DCA did provide one comment regarding CPA2001-10, the Captiva Island Community Planning Effort. The comment points out that proposed Policy 21.9, which states that "mangroves on Captiva Island should be protected," is vague and should be revised to establish guidelines on how they should be protected. Per the DCA's comment, staff is proposing modified language in order to satisfy the Captiva residents desire to further protect mangroves on the island.

Three other amendments have been revised to reflect recent updates that have occurred since the transmittal hearing. The next revised amendment is CPA2001-12, which adds a specific access management plan to Policy 1.3.8 for Alico Road in the vicinity of the I-75 interchange, and adds the maps of the specific access management plans to the Future Land Use Map series. Since the time of transmittal, the connection between Three Oaks Parkway and Oriole Road has been revised and has been coordinated with the adjacent property owners.

CPA2001-28, which amends the Capital Improvements Element (Tables 3 & 4) to reflect the latest adopted Capital Improvement Program, has also been revised to reflect the latest tables approved by the Board at the budget meetings. The changes to the tables occurred after the plan amendment transmittal hearings and are updated in the attached staff report..

The final amendment that is being modified since the transmittal hearing is CPA2001-27. This amendment adds a new Objective and Policy to the Community Facilities and Services Element of the Lee Plan regarding the incorporation of green infrastructure into the surface water management systems of proposed developments as well as providing definitions for green infrastructure and flow-way in the Glossary. Since transmittal, staff has been meeting with the public and state agencies on issues raised at the Transmittal hearing. Staff has revised the proposed language in the attached staff report as a result of those meetings. The revisions to the subject amendment were sent to the DCA for review on November 8, 2002 prior to the issuance of the ORC Report.

Other than these 3 amendments that will require modifications as noted above, the remaining documents were simply updated to reflect that there were no objections, recommendations, or comments by the DCA.

If you have any questions regarding the adoption hearing, do not hesitate to call me at 479-8309.

cc: *Donald Stilwell, County Administrator*
Mary Gibbs, Director, Department of Community Development
Minutes
Lee Cares
Tim Jones, Assistant County Attorney
Donna Marie Collins, Assistant County Attorney
Janet Watermeier, Director, Economic Development
Dave Loveland, DOT
Diana Parker, County Hearing Examiner
Wayne Daltry, Smart Growth Director

**January 9, 2003
9:30 A.M.
AGENDA**

- 1. Call to order; Certification of Affidavit of Publication**
- 2. Community Plan Agenda**
- 3. Public Comment on Consent Agenda**
- 4. Consent Agenda:**
 - **Items to be pulled for discussion by the Board**
 - **Motion to approve the balance of items**
 - **Consideration of items pulled for discussion**
- 5. Adopt the following ordinance which adopts the consent agenda items:**

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE LAND USE PLAN, COMMONLY KNOWN AS THE "LEE PLAN" ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENTS APPROVED ON THE CONSENT AGENDA DURING THE COUNTY'S 2001/2002 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

- 6. Administrative Agenda**
- 7. Adjourn**

COMMUNITY PLAN AGENDA

A. CPA 2001-10

Amend the Lee Plan to incorporate the recommendations of the Captiva Island Community Planning effort, establishing a Goal and subsequent Objectives and Policies specific to the Captiva Island community.

B. Adopt the following ordinance which adopts CPA 2001-10:

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 CPA2001-10 (PERTAINING TO THE CAPTIVA ISLAND COMMUNITY PLAN) APPROVED DURING THE COUNTY'S 2001/2002 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

C. CPA 2001-09

Amend the Future Land Use Element text of the Lee Plan to incorporate the recommendations of the Bayshore Steering Committee, establishing a Vision Statement, Goal and subsequent Objectives and Policies specific to the Bayshore Community.

D. Adopt the following ordinance which adopts CPA 2001-09:

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 CPA2001-09 (PERTAINING TO THE BAYSHORE COMMUNITY PLAN) APPROVED DURING THE COUNTY'S 2001/2002 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

E. CPA2001-18

Amend the Future Land Use Element of the Lee Plan, text and Future Land Use Map series to incorporate the recommendations of the Greater Pine Island Community Planning effort, establish a new Vision Statement, establish a revised Goal 14, amend subsequent Policies specific to Greater Pine Island, amend Objective 1.4 "Non-Urban Areas" by establishing a new "Coastal Rural" future

land use category and amend the Future Land Use Map series to reclassify from "Outlying Suburban" to "Coastal Rural" 157 acres of agricultural land between Bokeelia and September Estates and to reclassify all "Rural" designated land to "Coastal Rural."

F. Adopt the following ordinance which adopts CPA2001-18:

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 CPA2001-18 (PERTAINING TO THE GREATER PINE ISLAND COMMUNITY PLAN) APPROVED DURING THE COUNTY'S 2001/2002 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND FUTURE LAND USE MAP; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

CONSENT AGENDA

- A. CPA 2001-11**
Amend the Future Land Use Element, Policy 1.2.2, the Airport Commerce descriptor policy, to broaden the allowable uses and to establish relationships and criteria for those uses.
- B. CPA 2001-15**
Amend the Future Land Use Map series, Map 1, by updating the Conservation Lands land use categories.
- C. CPA 2001-22**
Amend the Future Land Use Map Series, Map 12, the Water Dependent Overlay (WDO) Zones, by evaluating and updating the status of the overlay areas and the Goals, Objectives, and Policies that pertain to the WDO.
- D. CPA 2001-23**
Evaluate and amend the Future Land Use Map series, Map 20, the Agricultural Overlay and Goal 9, Agricultural Land Uses, and its subsequent objectives and policies.
- E. CPA 2001-24**
Update Table 2(b), Recommended Operational Improvements on Constrained Roads.
- F. CPA 2001-31**
Amend Policy 80.1.7 of the Conservation and Coastal Management Element by updating the policy to reflect a new percentage for replacement values and revising the target date when development regulations will require implementation of this policy.
- G. CPA 2001-32**
Amend the Intergovernmental Coordination Element and the Community Facilities Element to bring the elements into compliance with the provisions of F.S. Chapter 163.3177
- H. CPA 2001-33**
Amend the Build Back Policy of the Procedures and Administration Element by replacing references to the term “cost” with the term “value.”
- I. CPA 2001-35**
Review all elements of the Lee Plan, and replace, where applicable, references to the Lee County Regional Water Supply Authority with Lee County Utilities or the Division of Natural Resources in conjunction with the County taking over the responsibilities of the Water Supply Authority.

ADMINISTRATIVE AGENDA

A. CPA 2001-12

Modify Policy 1.3.8 to create specific access management plans for Alico Road, Bonita Beach Road, and Lockett Road in the vicinity of I-75 (follow-up to PAT 99-27). In addition, include access management maps in the Future Land Use Map series.

B. Adopt the following ordinance which adopts CPA 2001-12:

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 CPA2001-12 (PERTAINING TO THE CREATION OF SPECIFIC ACCESS MANAGEMENT PLANS FOR ALICO ROAD, BONITA BEACH ROAD, AND LUCKETT ROAD IN THE VICINITY OF I-75 AND TO INCLUDE ACCESS MANAGEMENT MAPS IN THE FUTURE LAND USE MAP SERIES) APPROVED DURING THE COUNTY'S 2001/2002 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND ACCESS MANAGEMENT MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

C. CPA 2001-27

Amend Community Facilities and Services Element, Goal 40: Coordinated Surface Water Management and Land Use Planning on a Watershed Basis to add a new Objective and Policy regarding incorporation of green infrastructure into the surface water management systems of proposed developments, and provide definitions for green infrastructure and flow-way in the Glossary.

D. Adopt the following ordinance which adopts CPA 2001-27:

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 CPA2001-27 (PERTAINING TO THE ADDITION OF A NEW OBJECTIVE AND POLICY UNDER GOAL 40 REGARDING THE INCORPORATION OF GREEN INFRASTRUCTURE INTO THE SURFACE WATER MANAGEMENT SYSTEMS OF PROPOSED DEVELOPMENTS AND TO THE ADDITION OF TWO DEFINITIONS TO THE GLOSSARY FOR "GREEN INFRASTRUCTURE" AND "FLOW-WAY") APPROVED DURING THE COUNTY'S 2001/2002 REGULAR

COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

E. CPA 2001-28

Amend the Capital Improvements Element (Tables 3 & 4) to reflect the latest adopted Capital Improvement Program.

F. Adopt the following ordinance which adopts CPA 2001-28:

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 CPA2001-28 (PERTAINING TO TABLES 3 AND 4 OF THE CAPITAL IMPROVEMENT ELEMENT) APPROVED DURING THE COUNTY'S 2001/2002 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

LEE COUNTY ORDINANCE NO. 03- _____
(Consent Ordinance)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE LAND USE PLAN, COMMONLY KNOWN AS THE "LEE PLAN" ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENTS APPROVED ON THE CONSENT AGENDA DURING THE COUNTY'S 2001/2002 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan (hereinafter referred to as the "Lee Plan") Policy 2.4.1 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; and,

WHEREAS, the Lee County Board of County Commissioners, 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 public hearings pursuant to Chapter 163, Part II, Florida Statutes, and the Lee County Administrative Code on March 25, April 22, July 22, and August 26, 2002; and,

WHEREAS, the Board of County Commissioners, pursuant to Florida Statutes and the Lee County Administrative Code held a public hearing for the transmittal of the proposed amendments on September 4 and 5, 2002. At those hearings the Board approved a motion to send, and did later send, the proposed amendment to the Florida Department of Community Affairs ("DCA") for review and comment; and,

WHEREAS, at the transmittal hearings on September 4 and 5, 2002, the Board

announced its intention to hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report." DCA issued their ORC report on November 22, 2002; and,

WHEREAS, the Board moved to adopt the proposed amendments to the Lee Plan set forth herein during its statutorily prescribed public hearing for the plan amendments on January 9, 2003.

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 a series of public hearings to consider proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt the certain amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as amended, will continued to be the "Lee Plan." **This ordinance may be referred to as the "2001/2002 Regular Comprehensive Plan Amendment Cycle Consent Ordinance."**

SECTION TWO: ADOPTION OF LEE COUNTY'S 2000/2001 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE (Consent Agenda Items)

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting amendments, as revised by the Board of County Commissioners on January 9, 2003, known as: CPA2001-11, CPA2001-15, CPA2001-22, CPA2001-23, CPA2001-24, CPA2001-31, CPA2001-32, CPA2001-33, and CPA2001-35. The aforementioned amendments amend the text of the

Lee Plan including the Future Land Use Map series, the Transportation Map series, and the tables of the Lee Plan. A brief summary of the content of those amendments is set forth below:

CPA 2001-11

Amend the Future Land Use Element, Policy 1.2.2, the Airport Commerce descriptor policy, to broaden the allowable uses and to establish relationships and criteria for those uses.

CPA 2001-15

Amend the Future Land Use Map series, Map 1, by updating the Conservation Lands land use categories.

CPA 2001-22

Amend the Future Land Use Map Series, Map 12, the Water Dependent Overlay (WDO) Zones, by evaluating and updating the status of the overlay areas and the Goals, Objectives, and Policies that pertain to the WDO.

CPA 2001-23

Evaluate and amend the Future Land Use Map series, Map 20, the Agricultural Overlay and Goal 9, Agricultural Land Uses, and its subsequent objectives and policies.

CPA 2001-24

Update Table 2(b), Recommended Operational Improvements on Constrained Roads.

CPA 2001-31

Amend Policy 80.1.7 of the Conservation and Coastal Management Element by updating the policy to reflect a new percentage for replacement values and revising the target date when development regulations will require implementation of this policy.

CPA 2001-32

Amend the Intergovernmental Coordination Element and the Community Facilities Element

to bring the elements into compliance with the provisions of F.S. Chapter 163.3177

CPA 2001-33

Amend the Build Back Policy of the Procedures and Administration Element by replacing references to the term “cost” with the term “value.”

CPA 2001-35

Review all elements of the Lee Plan, and replace, where applicable, references to the Lee County Regional Water Supply Authority with Lee County Utilities or the Division of Natural Resources in conjunction with the County taking over the responsibilities of the Water Supply Authority.

The corresponding Staff Reports and Analysis, along with all attachments for these amendments are adopted as “Support Documentation” for the Lee Plan.

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: 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 FIVE: 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 of County Commissioners that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SIX: 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 or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION SEVEN: EFFECTIVE DATE

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184, Florida Statutes, whichever occurs earlier. 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. A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

THE FOREGOING ORDINANCE was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and, when

put to a vote, the vote was as follows:

Robert P. Janes

Douglas St. Cerny

Ray Judah

Andrew Coy

John Albion

DONE AND ADOPTED this 9th day of January 2003.

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____
Deputy Clerk

BY: _____
Chairman

DATE: _____

Approved as to form by:

Donna Marie Collins
County Attorney's Office

LEE COUNTY ORDINANCE NO. 03-_____
(Bayshore Island Community Plan)
(CPA2001-09)

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 CPA2001-09 (PERTAINING TO THE BAYSHORE COMMUNITY PLAN) APPROVED DURING THE COUNTY'S 2001/2002 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1 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 private individuals to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held public hearings pursuant to Florida Statutes and the Lee County Administrative Code on March 25, April 22 and June 10, 2002; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on September 4, 2002. At that hearing, the Board approved a motion to send, and did later send, proposed amendment CPA2001-09 pertaining to the Bayshore Community Planning effort to the Florida Department of Community Affairs ("DCA") for review and comment; and,

WHEREAS, at the September 4, 2002 meeting, the Board announced its intention

to hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report." DCA issued their ORC Report on November 22, 2002; and,

WHEREAS, at a public hearing on January 9, 2003, the Board moved to adopt the proposed amendment to the Lee Plan adopting the Bayshore Community Plan as more particularly 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 the 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 "2001/2002 Regular Comprehensive Plan Amendment Cycle CPA2001-09 Bayshore Community Plan Ordinance."**

SECTION TWO: ADOPTION OF LEE COUNTY'S 2000/2001 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE

The Lee County Board of County Commissioners hereby amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, as revised by the Board of County Commissioners on January 9, 2003, known as CPA2001-09. CPA 2001-09 amends the Plan to incorporate the recommendations of the Bayshore Steering Committee by establishing a Vision Statement and subsequent Objective and

Policies specific to the Bayshore Community located in North Fort Myers.

The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan.

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: 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 FIVE: 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 SIX: 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 or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION SEVEN: EFFECTIVE DATE

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184, Florida Statutes, whichever occurs earlier. 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. A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

THE FOREGOING ORDINANCE was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and, when put to a vote, the vote was as follows:

- Robert P. Janes
- Douglas St. Cerny
- Ray Judah
- Andrew Coy
- John Albion

DONE AND ADOPTED this 9th day of January 2003.

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____
Deputy Clerk

BY: _____
Chairman

DATE: _____

Approved as to form by:

Donna Marie Collins
County Attorney's Office

**CPA2001-09
PRIVATELY SPONSORED
AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Public Hearing Document
For January 9, 2003
Adoption Hearing

*Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(941) 479-8585*

November 22, 2002

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2001-00009**

Text Amendment

Map Amendment

✓	This Document Contains the Following Reviews:
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
✓	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
✓	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: April 18, 2002

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

BAYSHORE STEERING COMMITTEE c/o Larry Frappier
1901 Pine Echo Rd.
North Fort Myers, FL 33917

2. AGENT:

Mike Roeder c/o Knott, Consoer, Ebelini, Hart & Swett, P.A.

3. REQUEST:

Amend the Future Land Use Element text of the Lee Plan to incorporate the recommendations of the Bayshore Steering Committee, establishing a Vision Statement, Goal and subsequent Objectives and Policies specific to the Bayshore Community.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. REVISED RECOMMENDATION: Subsequent to the April 22 LPA public hearing, staff and the applicant discussed, on several occasions, revised language for the proposed Bayshore Lee Plan Amendment. After considering concerns raised at the March 25 and April 22 LPA public hearings,

staff suggestions, and public comments on the proposal, the applicant submitted a revised Goal and Objective, and several new or revised policies. Staff generally supports the revisions as they are listed below. Old language that remains unchanged from the previous public hearings is shown underlined. New or revised language is shown double underlined or in strike thru. Language that was previously shown in strike-through has been omitted by the applicant and is not shown below. The strike-through language shown below is a result of staff recommendations for modification to the revised language submitted by the applicant. Contrary to the Local Planning Agency (LPA) recommendation, staff recommends that the following language be transmitted to the Florida Department of Community Affairs:

VISION STATEMENT:

The Bayshore Community, bounded by I-75, SR 31, the Caloosahatchee River and Charlotte County, is predominantly a rural residential area of single family homes on large acreages, small horse farms, citrus groves, and plant nurseries, interspersed by some larger cattle grazing operations. There are also scattered single family subdivisions and mobile homes on smaller lots which provide for a full range of housing prices. There is limited urban infrastructure and commercial uses. By and large, the residents of Bayshore want to see this land use pattern maintained. The vision of the future would include slow but steady growth with the building of larger single family homes on 2 ½ to 5 acre tracts, as well as some higher density development in the Outlying Suburban category (i.e. up to two units per acre with proper zoning), and continued support for the infrastructure necessary for the owners and breeders of horses. The protection of environmental resources and the maintenance of a wholesome family atmosphere is desired, as well as the protection of existing agricultural and equestrian activities. One community project that could serve these ends would be the development of an equestrian park in the community.

GOAL 20: BAYSHORE COMMUNITY. To protect the existing rural residential, agricultural and equestrian-oriented character of the community by maintaining low residential densities and minimal commercial activities, while excluding incompatible uses that are destructive to the character of this rural residential environment. For the purposes of this goal and related objectives and policies, the boundaries of the Bayshore Community will be I-75 on the west, SR 31 on the east, the Caloosahatchee River on the south and the Charlotte County line on the north.

OBJECTIVE 20.1: LAND USE. The existing land use designations of the Lee Plan (as of September 30, 2001) are appropriate to achieving the goal of the Bayshore Plan. No land use map amendments to a more intensive category will be permitted after *{scrivener will insert effective date of policy, if adopted}*, unless a finding of overriding public necessity is made by three members of the Board of County Commissioners.

POLICY 20.1.1: Retail commercial activity ~~shall~~ will be limited to the Interstate Interchange designation at Bayshore and I-75, plus minor commercial uses at the intersections of Nalle Road and Bayshore, SR 31 and Bayshore, and SR 31 and Old Bayshore. Non-retail commercial uses are permitted elsewhere consistent with the Lee Plan and the Land Development Code.

POLICY 20.1.2: “Minor” commercial will be as defined in the Lee Plan and will not include commercial stables or tack and feed stores. The existing 7.1 acre +/- retail commercial center at

10440 Bayshore Road and the .66 acre +/- retail commercial property at 19451 SR 31 will be deemed consistent with this Policy 20.1.1, but will not be permitted to expand beyond their existing building footprints.

POLICY 20.1.3: No new industrial activities or industrial rezonings are permitted.

POLICY 20.1.4: No new mining uses or commercial excavations are permitted.

OBJECTIVE 20.2: TRANSPORTATION. All road improvements within the Bayshore Community considered by the County will address the community's goal to maintain its rural character and give preference to alternatives that allow existing roads to function at their current capacity.

POLICY 20.2.1: Routine maintenance of existing County roads will be continued.

POLICY 20.2.21: Any expansion of the state arterial roadways should include physically-separated provisions for bicyclists/pedestrians.

POLICY 20.2.32: Road capacity improvements needed within the Bayshore Community to serve demands generated outside the community will be designed to minimize the impacts on the community and its rural character.

POLICY 20.2.43: If a need to extend Del Prado Boulevard east of I-75 through the Bayshore Community is demonstrated, the corridor evaluation must include alternatives to using the existing Nalle Grade Road alignment. The evaluation will address (but not be limited to) access, safety and community character issues. Alternatives will be presented at evening public workshops within the Bayshore community.

OBJECTIVE 20.3: SEWER AND WATER. Given the desire to maintain a low residential density, new central sewage service is not economically feasible and is discouraged north of Bayshore Road. Central water service for enhanced fire protection will be encouraged where economically feasible.

POLICY 20.3.1: Central sewage service will be encouraged for existing high density developments south of Bayshore Road and for new developments that are required to provide such service under the provisions of Standard 11.2 of the Lee Plan.

POLICY 20.3.2: No landowner will be required to connect to central sewer or water utilities or be assessed for same unless a threat to public health can be documented, or if a new development proposes an intensity that exceeds the thresholds in Standards 11.1 and 11.2 of the Lee Plan.

OBJECTIVE 20.4: PARKS AND RECREATION. The County will explore, with the support of the residents of Bayshore, the feasibility of establishing an equestrian park as the primary recreation facility for this community.

POLICY 20.4.1: The support of the Bayshore residents may include assistance with development and maintenance of such a recreation facility.

2. ORIGINAL RECOMMENDATION (superseded): Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff. Staff's recommended language is provided below, with recommended changes from the applicant's language highlighted in strike-thru or double underline format.

VISION STATEMENT:

The Bayshore Community, bounded by I-75, SR 31, the Caloosahatchee River and Charlotte County, is predominantly a rural residential area of single family homes on large acreages, small horse farms, citrus groves, and plant nurseries, interspersed by some larger cattle grazing operations. There are also scattered single family subdivisions and mobile homes on smaller lots which provide for a full range of housing prices. There is limited urban infrastructure and commercial uses. By and large, the residents of Bayshore want to see this land use pattern maintained. The vision of the future would include slow but steady growth with the building of larger single family homes on 2 ½ to 5 acre tracts, and continued support for the infrastructure necessary for the owners and breeders of horses. The protection of environmental resources and the maintenance of a wholesome family atmosphere is desired, as well as the protection of existing agricultural and equestrian activities. One community project that could serve these ends would be the development of an equestrian park in the community.

GOAL 20: BAYSHORE COMMUNITY. To protect the existing rural, agricultural and equestrian-oriented character of the community by maintaining low residential densities and minimal commercial activities, while excluding incompatible uses, such as mining, that are destructive to the character of this rural residential environment. For the purposes of this goal and related objectives and policies, the boundaries of the Bayshore Community will be I-75 on the west, SR 31 on the east, the Caloosahatchee River on the south and the Charlotte County line on the north.

OBJECTIVE 20.1: The existing land use designations of the Lee Plan (as of September 30, 2001) are appropriate to achieving the goal of the Bayshore Plan. No land use map amendments to a more intensive category will be permitted after the adoption of this amendment *{scrivener will insert effective date of policy, if adopted}*, unless a finding of overriding public necessity is made by three members of the Board of County Commissioners.

POLICY 20.1.1: Retail commercial activity shall be limited to the Interstate Interchange designation at Bayshore and I-75, plus minor commercial uses at the intersections of Nalle Road and Bayshore, SR 31 and Bayshore, and SR 31 and Old Bayshore. Non-retail commercial uses are permitted elsewhere consistent with the Lee Plan and the Land Development Code.

POLICY 20.1.2: "Minor" commercial will be as defined in the Lee Plan and will not include commercial stables or tack and feed stores. ~~In addition,~~ The existing 7.1-acre +/- retail commercial center at 10440 Bayshore Road and the 0.66-acre +/- retail commercial property at 19451 S.R. 31 will be deemed consistent with this objective Policy 20.1.1, but will not be permitted to expand beyond its their existing building footprints.

POLICY 20.1.3: No new industrial activities or industrial rezonings are permitted.

POLICY 20.1.4: No new mining uses or commercial excavations is are permitted.

OBJECTIVE 20.2: TRANSPORTATION. ~~To protect and maintain the rural character of the Bayshore community, no new arterial or collector roads will be constructed nor existing collector roads widened or extended, with the exception of the widening of Bayshore Road in the future. Public transportation expenditures shall be limited to routine maintenance and bike paths and/or bridle paths. New local roads may be constructed with private funds or municipal service taxing or benefit units.~~

POLICY 20.2.1: ~~This objective does not preclude the widening of State Road 31 or I-75 since they are not entirely contained within the boundaries of the Bayshore Community Plan.~~

POLICY 20.2.2: ~~The widening of arterial roads shall include provision for bike paths/sidewalks.~~

OBJECTIVE 20.32: SEWER AND WATER. Given the desire to maintain a low residential density, new central sewage service is not economically feasible and should be is discouraged north of Bayshore Road. Central water service for enhanced fire protection will be encouraged where economically feasible.

POLICY 20.32.1: Central sewage service will be encouraged for existing high density developments south of Bayshore Road, and for new commercial developments that require such service in the Outlying Suburban land use category that are required to provide such service under the provisions of Standard 11.2 of the Lee Plan.

POLICY 20.32.2: No landowner will be required to hook into connect to central sewer or water utilities or be assessed for same unless a threat to public health can be documented, or if a new development proposes commercial intensity that exceeds the thresholds provided in Standard 11.1 and 11.2 of the Lee Plan.

OBJECTIVE 20.43: PARKS AND RECREATION. The County will explore, with the support of the residents of Bayshore, the feasibility of establishing an equestrian park as the primary recreation facility for this community.

POLICY 20.43.1: The support of the Bayshore residents may include assistance with development and maintenance of such a recreation facility.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The proposed amendments to the Lee Plan were initiated by a group of Bayshore residents who were concerned that the existing Lee Plan does not provide adequate protection of their rural lifestyle.
- One particular case, a proposed mine near the intersection of Nalle Road and Nalle Grade Road, made many Bayshore residents begin to question Lee County's existing land use policies.

- The Bayshore planning effort originated as a grass-roots effort by citizens of the Bayshore area who took an active interest in the County's current policies regarding land use issues in their community. The proposed amendments have been driven by the interests of the community.
- Currently, the Lee Plan contains few regulations that are specific to the Bayshore Community.
- The Board of County Commissioners has provided support to several community planning efforts in Lee County over the past year.
- The Bayshore Community planning process consisted of two public meetings, one on June 6th, 2001, and one on June 5th, 2002. The first meeting was attended by approximately 400 residents, at which time the proposed amendments were presented by the planning consultant to the residents. The residents in attendance voted on each proposed goal, objective, and policy, and all were found by the majority of people in attendance to be acceptable. The second meeting was attended by approximately 120 residents, at which time the revisions to the proposed amendments were presented by members of the committee to the residents. The language was approved by a majority of the residents.
- This community planning effort was fully funded by the residents of the Bayshore Community. The community received no financial support from the County in this planning effort.
- Mining uses and/or commercial excavations are incompatible with the rural residential character of the Bayshore Community.

C. BACKGROUND INFORMATION

The proposed privately initiated plan amendment was formally submitted to staff on September 25, 2001. This amendment is a grass roots effort originating from the Bayshore Community. Staff believes that the Bayshore Community planning process originated as a result of a rezoning application that proposed to establish a commercial mine near the intersection of Nalle Road and Nalle Grade Road. Many residents of the community opposed the mine on the basis that it was incompatible with the existing land uses in the area. During the course of the review of this mining application, the Bayshore residents began to believe that the existing Lee Plan did not effectively represent the interests of their particular community. The mining case developed a general interest in zoning and land use planning issues in the Bayshore area, and prompted the community to review the existing planning and zoning regulations. The Bayshore Community did not believe that the existing Lee Plan did enough to protect their rural lifestyle, and decided to initiate this amendment to the Lee Plan in order to add specific goals, objectives, and policies that are specific to the Bayshore area.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

The proposed privately-initiated amendment application was received by the County on September 25, 2001. The amendment is text-only, and is not proposing any changes to the Future Land Use Map.

Planning staff provided copies of the proposed amendment and requested comments from various County departments, including:

- Public Safety
- EMS Division
- Lee County Sheriff
- Natural Resources Division
- Lee Tran
- Parks and Recreation
- School District of Lee County
- Lee County Department of Transportation
- Development Services Division
- Environmental Sciences Division
- Lee County Port Authority
- Economic Development
- Public Works Department
- Utilities Division
- Zoning Division
- Bayshore Fire District

Due to the limited scope of the proposed amendments, many of the above-listed agencies did not have any specific comments concerning the Bayshore Plan, but for those that did comment, staff has incorporated their comments into the staff analysis.

Staff's review of the proposed amendment focuses on the vision statement and the subsequent goals, objectives, and policies, and how they fit in with the existing Lee Plan and other County regulations

Lee County DOT Review

Lee County Department of Transportation (LCDOT) has reviewed the proposed Bayshore Community Plan and has provided written comments dated April 17, 2002 (see Attachment 1). LCDOT had indicated a concern about proposed Objective 20.2, which attempts to prohibit any future arterial or collector road widenings or expansions, other than the widening of Bayshore Road in the future. Lee County DOT has identified the following roads that would be subject to this objective:

Arterials

Bayshore Road
State Road 31

Major Collectors

Leetana Drive (SR 78 to Pritchett Parkway)
Nalle Grade Road (Slater Road to Nalle Road)
Nalle Road (SR 78 to Nalle Grade Road)
Pritchett Parkway (Leetana Drive to Rich Road)
Rich Road (Slater Road to Pritchett Parkway)

Minor Collectors

Deal Road (Durrance Road to Old Bayshore Road)

Durrance Road (SR 78 to Deal Road)

Old Bayshore Road (SR 78 to SR 31)

Palm Creek Drive (SR 78 to Deal Road)

None of these roads have been identified for improvement in the latest version of the 2020 Financially Feasible Transportation Plan, but the extension of Nalle Grade Road west to a new interstate interchange and the Del Prado Boulevard extension has been identified as a need by 2020, if additional funds are available. Also, an extension of Nalle Grade Road east to State Road 31 has been suggested as something to consider in a proposed corridor alignment study for the Del Prado extension and new interchange. The eastern extension of Nalle Grade Road would improve area traffic circulation, access to a new interstate interchange, and hurricane evacuation capacity. Neither the eastern or western extensions of Nalle Grade would be possible if the proposed Objective 20.2 is adopted. This objective limits the County's ability to explore all options in developing a regional road network.

Objective 20.2 limits road improvements to "routine maintenance." LCDOT questions what is meant by "routine maintenance" in this objective. The Bayshore community and Lee County might differ on their opinion of what constitutes routine maintenance of a road. LCDOT also disagrees with the statement in Objective 20.2 that implies that public transportation funds will be spent on bridle paths, noting that County transportation funds have never been and likely never will be spent to develop bridle paths.

LCDOT has recommended that Objective 20.2, Policy 20.2.1 and 20.2.2 be deleted from the proposed community plan. Planning staff agrees with this recommendation and believes that this objective and policies, if adopted, would hinder the County's long range transportation planning efforts for the Bayshore Area and for the entire county.

Fire District Review

The Bayshore Fire Protection and Rescue Service District has reviewed the proposed Bayshore Community Plan and has provided written comments dated December 13, 2001 (see Attachment 2). The District had a concern about the proposed new objective (Objective 20.2) that would preclude the construction of new arterial or collector roads, and the expansion of existing collector roads. District staff was concerned that a limitation on road improvements would hinder their ability to function effectively as a fire district. The response times of the fire crews are directly impacted by the condition of the roads on which their fire trucks travel. For this reason, the District specifically opposes any new policies that would prohibit the County from making planned road improvements, as needed.

School District Review

The School District of Lee County has reviewed the proposed Bayshore Community Plan and has provided written comments dated December 6, 2001 (see Attachment 3). According to district staff, the proposed plan amendments would not have any significant impact on the School District's ability to address the educational needs of the community.

Planning Staff Comments on Proposed Goals, Objectives, and Policies

VISION STATEMENT:

The Bayshore Community, bounded by I-75, SR 31, the Caloosahatchee River and Charlotte County, is predominantly a rural residential area of single family homes on large acreages, small horse farms, citrus groves, and plant nurseries, interspersed by some larger cattle grazing operations. There are also scattered single family subdivisions and mobile homes on smaller lots which provide for a full range of housing prices. There is limited urban infrastructure and commercial uses. By and large, the residents of Bayshore want to see this land use pattern maintained. The vision of the future would include slow but steady growth with the building of larger single family homes on 2 ½ to 5 acre tracts, and continued support for the infrastructure necessary for the owners and breeders of horses. The protection of environmental resources and the maintenance of a wholesome family atmosphere is desired, as well as the protection of existing agricultural and equestrian activities. One community project that could serve these ends would be the development of an equestrian park in the community.

Staff Comment: Staff is in agreement with the applicant on the proposed Vision Statement.

GOAL 20: BAYSHORE COMMUNITY. To protect the existing rural, agricultural and equestrian-oriented character of the community by maintaining low residential densities and minimal commercial activities, while excluding incompatible uses, such as mining, that are destructive to the character of this rural residential environment. For the purposes of this goal and related objectives and policies, the boundaries of the Bayshore Community will be I-75 on the west, SR 31 on the east, the Caloosahatchee River on the south and the Charlotte County line on the north.

Staff Comment: Staff does not believe that mining should be specifically called out as being an incompatible use. There are many other incompatible uses that could be destructive to the character of the existing rural residential environment. Mining has been addressed through proposed Policy 20.1.4, which prohibits new mining uses and commercial excavations. The specific reference to mining in Goal 20 is duplication of Policy 20.1.4, and staff recommends that it be deleted as shown above.

OBJECTIVE 20.1: The existing land use designations of the Lee Plan (as of September 30, 2001) are appropriate to achieving the goal of the Bayshore Plan. No land use map amendments to a more intensive category will be permitted after the adoption of this amendment *{scrivener will insert effective date of policy, if adopted}*, unless a finding of overriding public necessity is made by three members of the Board of County Commissioners.

Staff Comment: For purposes of clarity, staff believes that Objective 20.1 should reference the effective date of the objective rather than the adoption of this amendment. If the objective is adopted, staff will insert the effective date into the policy as shown above. Also, once the amendment is adopted, it can no longer be referred to as an amendment in the Objective language, but should instead be referred to as an objective within the Lee Plan. Staff recommends the changes shown above.

POLICY 20.1.1: Retail commercial activity shall be limited to the Interstate Interchange designation at Bayshore and I-75, plus minor commercial uses at the intersections of Nalle Road

and Bayshore, SR 31 and Bayshore, and SR 31 and Old Bayshore. Non-retail commercial uses are permitted elsewhere consistent with the Lee Plan and the Land Development Code.

Staff Comment: Staff has no comments on this policy, and agrees with the proposed language.

POLICY 20.1.2: "Minor" commercial will be as defined in the Lee Plan and will not include commercial stables or tack and feed stores. In addition, The existing 7.1-acre +/- retail commercial center at 10440 Bayshore Road and the 0.66-acre +/- retail commercial property at 19451 S.R. 31 will be deemed consistent with this objective Policy 20.1.1, but will not be permitted to expand beyond its their existing building footprints.

Staff Comment: This policy is simply a reflection of the existing Lee Plan provisions under Goal 6. It restates what Goal 6 already says and adds a specific reference to make existing retail property consistent with the proposed policy 20.1.1. Staff generally agrees with this policy, but there are a couple of items that should be clarified. With regard to the reference to the property at 10440 Bayshore Road, staff recommends adding a specific reference to the size of this parcel (7.1 acres) because it is possible that more land could be added to this parcel while maintaining the same street address. Staff simply wants additional assurance that this particular development parcel will not expand in the future. Staff has also discovered another existing retail commercial property at 19451 S.R. 31 that is used as a convenience store. This property is in the DR/GR land use category and is zoned C-1. Staff believes that this property should also be deemed consistent with Policy 20.1.1 since it is pre-existing. Additionally, staff believes that it is somewhat confusing to say that the property will be deemed consistent with "this objective," because it seems like the policy should actually refer to proposed Policy 20.1.1, and not Objective 20.1. Staff recommends modifying this reference as shown above.

POLICY 20.1.3: No new industrial activities or industrial rezonings are permitted.

Staff Comment: This proposed policy will have implications for existing property in the Bayshore area. According to the County's existing land use data (see Attachment 4), there is one parcel in the Bayshore community that contains an industrial use. This parcel is about 2 acres in size and contains an open-air warehouse that is used for the wholesale of produce. The property is zoned AG-2 and is located in the Rural land use category. If this use is truly industrial in nature, then its expansion would be prohibited by this policy.

The only other area in the Bayshore Community where industrial uses would be allowed is within the General Interchange area at Bayshore Road and I-75. The General Interchange land use category allows limited light industrial uses, which would now be prohibited by this new policy. There is no existing industrial zoning in these areas, however, so a rezoning would be required in order to establish any new industrial uses. Such a rezoning would be prohibited by this new policy. There is a potential for conflict between Policy 20.1.3 and the General Interchange descriptor policy (Policy 1.3.2). The proposed policy may change development expectations for property owners at the Bayshore/I-75 interchange, in that the light industrial uses currently allowed by the Lee Plan in this area would now be precluded by this policy. Staff believes that the proposed Policy 20.1.3 would control in this case because it is the more restrictive policy and it only applies to a specific sub-area of the County. Staff is in agreement with the applicant on the proposed policy.

POLICY 20.1.4: No new mining uses or commercial excavations is are permitted.

Staff Comment: Staff is generally in agreement with this proposed policy, but is recommending minor changes to the applicant's language as shown above. Staff does not believe it was the applicant's intent for this policy to shut down existing commercial excavations, therefore staff modified the policy so that it prohibits *new* commercial excavations.

~~**OBJECTIVE 20.2: TRANSPORTATION.** To protect and maintain the rural character of the Bayshore community, no new arterial or collector roads will be constructed nor existing collector roads widened or extended, with the exception of the widening of Bayshore Road in the future. Public transportation expenditures shall be limited to routine maintenance and bike paths and/or bridle paths. New local roads may be constructed with private funds or municipal service taxing or benefit units.~~

Staff Comment: As stated previously in this report, DOT staff strongly opposes this objective. Staff believes that a prohibition on new road construction and existing road widenings or extensions has several potential negative impacts for the County. This policy limits County-wide and regional transportation planning efforts because of the desires of one sub area of the county to limit future growth. The prohibition on road network improvements also impacts the fire district's ability to provide timely service to its citizens. The proposed objective also prevents future road improvements that would improve hurricane evacuation times for the County. Additionally, staff anticipates confusion over what would constitute a routine maintenance project. This has not been defined. Also, the County does not, and likely will never, expend transportation funds for the development of bridle paths. For these reasons, LCDOT staff recommend the deletion of the proposed Objective 20.2.

~~**POLICY 20.2.1:** This objective does not preclude the widening of State Road 31 or I-75 since they are not entirely contained within the boundaries of the Bayshore Community Plan.~~

Staff Comment: Staff does not oppose this policy by itself, but given the opposition to the parent objective, staff is also recommending the deletion of Policy 20.2.1.

~~**POLICY 20.2.2:** The widening of arterial roads shall include provision for bike paths/sidewalks.~~

Staff Comment: Once again, staff does not oppose this policy by itself, but given the opposition to the parent objective, staff is recommending the deletion of Policy 20.2.2.

OBJECTIVE 20.32: SEWER AND WATER. Given the desire to maintain a low residential density, new central sewage service is not economically feasible and should be discouraged north of Bayshore Road. Central water service for enhanced fire protection will be encouraged where economically feasible.

Staff Comment: Staff is generally in agreement with the proposed objective, but recommends the minor modification shown above in order to make the intent of the objective more clear. It should also be noted that there are some areas north of Bayshore Road that are currently connected to central sewer service. Staff therefore recommends modifying the proposed objective to state that *new* central sewage service is discouraged north of Bayshore Road. This change would account for the existing areas on central sewer.

POLICY 20.32.1: Central sewage service will be encouraged for existing high density developments south of Bayshore Road, and for new commercial developments that require such service in the Outlying Suburban land use category that are required to provide such service under the provisions of Standard 11.2 of the Lee Plan.

Staff Comment: Standard 11.2 of the Lee Plan requires that central sewer service be provided for any residential development that exceeds 2.5 dwelling units per acre, and any commercial or industrial development that generates more than 5,000 gallons of sewage per day. The Outlying Suburban areas of the Bayshore community would only allow up to 2 dwelling units per acre under the existing Lee Plan, which would not trigger the central sewer requirement. New industrial developments are not permitted under the proposed Bayshore Plan, so industrial developments will not trigger the central sewer requirement. New commercial development, however, might exceed the threshold for central sewer. Staff believes that the applicant recognized this fact, and attempted to account for this situation in the proposed policy. Staff recommends taking the applicant's language a step further, and adding a specific reference to Standard 11.2 in order to make it clear that central sewer will be *required* for any development that exceeds the thresholds contained in Standard 11.2. Without this additional language, it may appear that the County simply *encourages* central sewer service in these areas, when in fact, it may be required under Standard 11.2. Staff recommends the changes to the applicant's language as shown above.

POLICY 20.32.2: No landowner will be required to hook into connect to central sewer or water utilities or be assessed for same unless a threat to public health can be documented, or if a new development proposes commercial intensity that exceeds the thresholds provided in Standard 11.1 and 11.2 of the Lee Plan.

Staff Comment: Once again, staff wants to ensure that the existing Standard 11.1 for water and Standard 11.2 for sewer will not be superceded by this policy. Staff understands the intent of the policy that existing landowners will not be required to hook into new water or sewer lines, but staff believes it should be made clear that, if new development is proposed which exceeds the thresholds contained in Standards 11.1 and 11.2, and central water and sewer are available, the new development will be required to hook into the system. As stated previously, there are no areas in the Bayshore Community that would allow residential densities that would exceed the threshold. Staff recommends that additional language be added to the proposed policy as shown above.

OBJECTIVE 20.43: PARKS AND RECREATION. The County will explore, with the support of the residents of Bayshore, the feasibility of establishing an equestrian park as the primary recreation facility for this community.

Staff Comment: Staff has no comment or objection to the inclusion of the proposed objective.

POLICY 20.43.1: The support of the Bayshore residents may include assistance with development and maintenance of such a recreation facility.

Staff Comment: Staff has no comment or objection to the inclusion of the proposed policy.

B. CONCLUSIONS

Staff has reviewed the proposed Bayshore amendment, and is in agreement with the majority of the new goals, objectives, and policies. Staff believes that most of the new regulations generally support the community vision as stated in the proposed Vision Statement. In some cases, staff thought that certain policies should be clarified or reworded in order to simplify future implementation, and these clarifications have been proposed in strike-out and double underline form in Part I Section B of this report. With regard to the proposed transportation objective and policies, staff is strongly opposed to the adoption of any Lee Plan regulations that would limit the County's ability to develop a sound regional road network. Staff believes that Objective 20.2 and its subsequent policies would hinder local and regional transportation objectives, and should not be transmitted. Staff believes that the balance of the proposed amendment should be transmitted as modified by staff.

C. STAFF RECOMMENDATION

Staff recommends that the Board of County Commissioners transmit the proposed amendment with staff's recommended language as shown in Part I, Section B.1. of this report.

PART III - LOCAL PLANNING AGENCY REVIEW

DATE OF PUBLIC HEARING: March 25, 2002

A. LOCAL PLANNING AGENCY REVIEW

The Local Planning Agency held an informational hearing on this date, no staff report was presented and no formal action took place by the LPA. The stated purpose of the hearing was to brief the LPA members on the status of the request, allow the applicant to discuss the proposal, and to allow the public to have the opportunity to provide comments concerning the proposed language. Planning staff introduced the proposed request to amend the Future Land Use element of the Lee Plan. Staff stated that the request was being made by the Bayshore Steering Committee and that their request is to establish a new goal and subsequent objectives and policies. Staff distributed revised language that had recently been submitted by the applicant. Staff noted that the Bayshore Community had been incorporated into Lee Plan Map 16 in the previous amendment cycle. Staff also stated that staff had met with members of the Steering Committee a week or so in advance of the LPA hearing to continue discussing the proposed language. Staff informed the LPA that staff had suggested to the Steering Committee that it would be appropriate to include a vision statement as one was not included with the previous amendment or with this proposal. Staff indicated that the formal staff report would be provided for the next months LPA public hearing.

The applicant's consultant provided a brief presentation to the LPA. This consultant provided background information to the LPA, he stated that the Steering Committee spent last summer developing a community plan for their area, which is privately funded. He also noted that the County has looked at Bayshore in the past. He provided that there were very extensive studies of the Bayshore area in 1982 and in 1987 and that these were briefly covered in the background report attached to the request. He noted that all of the "previous studies have pointed in the same direction, and that is that this is a very rural, low density type of area, has serious flooding problems, and that the people that live there want to keep it that way." The consultant then proceeded to review recent language changes as a result of several discussions with planning and transportation staff. The consultant noted the similarities to the Buckingham plan and that the amendment was keeping the land use categories and densities the same as they are today. He also noted that mining and commercial excavations were not appropriate in the Bayshore community as the area had mostly been divided into ten acre, five acre, and two and a half acre residential tracks. The consultant further provided that Section 20.2 caused some controversy because of the extension proposed for Nalle Grade east of 31. He stated that the community believes this extension is not needed and would cause serious dysfunction to the area. He noted that the community has no objection to the extension of Del Prado Boulevard to I-75, jut to a continued extension to the east.

One member asked for a clarification concerning proposed Objective 20.1 concerning "overriding public necessity" and "super majority." The consultant responded that its not a super majority, it requires votes by three commissioners. This LPA member also asked if the County had undertaken some type of comprehensive mining project? Staff responded that staff is undertaking such a study. This LPA member then asked the County attorney if one of the three DRGR permitted uses be a precarious action without the type of data and analysis that the County is developing. The County Attorney responded that they would have to examine it closely. The County Attorney agreed with this LPA member that, from a legal perspective, it would be prudent to have a detailed analysis before going forward with precluding that type of use. This member also asked if Goal 20 should refer to rural residential to be more exact and because

“there’s a lot of residential out there.” This member also asked how many meetings or town forums or public hearing type processes were held. The consultant responded that there were four Steering Committee meetings and one large public event. This LPA member asked if the four Steering Committee meetings were “notified.” The consultant responded: “no, this is a privately-funded plan.”

One LPA member asked if there were people at these meetings that identified any concerns with the plan as proposed. The consultant responded “Yes,” and he indicated that the transportation policies had generated quite a bit of discussion and that about 25 people voted against them “because some felt that it was too restrictive to say no widening, no extension. He also indicated that people on the other side of the issue indicated that the problem is speed and that if the roads are widened or made better, then people will just go even faster. This LPA member also referred to “a lot of mines out on Highway 31 and asked if “the community feels there’s not any areas that would be appropriate for mining within this planning area.” The consultant responded that the planning area is mostly divided up into smaller parcels and that the existing mines are in Charlotte County and are probably meeting a local need for that material. He also indicated that “We’ve never heard any interest” in doing a mine on the “big ranch land near I-75.”

One LPA member noted that he thought flooding is the biggest issue out in that area and that should receive a major part of the focus. The consultant respond with the following: “And we agree. That’s why the natural environment really re-enforces this land use pattern because with the flooding, you really don’t want any more density than what you’re getting right now.”

One member asked what efforts were made to reach some of the larger land owners. The consultant responded that he could not tell you for sure if every large track owner was notified, he did not have anybody come and complain from that perspective. He also noted that the Steering Committee took care of that detail.

At this point in the public hearing the LPA chairman asked for public input in the order of the request cards that he had received. One member of the public indicated that he was not in favor of this amendment as “people had relied upon the comprehensive plan since 1985 and future roadways.” This person also asked for clarification as to whether or not plan amendments could be made if this proposal was incorporated into the plan. One LPA member noted that there is a new criteria that seemingly elevate public interest considerations and “that the language is probably similar to what’s in the Lee Plan for DRGR.” Staff clarified that it is very similar to the Buckingham language. This member of the public expressed concerns with eliminating mining and industrial uses. This member of the public also stated that there were large land owners that were not contacted. One LPA member asked about the earlier comment by this member of the public concerning future roadways. This person responded that “There’s a comprehensive road use map, Henderson Grade Extension, Pritchett Parkway Extension, all these roads are designated so that everyone since 1985 knew where they were going. This LPA member then asked planning staff what roads this proposal would directly effect, excluding Bayshore, I-75, and State Road 31. Planning staff responded that the citizen was, believed to be, referring to the Official Traffic Ways map, which showed a far greater number of roads than what the County ever really planned on constructing. Lee County DOT staff responded that there are not any roads that are being affected from the standpoint of 2020. DOT staff noted that the Official Traffic Ways map has a longer horizon than 2020.

Another member of the public addressed the LPA and noted that he had not been notified about the June 6th meeting but that he had learned about it from an ad in the news paper. He noted that the Steering Committee was self appointed and that they were upset over the mine request and that the proposal is a knee-jerk reaction to his mine proposal.

One member of the Bayshore Steering Committee addressed the LPA. This person stated that "Mostly I guess there are people that are doers and people that stand by and don't do and we were one of the doers and got involved in it." This committee member stated that the request did initially start with the mining issue and what could possibly happen in the community, and that the Steering Committee was "spun off" "so that we could try to address and protect what we've all bought into in the Bayshore area." This speaker noted that both of the previous public speakers were provided information and that one of them actually attended the June 6th 2001 public meeting. This Steering Committee member noted that there were approximately 400 to 500 people in attendance and that "very few, if any were against the policies." This person stated that "so this is really just a plan, just a simple version of a plan to try to keep what we've all bought into out there...whether it's a living off of horses or farming or citrus or just a hobby, that's the area we've chose and we've all spent a lot of money there and we're not trying to hinder the County from maintaining our roads or helping us with our water problem and we would love to see that. But we don't want to see the widening of our roads. We don't want to see the extension of them." One member of the LPA asked this speaker if the Steering Committee would mind delaying consideration of the mining prohibition and have staff address the issue with the wider study. The Steering Committee member replied that there's no industrial on the east side of I-75 and the industrial zoning that's on the west side of I-75 is really the place to develop it. One LPA member stated that he thought that "there are a few things that are missing in the plan." The items mentioned were (1) revised language to incorporate the transportation planning that has been made already in that area; (2) a need for a "interchange area plan" for the proposed Del Prado interchange area; (3) inventory of any suitable industrial land within the planning area; (4) more contact with the large land owners; and, (5) assessment of the location of potentially mineable materials. The Steering Committee member responded that "the issue of the roads is way beyond 2020." He also pointed out the Committee's concern related to the extension of Naul Road and that State Route 31 is not a good hurricane evacuation route due to frequent flooding and the lack of any planned improvements. He also stated that the Committee has mailed the land owners and that "we would be happy to have them participate with us." He again stated that there is no industrial land within the area and that there was industrial lands located on the west side of I-75.

Another member of the Steering Committee addressed the LPA and stated that she was a 27 - year resident of the area, and a 42 - year resident of Lee County. This Committee member pointed out that "I moved to that area for the rural life style. She indicated a desire to preserve the rural area. She also stated that they had "been doing broad based mailings to make sure the land owners receive notice."

A representative from the "Babcock Florida Company" addressed the LPA. This representative read the following prepared statement: "Babcock Florida are long time land owners in the area. Babcock believes that issues such as hurricane evacuations and regional access are critical and transportation officials and planning experts must have the ability to respond to such needs. Therefore, Babcock objects to the limiting - any limits to the improvements of State Road 78."

Another member of the Steering Committee addressed the LPA and expressed support for the amendment. This Steering Committee member noted that he “bought into that rural area and this plan really talks or speaks to a very small area.” This individual questioned why the community would “want to throw an industrial park in the center of 13,000 acres that is primarily made up with equestrian owners.” The speaker referred to an earlier speaker’s knee-jerk reaction comment and stated that a lot of people were concerned with children riding on horses in the area when blasting would occur at the proposed mine. He provided that activity could “spook a horse and injure a child, or injure an adult for that matter.”

PART IV - LOCAL PLANNING AGENCY CONTINUED REVIEW

DATE OF PUBLIC HEARING: April 22, 2002

A. LOCAL PLANNING AGENCY REVIEW

One LPA member disclosed that he had been contacted by “a number of people both for and against.” Discussion concerning member contacts occurred and it was decided that each member would disclose these contacts after the staff presentation and before the public hearing. Planning staff provided a brief presentation concerning the request. Staff reviewed the staff report, proposed language changes, and the overall staff recommendation that the amendment should be transmitted to the Florida Department of Community Affairs. Staff also highlighted the changes to the transportation polices.

One LPA member raised the prohibition of mining issue and his concern that mining is one of only three permitted uses in the DRGR. This member asked whether or not staff believed this issue should be looked at in a countywide context and where staff is on that issue. Staff responded that staff supported the policy that would preclude mining in the community. Staff referred to attachment #4 of the staff report which provides the generalized existing land use map for the community. Staff stated that this attachment demonstrates that the community has been subdivided into large lot estates. Staff stated that the land use pattern demonstrates that a mine has a large compatibility hurdle and staff believes that a mine would fail “the compatibility test” when viewing the location of existing residential uses and the widespread nature of the residential uses. This LPA member asked if the applicant provided attachment 4. Staff responded that staff generated the map utilizing the County’s existing land use database. Staff pointed out that there are only a couple of areas in the community in which there are larger land tracts. Staff identified parcels in the northwest corner of the community along I-75, the proposed mine site (Chateau Estates), properties along Pritchett Parkway, and properties in the northeast corner of the community along State Road 31. Staff also stated that mining in the planning area did not pass the compatibility test given the existing pattern of residential uses in the community.

One LPA member asked if the community plan attempted to integrate itself with countywide issues such as surface water management. Staff responded that surface water management had not been addressed as part of this plan. This LPA member also stated that there was no data and analysis presented addressing septic system usage in the community and “the systematic high water tables of the Bayshore area.” Staff responded that staff did struggle with the sewer and water language as staff does not like to discourage these types of services. Staff did note that the objective would not preclude more intense developments from actually “hooking up” to these services.

One LPA member observed that he thought interstate/interchange areas were to serve the traveling public, not to serve neighborhood commercial and community commercial objectives. Staff noted that there are other intersections that would be able to accommodate neighborhood commercial needs. Staff explained that the General Interchange land use category does allow general retail uses, although those uses might not be neighborhood type commercial. This LPA member asked if the applicant attempted to do a commercial land study that “matches the population rate to the downscale of commercial opportunities in this area.” Staff responded that no analysis was done. Staff further provided that the plan amendment incorporates the rural community character. In further clarification staff stated the following: “So more so than a strict data and analysis of trying to make the Bayshore community be some holistic type community where they can do their neighborhood commercial shopping, they are willing to, in their rural lifestyle, have to make that trip into town to the grocery store to get those kinds of items and that’s part of the rural character that they are trying to preserve.” Staff also provided that most of these neighborhood commercial services are available in relative proximity to the community.

One LPA member asked about the public participation process and whether or not the proposal meets state requirements for data and analysis. Staff responded that they believe that it does.

One LPA member referred to Policy 20.1.2 and asked if this was the first time that staff cited specific street addresses in the comprehensive plan. Staff did not know of any other instance or any other way to address this issue. Staff did not want to create a problem, such as discouraging further investment by the property owners.

Two Local Planning Agency members asked several questions concerning Objective 20.1, specifically relating to the language that states that no land use map amendments will be amended to a more intensive category after a specified date unless a finding of overriding public necessity is made by three County Commissioners. The questions were related to the process that would be used in the finding; whether this requirement is appropriate for small scale amendments; if the language is unique or similar to language already in the Plan. Staff responded that the plan amendment process would be utilized, going through the LPA, and a majority vote of the Board of County Commissioners with a finding of overriding public necessity. Staff also responded that the finding would be appropriate for small scale amendments. For existing similar Lee Plan language staff discussed Objective 17.1, and Density Reduction/Groundwater Resources language.

At this point in the hearing the LPA members disclosed communications that the members had with the public on this topic. The Chairman of the Local Planning Agency then opened the meeting for public testimony. The planning consultant representing the Steering Committee distributed revised language and provided a brief presentation concerning the request. The planning consultant referred the LPA to the background report, Attachment D of the application. The consultant highlighted changes made as a result of the previous LPA hearing. The consultant addressed flooding and stated that was one of the reasons why the low density pattern is appropriate. The consultant discussed mining and the conclusion that it is not an appropriate use in the community. The consultant also addressed commercial uses and noted that there were 53 acres of land “under the planning table for commercial in this area, and given the slow rate of growth...we feel that’s more than enough for the commercial needs.” The consultant also discussed transportation issues. The consultant also announced that the Steering Committee would host another

community wide public meeting at the civic center on June 5th and that every land owner would be notified by mail.

In addition to the planning consultant mentioned above, a total of thirty four persons spoke. Twenty persons stated their support for the proposed amendment. Ten persons stated their opposition to the proposed amendment. One local land use attorney representing the Babcock Florida Company stated that his client was not opposed to the Bayshore plan with the exception of Objective 20.2. One local consultant representing Southwest Florida Transportation Initiative (SWFTI) stated that SWFTI was opposed to Objective 20.2, but otherwise have no position on the other elements of the plan. One local land use attorney and local consulting engineer stated that the County should exempt a pending rezoning project that is located in the community from these regulations.

One member of the public raised an issue that one member of the LPA, Mr. Greg Stuart, might have a conflict of interest in these proceedings and asked the County Attorney's office for some direction. A discussion was held concerning the nature of this conflict. The Assistant County Attorney felt that there was a conflict of interest under the rules of ethics. It was stated that Mr. Stuart would need to disclose the conflict of interest and abstain from voting.

After the public presentations a lengthy discussion ensued between the LPA, the planning consultant, and the staff regarding transportation, the public participation process, and the applicant working further with County staff to resolve issues. The LPA deferred further action on the item to a time and date to be announced in the future.

PART V - LOCAL PLANNING AGENCY CONTINUED REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: June 10, 2002

A. LOCAL PLANNING AGENCY REVIEW

Planning staff provided a brief presentation concerning the proposed amendment. Staff discussed the major changes that occurred to the proposed language since the last LPA hearing. Staff noted that the language pertaining to transportation changed substantially and that staff had worked with the applicant in arriving at the now proposed language. Lee County DOT staff noted that the language now recommended was "a good compromise" and does not preclude the County from doing long range planning.

The Steering Committee's planning consultant also provided a brief presentation concerning the revised amendment language. The consultant also stated that additional background information has been submitted to address the various issues that the LPA members have raised in the past hearings. The consultant also provided a discussion of the community wide meeting held by the Steering Committee on June 5th. The consultant stated that everybody at the June 5th meeting was asked to fill out a card and vote on the plan. The consultant reported the results as: 87 votes in favor (including 11 households where two people voted on one ballot); 11 negative votes; and, 4 undecided votes.

The Chairman of the LPA opened the meeting to public comment and a total of twenty-one persons spoke in turn. Fourteen persons stated their support for the proposed amendment. Two persons stated their opposition to the proposed amendment. Four persons stated their preference that the plan language should be stronger. Several of the speakers noted that they had voted against the proposal at the June 5th public meeting only because of there desire for stronger language.

One member of the LPA stated that he felt that all of the concerns that have been raised by the LPA and staff were adequately addressed. He also believed the public notification issues and transportation issues had been addressed. This LPA member made a motion to recommend transmittal of the Bayshore Community plan as outlined in the June 6, 2002 memorandum from Matt Noble. The motion was seconded and discussion took place. The motion failed on a vote of 2 to 2.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: Per Administrative Code AC-13-6, the recommendation of the LPA is to **not** transmit the proposed amendment. Administrative Code AC-13-6 provides that in “those instances where the vote results in a tie vote...the recommendation of the LPA will be conclusively presumed to be a recommendation not to transmit the proposal and will satisfy the requirements of Section 163.3174(1) and (4)(a), Florida Statutes.”

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

NOEL ANDRESS	NAY
MATT BIXLER	AYE
SUSAN BROOKMAN	AYE
RONALD INGE	NAY
GORDON REIGELMAN	ABSENT
ROBERT SHELDON	ABSENT
GREG STUART	ABSENT

**PART VI - BOARD OF COUNTY COMMISSIONERS
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: September 4, 2002

A. BOARD REVIEW:

Staff presented a summary of this amendment before the Board on September 4, 2002. Fifty members of the public addressed the Board concerning the proposed amendment. Eight members of the public stated their opposition to the proposed amendment. They generally expressed concerns about property rights, and that additional study was needed prior to any adoption. Forty-two members of the public spoke in favor of the amendment. Six persons recommended that the language of "up to two units per acre with proper zoning" in the Outlying Suburban future land use category be removed from the proposed Vision Statement. These persons felt such language would encourage higher densities. All in favor of the amendment emphasized maintaining their current quality of life by maintaining the Bayshore rural area. Most in favor of the amendment noted their concerns over the impacts mining would create in the area. Others promoting the plan also voiced their concerns over the availability of utilities such as sewer and water, finding that such provisions would encourage the development of the area. The Board did discuss some language offered by a local engineer concerning stormwater management. The County Attorney offered an opinion that this language could not be transmitted as it had not been reviewed by the LPA. After some discussion the Board voted to transmit the amendment with Policy 20.1.4 subject to the results of a mining study performed by staff as well as some minor revisions to Objective 20.3, Policy 20.3.1, and Policy 20.3.2.

The Board voted to transmit the proposed amendment per the staff recommendation as contained above in Part I, B.1. with the exception of Objective 20.3, Policy 20.3.1, and Policy 20.3.2. The Board transmitted the following language for these items:

OBJECTIVE 20.3: SEWER AND WATER. Given the desire to maintain a low residential density, new central sewage service is not economically feasible and is discouraged north of Bayshore Road within the future non-urban land use categories. Central water service for enhanced fire protection will be encouraged where economically feasible.

POLICY 20.3.1: Central sewage service will be encouraged for existing and future high density and intensity developments south of Bayshore Road within the future urban land use categories and for new developments that are required to provide such service under the provisions of Standard 11.2 of the Lee Plan.

POLICY 20.3.2: No landowner will be required to connect to central sewer or water utilities or be assessed for same unless a threat to public health can be documented, or if a new development proposes an intensity that exceeds the thresholds in Standards 11.1 and 11.2 of the Lee Plan.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board voted to transmit the proposed amendment to the Florida Department of Community Affairs.

2. BASIS AND RECOMMENDED FINDINGS OF FACT: The Board accepted the findings of fact as advanced by staff.

C. VOTE:

JOHN ALBION

AYE

ANDREW COY

AYE

BOB JANES

AYE

RAY JUDAH

AYE

DOUG ST. CERNY

AYE

**PART VII - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS,
RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: November 22, 2002

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The Department of Community Affairs provided no objections, recommendations, or comments concerning the proposed amendment.

B. STAFF RESPONSE

Adopt the amendment as transmitted to the Florida DCA.

**PART VIII - BOARD OF COUNTY COMMISSIONERS
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY

Memo

To: Matt Noble, Principal Planner

From: David Loveland, Manager, Transportation Planning *DL*

Date: April 17, 2002

Subject: **DOT COMMENTS ON BAYSHORE COMMUNITY PLAN**

This memo provides an update to our agency comments previously sent to your Division in a memo dated December 7, 2001. The updated position is in response to the proposed revisions to the Community Plan dated March 21, 2002 and further staff consideration of the road needs in the area.

PREVIOUS POSITION

In our December 7th memo, we indicated a concern about proposed Objective 20.2, which attempted to prohibit any future arterial or collector road widenings or extensions, other than the widening of Bayshore Road (SR 78). The proposed objective read as follows:

ORIGINAL PROPOSED LANGUAGE OBJECTIVE 20.2: TRANSPORTATION

To protect and maintain the rural character of the Bayshore Community, no new arterial or collector roads will be constructed nor existing arterial or collector roads widened or extended, with the exception of the widening of Bayshore Road in the future. Public transportation expenditures shall be limited to routine maintenance and bike paths and/or bridle paths. New local roads may be constructed with private funds or municipal service taxing or benefit units.

In this area, Bayshore Road and SR 31 are functionally classified as arterials. Leetana Drive (SR 78 to Pritchett Parkway), Nalle Grade Road (Slater Road to Nalle Road), Nalle Road (SR 78 to Nalle Grade Road), Pritchett Parkway (Leetana Drive to Rich Road), and Rich Road (Slater Road to Pritchett Parkway) are classified as major collectors. Deal Road (Durrance Road to Old Bayshore Road), Durrance Road (SR 78 to Deal Road), Old Bayshore Road (SR 78 to SR 31), and Palm Creek Drive (SR 78 to Deal Road) are minor collectors. Staff noted that none of these roads were identified for improvement in the latest version of the 2020 Financially Feasible Transportation Plan, but an extension of Nalle Grade Road west to a new interstate interchange and the Del Prado Boulevard Extension was identified as a need by 2020, should additional revenues become available.



An extension of Nalle Grade Road east to SR 31 has also been suggested as something to consider in a proposed corridor alignment study for the Del Prado Extension and new interchange, which is on the MPO priority list (#4) for future state/federal funding. Staff took exception to a statement in the Background Report about the justification for the Nalle Grade Road extensions and had some additional correspondence with the applicant's representative on the issue, but that doesn't affect the proposed policy language. Ultimately, staff noted that the open-ended prohibition of improvements was a problem, because they might be warranted beyond 2020, and suggested that a time limitation in the objective might make it acceptable.

PROPOSED REVISION

The applicant submitted a revised Community Plan proposal, attempting to address previous staff concerns, just prior to the March LPA meeting. Objective 20.2 was only slightly modified, and two new policies were added, which read as follows (strike-through highlights deletions from original proposed language/underline highlights additions):

REVISED PROPOSED LANGUAGE OBJECTIVE 20.2: TRANSPORTATION

To protect and maintain the rural character of the Bayshore Community, no new arterial or collector roads will be constructed nor existing ~~arterial or~~ collector roads widened or extended, with the exception of the widening of Bayshore Road in the future. Public transportation expenditures shall be limited to routine maintenance and bike paths and/or bridle paths. New local roads may be constructed with private funds or municipal service taxing or benefit units.

POLICY 20.2.1: This objective does not preclude the widening of State Road 31 or I-75 since they are not entirely contained within the boundaries of the Bayshore Community Plan.

POLICY 20.2.2: The widening of arterial roads shall include provision for bike paths/sidewalks.

STAFF RESPONSE

Even with the suggested expansion of possible improvements, staff objects to the proposed objective and policies as too limiting on our abilities to do proper regional transportation planning and implementation. The proposed change to the objective to no longer prohibit existing arterials to be widened or extended does not really address our concern because Bayshore Road (SR 78) and SR 31 are the only existing arterials in the area. The crux of the issue is whether Nalle Grade Road, currently classified as a major collector, can be extended either west to a new interchange or east to SR 31. We would note that if the road is connected between SR 31 and the interstate, its functional classification would likely be upgraded to an arterial.

While the current 2020 Financially Feasible Plan doesn't include the extensions, the extension to the west to a new interchange is identified as a need by 2020, and the eastern extension may make sense to improve area circulation, access to the new interchange and hurricane evacuation capacity. The Nalle Grade Road extensions, if connected to a new interstate interchange, would serve the whole northeastern half of Lee County and even beyond. As property around the SR 80 and SR 78 interchanges continues to develop and those interchanges become more congested, access to another interchange, particularly for northbound traffic, may be much more desirable. Staff feels this would be an issue even given the relatively low densities in the area. The lands in the northeastern part of the County encompass a number of different land use categories including Urban Community, Suburban, Rural, Wetlands and Density Reduction/Groundwater Recharge area. Each category has different density limitations, some relatively low, but even when developed within those limitations they can result in substantially more units and traffic. That doesn't even include future westbound traffic that may come from outside the County, or the reverse of Cape Coral/North Fort Myers traffic wanting to go east. There may be timing questions in terms of that development creating a demand for the Nalle Grade Road extensions before or after 2020, but ultimately we believe the need will be there.

As far as other issues raised by the proposed language, the limitation on expenditures to routine maintenance is not really defined – how is the community defining routine maintenance, and is that different than the County's definition. What if the County feels as part of road resurfacing that paved shoulders should be added? Does that fit the definition in the objective? Staff notes for the record that County transportation dollars have never been nor likely ever will be spent to develop bridle paths, and suggests that there is a contradiction between a stated community desire to maintain its rural nature while at the same time asking for urban amenities like bike paths and sidewalks.

We recognize the community's desire to protect its rural nature, but we shouldn't allow the desires of subsets of the County to limit our ability to develop a sound regional road network. While staff had previously indicated that perhaps a time limitation on the prohibition would make it acceptable, we now feel the prohibition in any form is detrimental to our transportation planning efforts. DOT staff recommendation is to not include proposed Objective 20.2 and related policies 20.2.1 and 20.2.2 in the Lee Plan.

Thank you for this opportunity to comment on the Bayshore Community Plan. Please call me if you have any questions.

DML/mlb

cc: Mike Roeder
Administrative File



Bayshore Fire Protection and Rescue Service District

17350 Nalle Road, North Fort Myers, Florida 33917

December 13, 2001

To: Jim Mudd, Principal Planner

From: Chad Jorgensen, Fire Chief

Re: Bayshore Community Plan

In response to your request to review the document, reference Bayshore Community Plan, I believe that County staff had decided to add the community of Bayshore "which had existed informally for 40 years" to the Lee Plan. The original outline for the Bayshore Community was roughly what the Bayshore Fire District's boundaries were. It was subsequently decided that the boundaries would be amended so as to assist the consultant with what they were proposing for their Bayshore Community plan. I disagree with the change and feel that the original boundaries were more reflective of the actual community of Bayshore.

Specifically in reference to Attachment "A", Bayshore Community, you may note that the eastern boundary is identical to the change in the Lee Plan. I believe the support for the plan: i.e. the signatures listed were all ascertained with only one question asked. Were you aware that a FILL MINE was being planned to go in at the intersection of Nalle and Nalle Grade roads? Overwhelmingly people were against this proposal. Many people went door to door getting signatures and handing out anti-mining posters. During this period, no mention was made about limiting future changes in zoning, - not allowing any widening or adding of roads: (referencing the future extension of Nalle Grade to I-75 and St. Rd. 31.) No future paving etc., except for maintenance. In fact, all of the community plan goals, with the exception of preventing the proposed mine, were not brought up until months after the grass roots efforts were done. Our position, visa-ve, The Bayshore Fire District, is that we are struggling to provide ever-increasing services to our residents. Although we welcome managed growth, the District has not yet enjoyed the growth as has surrounding areas, as such we have a motto of doing more with less.

Office: (941)543-3443 FAX (941)543-7075 24 Hours (941)567-2833

ATTACHMENT 2

As the requirements for both Fire and Medical increase yearly, i.e.- 2 In/2Out on all fire scenes, ALS, HazMat, Command, Equipment, Gear, etc. We are already hard-pressed to provide a level of service, which is being mandated by the State Fire Marshall's office, i.e. manning response times, types of apparatus, and the list goes on. This plan, in its present form, would create an economic hardship on the District, as well as potentially tying the hands of the county for road improvements and managed growth.

It is in the Fire District's opinion that we should NOT have an ALL OR NONE type of restriction. The Plan should offer the flexibility to make amendments to the land use without being unreasonable in the quest.

Change is inevitable, we cannot stop growth. However, we should not be painted into a corner as tight as this would put us. I live within the boundaries delineated by the plan, and have done so for over ten years. I believe this change to the plan would not be prudent. The county has controls in place to deal with requests for zoning changes, be it a mine or housing development, and I feel they are responsible to both the community, as well as other interests.

It is the opinion of many residents that many of the roads in the area are of sub-standard quality. This is based on Lee County's own requirements for local road construction. Should this plan be adopted, it should not include any limitation on the widening, lengthening, or improving of any roads. Furthermore, as the government agency providing for the health and safety of our community, the Bayshore Fire District understands that peoples' lives generally depend on our ability to respond in a timely manner. Based on the condition and use of our roads, by an ever-increasing population, improvements to the roads in the form of widening, lengthening, elevation are inevitable.

So, again, I would point out that it is not sound judgment to preclude the county's ability to improve the roads and infrastructure.

It is the District's opinion that any change in the county's comprehensive land use plan that would limit the ability to add or improve roads in our area would be a severe hindrance in our ability to function effectively as a fire district. For example, We were responding to a heart attack at the northern end of our District, while in route, our rescue truck experienced a mechanical failure due to the substandard road taking that vehicle out of service – and more importantly – off of the call.

Limiting the county's ability to add and improve roads in our District may have future detrimental effects that as of now are yet unseen. This is a potentially slippery slope that you are being asked to embark on.

I ask that you deny this request based on the afore mentioned information. The potential long-term effects of such a plan are not fully appreciated both for the Fire District and the county itself.

**If you have any questions, please feel free to contact me.
Thank you for your time.**

Cordially,

A handwritten signature in black ink, appearing to read "C. Jorgensen". The signature is fluid and cursive, with a large initial "C" and a long, sweeping tail.

**Chad Jorgensen
Fire Chief**



THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901-3916 • (941) 334-1102

JANE E. KUCKEL, Ph.D.
CHAIRMAN • DISTRICT 3

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VICE CHAIRMAN • DISTRICT 1

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DISTRICT 2

KATHERINE BOREN
DISTRICT 4

LISA POCKRUS
DISTRICT 5

JOHN W. SANDERS, Ed.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

December 6, 2001

Mr. Jim Mudd, Principal Planner
Division of Planning
P. O. Box 398
Ft. Myers, FL 33902-0398

Re: Request for Determination of Adequacy
Proposed Lee Plan Future Land Use Map Amendment, Bayshore Community Plan

Dear Mr. Mudd:

This letter is in response to your request for a determination of adequacy from the Lee County School District on a future land use map plan amendment initiated by the Bayshore Community. According to the request, the proposed changes in land use would seek to maintain and protect the existing rural lifestyle of this community. As such, the proposed land use changes do not appear to have a significant impact upon the Lee County School District. At this time, the community should be made aware that on November 27, 2001 the Lee County Board of County Commissioners adopted a school impact fee in Lee County, effective December 1, 2001. Therefore, any new residential development within the Bayshore community will be expected to pay the designated impact fee at the appropriate time, meeting the requirements of the impact fee ordinance. This will then enable the District to adequately address educational needs by the community.

Thank you for your attention to this matter. If I may be of further assistance, please give me a call.

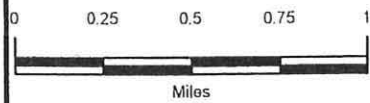
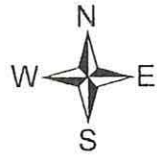
Sincerely,

Stephanie Keyes, AICP, Facilities Planner
Construction Services

cc: Tyler F. Patak, NCARB, Director
file

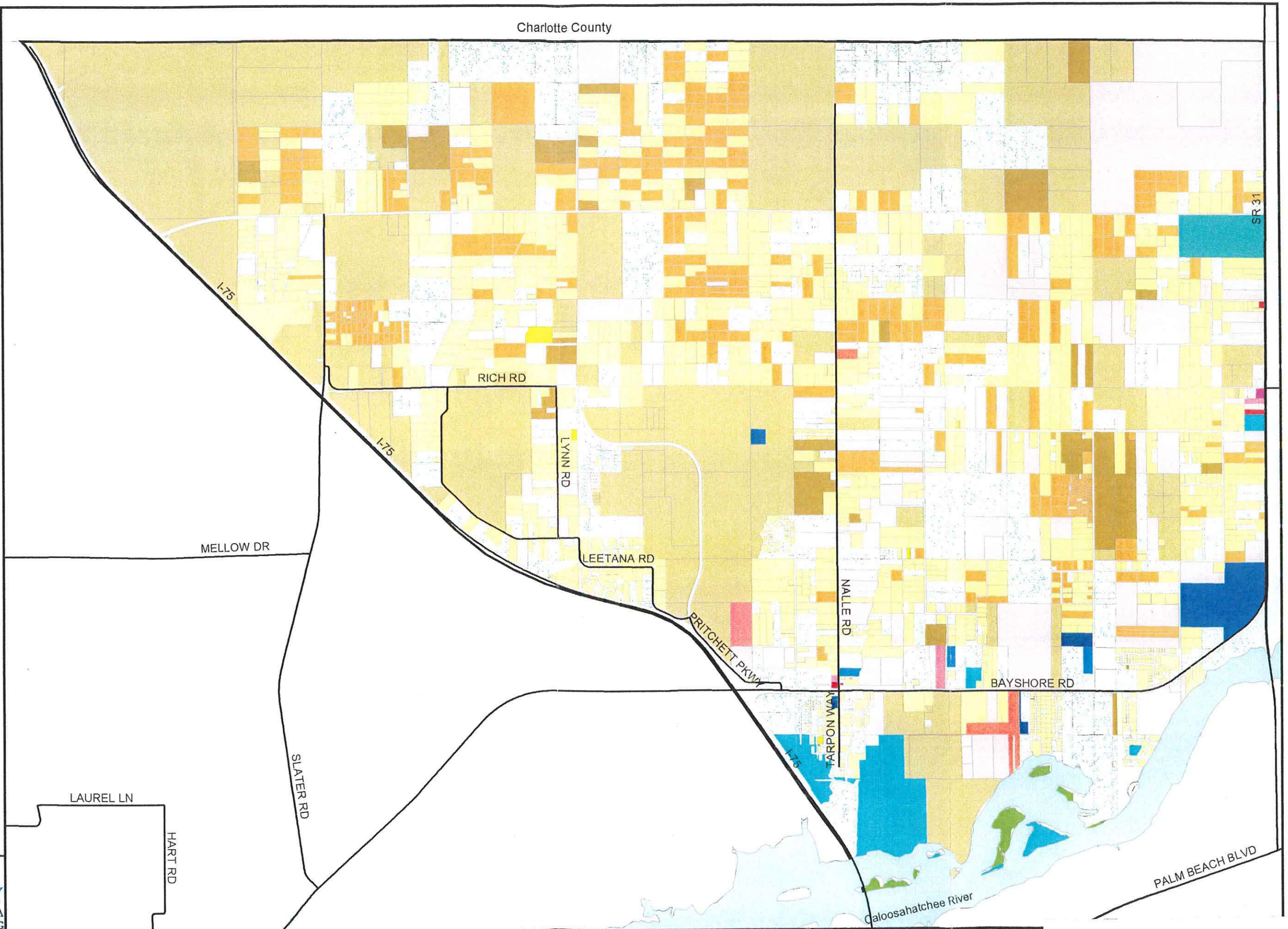
Bayshore Planning Community

Generalized Existing Land Use



Source: DCD/Planning Existing Landuse Inventory
Generated April 19, 2002
Data current as of December 2001

- Existing Land Use**
- Residential, Single Family
 - Residential, Duplex
 - Residential Multi-Family
 - Residential, Trailer/Mobile Home/RV
 - Residential, More than 1 Housing Type
 - Residential Amenity
 - Commercial Retail
 - Commercial Resort, Hotel/Motel/RV Campground
 - Commercial Office
 - Commercial Service
 - Industrial, Non Manufacturing
 - Multiple Uses
 - Agriculture, Pasture Land
 - Agriculture, Non-Pasture
 - Public Utilities
 - Public, Building/Office
 - School, Public/Private/Daycare
 - Public, House of Worship
 - Public, Buffers/Open Space/Lakes/Conservation
 - Publicly Owned Park
 - Wetlands
 - Vacant
 - Public ROW



to: Local Planning Agency members
from: *Matt Noble*
Matt Noble, AICP, Principal Planner
subject: CPA2001-09
date: June 6, 2002

This memorandum is to update the members of the status of the Bayshore Community Plan prior to the June 10, 2002 public hearing. Circumstances beyond our control have prevented staff from completing the staff report. Staff's recommendation for this amendment has been extracted from the draft staff report and is provided below:

1. REVISED RECOMMENDATION: Subsequent to the April 22 LPA public hearing, staff and the applicant discussed, on several occasions, revised language for the proposed Bayshore Lee Plan Amendment. After considering concerns raised at the March 25 and April 22 LPA public hearings, staff suggestions, and of public comments on the proposal, the applicant submitted a revised Goal and Objective, and several new or revised policies. Staff generally supports the revisions as they are listed below. Old language that remains unchanged from the previous public hearings is shown underlined. New or revised language is shown double underlined or in strike thru. Language that was previously shown in strike-through has been omitted by the applicant and is not shown below. The strike-through language shown below is a result of staff recommendations for modification to the revised language submitted by the applicant. Staff comments are contained under Part III of this report.

VISION STATEMENT:

The Bayshore Community, bounded by I-75, SR 31, the Caloosahatchee River and Charlotte County, is predominantly a rural residential area of single family homes on large acreages, small horse farms, citrus groves, and plant nurseries, interspersed by some larger cattle grazing operations. There are also scattered single family subdivisions and mobile homes on smaller lots which provide for a full range of housing prices. There is limited urban infrastructure and commercial uses. By and large, the residents of Bayshore want to see this land use pattern maintained. The vision of the future would include slow but steady growth with the building of larger single family homes on 2 ½ to 5 acre tracts, as well as some higher density development in the Outlying Suburban category (i.e. up to two units per acre with proper zoning), and continued support for the infrastructure necessary for the owners and breeders of horses. The protection of environmental resources and the maintenance of a wholesome family atmosphere is desired, as well as the protection of existing agricultural and equestrian activities. One community project that could serve these ends would be the development of an equestrian park in the community.

GOAL 20: BAYSHORE COMMUNITY. To protect the existing rural residential, agricultural and equestrian-oriented character of the community by maintaining low residential densities and minimal commercial activities, while excluding incompatible uses that are destructive to the character of this rural residential environment. For the purposes of this goal and related objectives and policies, the boundaries of the Bayshore Community will be I-75 on the west, SR 31 on the east, the Caloosahatchee River on the south and the Charlotte County line on the north.

OBJECTIVE 20.1: LAND USE. The existing land use designations of the Lee Plan (as of September 30, 2001) are appropriate to achieving the goal of the Bayshore Plan. No land use map amendments to a more intensive category will be permitted after *{scrivener will insert effective date of policy, if adopted}*, unless a finding of overriding public necessity is made by three members of the Board of County Commissioners.

POLICY 20.1.1: Retail commercial activity shall will be limited to the Interstate Interchange designation at Bayshore and I-75, plus minor commercial uses at the intersections of Nalle Road and Bayshore, SR 31 and Bayshore, and SR 31 and Old Bayshore. Non-retail commercial uses are permitted elsewhere consistent with the Lee Plan and the Land Development Code.

POLICY 20.1.2: “Minor” commercial will be as defined in the Lee Plan and will not include commercial stables or tack and feed stores. The existing 7.1 acre +/- retail commercial center at 10440 Bayshore Road and the .66 acre +/- retail commercial property at 19451 SR 31 will be deemed consistent with this Policy 20.1.1, but will not be permitted to expand beyond their existing building footprints.

POLICY 20.1.3: No new industrial activities or industrial rezonings are permitted.

POLICY 20.1.4: No new mining uses or commercial excavations are permitted.

OBJECTIVE 20.2: TRANSPORTATION. All road improvements within the Bayshore Community considered by the County will address the community’s goal to maintain its rural character and give preference to alternatives that allow existing roads to function at their current capacity.

POLICY 20.2.1: Routine maintenance of existing County roads will be continued.

POLICY 20.2.21: Any expansion of the state arterial roadways should include physically-separated provisions for bicyclists/pedestrians.

POLICY 20.2.32: Road capacity improvements needed within the Bayshore Community to serve demands generated outside the community will be designed to minimize the impacts on the community and its rural character.

POLICY 20.2.43: If a need to extend Del Prado Boulevard east of I-75 through the Bayshore Community is demonstrated, the corridor evaluation must include alternatives to using the existing Nalle Grade Road alignment. The evaluation will address (but not be limited to) access, safety and community character issues. Alternatives will be presented at evening public workshops within the Bayshore community.

OBJECTIVE 20.3: SEWER AND WATER. Given the desire to maintain a low residential density, new central sewage service is not economically feasible and is discouraged north of Bayshore Road. Central water service for enhanced fire protection will be encouraged where economically feasible.

POLICY 20.3.1: Central sewage service will be encouraged for existing high density developments south of Bayshore Road and for new developments that are required to provide such service under the provisions of Standard 11.2 of the Lee Plan.

POLICY 20.3.2: No landowner will be required to connect to central sewer or water utilities or be assessed for same unless a threat to public health can be documented, or if a new development proposes an intensity that exceeds the thresholds in Standards 11.1 and 11.2 of the Lee Plan.

OBJECTIVE 20.4: PARKS AND RECREATION. The County will explore, with the support of the residents of Bayshore, the feasibility of establishing an equestrian park as the primary recreation facility for this community.

POLICY 20.4.1: The support of the Bayshore residents may include assistance with development and maintenance of such a recreation facility.

Staff is including a brief discussion below concerning the changes to the language that staff is now recommending.

VISION STATEMENT:

The Bayshore Community, bounded by I-75, SR 31, the Caloosahatchee River and Charlotte County, is predominantly a rural residential area of single family homes on large acreages, small horse farms, citrus groves, and plant nurseries, interspersed by some larger cattle grazing operations. There are also scattered single family subdivisions and mobile homes on smaller lots which provide for a full range of housing prices. There is limited urban infrastructure and commercial uses. By and large, the residents of Bayshore want to see this land use pattern maintained. The vision of the future would include slow but steady growth with the building of larger single family homes on 2 ½ to 5 acre tracts, as well as some higher density development in the Outlying Suburban category (i.e. up to two units per acre with proper zoning), and continued support for the infrastructure necessary for the owners and breeders of horses. The protection of environmental resources and the maintenance of a wholesome family atmosphere is desired, as well as the protection of existing agricultural and equestrian activities. One community project that could serve these ends would be the development of an equestrian park in the community.

Staff does not object to the inclusion of the double underlined language. This language recognizes that projects with a density of 2 dwelling units per acre in the Outlying Suburban category are permissible with proper zoning. This represents status quo in these areas of Bayshore.

POLICY 20.1.2: "Minor" commercial will be as defined in the Lee Plan and will not include commercial stables or tack and feed stores. The existing 7.1 acre +/- retail commercial center at 10440 Bayshore Road and the .66 acre +/- retail commercial property at 19451 SR 31 will be deemed consistent with this Policy 20.1.1, but will not be permitted to expand beyond their existing building footprints.

Staff feels that it is not appropriate to single-out two commercial operations and to deprive them of future development potential. The applicant's language could have the consequence of discouraging further investments in these properties. Furthermore, staff feels that the impacts to the Bayshore area from these parcels would be relatively insignificant if those two properties were to expand their operations. Staff also believes that this language has Bert Harris implications.

POLICY 20.1.3: No new industrial activities or industrial rezonings are permitted.

POLICY 20.1.4: No new mining uses or commercial excavations are permitted.

This language is consistent with staff's recommendation for changes to the original language that was submitted by the applicant. Staff is in general agreement with this proposed policy.

OBJECTIVE 20.2: TRANSPORTATION. All road improvements within the Bayshore Community considered by the County will address the community's goal to maintain its rural character and give preference to alternatives that allow existing roads to function at their current capacity.

Lee County Department of Transportation and Division of Planning staff met and corresponded with the applicant on several occasions subsequent to the April 22 LPA public hearing and all parties agreed to language relating to transportation that was acceptable. Staff has no objection to Objective 20.2 as now written.

~~**POLICY 20.2.1:** Routine maintenance of existing County roads will be continued.~~

Proposed Policy 20.2.1 does not accomplish anything because County staff will continue routine maintenance of all county roads, including those in Bayshore. If this proposed policy were to be included in the Lee Plan it may indirectly imply that Lee County does not conduct routine maintenance of roads in certain areas of the County.

~~**POLICY 20.2.21:** Any expansion of the state arterial roadways should include physically-separated provisions for bicyclists/pedestrians.~~

Staff has no objection to Policy 20.2.1.

POLICY 20.2.32: Road capacity improvements needed within the Bayshore Community to serve demands generated outside the community will be designed to minimize the impacts on the community and its rural character.

Staff has no objection to Policy 20.2.2.

POLICY 20.2.43: If a need to extend Del Prado Boulevard east of I-75 through the Bayshore Community is demonstrated, the corridor evaluation must include alternatives to using the existing Nalle Grade Road alignment. The evaluation will address (but not be limited to) access, safety and community character issues. Alternatives will be presented at evening public workshops within the Bayshore community.

Staff has no objection to Policy 20.2.3.

OBJECTIVE 20.3: SEWER AND WATER. Given the desire to maintain a low residential density, new central sewage service is not economically feasible and is discouraged north of Bayshore Road. Central water service for enhanced fire protection will be encouraged where economically feasible.

POLICY 20.3.1: Central sewage service will be encouraged for existing high density developments south of Bayshore Road and for new developments that are required to provide such service under the provisions of Standard 11.2 of the Lee Plan.

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OBJECTIVE 20.4: PARKS AND RECREATION. The County will explore, with the support of the residents of Bayshore, the feasibility of establishing an equestrian park as the primary recreation facility for this community.

POLICY 20.4.1: The support of the Bayshore residents may include assistance with development and maintenance of such a recreation facility.

The applicants believes that proposed Policy 20.4.1 may increase the chances of the creation of an equestrian park in the Bayshore area by reducing maintenance costs. Staff has no objection to the policy; however, it has not been determined how the Parks and Recreation Department would oversee residents maintaining a county owned park, or if this would be desirable. This proposed policy only implies that the County would consider permitting resident maintenance of an equestrian park in Bayshore if and when such a park is created.

If I can be of further assistance in this matter, do not hesitate to call me.

cc: *Tim Jones, Assistant County Attorney*
Mike Roeder

3333 Lee County Board of County
Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (941) 479-8585
FAX: (941) 479-8519

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D:

REC'D BY:

APPLICATION FEE:

TIDEMARK NO:

THE FOLLOWING VERIFIED:

Zoning

Commissioner District

Designation on FLUM

(To be completed by Planning Staff)

Plan Amendment Cycle: Normal Small Scale DRI Emergency
Request No:

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is:

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

DATE SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

9/25/01

Mike Roeder

I. APPLICANT/AGENT/OWNER INFORMATION

Bayshore Steering Committee c/o Larry Frappier

APPLICANT

19701 Pine Echo Rd.

ADDRESS

North Ft. Myers

Florida

33917

CITY

STATE

ZIP

543-4307 (home) 332-4646 (work) 410-8506 (cell)

TELEPHONE NUMBER

FAX NUMBER

Michael Roeder c/o Knott, Consoer, Ebeleni, Hart & Swett

AGENT*

1625 Hendry St., Suite 301

ADDRESS

Ft. Myers

Florida

33901

CITY

STATE

ZIP

334-2722

334-8458

TELEPHONE NUMBER

FAX NUMBER

N/A

OWNER(s) OF RECORD

ADDRESS

CITY

STATE

ZIP

TELEPHONE NUMBER

FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

Text Amendment

Future Land Use Map Series Amendment

(Maps 1 thru 19)

List Number(s) of Map(s) to be amended

B. SUMMARY OF REQUEST (Brief explanation):

This is a request to add a new goal, objectives and policies to the land use element of the Lee Plan to identify and protect the rural residential characteristics of the Bayshore Community.

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY
(for amendments affecting development potential of property)**

A. Property Location:

1. Site Address: N/A

2. STRAP(s): N/A

B. Property Information

Total Acreage of Property: Approximately 13,500

Total Acreage included in Request: Approximately 13,500

Area of each Existing Future Land Use Category :DRGR 4062, Open Lands 3222, Rural 2772, Outlying Suburban 2307, Wetlands 860, Public Facilities 181, General Interchange 97 (all numbers are approximate and subject to refinement)

Total Uplands: N/A

Total Wetlands: N/A

Current Zoning: Mostly AG-2

Current Future Land Use Designation: N/A

Existing Land Use : Mostly single family residential and agricultural

- C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area: N/A

Lehigh Acres Commercial Overlay _____

Acquisition Area: _____

Joint Planning Agreement Area (adjoining other jurisdictional lands): _____

Community Redevelopment Area: _____

- D. Proposed change for the Subject Property: N/A

- E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM: N/A

Residential Units/Density

Commercial intensity

Industrial intensity

2. Calculation of maximum allowable development under proposed FLUM: N/A

Residential Units/Density

Commercial intensity

Industrial intensity

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis.

These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes. Please refer to Attachment "A"
2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources. Please refer to Attachment "B"
3. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes. N/A
4. Map and describe existing zoning of the subject property and surrounding properties. N/A
5. The legal description(s) for the property subject to the requested change. N/A
6. A copy of the deed(s) for the property subject to the requested change. N/A
7. An aerial map showing the subject property and surrounding properties. N/A
8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner. N/A Please refer to Attachment "C"

B. Public Facilities Impacts N/A

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and

- the State's adopted Five-Year Work Program;
Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
 - d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.
2. Provide an existing and future conditions analysis for:
- a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space.

Analysis should include (but is not limited to) the following:

- Franchise Area, Basin, or District in which the property is located;
 - Current LOS, and LOS standard of facilities serving the site;
 - Projected 2020 LOS under existing designation;
 - Projected 2020 LOS under proposed designation;
 - Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
 - Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
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;
 - c. Solid Waste;
 - d. Mass Transit; and
 - e. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the

applicant's correspondence to the responding agency.

C. Environmental Impacts N/A

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use 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 with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
5. 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).

D. Impacts on Historic Resources N/A

List all historic resources (including structure, districts, and/or archeologically 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 archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan Please refer to Attachment "D"

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), 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 and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments N/A

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.
2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
4. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
5. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Please refer to Attachment "D"

Item 1: Fee Schedule

Map Amendment Flat Fee	\$500.00 each
Map Amendment > 20 Acres	\$500.00 and \$20.00 per 10 acres up to a maximum of \$2,255.00
Text Amendment Flat Fee	\$1,250.00 each

AFFIDAVIT

I, MIKE ROEDER, 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.

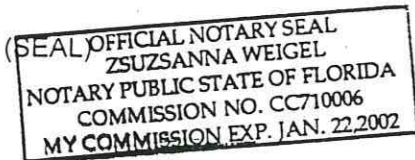
Mike Roeder
Signature of owner or owner-authorized agent

September 25, 2001
Date

Michael Roeder
Typed or printed name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 25 day of SEPTEMBER 2001, by MIKE ROEDER, who is personally known to me or who has produced _____ as identification.



Zsuzsanna Weigel
Signature of notary public
ZSUZSANNA WEIGEL
Printed name of notary public

Attachment "A"

BAYSHORE COMMUNITY PLAN

GOAL 20: BAYSHORE COMMUNITY

To protect the existing rural, agricultural and equestrian-oriented character of the community by maintaining low residential densities and minimal commercial activities, while excluding incompatible uses, such as mining, that are destructive to the character of this rural residential environment. For the purposes of this goal and related objectives and policies, the boundaries of the Bayshore Community will be I-75 on the west, SR 31 on the east, the Caloosahatchee River on the south and the Charlotte County line on the north.

OBJECTIVE 20.1: LAND USE

The existing land use designations of the Lee Plan (as of September 30, 2001) are appropriate to achieving the goal of the Bayshore Plan. No land use map amendments to a more intensive category will be permitted after the adoption of this amendment, unless a finding of overriding public necessity is made by three members of the Board of County Commissioners.

POLICY 20.1.1: Retail commercial activity shall be limited to the Interstate Interchange designation at Bayshore and I-75, plus minor commercial uses at the intersections of Nalle Road and Bayshore, SR 31 and Bayshore, and SR 31 and Old Bayshore. Non-retail commercial uses are permitted elsewhere consistent with the Lee Plan and the Land Development Code.

POLICY 20.1.2: No new industrial activities or industrial rezonings are permitted.

OBJECTIVE 20.2: TRANSPORTATION

To protect and maintain the rural character of the Bayshore Community, no new arterial or collector roads will be constructed nor existing arterial or collector roads widened or extended, with the exception of the widening of Bayshore Road in the future. Public transportation expenditures shall be limited to routine maintenance and bike paths and/or bridle paths. New local roads may be constructed with private funds or municipal service taxing or benefit units.

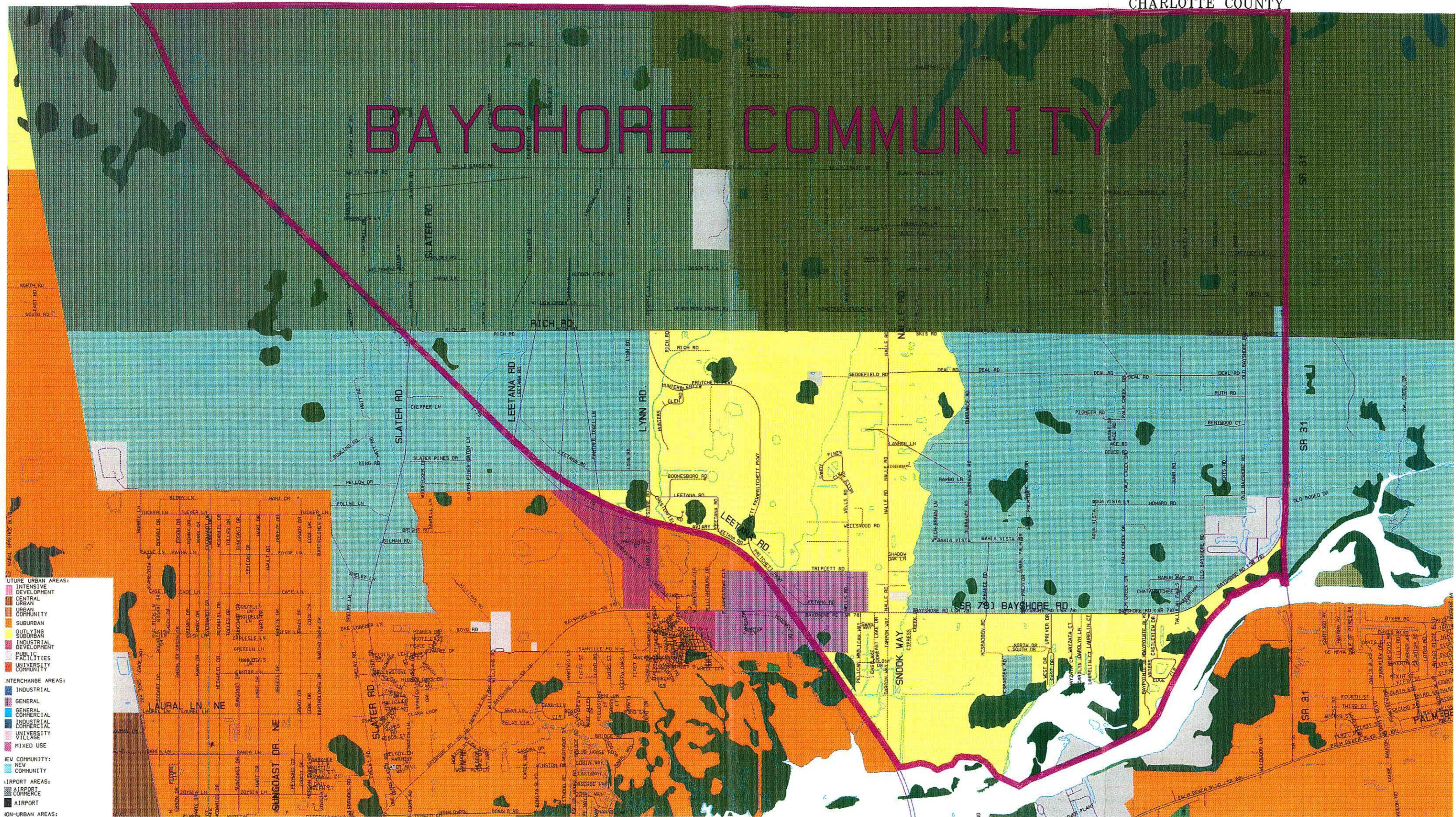
OBJECTIVE 20.3: SEWER AND WATER

Given the desire to maintain a low residential density, central sewage service is not economically feasible and should be discouraged north of Bayshore Road. Central water service for enhanced fire protection will be encouraged where economically feasible.

OBJECTIVE 20.4: PARKS AND RECREATION

The County will explore, with the support of the residents of Bayshore, the feasibility of establishing an equestrian park as the primary recreation facility for this community.

BAYSHORE COMMUNITY



- FUTURE URBAN AREAS:**
- INTENSIVE DEVELOPMENT
- CENTRAL URBAN
- URBAN COMMUNITY
- SUBURBAN
- SUBURBAN
- INDUSTRIAL DEVELOPMENT
- PUBLIC FACILITIES
- UNIVERSITY COMMUNITY
- INTERCHANGE AREAS:**
- INDUSTRIAL
- GENERAL COMMERCIAL
- INDUSTRIAL COMMERCIAL
- UNIVERSITY VILLAGE
- MIXED USE
- NEW COMMUNITY:**
- NEW COMMUNITY
- AIRPORT AREAS:**
- AIRPORT COMMERCE
- AIRPORT
- NON-URBAN AREAS:**
- RURAL
- RURAL COMMUNITY PRESERVE
- OUTER ISLANDS
- OPEN LANDS
- DENSITY REDUCTION / GROUNDWATER RESOURCE
- UPLAND CONSERVATION LANDS
- WETLANDS:**
- WETLANDS
- WETLAND CONSERVATION LANDS

ATTACHMENT B



Attachment "C"

Question A.8 of the amendment application requests authorization from the landowner to submit the requested amendment. Since this is a text amendment (but with some map implications), such an authorization is neither necessary nor feasible. However, this is an appropriate place to document the public participation and outreach that was part of this planning effort. Most planning efforts such as this start with a large community-wide meeting, sometimes subcommittees are created, and then a relatively small number of interested and motivated citizens actually develop the plan over the course of many meetings. With luck, the final product is reviewed and endorsed by the larger initial group, but in many cases the participation rate has fallen off by that point.

In this plan amendment, the sequence of events was altered slightly. As a result of the mining application, the community was already organized, and the most active members were well acquainted with each other. This group became the Steering Committee for the plan amendment and over the course of several meetings with the consultant, developed the goal, objectives and policies that comprise the amendment. This plan amendment was then presented at a public meeting at the Lee Civic Center that was attended by approximately 400 people. At this meeting, after some introductory background information was provided by the consultant, each goal objective and policy was presented and explained. For each one, questions were answered and all members of the audience allowed to make whatever comments they wanted. At the end of the discussion, each goal, objective and policy were separately voted on. All passed by overwhelming majorities, with the most dissent expressed on Objective 20.2 relating to Transportation, where at most, perhaps 25 people voted nay. A revised version of the amendment was subsequently sent to every attendee who signed in with a request for any additional comments.

Exhibit 1 is a list of the Steering Committee Members. Exhibit 2 is the names of the signers of the original mining petition which numbers approximately 700 and which formed the basis of the mailing list for the June 6 meeting. However, a special point was made to invite the owners of the proposed mine property, and their representatives were at the meeting. Exhibit 3 is a list of the people who registered at the June 6 meeting. It is estimated that approximately 150 additional people came in the far entrance and did not sign in. Exhibit 4 is a copy of the letter that was sent to residents and Exhibit 5 is a copy of the flier that was posted at many locations throughout the community. Exhibit 6 is a copy of the minutes from the June 6, 2001 meeting.

Exhibit 1

BAYSHORE STEERING COMMITTEE

MARK PENFIELD
18141 Nalle Road
N. Ft. Myers, FL 33917
995-8556

VIC HEIN
8250 Nalle Grade Rd.
N. Ft. Myers, FL 33917
694-3131

JIM MINICK
19651 Pine Echo Rd.
N. Ft. Myers, FL 33917
543-1184

LYDIA CASSILLY
20251 Keola Lane
N. Ft. Myers, FL 33917
731-9554 hm 982-9599 pgr
281-0171 cell 731-0401 fax

CHAD JORGENSEN
18850 Nalle Rd.
N. Ft. Myers, FL 33917
543-3443 wk 543-1857 hm
477-5846 pgr

LARRY FRAPPIER
19701 Pine Echo Rd.
N. Ft. Myers, FL 33917
543-4307 hm 273-2323 wk
410-8506 cell

LAURA BAKER
19650 Pine Echo Rd.
N. Ft. Myers, FL 33917
567-0430 hm 332-4646 wk
910-4317 cell

BUTCH RITTER
18051 Nalle Rd.
N. Ft. Myers, FL 33917
731-8551

LARRY WEBB
18900 Nalle Rd.
N. Ft. Myers, FL 33917

JEAN CORNELE
20151 Welborn Rd.
N. Ft. Myers, FL 33917

Exhibit 2

Signers of Original Petition

Names	Street # Street	City, State, Zip	Phone #
Wendy Russo	5920 18th Ave. N.W.	Naples, Fl. 34119	596-6158
Annette Detzel	13213 4th St.	Fort Myers, Fl. 33905	693-0342
Annette Homer	13425 5th St.	Fort Myers, Fl. 33919	693-6896
Drew Kelley	14614 Aires Way Dr.	Fort Myers, Fl. 33912	768-3431
Debbie Smythe	2305 Altonite Ave.	N. Fort Myers, Fl. 33917	334-3398
Donna Inbody	10921 Aqua Vista	N. Fort Myers, Fl. 33917	
John White	10630 Aqua Vista LN	N. Fort Myers, Fl 33917	543-1885
Tina White	10630 Aqua Vista LN	N. Fort Myers, Fl 33917	543-1885
Arry Oxendine	10191 Bahia Vista Rd.	N. Fort Myers, Fl. 33917	731-3286
S. Wright	7691 Bartholmew	N. Fort Myers. Fl. 33917	567-2443
Lynn Bristol	9751 Baughman	N. Fort Myers, Fl. 33917	543-8002
Jim Bartleson	9951 Baughman Rd.	N. Fort Myers, Fl. 33917	567-0677
Ruth Epperson	900 Bayshore Rd.	N. Fort Myers, Fl. 33917	
Thomas Dell	5824 Bayshore Rd.	N. Fort Myers, Fl. 33917	565-2750
Leo Dillion	9690 Bayshore Rd.	N. Fort Myers, Fl 33917	543-3250
Robin Whidden	9695 Bayshore Rd.	N. Fort Myers, Fl 33917	543-3523
James Riley	Bayshore Rd.	N. Fort Myers, Fl 33917	
Laura Riley	Bayshore Rd.	N. Fort Myers, Fl 33917	
Terrance Beal	10100 Beal Ln.	N. Fort Myers, Fl. 33917	731-7592
Edna Beal	10201 Beal Ln.	N. Fort Myers, Fl. 33917	731-2657
Susan White	8440 Bogart Dr.	N. Fort Myers, Fl. 33917	
Susan O'Bryan	14916 Bonaire Cir.	Fort Myers, Fl. 33908	489-0354
Ernest Hansen	8289 Boonesboro Rd.	N. Fort Myers, Fl. 33917	543-3235
Tim Wall	8325 Boonesboro Rd.	N. Fort Myers, Fl 33917	
Dianne Mann	20051 Bowen Rd.	N. Fort Myers, Fl. 33917	656-7154
Robert Mann	20051 Bowen Rd.	N. Fort Myers, Fl. 33917	543-2315
Frank Sanders	20151 Bowen Rd.	N. Fort Myers, Fl 33917	
Brenda VanDyke	20431 Bowen Rd.	N. Fort Myers, Fl 33917	731-4935
Joe VanDyke	20431 Bowen Rd.	N. Fort Myers, Fl 33917	731-4935
Karen Kamener	20777 Bradley Rd	N. Fort Myers, Fl. 33917	543-1435
Darrell Duchesne	20551 Bradley Rd.	N. Fort Myers, Fl. 33917	543-1302
Joshua Auer	20570 Bradley Rd.	N. Fort Myers, Fl. 33917	543-1348
Meleny Auer	20570 Bradley Rd.	N. Fort Myers, Fl. 33917	

Names	Street # Street	City, State, Zip	Phone #
Melony Auer	20570 Bradley Rd.	N Fort Myers, Fl. 33917	543-1348
Ralph Auer	20570 Bradley Rd.	N. Fort Myers, Fl. 33917	543-1348
Lisa Perkins	20571 Bradley Rd.	N. Fort Myers, Fl. 33917	543-0942
Jason Wood	20700 Bradley Rd.	N. Fort Myers, Fl. 33917	567-1995
Larry Eckhardt	20701 Bradley Rd.	N. Fort Myers, Fl. 33917	731-8769
Dorothy Kantaris	20750 Bradley Rd.	N. Fort Myers, Fl. 33917	543-2343
John Kantaris	20750 Bradley Rd.	N. Fort Myers, Fl. 33917	543-2343
Scott Kamener	20777 Bradley Rd.	N. Fort Myers, Fl. 33917	543-1435
Tammy Williams	20801 Bradley Rd.	N. Fort Myers, Fl. 33917	731-6308
Bill McLellan	20900 Bradley Rd.	N. Fort Myers, Fl. 33917	543-6484
Russel Tyson	20999 Bradley Rd.	N. Fort Myers, Fl. 33917	332-7305
Janet King	7522 Breeze Dr.	N. Fort Myers, Fl. 33917	543-4825
Holly Smith	8306 Breeze Dr. NE	N. Fort Myers, Fl. 33917	543-2488
Jim Smith	8306 Breeze Dr. NE	N. Fort Myers, Fl. 33917	543-2488
Frank Messana	5201 Brooks Rd.	Fort Myers, Fl. 33905	693-0179
	3621 Buckingham Rd.	N. Fort Myers, Fl. 33917	694-4611
Matt Chapelle	13319 Caribbean Blvd.	Fort Myers, Fl. 33905	693-0090
Penny Fischer	598 Carolina Ave.	Tice, Fl. 33905	694-1369
Ester Tredinick	17101 Carolyn Ln.	N. Fort Myers, Fl. 33917	
Richard James	17245 Castle View Dr.	N. Fort Myers, Fl. 33917	
Shellie Noble	5215 - 1 Cedarbend Dr.	Fort Myers, Fl. 33919	277-6293
Steve Hollan	14371 Cemetary Rd.	Fort Myers, Fl. 33905	693-8553
Donald Fewell	11338 Chattahoochee	N. Fort Myers, Fl. 33917	
Carol Strong	11304 Chattahoochee Dr.	N. Fort Myers, Fl. 33917	
Ron Smith	303 Clara	Fort Myers, Fl. 33919	332-7585
Tom Barker	224 Clark St.	N. Fort Myers, Fl. 33903	656-4825
Dianne Burden	26279 Copiapo Cir.	Punta Gorda, Fl. 33983	764-8712
James Tezyk	9949 Cuncelor Ln.	N. Fort Myers, Fl. 33917	567-2346
Connie Teter	2124 Crystal Dr.	Fort Myers, Fl. 33907	939-9969
Dale	18451 Cypress Cir.	N. Fort Myers, Fl. 33917	728-2989
Marilyn Villareall	17061 Cypress Creek Dr.	N. Fort Myers, Fl. 33917	543-9279
Helen Smith	17081 Cypress Creek Dr.	N. Fort Myers, Fl. 33917	543-8043

Names	Street # Street	City, State, Zip	Phone #
Emily Mahan	17181 Cypress Creek Dr.	N. Fort Myers, Fl 33917	543-9695
Richard Nurge	30 Cypress St.	N. Fort Myers, Fl. 33917	218-2616
Armor Parsons	10240 Deal Rd.	N. Fort Myers, Fl 33917	543-7893
Judy Persons	10240 Deal Rd.	N. Fort Myers, Fl 33917	543-7893
Homcy Summcral	10431 Deal Rd.	N. Fort Myers, Fl. 33917	543-6516
Evelyn LeBlanc	10460 Deal Rd.	N. Fort Myers, Fl 33917	543-1681
Steve Hopkins	10760 Deal Rd.	N. Fort Myers, Fl 33917	567-1563
B.L. Kathles	11441 Deal Rd.	N. Fort Myers, Fl. 33917	
Donna L. McNally	11580 Deal Rd.	N. Fort Myers, Fl 33917	543-8903
M. Decker	19151 Donna Dr.	N. Fort Myers, Fl. 33917	848-8860
Allen Decker	19151 Donna Rd.	N. Fort Myers, Fl 33917	543-7863
Donald Flynn	19201 Donna Rd.	N. Fort Myers, Fl 33917	736-6136
Larry Cutler	8150 Dosonte Ln.	N. Fort Myers, Fl. 33917	567-4740
Susan Cutler	8150 Dosonte Ln.	N. Fort Myers, Fl. 33917	567-4740
Jim Harden	8170 Dosonte Ln.	N. Fort Myers, Fl 33917	731-2161
Tim Walker	8200 Dosonte Ln.	N. Fort Myers, Fl. 33917	543-3520
Mary Jane Tenwick	8371 Dosonte Ln.	N. Fort Myers, Fl. 33917	567-0624
Kathleen Rumberger	18210 Duece Rd.	N. Fort Myers, Fl 33917	999-6528
Cheri Mulling	14661 Duke Hwy.	Alva, Fl. 33920	693-5054
Cheryl Middleton	17600 Durrance Rd.	N. Fort Myers, Fl. 33917	543-3453
Julie Strickland	17630 Durrance Rd.	N. Fort Myers, Fl 33917	731-1070
Janice Brodtkin	17720 Durrance Rd.	N. Fort Myers, Fl 33917	543-6032
Steven Brodtkin	17720 Durrance Rd.	N. Fort Myers, Fl 33917	543-6032
Mary Merryman	17751 Durrance Rd.	N. Fort Myers, Fl.33917	
Ralph Picking	17760 Durrance Rd.	N. Fort Myers, Fl.33917	567-0182
Thomas Deliso	17801 Durrance Rd.	N. Fort Myers, Fl.33917	567-1511
Don Newenhouse	18451 Durrance Rd.	N. Fort Myers, Fl 33917	543-6230
Susan Newenhouse	18451 Durrance Rd.	N. Fort Myers, Fl 33917	543-6230
Theresa Chisn	18801 Durrance Rd.	N. Fort Myers, Fl. 33917	567-3213
Dennis Lynch	18920 Durrance Rd.	N. Fort Myers, Fl. 33917	731-6209
Diane Christenson	19131 Durrance Rd.	N. Fort Myers, Fl. 33917	543-3034
Peggy Dunn	19400 Durrance Rd.	N. Fort Myers, Fl. 33917	543-2787
Thomas Watkins	17001 E. Lake Dr.	N. Fort Myers, Fl. 33917	731-0497
Patty Woodyard	14601 Eagle Lookout Ct.	Fort Myers, Fl. 33912	
Rhonda Fontano	6708 Eagle St.	Fort Myers, Fl. 33912	
Gina Fontana	17680 Eagle View Ln.	Cape Coral, Fl. 33909	407-808-2188
John W. O'Brien	7585 Eagles Flight Ln.	Fort Myers, Fl. 33912	768-2430

Names	Street # Street	City, State, Zip	Phone #
Lynn Wiltmier	17160 East Lake Dr	N. Fort Myers, Fl. 33917	731-3152
Susan Lally	20514 Edgewood Rd.	N. Fort Myers, Fl. 33917	
Walter Drew	1690 Edith Esplanade	Cape Coral, Fl. 33904	945-6690
Joseph Baker	1017 Embers Pkwy	Cape Coral, Fl. 33909	242-2379
Mike Romano	8260 Engle Pl.	N. Fort Myers, Fl. 33917	997-0505
Harmony Blackwell	4201 Erindale Dr.	N. Fort Myers, Fl. 33917	656-4764
Susan Blackwell	4201 Erindale Dr.	N. Fort Myers, Fl. 33917	656-4764
Somphith Ciondin	19060 Ethel Dr.	N. Fort Myers, Fl. 33917	731-6470
John Boyki	19091 Ethel Dr.	N. Fort Myers, Fl. 33917	543-2730
Deirdred Rainey	19120 Ethel Dr.	N. Fort Myers, Fl. 33917	731-1345
Toni Moll	19150 Ethel Dr.	N. Fort Myers, Fl. 33917	543-1282
Nathan Vance	19151 Ethel Dr.	N. Fort Myers, Fl. 33917	567-2360
Paul Bernben	19151 Ethel Dr.	N. Fort Myers, Fl. 33917	543-9406
Sherree Vance	19151 Ethel Dr.	N. Fort Myers, Fl. 33917	567-2726
Wayne Combs	19180 Ethel Dr.	N. Fort Myers, Fl. 33917	731-3856
L. Nolan	19181 Ethel Dr.	N. Fort Myers, Fl. 33917	543-5940
Lisa Payne	19240 Ethel Dr.	N. Fort Myers, Fl. 33917	567-0657
Jeannine Wieczkowski	1340 Evalena	N. Fort Myers, Fl. 33917	997-6604
Kathie McKissick	1398 Evalena Ln.	N. Fort Myers, Fl. 33917	995-9553
Dale Johnson	8978 Feather Tree Ln	Cape Coral, Fl. 33909	
Debbie Brusseau	18266 Fern Rd.	Fort Myers, Fl. 33912	267-0009
Terry Taitano	19220 Four Wheel	N. Fort Myers, Fl. 33917	731-9741
John Taitano	19220 Four Wheel	N. Fort Myers, Fl. 33917	731-9741
Linda Smuder	1709 Framingham Ct.	Fort Myers, Fl. 33907	275-9045
Earl Dunning	19650 Freeman Dr.	N. Fort Myers, Fl. 33917	567-2358
Patricia Dunning	19650 Freeman Dr.	N. Fort Myers, Fl. 33917	543-2358
Jackie Fury	19750 Freeman Dr.	N. Fort Myers, Fl. 33917	543-2063
Karolina Reardon	19751 Freeman Dr.	N. Fort Myers, Fl. 33917	543-2135
Gary Heggemeier	19910 Freeman Dr.	N. Fort Myers, Fl. 33917	543-2474
Joan Heggemeier	19910 Freeman Dr.	N. Fort Myers, Fl. 33917	543-2474
David Uman	19920 Freeman Dr.	N. Fort Myers, Fl. 33917	731-4915
Linda Vacchino	19920 Freeman Dr.	N. Fort Myers, Fl. 33917	731-4915
April Bodeman	16550 Garden Blvd.	N. Fort Myers, Fl. 33917	338-2225
Betty Sparrow	1263 Golden Lake Rd.	Fort Myers, Fl. 33905	694-8172

Names	Street # Street	City, State, Zip	Phone #
Greg Marinell	6800 Golden Rd.	N. Fort Myers, Fl 33917	
LeeAnn Harrington	19050 Gottarde Rd.	N. Fort Myers, Fl. 33917	567-0389
Tom Harrington	19050 Gottarde Rd.	N. Fort Myers, Fl. 33917	567-0389
Kevin Owen	19150 Gottarde Rd.	N. Fort Myers, Fl. 33917	731-5235
Sherri Owen	19150 Gottarde Rd.	N. Fort Myers, Fl. 33917	731-5235
Cynthia Gelet	19210 Gottarde Rd.	N. Fort Myers, Fl. 33917	543-5055
Susan Davis	19300 Gottarde Rd.	N. Fort Myers, Fl. 33917	543-2448
Margaret Linco	19670 Gottarde Rd.	N. Fort Myers, Fl. 33917	543-6548
Mickey Lince	19670 Gottarde Rd.	N. Fort Myers, Fl. 33917	543-6548
Jackie Burrell	19671 Gottarde Rd.	N. Fort Myers, Fl. 33917	543-8099
Judy Durrant	19740 Gottarde Rd.	N. Fort Myers, Fl. 33917	543-2201
Paul Durrant	19740 Gottarde Rd.	N. Fort Myers, Fl. 33917	543-2201
Robert Sensemen	19801 Gottarde Rd.	N. Fort Myers, Fl. 33917	731-3651
Fred Douglass	19810 Gottarde Rd.	N. Fort Myers, Fl. 33917	543-1206
Rose Douglass	19810 Gottarde Rd.	N. Fort Myers, Fl. 33917	543-1206
Tony Douglass	19810 Gottarde Rd.	N. Fort Myers, Fl. 33917	543-1206
Michael Hunt	19811 Gottarde Rd.	N. Fort Myers, Fl. 33917	543-5932
Piper Hunt	19811 Gottarde Rd.	N. Fort Myers, Fl. 33917	543-5932
Deloris Miller	7919 Grady Dr.	N. Fort Myers, Fl. 33917	731-6824
Jodie Engelhardt	5000 Grandville Rd.	N. Fort Myers, Fl 33917	543-2040
William Davey	5255 Greenbriar Dr.	Fort Myers, Fl. 33919	415-4255
Larry Nesbet	11386 Habersham Ct.	N. Fort Myers, Fl 33917	731-1294
Sherry Nisbet	11386 Habersham Ct.	N. Fort Myers, Fl 33917	731-1294
Sean Voll	4278 Harbor Ln.	Fort Myers, Fl 33903	995-8721
Michael Taylor	5791 Harborage Dr.	Fort Myers, Fl. 33919	590-0065
Mari Temple	2236 Havana Ave.	Fort Myers, Fl. 33905	693-5690
Betty Hoade	9321 Heather Ln.	N. Fort Myers, Fl 33917	543-5138
Michael Adamick	9350 Heather Ln.	N. Fort Myers, Fl 33917	543-1138
Robert O'Brien	9350 Heather Ln.	N. Fort Myers, Fl 33917	826-6586
Victoria Peavey	9361 Heather Ln.	N. Fort Myers, Fl 33917	567-3133
Joseph McNear	9400 Heather Ln.	N. Fort Myers, Fl 33917	543-1210
Dave Hoffman	9401 Heather Ln.	N. Fort Myers, Fl 33917	543-1157
Joanne Parrott	9420 Heather Ln.	N. Fort Myers, Fl 33917	543-1215
Gary Walters	9431 Heather Ln	N. Fort Myers, Fl 33917	543 2415
Annette Coughlin	8151 Henderson Grade	N. Fort Myers, Fl. 33917	731-1665
Lori Davidson	8501 Henderson Grade	N. Fort Myers, Fl. 33917	656-3342
Daryl Mosher	9300 Henderson Grade Rd	N. Fort Myers, Fl. 33917	
Patricia Mosher	9300 Henderson Grade Rd	N. Fort Myers, Fl. 33917	

Names	Street # Street	City, State, Zip	Phone #
Mary Ann Holcombe	8751 Henderson Grade Rd.	N. Fort Myers, Fl 33917	567-0626
Vicky Moe	9150 Henderson Grade Rd.	N. Fort Myers, Fl 33917	543-1146
Glenda Brooks	9200 Henderson Grade Rd.	N. Fort Myers, Fl 33917	543-1113
Kenneth Smith	9300 Henderson Grade Rd.	N. Fort Myers, Fl. 33917	850-2339
Paul Henderson	9400 Henderson Grade Rd.	N. Fort Myers, Fl 33917	
Bob Crowther	9420 Henderson Grade Rd.	N. Fort Myers, Fl 33917	543-6728
Beth Stoops	9440 Henderson Grade Rd.	N. Fort Myers, Fl 33917	731-3155
Lani Colmeril	11611 Henderson Grade Rd.	N. Fort Myers, Fl 33917	543-5782
Dixie Kelley	6940 Hendry Creek Dr.	Fort Myers, Fl. 33908	481-1555
Torey Long	40570 Horseshoe Rd.	N. Fort Myers, Fl 33917	543-1084
Lee Baker	11261 Howard Rd.	N. Fort Myers, Fl. 33917	543-8369
Russell Kirkpatrick	19871 Huber Rd.	N. Fort Myers, Fl 33917	543-1884
George Gill Jr.	19950 Huber Rd.	N. Fort Myers, Fl 33917	543-2624
Judy White	20141 Huffmaster Rd.	N. Fort Myers, Fl 33917	543-3271
Kip Bryant	20241 Huffmaster Rd.	N. Fort Myers, Fl 33917	731-6322
Steven Brodtkin	20371 Huffmaster Rd.	N. Fort Myers, Fl 33917	731-6606
Brian Kyle	20400 Huffmaster Rd.	N. Fort Myers, Fl 33917	652-1058
Edward James	20480 Huffmaster Rd.	N. Fort Myers, Fl 33917	543-1007
Lee Ritter	20601 Huffmaster Rd.	N. Fort Myers, Fl 33917	731-7152
Linda Ritter	20601 Huffmaster Rd.	N. Fort Myers, Fl 33917	731-7152
Nicholas Mellis	20750 Huffmaster Rd.	N. Fort Myers, Fl 33917	567-1830
Stephanie Mellis	20750 Huffmaster Rd.	N. Fort Myers, Fl 33917	567-1830
Leanna Dunsworth	20751 Huffmaster Rd.	N. Fort Myers, Fl 33917	731-7878
Scott Dunsworth	20751 Huffmaster Rd.	N. Fort Myers, Fl 33917	731-7878
K. Barnes	20785 Huffmaster Rd.	N. Fort Myers, Fl 33917	543-5016
Pat Rohaley	962 Lone Dr.	Fort Myers, Fl. 33919	433-0104
Lori Keen	2213 Iris Way	Fort Myers, Fl. 33905	338-2254
Jennifer Reynolds	223 Jacaranda Pkwy	Cape Coral, Fl. 33991	458-4173
Penny Beigh	15821 Jade Ct.	N. Fort Myers, Fl. 33917	543-7019
Bruce Kyle	1303 Jambalana Ln.	Fort Myers, Fl. 33919	332-1448
Michael Kyle	1303 Jambalana Ln.	Fort Myers, Fl. 33919	936-4073
Susan Kyle	1303 Jambalana Ln.	Fort Myers, Fl. 33919	936-4073
Kim Larson	12950 Jamie Rd.	N Fort Myers, Fl 33917	543-3629
Daniel Buskirk	20550 Jamie Rd.	N. Fort Myers, Fl 33917	731-8810
Chris Fletcher	20900 Jamie Rd.	N. Fort Myers, Fl. 33917	567-2345
Susan Hickmann	20900 Jamie Rd.	N. Fort Myers, Fl. 33917	567-2345
Robert Buttomly	20950 Jamie Rd.	N. Fort Myers, Fl. 33917	567-0194

Names	Street # Street	City, State, Zip	Phone #
Beth Kyle	1417 Jefferson Ave	Fort Myers, Fl. 33919	275-8297
Beverly Maxwell	695 July Cir.	N. Fort Myers, Fl. 33917	656-6700
William Johnson	783 June Pkwy.	N. Fort Myers, Fl. 33917	995-1012
Dorothy Olsen	2000 Keola Ln.	N. Fort Myers, Fl 33917	
Jacob Johnson	20030 Keola Ln.	N. Fort Myers, Fl 33917	543-1757
Rebekah Woot	20030 Keola Ln.	N. Fort Myers, Fl 33917	543-1757
Roy West	20030 Keola Ln.	N. Fort Myers, Fl 33917	543-1756
Doris Knotts	20061 Keola Ln.	N. Fort Myers, Fl 33917	543-1245
Gary Knotts	20061 Keola Ln.	N. Fort Myers, Fl 33917	543-1245
Christine Olson	20080 Keola Ln.	N. Fort Myers, Fl 33917	543-1832
Tommy Jones	20100 Keola Ln.	N. Fort Myers, Fl 33917	567-1598
Dean Gilles	20101 Keola Ln.	N. Fort Myers, Fl. 33917	567-3205
Rosanne Gilles	20101 Keola Ln.	N. Fort Myers, Fl. 33917	567-3205
Don Paight	20150 Keola Ln.	N. Fort Myers, Fl 33917	731-2544
Kathy Paight	20150 Keola Ln.	N. Fort Myers, Fl 33917	731-6292
Nina Paight	20150 Keola Ln.	N. Fort Myers, Fl 33917	731-2544
Lori Wilson	20200 Keola Ln.	N. Fort Myers, Fl 33917	543-8639
Tim Wilson	20200 Keola Ln.	N. Fort Myers, Fl 33917	543-8639
Carolyn Davis	20201 Keola Ln.	N. Fort Myers, Fl 33917	567-1895
Pete Ostrom	20201 Keola Ln.	N. Fort Myers, Fl 33917	567-1895
Lydia Cassilly	20251 Keola Ln.	N. Fort Myers, Fl 33917	731-9554
Thomas Cassilly	20251 Keola Ln.	N. Fort Myers, Fl 33917	731-9554
Terri M. Vought	20300 Keola Ln.	N. Fort Myers, Fl 33917	543-5877
Edith Giovannozzi	20301 Keola Ln.	N. Fort Myers, Fl 33917	543-1061
Philip Giovannozzi	20301 Keola Ln.	N. Fort Myers, Fl 33917	543-1061
Jim Leppala	20400 Keola Ln.	N. Fort Myers, Fl 33917	731-8889
Pam Leppala	20400 Keola Ln.	N. Fort Myers, Fl 33917	731-8889
Martin Hohnhonst	20401 Keola Ln.	N. Fort Myers, Fl 33917	543-8997
Sue Dodge	20401 Keola Ln.	N. Fort Myers, Fl 33917	543-8997
Maryanne Saje	4143 Lace Ct.	Estero, Fl. 33928	
Scott Snyder	910 Lalonde	N. Fort Myers, Fl 33917	
Stuart Stein	20201 Lani Ln	N. Fort Myers, Fl. 33917	543-3515
Susan Forman	20030 Lani Ln.	N. Fort Myers, Fl 33917	543-1086
William Skaggs	20080 Lani Ln.	N. Fort Myers, Fl 33917	567-7223
Natalie Galvan	20100 Lani Ln.	N. Fort Myers, Fl 33917	543-4030
Alton Rowan	20101 Lani Ln.	N. Fort Myers, Fl 33917	543-1140
Martha Rowan	20101 Lani Ln.	N. Fort Myers, Fl 33917	543-1140
Tom Allen	20150 Lani Ln.	N. Fort Myers, Fl. 33917	543-8454
Candice Husman	20200 Lani Ln.	N. Fort Myers, Fl 33917	567-0770
John Hussman	20200 Lani Ln.	N. Fort Myers, Fl 33917	
Peggy Swartzlander	20250 Lani Ln.	N. Fort Myers, Fl 33917	543-9039
Bonnie Roger	20251 Lani Ln.	N. Fort Myers, Fl 33917	543-2376
Thomas Roger	20251 Lani Ln.	N. Fort Myers, Fl 33917	543-2376

Names	Street # Street	City, State, Zip	Phone #
Brent Ferguson	20300 Lani Ln.	N. Fort Myers, Fl 33917	507-1514
Cecelia Ferguson	20300 Lani Ln.	N. Fort Myers, Fl 33917	567-1514
Henry McDonald	20301 Lani Ln.	N. Fort Myers, Fl 33917	543-1158
Sandy McDonald	20301 Lani Ln.	N. Fort Myers, Fl 33917	543-1158
Loretta Hepp	20400 Lani Ln.	N. Fort Myers, Fl 33917	543-1139
Kay Smith	15570 Lasmussen Way	Punta Gorda, Fl. 33982	543-2620
Walter Smitth	15570 Lasmussen Way	Punta Gorda, Fl. 33982	543-2620
Rebecca Tomlinson	17071 Laurel Ln.	N. Fort Myers, Fl 33917	727-9341
Gregory Velez	9680 Lawton Ln.	N. Fort Myers, Fl. 33917	823-8237
Ike Counts	9691 Lawton Ln.	N. Fort Myers, Fl. 33917	543-3195
Marlene Counts	9691 Lawton Ln.	N. Fort Myers, Fl. 33917	543-3195
Velma Jackson	17750 Leetana Rd.	N. Fort Myers, Fl 33917	731-6718
David Raybuck	18051 Leetana Rd.	N. Fort Myers, Fl 33917	567-2459
Lonni Strickland	18351 Leetana Rd.	N. Fort Myers, Fl. 33917	543-9301
Ireana Strickland	18351 Leetana Rd.	N. Fort Myers, Fl. 33917	543-9301
Jordan Fike	18701 Leetana Rd.	N. Fort Myers, Fl 33917	731-7079
Susan Douchette	41180 Little Farm Rd	N. Fort Myers, Fl. 33917	543-2289
Mike Osmulski	40361 Little Farm Rd.	Punta Gorda, Fl. 33982	567-0572
Dawn Wheatcraft	40751 Little Farm Rd.	Punta Gorda, Fl. 33982	731-6303
Sharon Young	40900 Little Farm Rd.	Punta Gorda, Fl. 33982	731-6781
Henry Klein	40990 Little Farm Rd.	Punta Gorda, Fl. 33982	543-1023
Sheila Klein	40990 Little Farm Rd.	Punta Gorda, Fl. 33982	543-1023
Linda Creamer	41060 Little Farm Rd.	Punta Gorda, Fl. 33982	
Vic Creamer	41060 Little Farm Rd.	Punta Gorda, Fl. 33982	
Pamela Bennett	41120 Little Farm Rd.	Punta Gorda, Fl. 33982	543-5544
Robert	41120 Little Farm Rd.	Punta Gorda, Fl. 33982	543-5544
Ken Sushil	11931 Loras Ln. SW	Fort Myers, Fl.	482-7191
Janelle Lockwood	298 Lowell Ave.	N. Fort Myers, Fl. 33917	543-3118
Becky Scheall	18191 Lyndhurst Ln.	Alva, Fl. 33920	694-8106
Tobi Hingson	18500 Lynn Rd.	N. Fort Myers, Fl. 33917	543-1849
Allan Ruth	18600 Lynn Rd.	N. Fort Myers, Fl. 33917	543-5162
Danielle Ruth	18600 Lynn Rd.	N. Fort Myers, Fl. 33917	543-5162
Virginia Cooper	18851 Lynn Rd.	N. Fort Myers, Fl. 33917	543-3326
Teen Clemons	19340 Mabel Ln.	N. Fort Myers, Fl. 33917	731-7127
Lisa Lanier	9320 Maple Ln.	N. Fort Myers, Fl 33917	543-1727
Robert Lanier	9320 Maple Ln.	N. Fort Myers, Fl 33917	543-1727
Carl Frasier	9371 Maple Ln.	N. Fort Myers, Fl 33917	543-3262
John Cheshire	9371 Maple Ln.	N. Fort Myers, Fl 33917	489-7000

Names	Street # Street	City, State, Zip	Phone #
Todd Disney	9381 Maple Ln.	N. Fort Myers, Fl. 33917	567-1111
Betty Hyde	1638 Maravilla Ln.	Fort Myers, Fl. 33919	936-3584
DeWayne Tagg	6181 Marmaduke Ln.	N. Fort Myers, Fl.33917	543-9222
Fran White	6840 Marna Ln.	N. Fort Myers, Fl 33917	543-2573
Perry Snabelen	6931 Marna Ln.	N. Fort Myers, Fl. 33917	731-3691
Jacob Woodard	7945 Marx Dr.	N. Fort Myers, Fl. 33917	543-8084
Tammy Epperson	7945 Marx Dr.	N. Fort Myers, Fl. 33917	543-8084
Brandon Dunn	18190 Matt Rd.	N. Fort Myers, Fl. 33917	567-0332
Rachel Dunn	18190 Matt Rd.	N. Fort Myers, Fl. 33917	567-0332
Colleen Kelly	18261 Matt Rd.	Fort Myers, Fl. 33912	768-6353
Teresa Herrin	18530 Matt Rd.	N. Fort Myers, Fl. 33917	731-3824
Chester Addison	19150 Matt Rd.	N. Fort Myers, Fl.33917	731-9479
Cassie Igo	8241 McDaniels Rd.	N. Fort Myers, Fl. 33917	997-9991
Sally Heig	17290 McDowell	N. Fort Myers, Fl 33917	731-8614
Ken Schumann	12491 McGregor Blvd. #19	Fort Myers, Fl. 33901	481-7161
Kim Peace	16950 McSpaddlen Ln.	N. Fort Myers, Fl. 33917	731-7259
Richard Daugherty	19301 Meredith Ln.	N. Fort Myers, Fl. 33917	543-1262
Barb Daugherty	19301 Meredith Rd.	N. Fort Myers, Fl 33917	543-1262
Rick Kloog	19330 Meredith Rd.	N. Fort Myers, Fl 33917	543-3978
Yvonne Kloog	19330 Meredith Rd.	N. Fort Myers, Fl 33917	543-5978
Jason Nail	19451 Meredith Rd.	N. Fort Myers, Fl 33917	731-3203
Kristen Nail	19451 Meredith Rd.	N. Fort Myers, Fl 33917	731-3203
Bonnie Middleton	9751 Merle Dr.	N. Fort Myers, Fl. 33917	731-5231
Tim Waters	9800 Merle Dr.	N. Fort Myers, Fl. 33917	543-4348
Betty Grogg	9851 Merle Dr.	N. Fort Myers, Fl 33917	731-4904
David Miscichowski	9900 Merle Dr.	N. Fort Myers, Fl. 33917	543-2821
Troy Dunn	9901 Merle Dr.	N. Fort Myers, Fl. 33917	543-7677
Karin Becker	9950 Merle Dr.	N. Fort Myers, Fl. 33917	731-9338
Alan Gould	16279 Mirror Lake Dr.	N. Fort Myers, Fl 33917	731-2220
Carolyn Gould	16279 Mirror Lake Dr.	N. Fort Myers, Fl. 33917	731-2220
Jaqueline Black	419 Mohawk Pkwy	Cape Coral, Fl. 33990	540-5561
Richard West	823 Montokal Ct.		541-7130
Harold Mann	2917 N. 2nd. St.	N. Fort Myers, Fl.33917	

Names	Street # Street	City, State, Zip	Phone #
Stephen Rogerson	16121 N. River Rd.	Alva, Fl	
Susan Rogerson	16121 N. River Rd.	Alva, Fl	
Belinda Massic	19661 N. River Rd.	Alva, Fl. 33920	728-3283
Ann T. Smith	19710 N. River Rd.	Alva, Fl. 33920	728-3838
Larry Smith	19710 N. River Rd.	Alva, Fl. 33920	728-3838
Don Gulnac	N. River Rd.	Alva, Fl. 33920	283-3239
Cynthia Davis	1526 N. Tamiami Tr	N. Fort Myers, Fl. 33917	989-2076
Judy Hitzing	8181 Nalle Grade Rd	N. Fort Myers, Fl. 33917	543-2391
Wade Hitzing	8181 Nalle Grade Rd	N. Fort Myers, Fl. 33917	543-2391
Jim Payne	2461 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	731-1990
James Koester	6421 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	567-1483
Lisa Billings	6451 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-2695
Janet Cooke	6521 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-2628
James E. Cooke	6541 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-2695
Cathy Drischel	6561 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	731-6885
Linda Pohle	6581 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-2589
Donna Campbell	6751 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-4846
Don Campbell Jr	6801 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-4846
Don Campbell Sr.	6801 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-4846
Nikki Stallins	7011 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	567-0575
Thomas Stallins	7011 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	567-0575
Dennis Gould	7050 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	
Barbara Salo	7170 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	731-6884
David Salo	7170 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	731-6884
Lisa Weeks	7171 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	731-1277
Terry Weeks	7171 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	731-1277
Carol Scritchfield	7281 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-2644
Ronald Scritchfield	7201 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-2644
Dolores Versluis	7301 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	567-1634
Donna Holcombe	7351 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	731-8982
Tammera Swaney	7570 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-2408
Fran Spears	7720 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	567-1920
Merwin Spears	7720 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	567-1920
Stacy Regner	7720 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	731-0894
Chris Hamner	7721 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	567-1314
Carla Jackson	8451 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	731-2454
Caroline Lefevre	8451 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	731-2454
B.W. Austin	8561 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	731-6956
Karen Kristensen	8751 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	731-2876
Howard Parker	8900 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-1199
Cathie Rogalski	8950 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-4008
Elaine Haab	8951 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-4030
Louis Haab	8951 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-4030
BJ Knipper	9000 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-2104
June E. Knipper	9000 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-2104
Lisa Speer	9050 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-5482
John Grgurich	9100 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	567-2308

Names	Street # Street	City, State, Zip	Phone #
Shari Shifrin	9150 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-2132
Mary C. James	9200 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-5429
P. Dianna James	9200 Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-5429
James Malone	7670 Nalle Rd.	N. Fort Myers, Fl. 33917	543-2089
Eva Ballard	17311 Nalle Rd.	N. Fort Myers, Fl. 33917	277-8144
William Cross	17400 Nalle Rd.	N. Fort Myers, Fl. 33917	543-4123
Helen Johns	17470 Nalle Rd.	N. Fort Myers, Fl. 33917	731-0791
Robert Yurkon	17470 Nalle Rd.	N. Fort Myers, Fl. 33917	731-0791
D. French	17530 Nalle Rd.	N. Fort Myers, Fl. 33917	543-3127
Gary Graef	17710 Nalle Rd.	N. Fort Myers, Fl. 33917	543-2761
Patricia Graef	17710 Nalle Rd.	N. Fort Myers, Fl. 33917	543-2761
Garry McBride	17751 Nalle Rd.	N. Fort Myers, Fl. 33917	731-7728
Mollie McBride	17751 Nalle Rd.	N. Fort Myers, Fl. 33917	731-7728
Gerald McPherson	17760 Nalle Rd.	N. Fort Myers, Fl. 33917	543-1564
Roxanne McPherson	17760 Nalle Rd.	N. Fort Myers, Fl. 33917	543-1564
Archie Hunsucker	17775 Nalle Rd.	N. Fort Myers, Fl. 33917	543-9612
Mildred Hunsucker	17775 Nalle Rd.	N. Fort Myers, Fl. 33917	543-9612
Tyler C	17801 Nalle Rd.	N. Fort Myers, Fl. 33917	543-6172
Dan Shafer	17850 Nalle Rd.	N. Fort Myers, Fl. 33917	543-2857
Gladys Mason	17900 Nalle Rd.	N. Fort Myers, Fl. 33917	543-3792
John Mason	17900 Nalle Rd.	N. Fort Myers, Fl. 33917	543-3792
Dean King	17901 Nalle Rd.	N. Fort Myers, Fl. 33917	543-2822
Lillian Yates	17971 Nalle Rd.	N. Fort Myers, Fl. 33917	731-7841
Phillip Yates	17971 Nalle Rd.	N. Fort Myers, Fl. 33917	731-7841
Ken Beckler	18011 Nalle Rd.	N. Fort Myers, Fl. 33917	458-8901
Butch Ritter	18051 Nalle Rd.	N. Fort Myers, Fl. 33917	731-8551
Angel Shafer	18060 Nalle Rd.	N. Fort Myers, Fl. 33917	731-2273
Cliff Shafer	18060 Nalle Rd.	N. Fort Myers, Fl. 33917	731-2273
Alberto Huerta	18000 Nalle Rd.	N. Fort Myers, Fl. 33917	543-4043
Elizabeth Huerta	18080 Nalle Rd.	N. Fort Myers, Fl. 33917	543-4043
Billy Williams	18120 Nalle Rd.	N. Fort Myers, Fl. 33917	567-4696
Wendy Williams	18120 Nalle Rd.	N. Fort Myers, Fl. 33917	567-4696
Chris Johnson	18136 Nalle Rd.	N. Fort Myers, Fl. 33917	543-3131
Jessica Quackenbach	18136 Nalle Rd.	N. Fort Myers, Fl. 33917	543-3131
Jean Richtfort	18140 Nalle Rd.	N. Fort Myers, Fl. 33917	731-6949
Robert Richtfort	18140 Nalle Rd.	N. Fort Myers, Fl. 33917	731-6949
Mark Penfield	18141 Nalle Rd.	N. Fort Myers, Fl. 33917	995-8556
Don Krimmenger	18150 Nalle Rd.	N. Fort Myers, Fl. 33917	731-3281
Wanda Krimmenger	18150 Nalle Rd.	N. Fort Myers, Fl. 33917	731-3281
Frank Singletary	18160 Nalle Rd.	N. Fort Myers, Fl. 33917	543-3752
Frank Singletary	18160 Nalle Rd.	N. Fort Myers, Fl. 33917	543-3752
James Shankin	18180 Nalle Rd.	N. Fort Myers, Fl. 33917	731-6431
Timothy Fowler	18240 Nalle Rd.	N. Fort Myers, Fl. 33917	543-7266
Eara Henshaw	18301 Nalle Rd.	N. Fort Myers, Fl. 33917	543-3331
FE Henshaw	18301 Nalle Rd.	N. Fort Myers, Fl. 33917	543-3331
Sue Larson	18400 Nalle Rd.	N. Fort Myers, Fl. 33917	731-7071
John Basler	18450 Nalle Rd.	N. Fort Myers, Fl. 33917	543-9439
Michelle Fisher	18450 Nalle Rd.	N. Fort Myers, Fl. 33917	543-9439

Names	Street # Street	City, State, Zip	Phone #
Nara Basler	18450 Nalle Rd	N. Fort Myers, Fl. 33917	543-9439
Betty Gray	18551 Nalle Rd.	N. Fort Myers, Fl. 33917	731-7387
William Gray	18551 Nalle Rd.	N. Fort Myers, Fl. 33917	731-7387
Robin Pojasky	18600 Nalle Rd.	N. Fort Myers, Fl. 33917	543-9775
Jesse Lee	18791 Nalle Rd.	N. Fort Myers, Fl. 33917	543-3030
Shirley Lee	18795 Nalle Rd.	N. Fort Myers, Fl. 33917	543-3030
Gary Richardson	18801 Nalle Rd.	N. Fort Myers, Fl 33917	543-7736
Kelly Pomeroy	18850 Nalle Rd.	N. Fort Myers, Fl 33917	543-1857
Larry Webb	18900 Nalle Rd.	N. Fort Myers, Fl 33917	731-0415
Steve Maitland	18900 Nalle Rd.	N. Fort Myers, Fl 33917	543-6070
Brenda Greenwell	18951 Nalle Rd.	N. Fort Myers, Fl. 33917	939-3905
Tim Greenwell	18951 Nalle Rd.	N. Fort Myers, Fl. 33917	277-1100
Doug Hutton	19101 Nalle Rd.	N. Fort Myers, Fl.33917	731-8129
Connie Lanier	19181 Nalle Rd.	N. Fort Myers, Fl 33917	543-6004
John Lanier	19181 Nalle Rd.	N. Fort Myers, Fl 33917	543-6004
Ernest Maxey	19200 Nalle Rd.	N. Fort Myers, Fl 33917	567-0259
La Keojaysone	19480 Nalle Rd.	N. Fort Myers, Fl. 33917	731-6312
Kimberley Barr	19510 Nalle Rd.	N. Fort Myers, Fl 33917	731-0357
Thomas Mere	19550 Nalle Rd.	N. Fort Myers, Fl. 33917	567-0347
Vicki Mere	19550 Nalle Rd.	N. Fort Myers, Fl. 33917	543-0347
Bob Lovell	19601 Nalle Rd.	N. Fort Myers, Fl 33917	
Jan Lovell	19601 Nalle Rd.	N. Fort Myers, Fl. 33917	
James Whited	19630 Nalle Rd.	N. Fort Myers, Fl 33917	731-6521
Adam Willis	19701 Nalle Rd.	N. Fort Myers, Fl 33917	543-1147
Freda Osborne	19701 Nalle Rd.	N. Fort Myers, Fl 33917	543-1147
Ronald Willis	19701 Nalle Rd.	N. Fort Myers, Fl 33917	543-1147
Wally Rewis	19725 Nalle Rd.	N. Fort Myers, Fl 33917	543-7477
Johnny Highsmith	19800 Nalle Rd.	N. Fort Myers, Fl. 33917	731-8210
Martha Thompson	19900 Nalle Rd.	N. Fort Myers, Fl. 33917	731-9716
Caroline Moore	20550 Nalle Rd.	N. Fort Myers, Fl. 33917	731-7701
Larry Montgomery	20650 Nalle Rd.	N. Fort Myers, Fl 33917	543-4443
Sherry Montgomery	20650 Nalle Rd.	N. Fort Myers, Fl 33917	543-4443
Allen Sandstedt	20700 Nalle Rd.	N. Fort Myers, Fl. 33917	731-0387
Joseph Marino	21300 Nalle Rd.	N. Fort Myers, Fl 33917	
Ida Silvia	314 NE 11th St	Cape Coral, Fl. 33909	574-6508
Sandra Cornell	2205 NE 14th Pl.	Cape Coral, Fl 33909	458-8901
Bonnie Bogard	908 NE 5th Pl.	Cape Coral, Fl. 33909	772-3469
Joseph Bogard	908 NE 5th Pl.	Cape Coral, Fl. 33909	772-3469
Brian Phillips	329 NE 6th Terr.	Cape Coral, Fl. 33909	573-6132
Pam Corlieto	1203 NE 9th Terr.	Cape Coral, Fl. 33991	458-2568
Paul Wise	39 NE. 13th Ave.	Cape Coral, Fl. 33909	772-0361
Edwina Randall	7031 New Port Rd. #H-2	N. Fort Myers, Fl. 33917	731-8382

Names	Street # Street	City, State, Zip	Phone #
Lucy Starbuck	18321 North Olga Dr.	Alva, Fl. 33920	694-7177
Elaine Hollis	940 Nott Rd.	Cape Coral, Fl. 33991	283-0176
Pattie Williams	1815 NW 38th Pl.	Cape Coral, Fl. 33991	283-3641
Bob Plambeck	1880 Old Bayshore Rd.	N. Fort Myers, Fl. 33917	
Jean Kendrick	18160 Old Bayshore Rd.	N. Fort Myers, Fl. 33917	543-2688
Casey Brown	37361 Old Farm Rd.		543-9563
Kim Brown	37361 Old Farm Rd.		543-9563
Cindy Rouse	37480 Old Farm Rd.		543-2864
Roger Rouse	37480 Old Farm Rd.		543-2864
Cindy White	4835 Orange Grove Blvd.	N. Fort Myers, Fl. 33917	997-4569
Deborah Londear	14746 Osprey Point Dr.	Fort Myers, Fl. 33908	437-5436
Pat Carbonneau	17631 Palm Creek Dr	N. Fort Myers, Fl. 33917	567-3003
Allan Hallock	17651 Palm Creek Dr.	N. Fort Myers, Fl. 33917	731-0832
Michael Griffiths	17671 Palm Creek Dr.	N. Fort Myers, Fl. 33917	567-1042
Renee Grffiths	17671 Palm Creek Dr.	N. Fort Myers, Fl. 33917	567-1042
Edwin Campbell	17711 Palm Creek Dr.	N. Fort Myers, Fl. 33917	543-3173
Lee Campbell	17711 Palm Creek Dr.	N. Fort Myers, Fl. 33917	543-3173
Amanda Kerr	17791 Palm Creek Dr.	N. Fort Myers, Fl. 33917	
Kevin Kerr	17791 Palm Creek Dr.	N. Fort Myers, Fl. 33917	
Marva Kerr	17791 Palm Creek Dr.	N. Fort Myers, Fl. 33917	
Kathleen Wright	18141 Palm Creek Dr.	N. Fort Myers, Fl. 33917	731-8565
Irene Adams	18183 Palm Creek Dr.	N. Fort Myers, Fl. 33917	
Stephanie Batchelder	18531 Palm Creek Dr.	N. Fort Myers, Fl. 33917	543-9291
Mary Martinie	18420 Panther Tr.	N. Fort Myers, Fl. 33917	543-6672
John D. Martinie	18420 Panther Trail Ln.	N. Fort Myers, Fl. 33917	543-6672
DJ Lansen	20050 Pearce St.	N. Fort Myers, Fl. 33917	567-3245
Sandra Anderson	20050 Pearce St.	N. Fort Myers, Fl. 33917	567-3245
James R. Russell Sr.	20250 Pearce St.	N. Fort Myers, Fl. 33917	543-7826
Richard Love	7448 Pebble Beach Rd.	Fort Myers, Fl. 33912	482-6022
Scott Griffith	2210 Peck St.	Fort Myers, Fl. 33901	334-4155
Tina Shwarsmeier	17271 Perry Ranch Rd.	N. Fort Myers, Fl. 33917	731-9698
Miguel Mercado	1368 Pine Ave.	N. Fort Myers, Fl. 33917	567-0265
Hans Schellbach	19601 Pine Echo Rd	N. Fort Myers, Fl. 33917	543-0863
Amy Veilleux	19481 Pine Echo Rd.	N. Fort Myers, Fl. 33917	731-5585

Names	Street #	Street	City, State, Zip	Phone #
Dennis Cheaver	19481	Pine Echo Rd.	N. Fort Myers, Fl 33917	731-5585
Jamie Meeks	19491	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-3705
Bruce Ross	19501	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-2208
Melissa Clark	19501	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-2208
Charlene Casey	19600	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-2290
George Wedeles	19600	Pine Echo Rd.	N. Fort Myers, Fl. 33917	543-8313
John Shonk	19600	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-2290
R Schellbach	19601	Pine Echo Rd.	N. Fort Myers, Fl. 33917	543-0863
Ed Ailant	19631	Pine Echo Rd.	N. Fort Myers, Fl 33917	731-8945
Sherry Ailant	19631	Pine Echo Rd.	N. Fort Myers, Fl 33917	731-8945
Laura Baker	19650	Pine Echo Rd.	N. Fort Myers, Fl 33917	567-0430
Pete Hauser	19650	Pine Echo Rd.	N. Fort Myers, Fl 33917	567-0430
Jamcs E. Minick	19651	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-1184
Kay Minick	19651	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-1184
Tamara Dawn Minick	19651	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-1184
Elaine Keane	19700	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-4421
Michele Cronin	19700	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-4421
Rickie Adams	19700	Pine Echo Rd.	N. Fort Myers, Fl. 33917	543-1126
Christine Frappier	19701	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-4307
Larry Frappier	19701	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-4307
Dennis Kurtzman	19801	Pine Echo Rd.	N Fort Myers, Fl 33917	543 6340
Linda Kurtzman	19801	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-6340
Diane Anderson	19901	Pine Echo Rd.	N. Fort Myers, Fl 33917	731-7402
Richie Anderson	19901	Pine Echo Rd.	N. Fort Myers, Fl 33917	731-7402
Elaine Ruckle	19950	Pine Echo Rd.	N. Fort Myers, Fl 33917	731-6735
Ralph Ruckle	19950	Pine Echo Rd.	N. Fort Myers, Fl 33917	731-6735
Amy Wood	10381	Pioneer Rd.	N. Fort Myers, Fl. 33917	476-7806
Michael Ahlers	10720	Pioneer Rd.	N. Fort Myers, Fl 33917	567-4499
Nancy Rounsie		PO Box 50354	Fort Myers, Fl. 33994	693-9293
Dan Startt	19051	Poor Ln.	N. Fort Myers, Fl. 33917	543-9711
Pam Parker		126 Powell Creek Dr.	N. Fort Myers, Fl. 33917	
John Pascarella	9701	Quail Hollow Rd	N. Fort Myers, Fl. 33917	731-8710
Marlin Strong	9550	Quail Hollow Rd.	N. Fort Myers, Fl 33917	731-4964
Dorothy Lollar	9651	Quail Hollow Rd.	N. Fort Myers, Fl 33917	543-1131
Charles Houser	9701	Quail Hollow Rd.	N. Fort Myers, Fl. 33917	731-8710
Linda Houser	9701	Quail Hollow Rd.	N. Fort Myers, Fl.33917	731-8710
Troy Cummings	9751	Quail Hollow Rd.	N. Fort Myers, Fl. 33917	731-5280
Anthony Pearce	9800	Quail Hollow Rd.	N. Fort Myers, Fl 33917	543-1081
Mike Conley	9800	Quail Hollow Rd.	N. Fort Myers, Fl 33917	543-1081
Susan Startt	9850	Quail Hollow Rd.	N. Fort Myers, Fl 33917	543-1242
Wesley Startt	9850	Quail Hollow Rd.	N. Fort Myers, Fl 33917	543-1242
Scottie Morice	9900	Quail Hollow Rd.	N. Fort Myers, Fl.33917	543-5603
Johnny Edwards	9901	Quail Hollow Rd.	N. Fort Myers, Fl 33917	
Nancy Edwards	9901	Quail Hollow Rd.	N. Fort Myers, Fl. 33917	543-1160

Names	Street # Street	City, State, Zip	Phone #
Greg McLain	9950 Quail Hollow Rd	N. Fort Myers, Fl 33917	543-1931
Manlyn McLain	9950 Quail Hollow Rd.	N. Fort Myers, Fl. 33917	543-1931
Nancy Edward	9951 Quail Hollow Rd.	N. Fort Myers, Fl 33917	
Timothy Grice	9550 Quail Run Rd.	N. Fort Myers, Fl. 33917	543-1254
Donna McSorley	9551 Quail Run Rd.	N. Fort Myers, Fl 33917	543-8929
Mike McSorley	9551 Quail Run Rd.	N. Fort Myers, Fl 33917	543-8929
Sandy Martin	9671 Quail Run Rd.	N. Fort Myers, Fl 33917	731-9368
Peter Annazone	9721 Quail Run Rd.	N. Fort Myers, Fl. 33917	731-6335
Sheila Annazone	9721 Quail Run Rd.	N. Fort Myers, Fl. 33917	731-6335
Barbara Dearstyne	11407 Rabun Gap Dr.	N. Fort Myers, Fl. 33917	567-2388
Daniel Moyer	11267 Rabun Gap Rd.	N. Fort Myers, Fl 33917	731-3607
B Fischer	9860 Rambo Ln.	N. Fort Myers, Fl. 33917	543-4139
Mel Nelson	17810 Rich Bram Ln.	N. Fort Myers, Fl 33917	731-9356
Kim Hitchcock	7031 Rich Rd.	N. Fort Myers, Fl. 33917	731-9370
Tont Hitchcock	7031 Rich Rd.	N. Fort Myers, Fl 33917	731-9370
Deborah Rickard	37240 Rickard Ln.	N. Fort Myers, Fl. 33917	543-8746
Scott VanLiet	18791 River Estates Ln.	Alva, Fl. 33920	
David Moody	2250 River Oak Ln.	Fort Myers, Fl. 33919	693-5676
Dawn Moody	2250 River Oak Ln.	Fort Myers, Fl. 33919	693-5676
D. Whited	1830 Rober Rd.		283-3716
Glenda Alvarez	18141 Roberts Rd.	N. Fort Myers, Fl. 33917	543-9130
Jerry Baucom II	18241 Roberts Rd.	N. Fort Myers, Fl 33917	543-2898
Jon Ruedisueli	12621 Rod & Gun Club Rd.	Fort Myers, Fl. 33913	303-8550
Bobby Rosine	7280 Rommel Rd.	N. Fort Myers, Fl 33917	543-5810
James Cooke	417 Roosevelt Ave.	Lehigh Acres. Fl. 33972	368-2586
Kenneth Robinson	10711 Ruden Rd.	N. Fort Myers, Fl. 33917	543-3964
Jodi Snelling	5705 - 5 S. Foxlake Dr.	N. Fort Myers, Fl. 33917	656-3361
Robert Peterson	17851 Sabal Palm Dr.	N. Fort Myers, Fl. 33917	731-3995
Kenneth Crews	17410 Sabal Palms Dr.	N. Fort Myers, Fl. 33917	
Sheryl Crews	17410 Sabal Palms Dr.	N. Fort Myers, Fl. 33917	
Jamie Ware	17911 Sabal Palms Dr.	N. Fort Myers, Fl 33917	543-5218
Brian Hartwig	7590 Samville Rd.	N. Fort Myers, Fl 33917	823-6694

Names	Street # Street	City, State, Zip	Phone #
Barbara Dudek	29 Sand Lake Ct.	N. Fort Myers, Fl. 33917	567-0635
Ted Dudek	29 Sand Lake Ct.	N. Fort Myers, Fl. 33917	567-0635
Kent Kelley	3304-3 Sandeewood Ln.	Fort Myers, Fl.	275-8309
Rebecca Kyle	1423 Sandra Ln.	Fort Myers, Fl. 33919	332-1448
Richard Queen	18182 Sandy Pines Cir.	N. Fort Myers, Fl 33917	567-2001
Laurine Belanger	18154 Sandy Pines Cir.	N. Fort Myers, Fl 33917	543-7752
Chris King	1806 SE 10th Pl.	Cape Coral, Fl. 33990	573-1329
Philip Shelvin	425 SE 13th St.	Cape Coral, Fl 33990	461-2673
Paula J. Rigoni	3117 SE 18th Ave.	Cape Coral, Fl. 33991	549-6482
Pat Nelson	4615 SE 20th Ave.	Cape Coral, Fl. 33990	542-3652
Mike Carr	1311 SE 21st Terr.	Cape Coral, Fl. 33990	772-2312
Andrew Prince	2915 SE 22nd Ave.	Cape Coral, Fl 33909	549-9959
Dottie Jobe	1909 SE 37th St.	Cape Coral, Fl. 33990	549-5436
Jon Jobe	1909 SE 37th St.	Cape Coral, Fl. 33990	549-5436
Joe Corlieto	433 SE 9th Pl.	Cape Coral, Fl. 33991	458-3571
Al Shoning	10290 SE Foster	Arcadia, Fl.	863-9934290
George Ruiz	405 SE Van Loon	Cape Coral, Fl. 33990	458-3435
Richard Schievella	1715 SE. 1st Terr,	Cape Coral, Fl. 33904	242-2337
Angela Orselli	620 SE. 25th Terr.	Cape Coral, Fl. 33904	772-0994
Jim Swindler	9330 Sedgefield Rd.	N. Fort Myers, Fl 33917	731-1936
Raymond Tosch	9331 Sedgefield Rd.	N. Fort Myers, Fl 33917	567-2870
Brian Dugo	9341 Sedgefield Rd.	N. Fort Myers, Fl 33917	567-3035
Patricia Dugo	9341 Sedgefield Rd.	N. Fort Myers, Fl 33917	567-3035
Cathie Potts	9360 Sedgefield Rd.	N. Fort Myers, Fl 33917	543-8187
Margaret Ruth	9411 Sedgefield Rd.	N. Fort Myers, Fl 33917	543-3744
Walter Ruth	9411 Sedgefield Rd.	N. Fort Myers, Fl 33917	543-3744
Claus M. Stanford	9471 Sedgefield Rd	N. Fort Myers, Fl 33917	543-9782
Linda S. Stanford	9471 Sedgefield Rd.	N. Fort Myers, Fl 33917	543-9782
Linda Netsch	9540 Shadow Oak Ln.	N. Fort Myers, Fl. 33917	543-8517
Michelle Netsch	9540 Shadow Oak Ln.	N. Fort Myers, Fl. 33917	543-8517
Raymond Netsch	9540 Shadow Oak Ln.	N. Fort Myers, Fl. 33917	543-8517

Names	Street # Street	City, State, Zip	Phone #
Larry Belcher	9561 Shadow Oak Ln.	N. Fort Myers, Fl. 33917	567-2267
P. Kay Hardy	9561 Shadow Oak Ln.	N. Fort Myers, Fl. 33917	567-2267
Art Natale	9581 Shadow Oak Ln.	N. Fort Myers, Fl. 33917	543-4340
Rebecca Foriest	9581 Shadow Oak Ln.	N. Fort Myers, Fl. 33917	543-4340
Patricia Atlanlon	9601 Shadow Oak Ln.	N. Fort Myers, Fl. 33917	410-1333
James Hagie	9651 Shadow Oak Ln.	N. Fort Myers, Fl. 33917	731-7645
Tania Hagie	9651 Shadow Oak Ln.	N. Fort Myers, Fl. 33917	731-7645
JK Conner	10225 Sharon Dr.	N. Fort Myers, Fl 33917	543-6013
Iris Minyer	11192 Sharon Dr.	N. Fort Myers, Fl. 33917	543-1619
Billie Brown	17281 Shelby Ln.	N. Fort Myers, Fl. 33917	731-2075
Irene Koch	17361 Shelby Ln.	N. Fort Myers, Fl. 33917	543-9670
Audrey Plattner	11700 Shelly Ln.	Cape Coral, Fl. 33991	848-8131
Tatjana Plattner	11700 Shelly Ln.	Cape Coral, Fl. 33991	282-5561
J Beatson	1432 Shirley Dr.	N. Fort Myers, Fl. 33917	543-6996
Waneta Schafer	35 Shrub Ln.	N. Fort Myers, Fl. 33917	543-4475
Darlene Pye	4141 Silverwood Ct.	N. Fort Myers, Fl. 33917	656-3373
Paul McKenzie	10501 Six Mile Cypress	Fort Myers, Fl. 33912	939 1877
Sue Tucker	19351 Skipper Rd.	N. Fort Myers, Fl 33917	543-5315
Robert Reighter	19650 Skipper Rd.	N. Fort Myers, Fl 33917	543-5298
David Hutter	19700 Skipper Rd.	N. Fort Myers, Fl 33917	731-1550
Alena Worthington	19800 Skipper Rd.	N. Fort Myers, Fl. 33917	543-8252
Eleana Worthington	19800 Skipper Rd.	N. Fort Myers, Fl. 33917	
Stanley Byrd	19951 Skipper Rd.	N. Fort Myers, Fl 33917	731-2628
Stanley Byrd	19951 Skipper Rd.	N. Fort Myers, Fl. 33917	731-2628
Glen Schiegner	6630 Slater Pines Dr.	N. Fort Myers, Fl. 33917	567-0326
Pam Schiegner	6630 Slater Pines Dr.	N. Fort Myers, Fl. 33917	567-0326
Patricia Dooley	19611 Slater Rd	N. Fort Myers, Fl. 33917	731-0123
Cyndi Snyder	16900 Slater Rd.	N. Fort Myers, Fl. 33917	731-7057
Becky Crittenden	18141 Slater Rd.	N. Fort Myers, Fl 33917	576-0966
Mary Lynn Medrecky	18221 Slater Rd.	N. Fort Myers, Fl 33917	543-3322
Leonel Dealmieda	18250 Slater Rd.	N. Fort Myers, Fl 33917	543-5358
Maria E. Dealmieda	18250 Slater Rd.	N. Fort Myers, Fl 33917	543-5358
Robin Harkey	18751 Slater Rd.	N. Fort Myers, Fl. 33917	334-9404
Wes Jynella	18881 Slater Rd.	N. Fort Myers, Fl. 33917	567-2367
Barbara Mooney	19380 Slater Rd.	N. Fort Myers, Fl. 33917	543-2638
Patrick Dooley	19611 Slater Rd.	N. Fort Myers, Fl. 33917	731-0123
Stephanie Lukitisch	19701 Slater Rd	N. Fort Myers, Fl 33917	567-2702
David Nesbitt	19951 Slater Rd.	N. Fort Myers, Fl 33917	731-8783
Linda Nesbitt	19951 Slater Rd.	N. Fort Myers, Fl 33917	731-8783

Names	Street # Street	City, State, Zip	Phone #
Deanne Kyle	5612 Sonnen Ct	Fort Myers, Fl. 33919	454-6762
Kevin Kyle	5612 Sonnen Ct	Fort Myers, Fl. 33919	454-6762
John Romoser	6601 Southwell Dr.	Fort Myers, Fl. 33919	561-2457
Kathleen Smith	6208 St. Andrews Cir.	Fort Myers, Fl. 33919	939-1470
Gary Simmons	9751 St. Paul Rd.	N. Fort Myers, Fl 33917	543-5674
Janet Simmons	9751 St. Paul Rd.	N. Fort Myers, Fl. 33917	543-5674
Jeff Holcombe	9901 St. Paul Rd.	N. Fort Myers, Fl 33917	731-8580
Erica St	5710 Staley Rd.	Fort Myers, Fl. 33905	690-1394
Troy McDonald	13500 State Rd. 31	N. Fort Myers, Fl. 33917	543-2323
Tammy Jackson	38101 Still Ln.	N. Fort Myers, Fl 33917	731-7763
RA Auldridge	38551 Still Ln.	N. Fort Myers, Fl 33917	543-2281
Bob McKissick	38780 Still Ln.	N. Fort Myers, Fl. 33917	543-8228
John Hickox	5518 Sunrise Dr.	N. Fort Myers, Fl. 33917	278-1672
Beth Countryman	40661 Susan Dr.	Punta Gorda, Fl. 33982	543-4115
Dana Kellermeier	204 SW 21st St/	Cape Coral, Fl 33991	458-7766
MaryAnn Wagner	517 SW 23rd Terr.	Cape Coral, Fl. 33991	772-1107
Chris LaDelea	4926 SW 25th Pl.	Cape Coral, Fl. 33914	338-2270
Debra Cail	4103 SW 27th Pl.	Cape Coral, Fl. 33914	540-9914
Vicki Olszewski	210 SW 47th Terr. #3	Cape Coral, Fl. 33990	542-4067
Michael Payne	2619 SW 52nd Terr.	Cape Coral, Fl. 33990	549-6671
James Tronnes	817 SW 9th Ave.	Cape Coral, Fl. 33991	574-8460
Laurie Ward	9450 Swan Way	N. Fort Myers, Fl.33917	731-7075
Lori J. Castelli	17373 Tallulah Falls Rd.	N. Fort Myers, Fl 33917	567-0066
Herbert J. Murphy	19331 Tammy Ln	N. Fort Myers, Fl 33917	543-855
Jayne Gayle	19281 Tammy Ln.	N. Fort Myers, Fl 33917	543-6343
Shannon Tiberio	19391 Tammy Ln.	N. Fort Myers, Fl. 33917	567-3040
Steven Reed	19641 Tammy Ln.	N. Fort Myers, Fl. 33917	731-1741
Ray Gorden	16820 Tarpon Way	N. Fort Myers, Fl 33917	543-8360

Names	Street # Street	City, State, Zip	Phone #
Brian Beller	9011 Triplett Rd.	N Fort Myers, Fl 33917	543-9177
Lucie Beard	1721 Upriver Rd.	N. Fort Myers, Fl. 33917	
Donna Krystosek	1626 Venian Ln.	N. Fort Myers, Fl. 33917	656-6215
Michael Romano	19701 Veronica Blvd	N. Fort Myers, Fl. 33917	567-0656
Elizabeth Jones	9601 Veronica Blvd.	N. Fort Myers, Fl. 33917	
Lois Ann Salko	1900 Virginia Ave. #301	Fort Myers, Fl. 33919	334-6456
Amy Zemble	17125 Wayzata Ct.	N. Fort Myers, Fl 33917	731-0756
Matthew Zemble	17125 Wayzata Ct.	N. Fort Myers, Fl 33917	731-0756
Jan Heath	17168 Wayzata Ct.	N. Fort Myers, Fl. 33917	
Christine Hanuscher	20150 Welborn	N. Fort Myers, Fl. 33917	567-3458
Terry L. Foley	20025 Welborn Rd.	N. Fort Myers, Fl 33917	731-6090
Alan Haag	20101 Welborn Rd.	N. Fort Myers, Fl. 33917	731-0763
Tracey Haag	20101 Welborn Rd.	N. Fort Myers, Fl. 33917	731-0763
Jeanne Comele	20151 Welborn Rd.	N. Fort Myers, Fl 33917	543-2350
Dee Blum	20250 Welborn Rd.	N. Fort Myers, Fl 33917	567 0942
Christine DePriest	20480 Welborn Rd.	N. Fort Myers, Fl 33917	731-7732
Ruth Engvalson	17501 Wells Rd.	N. Fort Myers, Fl. 33917	
Hilton Daniels	17880 Wellswood Rd.	N. Fort Myers, Fl. 33917	731-1888
	13160 Whitehaven Ln. # 123	Fort Myers, Fl. 33912	768-1130
Bill Thompson	20100 Williams Rd.	N. Fort Myers, Fl. 33917	731-1430
Cindy Grant	20161 Williams Rd.	N. Fort Myers, Fl. 33917	567-1608
Dianne Black	20230 Williams Rd.	N. Fort Myers, Fl 33917	543-5632
Joshua Black	20230 Williams Rd.	N. Fort Myers, Fl 33917	543-5632
Rod Black	20230 Williams Rd.	N. Fort Myers, Fl 33917	543-5632
Matthew Lindsay	20250 Williams Rd.	N. Fort Myers, Fl. 33917	543-4781
Chuck Hinman	21900 Williams Rd.	N. Fort Myers. Fl 33917	671-7468
Penny Blue	4060 Williamson Rd.	Fort Myers, Fl. 33905	693-0031
Jennie Canady	38251 Willow Ln.	N. Fort Myers, Fl. 33917	543-8942
Kim Lindsey	2346-20 Winkler Ave.	Fort Myers, Fl. 33912	338-2173
Lisa Trombley	3759 Winkler Ave. Ext. #837	Fort Myers, Fl. 33916	938-0059
Jill Wedeles	19400 Witts End	Fort Myers, Fl. 33920	728-5804

Names	Street # Street	City, State, Zip	Phone #
Janis Erwin	4225 Woodbrier Dr.	Fort Myers, Fl. 33905	694-8778
Carole Myers	2442 Woodland Cir	Fort Myers, Fl 33919	275-4319
Dorothy Gapla	18340	N. Fort Myers, Fl. 33917	
Edward Gapla	18340		
Diane Tyler	19311	N. Fort Myers, Fl 33917	567-0356
Frank Roy		N. Fort Myers, Fl 33917	543-8784
Gail Lawson			
Tara Crawford		N. Fort Myers, Fl 33917	731-3608

Exhibit 3

Signers at June 6, 2001 meeting

Names	Street #	Street	City, State, Zip	Phone #
Daniel Blank	9850	Bahia Vista	N Fort Myers, Fl. 33917	543-1447
Roberta Hopkins	9850	Bahia Vista	N Fort Myers, Fl. 33917	543-1447
Amy Oxendine	10191	Bahia Vista Rd.	N. Fort Myers, Fl. 33917	731-3286
Patricia Huffmaster	10315	Bahia Vista Rd.	N Fort Myers, Fl. 33917	543-6550
Clyde Markland	16200	Baypoint Blvd. #A302	N Fort Myers, Fl. 33917	543-4723
Shirley Markland	16200	Baypoint Blvd. #A302	N Fort Myers, Fl. 33917	543-4723
Larry Allen	16000	Baypoint Blvd. #D302	N Fort Myers, Fl. 33917	567-2897
Charlie Forest	10441	Bayshore Rd	N Fort Myers, Fl. 33917	543-echo
Robin Whidden	9695	Bayshore Rd.	N. Fort Myers, Fl 33917	543-3523
Edna Beal	10201	Beal Ln.	N. Fort Myers, Fl. 33917	731-2657
Larry Eckhardt	20701	Bradley Rd.	N. Fort Myers, Fl. 33917	731-8769
Mark Pelliler	1571	Brown Rd	N Fort Myers, Fl. 33917	995-9598
Bonnie Price	17240	Castlevievw Dr	N Fort Myers, Fl. 33917	543-1925
Martin Price	17240	Castlevievw Dr	N Fort Myers, Fl. 33917	543-1925
James Tezyk	9949	Councilor Ln.	N. Fort Myers, Fl 33917	567-2346
Marcia Wall	10221	Deal Rd	N Fort Myers, Fl. 33917	543-3680
Mike Wall	10221	Deal Rd	N Fort Myers, Fl. 33917	543-3680
Jack Stanaland	11650	Deal Rd	N Fort Myers, Fl. 33917	731-0812
Arnior Parsons	10240	Deal Rd.	N. Fort Myers, Fl 33917	543-7893
Evelyn LeBlanc	10460	Deal Rd.	N. Fort Myers, Fl 33917	543-1681
Ken Gntfith	7770	Deni Rd.	N Fort Myers, Fl. 33917	543-6505
Kenneth Ryan	8400	Dosonte Ln.	N Fort Myers, Fl. 33917	543-1743
Wendy Gotten	8451	Dosonte Ln.	N Fort Myers, Fl. 33917	731-0800
Cecil Berlien	9501	Dosonte Ln.	N Fort Myers, Fl. 33917	731-0595
Ruth Poghtsh	17391	Durrance Rd	N Fort Myers, Fl. 33917	543-3246
William A. Middleton	17600	Durrance Rd	N Fort Myers, Fl. 33917	543-3453
Gene Scott	17981	Durrance Rd	N Fort Myers, Fl. 33917	543-1417
Dusty Glaze	18731	Durrance Rd	N Fort Myers, Fl. 33917	731-6361
Cheryl Middleton	17600	Durrance Rd.	N. Fort Myers, Fl. 33917	543-3453
Mary Merryman	17751	Durrance Rd.	N. Fort Myers, Fl. 33917	
Ralph Picking	17760	Durrance Rd.	N. Fort Myers, Fl. 33917	567-0182
Thomas Deliso	17801	Durrance Rd.	N. Fort Myers, Fl. 33917	567-1511
Wayne Combs	19180	Ethel Dr.	N. Fort Myers, Fl. 33917	731-3856
John Taitano	19220	Four Wheel	N. Fort Myers, Fl 33917	731-9741
Terry Taitano	19220	Four Wheel	N. Fort Myers, Fl 33917	731-9741

Names	Street #	Street	City, State, Zip	Phone #
Tom Vent	5713	Foxlake Dr. #2	N Fort Myers, Fl. 33917	
Gary Heggemeier	19910	Freeman Dr.	N. Fort Myers, Fl. 33917	543-2474
Joan Heggemeier	19910	Freeman Dr.	N. Fort Myers, Fl. 33917	543-2474
LeeAnn Harrington	19050	Gottarde Rd.	N. Fort Myers, Fl. 33917	567-0389
Tom Harrington	19050	Gottarde Rd.	N. Fort Myers, Fl. 33917	567-0389
Susan Davis	19300	Gottarde Rd.	N. Fort Myers, Fl. 33917	543-2448
Margaret Lince	19670	Gottarde Rd.	N. Fort Myers, Fl. 33917	543-6548
Mickey Lince	19670	Gottarde Rd.	N. Fort Myers, Fl. 33917	543-6548
Jackie Burrell	19671	Gottarde Rd.	N. Fort Myers, Fl. 33917	543-8099
Judy Durrant	19740	Gottarde Rd.	N. Fort Myers, Fl. 33917	543-2201
Paul Durrant	19740	Gottarde Rd.	N. Fort Myers, Fl. 33917	543-2201
Piper Hunt	19811	Gottarde Rd.	N. Fort Myers, Fl. 33917	543-5932
Annette Coughlin	8151	Henderson Grade	N. Fort Myers, Fl. 33917	731-1665
Lori Davidson	8501	Henderson Grade	N. Fort Myers, Fl. 33917	656-3342
Christine Abrams	8200	Henderson Grade Rd	N Fort Myers, Fl 33917	567-0537
Norman Abrams	8200	Henderson Grade Rd	N Fort Myers, Fl. 33917	567-0537
Kornel Bleser	8201	Henderson Grade Rd	N Fort Myers, Fl. 33917	543-8676
Doug Traurig	8300	Henderson Grade Rd	N Fort Myers, Fl. 33917	731-0309
Shelley Traurig	8300	Henderson Grade Rd	N Fort Myers, Fl. 33917	731-0309
Marlene Shaw	8401	Henderson Grade Rd	N Fort Myers, Fl. 33917	731-8632
Sheryl Romano	19531	Honey Bear Ln.	N Fort Myers, Fl. 33917	731-8553
Lee Ritter	20601	Huffmaster Rd.	N. Fort Myers, Fl 33917	731-7152
Linda Ritter	20601	Huffmaster Rd.	N. Fort Myers, Fl 33917	731-7152
Nicholas Mellis	20750	Huffmaster Rd.	N. Fort Myers, Fl 33917	567-1830
Dons Knotts	20061	Keola Ln	N Fort Myers, Fl. 33917	543-1246
Christine Olson	20080	Keola Ln.	N. Fort Myers, Fl 33917	543-1832
Dean Gilles	20101	Keola Ln.	N. Fort Myers, Fl. 33917	567-3205
Rosanne Gilles	20101	Keola Ln.	N. Fort Myers, Fl. 33917	567-3205
Don Paight	20150	Keola Ln.	N. Fort Myers, Fl 33917	731-2544
Kathy Paight	20150	Keola Ln.	N. Fort Myers, Fl 33917	731-6292
Nina Paight	20150	Keola Ln.	N. Fort Myers, Fl 33917	731-2544
Pete Ostrom	20201	Keola Ln.	N. Fort Myers, Fl 33917	567-1895
Lydia Cassilly	20251	Keola Ln.	N. Fort Myers, Fl 33917	731-9554
Thomas Cassilly	20251	Keola Ln.	N. Fort Myers, Fl 33917	731-9554
Terri M. Vought	20300	Keola Ln.	N Fort Myers, Fl, 33917	543-5877
Edith Giovannozzi	20301	Keola Ln.	N. Fort Myers, Fl 33917	543-1061
Philip Giovannozzi	20301	Keola Ln.	N. Fort Myers, Fl 33917	543-1061
Jim Leppala	20400	Keola Ln.	N. Fort Myers, Fl 33917	731-8889
Pam Leppala	20400	Keola Ln.	N. Fort Myers, Fl 33917	731-8889
Martin Hohnhorst	20401	Keola Ln.	N. Fort Myers, Fl 33917	543-8997
Sue Dodge	20401	Keola Ln.	N. Fort Myers, Fl 33917	543-8997
Diane Gnez	19630	Lan Shell Dr.	N Fort Myers, Fl. 33917	731-3205

Names	Street #	Street	City, State, Zip	Phone #
Tom Griez	19630	Lan Shell Dr.	N Fort Myers, Fl. 33917	731-3205
Tom Allen	20150	Lani Ln.	N. Fort Myers, Fl. 33917	543-8454
Peggy Swartzlander	20250	Lani Ln.	N. Fort Myers, Fl 33917	543-9039
Antonio Caliendo	16990	Laurelin Ct.	N Fort Myers, Fl. 33917	731-1130
Raymond Steele	17151	Laurelin Ct.	N Fort Myers, Fl. 33917	731-7901
Ike Counts	9691	Lawhon Ln.	N. Fort Myers, Fl. 33917	543-3195
Gary Hummel	18751	Leetana Rd	N Fort Myers, Fl. 33917	543-4361
Lonni Strickland	18351	Leetana Rd.	N. Fort Myers, Fl. 33917	543-9301
Ireena Strickland	18351	Leetana Rd.	N. Fort Myers, Fl. 33917	543-9301
Rachel Griffin	18451	Lynn Rd	N Fort Myers, Fl. 33917	567-1018
Allan Ruth	18600	Lynn Rd.	N. Fort Myers, Fl. 33917	543-5162
Cheryl Bigler	18901	Matt Rd	N Fort Myers, Fl. 33917	543-8857
Mike Bigler	18901	Matt Rd	N Fort Myers, Fl. 33917	543-8857
Richard Ramsey	20200	Meadow Ln.	N Fort Myers, Fl. 33917	543-1372
Richard Daugherty	19301	Meredith Ln.	N. Fort Myers, Fl. 33917	543-1262
Debbie Jackson	19450	Meredith Rd.	N Fort Myers, Fl. 33917	543-5402
Jason Nail	19451	Meredith Rd.	N. Fort Myers, Fl 33917	731-3203
Kristen Nail	19451	Meredith Rd.	N. Fort Myers, Fl 33917	731-3203
Betty Grogg	9851	Merle Dr.	N. Fort Myers, Fl 33917	731-4904
David Miscichowski	9900	Merle Dr.	N. Fort Myers, Fl. 33917	543-2821
Troy Dunn	9901	Merle Dr.	N. Fort Myers, Fl. 33917	543-7677
Karin Becker	9950	Merle Dr.	N. Fort Myers, Fl. 33917	731-9338
Brenda Malone	7670	Nalle Grade Rd	N Fort Myers, Fl. 33917	543-2089
James Malone	7670	Nalle Grade Rd	N Fort Myers, Fl. 33917	543-2089
James Krockner	8081	Nalle Grade Rd	N Fort Myers, Fl. 33917	693-2621
Linda Krockner	8081	Nalle Grade Rd	N Fort Myers, Fl. 33917	693-2621
Judy Hitzing	8181	Nalle Grade Rd	N. Fort Myers, Fl. 33917	543-2391
Sadee Walmsley	8250	Nalle Grade Rd	N Fort Myers, Fl. 33917	561-5656
Vic Hein	8250	Nalle Grade Rd	N Fort Myers, Fl. 33917	694-3131
Joe Darssel	8571	Nalle Grade Rd	N Fort Myers, Fl. 33917	567-2833
Carol Hartman	8801	Nalle Grade Rd	N Fort Myers, Fl. 33917	543-1801
James Hartman	8801	Nalle Grade Rd	N Fort Myers, Fl. 33917	543-1801
Willie James	9250	Nalle Grade Rd	N Fort Myers, Fl. 33917	543-8138
Jim Payne	2461	Nalle Grade Rd.	N. Fort Myers, Fl 33917	731 1990
Linda Pohle	6581	Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-2589
Dolores Versluis	7301	Nalle Grade Rd.	N. Fort Myers, Fl. 33917	567-1634
Fran Spears	7720	Nalle Grade Rd.	N. Fort Myers, Fl 33917	567-1920
Chris Hamner	7721	Nalle Grade Rd.	N. Fort Myers, Fl. 33917	567-1314
Carla Jackson	8451	Nalle Grade Rd.	N. Fort Myers, Fl 33917	731-2454

Names	Street #	Street	City, State, Zip	Phone #
B.W. Austin	8561	Nalle Grade Rd.	N. Fort Myers, Fl. 33917	731-6956
Lisa Speer	9050	Nalle Grade Rd.	N. Fort Myers, Fl 33917	543-5482
Shari Shifrin	9150	Nalle Grade Rd.	N. Fort Myers, Fl. 33917	543-2132
P. Dianna James	9200	Nalle Grade Rd.	N. Fort Myers, Fl 33917	543-5429
Jay Cabral	17350	Nalle Rd	N Fort Myers, Fl. 33917	567-2833
Charles Mason	17461	Nalle Rd	N Fort Myers, Fl. 33917	543-2339
Louise Mason	17461	Nalle Rd	N Fort Myers, Fl. 33917	543-2339
Hazel Oberski	17551	Nalle Rd	N Fort Myers, Fl. 33917	731-2429
Ronald Oberski	17551	Nalle Rd	N Fort Myers, Fl. 33917	731-2429
William Cross	17400	Nalle Rd.	N. Fort Myers, Fl 33917	543-4123
Helen Johns	17470	Nalle Rd.	N. Fort Myers, Fl. 33917	731-0791
Robert Yurkon	17470	Nalle Rd.	N. Fort Myers, Fl. 33917	731-0791
D. French	17530	Nalle Rd.	N. Fort Myers, Fl. 33917	543-3127
Gary Graef	17710	Nalle Rd.	N. Fort Myers, Fl. 33917	543-2761
Garry McBnde	17751	Nalle Rd.	N. Fort Myers, Fl. 33917	731-7728
Mollie McBride	17751	Nalle Rd.	N. Fort Myers, Fl. 33917	731-7728
Gerald McPherson	17760	Nalle Rd.	N. Fort Myers, Fl. 33917	543-1564
Archie Hunsucker	17775	Nalle Rd.	N. Fort Myers, Fl. 33917	543-9612
Mildred Hunsucker	17775	Nalle Rd.	N. Fort Myers, Fl. 33917	543-9612
Phillip Yates	17971	Nalle Rd	N. Fort Myers, Fl. 33917	731-7041
Butch Ritter	18051	Nalle Rd.	N. Fort Myers, Fl 33917	731-8551
Jean Richtfort	18140	Nalle Rd.	N. Fort Myers, Fl. 33917	731-6949
Robert Richtfort	18140	Nalle Rd.	N. Fort Myers, Fl. 33917	731-6949
Mark Penfield	18141	Nalle Rd.	N. Fort Myers, Fl 33917	995-8556
Sue Larson	18400	Nalle Rd.	N. Fort Myers, Fl 33917	731-7071
Betty Gray	18551	Nalle Rd.	N. Fort Myers, Fl. 33917	731-7387
Gary Richardson	18801	Nalle Rd.	N. Fort Myers, Fl 33917	543-7736
Kelly Pomeroy	18850	Nalle Rd.	N. Fort Myers, Fl 33917	543-1857
Larry Webb	18900	Nalle Rd.	N. Fort Myers, Fl 33917	731-0415
Brenda Greenwell	18951	Nalle Rd.	N. Fort Myers, Fl. 33917	939-3905
Tim Greenwell	18951	Nalle Rd.	N. Fort Myers, Fl. 33917	277-1100
Connie Lanier	19181	Nalle Rd.	N. Fort Myers, Fl 33917	543-6004
John Lanier	19181	Nalle Rd.	N. Fort Myers, Fl 33917	543-6004
Caroline Moore	20550	Nalle Rd.	N. Fort Myers, Fl. 33917	731-7701
Allen Sandstedt	20700	Nalle Rd.	N. Fort Myers, Fl. 33917	731-0387
Renee Fetrow	17500	Old Bayshore Rd	N Fort Myers, Fl. 33917	731-3794
Madale Stratta	18220	Old Bayshore Rd	N Fort Myers, Fl. 33917	731-6731
Ed Tyndall	18380	Old Bayshore Rd	N Fort Myers, Fl. 33917	
DeWayne Miller	18691	Old Bayshore Rd	N Fort Myers, Fl. 33917	543-6177
Pat Gunn	18750	Old Bayshore Rd	N Fort Myers, Fl. 33917	543-4334
Ricky Gunn	18750	Old Bayshore Rd	N Fort Myers, Fl. 33917	543-4334
Justin Harrison	18751	Old Bayshore Rd	N Fort Myers, Fl. 33917	731-6155
Nanette Grishkin	18790	Old Bayshore Rd	N Fort Myers, Fl. 33917	731-2965
William B. Grishkin	18790	Old Bayshore Rd	N Fort Myers, Fl. 33917	731-2965
Robert Maxwell	18840	Old Bayshore Rd	N Fort Myers, Fl. 33917	543-5022
Bob Plambeck	1880	Old Bayshore Rd.	N. Fort Myers, Fl.33917	

Names	Street #	Street	City, State, Zip	Phone #
Edwin Campbell	17711	Palm Creek Dr.	N. Fort Myers, Fl 33917	543-3173
Lee Campbell	17711	Palm Creek Dr.	N. Fort Myers, Fl 33917	543-3173
John D. Martinic	18420	Panther Trail Ln.	N. Fort Myers, Fl 33917	543-6672
DJ Lansaw	20050	Pearce	N Fort Myers, Fl. 33917	567-3245
Sandra Anderson	20050	Pearce	N Fort Myers, Fl. 33917	567-3245
Virginia Feltz	20300	Pearce St	N Fort Myers, Fl. 33917	543-2571
Andrew Feltz	20301	Pearce St	N Fort Myers, Fl. 33917	543-7158
DJ Lansan	20050	Pearce St.	N. Fort Myers, Fl. 33917	567-3245
Sandra Anderson	20050	Pearce St.	N. Fort Myers, Fl. 33917	567-3245
Jamie Meeks	19491	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-3705
Bruce Ross	19501	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-2208
Ed Ailant	19631	Pine Echo Rd.	N. Fort Myers, Fl 33917	731-8945
Sherry Ailant	19631	Pine Echo Rd.	N. Fort Myers, Fl 33917	731-8945
Laura Baker	19650	Pine Echo Rd.	N. Fort Myers, Fl 33917	567-0430
James E. Minick	19651	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-1184
Kay Minick	19651	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-1184
Tamara Dawn Minick	19651	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-1184
Christine Frappier	19701	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-4307
Larry Frappier	19701	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-4307
Dennis Kurtzman	19801	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-6340
Linda Kurtzman	19801	Pine Echo Rd.	N. Fort Myers, Fl 33917	543-6340
Diane Anderson	19901	Pine Echo Rd.	N. Fort Myers, Fl 33917	731-7402
Richie Anderson	19901	Pine Echo Rd.	N. Fort Myers, Fl 33917	731-7402
Ralph Ruckle	19950	Pine Echo Rd.	N. Fort Myers, Fl 33917	731-6735
Robert Cathell	19230	Poor Ln.	N Fort Myers, Fl. 33917	543-2145
Jody Lovejoy	9851	Quail Hollow Rd	N Fort Myers, Fl. 33917	543-8061
Kieth Lovejoy	9851	Quail Hollow Rd	N Fort Myers, Fl. 33917	543-8061
Catherine Searle	9900	Quail Hollow Rd	N Fort Myers, Fl. 33917	731-3615
Marlin Strong	9550	Quail Hollow Rd.	N. Fort Myers, Fl 33917	731-4964
Dorothy Lollar	9651	Quail Hollow Rd.	N. Fort Myers, Fl 33917	543-1131
Troy Cummings	9751	Quail Hollow Rd.	N. Fort Myers, Fl. 33917	731-5280
Susan Startt	9850	Quail Hollow Rd.	N. Fort Myers, Fl 33917	543-1242
Wesley Startt	9850	Quail Hollow Rd.	N. Fort Myers, Fl 33917	543-1242
Donna McSorley	9551	Quail Run Rd.	N. Fort Myers, Fl 33917	543-8929
Mike McSorley	9551	Quail Run Rd.	N Fort Myers, Fl 33917	543-8929
Deborah Rickard	37240	Rickard Ln.	N. Fort Myers, Fl. 33917	543-8746
Brian Roberts	18091	Robert Rd.	N Fort Myers, Fl. 33917	543-3046
Sandy Roberts	18091	Robert Rd.	N Fort Myers, Fl. 33917	543-3046
Will Floyd	2007	SE 13th Terr.	Cape Coral, Fl. 33990	772-4156

Names	Street #	Street	City, State, Zip	Phone #
Randall Vann	2502	SF 28th St	N Fort Myers, Fl 33917	574-2188
Ed Cornish	321	SE 30th Terr	Cape Coral, Fl. 33904	772-1106
Patricia Dugo	9341	Sedgefield Rd.	N. Fort Myers, Fl 33917	567-3035
Margaret Ruth	9411	Sedgefield Rd.	N. Fort Myers, Fl 33917	543-3744
Walter Ruth	9411	Sedgefield Rd.	N. Fort Myers, Fl 33917	543-3744
Linda S. Stanford	9471	Sedgefield Rd.	N. Fort Myers, Fl 33917	543-9782
Larry Belcher	9561	Shadow Oak Ln.	N. Fort Myers, Fl. 33917	567-2267
P. Kay Hardy	9561	Shadow Oak Ln.	N. Fort Myers, Fl. 33917	567-2267
Freddie Conner	10225	Sharon Dr.	N Fort Myers, Fl. 33917	543-6013
JK Conner	10225	Sharon Dr.	N. Fort Myers, Fl 33917	543-6013
Dean Strickler	10550	Sharon Dr.	N Fort Myers, Fl. 33917	267-2050
Debby Strickler	10550	Sharon Dr.	N Fort Myers, Fl. 33917	267-2050
Holly Strickler	10600	Sharon Dr.	N Fort Myers, Fl. 33917	267-2050
Steve Strickler	10600	Sharon Dr.	N Fort Myers, Fl. 33917	267-2050
Patricia Jensen	10821	Sharon Dr.	N Fort Myers, Fl. 33917	543-2886
Iris Munger	11192	Sharon Dr.	N Fort Myers, Fl. 33917	694-3438
Waneta Schafer	35	Shrub Ln.	N. Fort Myers, Fl. 33917	543-4475
Jim Storms	19780	Skipper Rd	N Fort Myers, Fl. 33917	543-2301
AG Jones	17890	Slater Rd	N Fort Myers, Fl. 33917	543-4081
Allen Jones	17890	Slater Rd	N Fort Myers, Fl. 33917	543-8901
David Nesbitt	19951	Slater Rd.	N. Fort Myers, Fl 33917	731-8783
Linda Nesbitt	19951	Slater Rd.	N. Fort Myers, Fl 33917	731-8783
Gary Simmons	9751	St. Paul Rd.	N. Fort Myers, Fl 33917	543-5674
Janet Simmons	9751	St. Paul Rd.	N. Fort Myers, Fl. 33917	543-5674
Jeff Holcombe	9901	St. Paul Rd.	N. Fort Myers, Fl 33917	731-8580
Bob McKissick	38780	Still Ln.	N. Fort Myers, Fl. 33917	543-8228
Jayne Gayle	19281	Tammy Ln.	N. Fort Myers, Fl 33917	543-6343
Mary Yaufman	16780	Tarpon Way	N Fort Myers, Fl. 33917	567-7967
Cindy Roberts	11560	Tundra Dr.	N Fort Myers, Fl. 33917	543-6302
David Roberts	11560	Tundra Dr.	N Fort Myers, Fl. 33917	543-6302
Bonnie Rose	11630	Tundra Dr.	N Fort Myers, Fl. 33917	543-3026
Paul Rose	11630	Tundra Dr	N Fort Myers, Fl. 33917	543-3026
Jeff Underwood	4640	Underwood Dr	Fort Myers, Fl. 33905	694-5801
Paul A Collins	17140	Wayzata Ct.	N Fort Myers, Fl. 33917	543-4719

Names	Street #	Street	City, State, Zip	Phone #
Terry Foley	20025	Welborn Rd	N Fort Myers, Fl. 33917	731-0290
Vicky Foley	20025	Welborn Rd	N Fort Myers, Fl. 33917	731-0290
Gail Pfister	20411	Welborn Rd	N Fort Myers, Fl. 33917	543-3272
Randy Pfister	20411	Welborn Rd	N Fort Myers, Fl. 33917	543-3272
Edwin Yeomans	20430	Welborn Rd	N Fort Myers, Fl. 33917	543-6152
Gail Yeomans	20430	Welborn Rd	N Fort Myers, Fl. 33917	543-6152
Gil Schoennagel	20500	Welborn Rd	N Fort Myers, Fl. 33917	543-1338
Jeanne Comele	20151	Welborn Rd.	N. Fort Myers, Fl 33917	543-2350
Dianne Black	20230	Williams Rd.	N. Fort Myers, Fl 33917	543-5632
Joshua Black	20230	Williams Rd.	N. Fort Myers, Fl 33917	543-5632
Karen Cochran	19560	Woodbridge Ln.	N Fort Myers, Fl. 33917	543-2513
Robert Cochran	19560	Woodbridge Ln.	N Fort Myers, Fl. 33917	543-2513
Elizabeth Deffenbach	19620	Woodbridge Ln.	N. Fort Myers, Fl 33917	731-6876
Robb Blanton	19620	Woodbridge Ln.	N. Fort Myers, Fl 33917	731-6876
Laura Abernathy	19660	Woodbridge Ln.	N Fort Myers, Fl. 33917	731-4945
Steve Abernathy	19660	Woodbridge Ln.	N Fort Myers, Fl. 33917	731-4945
Kathryn Foreman	19741	Woodbridge Ln.	N Fort Myers, Fl. 33917	567-2594

Exhibit 4

May 17, 2001

Concerned Citizens – Bayshore North

In November of 2000 a large incompatible project was proposed at the intersection of Nalle & Nalle Grade Road.

A petition group was formed and over 700 people representing over 500 addresses in the immediate area came on board to oppose the effect such a project would have on our communities value, safety & quality of life.

We appear to have stalled the initial application but it has not gone away. This proposed project and others like it have made us very aware of how vulnerable our communities' way of life really is.

The area of concern is bordered West by I-75, East by highway 31, South by the Caloosahatchee River and North by the Charlotte County line.

The original petition group has formed a Steering Committee that will be referred to as the Bayshore Steering Committee. The committee on your behalf has engaged a land planner to draft a proposed Bayshore Community Plan.

The object of this plan if agreeable with the residents is to amend the comprehensive plan specifically for the Bayshore Community.

We again ask you to support our efforts on your behalf by attending a Bayshore Community meeting Wednesday, June 6, 2001 at 7:00PM at the Lee County Civic Center Pavilion. The pavilion is located off Bayshore Road on Old Bayshore before the Civic Center enter at gate 2 and look for signs.

The purpose of this formal community meeting is to present the plan draft, receive your input and prepare the plan for presentation to County Commission.

The process itself can be lengthy and the plan has been made basic and straight forward so as to expedite the process. The end result will be that you have the power to control your area's future.

Much effort has been expended on your behalf, it is crucial that you attend this meeting as a show of support and help direct the future of your community. There is non-other like it. We need to see you June 6, 2001.

Please display the attached community flyer.

Sincerely,
Bayshore Steering Committee

Laura Baker	Chad Jorgenson	Lydia Cassilly	Jim Minick	Jean Comele
Vic Hein	Mark Penfield	Larry Frappier	Butch Ritter	Larry Webb

PUBLIC MEETING

*“Comprehensive Plan Amendments
Proposed for Area”*

**West to I-75, East to Hwy 31,
South to Caloosahatchee River &
North to Charlotte County Line**

* * * * *

Wednesday, June 6, 2001 - 7 p.m.
Lee Civic Center - Tinsley Pavillion
(Enter off Old Bayshore Rd.)

* * * * *

Bayshore Steering Committee:

- | | |
|-------------------------|-------------------------|
| * <i>Laura Baker</i> | * <i>Chad Jorgenson</i> |
| * <i>Lydia Cassilly</i> | * <i>Jim Minick</i> |
| * <i>Jean Cornele</i> | * <i>Mark Penfield</i> |
| * <i>Larry Frappier</i> | * <i>Butch Ritter</i> |
| * <i>Vic Hein</i> | * <i>Larry Webb</i> |

Act Now to Preserve Your Community

Bayshore Community Plan Meeting Summary
Held June 6, 2001 at Tinsley Pavilion, Lee Civic Center

Approximately 400 residents in attendance

Speakers: Larry Frappier
Mike Roeder, Humphrey & Knott, P.A.

A brief introduction was given by Larry Frappier, explaining how the meeting was to be held and the purpose of the meeting.

Mike Roeder then began his presentation, starting with an overview of land use regulations in Lee County, including a brief explanation of the Land Development Code and the Lee Plan, as well as a discussion of two studies conducted for the Bayshore area: the Bayshore North Area Study and the Bayshore Corridor Study. He also explained the Future Land Use Map categories included within the subject area, and then proceeded to a detailed discussion of the proposed amendment to the Lee Plan.

Goal 20: Bayshore Community

To protect the existing rural, equestrian-oriented character of the community by maintaining low residential densities and minimal commercial activities, while excluding incompatible uses that are destructive to the character of this rural residential environment. For the purposes of this goal and related objectives and policies, the boundaries of the Bayshore Community will be I-75 on the west, SR 31 on the east, the Caloosahatchee River on the south and the Charlotte County line on the north.

Concerns were expressed by the residents about the term "equestrian-oriented," and asked that agriculture be included in the description of the community character.

Questions were asked regarding the definition of "compatibility," and whether it would keep out specific projects, such as the proposed mine. It was explained that this proposal is meant to be a general plan for the area, and is not intended to site specific "problems" individually. Later in the meeting, the goal was amended to specifically cite mining as an incompatible use.

The goal, as amended at the meeting and voted as acceptable, read as follows:

Goal 20: Bayshore Community

To protect the existing rural, agriculture and equestrian-oriented character of the community by maintaining low residential densities and minimal commercial activities, while excluding incompatible uses, such as mining, that are destructive to the character of this rural residential environment. For the purposes of this goal and

related objectives and policies, the boundaries of the Bayshore Community will be I-75 on the west, SR 31 on the east, the Caloosahatchee River on the south and the Charlotte County line on the north.

Objective 20.1: Land Use

The existing land use designations of the Lee Plan (as of September 30, 2001) are appropriate to achieving the goal of the Bayshore Plan. No land use map amendments to a more intensive category will be permitted after the adoption of this amendment, unless a finding of overriding public necessity is made by three members of the Board of County Commissioners.

The issue of the proposed RO plant on Durrance Road was raised, and it was explained that under this Plan amendment proposal, the RO plant could be approved because as a public facility it does not need a land use.

After a brief discussion of "grandfathering" in the DR/GR in the case of the destruction of an existing legal nonconforming home, as well as a discussion of how the boundaries were chosen, the Objective was approved as-is by the residents.

Policy 20.1.1

Retail commercial activity shall be limited to the Interstate Interchange designation at Bayshore and I-75, plus minor commercial uses at the intersections of Nalle Road and Bayshore, SR 31 and Bayshore, SR 31 and Old Bayshore. Non-retail commercial uses are permitted elsewhere consistent with the Lee Plan and the Land Development Code.

Policy 20.1.2

No new industrial activities or industrial rezonings are permitted.

Concerns were expressed regarding both existing commercial sites and commercial stables. It was explained that these changes to the Plan would not make any existing use illegal. Also, commercial stables are ok.

Additional concerns were expressed over the mining issue.

The Policies were approved as-are.

Objective 20.2: Transportation

To protect and maintain the rural character of the Bayshore Community, no new arterial or collector roads will be constructed nor existing arterial or collector roads widened or extended, with the exception of the widening of Bayshore Road in the future. Public transportation expenditures shall be limited to routine maintenance and bike paths

and/or bridle paths. New local roads may be constructed with private funds or municipal service taxing or benefit units.

Fire Commissioner Bowles spoke regarding the state of roads in the area as it pertains to public safety.

Concerns were expressed regarding the widening issue, and a lengthy discussion followed. There seemed to be some confusion between widening and maintaining and/or adding sidewalks, in addition to a concern for the potential need to widen existing lanes on roads such as Nalle Road. The new interchange for I-75 was also discussed.

The Objective was eventually approved as-is, with approximately 20 dissenting votes.

Objective 20.3: Sewer and Water

Given the desire to maintain a low residential density, central sewage service is not economically feasible and should be discouraged north of Bayshore Road. Central water service, especially for enhanced fire protection, will be encouraged where economically feasible.

Bayshore Fire Chief Chad Jorgenson spoke regarding fire hydrants and dead-end mains.

Due to the concern that residential hook-ups to a central water service would be made mandatory, the objective was amended, omitting "especially." The revised and approved objective reads:

Objective 20.3 Sewer and Water

Given the desire to maintain a low residential density, central sewage service is not economically feasible and should be discouraged north of Bayshore Road. Central water service for enhanced fire protection will be encouraged where economically feasible.

Objective 20.4: Parks Recreation

The County will explore, with the support of the residents of Bayshore, the feasibility of establishing an equestrian park as the primary recreation facility for this community.

This objective was approved as-is.

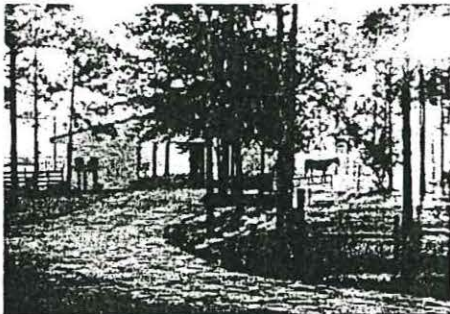
Larry Frappier recapped the discussion, and took a final vote to accept the entire proposal as revised, with no additional community meetings to discuss the specifics prior to submittal to Lee County; a clear majority approved the proposal, with some dissenting votes due to the transportation issue.

Mike Roeder explained the mechanics of the Plan amendment process; the expected submittal date is late August or early September of this year, with a projected effective date of early 2003.

BAYSHORE COMMUNITY PLAN

BACKGROUND REPORT

- I. INTRODUCTION AND DESCRIPTION OF THE BAYSHORE COMMUNITY
- II. CHARACTERISTICS OF THE LAND
- III. CHARACTERISTICS OF THE POPULATION
- IV. CHARACTERISTICS OF THE INFRASTRUCTURE
- V. MAJOR DEVELOPMENT ISSUES AND TRENDS
- VI. DESCRIPTION OF THE PROPOSED COMMUNITY PLAN
- VII. CONCLUSION



I. INTRODUCTION AND DESCRIPTION OF THE BAYSHORE COMMUNITY

This study and recommended Community Plan are the result of an initiative by a group of Bayshore residents who were concerned that the existing county comprehensive plan (Lee Plan) did not provide adequate protection for the quality of their rural lifestyle. This problem was brought to their attention in a dramatic fashion by an application in early 2000 to request zoning approval of 160 acres for a commercial mining operation. That request has still not been heard by Lee County, but it was clear that the Lee Plan did not provide any guarantee that such an undesirable use could not be approved. This group of concerned citizens formed a Steering Committee to explore creating a section within the Lee Plan for the Bayshore area. Despite two earlier staff studies conducted for the Bayshore area, one in 1982 and one in 1987, no provisions were ever made to recognize the Bayshore community in the text of the Lee Plan. The Steering Committee hired a consultant and met several times to discuss possible amendments to the Lee Plan. On June 6, 2001, after a concerted outreach effort and an extensive publicity campaign, a public meeting was held at the Lee County Civic Center to present and ratify the proposed Bayshore Plan. The Goal, Objectives and Policies were presented and explained by the steering committee, and then approved overwhelmingly by a group of approximately 400 local residents. The present report is intended to provide the appropriate background information for that plan amendment.

The Bayshore Community is located within unincorporated North Ft. Myers, east of I-75 and west of the unincorporated community of Alva. Its precise boundaries have never been officially established, and it exists more as a state of mind than a formal geographic place. There is a Bayshore Fire District which was created by the Florida Legislature in 1976, and its boundaries generally extend from the Alva fire district to I-75, east to west, and from the Charlotte County line to the Caloosahatchee River, north to south. However, portions of the North Ft. Myers Fire District extend east of I-75, and portions of sections 21 and 28 are within the Bayshore Fire District on the west side of I-75. Bayshore Rd. (SR 78), which lends its name to the community, runs from Old US 41 to SR 31, east of which SR 78 becomes North River Road. The Bayshore Fire District actually extends almost three miles east of SR 31, but everyone living east of SR 31 has an Alva mailing address, and generally consider themselves to be residents of Alva. People who live west of SR 31 have a North Ft. Myers mailing address, as there is no Bayshore Post Office.

After much discussion, the boundaries for the Bayshore Community Plan were determined by the Steering Committee to be I-75 on the west, SR 31 on the east, Charlotte County on the north, and the Caloosahatchee River on the south. These boundaries have the advantage of being very obvious in the landscape and encompass a geographic area that faces common problems and whose residents share a consensus regarding solutions. Some people may consider the Bayshore community to extend as far west as Slater Rd., although the Fire District boundaries do not go

quite that far west. On the other side, while the Fire District extends almost three miles east of SR 31, the people living east of SR 31 are considered to be residents of Alva. In order to focus on the relative handful of issues which most residents had in common, I-75 and SR 31 were chosen as the west and east boundaries of the Bayshore Community Plan. The Alva Community Plan will cover the area east of SR 31, and it is anticipated that a future North Ft. Myers Community Plan will pick up any land west of I-75.

The County Planning Department staff has added the Bayshore Community to Map 16 and Table 1(b) of the Lee Plan as part of its "housekeeping" amendments to the 2020 Planning Communities data base to implement policy 1.7.6 of the Lee Plan. This is a complex monitoring system which allows the County to measure and regulate development in individual communities. In their report accompanying these amendments, the staff made these observations about the Bayshore Community Planning effort:

Bayshore (new). This community will foster two purposes. First, in the spring of 2001 the Bayshore residents initiated a "grass roots" planning effort. Creating this planning community will help identify a community that is working to plan its future. Secondly, the two areas that are being re-designated to form a single community are more homogeneous to each other than to the communities in which they are now included. There are subtle differences between the Bayshore area and North Ft. Myers, as well as the Bayshore area and Alva. In fact, staff struggled with creating a Bayshore Community on the original Map. Since staff had been given the task to create no more than 20 communities and there are no census tract lines that create a logical boundary for Bayshore, this community was split into other communities. The proposed Bayshore Community uses the centerline of I-75 as its western boundary and SR 31 as its eastern boundary. This is also the boundary being used by the Bayshore residents for their planning effort. The new planning community will contain areas reassigned from the Alva Community and the North Fort Myers Planning Communities.

The amendment containing this change was transmitted to the Department of community Affairs by the Lee County Commission on August 27, 2001. It should become an officially adopted amendment to the Lee Plan sometime in early 2002. Although the Census Tracts still do not match the new boundaries for Bayshore, Traffic Analysis Zones (TAZ), which are subsets of the Census Tracts, do match the boundaries, so official demographic information is available for the area.

II. CHARACTERISTICS OF THE LAND

The Bayshore Community Plan encompasses approximately 13,500 acres within 30 sections of Township 43S and Ranges 24 and 25E. Much of the land has been divided into parcels of 2 1/2 to 20 acres, and most of these parcels are used for single family residential purposes. Approximately 4,500 acres are used for agriculture, mostly passive grazing, but with

some large nurseries as well. There are four major watersheds in the area: Daughtery, Popash, Owl and Stroud Creeks, and these streams are subject to flooding in the rainy season. In fact, Map 9 of the Lee Plan shows the entire study area as being subject to flooding by the 100-year storm. Residents can testify that much of the area floods for lesser events. The existing low density residential land use pattern is able to accommodate this occasional seasonal flooding with an acceptable level of inconvenience. Aside from these streams and their associated streamside habitats, there are few large natural areas of critical environmental sensitivity, although there are some extensive wetland systems in sections 1, 2, 3, 25 and 26 of Range 25. Most of the uplands exhibit the typical pine/palmetto vegetative association. The Community has approximately three miles of frontage on the north shore of the Caloosahatchee River, and the County's Conservation 2020 program recently made a significant acquisition of 1220 acres straddling I-75 on the river. Of that acquisition, almost 500 acres are east of I-75 in the Bayshore Community, and overnight became the most important natural public preserve in the Bayshore area.

The Bayshore Community has seven separate land use designations on the future land use map of the Lee Plan. These designations and their acreage breakdown are as follows:

Density Reduction/Groundwater Resource (DR/GR)	4062 acres
Open Lands	3222
Rural	2772
Wetlands	843
Outlying Suburban	2307
General Interchange	97
Public Facilities	181

Of the approximately 13,500 acres in the Bayshore Community, 81% are in a non-urban land use category that would favor agriculture and low density residential uses. This accurately reflects the existing land uses in the area and also the preference of the Bayshore residents regarding future land use.

The largest category by size is the Density Reduction/Groundwater Resource (DR/GR) area. This category was created in 1990 as part of the settlement of an appeal by the Department of Community Affairs of the proposed 1989 amendments to the Lee Plan. The land use category has a dual purpose as indicated by its title, and its imposition on Lee County was very controversial. In the Bayshore and North Ft. Myers portion of the plan, the Density Reduction aspect was much more significant than the Groundwater Resource aspect, since all of the hydrological studies to date have indicated that the most important water resources are to be found in the southeast portions of Lee County. In spite of this, the DR/GR designation was not challenged by any landowners in Bayshore, presumably because much of the land had already been subdivided into larger acreage parcels for rural home sites.

In other parts of Lee County that were designated DR/GR, ownership patterns were very different, with fewer owners and much larger parcels. This has particular significance when

considering the range of possible uses as specified in Policy 1.4.5 of the Lee Plan which defines the DR/GR. Basically the only uses that are permitted are agriculture, mining and residential at a density of one unit per ten acres. However, any lots of less than ten acres which were created before the adoption of the 1990 amendments are "grandfathered" in, whether there was a house on them or not. There was thus a minimal disruption by the DR/GR designation to the existing pattern of rural residential land use that had already been established. Elsewhere in the County, the mining potential of the DR/GR is much more significant, because the larger parcels do not readily lend themselves to subdivisions of ten acre lots, but do lend themselves to large scale mining. As a result, most mining applications in the southeast part of the County have been approved, and mining has almost come to be viewed as a "use by right" in the DR/GR even though zoning approval is still necessary.

The relevant point is that the DR/GR (as well as the Open Lands category) is different in Bayshore from other parts of Lee County. Almost indistinguishable from the Rural and Open Lands (and much of the Outlying Suburban for that matter), the pattern of ownership and the existing land uses in Bayshore are definitely agricultural and rural residential, and the introduction of a quasi-industrial activity like mining would definitely be an unwelcome and inappropriate change. Mining always involves heavy truck traffic, and it can often include blasting and rock crushing. Whereas the ultimate fate of much of the other DR/GR lands in Lee County is uncommitted at present and thereby potentially suitable for mining, the character of the Bayshore DR/GR has been settled for many years and is not in dispute. It should not be placed in danger by an overly generous reading of the Lee Plan, especially in light of Policy 10.1.4 of the Lee Plan.

III. CHARACTERISTICS OF THE POPULATION

The results of the 2000 census are starting to come in, and they indicate that the study area has a population of 4,970, most of them permanent residents. The population in the 1990 census was 4,594, so there has been an increase of 376 residents, or 8.2%, over the last decade. The Bayshore Community is comprised predominantly of working households, in that there are a relatively small number of retirees or seasonal residents (12%), the Bay Point Yacht and Racquet Club and Upriver Campgrounds being notable exceptions. The Bayshore Community has experienced slow but steady growth for the past fifty years or more, with the gradual development of several single family subdivisions and the continued construction of single family homes on larger parcels. There are also a significant number of mobile homes on larger parcels (approximately 400) and one unrecorded mobile home subdivision (Palm Creek Park), but the current trend is definitely in the direction of quality single family homes as the quiet rural lifestyle attracts more families. Many households keep horses on their property and there are nine commercial stables in the Community. Bayshore is probably the most equestrian-focused area in Lee County.

There are approximately twenty subdivisions within the Bayshore Community which provide an

opportunity for almost every type of single family and mobile home situation on smaller lots. Some of these developments like Northdale are older and more established and are mostly built out. Others like Hunter's Glen are quite new and have an abundance of building sites. All of the subdivisions have some vacant sites and among them they offer a wide choice in housing types and price ranges.

There are several land uses in the Bayshore area that lend a unique dimension to the Community, are dependent on its rural qualities, and deserve special recognition. Perhaps the most well-known of these is ECHO, or Educational Concerns for Hunger Organization. This non-denominational Christian organization, begun by Dick Dugger in 1981 as a project to combat hunger in Haiti, has grown into a 47 acre research institute with a worldwide clientele. The executive director since its inception has been Dr. Martin Price. It conducts experiments on agricultural practices that would be appropriate in developing or underdeveloped regions of the world, and it shares that information with aid workers and missionaries in 166 countries. It also trains graduate agronomists as interns for eventual assignment in overseas positions. ECHO now has 22 employees, 7 interns, over 250 volunteers and has managed to become one of Lee County's more popular tourist attractions; it is in the process of preparing master development plan. It is located on both sides of Durrance Road, with its entrance 200 yards north of Bayshore Rd. ECHO also has an on-site edible nursery and bookstore to support its activities.

Another special place in Bayshore is the Lee County Civic Center at the northwest corner of Bayshore Rd. and SR 31, which was completed in 1978. This complex on 105 acres includes the main Expo Building which seats approximately 7,800 for concerts, eight accessory buildings and barns and extensive parking facilities. It is the site every winter of the SW Florida and Lee County Fair which includes major agricultural and livestock exhibitions. It is the host of regular shows by the Lee County Horseman's Association and the S.W. Florida Dressage Association. It is also the site for numerous trade shows, expos, concerts and other special events throughout the year. It is owned by Lee County and managed under contract by the S.W. Florida and Lee County Fair Association, Inc., a non-profit corporation (The Fair Board). The Civic Center has been designated as a shelter for domestic animals in the event of a hurricane, and it would also serve as a "hosting facility" for hurricane evacuees from the east coast. The buildings are not up to hurricane standards as a primary shelter for west coast storms.

The Girl Scouts of Gulf Coast Florida operate Camp Caloosa on the west side of SR 31, one mile south of the Charlotte County line. There are eight weekend cabins on this 80 acre site, and scouts from seven different counties in the region camp at the facility. It is supported fees charged to the individual Girl Scout troops.

The Animal Refuge Center of Lee County is a not-for-profit animal welfare society that will not utilize euthanasia for any animal which it accepts for care. Its twenty acre site is located on Old Bayshore Rd., and it adopts out over 100 dogs and 200 cats per year.

The Posse Arena is a five acre site on Palm Creek Dr. that holds rodeos and other equestrian events on a regular basis. Formerly the Sheriff's Posse Rodeo, it was organized over thirty years ago and is owned and operated by Lee County Posse, Inc., a non-profit corporation. It promotes an equestrian experience and interest in horsemanship among the youth of Lee County

There are four churches within the community, including the Temple Baptist Church and School on SR 31 near Old Bayshore. The school was established in 1976 and has approximately 120 students in grades K-12. Student transportation is provided by the parents. There are no public schools in the study boundary, the closest one being Bayshore Elementary, located on Williams Rd. west of I-75.

IV. CHARACTERISTICS OF THE INFRASTRUCTURE

Utilities. Bayshore is a rural community and as a consequence there is limited urban infrastructure. A 24" water line from Lee County Utilities runs along the south side of Bayshore Rd., dropping to 16" east of Palm Creek Drive. There is a 10" extension of this line north along Nalle Rd. extending to the north side of Nalle Grade Rd. There are smaller lines along Wells Rd., Cypress Creek Dr., Shadow Oak Lane, Durrance Rd., Tallulah Falls Rd., Bay Point Blvd., and Castleview Dr. to serve existing subdivisions and other developments such as ECHO and the Bay Point Yacht and Racquet Club. Sewer service is more limited, with an existing package treatment plant with a capacity of 25,000 GPD to serve the Oakmont subdivision. There is also a 6" inch sewer line extending along Sr 31 from Lee County Utilities to provide service to the Lee County Civic Center.

Lee County is currently planning to develop a 5 million gallon per day (MGD) regional water treatment plant to be located in the SW portion of Section 14 on the east side of Durrance Road. This would be an membrane softening treatment facility with support infrastructure that would allow for an expansion up to 10 MGD. The ultimate design could be for a plant up to 20 MGD in size. It would be supplied with raw water from a wellfield tapping the Sandstone Aquifer in Sections 9, 10 and 11 in T43 R26 in Alva. Construction is scheduled to begin in 2002 and be completed by the end of 2003. Disposal of treatment residuals is being proposed by means of a 3000 foot deep injection well.

Fire Protection. The Bayshore Fire District provides the fire protection services to the study area, and its boundaries actually extend further east and west than the study boundaries. Created by the state legislature in 1976, it is governed by an elected five member board which meets monthly. It presently has four paid professional staff (only two full time) including chief Chad Jorgensen, and 28 volunteer firefighters. It has a millage cap of 2.50 which generates an annual budget of approximately \$530,000. The County's recent purchase of the River Run property for the Conservation 2020 program had the effect of reducing by almost \$55,000 the annual revenue of the fire district.

Parks. In addition to the Lee Civic Center, there is one 75 acre public park in Bayshore, located on the south side of Nalle Grade Rd. in Section 9, just west of Skipper Rd., which is managed as an archery range by the Ft. Myers Bowhunters archery club. There are no facilities at this park for the general public, and it has very limited public use as a result. There is some interest in establishing an equestrian park in the area.

Roads. There are two major arterial roads in the area, SR 78 (Bayshore Rd.) and SR 31, along the eastern boundary of the Bayshore Community; I-75 forms the western boundary of the community. Bayshore Rd., a two lane facility, is currently operating at level of service "C" between I-75 and SR 31. SR 31, a two lane facility, is operating at level of service "A" between the Caloosahatchee River and the Charlotte County line. I-75 is operating at level of service "B" north of the river to the Charlotte County line. The FDOT has plans to widen Bayshore to four lanes from Slater Rd. to west of I-75 during the 2003-2004 fiscal year. The entire stretch of I-75 in Lee County is currently being studied by the Florida Department of Transportation for future improvements.

In this regard, one of the most significant proposed long range improvements to I-75 is a new interchange in the general vicinity of Nalle Grade Rd. Currently, the distance between the Tucker's Grade interchange in Charlotte County and the Bayshore Rd. interchange in Lee County is approximately 15 miles, the longest stretch on I-75 in Florida without an interchange. The plan is to link this new interchange to the extension of Del Prado Blvd. and thereby provide the City of Cape Coral with its most direct route to I-75. Map 3A of the Lee Plan (Financially Feasible 2020 Plan) shows the proposed interchange and a connection to the existing portion of Nalle Grade Rd. A future extension of Nalle Grade road east to SR 31 was recently added to the MPO 2020 "Needs Plan" without an identified funding source. The justification for this improvement in Table D-3 of the MPO Plan is to "reduce circuitry" and provide an evacuation route, but at an estimated cost of \$10.5 million, the primary justification would be to provide additional traffic to support the proposed interchange by opening up new land to development to the east. This would be contrary to the intent of the existing Lee County (and Charlotte County) comprehensive plan.

There is a fairly extensive network of collector and local roads within the Bayshore Community, but they are designed, whether intentionally or not, to discourage through traffic. As a result, almost everyone traveling on one of the interior collector roads either lives in the area or has business there. The only collector roads which the County monitors are Nalle Rd. and Nalle Grade Rd., both of which are operating at level of service "B".

V. MAJOR DEVELOPMENT ISSUES AND TRENDS

The Bayshore area has been a quiet backwater in the decades-long tempest of development that has engulfed most of coastal Lee County. Growth has been modest, and what

growth there has been overwhelmingly single family residential, whether in conventional dwellings or mobile homes. The Bay Point Yacht and Racquet Club was approved for zoning in 1981, and it developed throughout the 1980's. It is the only multi-story, multi-family condominium project in Bayshore. There are also two campgrounds in the area, the Seminole Campground near I-75 and approved in 1970, and the Upriver Campground on the Caloosahatchee, also approved in 1970 and recently given approval to expand. However, small squalls of controversy have periodically shattered the Bayshore calm.

1981 BAYSHORE NORTH STUDY

On February 11, 1981, the Board of County Commissioners adopted an emergency zoning moratorium for portions of Bayshore, in response to "numerous" applications for rezonings in the Nalle Rd., Nalle Grade Rd. and Slater Rd. areas. The purpose of the moratorium was to develop a plan to "maintain the characteristics of that community". On April 18, 1981 the County Commission adopted an ordinance establishing a building permit moratorium on any property that was not zoned AG or AGR (these zoning categories no longer exist) in anticipation of the results of the Bayshore North Area Study which they had requested. The boundaries of this study were Bayshore Rd. on the south, SR 31 on the east, Charlotte County on the north, and Slater Rd. and the westerly section line of section 6 on the west. On May 19, 1981 the County planning staff presented the County Commission with preliminary recommendations for the Bayshore North Area, pending the completion of a comprehensive Flood Hazard study which was then underway. The major recommendations presented were the following:

- 1) Restrict future residential rezonings to a density of five units per acres within a ½ mile to the north of Bayshore Rd. From that point to the section line, a maximum of one unit per acre, and beyond that line, no more than one unit per five acres. Staff recommended against any future industrial rezonings.
- 2) The staff recommended restrictions on access to Bayshore Rd., and a requirement for a frontage road parallel to Bayshore. They recommended a collector road system for the area, but did not recommend a new interchange at that time.
- 3) They recommended a number of rezonings to bring properties into compliance with the existing comprehensive plan.

Some of the residents and landowners testified that they would prefer more gradations in the allowable density, and some requested an opportunity for two units per acre. The Board of County Commissioners voted to approve the recommendations of the study in concept, with some refinement of the density guidelines as follows: the first 1/4 mile north of Bayshore would be 3 units per acre, and the next ½ mile would be two units per acre. When the final study was released in May of 1982, it included these revised density gradations as its primary land use recommendation.

The final study also discussed then current plans for improving roads in the area. The study made reference to the fact that the 1974 Thoroughfare Policy Plan identified a need for improvements to SR 78 from US 41 to SR 31. (In fact, Bayshore Rd. was widened to four lanes from Business 41 to Hart Rd. in 1982-83.) The 1983-87 CIP proposed to continue the four laning of Bayshore Rd. all the way to SR 31 at a cost of \$20 million. Construction drawings were completed in 1980 by Ink Engineering for the six-laning of Bayshore from Business 41 to I-75. The four laning of Bayshore from Hart to Slater was completed in 1996, and the extension of this four lane improvement to I-75 is scheduled for construction in the 2003-2004 fiscal year. No further improvements to Bayshore east of I-75 are planned at this time, although the intersection of SR 31 and Bayshore Rd. was recently reconfigured by FDOT in response to numerous accidents at that location.

1987 BAYSHORE CORRIDOR STUDY

In 1984 Lee County adopted a new comprehensive plan which for the first time included a future land use map. This map designated virtually all of the proposed Bayshore Community, with the exception of the I-75 interchange area, as "Rural" with an allowable density of one unit per acre. This had the effect of making several undeveloped properties with existing zoning approvals inconsistent with the plan. There were also a number of property owners who quickly requested amendments to the new plan, and this prompted the County Commission to request another study of the Bayshore Area. The boundaries of this study were the river on the south, SR 31 on the east, a line one mile north and parallel to Bayshore on the north, and a line parallel to and just west of Slater Rd. on the west. The purpose of the study was to evaluate different scenarios for the future land use map in light of growth trends in the area. The major recommendations of this study were the following:

- The Board should file a Lee Plan amendment as recommended in Section IX of the study.
- The Board should take steps to protect rights-of-way needed in the widening of Bayshore Rd. by using the preliminary alignment prepared by the Florida Department of Transportation when administering the County's development regulations.
- The Board should consider regulations to protect the natural contours and vegetation along the creeks in the study area.
- The Board should direct the drafting of amendments to the County's Flood Plain Management Regulations to incorporate the findings of the 1984 Flood Plain Management Study as prepared by the Soil Conservation Service.

The Study endorsed alternative #4 for the future land use map, which recommended that the area south of Bayshore Rd. be designated as Outlying Suburban (although at three units per acre), and

the area north of Bayshore be designated as Rural. The Board of County Commissioners adopted a refinement of the map which was recommended by the LPA that included more Outlying Suburban land in the area north of Bayshore Rd. and west of Nalle Rd. At the same time, the Board reduced the density of all of the Outlying Suburban areas east of I-75 to two units per acre.

Recent Developments. The latest land use controversy in the Bayshore area occurred when the owners of 160 acres of land at the northwest corner Nalle Rd. and Nalle Grade Rd. In early 2000 requested zoning approval to permit the development of a commercial mine that included the potential for blasting and rock crushing. Hundreds of people signed petitions in opposition to this request, and a network of concerned citizens was established. The public hearing was looking to be fairly animated when it was postponed indefinitely--at the request of the applicant--in the face of community opposition and concerns expressed by the county staff. The applicant has represented that the final configuration of the property would be an upscale subdivision of sixteen homes (consistent with the DR/GR land use density limits) around a large lake. There would be no avoiding the significant disruption to the community that would be created by years of mining activity, however.

Since the initiation of this study and plan amendment, two new major development proposals have been announced, one within the Bayshore Community and one immediately to the east. The one within Bayshore is a request by US Homes to rezone 740 acres for a golf course community (the golf course has since been deleted from the request) and 1472 residential units. This application will raise many significant planning issues, although the request is just within the density limits of the current land use plan. There is an existing package sewer plant in the area that would either be expanded or replaced by possible service from North Ft. Myers Utility. Although the Bayshore plan does not contemplate or encourage developments that would require central sewer, especially north of Bayshore Rd., if the Board of County Commissioners were to approve this zoning, central sewer service would be necessary and the location within the Outlying Suburban land use category would allow for this density.

The second proposal was a public announcement by the Florida Babcock Corporation to sell a portion of their property for conservation purposes in exchange for development rights on 20,000 acres. Babcock owns approximately 90,000 acres, of which 80,000 are in Charlotte County and only 10,000 are in Lee County. However, almost 6,500 of the 20,000 acres they seek to develop are in Lee County, east of and in close proximity to SR 31. This land is within the boundaries of the proposed Alva Community plan, and the development contemplated by Babcock would require significant amendments to "intensify" the Lee Plan in that area. The primary impact on the Bayshore Community would be any attempt to connect Nalle Grade Rd. to the proposed new I-75 interchange and link it to SR 31 on the east. If there is a need to provide better access to the Babcock property, the proposed Bayshore Plan would allow the widening of Bayshore Rd. to SR 31 as was contemplated by the adopted CIP in the mid 80's.

VI. DESCRIPTION OF THE PROPOSED COMMUNITY PLAN

The overriding intent of this plan amendment for the Bayshore Community is to maintain and protect the existing rural lifestyle. It does this primarily by reinforcing the existing land use categories and policies of the current Lee Plan. It is not a “no growth” plan, but contemplates slow but steady growth that will protect the quality of life of the Bayshore residents.

GOAL 20: BAYSHORE COMMUNITY

To protect the existing rural, agricultural and equestrian-oriented character of the community by maintaining low residential densities and minimal commercial activities, while excluding incompatible uses, such as mining, that are destructive to the character of this rural residential environment. For the purposes of this goal and related objectives and policies, the boundaries of the Bayshore Community will be I-75 on the west, SR 31 on the east, the Caloosahatchee River on the south and the Charlotte County line on the north.

This goal is very straightforward and establishes the underlying rationale for the rest of the plan amendment. Two changes were made at the public meeting on June 6, 2001 at the Lee Civic Center. “Agriculture” was added to the first sentence to acknowledge that the rural atmosphere is not exclusively the result of horse-related activities, but other agricultural pursuits as well. Except for the areas designated Outlying Suburban on the land use map, residents of Bayshore need to recognize and accept that rural activities and agriculture receive priority in this plan. Also, the phrase “such as mining” was added as one example of an incompatible use, because many people questioned how this plan would affect the mining proposal.

OBJECTIVE 20.1: LAND USE

The existing land use designations of the Lee Plan (as of September 30, 2001) are appropriate to achieving the goal of the Bayshore Plan. No land use map amendments to a more intensive category will be permitted after the adoptions of this amendment, unless a finding of overriding public necessity is made by three members of the Board of County Commissioners.

There are a total of seven separate land use categories on the presently adopted Lee Plan, and they allow for a wide variety of housing types and residential densities consistent with the overall Bayshore goal. These land use designations also allow for an ample amount of commercial development, given that the plan seeks to maintain a rural ambiance with low densities. (The proposed amendments to Table 1(b) of the Lee Plan would allocate 53 additional commercial acres in the Bayshore Community.) This objective would elevate the significance of any proposed land use change by requiring a specific finding by at least three of the elected County Commissioners. While a plan amendment is never a simple task, this objective is intended to raise the standard for any such change to something that would be necessary to preserve the

health, safety or welfare of the community.

POLICY 20.1.1: Retail commercial activity shall be limited to the Interstate Interchange designation at Bayshore and I-75, plus minor commercial uses at the intersections of Nalle Rd. and Bayshore, SR 31 and Bayshore, and SR 31 and Old Bayshore.

There is no obvious village center or commercial core in Bayshore, and this plan does not attempt to create one. The intersection of Bayshore Rd. and Nalle Rd. probably comes closest, with the Lawhon Market and the Fire Station in close proximity. There are other small commercial establishments scattered in various locations. The existing Lee Plan already restricts retail commercial to intersections of a defined significance. The proposed policy further restricts these potential retail locations by specifying certain intersections where retail commercial will be permitted. Since under the Lee Plan, "minor" commercial is defined to be up to 30,000 sq. ft. of floor area, this policy should allow more than adequate commercial opportunities in the future. Non-retail commercial uses such as offices can be located at other locations with the proper zoning approvals.

Policy 20.1.2: No new industrial activities or industrial rezonings are permitted.

This policy is somewhat redundant, since none of the existing land use designations would encourage industrial activities at the present time. However, it is viewed as insurance against future amendments or interpretations of the Plan, as well as a further elaboration of the Bayshore goal, especially since Policy 7.1.7 does allow for certain agriculturally related industrial uses in the Rural and Open Lands category if they meet certain conditions and will serve the rural and agricultural community.

OBJECTIVE 20.2: TRANSPORTATION

To protect and maintain the rural character of the Bayshore community, no new arterial or collector roads will be constructed nor existing arterial roads widened or extended, with the exception of the widening of Bayshore Rd. in the future. Public transportation expenditures shall be limited to routine maintenance and bike paths and/or bridle paths. New local roads may be constructed with private funds or municipal service taxing or benefit units.

This objective generated the most discussion and disagreement at the June 6 public meeting to discuss the plan. Approximately 25 people of the almost 400 in attendance voted against this objective because they were concerned it would put too many restrictions on the County's ability or willingness to improve roads in the future. Some people expressed the opinion that many of the area roads are too narrow and of poor quality, creating safety hazards. Others expressed the

opinion that it was the high speeds that created the hazard, and that improving the roads would only encourage people to drive faster. (Improved law enforcement is often a recommended solution for speeding problems, but it is unlikely that the Bayshore area will ever warrant more intensive traffic patrols, given the small traffic volumes and the budget limitations of the sheriff's department.)

It was explained that the proposed policy does not preclude routine maintenance or even the paving of existing public roads. (The roads that are "private" present an entirely different set of challenges which are beyond the scope of this plan. They may well require the creation of a special taxing district to remedy deficiencies.) A road could be widened if it were done to accommodate a bike lane. The reality is that the County is not about to come into Bayshore to improve existing local and collector roads when they can barely find the money to keep up with the demands to maintain and improve the arterial network. The only way these interior collector and/or local roads would be improved is if some private entity were willing to foot the bill in order to build or improve a road that would be required by some large new development. That is precisely the type of situation this plan amendment seeks to avoid.

In addition to recognizing the future improvements to Bayshore Rd., this Objective would also permit the widening of I-75 and SR 31, since they are not "within" the boundaries of the Plan.

OBJECTIVE 20.3: SEWER AND WATER

Given the desire to maintain a low residential density, central sewage service is not economically feasible and should be discouraged north of Bayshore Rd. Central water service for enhanced fire protection will be encouraged where economically feasible.

This objective also raised a fair amount of discussion, because some people were concerned that if water lines were extended in the future, the County might force people to connect to pay for them, and they would be stuck with assessments and a monthly water bill. However, the County has no ordinance requiring mandatory hookup to potable water lines and no plans to adopt such an ordinance. Most people north of Bayshore Rd. utilize well and septic and are quite satisfied, but the fire chief is concerned about the adequacy of water supplies and his ability to fight fires. As a result of this discussion, the objective was revised by removing the word "especially" from before the word "for" to emphasize that fire protection was about the only reason to extend these lines. The audience was also assured that it was not the intent of this policy to require anyone to hook into these water lines.

Subsequent to the public meeting on June 6, a "Notice of Application for an Extension of Wastewater Service Area" was sent by North Ft. Myers Utility to several residents in the Bayshore Area. This is a request to the Public Service Commission of Florida to permit the expansion of the current franchise area for this privately-owned utility. Although there are some areas outside of the study boundaries which are included in the request, it appears that the area

within the Bayshore Community to be included is generally south of Rich Rd., west of Nalle Rd. and extending to I-75, plus the area south of a line running 500 ft north of Bayshore Rd, which would include all of the property fronting the river. It is likely that this request was precipitated by the proposed Heritage Creek development which could result in as many as 1472 units if approved by Lee County, some of them in fairly high density, multi-family configurations. This would clearly be appropriate for central sewer service if approved, and the existing High Point package plant is not adequate to the task. The request would also seek to provide service to that area south of Bayshore Rd. along the river, such as Bay Point Yacht and Racquet Club and the Upriver Campground. These type of developments would also be appropriate for central sewer service. However, it is the clear intent of this plan that future amendments to intensify the land use categories not be justified on the back of this franchise expansion. This plan supports providing existing and reasonably planned developments with the necessary utilities, but the availability of the utilities should not be an excuse to encourage unwanted urban development.

OBJECTIVE 20.4: PARKS AND RECREATION

The county will explore, with the residents of Bayshore, the feasibility of establishing an equestrian park as the primary recreation facility for this community.

There are no public parks or recreation areas in the Bayshore Community, other than the archery range and the Lee Civic Center, both of which are very specialized facilities. There is not much demand for parks either, with the low population and rural lifestyle, but there is an interest in developing a public area for equestrian activities. The archery range is one possibility, although the existing use is not particularly compatible with horses, and it is not ideal from a physical standpoint. The committee would like to explore with the County the level of interest in jointly developing such a facility, which could also have other recreational opportunities for non-equestrians.

VII. CONCLUSION

The overall purpose and intent of the proposed Bayshore Plan should be evident from the preceding discussion. In the context of the larger Lee Plan, it is essentially an attempt to further elaborate the significance of Policies 5.1.2 and 5.1.5 in the Bayshore area and to fulfill the intent of Policy 100.1.9 on a Countywide basis. **Policy 5.1.2** addresses natural hazards such as flooding and reads as follows:

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.

As described above, many areas of the Bayshore Community experience seasonal flooding, and the entire study area is designated on Map 9 of the Lee Plan as being subject to flooding in the 100-yr storm. As a consequence, the existing low density residential/agricultural land use pattern not only reflects the preference of the local residents, it is also very appropriate in light of the physical constraints and flooding hazard.

Policy 5.1.5 reads as follows:

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

Bayshore is a predominantly residential area, but it is a residential area with a specific rural agricultural and equestrian focus. The purpose of this plan amendment is to recognize and protect that valuable character. This is important not only to the people who are living there now, but also important to the people who would desire that type of rural lifestyle in the future. In this respect, it is a response to Policy 100.1.9 which reads as follows:

The county shall insure a mix of residential types and designs on a county-wide basis by providing for a wide variety of allowable housing densities and types through the planned development process and a sufficiently flexible Future Land Use Map.

There are many locales in Lee County that offer an urban or suburban community and lifestyle. Golf course communities are also abundant. The areas that can offer a true rural alternative, with serious agriculture, large acreage home sites and family orientation, are in short supply. The obvious candidates are Buckingham, Alva, and Bayshore. Buckingham has had a successful community plan for the past nine years, and Alva is currently organizing to prepare a community plan in the coming year. These communities are essential to provide the rural alternative for those who prefer that lifestyle. To maintain this variety, it is important that the Future Land Use Map not be too flexible, because future amendments to intensify the map would only undermine this rural ambiance. The residents of Bayshore have given the matter careful consideration and have come to the conclusion that they support the existing Future Land Use Map the way it is.

Bayshore already provides for a wide variety of housing types within its borders, from mid-rise condominiums on the river to mobile home subdivisions to every variety of single family housing

at all price levels. There has been some suggestion that these areas are not true communities if they are not equipped with certain prescribed shopping facilities or community amenities, but that suggestion would be to deny the preference of that portion of the population who do not necessarily want to live in an area with all the urban creature comforts. The County should not be defining what constitutes a community according to some bureaucratic cookbook. The people who live in a particular area are the best judges of whether they have made a community or not.

Finally, given the genesis of this Bayshore Plan amendment, it is appropriate to make reference to **Policy 10.1.4** of the Lee Plan which reads in part as follows:

Mineral extraction activities (and industrial uses which are ancillary to mineral extraction) may be permitted in areas indicated on the Future land Use Map as Rural, Open lands, and Density Reduction/Groundwater Resources, provided they have adequate fire protection, transportation facilities, wastewater treatment and water supply, and provided further that they have no significant adverse effects such as dust and noise on surrounding land uses and natural resources. . .

While mineral extraction activities are allowed in these non-urban land use categories, they are only permitted subject to several very specific conditions. It is clear that the residents of Bayshore do not believe that such activities can be conducted without adversely affecting the existing rural residential community.

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June 6, 2002

Ron Inge, Chairman
Local Planning Agency
Post Office Box 398
Fort Myers, FL 33902-0398

Re: Bayshore Community Plan

Dear Ron:

Attached please find a revised version of the Bayshore Community Plan, which takes into account the staff recommendations from the last meeting and the LPA comments. More importantly, this language was approved overwhelmingly at a public meeting held at the Lee County Civic Center on June 5th, 2002, at which 120 people were in attendance.

You will note that the section on transportation has been completely rewritten subsequent to the last LPA meeting, with this new language provided by the County Planning Department and DOT and accepted by the Bayshore Steering Committee and approved by the Bayshore community at the June 5th, 2002 neighborhood meeting. In addition, the Vision Statement has been slightly modified to reflect the potential for higher density development in the Outlying Suburban category, and the policy relating to sewage service has been revised to make it clear that it is available to residential as well as commercial developments in the Outlying Suburban as well. Other changes suggested by the staff in their original staff report have also been incorporated.


You will recall that there were several questions posed by the LPA at the last meeting regarding adequacy of the data and analysis and whether certain broad planning issues, including commercial and industrial development, mining, road improvements and water quality, had been adequately addressed. There is additional background information to

the Bayshore Study attached which provides more information on each of these topics. We trust that you will now have enough information to make a favorable recommendation to the Board of County Commissioners on this Community Plan which is so important to the residents of Bayshore.

We will of course be in attendance at your meeting on June 10th to make a presentation and to answer any questions.

Very truly yours,

KNOTT, CONSOER, EBELINI, HART & SWETT, P.A.



Michael E. Roeder, Director of Planning

MER:ma

Enclosure

cc: LPA Members
Bayshore Steering Committee
Paul O'Connor
Matt Noble
Jim Mudd

ADDITIONAL BACKGROUND INFORMATION
FOR THE BAYSHORE COMMUNITY PLAN
CPA 2001-00009

At the March and April public hearings before the Local Planning Agency on the Bayshore Community Plan, a question was raised as to whether the proposed Community Plan complies with Chapter 9J-5 of the Florida Administrative Code, which provides the "Minimum Criteria for the Review of Local Government Comprehensive Plans and Plan Amendments". At the outset, it should be noted that the underlying Lee Plan has been found in compliance with 9J-5 and is currently in good standing with the Department of Community Affairs. This means that all of the existing goals, objectives, policies and related regulatory map series have been found consistent with Chapter 163 of the Florida Statutes and to have sufficient data and analysis to support their adoption.

This is significant when viewed in the context of the Bayshore Plan, which is not seeking to amend or change any of the Lee Plan land use categories, but is primarily an attempt to make it more difficult to amend the Plan to a more intense land use category in the future. In addition, the plan contains new policies that would discourage the provision of utilities in sparsely populated areas and the upgrading of roads that could negatively impact the community's rural residential character. There are also additional restrictions on industrial, mining and commercial uses, but it is arguable that these do not change the underlying Lee Plan, but only clarify the intent of the existing policies when applied to the Bayshore area.

Of some relevance in this discussion is Section 9J-5.001, (4), which states:

As minimum criteria, these criteria are not intended to prohibit a local government from proposing, considering, adopting, enforcing, or in any other way administering a comprehensive plan which is more specific, detailed, or strict, which covers additional subject areas, whether within required or optional elements, as long as the Comprehensive Plan is in compliance with Chapter 9J5, F.A.C., Chapter 163, F.S., and any other applicable statutes, laws, or rules.

Finally, 9J-5.005(2)(b), does not require original research to support a plan amendment, but only the use of the "best available data", which was done here.

Another issue raised by the Local Planning Agency was whether public participation in the Bayshore Plan has been adequate. It is again important to remember that the underlying Lee Plan has complied with all the public participation and notice requirements of Chapter 9J-5.004, and that the current amendments to the Plan, including the Bayshore Community Plan, are being advertised and reviewed at the required public hearings that insure compliance with Chapter 9J-5.004. Thus, the technical legal requirements have clearly been met as testified

by the planning staff at the LPA hearing on April 22nd. Nevertheless, there was a further concern whether the general community was sufficiently aware of the Plan and had an adequate opportunity to participate in its development.

The original plan was generated by a Steering Committee comprised of 10 members who met on four occasions last year to discuss the problems and needs of the community. It was agreed by everyone on the Committee that the present pattern of development in Bayshore was desirable, and they simply wanted to make sure that it was not seriously impacted in the future by an incompatible or overly intense use. As a result, the Steering Committee decided they wanted to propose a very basic plan, similar to what was adopted in Buckingham, which would maintain the status quo to the extent possible. This simple one page plan was presented at a public meeting on June 6, 2001 to over 400 residents who were informed by means of direct mailings, roadside signs and notices posted in public buildings, and those in attendance approved the proposed plan with over 95% in favor. Although over 700 people were notified by mail, not every property owner received a written notice by mail of the June 6th meeting.

Subsequent to that meeting, the plan was reviewed by the Department of Community Development and several changes were suggested, including the addition of a Vision Statement. Several of these changes were incorporated in the plan that was presented at the first LPA public hearing on March 25, 2002, at which hearing seven residents, property owners or their representatives testified. A second public hearing was held on April 22, 2002, at which hearing approximately 35 residents, property owners or their representatives were present and testified. As a result of these hearings and the staff recommendations, additional changes were made by the Steering Committee to the Community Plan, and this revised Community Plan was presented and approved at a public meeting on June 5, 2002 at the Lee County Civic Center at which over 115 people were in attendance. Every landowner in the Bayshore community received a written notice of this meeting by mail, which included the latest draft of the Community Plan. (It should be pointed out that this is far more notice than the normal landowner receives for any County initiated amendments). It is likely that as a proportion of the resident population, these two public meetings in Bayshore were the most well attended planning meetings in the history of Lee County.

Land uses. Another LPA concern was whether adequate provision for commercial, industrial and mining activities had been made in the plan. The proposed plan does prohibit mining and industrial activities, and places some fairly minor additional limitations on the amount of retail commercial use allowed under the existing Lee plan. Each of these issues will be discussed in turn.

As was previously noted, the application for zoning approval for a mine at the corner of Nalle Grade Road and Nalle Road was the original impetus for this Community Plan. That request has since been withdrawn and the property submitted for possible acquisition under the Conservation 2020 program, and that submittal has had a positive reception by the

County to date. Nevertheless, the question remains whether a blanket prohibition of future mining is a reasonable restriction in Bayshore and/or might somehow be a legally questionable deprivation of property rights. When the Nalle Grade Road mine was submitted for rezoning, it met with an extremely negative reaction from the community and a very negative staff response. This was due not only to the residential character of the Bayshore area, but also the existing road network which did not meet County standards for industrial activity. A review of all parcels 50 acres or more in size, 19 in all, reveal that all but one would have similar problems to the Nalle Grade Road mine, in that they would have to traverse residential neighborhoods to remove the mining material and would have to utilize the existing substandard road network that exists in Bayshore for industrial traffic. The one exception is an approximately 400 acre parcel on State Road 31, near the Charlotte County line, but this parcel has extensive wetlands and is bisected by Owl Creek. It is not likely that this parcel would be more suitable for mining than for low density residential development or possibly even conservation purposes. As a result, it does not seem that the prohibition on mining is unreasonable or even presents an additional restriction in light of the current policies in the Lee Plan and the Lee County Development Code. This conclusion has been reinforced by the recent ruling from the County Attorney's office that Florida Statute 552.30 would preclude any restriction by the County on blasting associated with mining.

The proposed plan also limits retail commercial development to four areas in the Bayshore area: The General Interchange Land use category, the intersection of Nalle Road and Bayshore Road, the intersection of State Road 31 and Bayshore, and the intersection of Old Bayshore and 31. These four locations provide a total retail potential of approximately 118 acres, and the current 2020 Planning Communities Map only allocates to Bayshore 104 commercial acres of all types, including non-retail activities. In addition, it should be remembered that non-retail commercial uses can go in other locations within Bayshore subject to the general policies of the Lee Plan. Therefore, Policy 20.1.1 should not be considered an unreasonable or overly restrictive regulation as it pertains to retail commercial uses. This is particularly the case since the plan explicitly "grandfathers" in the existing retail locations that do not meet the new or the existing site location policies.

Another concern expressed was that the plan does not allow any industrial activity or industrial rezoning. The residents of Bayshore believe there is no land in the Bayshore Community which is suitable for industrial activity for the reasons of community character and rural infrastructure outlined above. At the same time, there is considerable land zoned and being used for industrial development just to the west between Slater Road and I-75. The Lee Plan designates 157 acres in the Industrial Development land use category in this corridor, and as of 2001, approximately 76 acres were actually being used for industrial development. The Lee Plan projects that by 2020 approximately 107 acres will be used for industrial development between Slater Road and I-75. This makes good planning sense since this corridor contains the existing railroad line and Bayshore will be four-laned to I-75 within the next two years, giving very convenient access to I-75. With this existing inventory of available industrial land, there is no need nor justification for additional industrial land on

the east side of I-75, where residential and environmental values should take precedence.

Water Quality. There was a concern expressed regarding Objective 20.3, which discourages sewer service north of Bayshore Road, especially outside of the Outlying Suburban land use category. The LPA noted that this area is subject to frequent flooding, and that reliance on septic tanks might lead to water quality problems downstream if sewage service is not permitted. The Committee does not believe that sewage service is economically feasible in the Rural and lesser land use categories, especially in light of the County's previous rejection of central sewer service in the urbanized portions of North Fort Myers. The periodic flooding and the lack of utilities is the primary reason to keep residential densities very low in this area, and with the low densities there is no reasonable prospect of providing sewer service in any economical fashion. The residents of Bayshore fully support the County's continued efforts to resolve the flooding problems in the area.

In 1992 and 1997, Johnson Engineering conducted extensive studies of all the streams in Lee County, including the eight watersheds in the Bayshore Community, as part of the Lee County Surface Water Management Master Planning Study. Each study provided an in depth analysis of eight parameters, including water quality. The studies did not identify any existing water quality problems in this area, although the NPS modeling did project a future issue with the Total Nitrogen parameter, mainly as a result of non-point runoff from farm fields and lawns. The study recognized that the only means of sewage treatment available for low density residential was septic tanks, and it made no recommendation to provide central sewer service in those areas.

(Please see attached excerpts from the Johnson Engineering Studies.)

**EXCERPTS FROM THE 1997
JOHNSON ENGINEERING SUR. .CE
WATER MANAGEMENT STUDY**

INTRODUCTION

This report constitutes the fourth phase of the Lee County Surface Water Management Master Plan (LCSWMMP). The first phase was the completion of the Six Mile Watershed (SMW) Plan and adoption by the Board in 1990. The second phase was the completion of plans for ten additional watersheds in 1991. The third phase was the completion of nineteen additional watersheds in 1992. The second and third phases were adopted in August 16, 1995. This Volume I Executive Summary contains a brief overview of the individual reports for the six primary watersheds studied in this fourth phase.

The SMW was the first watershed to be studied because the area was under extreme growth pressure. The next 36 watershed planning areas were selected based on both growth pressures and geographical location. Eleven watershed plans remain to complete the entire Lee County area.

LAYOUT OF PLAN

The Watershed Plans are presented in three volumes.

- I EXECUTIVE SUMMARY
- II PLANNING AND IMPLEMENTATION
- III APPENDICES

Volume I (this volume) is the Executive Summary. Volume II emphasizes planning and implementation. It is organized into 13 sections that are described on pages 5 through 7. It includes an explanation of basic assumptions, a discussion and analysis of key issues, and an outline for implementation.

Volume III consists of technical appendices and other detailed information on which Volumes I and II are founded.

USE OF THE WATERSHED PLAN AS A WORKING TOOL

The Watershed Plans are organized to provide an extensive array of resource material. First, one should determine the watershed in which an area of interest lies. Data for each watershed can then be found in Volume II by individual Watershed. Watersheds are in order sequentially, by number. Each watershed is organized under thirteen sectionalized headings. The primary stream or conveyance is geographically shown on each watershed map. Data for this primary stream, such as bridges, culverts and weirs, is discussed in Section 3, Conveyance Elements. These conveyance facilities are also shown on the watershed map (Page WM). Infrastructure facilities tables, in Volume III (Section 3), provide a "ready reference" to specific elements for each stream. These tables include both existing and proposed facilities. Existing and proposed stream rights-of-way are listed in Volume III (Section 4). Groundwater contour maps have been prepared from field measurements, as described in Section 5. Hydrology, flood profiles and system capacities are described in Sections 6, 7, and 10 respectively. Water quality is discussed in Section 8. Flood profiles were plotted for the 1.1 and 25-year storm events. These are located in Volume II at the back of each of the six watershed reports. Proposed improvements are listed in Section 11 and means of implementation outlined in Section 13.

More extensive descriptions and locations for the above information follow in the individual sections. Both hard copy and disk data from the following report may

be accessed or borrowed from the Lee County Division of Natural Resources Management (DNRM) library. Copying of the report by the borrower is permitted.

Lee County Watershed Map

The watershed map on page A-1 shows all Lee County watersheds. The watersheds included in Volume II are delineated on the map. Detailed information is found in Volumes II and III as outlined above for each of the six watersheds included in this plan.

Watershed Summary Table

The table on page A-2 is a brief summary of pertinent data contained within the other volumes of the report. The table's purpose is to allow the reader to quickly access certain key pieces of information relative to a particular watershed. It also shows the general status of all six watersheds in a comparative format. The table shows data such as total watershed area, Plan-recommended allowable csm values and water quality level of service, etc. for all six watersheds studied in Phase IV of the LCSWMMP. Detailed information regarding the summary table data can be found in Volumes II and III.

Individual Watersheds - Location of Writeups, Maps and Tables

Volume II Watershed Plans are individually located by watershed number. See the map on page A-1 for watershed location, name and number. Related maps and

tables are found at the back of individual Watershed Sections in Volume II. Examples of the numbering system for individual watersheds in Volume II follow:

<u>Watershed No.</u> (i.e. Palm Creek)	Indicates Watershed Plan Page Designation	1 st Page
25	W	25-W1
25	Watershed Map WM	25-WM
25	Right-of-Way Map R/WM	25-R/WM
25	Plan & Profile PP1	25-PP1

Volume III is primarily a data reference and is organized by Sections numbered 1 thru 13. For example, tables for existing and proposed stream "facilities" are found in Section 3 (Conveyance Elements) for all watersheds. Rights-of-Way Tables for existing and proposed conditions are found in Section 4 (Rights-of-Way) for all six watersheds of this phase. A more detailed listing of information is found in the Table of Contents of Volume III.

Action Plan For Improvements

Recommendations for specific improvements, with cost estimates, are listed on the last page of Section 11 for each watershed. These improvement projects can easily be consolidated into an overall prioritized list and incorporated into the Capital Improvements Plan (CIP). Data from this Watershed Plan assures a rational basis of evaluating and prioritizing CIP projects. Projects to be funded by entities other than Lee County (developers, etc.) can also be evaluated in a manner similar to CIP projects. Private financing assistance would be a factor to increase a project's overall priority.

PLAN FORMAT AND DESCRIPTION OF SECTIONS

1. WATERSHED BOUNDARY MAP

Volume II describes the creation of the individual watershed boundary map. This map is located at the back of each Watershed Plan on the sheet designated "WM". Volume III contains the individual watershed boundary drawing, on disk, as well as other supporting text for that particular watershed plan.

2. SENSITIVE LANDS

Volume II describes the core wetlands evaluation process with the resulting map being located in Volume II, Section 2 - Sensitive Lands. Volume III includes technical data used in determining the core wetlands to be incorporated into the individual plans. It also provides, on disk, the core wetland drawing for each watershed. This drawing is based on Lee County RPA mapping.

3. CONVEYANCE ELEMENTS

Volume II describes the conveyance elements within the individual watersheds. These would include primary channel facilities such as bridges, culverts, weirs, etc. These facilities are shown on the Watershed Map. Volume III provides more detail in the "Facilities - Existing and Proposed" tables, located in Section 3. The facilities are in tabular form and listed by station number, which provides for convenient reference on the Watershed Map.

4. RIGHT-OF-WAY

The purpose of the Volume II Rights-of-Way Section is to delineate existing rights-of-way. The Right-of-Way Map on Page "R/WM" of the Appendix shows existing rights-of-way along the main trunk. Volume III, Section 4 includes tables showing existing and proposed rights-of-way.

5. GROUNDWATER TABLE

The purpose of the Volume II Groundwater Table section is to relate the approach to gathering field data and creating a groundwater table contour map. The Groundwater Contour Map is shown on page A-2 of the Appendix. Volume III contains no additional information relative to the groundwater table.

6. HYDROLOGY

Volume II outlines the basic hydrology for the individual watersheds. Examples are given for rainfall, water level stages and surface flows. Detailed records are located in Volume III. This includes rainfall data, stage and flow records.

7. QUANTITY MODEL

The objective of the quantity modeling effort was to determine flows and flood levels along the main trunk for prescribed storm events. Volume II explains the rationale for using the Army Corps of Engineers' HEC-1 runoff hydrograph program and the HEC-RAS backwater profile model. Volume II also describes the operational aspects of the HEC-RAS model. The HEC-RAS flood profiles are found on Sheets "PP" (plan and profile) at the back of the individual

Watershed Plans in Volume II. Volume III includes tables showing flows and stages for the primary stream in each watershed.

8. WATER QUALITY

Volume II contains a discussion addressing water quality within each watershed. Elements covered include pollutant loading and delivery at the outfall, recommended Best Management Practices, Non-Point Source model scenarios, calibration and level of service. Further technical information on the Non-Point Source model is contained in Volume III.

9. WATER BUDGET

A water budget analysis was not included in this contract.

10. SYSTEM CAPACITY

Volume II discusses the evaluation of system capacity within each watershed. Volume III includes no additional information on system capacity.

11. PROPOSED IMPROVEMENTS

Volume II provides an overview approach to proposed improvements (structural and non-structural). These proposed improvements were selected from a review of the Watershed Map and the Facilities Table. They address projects related to the key areas of water conservation, critical evacuation route problem areas and known areas of flooding. Cost estimates are listed on the last page of the "Proposed Improvements Section". Volume III provides no additional information on proposed improvements.

12. FUNDING

Funding was not included in this contract.

13. IMPLEMENTATION

Volume II outlines specific steps for implementing the individual watershed plans. Conclusions and Recommendations are listed. Volume III provides no additional information.

Acknowledgment

The work in the following volumes is the combined effort of Johnson Engineering, Inc. and its sub-consultants. Recognition is hereby given to each firm's effort. W. Dexter Bender and Associates, Inc. was the author of Section 2, Sensitive Lands. Hole, Montes and Associates provided the remaining sections, other than Section 8, Water Quality, of the reports for the Olga Watershed and Leitner Creek, inclusive of the computer modeling.

8. WATER QUALITY

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8. QUALITY MODEL

INTRODUCTION

The Non-Point Source (NPS) Water Quality Model was applied to six watersheds as part of this phase of the Lee County Surface Water Management Master Planning Study. The watersheds analyzed are displayed on the map on pages 1-3, Volume III. Four of the modeled watersheds are tributary to the Caloosahatchee and two discharge to the Imperial River. Owl Creek, one of the watersheds discharging to the Caloosahatchee, includes an area within Charlotte County.

The NPS model computes pollutant loadings generated from within the watersheds and pollutant concentrations in the trunk outfalls. The primary purpose of the modeling effort was to compare the relative difference in loadings and pollutant concentrations for existing conditions and future land use scenarios. The comparison allows the evaluation of land use and water management options from the water quality perspective. The primary goal was to identify how to prevent downstream waters from being degraded beyond existing conditions by future pollutant loadings.

NPS MODEL DESCRIPTION

The NPS model computes total annual pollutant loadings of total nitrogen (TN), total phosphorus (TP), lead (Pb), and zinc (Zn). The model also computes average concentrations at the outfalls of each sub-watershed. Inputs to the NPS model include land use characteristics, hydrologic soil groups, point sources, septic tank concentrations, and best management practices (BMP's). Event mean concentrations (EMC) for various land use types are used by the NPS model to compute pollutant loads. The EMC's are based on literature values from several studies in Florida.

NPS MODEL WATERSHED INPUT PARAMETERS

The complete model inputs are contained on disks appended to the back of this volume. Each of the six watersheds modeled in this phase were subdivided into sub-watersheds. These are shown following the text in Section 6, Volume III. Each sub-watershed was represented by input information which included the following:

- Sub-watershed size in acres.
- Land use by percentage of sub-watershed.
- Hydrologic soil groups on a percentage basis for each sub-watershed.
- Point source loading information.
- Septic tank coverage, entered as a percentage of the residential land uses.
- Wet pond BMP's as a percentage of the developed watershed.

The sub-watershed delineations were established during the hydrologic analysis for this part of the Stormwater Management Master Planning effort.

Existing and future land uses in each watershed were based on land use maps generated by the Lee County Division of Planning. The input files for all six watersheds and each land use scenarios are contained on disks appended to this volume.

The SCS soil surveys for Lee and Charlotte Counties were used to generate the hydrologic soil groups by area (percentage) of the sub-watershed.

Existing wastewater treatment facilities were tabulated for each sub-watershed. Future wastewater conditions were determined from projected future development, assuming the applicable wastewater treatment requirements will apply.

Existing septic tank use was determined from general knowledge of the watersheds. Future septic tank use is assumed for low density single-family areas.

South Florida Water Management District files were researched for information on existing permitted stormwater management (SWM) systems. The percentage of each sub-watershed served by wet detention BMP's is not necessarily equivalent to the percentage of the basin served by SWM systems because some of the permits were issued for previously existing systems that did not include water quality treatment measures. As land use modifications occur within these areas, the existing permits will require modification to ensure water quality treatment measures (typically wet detention) are provided.

Future SWM systems are assumed to meet SFWMD water quality detention

rules. One of the future water management scenarios included retrofitting of the existing land uses with wet detention (Scenario C2).

NPS MODEL ASSUMPTIONS

The NPS model assumes a given percentage of impervious surface for each land use category. Also, the land use categories are each associated with Event Mean Concentrations (EMC's) that are applied to the runoff volumes to determine loadings. Table 8-1 lists the EMC's for specific land uses. The EMC's were determined from literature research of a number of extensive monitoring programs, (CDM, 1991).

Septic tank pollutant loadings are determined by applying a fifteen percent failure rate to the percentage of the residential land uses served by septic tank. The pollutant loads resulting from septic tank leachates are represented by an increase in non-point source loads.

Point source loads are assumed from package wastewater treatment plants based on their reported average daily discharge and an effluent concentration of 3.00 mg/l TP, 12.00 mg/l TN, 0.05 mg/l Pb, and 0.05 mg/l Zn. None of the package plants discharge directly to surface waters. It is assumed that under existing conditions the discharges do not reach surface water flows and the loads are not increased above the EMC loads described earlier.

TABLE 8-1
NON-POINT SOURCE (NPS) MODEL PARAMETERS

(mg/l)	EVENT MEAN CONCENTRATIONS (EMC)					
	LAND USE	%IMPERV.	TP	TN	PB	ZN
	Forest	1%	0.16	1.02	0.00	0.00
	Pasture/Open	1%	0.16	1.02	0.00	0.00
	Golf Course	1%	0.21	1.21	0.00	0.00
	Crop	1-10%	1.13	3.74	0.00	0.00
	Wetland	100%	0.16	1.02	0.00	0.00
	Orchard	1%	0.41	0.92	0.00	0.00
	LDSF Residential	20%	0.39	1.87	0.05	0.05
	MDSF Residential	30%	0.39	1.87	0.05	0.05
	THGA	50%	0.33	1.65	0.08	0.06
	Office	90%	0.15	1.18	0.24	0.12
	Commercial	90%	0.15	1.18	0.24	0.12
	Extractive	70%	0.15	1.18	0.24	0.12
	Industrial	70%	0.15	1.18	0.24	0.21
	Highway	90%	0.15	1.18	0.24	0.12
	Water	100%	0.17	0.79	0.01	0.15
	Agr.w/BMP	1-10%	0.63	2.21	0.00	0.00
	Underdeveloped Land	10%	0.16	1.02	0.00	0.00

LDSF = Low density single family
MDSF = Medium density single family
THGA = Townhouses and Garden Apartments

All future land uses, except LDSF, are assumed to be served by wastewater treatment systems that will prevent surface discharge of pollutants. LDSF areas were assumed to continue to be served by septic systems.

Runoff from pervious areas was calculated using area weighted runoff coefficients assigned to each SCS hydrologic soil group as follows:

Soil Group	Runoff Coefficient
A	0.05
B	0.10
C	0.10
D	0.15

Directly connected impervious areas (DCIA) were assumed to represent 50 percent of the watersheds' impervious area total. A runoff factor of 0.95 is assumed for DCIA's with the rest of the impervious areas assumed to discharge to pervious areas (e.g. lawns).

Annual discharge from the pervious areas of all the watersheds in this study was assumed to match the observed 11" of average annual discharge from the Orange River Watershed in Lee County. The average annual rainfall of 53.6" was applied to the watershed to determine runoff volume based on runoff coefficients for the impervious areas and the hydrologic soil groups of the pervious areas. Baseflow was assumed to be the difference between the computed pervious area runoff and the 11.0" of watershed discharge. Baseflow loadings were determined using these differences and the following assumed baseflow concentrations:

Pollutant	Conc (mg/l)
TN	1.16
TP	0.06
Pb	0.004
Zn	0.04

Wet detention BMP removal efficiencies are assumed to be as follows:

Pollutant	Removal Efficiency
TN	30%
TP	50%
Pb	80%
Zn	70%

Street sweeping has been shown to be an efficient means of temporarily reducing runoff loads.

WETLAND AND CHANNEL ATTENUATION

The pollutant concentrations calculated by NPS for annual average watershed flow conditions were attenuated to acknowledge treatment processes occurring within the conveyances. A phosphorus assimilation coefficient for channels was used to account for physical absorption, setting, and biological uptake (SFWMD, 1989). Nitrogen assimilation was assumed to be 60 percent of that for phosphorus to maintain a treatment efficiency relative to phosphorus under typical wet detention BMP's. Lead and zinc were also assigned assimilation factors relative to TP for wet detention BMP's.

MODEL RESULTS

The complete output for each watershed and corresponding scenarios is presented on the disks appended to this volume.

The model output includes a total loading for a range (low, medium, high) loading conditions for each sub-watershed and each scenario. The total runoff volume for each sub-watershed is also listed.

Concentrations are calculated for each trunk based on the medium loading rates and runoff volumes and baseflow loadings and volumes. Comparisons can be made with the sampling results from locations shown on the following map. Grab sampling is done at this time. A better comparison to this model would be obtained by collecting flow weighted samples during storm events.

VOLUME I

WATERSHED SUMMARY TABLE

NO.	NAME	TOTAL SQ. MI.	EXISTING ROW'S OR EASEMENTS	ALLOWABL E CSM ¹	WATER QUALITY EXISTING L.O.S.	PROPOSED IMPROVEMENT COSTS ²
25	Palm Creek	2	No	81	C	\$2,825,500 ³
26	Kickapoo Creek	1	Partial	64	C	\$1,703,200 ³
27-O	Owl Creek	6	No	32	C	\$500,900
39	Olga Watershed	2.3	No	70	C	-- ⁴
49-L	Leitner Creek	1.5	No	59	C	\$219,200
49-O	Oak Creek	2	No	59	C	\$1,354,200

Table Footnotes

- 1 Based on existing conditions at the time of this writing.
- 2 Based on 1996 estimated costs. No land purchase costs included in dollar amount shown unless otherwise noted.
- 3 Includes some estimated land purchase costs.
- 4 No public improvements recommended.

TABLE 8-2

Summary of NPS Model Results for Palm Creek Watershed

Scenario	Constituent	Total Watershed Pollutant Load (lbs/yr)			Total Watershed Pollutant Load with BMP (lbs/yr)			Percent Change from Existing	Estimated Concentrations (mg/l) SR 78 25-GR20
		NPS	Base	Total	NPS	Base	Total		
A1	TN	5240	780	6020	5240	780	6020		1.71
	TP	1110	40	1150	1110	40	1150		0.33
	Pb	118	2	120	118	2	120		0.03
	Zn	99	28	127	99	28	127		0.03
B2	TN	6990	740	7730	6640	740	7380	23%	1.98
	TP	1640	40	1680	1520	40	1560	36%	0.42
	Pb	143	2	145	101	2	103	-14%	0.03
	Zn	125	26	151	97	26	123	-3%	0.03

A1 = Baseline, existing land use conditions

B2 = Future land use (Lee Plan) with all new development under BMP coverage

**EXCERPTS FROM THE 1992
JOHNSON ENGINEERING SURFAC
WATER MANAGEMENT STUDY**

8. QUALITY MODEL

INTRODUCTION

The Non-Point Source (NPS) Water Quality Model was applied to nineteen watersheds as part of the Lee County Surface Water Management Master Planning Study. The watersheds analyzed are displayed on the map on pages 1-3, Volume III. Fifteen of the modeled watersheds are tributary to the Caloosahatchee and four discharge to Estero Bay. Several of the watersheds that discharge to the Caloosahatchee include portions of Charlotte County.

The NPS model computes pollutant loadings generated from within the watersheds and pollutant concentrations in the trunk outfalls. The primary purpose of the modeling effort was to compare the relative difference in loadings and pollutant concentrations for existing conditions and future land use scenarios. The comparison allows the evaluation of land use and water management options from the water quality perspective. The primary goal was to identify how to prevent downstream waters from being degraded beyond existing conditions by future pollutant loadings.

NPS MODEL DESCRIPTION

The NPS model computes total annual pollutant loadings of total nitrogen (TN), total phosphorus (TP), lead (Pb), and zinc (Zn). The model also computes average concentrations at the outfalls of each sub-watershed. Inputs to the NPS model include land use characteristics, hydrologic soil groups, point sources, septic tank concentrations, and best management practices (BMP's). Event mean concentrations (EMC) for various land use types are used by the NPS model to compute pollutant loads. The EMC's are based on literature values from several studies in Florida.

NPS MODEL WATERSHED INPUT PARAMETERS

The complete model inputs are contained on disks appended to the back of this volume. Each of the nineteen watersheds modeled in this study were subdivided into sub-watersheds. These are shown following the text in Section 6, Volume III. Each sub-watershed was represented by input information which included the following:

- Sub-watershed size in acres.
- Land use by percentage of sub-watershed.
- Hydrologic soil groups on a percentage basis for each sub-watershed.

- Point source loading information.
- Septic tank coverage, entered as a percentage of the residential land uses.
- Wet pond BMP's as a percentage of the developed watershed.

The sub-watershed delineations were established during the hydrologic analysis for this part of the Stormwater Management Master Planning effort.

Existing and future land uses in each watershed were based on land use maps generated by the Lee County Division of Planning. The input files for all nineteen watersheds and each land use scenarios are contained on disks appended to this volume.

The SCS soil surveys for Lee and Charlotte Counties were used to generate the hydrologic soil groups by area (percentage) of the sub-watershed.

Existing wastewater treatment facilities were tabulated for each sub-watershed from Florida Department of Environmental Regulation listings. Future wastewater conditions were determined from 201 facilities plans for the Northern and Southern Regions and from projected future development, assuming the applicable wastewater treatment requirements will apply.

Existing septic tank use was determined from 201 facilities planning information, deductions from treatment plant unavailability, and information provided by SFWMD surface water management permit files. Future septic tank use is assumed for low density single-family areas where regional facilities are not specified by 201 plans.

South Florida Water Management District files were researched for information on existing permitted stormwater management (SWM) systems. The percentage of each sub-watershed served by wet detention BMP's is not necessarily equivalent to the percentage of the basin served by SWM systems because some of the permits were issued for previously existing systems that did not include water quality treatment measures. As land use modifications occur within these areas, the existing permits will require modification to ensure water quality treatment measures (typically wet detention) are provided.

Future SWM systems are assumed to meet SFWMD water quality detention rules. One of the future water management scenarios included retrofitting of the existing land uses with wet detention (Scenario C2).

NPS MODEL ASSUMPTIONS

The NPS model assumes a given percentage of impervious surface for each land use category. Also, the land use categories are each associated with Event Mean Concentrations (EMC's) that are applied to the runoff volumes to determine loadings. Table 8-1 lists the EMC's for specific land uses. The EMC's were determined from literature research of a number of extensive monitoring programs, (CDM, 1991).

Septic tank pollutant loadings are determined by applying a fifteen percent failure rate to the percentage of the residential land uses served by septic tank. The pollutant loads resulting from septic tank leachates are represented by an increase in non-point source loads.

Point source loads are assumed from package wastewater treatment plants based on their reported average daily discharge and an effluent concentration of 3.00 mg/l TP, 12.00 mg/l TN, 0.05 mg/l Pb, and 0.05 mg/l Zn. None of the package plants discharge directly to surface waters. It is assumed that under existing conditions the discharges do not reach surface water flows and the loads are not increased above the EMC loads described earlier.

TABLE 8-1
NON-POINT SOURCE (NPS) MODEL PARAMETERS

LAND USE	EVENT MEAN CONCENTRATIONS (EMC) (mg/l)				
	%IMPERV.	TP	TN	PB	ZN
Forest	1%	0.16	1.02	0.00	0.00
Pasture/Open	1%	0.16	1.02	0.00	0.00
Golf Course	1%	0.21	1.21	0.00	0.00
Crop	1-10%	1.13	3.74	0.00	0.00
Wetland	100%	0.16	1.02	0.00	0.00
Orchard	1%	0.41	0.92	0.00	0.00
LDSF Residential	20%	0.39	1.87	0.05	0.05
MDSF Residential	30%	0.39	1.87	0.05	0.05
THGA	50%	0.33	1.65	0.08	0.06
Office	90%	0.15	1.18	0.24	0.12
Commercial	90%	0.15	1.18	0.24	0.12
Extractive	70%	0.15	1.18	0.24	0.12
Industrial	70%	0.15	1.18	0.24	0.21
Highway	90%	0.15	1.18	0.24	0.12
Water	100%	0.17	0.79	0.01	0.15
Agr.w/BMP	1-10%	0.63	2.21	0.00	0.00
Underdeveloped Land	10%	0.16	1.02	0.00	0.00

LDSF = Low density single family
MDSF = Medium density single family
THGA = Townhouses and Garden Apartments

All future land uses, except LDSF, are assumed to be served by wastewater treatment systems that will prevent surface discharge of pollutants. LDSF areas were assumed to continue to be served by septic systems.

Runoff from pervious areas was calculated using area weighted runoff coefficients assigned to each SCS hydrologic soil group as follows:

<u>Soil Group</u>	<u>Runoff Coefficient</u>
A	0.05
B	0.10
C	0.10
D	0.15

Directly connected impervious areas (DCIA) were assumed to represent 50 percent of the watersheds' impervious area total. A runoff factor of 0.95 is assumed for DCIA's with the rest of the impervious areas assumed to discharge to pervious areas (e.g. lawns).

Annual discharge from the pervious areas of all the watersheds in this study was assumed to match the observed 11" of average annual discharge from the Orange River Watershed in Lee County. The average annual rainfall of 53.6" was applied to the watershed to determine runoff volume based on runoff coefficients for the impervious areas and the hydrologic soil groups of the pervious areas. Baseflow was assumed to be the difference between the computed pervious area runoff and the 11.0" of watershed discharge. Baseflow loadings were determined using these differences and the following assumed baseflow concentrations:

<u>Pollutant</u>	<u>Conc (mg/l)</u>
TN	1.16
TP	0.06
Pb	0.004
Zn	0.04

Wet detention BMP removal efficiencies are assumed to be as follows:

<u>Pollutant</u>	<u>Removal Efficiency</u>
TN	30%
TP	50%
Pb	80%
Zn	70%

Street sweeping has been shown to be an efficient means of reducing runoff loads.

WETLAND AND CHANNEL ATTENUATION

The pollutant concentrations calculated by NPS for annual average watershed flow conditions were attenuated to acknowledge treatment processes occurring within the conveyances. A phosphorus assimilation coefficient for channels was used to account for physical absorption, settling, and biological uptake (SFWMD, 1989). Nitrogen assimilation was assumed to be 60 percent of that for phosphorus to maintain a treatment efficiency relative to phosphorus under typical wet detention BMP's. Lead and zinc were also assigned assimilation factors relative to TP for wet detention BMP's.

MODEL RESULTS

The complete output for each watershed and corresponding scenarios is presented on the disks appended to this volume.

The model output includes a total loading for a range (low, medium, high) loading conditions for each sub-watershed and each scenario. The total runoff volume for each sub-watershed is also listed.

Concentrations are calculated for each trunk based on the medium loading rates and runoff volumes and baseflow loadings and volumes. Comparisons can be made with the sampling results from locations shown on the following map. Grab sampling is done at this time. A better comparison to this model would be obtained by collecting flow weighted samples during storm events.