



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Grande Calusa CPD

Request: Rezone from: CC To: CPD

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

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

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

Summary of Project:

Request to rezone 22.6 acres from Commercial Corridor (CC) to Commercial Planned Development (CPD) to add hotel and other commercial uses and to memorialize the existing Live Local Act approval.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: BELL TOWER CAMPUS INN LIMITED c/o DAHLMANN APARTMENTS LTD
 Address: 300 S THAYER ST.
 City, State, Zip: ANN ARBOR, MI 48104
 Phone Number: N/A
 E-mail Address: permitting@m-da.com

B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:

- ☒ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
- ☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]
- ☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: Morris-Depew Associates, Inc. & Pavese Law Firm
 Contact Person: Ben Smith, AICP & Neale Montgomery, Esq.
 Address: 2914 Cleveland Ave. & 1833 Hendry Street
 City, State, Zip: Fort Myers, FL 33901 & 33902
 Phone Number: 239-337-3993 Em: BSmith@m-da.com &
 ail: NealeMontgomery@paveselaw.com

2. **[Additional Agent\(s\)](#):** Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

**PART 2
PROPERTY OWNERSHIP**

- A. Property owner(s):** If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: SAME AS APPLICANT

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

- B. Disclosure of Interest [34-202(a)(2)]:**

☒ Attach Disclosure of Interest Form.

- C. Multiple parcels: NOT APPLICABLE**

☐ Property owners list. [34-202(a)(8)]

☐ Property owners map. [34-202(a)(8)]

- D. Certification of Title and Encumbrances [34-202(a)(7)]**

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): 01/12/2016

**PART 3
PROPERTY INFORMATION**

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

02-46-23-00-00012.0000

- B. Street Address of Property:** 20350 Summerlin Road

- C. Legal Description (must submit) [34-202(a)(5)]:**

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(6)]:

☒ A Boundary survey, tied to the state plane coordinate system.

OR

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

- D. Surrounding property owners** (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☒ One set of mailing labels. [34-202(a)(9)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

- E. Current Zoning of Property:** CC

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

- F. Use(s) of Property:**

1. Current uses of property are: Vacant Mixed Use

2. Intended uses of property are: Mixed Use

G. Future Land Use Classification (Lee Plan):

Urban Community	<u>22.6</u>	Acres	<u>100</u>	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>1,984+/-</u>	Feet		
2. Depth (average if irregular parcel):	<u>675+/-</u>	Feet		
3. Total area:	<u>22.6 AC</u>	Acres or square feet		
4. Frontage on road or street:	<u>2,185</u>	Feet on	<u>McGregor Blvd.</u>	Street
2 nd Frontage on road or street:	<u>1,953</u>	Feet on	<u>Summerlin Road</u>	Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☒ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☐ North (Upper) Captiva Community Plan area. [33-1711]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
- ☐ North Olga Community Plan area. [33-1663(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)	<u>22.60</u>	Acres
1. Submerged land subject to tidal influence	<u> </u>	Acres
2. a. Preserved freshwater wetlands	<u> </u>	Acres
b. Impacted wetlands	<u> </u>	Acres
c. Preserved saltwater wetlands	<u> </u>	Acres
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)	<u> </u>	Acres
3. R-O-W providing access to non-residential uses	<u> </u>	Acres
4. Non-residential use areas ^{(1) (2)}	<u> </u>	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).	<u>0</u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾	<u>22.60</u>	Acres
D. Gross residential acres (by Land Use Category)		
1. a. Intensive Development – upland	<u> </u>	Acres
b. Intensive Development – preserved freshwater wetlands	<u> </u>	Acres
c. Intensive Development – impacted wetlands	<u> </u>	Acres
2. a. Central Urban – upland	<u> </u>	Acres
b. Central Urban – preserved freshwater wetlands	<u> </u>	Acres
c. Central Urban – impacted wetlands	<u> </u>	Acres
3. a. Urban Community or Suburban – upland	<u>22.60</u>	Acres
b. Urban Community or Suburban – preserved freshwater wetlands	<u> </u>	Acres
c. Urban Community or Suburban – impacted wetlands	<u> </u>	Acres

4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres

TOTAL (should equal "C" above) 22.60 **Acres**

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5 RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: Urban Community

		Lee Plan Table 1(a)		
		Max. standard density*		Units
1.	Standard Units			
	a. Total upland acres (from Part 4, D.)	<u>22</u>	x <u>22.6</u> equals	<u>497</u>
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	_____	x _____ equals	_____
	c. Total impacted wetlands acres (from Part 4, D.)	_____	x _____ equals	_____
	d. Total Allowed Standard Units ⁽¹⁾			<u>497</u>
2.	Bonus Units [2-143]			
	a. Site-built Affordable Housing			_____
	b. Transferrable Dwelling Units			_____
	c. Sub-total			<u>0</u>
3.	Total Permitted Units ^{(1)*}			<u>497</u>

Note:

(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

*** MAXIMUM ALLOWABLE DENSITY 22 DU/AC PER LIVE LOCAL ACT APPROVAL DOS2024-00090**

**PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS**

		Height	Total Floor Area (Square Feet)
A. Commercial			
1.	Medical	N/A	0
2.	General Office	220'	☐ 73,000
3.	Retail	220'	100,000
4.	Other: _____	N/A	0
5.	TOTAL FLOOR AREA		173,000
		Height	Total Floor Area (Square Feet)
B. Industrial			
1.	Under Roof	N/A	0
2.	Not Under Roof	N/A	0
3.	TOTAL FLOOR AREA		0
		Depth	Total Acres
C. Mining			
1.	Area to be excavated	N/A	0
		Height	Total Beds/Units
D. Assisted Living Facilities			
1.	Dependent Living Units	N/A	0
2.	Independent Living Units	N/A	0
3.	TOTAL BEDS/UNITS		0
		Height	Total Rental Units
E. Hotels/Motels (Room Size)			
1.	< 425 sq. ft.	95'	150
2.	426-725 sq. ft.		50
3.	725 < sq. ft.		
4.	TOTAL UNITS		200

**PART 7
ACTION REQUESTED**

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
- Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
 - Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

- 3. Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]**

D. Bonus Density: [34-202(a)(11)]

- ☒ Not Applicable
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

**PART 8
ENVIRONMENTAL REQUIREMENTS**

- A. Topography:** Describe the range of surface elevations of the property. (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**
 A topographic map has been provided.
-
- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
 Not applicable – no sensitive lands.
-
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
 N/A
-
- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
 N/A
-
- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**
- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**
- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.] NOT APPLICABLE**
- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

**PART 9
SANITARY SEWER & POTABLE WATER FACILITIES**

- A. Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
 Not applicable.
-
- B. Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:
 Not applicable.
 2. Quality of the effluent:
 Not applicable.

3. Expected life of the facility:
Not applicable.
-

4. Who will operate and maintain the internal collection and treatment facilities:
Not applicable.
-

5. Receiving bodies or other means of effluent disposal:
Not applicable.
-

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

1. The location and approximate area of the spray fields:
Not applicable.
-

2. Current water table conditions:
Not applicable.
-

3. Proposed rate of application:
Not applicable.
-

4. Back-up system capacity:
Not applicable.
-

PART 10 ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. **[34-373(c)]**

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]**

D. Private Recreational Facility Planned Developments (PRFPDs):

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

E. Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property?

- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**

F. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]**

G. Flood Hazard:

- ☐ Not applicable
- ☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s. **AE-12**
- ☒ The minimum elevation required for the first habitable floor is **13.0** NAVD (MSL)

H. Excavations/Blasting:

- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

I. Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]

- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.

J. Mobile Home Park: [34-174(h)]

- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

K. Airport Zones & Lee County Port Authority (LCPA) Requirements:

- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1104]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

PART 5
SUBMITTAL REQUIREMENT CHECKLIST

Clearly label your attachments as noted in bold below

Copies Required		SUBMITTAL ITEMS
3	☒	Completed application for Public Hearing [34-202(a)(1)]
1	☐	Filing Fee - [34-201(d)]
1	☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	☒	Affidavit of Authorization (notarized) Form [34-202(a)(3)]
3	☒	Additional Agents [34-202(a)(4)]
3	☐	Multiple Owners List (if applicable) [34-202(a)(2)]
3	☒	Disclosure of Interest Form (multiple owners) [34-202(a)(2)]
3	☒	Legal description (must submit) [34-202(a)(5)]
	☒	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	☒	Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(6)]
3	☐	Property Owners list (if applicable) [34-202(a)(8)]
3	☐	Property Owners map (if applicable) [34-202(a)(8)]
3	☒	Confirmation of Ownership/Title Certification [34-202(a)(7)]
3	☐	STRAP Numbers (if additional sheet is required) [34-202(a)(5)]
1	☒	List of Surrounding Property Owners [34-202(a)(9)]
1	☒	Map of Surrounding Property Owners [34-202(a)(9)]
1	☒	Mailing labels [34-202(a)(9)]
3	☒	List of Zoning Resolutions and Approvals
3	☐	Summary of Public Informational Session (if applicable) NOT APPLICABLE
3	☐	Waivers from Application Submission Requirements (if applicable) [34-201(c)]
3	☐	Preliminary Density Calculations (if applicable) NOT APPLICABLE
3	☒	Request Statement [34-373(a)(5)]
3	☒	Traffic Impact Statement (TIS) (not required for existing development) [34-373(a)(7)]
3	☒	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
3	☒	Schedule of Uses [34-373(a)(8)]
3	☒	Schedule of Deviations and Written Justification [34-373(a)(9)]
3	☒	Topography (if available) [34-373(a)(4)b.iv.]
3	☒	Soils Map [34-373(a)(4)b.9.]
3	☒	FLUCCS Map [34-373(a)(4)c.]
3	☐	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.] NOT APPLICABLE
3	☒	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
3	☒	Surface Water Management Plan (if applicable) [34-373(b)(1)]
3	☐	Phasing Program (if applicable) [34-373(b)(3)]
3	☒	Protected Species Survey (if applicable) [34-373(b)(2)]
3	☐	Proof of Notice (if applicable) [34-373(c)] NOT APPLICABLE

3	☐	Binding Letter from DCA (if applicable) [34-373(d)(9)] NOT APPLICABLE
3	☐	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)(1)] NOT APPLICABLE
3	☐	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1)] NOT APPLICABLE
3	☐	Well Drawdown Information (if applicable) [34-941(d)(3)d.] NOT APPLICABLE
3	☐	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.] NOT APPLICABLE
3	☐	Environmental Assessment (if applicable) [34-941(g)(2)] NOT APPLICABLE
3	☐	Demonstration of Compatibility (if applicable) [34-941(g)(4)] NOT APPLICABLE
3	☒	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	☐	Existing Agricultural Use Affidavit (if applicable) [34-202(a)(12)] NOT APPLICABLE
3	☐	Information Regarding Proposed Blasting (if applicable). NOT APPLICABLE
3	☐	Hazardous Materials Emergency Plan (if applicable) NOT APPLICABLE
3	☐	Mobile Home Park Dislocated Owners Information (if applicable) [34-202(b)(4)] NOT APPLICABLE
3	☐	Tall Structures Permit (if applicable) [34-1108] NOT APPLICABLE

Notary

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

I, Dennis Dahmann (name), as Owner
 (owner/title) of Bell Tower Campus Inn Limited Partnership (company/property), swear or affirm under oath, that
 I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Dennis A. Dahmann
 Signature

6/17/2024
 Date

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

**STATE OF FLORIDA
 COUNTY OF LEE**

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☒ online notarization, this 18th day of June, 2024, by Dennis A. Dahmann (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Jessica L. Dosh
 Signature of Notary Public

Web/AffidavitofAuthorization (01/2020)

Page 1 JESSICA L DOSH
 NOTARY PUBLIC-STATE OF MICHIGAN
 COUNTY OF WASHTENAW
 My Commission Expires March 13, 2026
 Acting in the County of Washtenaw

MORRIS

2914 Cleveland Avenue | Fort Myers, Florida 33901

DEPEWPhone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.comENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS**LETTER OF AUTHORIZATION**

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I (WE) AM (ARE) THE FEE SIMPLE PROPERTY OWNER(S) OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. HAS BEEN AUTHORIZED TO REPRESENT ME (US) FOR THE BELOW REFERENCED PARCEL(S) IN ALL MATTERS PERTAINING TO REZONING OR DEVELOPMENT PERMITS. THIS AUTHORITY TO REPRESENT MY (OUR) INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE REZONING, PLANNING OR PERMITTING REQUESTS SUBMITTED ON MY (OUR) BEHALF BY MORRIS-DEPEW ASSOCIATES, INC.

STRAP NUMBER OR LEGAL DESCRIPTION:

02-46-23-00-00012.0000

Bell Tower Campus Inn Limited Partnership
 COMPANY NAME

Dennis A. Dahlmann
 SIGNATURE

Dennis Dahlmann
 PRINTED NAME & TITLE

 STATE OF Florida
 COUNTY OF Fort Myers

 The foregoing instrument was acknowledged before me, by means of physical presence
☒ or online notarization, this 18th day of June, 2024, by Dennis A Dahlmann

My Commission Expires:

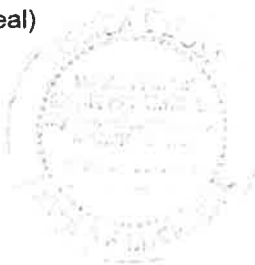
03/13/2026Jessica L Dosh

Notary Public

Jessica L Dosh

Notary Printed Name

(seal)


 JESSICA L DOSH
 NOTARY PUBLIC-STATE OF MICHIGAN
 COUNTY OF WASHTENAW
 My Commission Expires March 13, 2026
 Acting In the County of Washtenaw

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

I, Edgar Wilson (name), as Authorized Agent
 (owner/title) of Fort Myers Future, LLC (company/property), swear or affirm under oath, that
 I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Edgar Wilson
 Signature

6-20-24
 Date

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

STATE OF FLORIDA
 COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 20th day of June, 2024, by Edgar Wilson (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Web/Affidavit of Authorization (01/2020)

Page 1

Tracy Allen Chapman
 Signature of Notary Public

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared _____, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at _____ and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Property Owner

Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

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

STAMP/SEAL

Signature of Notary Public

ADDITIONAL AGENTS

Company Name:	Morris-Depew Associates Inc.		
Contact Person:	Bill Morris, P.E.		
Address:	2914 Cleveland Ave.		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-337-3993	Email:	BMorris@m-da.com

Company Name:	Morris-Depew Associates Inc.		
Contact Person:	Lindsay F. Rodriguez, MPA, AICP		
Address:	2914 Cleveland Ave.		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-337-3993	Email:	LRodriguez@m-da.com

Company Name:	TR Transportation Consultants Inc.		
Contact Person:	Yury Bykau, P.E.		
Address:	2726 Oak Ridge Ct. STE 503		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-278-3090	Email:	yury@trtrans.net

Company Name:	Owen Environmental Consulting		
Contact Person:	Paul K. Owen, M.S., P.W.S.		
Address:	15957 Tropical Breeze Drive		
City, State, Zip:	Fort Myers, FL 33908		
Phone Number:	239-994-9007	Email:	powen@owenenv.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

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ENGINEERS • PLANNERS • SURVEYORS
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Grande Calusa
Commercial Planned Development
 Request Narrative & Lee Plan Consistency

I. REQUEST

Bell Tower Campus Inn Limited ("Applicant") requests to rezone a 22.6 +/- acre parcel from Community Commercial (CC) to Commercial Planned Development (CPD). The CPD will include a maximum development of:

- 200 hotel/motel units or 73,000 square feet of office; and
- 100,000 square feet of commercial floor area; and
- 497 residential dwelling units comprised of:
 - 200 workforce housing units
 - 297 market rate dwelling units

II. BACKGROUND INFORMATION & PROPERTY HISTORY

The Grande Calusa CPD Property is located south of McGregor Blvd., north of Summerlin Road and west of John Morris Road at 20350 Summerlin Road. The Property was previously developed with a regional shopping center known as "Sanibel Outlets". The shopping center sustained extensive damage during Hurricane Ian and is now being redeveloped as a mixed-use project known as Grande Calusa.

In May 2025, Development Order DOS2024-00090 (the DO) was approved for the subject property and allows the following development:

- 138,067 square feet of commercial floor area comprised of:
 - 66,041.58 square feet of retail floor area
 - 72,065 square feet of office floor area
- 497 residential dwelling units comprised of:
 - 200 workforce housing units
 - 297 market rate dwelling units

The DO was approved pursuant to the provisions of Florida's Live Local Act (the Act), which was passed into law in 2023 as Florida Senate Bill 102 and has subsequently been amended by Senate Bill 328 in 2024 and Senate Bill 1730 in 2025. No changes to the number of approved residential units are proposed as part of this rezoning request.

The main purpose of this CPD rezoning request is to allow for a hotel/convention center use, which is currently not permitted under the existing conventional CC zoning district. The proposed

hotel/convention center is intended to replace the office building already approved as part of the DO. The proposed CPD is also requesting approximately 34,000 more square feet of non-office commercial floor area than was requested for the DO, in order to allow for additional square footage for ancillary hotel uses and to generally provide flexibility for the proposed CPD.

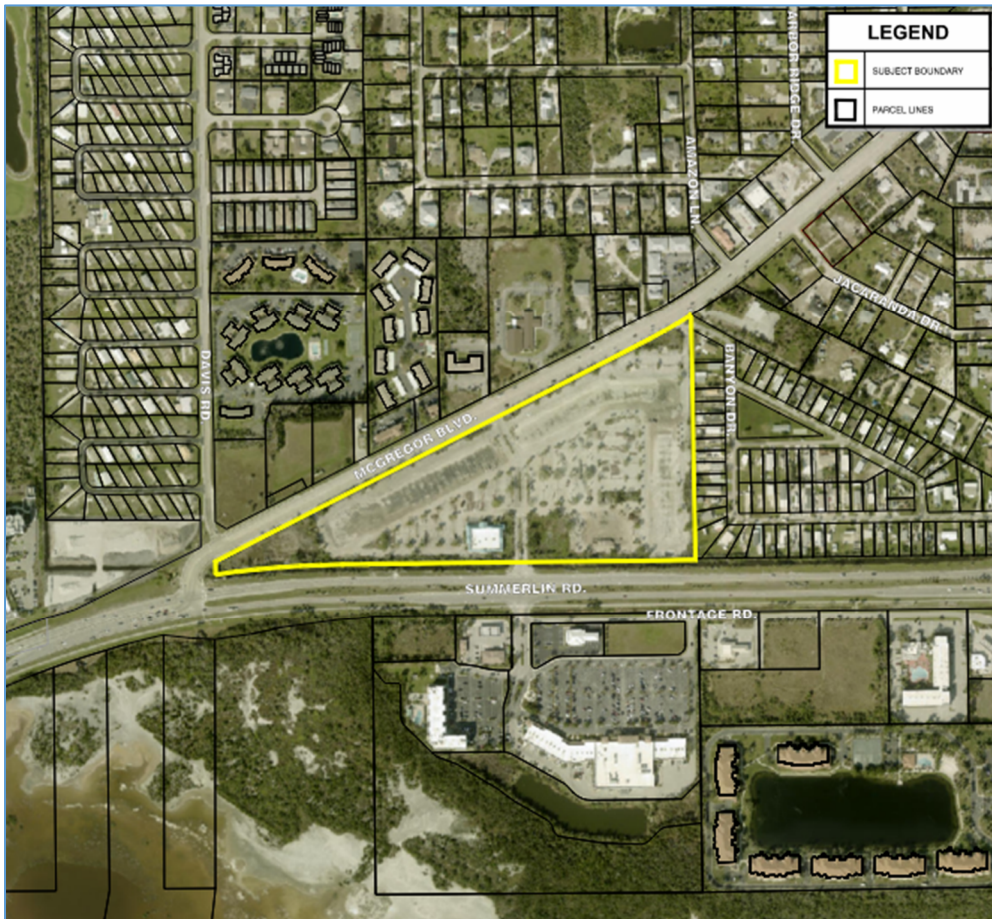


Figure 1: Aerial Location Map

III. EXISTING CONDITIONS

The 22.6+/- acre property is located within the Urban Community Future Land Use as shown on the Lee County Future Land Use Map. The subject property currently consists of remnants of the Sanibel Outlets retail center.

The site is uniquely triangular in shape and is adjacent to a mobile home subdivision to the east known as Cottage Point, and adjacent to roadways to the north, south and west. Both abutting roadways (Summerlin Rd. and McGregor Blvd.) are major arterials that provide access from Lee County to Fort Myers Beach and the Sanibel-Captiva Islands. These corridors are characterized

by a dense mixture of retail centers, restaurants, office buildings, medical facilities, multi-family developments, and tourist accommodations.

The surrounding land use pattern generally consists of shopping centers, professional offices, medical facilities, conservation lands, golf courses, hotels, a place of worship, a large retirement community, condominiums, mobile homes, and other residential uses. This mixed-use development pattern and associated future land use and zoning designations is provided in the table below:

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Suburban	CPD, CC, CN-2, RM-2, AG-2	Public Right-of-Way (McGregor Blvd.); Professional Office; Place of Worship; Shopping Center; Vacant Commercial; Condominiums
SOUTH	Outlying Suburban	CPD, EC	Public Right-of-Way (Summerlin Rd.); Convenience Food and Beverage Store with Gas Pumps; Bank; Publix Shopping Center; Hotel; Vacant Commercial Lands; Lee County Conservation Lands
EAST	Urban Community	MH-1	Mobile Home Park Subdivision (Cottage Point)
WEST	Suburban; Outlying Suburban	CPD	Public Right-of-Way (intersection of McGregor Blvd. & Summerlin Rd.); Vacant Commercial

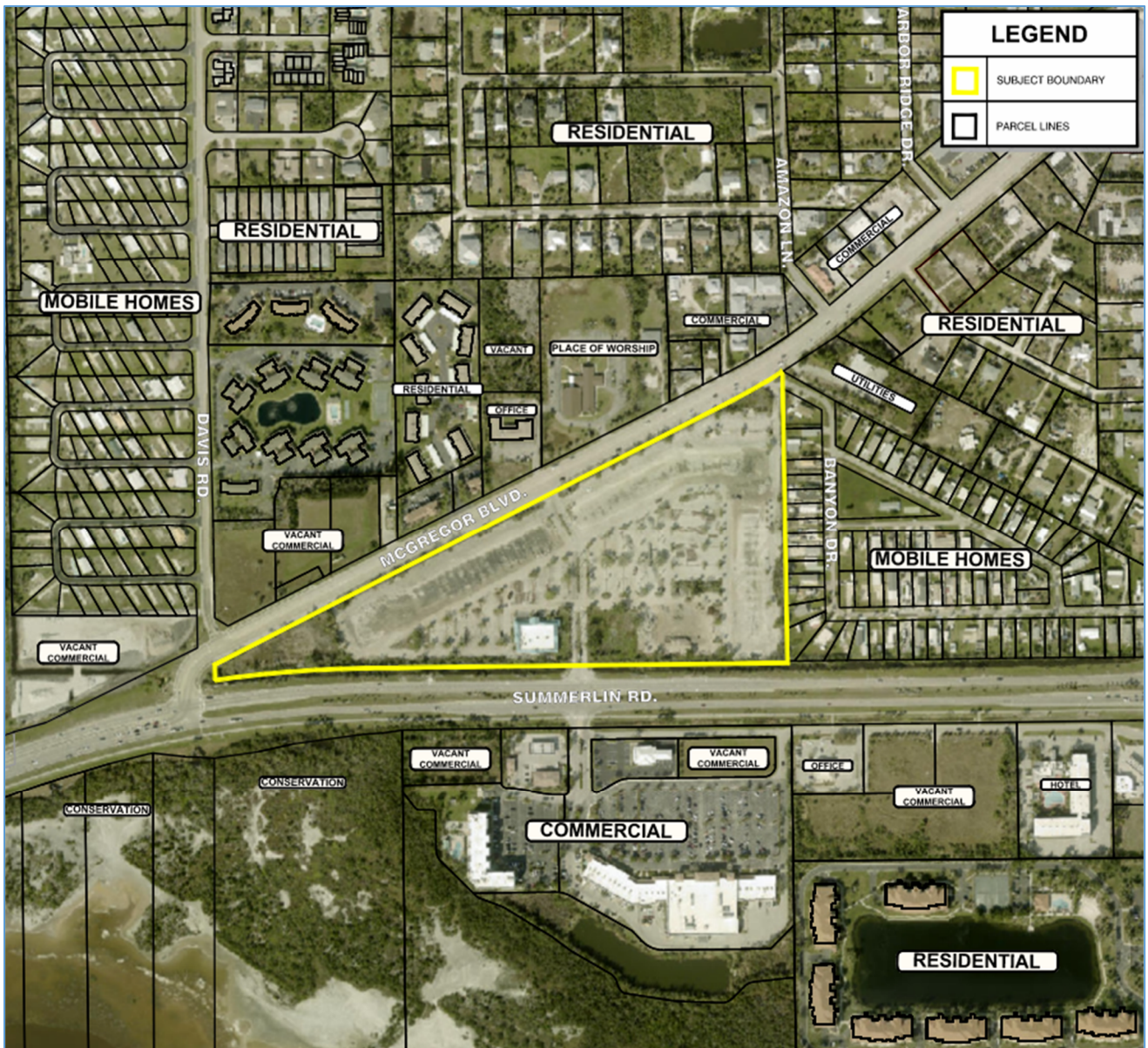


Figure 2: Surrounding Land Uses

IV. PUBLIC INFRASTRUCTURE

The Property is serviced by existing public infrastructure that can accommodate the proposed development.

Roads

The existing access point on Summerlin Road will continue to be utilized as previously constructed. The existing shared access point on McGregor Boulevard, located at the NE corner

of the property, will continue to be used as designed. Two other access points on McGregor Boulevard will be relocated to the east and aligned with other existing access points on the opposite side of McGregor Boulevard, as required by Lee County LDC. As outlined in the enclosed Traffic Impact Statement prepared by TR Transportation Consultants Inc, the surrounding roadways will continue to operate at an acceptable Level of Service including the trips associated with the proposed CPD.

Utilities

The Property is located within Lee County Utilities (LCU) Future Service Area as depicted on Lee Plan Maps 4A and 4B. As indicated in the Letter of Availability provided by LCU dated January 12, 2026, potable water and sanitary sewer lines are in operation adjacent to the property and LCU presently has sufficient capacity to provide portable water and sanitary sewer service to the proposed CPD. Potable water service will be provided through the Green Meadows Water Treatment Plant. Sanitary sewer service will be provided by the Fort Myers Beach Water Reclamation Facility.

Public Facilities

Additional public facilities and services exist in the immediate vicinity of the project to serve the proposed development in terms of parks, fire, EMS, schools, and Sheriff's protection.

V. LIVE LOCAL ACT APPLICABILITY AND CONSISTENCY

The DO was approved in May 2025 for the Property pursuant to the applicable provisions of Florida's Live Local Act, the applicable provisions of the Lee Plan and the applicable provisions of Lee County Land Development Code. The Act was passed into law in 2023 as Florida Senate Bill 102 and has subsequently been amended by Senate Bill 328 in 2024 and Senate Bill 1730 in 2025. The Act is a statewide housing initiative that mandates that a local government must authorize the development of multifamily residential on sites that are zoned as mixed-use residential, commercial, or industrial if at least 40 percent of the proposed residential units will be offered as affordable units for a period of at least 30 years. Additionally, the Act mandates approval of additional density and height in certain situations.

Lee County staff and the official Lee County Planning Live Local Act policy website page confirm that the Act (pursuant to 125.01055 F.S.) provides for a maximum density at the Property location within the Urban Community future land use category of 22 dwelling units per acre. For the 22.6 acre Property, the resulting maximum number of dwelling units permitted is 497, with at least 200 of those units required to meet the Act's affordability requirements and an additional 297 units permitted to be offered at market rate. A Land Use Restrictions Agreement (LURA) is in place for the property as it was required for approval of DOS2024-00090. The LURA provides the legal assurances and potential recourses to ensure that 40% of the dwelling units continue to meet the affordability requirements of the Act.

Lee County staff and the official Lee County Planning Live Local Act policy website page confirm that Live Local projects may utilize the height of the highest allowed building height within a mile of the subject property with no additional setbacks applied. The residential development known as Mastique is located approximately 0.36 miles from the Property, which was approved by Lee County and is developed with 220-foot-tall towers. As the Property is not within a historic district, does not contain any structures listed in the National Register of Historic Places, and is not located with adjacent single family residential on two or more sides, there are no additional restrictions on the height of this proposed mixed use development. Therefore, 220 feet is the maximum allowable height.

The Act also mandates that for mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes. The following table demonstrates that the proposed development program is consistent with this requirement, though it will be necessary as part of any DO amendment to confirm the building floor areas continue to comply with this provision. For purposes of this table, the proposed hotel floor area of 219,260 sq. ft. is provided instead of the alternative office floor area of 73,000 sq. ft., as the hotel is the more intense option in terms of floor area.

Table 2: Project Floor Area Breakdown

Use	Gross Floor Area in Square Feet	Percent of Project Total
Workforce Housing	257,642	21.58
Market Rate Housing	617,052	51.68
Residential Total	874,694	<u>73.26</u>
Commercial	100,000	8.38
Hotel	219,260	18.36
Commercial Total	319,260	<u>26.74</u>
Project Total	1,193,954	100

The previous language of the ACT provided that a county must consider reducing parking requirements for a proposed development authorized under the statute if the project is located within a 1/4 mile of a transit stop accessible to the project. The current language of the Act provides that a county must, upon request of an applicant, reduce parking requirements by 15% for a proposed development authorized under the statute if the project is located within a 1/4 mile of a transit stop accessible to the project.

Included in the approval of DOS2024-00090 is an approved 20% parking reduction for the development, which was granted based on the following:

- There are currently three (3) Lee Tran stops located around the perimeter of this property on McGregor Blvd and Summerlin Road.
- The proposed project is a true mixed use development. If the site were located in Lee County's Mixed Use Overlay it would be eligible for a 40% reduction in parking by right. In this case, the internal capture as indicated by on Table 3 of the Traffic Impact Statement prepared by TR Transportation Consultants demonstrates a 26% reduction in Average Daily Trips which is a direct result of the residential uses paired with the commercial uses.
- Affordable Housing as defined by ITE Parking Generation rates as Land Use Code 223 for Income Limited units requires an average of 1.0 spaces per unit with no additional guest parking required and reflects a 54.5% reduction over the Lee County Multifamily rate which is 2.2 spaces per unit including guest parking.

Based on these factors the approved 20% parking reduction continues to be conservative and justified and the applicant requests that the approved reduction be memorialized as part of the CPD.

The CPD rezoning implements the approved Live Local residential development and establishes a locally approved mixed-use framework that allows for the hotel use, while maintaining the approved residential unit count and housing affordability obligations.

VI. CONSISTENCY WITH LEE PLAN

The following demonstrates that the proposed Commercial Planned Development is consistent with the goals, objectives and policies of the Lee County Comprehensive Plan (Lee Plan).

Future Land Use Element

OBJECTIVE 1.1: FUTURE URBAN AND SUBURBAN AREAS. Designate areas with varying intensities on the Future Land Use Map (Map 1-A) that provide for a full range of urban activities. These designations are based upon soil conditions, historic and developing growth patterns, and existing or future availability of public facilities and services.

The Proposed mixed-use development is consistent with the Lee Plan intent for future urban areas as it adds to the varying intensities of the area and a full suite of public facilities and services are available to serve the development.

POLICY 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in

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

The proposed redevelopment of the Property into a bustling multifamily residential and commercial mixed-use activity center within the Urban Community FLUC is in direct compliance with Lee Plan Policy 1.1.4. This mix of uses is consistent with the description of the FLUC, and the Property is located in an area of the county where requisite public infrastructure is available and in place to service the development.

The Property is located on two major arterial roadways that will accommodate and support the site as well as direct access to Lee County shared use paths and three (3) adjacent stops for Lee Tran Route 50. Additionally, there are other residential and commercial developments in the surrounding area which are compatible and complementary, demonstrating that this development is consistent with the Lee Plan and is compatible with the surrounding existing development pattern.

The Property is located between the beaches of Sanibel and Fort Myers Beach, which provides proximity to numerous employment and recreational opportunities.

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

The Project is consistent with Objective 2.2, which provides that new development should be directed “to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created.” The Project is located in an area where public facilities and urban services already exist. The proposed development fully complies with the above policy’s intent to direct new growth to appropriate Future Urban Areas of the county.

OBJECTIVE 2.5: HISTORIC RESOURCES. Historic resources will be identified and protected pursuant to the Historic Preservation Element and the County's Historic Preservation Ordinance.

A Master Site File Request was completed for this site and concluded that there are no current or previously recorded historical resources found on the subject parcel.

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.

In accordance with Objective 4.1, the development will uphold rigorous water, sewer, and environmental standards throughout the development process for the proposed development. It is imperative that these standards are diligently met before the issuance of a local development order. The proposed development will be connected to county utilities for potable water and sanitary sewer service, thereby removing the need for potable water wells or septic systems. By ensuring direct connection to county utilities, the development will reduce potential environmental risks and safeguard the quality of water resources in the region.

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

The Project is consistent with Lee Plan Policy 5.1.3, which directs high-density residential developments to locations near employment and shopping centers. The CPD will provide affordable housing and market rate housing adjacent to a Publix shopping center and in proximity to other retail and restaurants. Policy 5.1.3 also discusses appropriateness of high-density residential uses in proximity to parks, schools, and transportation facilities such as mass transit and bicycle facilities. The Property is in proximity to three (3) Lee Tran bus stops. As depicted on the proposed MCP, an 8' shared use path is provided along the Property's McGregor Blvd. and Summerlin Road frontages. Therefore, the proposed CPD is consistent with Policy 5.1.3.

POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:

a. Traffic and access impacts;

A Transportation Impact Statement (TIS) has been provided by TR Transportation Consultants, which analyzed the gross floor area and schedule of uses requested. As stated in the TIS conclusion, roadway capacity improvements will not be warranted as a result of the additional vehicle trips to be generated by the proposed rezoning request. No roadway segments are anticipated to be significantly impacted as a result of the development.

b. Screening and buffering;

Perimeter buffers are labeled on the MCP and an Alternative Landscape Betterment Plan is necessitated in certain locations by several site constraints, as approved by the DO. The irregular triangular shape of the parcel presents challenges for conventional buffering due to limited access points, sight line triangles, and the compact areas required for both stormwater management grading and effective buffering. These constraints are further compounded by numerous existing and proposed easements serving this parcel and adjacent, separately owned parcels. Therefore, this alternative landscape betterment approach is intended to fulfill and enhance the intent of the LDC's standard landscape requirements, in compliance with LDC Sec. 10-419, through the following conditions:

- All minimum open space requirements per LDC Sec. 10-415 shall be met.
- All areas of alternative landscape betterment plan are clearly identified on the Master Concept Plan.
- All code-required trees proposed for this project are 100% native species.
- Locations of all plant material are provided on the Landscape Betterment Plan.
- In areas where alternative betterment is proposed, minimum landscaping requirements are exceeded.
- Any future modifications to an approved Landscape Betterment Plan will be reviewed as a minor change application.

The CPD establishes development standards, perimeter setbacks, and buffering requirements that protect adjacent properties and roadways, while allowing internal transitions between compatible residential, hotel, office, and commercial uses. These standards provide greater assurance of compatibility than conventional commercial zoning by requiring site-specific design controls tailored to surrounding development. The CPD zoning ensures that landscaping and site design are coordinated across the CPD, reinforcing the project's function as a single mixed-use center rather than a collection of independent commercial sites.

c. Availability and adequacy of services and facilities;

The availability and adequacy of public services and facilities have been confirmed through the approved DO and concurrency determination. The project will be served by central water and sewer from LCU, stormwater management systems regulated through SFWMD and the County, solid waste services, emergency services including EMS, fire and Sheriff's protection, and a transportation network designed to accommodate the approved redevelopment. The CPD does not relocate development to an area lacking infrastructure, but instead intensifies development within an established urban service area.

d. Impact on adjacent land uses and surrounding neighborhoods;

The Property has historically operated as a destination shopping center within a fully urbanized corridor characterized by commercial, multifamily, medical, and hospitality uses along major arterials. The proposed mix of uses is consistent with this established pattern, and the CPD provides a controlled development envelope that mitigates potential impacts through buffering, access management, and operational limitations, including the restriction that hotel and office uses function as alternatives rather than cumulative intensities.

e. Proximity to other similar centers; and

With respect to proximity to other similar centers, the Grande Calusa CPD is located within an area already characterized by regional commercial and mixed-use activity. The project does not introduce a new commercial node in an undeveloped or rural area, but instead represents the redevelopment and modernization of an existing commercial center in a location where such intensity is planned and supported by the Lee Plan. A mixed use development in this location is compatible and complimentary to the surrounding mix of land uses and will allow for reduction of total vehicle miles traveled by continuing to diversify the mix of uses.

f. Environmental considerations.

As outlined in the Protected Species Survey prepared by Owen Environmental Consulting LLC (OEC), the property contains no listed species. A Florida Bonneted Bat roost survey was also conducted which resulted in no findings. As outlined in the FLUCCS map prepared by OEC, the property contains no wetlands as it is a previously developed upland site. Redevelopment will occur in compliance with South Florida Water Management District requirements, floodplain regulations, and County environmental standards. Further, the CPD does not encroach upon environmentally sensitive areas.

Therefore, the proposed CPD is consistent with Policy 6.1.1 by comprehensively addressing all required evaluation criteria through a planned development rezoning and DO framework that protects the public interest while supporting compact, mixed-use redevelopment in an appropriate urban location.

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

The proposed CPD satisfies this policy by implementing a coordinated mixed-use redevelopment that is consistent with the established urban development pattern and supported by available and existing public infrastructure.

The subject property is located within a fully urbanized corridor characterized by a mixture of commercial, residential, office, medical and hospitality uses along major arterial roadways. The site has historically functioned as a regional shopping center, demonstrating that commercial and mixed-use intensity is appropriate at this location. The proposed CPD represents a logical evolution of that historic development pattern by transitioning the site from a single-use commercial center to an integrated mixed-use development that provides residential, employment, retail, and visitor-serving uses in a unified and internally compatible manner.

Compatibility with adjacent properties is further ensured through the Planned Development framework, which establishes site-specific development standards, buffering, access management, and operational controls tailored to surrounding uses. Unlike conventional commercial zoning, the CPD requires development to occur in accordance with a Master Concept Plan that minimizes off-site impacts.

The proposed development is also compatible with existing and programmed public services and facilities. The property is served by central water and sewer, an established roadway network, transit service, and emergency services, all of which have been evaluated and found adequate through the approved DO and concurrency review. The CPD does not introduce commercial development into an area lacking infrastructure, but instead intensifies redevelopment within an area expressly planned and serviced for urban-scale development.

Therefore, the proposed CPD is consistent with Policy 6.1.4 by providing a compatible, well-supported mixed-use redevelopment that aligns with surrounding land uses and the capacity of existing and planned public services and facilities.

Parks, Recreation and Open Space Element

POLICY 77.3.7: New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Lee County Greenways Master Plan, must incorporate the greenway trail into their development design. In addition to counting towards the project's general open space requirements, developments constructing the onsite portions of the greenway trail will be eligible for community and regional park impact fee credit.

Pursuant to the Lee County Greenways Master Plan (Lee Plan Map 4-E), the property is located on a segment of the designated Captiva-Hendry-Collier Trail. Accordingly, the detailed design of an 8-foot-wide shared use path was coordinated with Lee County Department of Transportation and was included in approved DOS2024-00090. The location of that shared use path is identified on the attached MCP, consistent with Policy 77.3.7.

Conservation and Coastal Management Element

GOAL 101: COASTAL AREAS. Protect human life along with current and future development from the impacts of coastal flooding. Coastal flooding includes, but is not limited to, high tide events, storm surge, flash floods, stormwater runoff, and impacts of sea level rise.

Resiliency of the development is a priority for the project, which has resulted in a design that exemplifies sustainable coastal development. A cornerstone feature of the development is the raised deck, which will elevate the main living, working, and communal areas of the development well above the flood plain.

Environmental Resource Permit (ERP) No. 36-111898-P was issued for the Property in March 2025. The ERP permit provides an approved storm water management (water retention and quality) system for the project in accordance with modern flood codes in order to provide defense against coastal flooding. The project is in compliance with GOAL 101.

POLICY 101.1.1: Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding.

The attached Environmental Analysis prepared by OEC indicates that there were no listed species observed during a recent site survey and that the property contains only two (2) land use associations: retail sales and service as well as storm water management pond. This site was previously developed with a shopping center which is currently being demolished due to the extensive damage from the Hurricane Ian storm event. It does not contain any wetlands and is not being utilized by any listed species. The project will not negatively impact wildlife habitat or natural systems, including wetlands. An ERP is approved by the South Florida Water Management District (SFWMD) for this project consistent with the approved Lee County DO. The project is designed with a surface water management system that meets all applicable local, state, and federal requirements for water retention, water purification, and compatibility with natural systems, as will be evidenced by the approval of the ERP by SFWMD.

In direct compliance with the policy's requirement that development provide defense against flooding, the design of the project meets all applicable flood elevation standards and includes a raised deck upon which the habitable floor areas of the project will be located, elevating the project above the minimum flood elevation. Therefore, the project is consistent with Lee Plan Policy 101.1.1.

POLICY 101.3.2: Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities.

The proposed CPD is consistent with this policy because all redevelopment activities will occur entirely on uplands and will not encroach upon wetlands or other coastal resources.

A detailed vegetative assessment prepared by OEC confirms that no FLUCCS classifications associated with wetlands are present on the subject property. As such, the redevelopment will not require wetland impacts, wetland mitigation, or construction within environmentally sensitive coastal areas. The site has been previously developed and disturbed, and the proposed redevelopment represents reinvestment in an existing urban site rather than expansion into undeveloped or sensitive coastal lands.

By confining development to uplands, the project minimizes exposure to coastal hazards and avoids impacts to natural systems that provide flood attenuation, storm surge protection, and habitat functions.

Accordingly, the proposed CPD advances the intent of Policy 101.3.2 by directing redevelopment to upland areas within the Coastal High Hazard Area, avoiding wetlands and coastal resources, and reinforcing a development pattern that is both environmentally responsible and resilient.

POLICY 101.3.5: An applicant of a development order for any permanent or temporary places of residence including, but not limited to, caretakers residence, dormitories, hotels or motels, and dwelling units within the Hurricane Vulnerability Zone or on islands, must provide appropriate mitigation as determined by Lee County Department of Public Safety, which may include, but is not limited to, the payment of a fee, or construction of hurricane shelters and transportation facilities.

In accordance with County LDC Section 2-485, the applicant agrees to pay a fee in lieu to the shelter fund. The project is designed to meet the applicable building codes and flood elevation requirements. The structures will be designed to withstand hurricane force winds. Vertical evacuation will be feasible and safe for most storm events.

POLICY 101.3.6: Prohibit the use of Transferable Development Units (TDUs) and bonus density utilizing cash contributions for affordable housing on property located within the Coastal High Hazard Area.

The project is not proposing to utilize the County's provisions for Transfer of Development Units or proposing to utilize the County's provisions for cash contributions for affordable housing bonus density.

POLICY 101.3.7: Bonus density for site-built affordable housing development will be considered within the Coastal High Hazard Area.

The residential density proposed for the project is consistent with the provisions of the Live Local Act as it relates to the County's determination of the "highest allowed density" at 22 dwelling units per acre. The project is not requesting any additional density beyond 22 du/ac by utilizing the County's provisions for site-built affordable housing bonus density.

GOAL 161: Promote and continue to grow the County's tourism industry, to both domestic and international visitors.

OBJECTIVE 161.1: Leisure Tourism. Support the area's domestic and international tourism development, to ensure continuation and expansion of the leisure tourism industry.

POLICY 161.1.3: Encourage the development of diverse cultural, educational, and entertainment facilities that attract visitors.

The Lee County Economic Development Office is supporting this project and this application because this project is essential to the economic development of the County. Prior to the devastation caused by Hurricane Ian, SWFL was already in the midst of a housing shortage and affordability crisis. The damage and removal of thousands of dwelling units only served to exacerbate the problem. Grande Calusa CPD will provide the community with much needed housing, shopping, dining, employment, tourist and cultural opportunities in one of the areas most directly affected. The existing access from the McGregor Blvd. and Summerlin Road arterials will accommodate and support the site as a bustling mixed-use activity center, driving the economic development and recovery of the area.

VII. COMPLIANCE WITH REZONING CRITERIA

The proposed development is in full compliance with the rezoning criteria set forth by LDC Section 34-145(d)(4)(a)(1), as referenced below.

a) Complies with the Lee Plan;

As proposed, the requested amendment complies with the Lee Plan except where provisions of the Live Local Act preempt local policy. Please see the Section above for a detailed analysis of the project's consistency with the Lee Plan.

b) Meets this Code and other applicable County regulations or qualifies for deviations;

The request complies with all sections of the Land Development Code except where provisions of the Live Local Act preempt local code and where deviations are requested with appropriate justification.

c) Is compatible with existing and planned uses in the surrounding area;

The subject property is located at the intersection of two major arterial roadways in a highly urbanized corridor characterized by commercial, office, medical, multifamily, and hospitality uses. The proposed mix of residential, hotel-or-office, and commercial uses is compatible with and appropriate for the surrounding area.

d) *Will provide access sufficient to support the proposed development intensity;*

The property has direct access to Summerlin Road and McGregor Boulevard and has already received Development Order for infrastructure to support the approved mixed-use redevelopment program.

e) *The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;*

Approval of the request will not require any modifications to the County's Capital Improvement Plan or the Long Range Transportation Plan. As outlined in the enclosed Traffic Impact Statement prepared by TR Transportation Consultants, the proposed maximum intensity will not create a peak hour or daily trip generation that will have significant impacts on transportation facilities. The proposed maximum intensity will not impact the adopted Level of Service for Summerlin Road or McGregor Boulevard and the surrounding roadway network.

f) *Will not adversely affect environmentally critical or sensitive areas and natural resources; and*

No impacts to critical or sensitive areas or natural resources are proposed through this request. As outlined in the environmental survey conducted by OEC, no wetlands or protected species listed by the United States Fish and Wildlife Service or the Florida Fish and Wildlife Conservation Commission were observed on the site.

g) *Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.*

The subject property is located within a Future Urban area and will continue to be serviced by existing urban services.

The proposed development is in full compliance with the planned development criteria set forth by LDC Section 34-145(d)(4)(a)(2), as referenced below.

a) *The proposed use or mix of uses is appropriate at the proposed location;*

As demonstrated throughout this narrative, the proposed mix of uses is appropriate at this location.

b) *The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.*

The proposed development will not have a negative impact on the community. All proposed elements of the development are intended to support the growing community support the recovery of this area of the County impacted by multiple recent storm events, and protect the public interest.

c) *If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:*

- 1) Enhances the achievement of the objectives of the planned development; and***
- 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare***

All deviations requested enhance the planned development's ability to function as designed. The requested deviations ensure the health, safety, and welfare of the general public. Please see the Schedule of Deviations and Justifications for more details.

VIII. CONCLUSION

The requested rezoning from Community Commercial (CC) to Commercial Planned Development (CPD) represents a logical and appropriate implementation of the Lee Plan for this prominent, fully urbanized site. The CPD establishes a comprehensive zoning framework that allows the previously approved Live Local redevelopment to be constructed as a coordinated mixed-use development, including the addition of hotel/convention center or alternative office uses, while maintaining the approved residential dwelling unit count and long-term workforce housing commitments.

The proposed CPD will facilitate the redevelopment of a storm-damaged regional shopping center into a compact, walkable, and internally integrated "live-work-play" environment that provides housing, employment, visitor accommodations, neighborhood-serving commercial uses, and cultural amenities in a location expressly planned for urban-scale development. Through the Planned Development format, the project is subject to site-specific development standards, buffering, access management, and operational controls that ensure compatibility with surrounding land uses and protection of the public interest.

As demonstrated in this application, the proposed CPD is consistent with the Lee Plan, satisfies the applicable rezoning and planned development findings of the Lee County Land Development Code, and is supported by adequate public services and infrastructure. Accordingly, the Applicant respectfully requests approval of the Commercial Planned Development rezoning as proposed.

Grande Calusa CPD

Schedule of Deviations & Justifications

1. Deviation from LDC Sec. 10-329(d)(1)a.3., which requires water retention or detention excavations be setback 50 feet from private property line under separate ownership, to allow a minimum setback of 25-feet between water detention excavations and private property lines under separate ownership.

Justification: The proposed deviation is appropriate and justified due to the urban, infill nature of the site and the master-planned design of the development. The subject property is located within a fully urbanized area where surrounding development patterns are characterized by compact site layouts, shared infrastructure, and limited undeveloped land. Strict application of a 50-foot setback would significantly constrain the site's ability to accommodate compliant stormwater facilities while maintaining cohesive internal circulation, building placement, and open space consistent with an integrated mixed-use development.

The deviation does not reduce the required volume or treatment standards; all stormwater facilities will continue to meet or exceed the requirements of the Land Development Code and the South Florida Water Management District Environmental Resource Permit criteria.

The requested setback reduction will not adversely impact adjacent properties. The remaining setback provides sufficient separation to protect neighboring land uses from erosion, seepage, or safety concerns, and allows for incorporation of landscaping, fencing, and side-slope stabilization where necessary. In addition, the stormwater system will be engineered to prevent off-site discharge, and water levels will be controlled to ensure no adverse impacts to adjacent parcels.

Approval of this deviation is consistent with the intent of the Land Development Code, which recognizes the need for flexibility in planned developments where site-specific conditions and comprehensive design controls provide equal or greater protection of the public health, safety, and welfare. The reduced setback represents a reasonable and commonly approved deviation that balances stormwater management requirements with efficient land use in an urban environment. Approval of this deviation will not negatively impact public health, safety, or welfare.

2. Deviation from LDC Section 10-416(d)(1), which requires internal buffers within the CPD boundary, to allow for no internal perimeter buffers around different use areas within the CPD boundary for a cohesive and unified development.

Justification: The proposed CPD is intentionally designed to function as a unified, integrated development rather than a collection of isolated or incompatible land uses. The development program includes a coordinated mix of residential, office, retail, recreational, cultural, and potential hotel uses arranged around shared internal streets, open spaces, and pedestrian corridors. Internal buffers between these uses would create unnecessary physical and visual barriers that conflict with the fundamental planning principles of walkability, connectivity, and active ground-floor engagement.

Requiring internal buffers within the CPD boundary would interrupt pedestrian routes, reduce visibility between complementary uses, and fragment the internal circulation system. Such buffers would discourage walking between residential units, employment uses, retail destinations, and recreational amenities, undermining the intended “live-work-play” environment and increasing reliance on vehicular trips for short internal movements. Eliminating internal buffers allows for direct pedestrian connections, enhanced public realm design, and a more intuitive and safe circulation network.

The requested deviation does not eliminate buffering where it is necessary to protect adjacent properties or incompatible land uses. All required buffering and setbacks will be maintained along the external perimeter of the CPD, where the development interfaces with properties under separate ownership or different zoning districts. Internal compatibility between uses is instead addressed through building orientation, architectural design standards, operational controls, lighting standards, and shared open space requirements established in the CPD conditions and Master Concept Plan.

This approach is consistent with the intent of the planned development process, which allows flexibility from conventional buffering requirements when a site is comprehensively planned and developed under unified ownership or control. The deviation enhances the achievement of the planned development objectives by promoting pedestrian safety, internal connectivity, and cohesive site design while continuing to protect the public health, safety, and welfare through enforceable development standards and external buffering requirements.

Approval of this deviation is therefore appropriate and supports the creation of a functional and integrated environment consistent with the Lee Plan’s encouragement of compact, walkable urban development patterns. Approval of this deviation will not negatively impact public health, safety, or welfare.

3. Deviation from LDC Sec. 34-2194(b), which requires a 25-foot waterbody setback for buildings, to allow a 0-foot setback for buildings from internal artificial waterbodies.

Justification: The waterbodies within the Calusa Grande CPD are not natural lakes, wetlands, or environmental resources, but are engineered stormwater management features that will be constructed as part of the site’s drainage, flood protection, and water quality treatment system in accordance with South Florida Water Management District and Lee County requirements. These features function as infrastructure elements within the development rather than as natural resource areas requiring protection through conventional setbacks.

The planned development is designed as a compact, mixed-use, “live-work-play” environment where buildings, pedestrian areas, open space, and water features are intentionally integrated to

create an urban waterfront character and usable common space for residents and visitors. Allowing buildings to be located adjacent to, and in some cases to extend over, these internal stormwater features enhances the architectural design, promotes pedestrian orientation, activates the open space, and creates a cohesive site layout that would not be possible if the standard waterbody setback were applied to features that are entirely artificial and internal to the project.

The requested deviation does not create adverse environmental impacts or reduce public safety. The waterbodies will be fully regulated through ERP permitting, will include required safety side slopes, bulkheads, and littoral zones where applicable, and will be maintained as private infrastructure by the development. The deviation applies only to internal artificial waterbodies.

Applying the 25-foot setback to these internal stormwater features would unnecessarily limit the site's ability to function as a unified mixed-use development, reduce the effectiveness of the planned open space network, and create inefficient building placement without providing additional environmental or safety benefit. By allowing flexibility in building placement relative to engineered water features, the deviation enhances the objectives of the planned development, supports modern stormwater design practices that discourage large dry detention areas, and promotes a compact urban form consistent with the Lee Plan's direction for development in Urban Community areas.

The requested deviation protects the public health, safety, and welfare while enabling the site to be designed as an integrated mixed-use development where stormwater infrastructure, open space, and building form work together as a cohesive system.

4. Deviation from LDC Sec. 34-625(d)(1), which requires illumination not to exceed 0.5 footcandles measured at the property line, to eliminate the illumination limitation for property lines internal the planned development boundary.

Justification: Deviation from LDC Section 34-625(d)(1) requires that illumination not exceed 0.5 footcandles measured at the property line. A deviation is requested to eliminate this limitation for internal property lines within the planned development boundary, while maintaining full compliance with the 0.5 footcandle limitation along the external perimeter of the CPD.

The proposed Commercial Planned Development is intentionally designed to function as a unified, master-planned mixed-use center, integrating residential, hotel, office, retail, and supporting commercial uses in a cohesive "live-work-play" environment. Although portions of the development may be platted for individual ownership or phased construction, the site will operate as a single, coordinated development with shared circulation systems, internal streets, pedestrian connections, open spaces, and parking facilities. As such, internal lot lines do not represent true separation points between unrelated uses, but rather administrative boundaries within an integrated development.

Applying the standard illumination limitation to internal lot lines would be inconsistent with the functional design of the project and would unnecessarily constrain lighting needed to safely support internal roadways, pedestrian walkways, parking areas, and common open spaces. The ability to design lighting holistically across internal parcels allows illumination to be distributed more efficiently and evenly, reducing dark areas, minimizing excessive fixture heights, and improving overall safety for residents, employees, visitors, and service providers moving throughout the development at night.

Importantly, the requested deviation does not increase lighting impacts on adjacent properties or the public realm. All illumination along the perimeter boundary of the planned development will fully comply with the LDC. The deviation is strictly limited to internal lot lines serving commercial and industrial uses within the CPD, and therefore will not adversely affect nearby residential neighborhoods, roadways, or environmentally sensitive areas.

This deviation enhances the objectives of the planned development by supporting a safe, walkable, and integrated environment consistent with the Lee Plan's encouragement of compact, mixed-use activity centers in urban areas. By allowing lighting to be designed and managed at the scale of the overall development rather than individual internal parcels, the deviation promotes public health, safety, and welfare while maintaining full protection for surrounding properties and uses.

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Grande Calusa CPD

Proposed Conditions

SECTION A. REQUEST

Rezone from CC to CPD.

SECTION B. CONDITIONS

1. Master Concept Plan (MCP) and Development Parameters:

- a. MCP. Development must be substantially consistent with the Master Concept Plan entitled "Master Concept Plan" prepared by Morris-Depew Associates Inc., last revised XXXX, XX, 2026. (Exhibit C)
- b. Lee Plan and LDC. Development must comply with the Lee Plan and LDC except where deviations are approved herein, and except where development density, height, and parking are permitted in accordance with DOS2024-00090 approved per Florida's Live Local Act, Senate Bill 102.
- c. Approved Development Parameters.

The Grande Calusa CPD is approved to develop the following:

- 200 hotel rooms or 73,000 square feet of commercial office floor area
- 100,000 square feet of commercial retail floor area
- 497 residential dwelling units comprised of:
 - 200 workforce housing units
 - 297 market rate dwelling units

2. Permitted Uses and Property Development Regulations

a. Schedule of Uses

Accessory uses and structures
Administrative offices
ATM (automatic teller machine)
Bait and tackle shop
Banks and financial establishments, all Groups
Bar or cocktail lounge
Brewpub
Broadcast studio, commercial radio and television
Business services, Group I
Caretaker's residence
Cleaning and maintenance services
Clothing stores, general
Clubs:
 Commercial
 Fraternal, membership organization
 Private
Communication facility, wireless
Community gardens
Consumption on premises, including sale of wine, beer, and liquor for on premises
 consumption and for off premises sales in conjunction with a
 hotel/convention center, clubs private-on site, restaurants, all groups,
 cultural facilities, nightclubs
Convenience food and beverage store
Cultural facilities
Day care center, child, adult
Department store
Dormitory
Drive-through facility for any permitted use
Drugstore, pharmacy
Dwelling unit:
 Live work
 Multiple-Family Buildings
 Townhouse
Entrance gates and gatehouse
Essential services
Essential service facilities, Groups I and II
Excavation:
 Water Retention
Fences, walls
Food and beverage service, limited

Food stores, Group I
Food truck park
Gift and souvenir shop
Hardware store
Heliport or helistop
Hobby, toy and game shops
Home occupation
Hotel/convention center (Limited to 200 rooms)
Household and office furnishings, Groups I and II
Insurance companies
Laundry or dry cleaning, Group I
Lawn and garden supply stores
Library
Micro-brewery, -distillery, -winery
Models
 Display Center
Motion picture production studio
Nightclubs
Nonstore retailers, all Groups
Package store
Paint, glass and wallpaper
Parks, Group I
Parking Lot:
 Accessory
 Commercial
 Garage, public
 Park-and-ride
 Temporary
Personal services, all Groups
Pet services
Pet shop
Pharmacy
Place of worship
Post office
Printing and publishing
Real estate sales office
Recreation facilities:
 Commercial Groups I, III, IV and V
 Personal
 Private—On-site
 Private—Off-site
Religious facilities
Rental or leasing establishment, Groups I and II
Repair shops, Groups I, II and III

Research and development laboratories, Group II and IV
Residential accessory uses
Restaurant, fast food
Restaurants, all Groups
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises
Schools
 Commercial
 Noncommercial
Signs in accordance with Chapter 30
Social services, Groups I and II
Specialty retail shops, all Groups
Storage
 Indoor only
Studios
Temporary uses
Theater, indoor
Timeshare units
Used merchandise stores, Group I
Variety store

b. Property Development Regulations

Minimum Lot Area and Dimensions

Area:	10,000 square feet
Width:	100 feet
Depth:	100 feet

Minimum Setbacks:

Internal Lot Building Setback	0 feet
PD Perimeter Building Setback	15 feet
Arterial Street Setback	25 feet
Waterbody Setback	25 feet

Minimum Building Separation:	In compliance with State Fire Code
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Accessory Structures:	In accordance with the LDC
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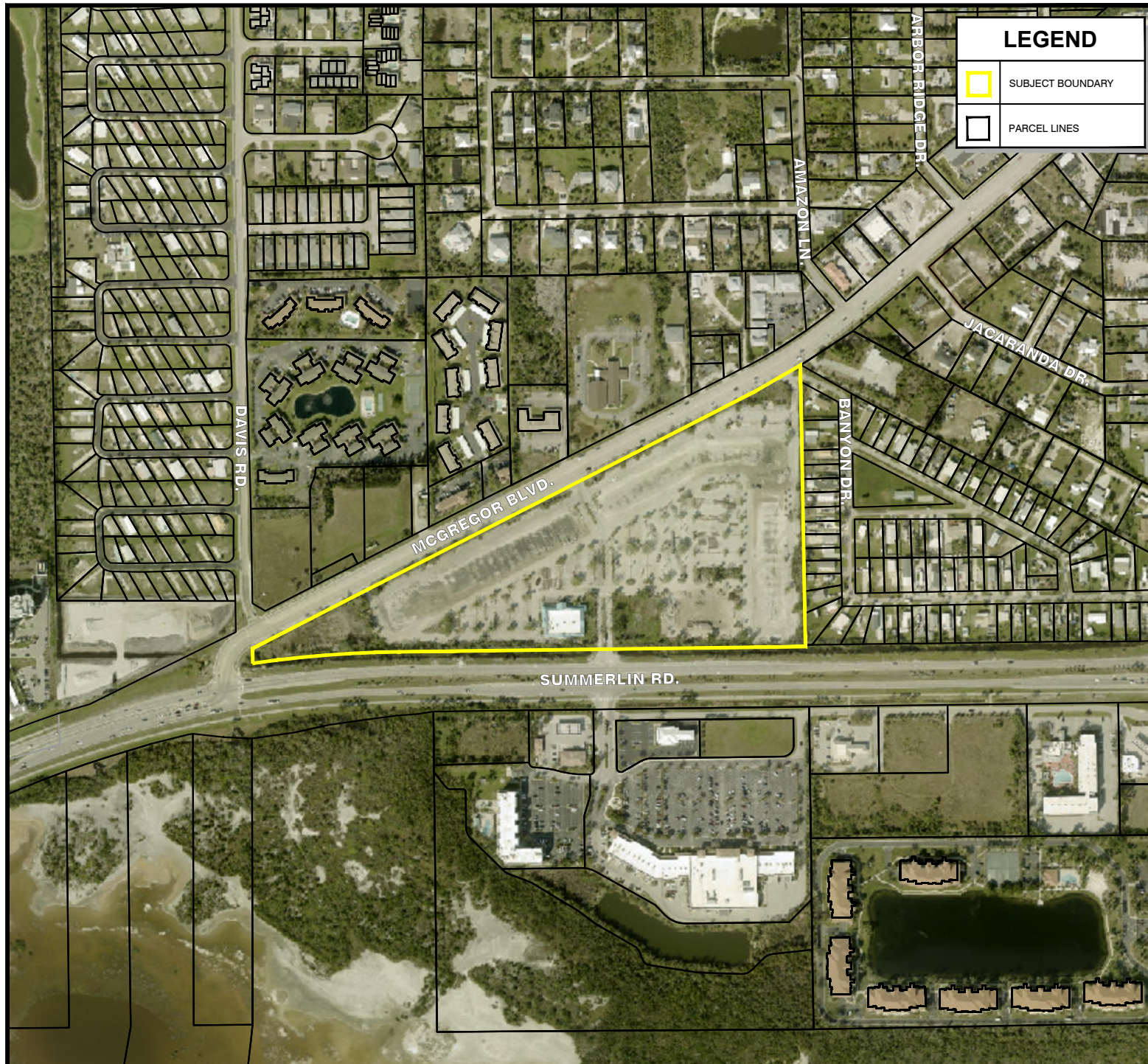
Maximum Lot Coverage:	40%
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Maximum Building Height:	220 feet
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Minimum Open Space:

Overall PD Total	30%
Each Subdivided Parcel	10%

- 3. In accordance with DOS2024-00090, at least 65 percent of the total square footage must be used for residential purposes.
- 4. A parking deviation to allow a 20% reduction in the required number of parking spaces permitted by DOS2024-00090 is approved consistent with stipulations of Live Local Act.
- 5. No internal buffers are required.

**LEGEND**

	SUBJECT BOUNDARY
	PARCEL LINES

PROJECT:

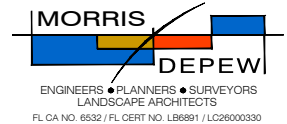
GRANDE
CALUSA
CPD

LOCATION:

20350 SUMMERLIN RD
FORT MYERS, FL 33908
PROJECT ADDRESS

CLIENT:

FORT MYERS
FUTURE, LLC.

CONSULTANT:**Fort Myers**

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Unit #D-105
Miramar Beach, Florida 32550
Toll free: 866-337-7341

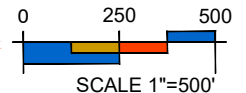
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PROJECT MANAGER: MWM
DRAWING BY: DGL
JURISDICTION: LEE COUNTY
DATE: 1/16/2026

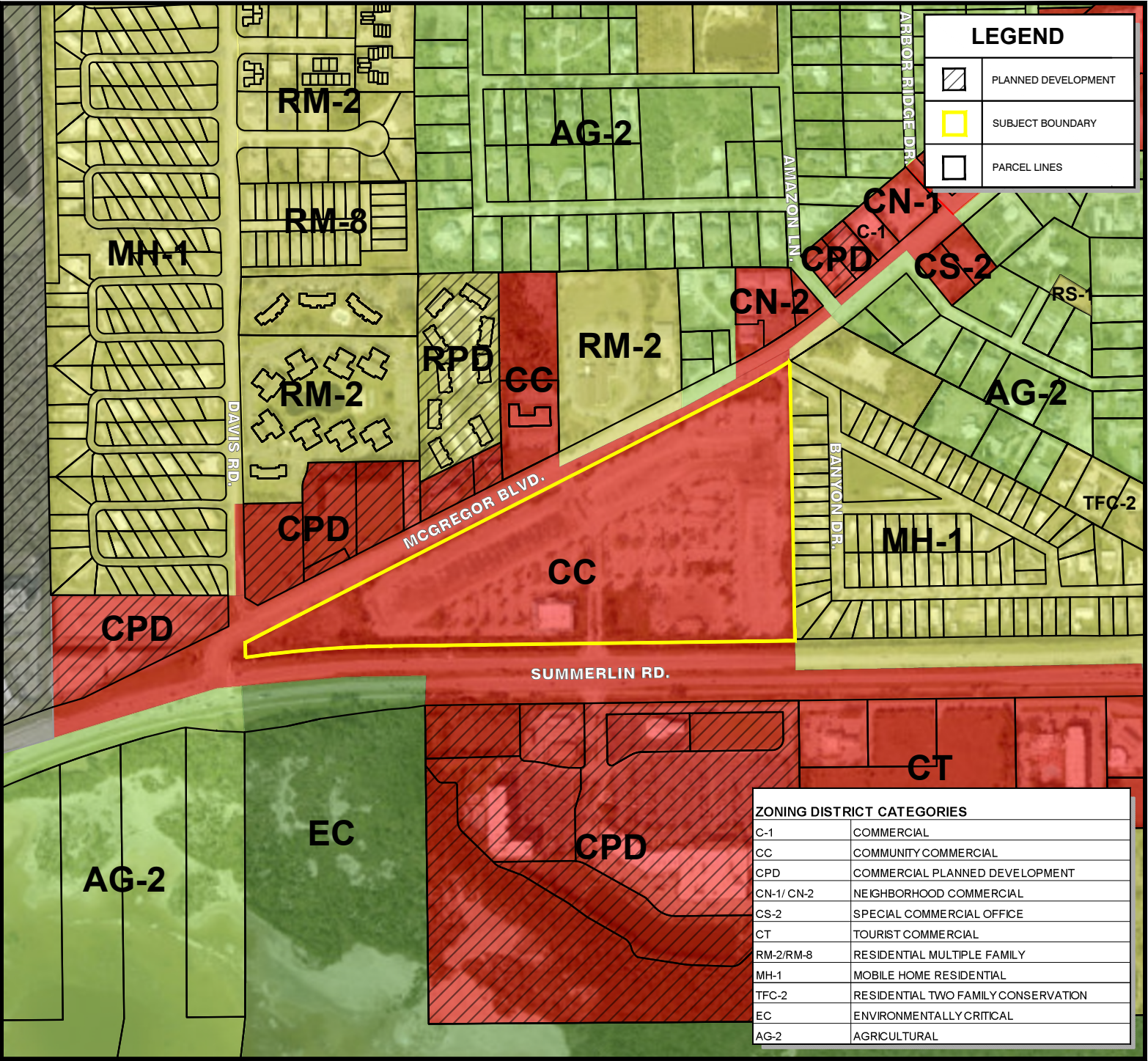
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AERIAL
LOCATION MAP

SHEET NUMBER:



24012-06



PROJECT:

GRANDE
CALUSA
CPD

LOCATION:

20350 SUMMERLIN RD
FORT MYERS, FL 33908
PROJECT ADDRESS

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FORT MYERS
FUTURE, LLC.

CONSULTANT:

MORRIS DEPEW

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REVISIONS

REVISIONS	DATE

PROJECT MANAGER: MWM

DRAWING BY: DGL

JURISDICTION: LEE COUNTY

DATE: 1/16/2026

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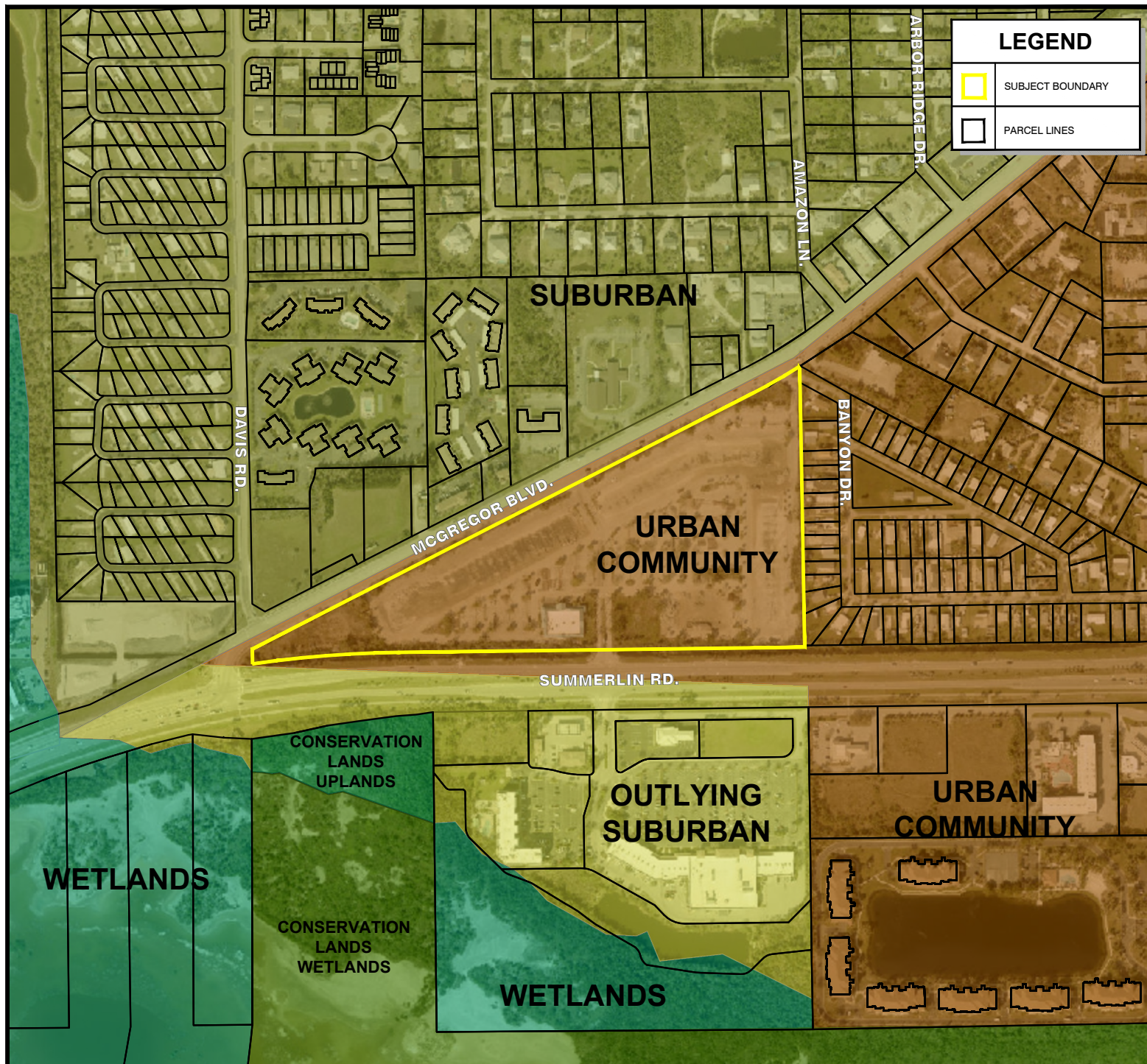
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SHEET NUMBER: ----

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SCALE 1"=500'

24012-06



PROJECT:

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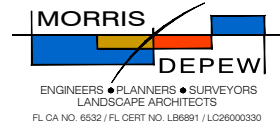
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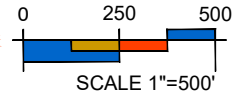
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DRAWING BY:	DGL
JURISDICTION:	LEE COUNTY
DATE:	1/16/2026

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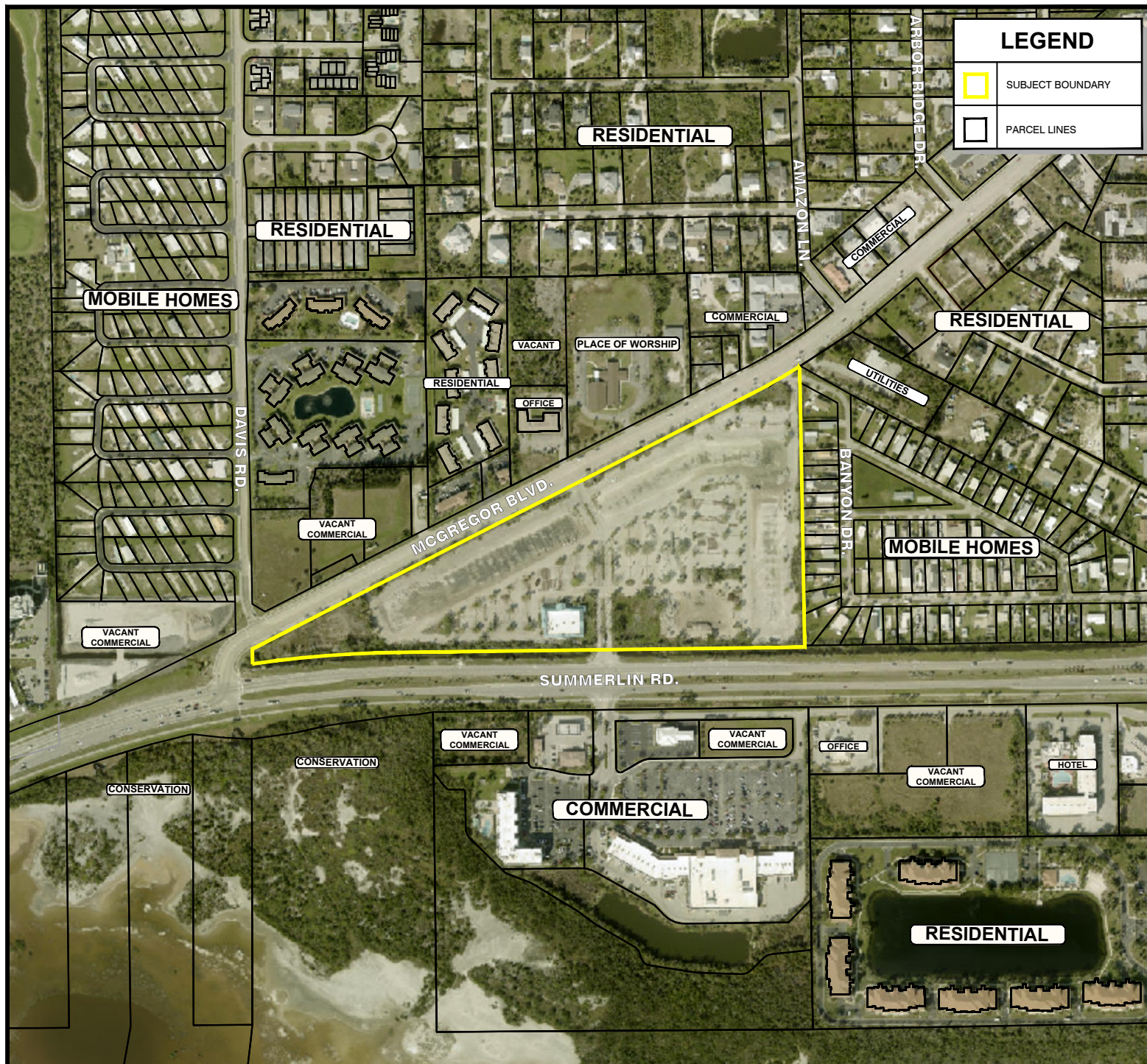
EXISTING FUTURE
LAND USE MAP

SHEET NUMBER:



24012-06

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PROJECT:

GRANDE
CALUSA
CPD

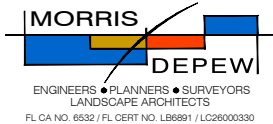
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PROJECT MANAGER: MWM

DRAWING BY: DGL

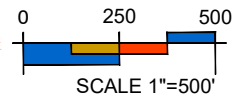
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DATE: 1/20/2026

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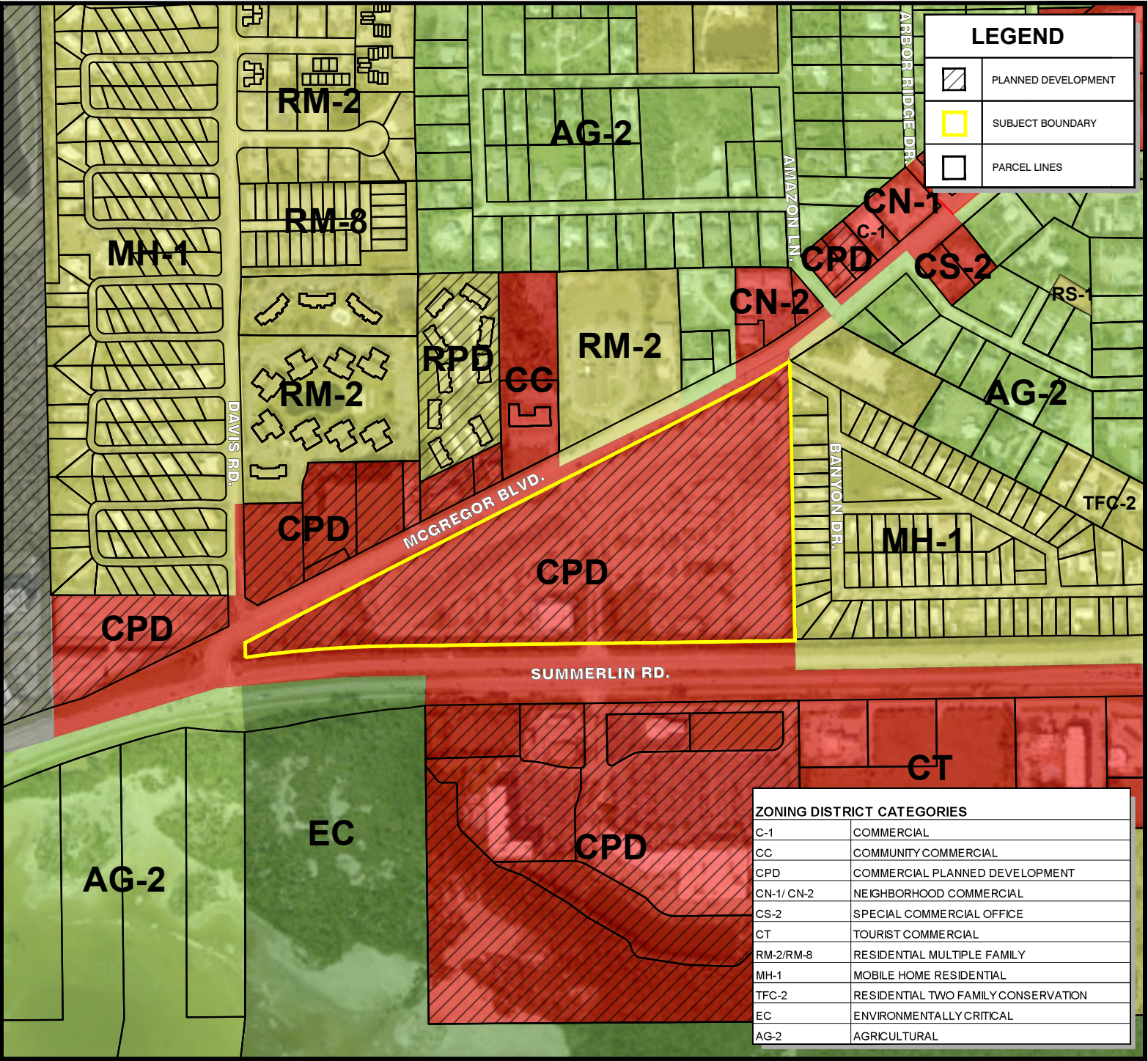
SURROUNDING
LAND USES MAP

SHEET NUMBER: ----



24012-06

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PROJECT:

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CALUSA
CPD

LOCATION:

20350 SUMMERLIN RD
FORT MYERS, FL 33908
PROJECT ADDRESS

CLIENT:

FORT MYERS
FUTURE, LLC.

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
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Toll free: 866-337-7341

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1st Floor
Tallahassee, Florida, 32301
Toll free: 866-337-7341

Destin
655 Grand Boulevard
Unit #D-105
Miramar Beach, Florida 32550
Toll free: 866-337-7341

REVISIONS

REVISIONS	DATE

PROJECT MANAGER: MWM

DRAWING BY: DGL

JURISDICTION: LEE COUNTY

DATE: 1/20/2026

SHEET TITLE:

PROPOSED
ZONING MAP

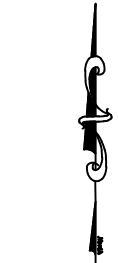
SHEET NUMBER: ----

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SCALE 1"=500'

24012-06

Calusa Grande



SECTION: 2
TOWNSHIP: 46S
RANGE: 23E



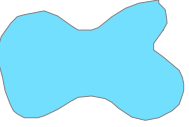
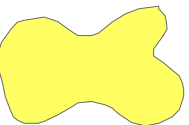
- Notes:**
- 1. Property boundary provided by Morris Depew.
 - 2. Mapping based on photointerpretation of 2024 aerial photography and ground truthing in September 2024.
 - 3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

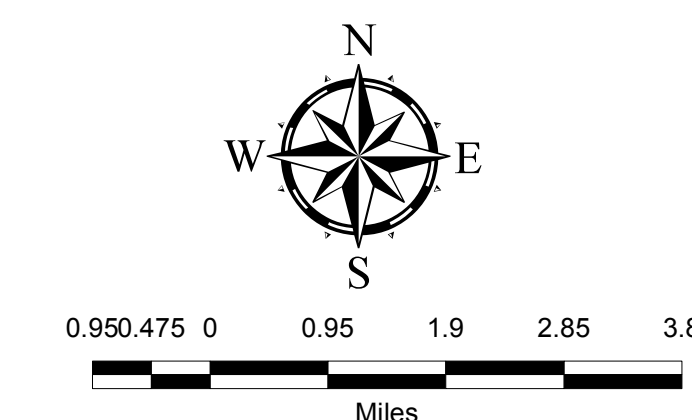
FLUCCS	Description	Acreage
141	Retail Sales and Services	20.95 Ac.±
525	Storm Water Management Areas	1.65 Ac.±
Total		22.60 Ac.±

Figure 2. Vegetation Map

Lee County Archaeological Sensitivity Map

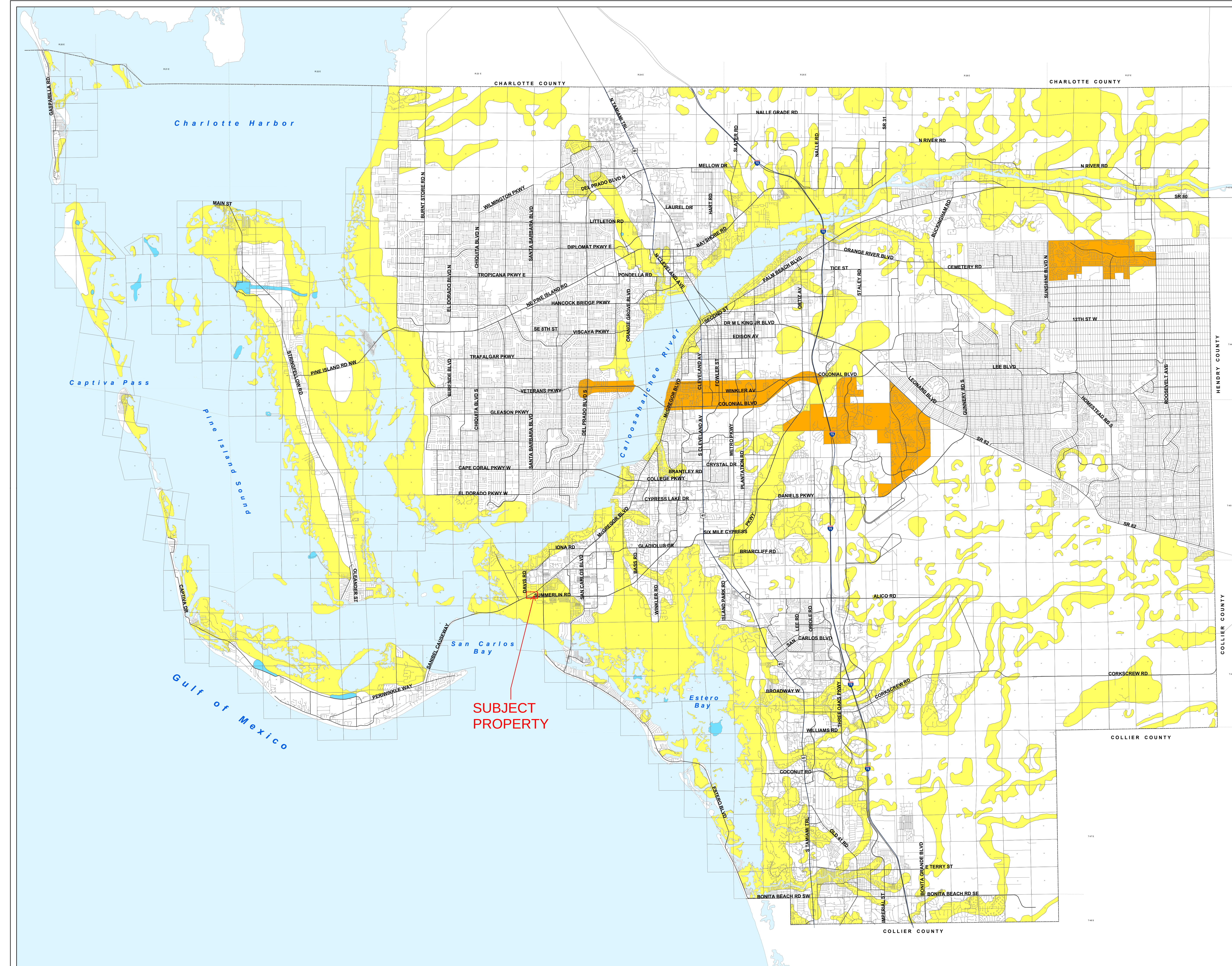
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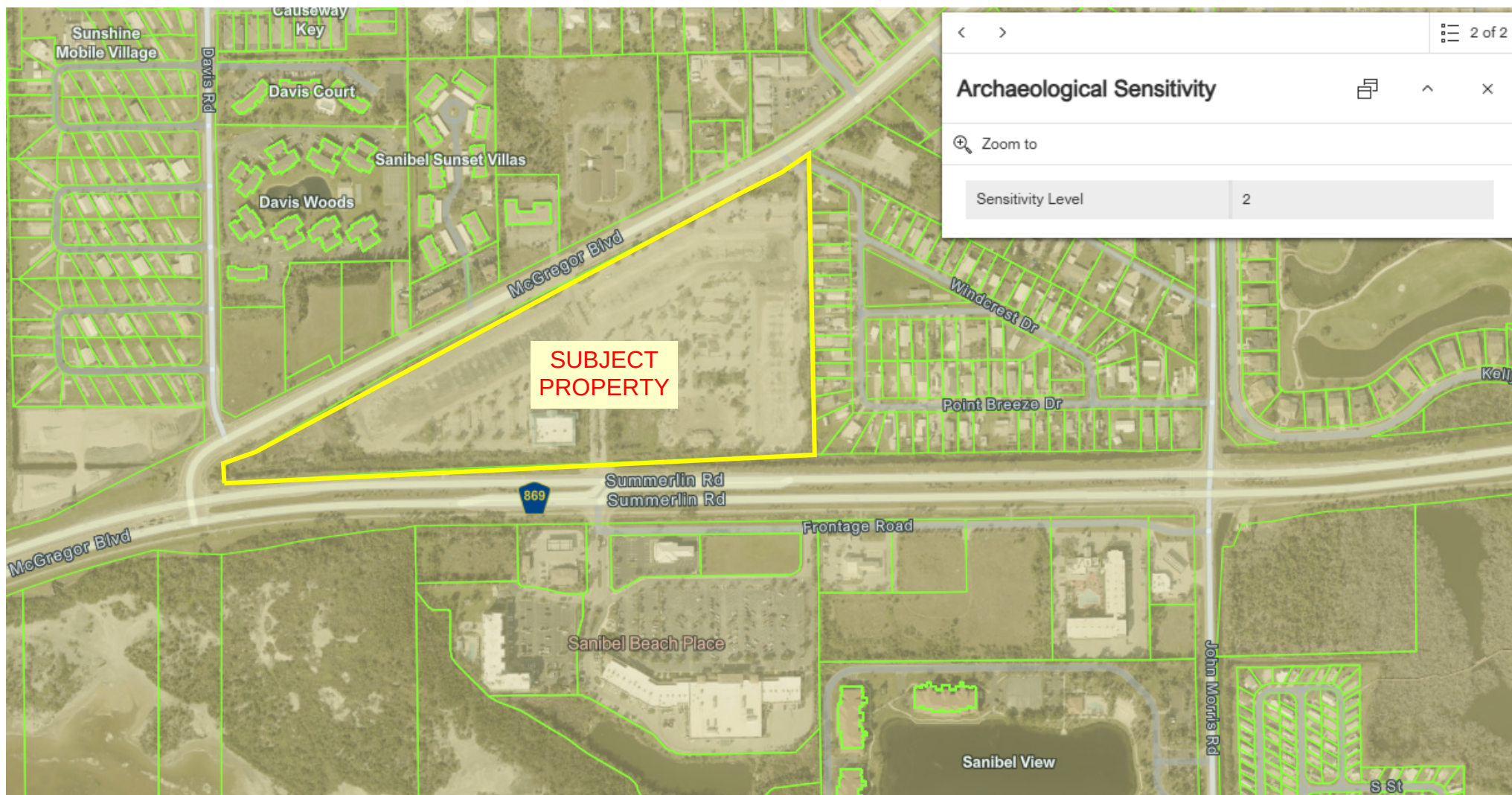
-  Sensitivity Level 1
-  Sensitivity Level 2
-  Previously Surveyed



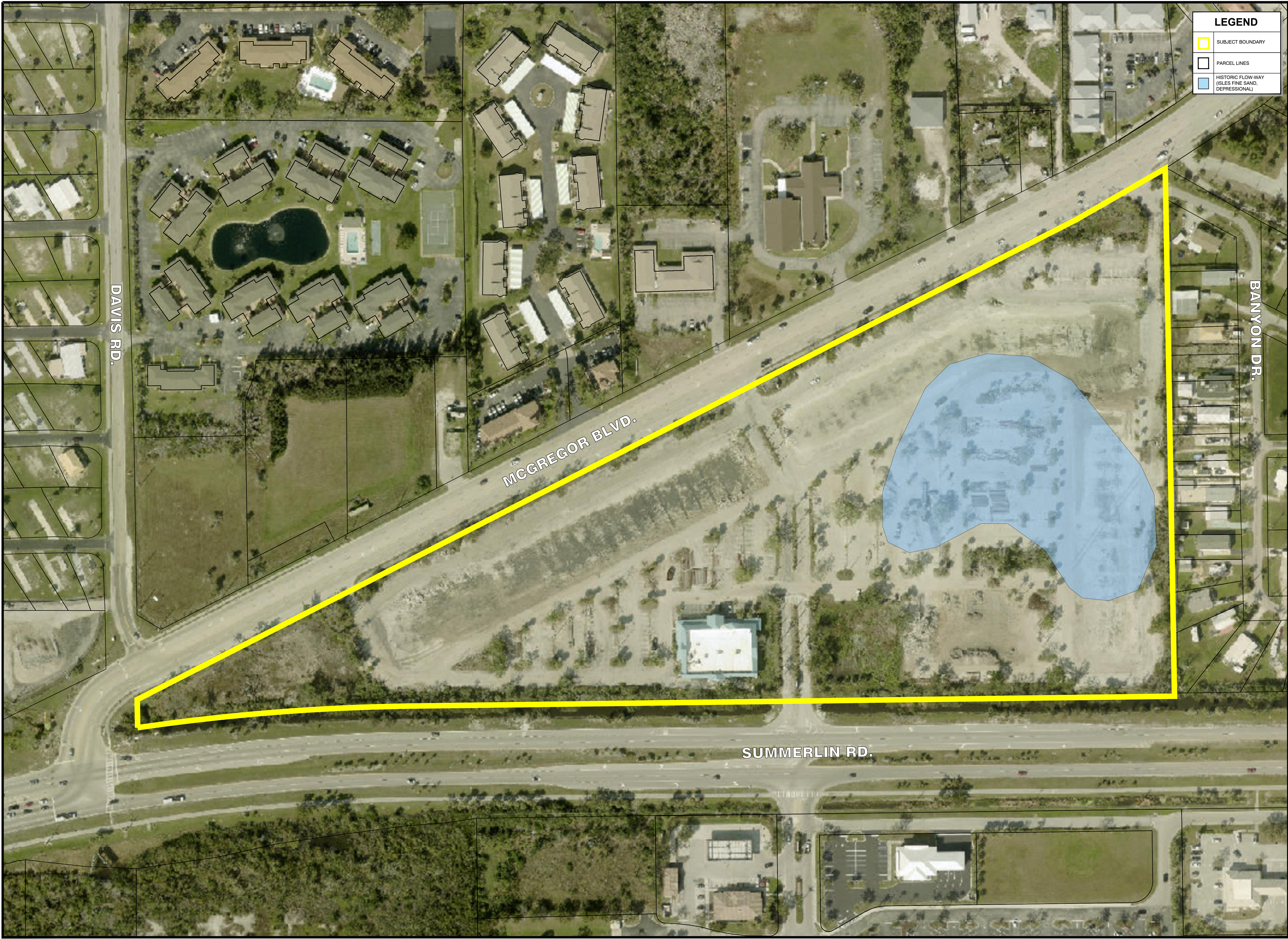
Map Generated: December 2014

Adopted December 21, 1988
Land Development Code Chapter 22-106





Source: LeeGIS Data Explorer



LEGEND	
	SUBJECT BOUNDARY
	PARCEL LINES
	HISTORIC FLOW-WAY (ISLES FINE SAND, DEPRESSIONAL)

PROJECT:

GRANDE
CALUSA
CPD

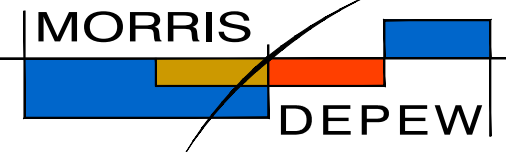
LOCATION:

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FORT MYERS, FL 33908

CLIENT:

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FUTURE, LLC.

CONSULTANT:



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PREPARED BY:

REVISIONS DATE

PROJECT MANAGER: MWM

DRAWING BY: DGL

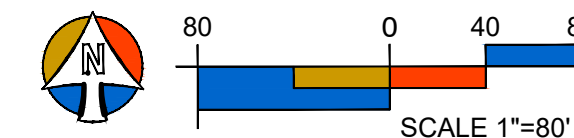
JURISDICTION: LEE COUNTY

DATE: 1/20/2026

SHEET TITLE:

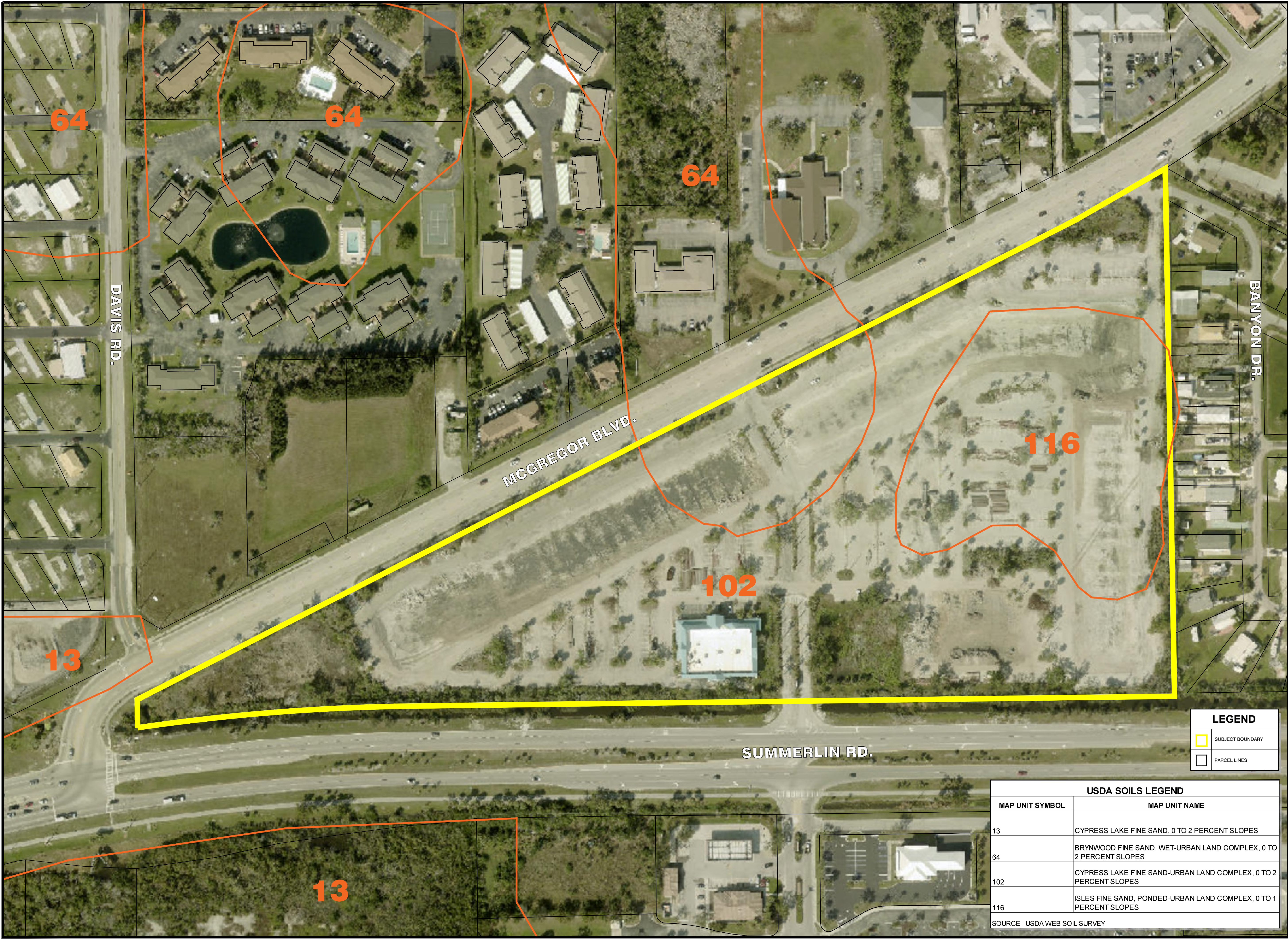
HISTORIC FLOW-WAYS
EXHIBIT

SHEET NUMBER: ----



JOB/FILE NUMBER: 24012-06

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2026 ALL RIGHTS RESERVED. 6/3/2012 - calusa grandePlans24012-07 Supporting Map ExhibitsCurrent Plans24012-07 Historic Flowways Exhibit.dwg - Jun 20 2026 10:40:22 am PLOTTED BY: deon



PROJECT:

**GRANDE
CALUSA
CPD**

LOCATION:

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER: MWM

DRAWING BY: DGL

JURISDICTION: LEE COUNTY

DATE: 1/16/2026

SHEET TITLE:

SOILS MAP

SHEET NUMBER: ----

JOB/FILE NUMBER: 24012-06

LEGEND

SUBJECT BOUNDARY

PARCEL LINES

USDA SOILS LEGEND	
MAP UNIT SYMBOL	MAP UNIT NAME
13	CYPRESS LAKE FINE SAND, 0 TO 2 PERCENT SLOPES
64	BRYNWOOD FINE SAND, WET-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES
102	CYPRESS LAKE FINE SAND-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES
116	ISLES FINE SAND, PONDED-URBAN LAND COMPLEX, 0 TO 1 PERCENT SLOPES

SOURCE : USDA WEB SOIL SURVEY



LEGEND

	SUBJECT BOUNDARY
	PARCEL LINES

PROJECT:

GRANDE CALUSA CPD

LOCATION:

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CLIENT:

FORT MYERS FUTURE, LLC.

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER: MWM

DRAWING BY: CJV

JURISDICTION: LEE COUNTY

DATE: 1/27/2026

SHEET TITLE:

TOPOGRAPHIC MAP

SHEET NUMBER: ----

JOB/FILE NUMBER: 24012-06

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2026 ALL RIGHTS RESERVED. 5/3/24012 - Calusa Grande/Plains/24012-07 Topographic Map.dwg <TOPOGRAPHIC MAP> - Jan 27 2026 04:50:04 pm PLOTTED BY: cjevande

ABBREVIATIONS

B.C.M.	=	BURIED UTILITY MARKER
B.W.F.	=	4" BARB WIRE FENCE
C.C.R.	=	CERTIFIED CORNER RECORD
C/L	=	CENTERLINE
CLF	=	CHAIN LINK FENCE
CONC.	=	CONCRETE
CM	=	CONCRETE MONUMENT
ELEV.	=	ELEVATION
FCIR	=	FOUND CAPPED IRON ROD
F.D.C.	=	FIRE DEPARTMENT CONNECTION
FND	=	FOUND
F.P.L.E	=	FLORIDA POWER & LIGHT EASEMENT

SYMBOLS	
	- UTILITY POLE
	- BOLLARD
	- ELECTRIC UTILITY RISER
	- SIGN POLE
	- SANITARY SEWER MANHOLE
	- GUY ANCHOR
	- GAS VALVE
	- TELEPHONE RISER
	- IRRIGATION VALVE

	- WATER METER
	- WATER VALVE
	- FIRE HYDRANT
	- STORM WATER SEWER MANHOLE
	- TRANSFORMER PAD
	- CLEAN OUT
	- BURIED UTILITY MARKER
	- BURIED GAS MARKER
	- CONCRETE
	- ASPHALT

DESCRIPTION:

(PER TITLE CERTIFICATION, EXHIBIT "A")

A PARCEL LYING IN SECTION 2 AND SECTION 11, TOWNSHIP 48 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE RUN N 01°58'08" W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, FOR A DISTANCE OF 5.00 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SUMMERLIN ROAD (COUNTY ROAD 869) (RIGHT-OF-WAY WIDTH VARIES); SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S 89°15'42" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 107.77 FEET, TO A POINT ON A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 3929.72 FEET, A CENTRAL ANGLE OF 07°33'55", AND A CHORD BEARING S 85°29'41" W FOR 518.80 FEET; THENCE RUN 518.88 FEET ALONG THE ARC OF SAID CURVE, AND SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE RUN N 00°56'04" W, 52.89 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD (COUNTY ROAD 867) (100 FOOT RIGHT-OF-WAY); THENCE RUN N 62°55'51" E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1684.51 FEET, TO A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1959.86 FEET, A CENTRAL ANGLE OF 05°40'08", AND A CHORD BEARING N 60°07'07" E FOR 193.84 FEET; THENCE RUN 193.91 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, SAID LINE ALSO BEING THE WEST LINE OF "COTTAGE POINT" AN UNRECORDED SUBDIVISION SHOWN IN OFFICIAL RECORDS BOOK 259, PAGE 224, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S 01°00'18" E, ALONG SAID WEST LINE AND SAID EAST LINE, A DISTANCE OF 993.50 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF SUMMERLIN ROAD; THENCE RUN S 89°15'42" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1327.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING 22.60 ACRES, MORE OR LESS.

EASEMENTS AND RIGHTS-OF WAY AFFECTING PROPERTY:

(PER TITLE CERTIFICATION)

- PERPETUAL WATER PIPELINE EASEMENT GRANT TO FLORIDA CITIES WATER COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2387, PAGE 2256, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, SHOWN.
- ACCESS ROAD EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2413, PAGE 159, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, SHOWN.
- ACCESS ROAD EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2413, PAGE 159, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, SHOWN.
- UTILITY EASEMENT IN FAVOR OF LEE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED IN OFFICIAL RECORDS BOOK 2455, PAGE 271, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, SHOWN.
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT RECORDED IN OFFICIAL RECORDS BOOK 1344, PAGE 1819, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, SHOWN.
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT RECORDED IN OFFICIAL RECORDS BOOK 1344, PAGE 1820, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, SHOWN.
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT RECORDED IN OFFICIAL RECORDS BOOK 1344, PAGE 1822, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, SHOWN.
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT RECORDED IN OFFICIAL RECORDS BOOK 2470, PAGE 2578, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, SHOWN.
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT RECORDED IN OFFICIAL RECORDS BOOK 3136, PAGE 2865, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, SHOWN.
- UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3138, PAGE 880, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, SHOWN.
- WATERLINE UTILITY EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 4052, PAGE 3484, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, SHOWN.
- UTILITY EASEMENT IN FAVOR OF PEOPLES GAS SYSTEM RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2017000159740 AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF EASEMENTS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2023000202719 AND OFFICIAL RECORDS INSTRUMENT NO. 202400008108, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, BLANKET IN NATURE, NOT PLOTTABLE.

PROJECT:

CALUSA GRANDE

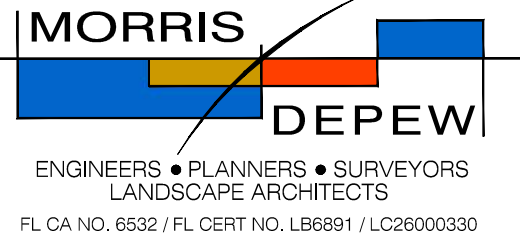
LOCATION:

20350 SUMMERLIN ROAD
FORT MYERS, FLORIDA, 33908
SECTION 02-46-23

CLIENT:

FORT MYERS
FUTURE, LLC

CONSULTANT:



Fort Myers
2914 Cleveland Avenue
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(239) 337-3993
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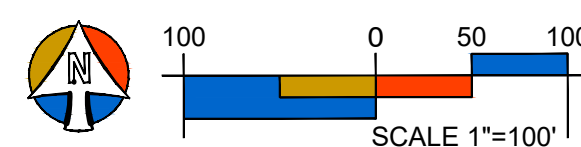
PREPARED BY:

REVISIONS	DATE
ADDED AS SURVEYED LEGAL	06-21-2024
UPDATE TITLE CERTIFICATION	01-21-2026

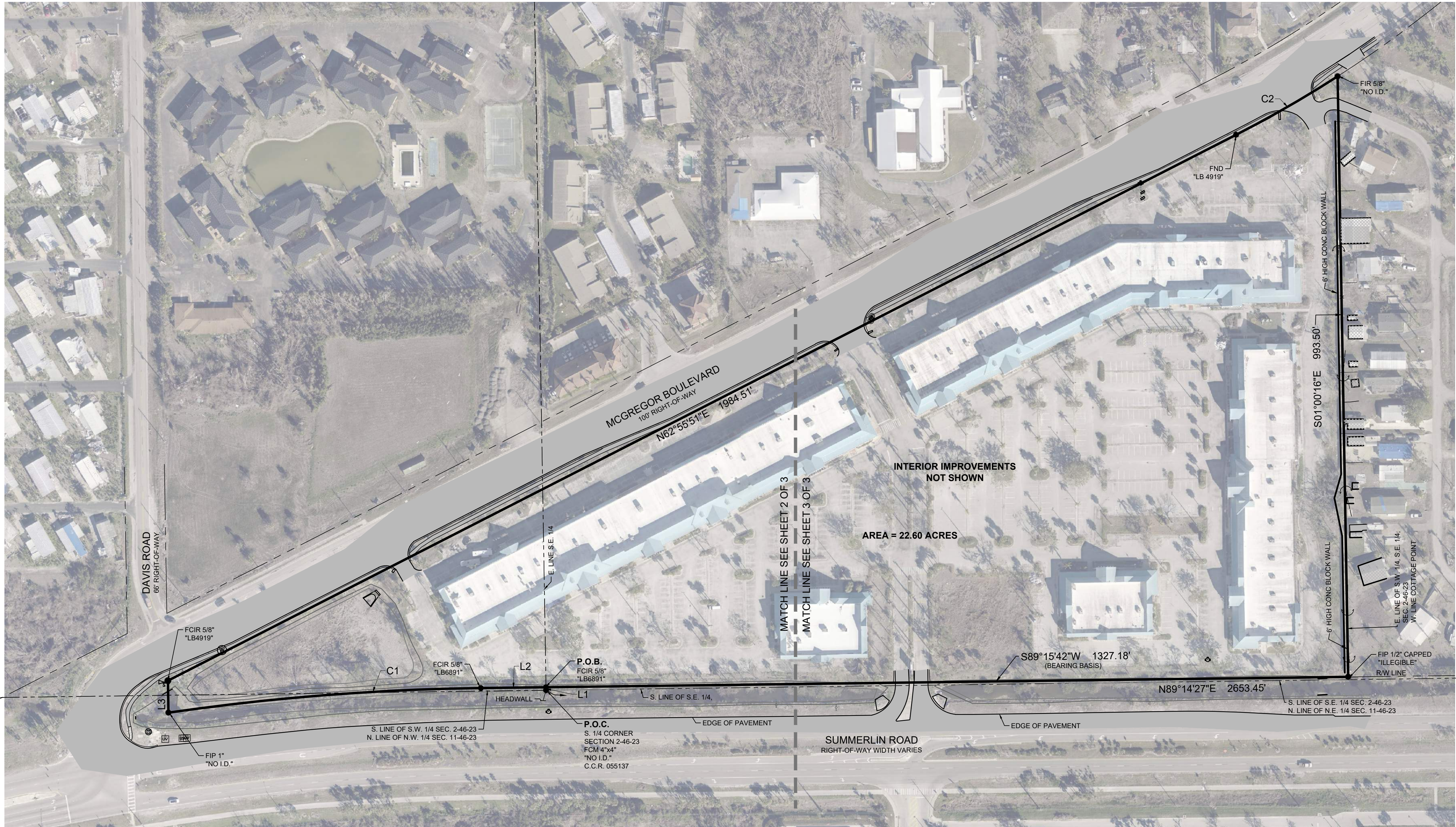
PROJECT MANAGER:	TMR
DRAWING BY:	TAB
JURISDICTION:	LEE COUNTY
DATE:	06-11-2024

SHEET TITLE:
**BOUNDARY AND
LIMITED TOPOGRAPHIC
SURVEY**

SHEET NUMBER:
1 OF 3



JOB/FILE NUMBER:
24012



SURVEY NOTES

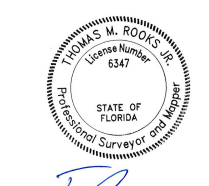
- SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE CERTIFICATION, PREPARED BY PAVESE LAW FIRM, EFFECTIVE DATE: JANUARY 7, 2026.
- BEARINGS ARE BASED ON NORTHERLY RIGHT-OF-WAY LINE OF SUMMERLIN ROAD, AS BEARINGS S 89°15'42" W, AS PER STATE PLANE FLORIDA WEST ZONE NAD83-"2011".
- THE LOCATION OR EXISTENCE OF ANY UNDERGROUND OR NON-VISIBLE UTILITIES HAVE NOT BEEN INVESTIGATED.
- ACCORDING TO FEDERAL INSURANCE RATE MAP (FIRM)12071C0551G, DATED 11-17-2022, THIS PARCEL LIES IN FLOOD ZONE "AE", BASE FLOOD ELEVATION 12.0'.
- THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY, UNLESS OTHERWISE NOTED.
- NO UNDERGROUND FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED.
- CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.
- LAST DATE OF FIELD WORK PERFORMED 12-26-2025, FIELD BOOK 34, PAGE 56.
- THIS MAP IS NOT VALID UNLESS ALL SHEETS ARE INCLUDED AND IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND DERIVED FROM BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "NGS BM L 801, RD7004", ELEVATION 4.04'.

CURVE TABLE					
CURVE #	RADIUS	C.A.	CHD BRG	CHD	ARC
C1	3929.72'	7° 33' 55"	S85° 29' 41"W	518.50'	518.88'
C2	1959.86'	5° 40' 08"	N60° 07' 07"E	193.84'	193.91'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N01°58'06"W	5.00'
L2	S89°15'42"W	107.77'
L3	N00°56'04"W	52.89'

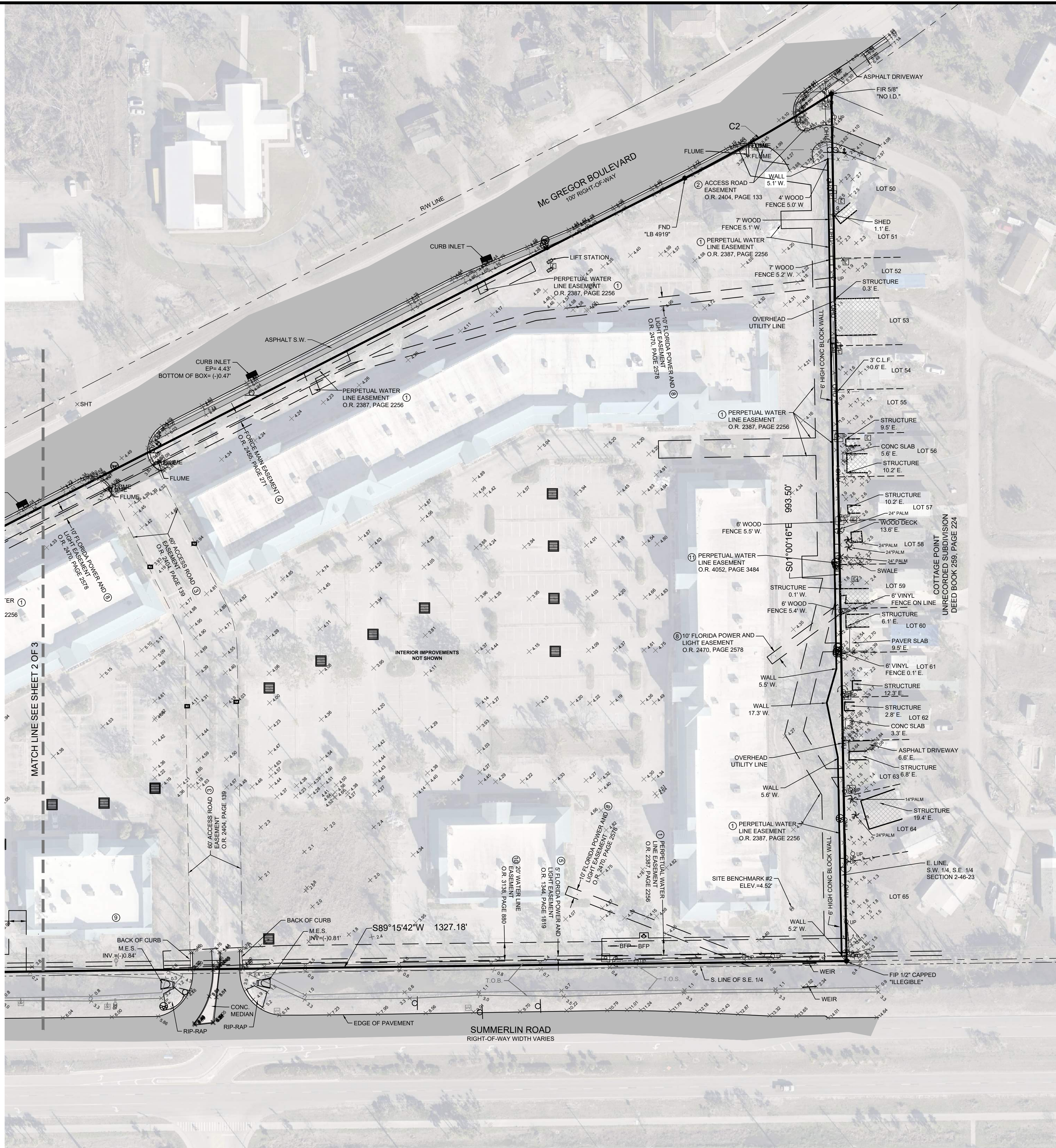
AERIAL PROVIDED BY
LEE COUNTY GIS,
FLIGHT DATE: 1/5/2023- 1/29/2023

PREPARED BY:



Digitally signed by
Thomas M. Rooks Jr.
Date: 2026.01.21
13:46:34 -05'00'

THOMAS M. ROOKS JR. P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347



ABBREVIATIONS

- B.C.M. = BURIED UTILITY MARKER
B.W.F. = 4' BARB WIRE FENCE
C.C.R. = CERTIFIED CORNER RECORD
C/L = CENTERLINE
CLF = CHAIN LINK FENCE
CONC. = CONCRETE
CM = CONCRETE MONUMENT
ELEV. = ELEVATION
FCIR = FOUND CAPPED IRON ROD
F.D.C. = FIRE DEPARTMENT CONNECTION
FND = FOUND
F.P.L. E = FLORIDA POWER & LIGHT EASEMENT
INST = INSTRUMENT
LB = LICENSED BUSINESS
L.B.E. = LANDSCAPE BERM EASEMENT
L.C.U. = LEE COUNTY UTILTY
M.E.S. = MITERED END SECTION
O.R. = OFFICIAL RECORDS
R/W = RIGHT OF WAY
S.B.M. = SITE BENCHMARK
SCIR = SET CAPPED IRON ROD
S.R. = STATE ROAD
SW = SIDEWALK

SYMBOLS

- UP - UTILITY POLE
BOLLARD
E - ELECTRIC UTILITY RISER
SIGN POLE
SANITARY SEWER MANHOLE
GUY ANCHOR
GAS VALVE
TELEPHONE RISER
IRRIGATION VALVE
WATER METER
WATER VALVE
FIRE HYDRANT
STORM WATER SEWER MANHOLE
TRANSFORMER PAD
CLEAN OUT
BURIED UTILITY MARKER
BURIED GAS MARKER
CURB INLET
CATCH BASIN
CONCRETE
ASPHALT
EASEMENTS AND RIGHTS OF WAY AFFECTING PROPERTY PER TITLE COMMITMENT
SPOT ELEVATION

PROJECT:

CALUSA GRANDE

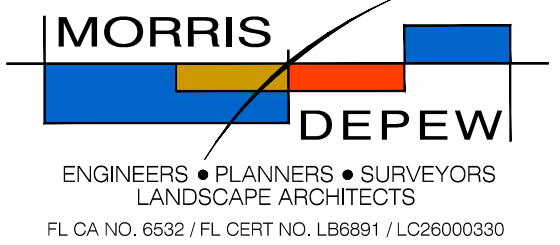
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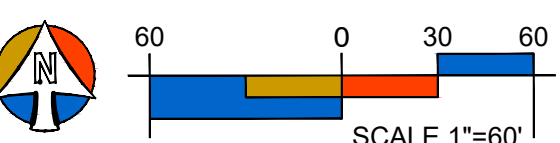
PREPARED BY:

REVISIONS	DATE
ADDED AS SURVEYED LEGAL	06-21-2024
UPDATE TITLE CERTIFICATION	01-21-2026

PROJECT MANAGER:	TMR
DRAWING BY:	TAB
JURISDICTION:	LEE COUNTY
DATE:	06-11-2024

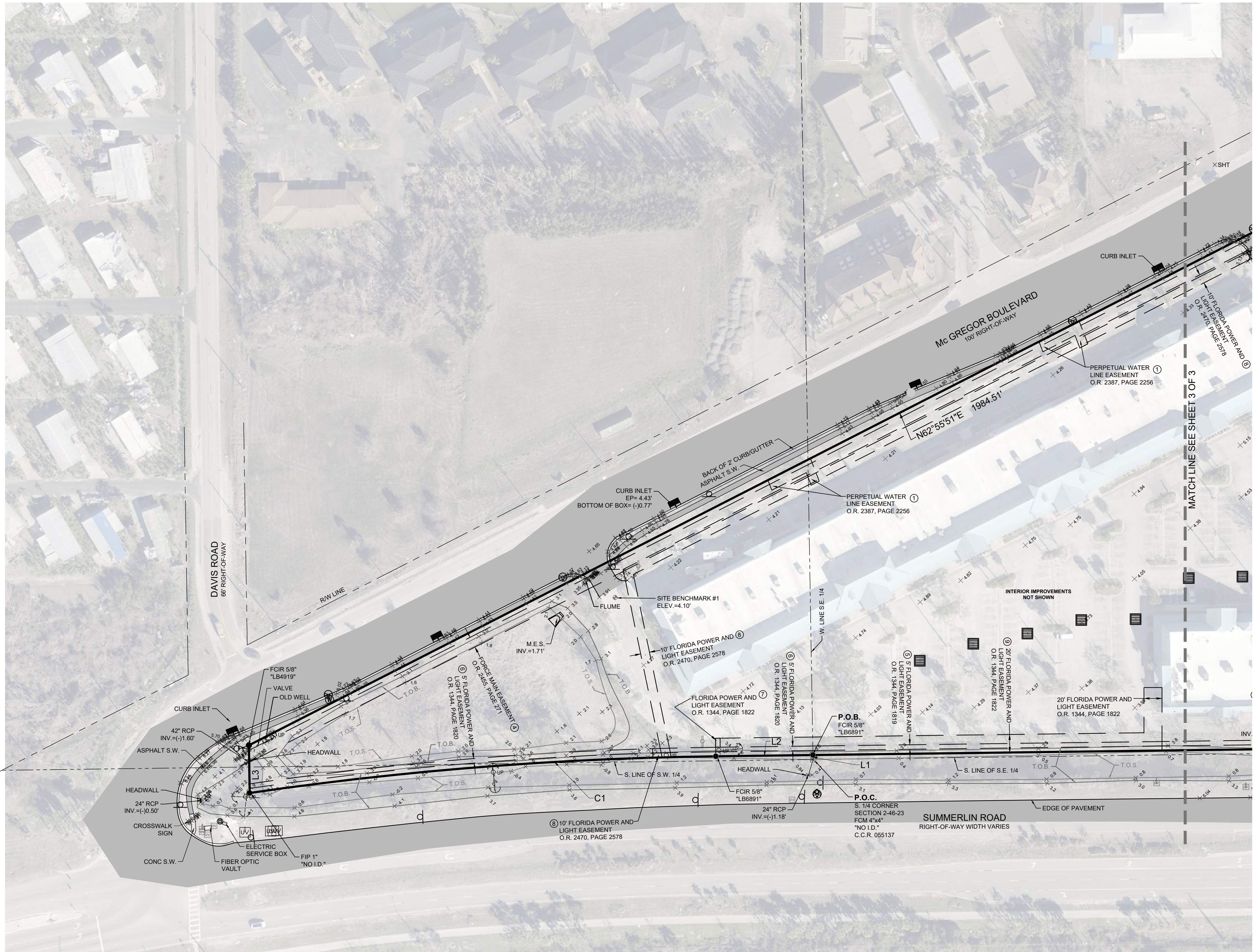
SHEET TITLE:
**BOUNDARY AND
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SURVEY**

SHEET NUMBER: 3 OF 3



JOB/FILE NUMBER: 24012

AERIAL PROVIDED BY
LEE COUNTY GIS,
FLIGHT DATE: 1/5/2023- 1/29/2023



ABBREVIATIONS

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S.R. = STATE ROAD
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BOLLARD
ELECTRIC UTILITY RISER
SIGN POLE
SANITARY SEWER MANHOLE
GUY ANCHOR
GAS VALVE
TELEPHONE RISER
IRRIGATION VALVE
WATER METER
WATER VALVE
FIRE HYDRANT
STORM WATER SEWER MANHOLE
TRANSFORMER PAD
CLEAN OUT
BURIED UTILITY MARKER
BURIED GAS MARKER
CURB INLET
CATCH BASIN
CONCRETE
ASPHALT
EASEMENTS AND RIGHTS OF WAY AFFECTING PROPERTY PER TITLE COMMITMENT
SPOT ELEVATION

PROJECT:

CALUSA GRANDE

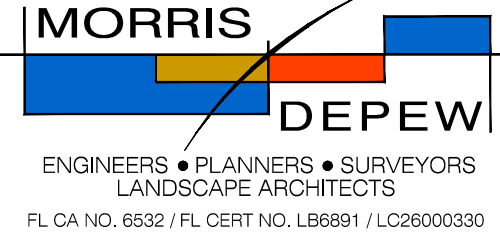
LOCATION:

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FORT MYERS, FLORIDA, 33908
SECTION 02-46-23

CLIENT:

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113 South Monroe Street
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
655 Grand Boulevard
Unit #D-105
Miramar Beach, Florida 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS

DATE

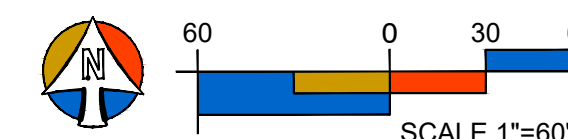
ADDED AS SURVEYED LEGAL 06-21-2024
UPDATE TITLE CERTIFICATION 01-21-2026

PROJECT MANAGER: TMR
DRAWING BY: TAB

JURISDICTION: LEE COUNTY
DATE: 06-11-2024

SHEET TITLE:
**BOUNDARY AND
LIMITED TOPOGRAPHIC
SURVEY**

SHEET NUMBER: 2 OF 3



JOB/FILE NUMBER: 24012

AERIAL PROVIDED BY
LEE COUNTY GIS,
FLIGHT DATE: 1/5/2023- 1/29/2023

DESCRIPTION:

A PARCEL LYING IN SECTION 2 AND SECTION 11, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE RUN N 01°58'06" W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, FOR A DISTANCE OF 5.00 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SUMMERLIN ROAD (COUNTY ROAD 869) (RIGHT-OF-WAY WIDTH VARIES), SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE RUN S 89°15'42" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 107.77 FEET, TO A POINT ON A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 3929.72 FEET, A CENTRAL ANGLE OF 07°33'55", AND A CHORD BEARING S 85°29'41" W FOR 518.80 FEET; THENCE RUN 518.88 FEET ALONG THE ARC OF SAID CURVE, AND SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE RUN N 00°56'04" W, 52.89 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD (COUNTY ROAD 867) (100 FOOT RIGHT-OF-WAY); THENCE RUN N 62°55'51" E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1984.51 FEET, TO A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1959.86 FEET, A CENTRAL ANGLE OF 05°40'08", AND A CHORD BEARING N 60°07'07" E FOR 193.84 FEET; THENCE RUN 193.91 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, SAID LINE ALSO BEING THE WEST LINE OF "COTTAGE POINT" AN UNRECORDED SUBDIVISION SHOWN IN OFFICIAL RECORDS BOOK 259, PAGE 224, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S 01°00'16" E, ALONG SAID WEST LINE AND SAID EAST LINE, A DISTANCE OF 993.50 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF SUMMERLIN ROAD; THENCE RUN S 89°15'42" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1327.18 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 22.60 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW.

ORIENTATION BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF SUMMERLIN ROAD, AS BEARING S 89°15'42" W, PER FLORIDA GRID, WEST ZONE.

THIS MAP IS NOT VALID UNLESS ALL SHEETS ARE INCLUDED AND IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER.

COORDINATES SHOWN HEREON ARE BASED ON FLORIDA GRID, WEST ZONE, NAD 83/2011.

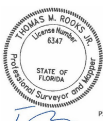
CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

THIS IS NOT A SURVEY!

ABBREVIATIONS

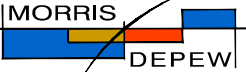
- C1 = CURVE DESIGNATION
- INSTR. = INSTRUMENT
- L1 = LINE DESIGNATION
- LB = LICENSED BUSINESS
- O.R. = OFFICIAL RECORDS
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- R/W = RIGHT OF WAY
- SQ. FT. = SQUARE FEET

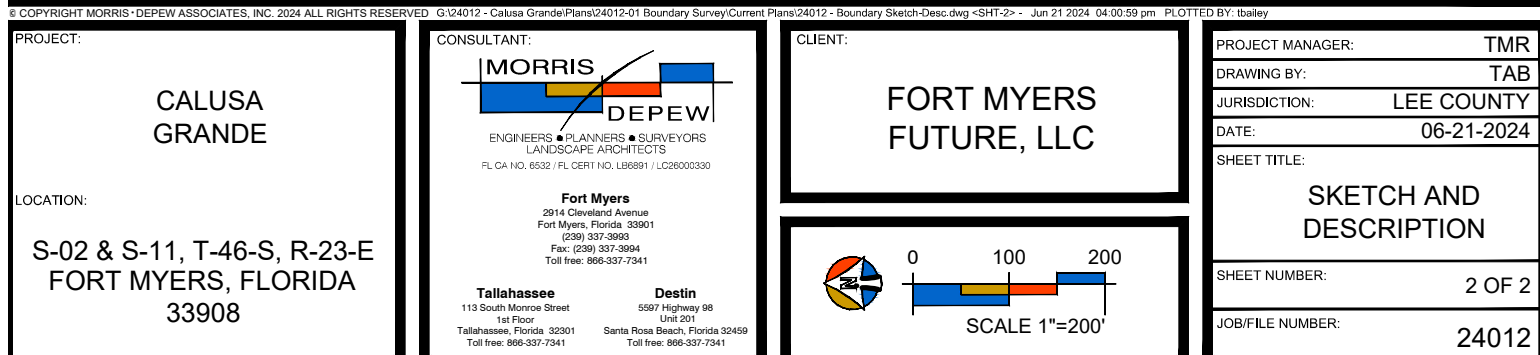
PREPARED BY:



Digitally signed by
Thomas M. Rooks Jr.
Date: 2024.06.27 17:04:15
-04'00'

THOMAS M. ROOKS JR. P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347

PROJECT: CALUSA GRANDE LOCATION: S-02 & S-11, T-46-S, R-23-E FORT MYERS, FLORIDA 33908	CONSULTANT:  ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC28000330 Fort Myers 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341 Tallahassee 113 South Monroe Street 1st Floor Tallahassee, Florida 32301 Toll free: 866-337-7341 Destin 5597 Highway 98 Unit 201 Santa Rosa Beach, Florida 32459 Toll free: 866-337-7341	CLIENT: FORT MYERS FUTURE, LLC	PROJECT MANAGER: TMR DRAWING BY: TAB JURISDICTION: LEE COUNTY DATE: 06-21-2024 SHEET TITLE: SKETCH AND DESCRIPTION SHEET NUMBER: 1 OF 2 JOB/FILE NUMBER: 24012
--	---	--	---



PAVESE LAW FIRM

CHARLES MANN
Board Certified Real Estate Attorney
Board Certified Condominium and
Planned Development Law Attorney
Direct dial: (239) 336-6242
Email: charlesmann@paveselaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

TITLE CERTIFICATION CALUSA GRANDE

Pavese Law Firm (as Agent/Title Company)

Plat Number: TBD

Development Order Number: TBD

Effective Date of Title Certification: January 7, 2026

Certified To: Lee County Board of County Commissioners

I have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the metes and bounds description attached hereto as Exhibit "A." I have made a careful examination of the Public Records of Lee County, Florida, with respect to the real property described in attached Exhibit "A." Based on the foregoing, we hereby certify Record Title to the above described real property, as of the Effective Date of the Title Certification set forth above, is vested in:

Title to the property is vested in:

Bell Tower Campus Inn Limited Partnership by virtue of that certain Special Warranty 2016000008969, Public Records of Lee County, Florida.

There are no persons or entities holding a mortgage secured by the property.

Property Taxes due and owing have been paid in full as of the effective date of this certification.

The following are all easements and rights of way affecting the property to be platted, whether recorded or unrecorded:

1. Perpetual Water Pipeline Easement Grant to Florida Cities Water Company recorded in Official Records Book 2387, Page 2256, Public Records of Lee County, Florida.
2. Access Road Easement in favor of Lee County recorded in Official Records Book 2404, Page 133, Public Records of Lee County, Florida.
3. Access Road Easement in favor of Lee County recorded in Official Records Book 2404, Page 139, Public Records of Lee County, Florida.
4. Utility Easement in favor of Lee County Board of County Commissioners recorded in Official Records

Book 2455, Page 271, Public Records of Lee County, Florida.

5. Easement in favor of Florida Power & Light recorded in Official Records Book 1344, Page 1819, Public Records of Lee County, Florida.
6. Easement in favor of Florida Power & Light recorded in Official Records Book 1344, Page 1820, Public Records of Lee County, Florida.
7. Easement in favor of Florida Power & Light recorded in Official Records Book 1344, Page 1822, Public Records of Lee County, Florida.
8. Easement in favor of Florida Power & Light recorded in Official Records Book 2470, Page 2578, Public Records of Lee County, Florida.
9. Easement in favor of Florida Power & Light recorded in Official Records Book 3136, Page 2665, Public Records of Lee County, Florida.
10. Utility Easement recorded in Official Records Book 3138, Page 880, Public Records of Lee County, Florida.
11. Waterline Utility Easement in favor of Lee County recorded in Official Records Book 4052, Page 3484, Public Records of Lee County, Florida.
12. Utility Easement in favor of Peoples Gas System recorded in Official Records Instrument No. 2017000159740 as assigned by Assignment and Assumption of Easements recorded in Official Records Instrument No. 2023000202719 and Official Records Instrument No. 2024000008105, all of the Public Records of Lee County, Florida.

All Recording references are to the public records of Lee County, Florida.

Note, this is not a certification of ownership or surface entry rights of any oil, gas, and mineral rights or interests.

This certification is provided pursuant to the requirements of § 177.041, Florida Statute, for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

By: _____
Charles Mann
Partner

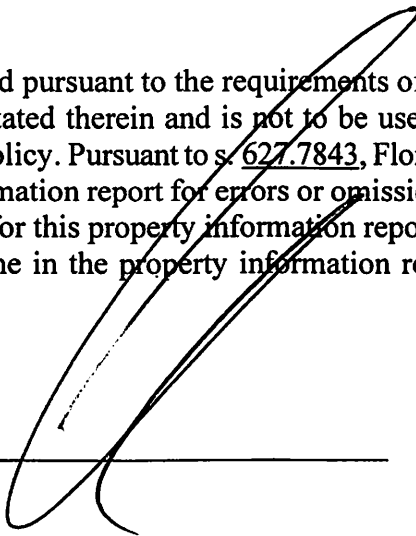


EXHIBIT "A"

DESCRIPTION:

A PARCEL LYING IN SECTION 2 AND SECTION 11, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE RUN N 01°58'06" W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, FOR A DISTANCE OF 5.00 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SUMMERLIN ROAD (COUNTY ROAD 869) (RIGHT-OF-WAY WIDTH VARIES), SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE RUN S 89°15'42" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 107.77 FEET, TO A POINT ON A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 3929.72 FEET, A CENTRAL ANGLE OF 07°33'55", AND A CHORD BEARING S 85°29'41" W FOR 518.80 FEET; THENCE RUN 518.88 FEET ALONG THE ARC OF SAID CURVE, AND SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE RUN N 00°56'04" W, 52.89 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD (COUNTY ROAD 867) (100 FOOT RIGHT-OF-WAY); THENCE RUN N 62°55'51" E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1984.51 FEET, TO A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1959.86 FEET, A CENTRAL ANGLE OF 05°40'08", AND A CHORD BEARING N 60°07'07" E FOR 193.84 FEET; THENCE RUN 193.91 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, SAID LINE ALSO BEING THE WEST LINE OF "COTTAGE POINT" AN UNRECORDED SUBDIVISION SHOWN IN OFFICIAL RECORDS BOOK 259, PAGE 224, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S 01°00'16" E, ALONG SAID WEST LINE AND SAID EAST LINE, A DISTANCE OF 993.50 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF SUMMERLIN ROAD; THENCE RUN S 89°15'42" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1327.18 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 22.60 ACRES, MORE OR LESS.

MORRIS

2914 Cleveland Avenue | Fort Myers, Florida 33901

DEPEW

Phone (239) 337-3993 | Toll Free (866) 337-7341

www.morris-depew.com

ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS**Grande Calusa CPD****Zoning Resolutions and Zoning Approvals****Search Results**

Your search for '02462300000120000' returned the following results.

Explore by Category: [Records\(10\)](#) [Property Information\(63\)](#)**Records**Showing 1-10 of 10 | [Download results](#)

Record Number	Address	Record Type	Short Notes	Status
ZVL2023-00124	20350 SUMMERLIN RD , FORT MYERS, FL 33908	Zoning Verification		Closed-Completed
ADD2021-00053	20350 SUMMERLIN RD , FORT MYERS, FL 33908	Administrative Approval		Approved-To Mapping
ADD2019-00197	20350 SUMMERLIN RD , FORT MYERS, FL 33908	Administrative Approval		Closed-Approved
ADD2017-00130	20350 SUMMERLIN RD , 1110, FORT MYERS, 33908	Administrative Approval		Closed-Approved
ADD2017-00037	20350 SUMMERLIN RD , UNIT 8115, FORT MYERS, 33908	Administrative Approval		Closed-Approved
PRE2016-00339	20350 SUMMERLIN RD , , FORT MYERS, 33908 , CLAIRE'S ACCESSORIES , , , ,20350 SUMMERLIN RD , 1135, FORT MYERS, 33908 ,20350 SUMMERLIN RD , , FORT MYERS, 33908	Waiver Request or Informal Meeting		Application Received
ADD2016-00194	20350 SUMMERLIN RD , 4141, FORT MYERS,	Administrative Approval		Closed-Approved
ZVL2015-00149	16945 MCGREGOR BLVD SW , , , , CLAIRE'S ACCESSORIES , , , ,20350 SUMMERLIN RD , , FORT MYERS, 33908	Zoning Verification		Conversion
ZVL960453		Zoning Verification		Closed-Conversion
ZVL960449		Zoning Verification		Closed-Conversion



Kevin Ruane
District One

January 12, 2026

Via E-Mail

Cecil L Pendergrass
District Two

Brendan Pettis
Morris-Depew Associates, Inc
2914 Cleveland Ave
Fort Myers, FL 33901

David Mulicka
District Three

Brian Hamman
District Four

**RE: Potable Water and Wastewater Availability
Grande Calusa
20350 Summerlin Rd, Fort Myers, FL 33908
STRAP # 02-46-23-00-00012.0000**

Trish Petrosky
District Five

Dave Harner, II
County Manager

To whom this may concern:

Richard Wm. Wesch
County Attorney

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

Donna Marie Collins
County Hearing
Examiner

Your firm has indicated that this project will consist of 100,000 sq. ft. of commercial, 497 residential units, and 200 hotel rooms with an estimated flow demand of approximately 205,980 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction. This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

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

Sincerely,

Aixa Cruz

LEE COUNTY UTILITIES
Utilities Plan Reviewer, 239-910-8654

This Instrument Prepared by:
LEE COUNTY PLANNING SECTION
Post Office Box 398
Fort Myers, Florida 33902-0398
STRAP No. 02-46-23-00-00012.0000

**AFFORDABLE
HOUSING DENSITY
AGREEMENT
IMPOSING COVENANTS AND
RESTRICTIONS ON REAL PROPERTY**

THIS AFFORDABLE HOUSING DENSITY AGREEMENT (the "Agreement") is made this 22nd day of April, 2025 by Lee County, Florida, a Political Subdivision of the State of Florida (the "County"), whose address is Post Office Box 398, Fort Myers, Florida 33902-0398, to Bell Tower Campus Inn Limited Partnership, a Michigan limited partnership (the "Developer"), whose address is c/o Dahlmann Apartments LTD, 300 South Thayer Street, Ann Arbor, MI 48104.

Whereas, the Developer owns a tract of real property more particularly described in Exhibit "A" attached hereto and incorporated herein (the "Land") and wishes to construct, develop and operate a 497 multifamily residential unit mixed use development, to be known as Grande Calusa on +/- 22.60 acre site located within the CC zoning district ("Development"); and

Whereas, pursuant to Florida Statute sec. 125.01055(7)(a) (2023), as created by Chapter 2023-17, Laws of Florida (the "Live Local Act"), a county must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial or mixed use if at least 40 percent of the residential units in the proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in s. 420.0004, Fla. Stats.; and

Whereas, the County is issuing Development Order DOS2024-00090 ("Development Order") according to the Live Local Act; and

Whereas, in compliance with the Live Local Act, the Developer agrees to restrict at least 40 percent of the total number of residential units to be developed on the Land as affordable housing, as defined herein; and

Whereas, to maintain compliance with the Live Local Act, the Developer and the County wish to ensure that the restricted units are maintained as affordable housing for a period of not less than thirty (30) years, regardless of any subsequent changes in ownership of the Land; and

NOW THEREFORE, in consideration of the mutual covenants and undertakings set forth herein, and other good and valuable consideration, the receipt and sufficiency of which

are hereby acknowledged, the County and the Developer do hereby contract and agree as follows:

1. **Recitals.** The foregoing Recitals are true and correct and by this reference are incorporated as if fully set forth herein.
2. **Use and Occupancy.** The Developer hereby represents, covenants and agrees that for a thirty (30) year period, which shall commence on the date the Development's certificate of occupancy is issued (the "Affordability Period"), at least 199 (one-hundred ninety-nine) of the units in the Development (the "Affordable Units") shall be considered floating units and be rented to households who have a household income less than or equal to one hundred and twenty percent (120%) of the median gross income for the County, adjusted for family size ("AMI"). For purposes of this Agreement, the designation of a unit as "floating" means that the specific units designated as Affordable Units may change over time as long as the total number of Affordable Units is at least 199 units, and each substituted unit is comparable in terms of size, features, and number of bedrooms to the originally designated Affordable Units.
3. **Bonus Granted.** The County hereby acknowledges, authorizes, and grants to Developer, to the maximum extent allowed under Section 125.01055(7) F.S., bonus density to construct the Development within the specifications provided in the Development Order. The County agrees that it will not restrict the bonus density of Development authorized under this Agreement below 22.0 dwelling units per acre, for a total Development density of 22.0 dwelling units per acre.
4. **Income Certification and Monitoring.** During the Affordability Period, Developer shall utilize Florida Housing's Tenant Income Certification Form attached hereto as "Exhibit B" to certify the household income for each Affordable Unit, and request such certification to be updated at the time of the annual lease renewal for such unit. The County may after providing Developer prior written notice and during reasonable business hours perform on-site inspections to verify compliance with the tenant income and rent requirements set forth in Section 2 hereof.
5. **Violation of Agreement.** If a material violation of any of the provisions hereof occurs and after written notice from the County is not cured within a reasonable period of time, affected parties may institute and prosecute any proceeding at law or in equity to abate, prevent, or enjoin any such violation or attempted violation and to compel specific performance. A reasonable period of time to cure any default shall be sixty (60) days from the date the Developer receives written notice of such default from the County; provided, however, if such default may not reasonably be cured within such sixty (60) day period in the reasonable discretion of the County, a default shall not be deemed to have occurred so long as Developer is diligently and continuously endeavors to cure such default. Notwithstanding anything to the contrary contained herein, the County agrees that any cure of any default made or tendered by Developer's tax credit investor member shall be deemed to be a cure by Developer and shall be accepted or rejected on the same basis as if made or tendered

by Developer. Upon the occurrence of an event of default under this Agreement that has not otherwise been cured or is continuing beyond any applicable notice and cure period set forth herein, the County may undertake additional monitoring of the Project, the County, in its sole but reasonable discretion, may after providing Developer, prior written notice to require the Developer to pay to the County a reasonable compliance monitoring fee for supplemental monitoring in the actual out of pocket amount necessary to reimburse the County for performing such supplemental monitoring. This fee shall be in addition to, and distinct from, any reimbursement of reasonable costs and legal fees to which the County may be entitled as a result of judicial enforcement action and any fines payable to the County and shall be payable without respect to whether the County undertakes or succeeds in judicial enforcement or code enforcement activities. The County shall submit written fee statements to the Developer on a quarterly basis which shall be paid by the Developer within thirty (30) days of receipt.

6. **Transfers and Assignments.** Developer's obligations hereunder shall constitute covenants, restrictions, and conditions ("Covenants") which shall run with the Land and shall be binding upon the Development and against every person then having a fee simple interest in the Development, including but not limited to Affordable Units, at any time until the Covenants expire or are otherwise terminated. Developer agrees to provide written notice to the County upon an intent to sell or otherwise transfer the Property. In the event of a sale or transfer of ownership of the Property, Developer agrees to provide written notice to the County with contact information regarding the new Developer. County shall coordinate with any successors and assigns to ensure the affordability terms contained in this agreement continue throughout the affordability term. Upon such transfer or conveyance of the Development to another person or entity, this Agreement may be assigned to such transferee, subject to approval by the County, which such approval shall not be unreasonably denied or delayed. Upon such assignment, any person seeking to enforce the terms hereof shall look solely to the transferee for the performance of said obligations.
7. **Modifications.** The County and its successors and assigns and the Developer and the successors and assigns of Developer in and to all or any part of the fee title to the Property, shall have the right to amend, modify, discharge, or terminate this Agreement by an instrument in writing signed by the County and the Developer, or their successors and assigns.
8. **Subordination and Foreclosure.** In the event of a foreclosure and sale of the Developer's interest in the Development or receipt of a deed or an assignment in lieu of foreclosure pursuant to a default, this Agreement shall be null and void and of no further force and effect, provided, however, that if a "Related Person" to the Developer as defined under Section 42(d)(2)(D)(ii) of the Code should purchase the Development following a foreclosure or a deed or an assignment in lieu of foreclosure, the use restrictions shall be reinstated as of the date of transfer to any such Related Person.
9. **Governing Law.** This Agreement shall be governed by and construed in accordance

with the laws of the State of Florida, both substantive and governing remedies.

10. **Notice:** All notices and other communications to be made or permitted to be made hereunder shall be in writing and shall be delivered to the addresses shown below or to such other addresses that the parties may provide to one another in accordance herewith. Such notices and other communications shall be given by any of the following means: (a) personal service; or (b) national express air courier, provided such courier maintains written verification of actual delivery. Any notice or other communication given by the means described in subsection (a) or (b) above shall be deemed effective upon the date of receipt or the date of refusal to accept delivery by the party to whom such notice or other communication has been sent.

To the County: Lee County, Florida
 Post Office Box 398
 Fort Myers, Florida 33902

Attention:

with a copy to: [n/a]

Developer: Bell Tower Campus Inn Limited Partnership
c/o Dahlmann Apartments LTD
300 South Thayer Street Ann Arbor, MI 48104

with a copy to: Pavese Law Firm
c/o Charles Mann, Esq.
1833 Hendry Street
Fort Myers, FL 33901

11. **Recoding and Filing.** Upon the execution and delivery by the parties hereto, this Agreement shall be recorded with the Public Records of Lee County, Florida, Office.
12. **Termination.** This Agreement shall automatically terminate and be of no further force and effect upon the expiration of the Affordability Period, or such earlier date as provided in this Agreement.
13. **Severability.** This Agreement may be simultaneously executed in multiple counterparts, all of which shall constitute one and the same instrument and each of which shall be deemed to be an original. Should any part, paragraph, or section of this Agreement be rendered void, invalid or unenforceable by any court of law, for any reason, such a determination shall not render any other part, paragraph or section in this Agreement void, invalid or unenforceable.

[Signatures Pages Follow]

IN WITNESS WHEREOF, County and Developer have caused this Agreement to be executed and delivered on their behalf by their duly authorized representatives as of the date first set forth above.

Approved and accepted for and on behalf of Lee County, Florida, this 6 day of May, 2025

ACCEPTED ON BEHALF OF THE BOARD OF
COUNTY COMMISSIONERS OF LEE COUNTY,
FLORIDA, A MUNICIPAL CORPORATION

By: Mikki Rozdolski
Mikki Rozdolski
Director
Department of Community Development

APPROVED AS TO FORM FOR THE RELIANCE
COUNTY ONLY

By: Josh Adams
Lee County Attorney's Office

Lindsay F. Rodriguez

From: Miller, Marissa L. <Marissa.Miller@dos.fl.gov>
Sent: Tuesday, January 20, 2026 8:10 AM
To: Lindsay F. Rodriguez
Subject: RE: Master Site File Request - Grande Calusa, Lee County
Attachments: Map.pdf

Good morning Lindsay,



I have completed your search and there are no previously recorded resources within your requested parcel. I have attached a map for your reference. Let me know if you need anything else or if you have any questions. Have a great day!



This record search is for informational purposes only and does **NOT constitute a project review. This search identifies resources recorded at the Florida Master Site File only and does **NOT** provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.myflorida.com or 850-245-6333 for project review information.**

Marissa Miller

Historic Data Analyst | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6424 | 1.800.847.7278 | Fax: 850.245.6439 | flheritage.com

From: Lindsay F. Rodriguez <lrodriguez@m-da.com>
Sent: Monday, January 19, 2026 12:07 PM
To: FMSFILE <FMSFILE@dos.fl.gov>
Cc: Miller, Marissa L. <Marissa.Miller@dos.fl.gov>; Marissa C. Fewell <mfewell@m-da.com>
Subject: Master Site File Request - Grande Calusa, Lee County

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good afternoon,

Please see attached Florida Master site File request form. Let me know if you need anything else. Thank you!!



**ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS**

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Professional Services Since 1989

Lindsay F. Rodriguez
MPA, AICP
Senior Planner

2914 Cleveland Ave
Fort Myers, FL 33901
(239) 337-3993 telephone
(561) 704-7633 cell phone



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vCard**



Calusa Grande

Section 2, Township 46, Range 23 East
Fort Myers, Florida

Protected Species Survey & Florida Bonneted Bat Roost Survey

September 2024

Prepared by:



ENVIRONMENTAL CONSULTING, LLC
15957 Tropical Breeze Drive, Fort Myers, FL 33908
(239) 994-9007

INTRODUCTION

The 22.6± acre parcel is located within a portion of Section 2, Township 46, Range 23 East, in Fort Myers, Lee County, Florida (Figure 1). The parcel is bordered by McGregor Boulevard to the northwest, Summerlin Road to the south, and single-family housing to the east.

VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field in September 2024 digital 1" = 180' scale aerial photography. The property boundary was obtained from Morris Depew Associates Inc. and inserted into the digital aerial. The boundary was not staked in the field at the time of our site inspection. Two land use associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 2 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is also provided below.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
141	Retail Sales and Services	20.95
525	Storm Water Management Pond	1.65

FLUCCS Code 141, Retail Sales and Services

This land use is comprised of paved parking areas and partially demolished retail structures. Vegetation consists of scattered landscaped planters and patches of ruderal vegetation. Within the vegetated areas, the canopy includes cabbage palm (*Sabal palmetto*), buttonwood (*Conocarpus erectus*), royal palm (*Roystonea regia*), areca palm, (*Dypsis lutescens*), strangler fig (*Ficus aurea*), coconut palm (*Cocos nucifera*), live oak (*Quercus virginiana*), black olive (*Bucida buceras*), traveler's palm tree (*Ravenala madagascariensis*), Canary palm (*Phoenix canariensis*), orchid tree (*Bauhinia* sp.), and Queensland umbrella (*Schefflera actinophylla*). Shrubs include sourbush (*Pluchea carolinensis*), Brazilian pepper (*Schinus terebinthifolia*), sea-grape (*Coccoloba uvifera*), saltbush (*Baccharis halimifolia*), pygmy date palm (*Phoenix roebelenii*), and hibiscus (*Hibiscus* sp.). The ruderal ground cover includes bushy bluestem (*Andropogon glomeratus*), dog fennel (*Eupatorium capillifolium*), hurricane grass (*Fimbristylis cymosa*), frog fruit (*Phylla nodiflora*), Spanish needles (*Bidens alba*), moon vine (*Ipomoea* sp.), torpedo grass (*Panicum repens*), false buttonweed (*Spermacoce remota*), and primrose willow (*Ludwigia peruviana*).

FLUCCS Code 525, Storm Water Management Pond

This storm water management dry detention area includes torpedo grass, climbing hemp weed (*Mikania scandens*), marsh pennywort (*Hydrocotyle umbellata*), water-hyssops (*Bacopa monnieri*), spikerush (*Eleocharis* sp.), swamp lily (*Crinum*

americanum), primrose willow, pickerel weed (*Pontederia cordata*), arrowhead (*Sagittaria* sp.), sand cordgrass (*Spartina bakeri*), smartweed (*Polygonum* sp.), salt bush, giant leather fern (*Acrostichum daneifolium*), cattail (*Typha* sp.), fireflag (*Thalia geniculata*), flatsedges (*Cyperus* spp.), and scattered cabbage palm and buttonwood.

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As part of this survey all live trees and snags were inspected for evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 50-100 feet apart. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 180' scale aerial Protected Species Survey map (Figure 3) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the morning hours of September 21, 22, and 23 and during the afternoon on September 23, 2024. During the survey the weather was overcast and warm.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, contains species that were subsequently delisted by the state, does not necessarily reflect existing conditions within or adjacent to the 22.6± acre property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey. Prior to conducting the protected species survey, a search of the FWC listed species database (updated in June 2024) was conducted to determine the known occurrence of listed species in the project area.

Florida Bonneted Bat (*Eumops floridanus*) Roost Survey Method

Per U.S. Fish and Wildlife Service (FWS) Protocol for Florida Bonneted Bat Roost Surveys dated October 22, 2019, a series of meandering transects were completed

across the portion of the site containing areas with potential natural roosting structures. Transects through roosting habitat were spaced approximately 50 feet apart and all trees and snags were visually inspected for evidence of cavities. Evidence of protected species was gathered through both direct observation and through observation of signs such as potential roost cavities, tracks, nests, and scat. If a sign was found or sighting occurred, their locations in the field were recorded using a Global Positioning System (GPS) unit. Figure 3 depicts the locations and results of the potential cavities survey.

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

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
141	80	none		
525	80	American Alligator (<i>Alligator mississippiensis</i>)		√
		Limpkin (<i>Aramus guarauna</i>)*		√
		Little Blue Heron (<i>Egretta caerulea</i>)		√
		Reddish Egret (<i>Egretta rufescens</i>)		√
		Roseate Spoonbill (<i>Ajaia ajaja</i>)		√
		Snowy Egret (<i>Egretta thula</i>)*		√
		Tricolored Heron (<i>Egretta tricolor</i>)		√
		Everglades Mink (<i>Mustela vison evergladensis</i>)		√

* Species delisted subsequent to adoption of Lee County Protected Species Ordinance No. 89-34.

SURVEY RESULTS

Bald eagle (*Haliaeetus leucocephalus*) nest LE-117 is located approximately 1,406' to the northwest of the subject property. Per FWS guidelines and Chapter 14 of the Lee County Land Development Code, the subject property is outside of any nest protection zone.

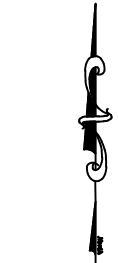
No species listed by either the FWS or the FWC were observed on the site during the protected species survey or during other site visits. Additionally, no potential Florida bonneted bat cavity trees or snags were observed. In addition to the site inspection, a search of the FWC species database (updated in June 2024) revealed no additional known protected species within or immediately adjacent to the subject property.



Figure 1. Project Location Map

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

Calusa Grande



SECTION: 2
TOWNSHIP: 46S
RANGE: 23E

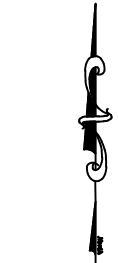
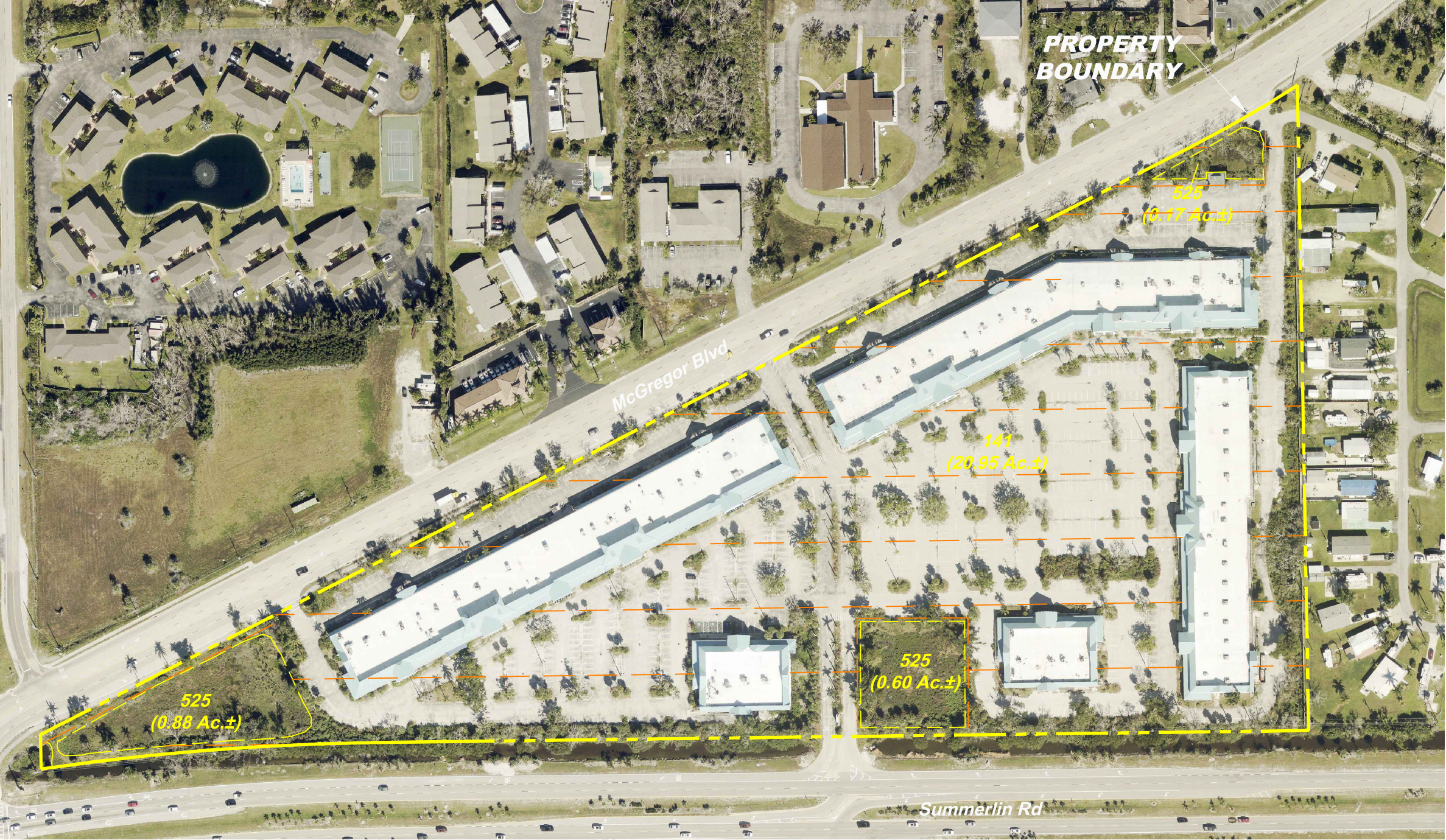


- Notes:**
- 1. Property boundary provided by Morris Depew.
 - 2. Mapping based on photointerpretation of 2024 aerial photography and ground truthing in September 2024.
 - 3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
141	Retail Sales and Services	20.95 Ac.±
525	Storm Water Management Areas	1.65 Ac.±
Total		22.60 Ac.±

Figure 2. Vegetation Map

Calusa Grande



SECTION: 2
TOWNSHIP: 46S
RANGE: 23E

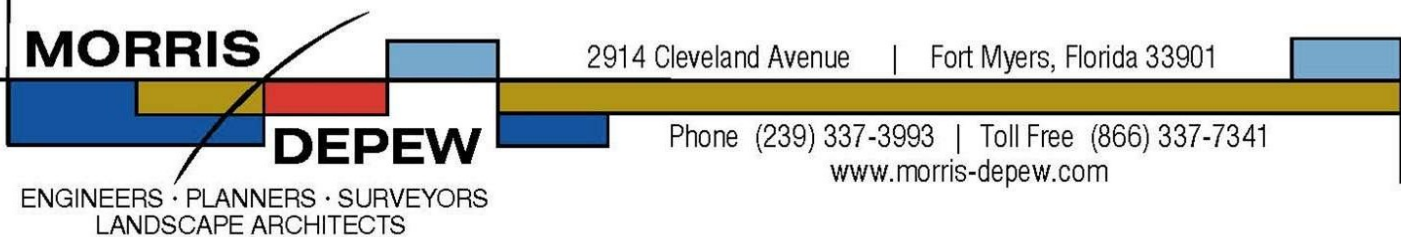
0 90 180
SCALE FEET

— — — Approximate Pedestrian Survey Transects

- Notes:
- 1. Property boundary provided by Morris Depew.
 - 2. Mapping based on photointerpretation of 2024 aerial photography and ground truthing in September 2024.
 - 3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
141	Retail Sales and Services	20.95 Ac.±
525	Storm Water Management Areas	1.65 Ac.±
Total		22.60 Ac.±

Figure 3. Protected Species Survey Map



Grande Calusa CPD

Surface Water Management Plan

LDC Sec. 34-373(b)(1) A written description of the surface water management plan that includes:

- a. The runoff characteristics of the property in its existing state.

The subject property was previously operated as the Sanibel Outlets, consisting of retail shops and restaurants. The site has an existing South Florida Water Management District (SFWMD) Environmental Resource Permit with an established stormwater management system. The existing site is approximately 81.6% impervious, and there are no wetlands located onsite.

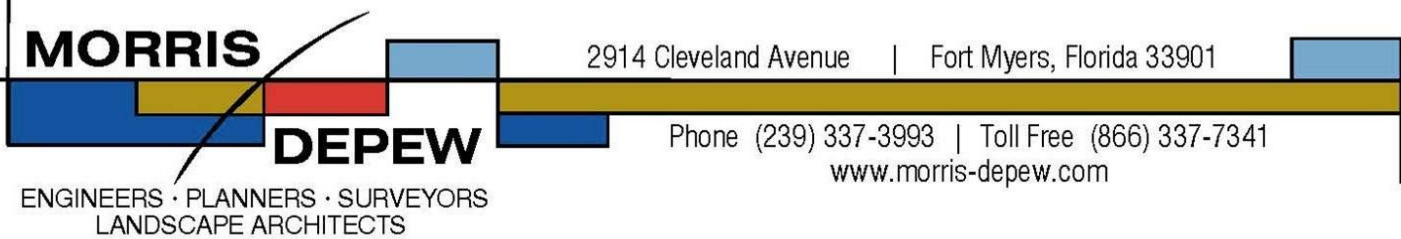
Stormwater runoff is managed internally through a system of pipes and detention areas and is conveyed to a control structure that discharges from the south side of the property into the Summerlin Road drainage canal. The ultimate outfall flows towards the San Carlos Bay.

- b. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained.

The project will be developed utilizing a stormwater management system. Storm water will be controlled with a combination of wet and dry detention systems to treat and attenuate runoff prior to discharging at or below previously permitted rates. The project will discharge into the Summerlin roadside canal along the southern property boundary as it does today. A perimeter berm will be established inside the property boundary to provide onsite containment as well as a way to control and minimize impacts to flows from adjacent properties.

- c. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance.

As discussed above in (b), the proposed retention features will include a combination of wet and dry detention systems. The dry-pretreatment component is designed for the commercial uses, and the master stormwater wet detention lake will treat runoff for water quality purposes. The site falls within a coastal flood zone, where all structures will be designed above the applicable flood zone elevation. The stormwater management system will be maintained and operated by the property owner's association established for the property.



- d. How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate.

As discussed above in (a), the subject property does not feature wetlands or any other existing natural features to preserve that would provide an enhancement or benefit to the stormwater management system. The proposed stormwater management system will be designed and permitted in accordance with Lee County and South Florida Water Management District regulations.

Based on review of the previous environmental resource permit (36-00927-S), the seasonal high water table elevation is 1.8 NAVD. It is not anticipated that the post development water table elevations will deviate from the existing water table elevations.

- e. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.

The site is located within FEMA Zone AE with a Base Flood Elevation of 12.0 FT – NAVD. Proposed structures will be placed with a finished floor elevation at least one foot above the base flood elevation.



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TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

GRANDE CALUSA CPD

(PROJECT NO. F2512.16)

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

January 23, 2026



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- I. INTRODUCTION**
- II. EXISTING CONDITIONS**
- III. PROPOSED DEVELOPMENT**
- IV. TRIP GENERATION**
- V. TRIP DISTRIBUTION**
- VI. FUTURE TRAFFIC CONDITIONS**
- VII. PROJECTED LEVEL OF SERVICE**
- VIII. INTERSECTION ANALYSIS**
- IX. CONCLUSION**



I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking rezoning approval. The proposed development is located at the northeast corner of Summerlin Road and McGregor Boulevard in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

The applicant is proposing to rezone the site from Commercial Corridor (CC) to Commercial Planned Development (CPD) to permit a development of up to 100,000 square feet of commercial floor area, and 497 dwelling units consisting of 200 multi-family workforce housing units and 297 traditional multi-family dwelling units. The applicant is also seeking an option to develop the site with either 200 hotel rooms or 73,000 square feet of general office uses. Note, the primary intent of this rezone is to allow for hotel use on the site. All of the remaining proposed uses are currently permitted in CC zoning district.

Access to the subject site will continue to be provided to Summerlin Road via an existing directional median opening adjacent to the site as well as to McGregor Boulevard via three (3) driveway connections. The eastern connection to McGregor Boulevard is proposed via an existing shared driveway with Banyon Drive. The two existing connections along McGregor Boulevard will be shifted to the east as part of the redevelopment of the subject property.

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

F2512.16



PROJECT LOCATION MAP
GRANDE CALUSA CPD

Figure 1



II. EXISTING CONDITIONS

The subject site was previously occupied by the Sanibel Outlets shopping center consisting of approximately 203,114 square feet of floor area. This shopping center was destroyed by Hurricane Ian in late September of 2022. The site is bordered by Summerlin Road to the south, the Cottage Point residential community to the east, and by McGregor Boulevard to the north and west.

McGregor Boulevard (CR 867) is a four-lane undivided arterial with a center two-way left turn lane that borders the site to the north. McGregor Boulevard has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

Summerlin Road (CR 869) is a four-lane divided arterial roadway that borders the site to the south. Summerlin Road is designated as a Controlled Access Facility by the Lee County Board of County Commissioners per Resolution No. 16-09-13. Summerlin Road has a posted speed limit of 55 mph and is under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED DEVELOPMENT

The applicant is proposing to rezone the site from Commercial Corridor (CC) to Commercial Planned Development (CPD) to permit a development of up to 100,000 square feet of commercial floor area, and 497 dwelling units consisting of 200 multi-family workforce housing units and 297 traditional multi-family dwelling units. The applicant is also seeking an option to develop the site with either 200 hotel rooms or 73,000 square feet of general office uses. Note, the primary intent of this rezone is to allow for hotel use on the site. All of the remaining proposed uses are currently permitted in CC zoning district. **Table 1** summarizes the land uses utilized for the purposes of this analysis.



Table 1
Land Use
Grande Calusa CPD

Land Use	Size
Residential	497 Multi-Family Units (200 Multi-Family Workforce Housing Dwelling Units & 297 Traditional Multi-Family Dwelling Units)
Commercial	100,000 Sq. Ft.
Hotel OR General Office	200 Hotel Rooms OR 73,000 Sq. Ft. Office Uses

Access to the subject site will continue to be provided to Summerlin Road via an existing directional median opening adjacent to the site as well as to McGregor Boulevard via three (3) driveway connections. The eastern connection to McGregor Boulevard is proposed via an existing shared driveway with Banyon Drive. The two existing connections along McGregor Boulevard will be shifted to the east as part of the redevelopment of the subject property.

IV. TRIP GENERATION

The trip generation for the proposed zoning was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 12th Edition. Land Use Code 821 (Shopping Plaza W/ Supermarket) was utilized for the trip generation purposes of the commercial uses since the proposed Schedule of Uses will allow for Food Stores – Group I uses. In order to analyze the worst-case scenario, the trip generation for the multi-family uses was based on Land Use Code 220 (Multi-Family Housing Low-Rise) despite the fact that it may not be feasible to build that many units on this site without going above three (3) habitable floors. Additionally, to analyze the worst-case trip generation scenario, the remainder of the site was assumed to consist of up to 200 hotel rooms using LUC 310 (Hotel) as it would generate more trips than the 73,000 square feet of office uses option using LUC 710 (General Office Building). The



trip generation equations utilized from these land uses are attached to the Appendix for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed.

Table 2
Trip Generation – Total Trips
Grande Calusa CPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family Housing (497 Dwelling Units)	45	142	187	152	94	246	2,919
Commercial Retail (100,000 Sq. Ft.)	217	145	362	425	443	868	10,961
Hotel * (200 Rooms)	41	39	80	59	56	115	1,168
Total Trips	303	326	629	636	593	1,229	15,048

*A hotel use would generate more trips than the alternative office option.

However, the total trips shown in Table 2 will not all be new trips added to the adjacent roadway system. With mixed use projects, ITE estimates that there will be a certain amount of interaction between uses that will reduce the overall trip generation of the subject site. This interaction is called “internal capture”. In other words, trips that would normally come from external sources would come from uses that are within the project, thus reducing the overall impact the development has on the surrounding roadways. ITE, in conjunction with a study conducted by the NCHRP (National Cooperative Highway Research Program), has summarized the internal trip capture reductions between various land uses. For uses shown in Table 2, there is data in the ITE report for interaction between the residential, hotel and retail uses.

An internal capture calculation was completed consistent with the methodologies in the NCHRP Report and published in the ITE *Trip Generation Handbook*, 3rd Edition. The resultant analysis indicates that there will be an internal trip capture reduction of approximately two percent (2%) in the A.M. peak hour and twenty-one percent (21%) in the PM peak hour between the residential, hotel and retail uses. The summary sheets



utilized to calculate these internal capture rates for the weekday AM peak hour and PM peak hour are included in the Appendix of this report for reference.

There will be also a certain reduction in project trips due to “pass-by” traffic as a result of the proposed commercial retail uses on the subject site. Consistent with historical traffic studies in Lee County, the pass-by rate for the commercial retail use was limited to 30%. **Table 3** summarizes the total external trip generation based on the full build-out of the site.

Table 3
Trip Generation – New Trips
Grande Calusa CPD

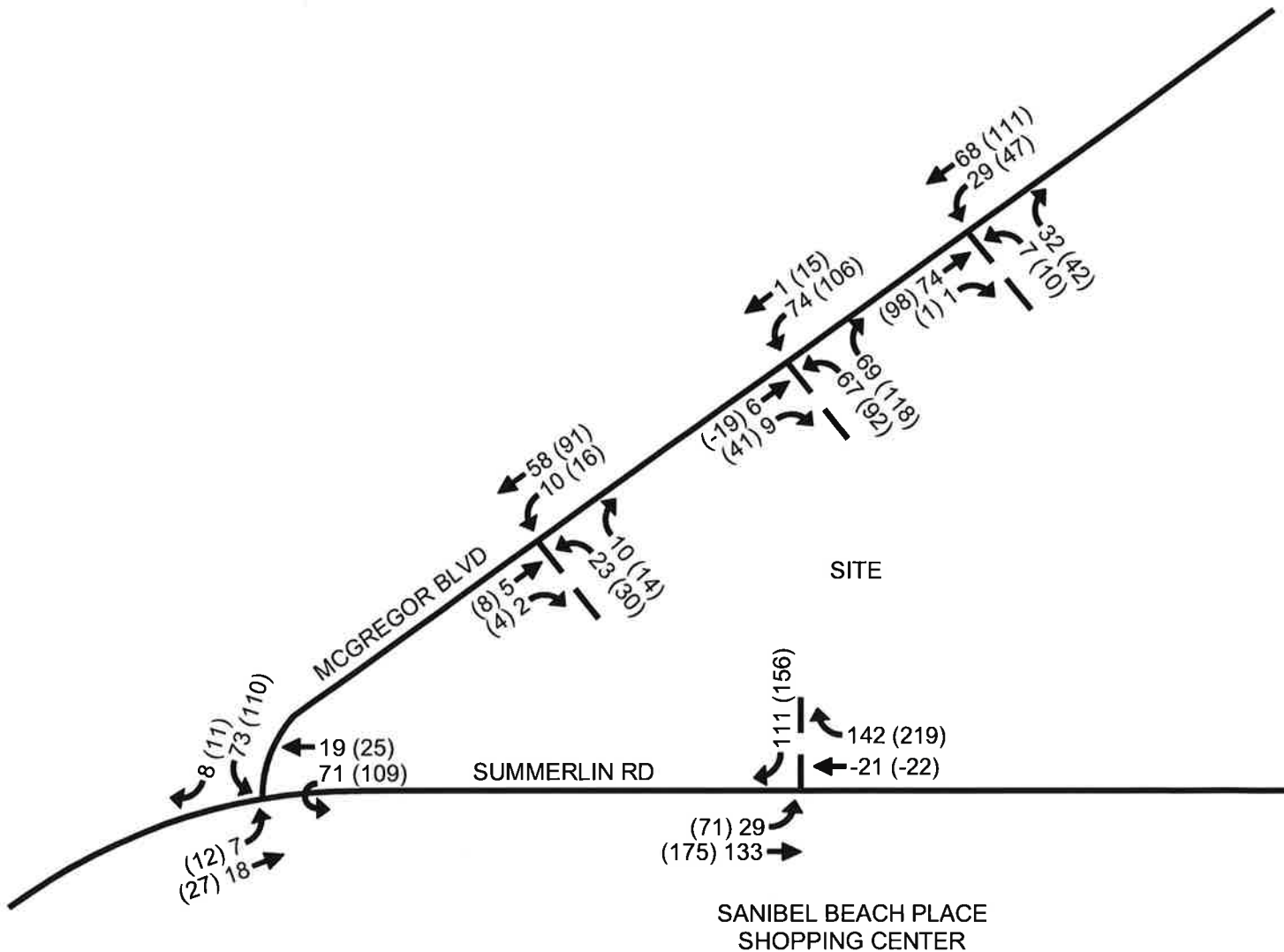
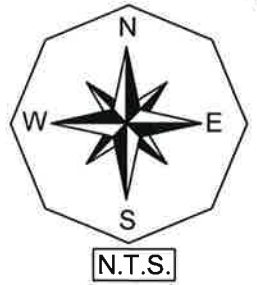
Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	303	326	629	636	593	1,229	15,048
Less Internal Capture	-7	-7	-14	-131	-131	-262	-3,160
Total Trips (Less Internal Capture)	296	319	615	505	462	967	11,888
Less Pass-By (30%)	-53	-53	-106	-111	-111	-222	-2,598
New Trips	243	266	509	394	351	745	9,290

*Internal capture trips were obtained from the attached internal capture matrices.

V. TRIP DISTRIBUTION

The trips as a result of the proposed development shown in Table 3 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. **Figure A-1** illustrates the percent project traffic distribution and assignment of the net new project trips. **Figure A-2** illustrates the percent project traffic distribution and assignment of pass-by trips, which were formulated based on the attached traffic counts conducted at the surrounding intersections. **Figure 2** illustrates the resulting assignment of all project related trips (net new + pass-by) to the proposed site access drives and surrounding intersections.

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LEGEND

- ← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR SITE TRAFFIC

TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT GRANDE CALUSA CPD

Figure 2



In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service “C” volumes. The Level of Service thresholds were obtained from the Lee County’s *Generalized Peak Hour Directional Service Volumes* table. Based on Table 1A, no roadway segments in the study are projected to be significantly impacted as a result of the proposed development.

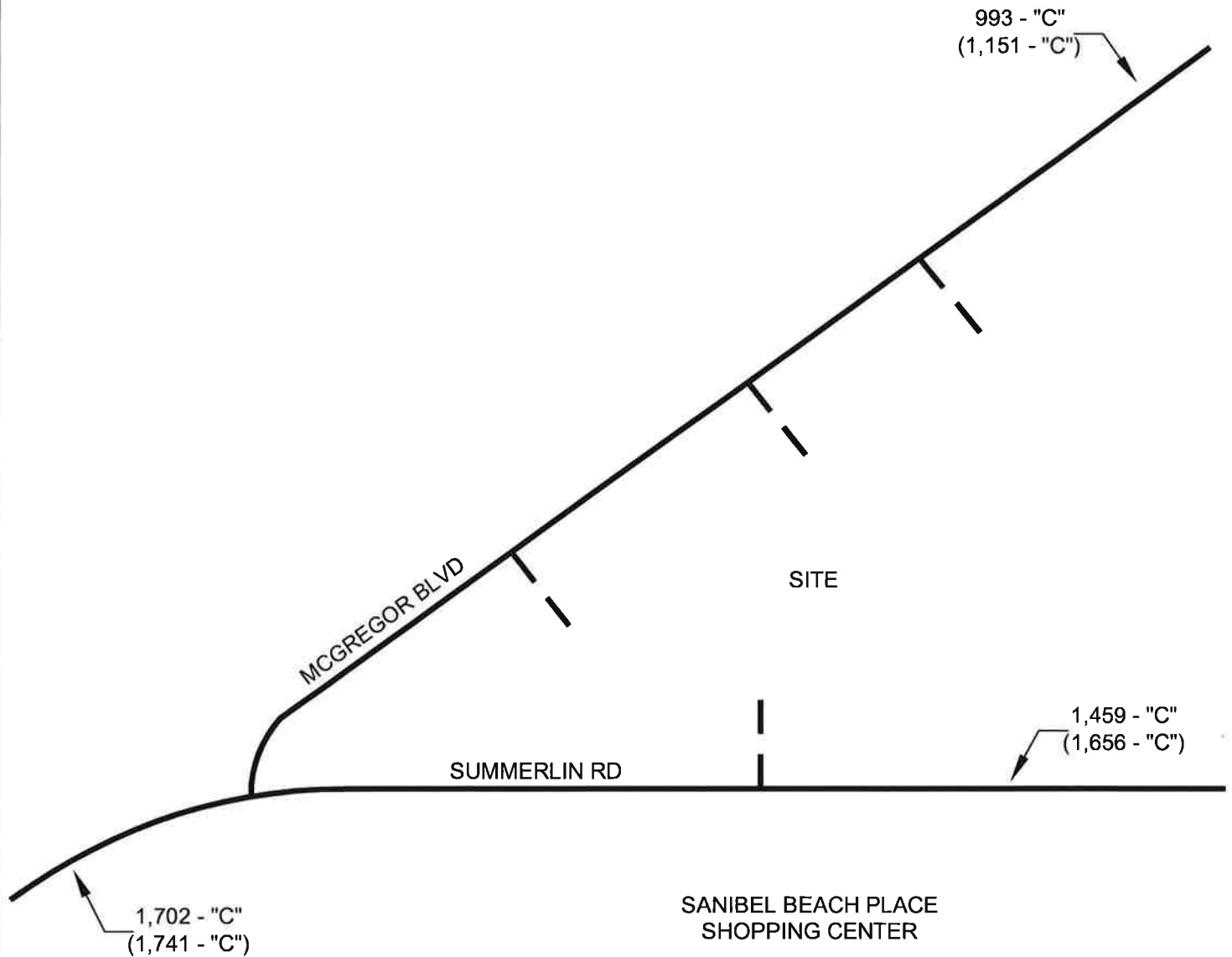
VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2031 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates were obtained through comparisons of annual traffic data obtained from the *Lee County’s Traffic Count Report*. Based on the project distribution illustrated on Table 1A, the link data was analyzed for the year 2031 without the development and year 2031 with the development.

Table 2A in the Appendix of the report indicates the methodology utilized to obtain the year 2031 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes for County maintained roadways were obtained from the latest *Lee County Public Facilities Level of Service and Concurrency Report*.

Figure 3 indicates the year 2031 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday P.M. peak hour with the development traffic added to the roadways. This figure is derived from Table 2A contained in the Appendix.

F2512.16



LEGEND

XXX - "X" 2031 PEAK SEASON PEAK HOUR PEAK DIRECTION EXISTING TRAFFIC AND
LEVEL OF SERVICE DESIGNATION

(XXX - "X") 2031 PEAK SEASON PEAK HOUR PEAK DIRECTION EXISTING PLUS PEAK
DIRECTION PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION

**2031 LEVEL OF SERVICE ANALYSIS
GRANDE CALUSA CPD**

Figure 3



VII. PROJECTED LEVEL OF SERVICE

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In comparing the links' functional classification and calculated 2031 traffic volumes to the Service Volume Tables, it was determined that all analyzed roadways are projected to operate at acceptable Level of Service "C" in 2031 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development.

VIII. INTERSECTION ANALYSIS

Intersection analysis was performed at the proposed site access drives on McGregor Boulevard and Summerlin Road utilizing the latest version of the *Highway Capacity Software (HCS®)*. The analysis was based on the projected 2031 weekday A.M. and P.M. peak hour traffic conditions with the project traffic added to the intersections. Traffic counts were conducted at the existing directional median opening on Summerlin Road opposite of Sanibel Beach Place shopping center as well as at McGregor Boulevard intersections with Banyon Drive and Southwest Baptist Church entrance between the hours of 7:00 to 9:00 A.M. and 4:00 to 6:00 P.M. on January 6, 2026. The peak hour turning movements were then adjusted for peak season conditions based on the peak season factor data as provided within *Lee County Traffic Count Report*.

The existing weekday peak hour traffic volumes were then increased by a growth rate factor to determine the projected 2031 background turning movement volumes. **Table 2A** illustrates the growth rate calculations for each roadway segment, which were based on the historical traffic data obtained from the *Lee County's Traffic Count Report*. The turning volumes projected to be added to the intersection as illustrated on Figure 2 were then added to the 2031 background volumes to estimate the future 2031 traffic volumes with the project. These volumes are based on the data from the spreadsheets contained in



the Appendix of this report titled *Development of Future Year Background Turning Volumes*.

The results of the intersection analysis at the proposed site access drives along McGregor Boulevard and Summerlin Road indicate all approaches to operate at an acceptable Level of Service in 2031 with the project trips added to the intersections in the AM and PM peak hour traffic conditions. Therefore, no intersection improvements will be warranted as a result of the proposed development of the subject property. *HCS*® summary sheets are attached to the Appendix of this report for reference.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a Local Development Order approval.

IX. CONCLUSION

The proposed development is located at the northeast corner of Summerlin Road and McGregor Boulevard in Lee County, Florida. The Level of Service analysis conducted as part of this report indicates all analyzed roadways to operate at an acceptable Level of Service “C” in 2031 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development.

The results of the intersection analysis at the proposed site access drives along McGregor Boulevard and Summerlin Road indicate all approaches to operate at an acceptable Level of Service in 2031 with the project trips added to the intersections in the AM and PM peak hour traffic conditions. Therefore, no intersection improvements will be warranted as a result of the proposed development of the subject property.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a Local Development Order approval.

APPENDIX

TABLE 1A & 2A

**TABLE 1A
LEVEL OF SERVICE THRESHOLDS
GRANDE CALUSA CPD**

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	509 VPH	IN=	243	OUT=	266
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	745 VPH	IN=	394	OUT=	351

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>						PERCENT		
				<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJ/</u> <u>LOS C</u>
McGregor Blvd	W. of Summerlin Rd	4LD	Arterial	0	250	1,840	1,960	1,960	10%	39	2.1%
	E. of Site	4LU	Arterial	0	250	1,840	1,960	1,960	40%	158	8.6%
Summerlin Rd	E. of Site	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100	50%	197	10.0%

- Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County arterials/collectors taken from the Lee County Generalized Peak Hour Directional Service Volume Tables.

TOTAL PROJECT TRAFFIC AM =	509	VPH	IN =	243	OUT=	266
TOTAL PROJECT TRAFFIC PM =	745	VPH	IN=	394	OUT=	351

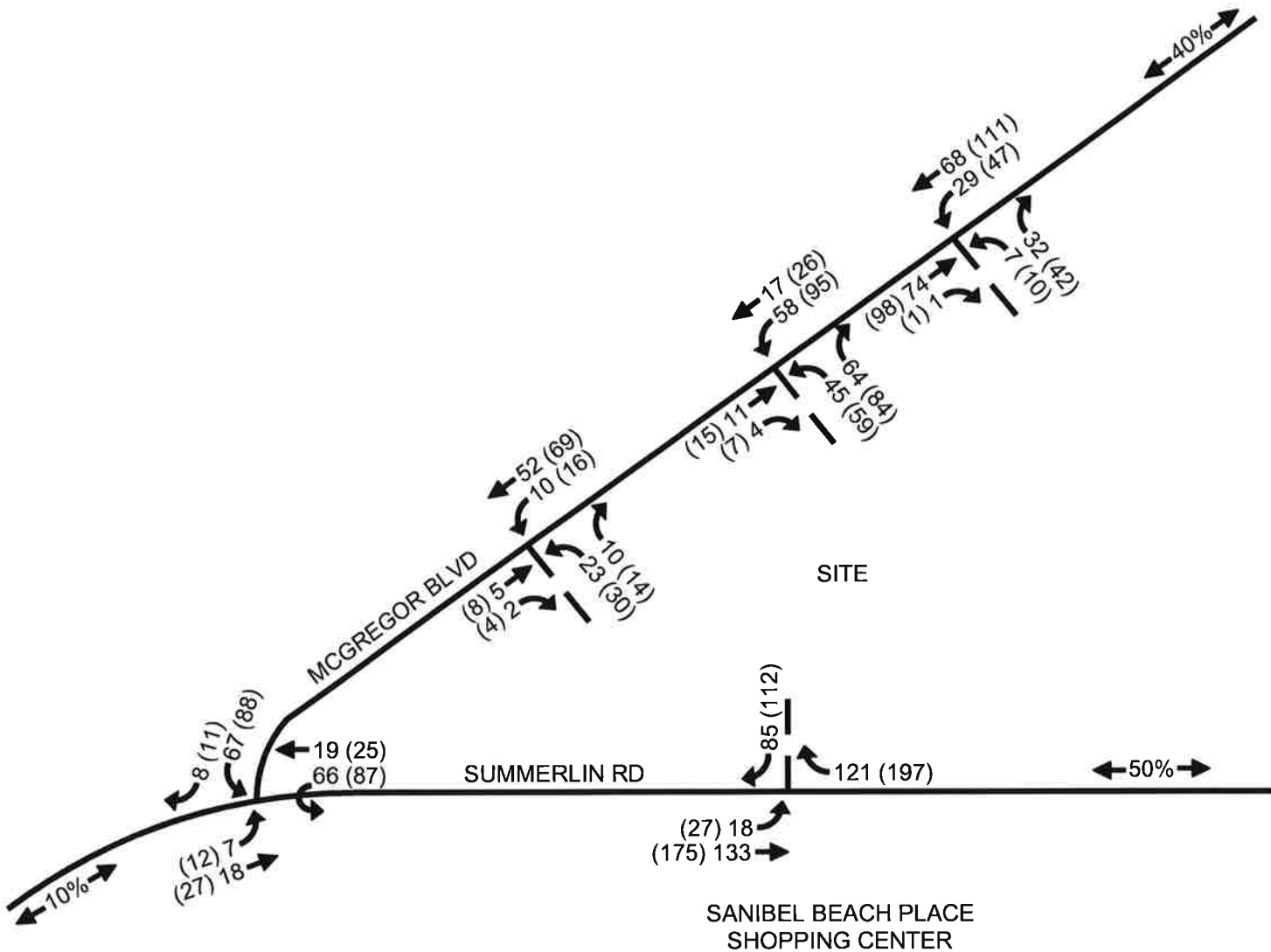
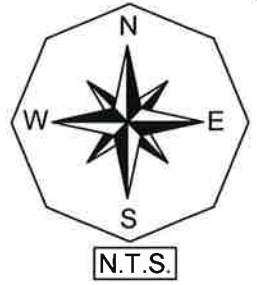
						2023	2031							2031			2031		
							PK HR	PK HR	PK SEASON		PERCENT			BCKGRND			BCKGRND		
	LCDOT PCS OR	BASE YR	LATEST	YRS OF	ANNUAL	PK SEASON	PEAK DIRECTION	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C				
ROADWAY	ROADWAY SEGMENT	FDOT SITE #	ADT	ADT	GROWTH. ¹	RATE	PEAK DIR. ²	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio
McGregor Blvd	W. of Summerlin Rd	120	18,000	13,800	5	2.00%	1,396	1,702	C	0.87	10%	27	39	1,728	C	0.88	1,741	C	0.89
	E. of Site	120	18,000	13,800	5	2.00%	815	993	C	0.51	40%	106	158	1,100	C	0.56	1,151	C	0.59
Summerlin Rd	E. of Site	36	21,800	20,500	6	2.00%	1,197	1,459	C	0.69	50%	133	197	1,592	C	0.76	1,656	C	0.79

¹ AGR for all roadways was calculated based the historical traffic data obtained from Lee County Traffic Count Report.

2 Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2024 Lee County Public Facilities Level of Service and Concurrency Report.

SUPPLEMENTAL FIGURES A-1 & A-2

F2512.06



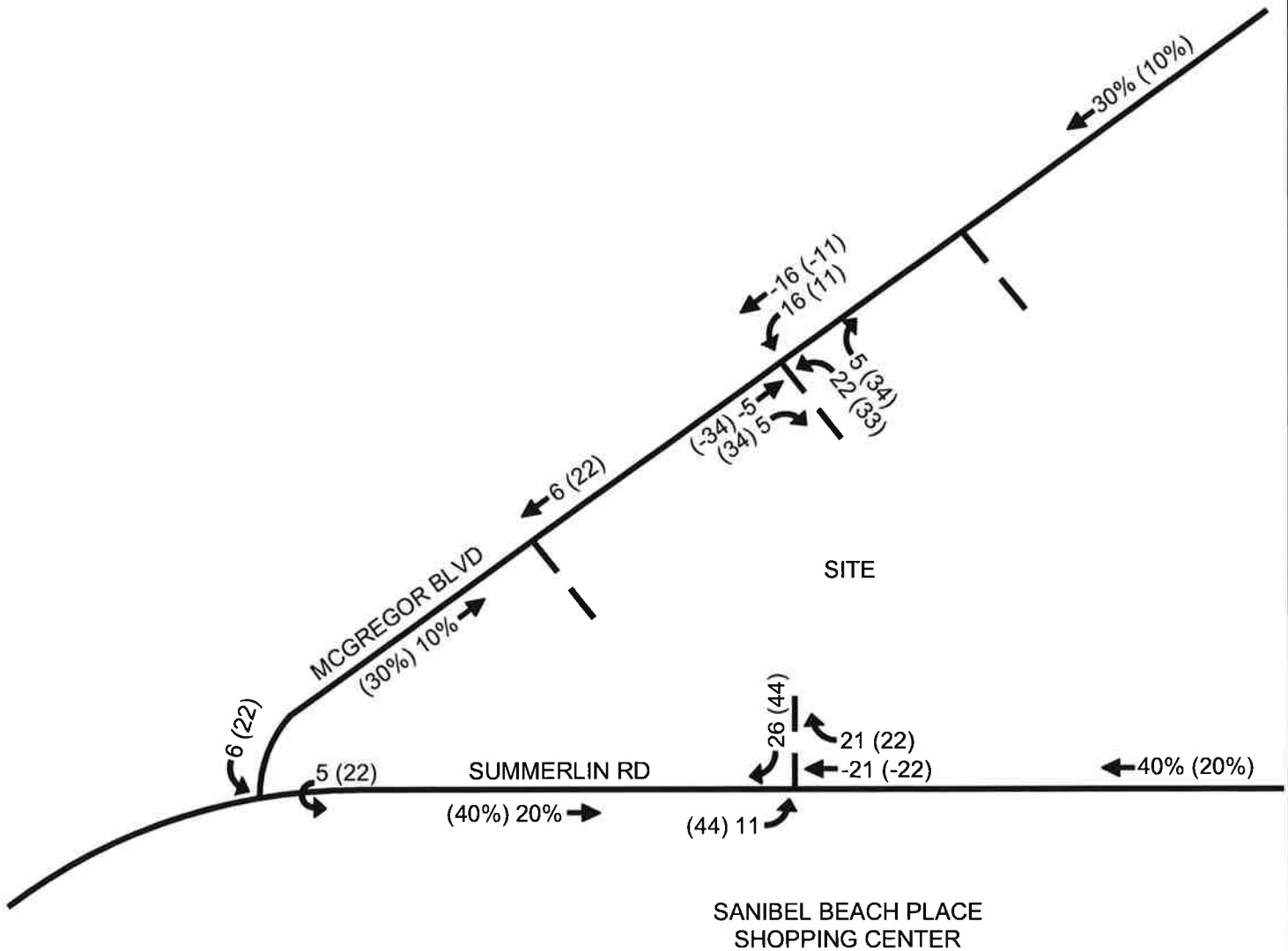
LEGEND

- ← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR SITE TRAFFIC
- ← 20% → PERCENT TRIP DISTRIBUTION

ASSIGNMENT & DISTRIBUTION OF NET NEW PROJECT TRIPS GRANDE CALUSA CPD

Figure A-1

F2512.06



LEGEND

- ← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR SITE TRAFFIC
- ← 20% ONE WAY AMTRIP DISTRIBUTION
- ← (20%) ONE WAY AMTRIP DISTRIBUTION

ASSIGNMENT & DISTRIBUTION OF PASS-BY PROJECT TRIPS GRANDE CALUSA CPD

Figure A-2

**LEE COUNTY GENERALIZED PEAK
HOUR DIRECTIONAL SERVICE
VOLUMES TABLE**

Lee County

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

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

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	547	0.54	D	575	0.57	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	65	0.08	C	68	0.08	(4)
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	210	0.24	C	221	0.26	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	230	0.27	C	242	0.28	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	230	0.27	C	242	0.28	
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	338	0.39	C	355	0.41	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	E	2,440	0.86	E	2,564	0.90	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	E	2,182	0.77	E	2,293	0.81	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	E	1,944	0.68	E	2,091	0.74	pre-development order res development
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	913	0.46	B	960	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	913	0.90	E	960	0.94	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	407	0.47	C	428	0.50	
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	764	0.42	B	803	0.45	
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	714	0.83		895	1.04	Fairway Villages/pre-dev order res dev
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	D	587	0.68	D	617	0.72	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	D	570	0.66	D	599	0.70	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	C	364	0.41	C	416	0.47	Luckett Landing Hotel/Luckett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	320	0.37	C	336	0.39	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	(4)
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	A	980	0.50	B	1,030	0.53	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,396	0.71	B	1,467	0.75	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	815	0.42	A	857	0.44	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	815	0.42	A	857	0.44	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,900	D	1,810	0.95		1,961	1.03	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,900	D	1,810	0.95		1,961	1.03	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER DR	2LN	D	1,124	C	775	0.69	D	842	0.75	constrained
16700	McGREGOR BLVD (SR 867)	WINKLER DR	TANGLEWOOD BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,866	C	1,373	0.48	C	1,618	0.56	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,275	0.67	C	1,440	0.76	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,786	0.94		2,118	1.11	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,786	0.94		2,118	1.11	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	2,866	C	1,766	0.62	C	2,252	0.79	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	0.20	C	180	0.21	(4)
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	0.20	C	213	0.25	(4)
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	184	0.21	C	193	0.22	(4)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	82	0.10	C	86	0.10	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	136	0.16	C	143	0.17	
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	155	0.18	C	163	0.19	
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	B	224	0.20	B	344	0.30	The Broadlands
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	B	224	0.20	B	358	0.31	River Run Estates
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	100	0.09	A	135	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	84	0.10	C	88	0.10	(4)
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	539	0.63	D	566	0.66	
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	539	0.30	D	566	0.32	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	368	0.37	C	387	0.39	

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN/4LN	C	730/1942	E	1,068	1.46	B	1,317	0.68	Babcock MPD
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	191	0.22	C	201	0.23	⁽⁴⁾
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	329	0.31	C	410	0.39	constrained; Tr Cove at Ch Est/Turtle Cy Subd
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	D	651	0.61	D	868	0.82	constrained; Villages of Pine Island
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	573	0.54	D	602	0.57	constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	D	573	0.54	D	660	0.62	constrained; Bokeelia Harbor Resort
24900	SUMMERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,197	0.60	A	1,258	0.64	unincorporated Lee County
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,197	0.60	A	1,258	0.64	unincorporated Lee County
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,781	0.59	A	1,872	0.62	unincorporated Lee County
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,781	0.59	A	1,872	0.62	unincorporated Lee County
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,781	0.59	A	1,872	0.62	unincorporated Lee County
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,621	0.85	C	1,704	0.90	unincorporated Lee County
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,858	0.65	B	1,953	0.68	unincorporated Lee County
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	2,022	0.70	B	2,125	0.74	unincorporated Lee County
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	2,022	0.70	B	2,125	0.74	unincorporated Lee County
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,197	0.66	D	1,258	0.69	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,197	0.66	D	1,258	0.69	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	45	0.05	C	53	0.06	⁽⁴⁾
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	D	544	0.54	D	572	0.57	
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	D	544	0.54	D	637	0.63	pre-development order res development
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	E	738	0.73	E	839	0.83	pre-development order res development
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	E	738	0.86	F	863	1.00	pre-development order res development
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,368	0.71	B	1,438	0.74	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	806	0.42	B	926	0.48	Villages of San Carlos DRI (Portofino Vineyards)
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	E	806	0.42	B	1,210	0.62	Alico Interchange Park DRI
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	234	0.27	C	247	0.29	
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	234	0.27	C	248	0.29	
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,033	0.52	A	1,162	0.59	⁽⁴⁾ , unincorporated Lee County; Treeline ACP IPD
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	946	0.48	A	994	0.50	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	946	0.48	A	994	0.50	
29800	US 41 (S TAMiami TR)	OLD 41	CORKSCREW RD	6LD	D	2,814	D	2,808	1.00	F	3,044	1.08	
29900	US 41 (S TAMiami TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	2,814	D	2,542	0.90	F	2,960	1.05	
30000	US 41 (S TAMiami TR)	SANIBEL BLVD	ALICO RD	6LD	D	2,814	D	2,801	1.00	F	3,191	1.13	
30100	US 41 (S TAMiami TR)	ALICO RD	ISLAND PARK RD	6LD	D	2,814	D	2,801	1.00	F	3,191	1.13	Island Park Commercial Center
30200	US 41 (S TAMiami TR)	ISLAND PARK RD	BRIARCLIFF RD	6LD	D	2,814	F	3,306	1.17	F	3,582	1.27	
30300	US 41 (S TAMiami TR)	BRIARCLIFF RD	SIX MILE PKWY	6LD	D	2,814	F	3,306	1.17	F	3,582	1.27	
30400	US 41 (S TAMiami TR)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,814	D	2,590	0.92	D	2,807	1.00	
30500	US 41 (CLEVELAND AVE)	DANIELS PKWY	COLLEGE PKWY	6LD	D	2,814	F	2,842	1.01	F	3,082	1.10	SR 739 6-In design/right-of-way programmed
30600	US 41 (CLEVELAND AVE)	COLLEGE PKWY	SOUTH AIRPORT RD	6LD	D	2,814	F	2,842	1.01	F	3,082	1.10	SR 739 6-In design/right-of-way programmed
30700	US 41 (CLEVELAND AVE)	SOUTH AIRPORT RD	BOY SCOUT RD	6LD	D	2,814	D	2,615	0.93	F	2,835	1.01	SR 739 6-In design/right-of-way programmed
30800	US 41 (CLEVELAND AVE)	BOY SCOUT RD	NORTH AIRPORT RD	6LD	D	2,814	D	2,615	0.93	F	2,835	1.01	SR 739 6-In design/right-of-way programmed
30810	US 41 (CLEVELAND AVE)	NORTH AIRPORT RD	COLONIAL BLVD	6LD	D	2,814	D	2,615	0.93	F	2,835	1.01	
30900	US 41 (CLEVELAND AVE)	CITY LIMITS	N. KEY DR	4LD	D	1,900	F	2,126	1.12	F	2,302	1.21	
31000	US 41 (CLEVELAND AVE)	N. KEY DR	HANCOCK B. PKWY	4LD	D	1,900	F	2,126	1.12	F	2,302	1.21	
31100	US 41 (CLEVELAND AVE)	HANCOCK B. PKWY	PONDELLA RD	4LD	D	1,900	F	2,126	1.12	F	2,302	1.21	
31200	US 41 (CLEVELAND AVE)	PONDELLA RD	SR 78	4LD	D	1,900	C	1,490	0.78	D	1,616	0.85	
31300	US 41 (CLEVELAND AVE)	SR 78	LITTLETON RD	4LD	D	1,942	C	1,490	0.77	C	1,616	0.83	Diplomat Property RPD/CPD; Merch Crssng DRI
31400	US 41 (N TAMiami TR)	LITTLETON RD	BUS 41	4LD	D	1,942	C	1,427	0.73	C	1,620	0.83	Coral Bay (aka Estates at Entrada RPD/CPD)

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

Updated 7/10/2024			Daily Traffic Volume (AADT)											
STREET	LOCATION	Station #	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
IONA RD	W OF MCGREGOR BLVD	303		7100		7200		7000				7100		
JOEL BLVD (CR 884)	E OF BELL BLVD	306	13400	14100	14500	14100	13600	14800	13900				15200	
JOEL BLVD (CR 884)	N OF E 10TH ST	69			8900	9000	9400	9500	9100	10300	10600	11900	12900	
JOEL BLVD (CR 884)	S OF PALM BEACH BLVD	305	7600	8200	8800	9200	9200	11000	10900			13400	14900	
JOHN MORRIS RD	N OF SUMMERLIN RD	498		4500		4700		4800				3400		
KELLY RD	W OF SAN CARLOS BLVD	308		5300		4500		4900				3800		
DR. M. L. KING BLVD (SR 82)	E OF CRANFORD AVE	84		28500	26800	27600	28300	29100	27000	29800			28200	
DR. M. L. KING BLVD (SR 82)	W OF I - 75	20	35100	38600	41100	42200	43600	44400	40700	47100	51400	53300	54100	
DR. M. L. KING BLVD (SR 82)	E OF I-75	68	32200	35100	37800	39400	40300	41200	38600	42600	45000	52100		
LAUREL DR	E OF BUSINESS 41	309		5900		6500						6000		
LEE BLVD(CR 884)	E OF IMMOKALEE RD	310	42800		49500		44800				51600		57100	
LEE BLVD(CR 884)	W OF GUNNERY RD	22	33500	35300	37400	37900	41300	41000	36500	39300	39700	43100	42800	
LEE BLVD(CR 884)	E OF SUNSHINE BLVD	312		33100		32600		43300		45000		41100		
LEE BLVD(CR 884)	N OF LEELAND HEIGHTS	311	10900	12100	12600	12600	12800		19300				14100	
LITTLETON RD	W OF US 41	316		7600		8000		9500				12100		
LITTLETON RD	W OF BUSINESS 41	315		6900		7400						10100		
LUCKETT RD	W OF I - 75	317			7300		7400		6900		8200		9000	
LUCKETT RD	E OF I-75	506			6500		6200		6200		7200		7800	
MCGREGOR BLVD	@ SANIBEL TOLL PLAZA	320	23100											
MCGREGOR BLVD	AT SANIBEL TOLL PLAZA	120		17900	20600	18400	18000	18200	16400	19400	19600	13800		
MCGREGOR BLVD	E OF KELLY RD	38	15800	16100	15600	15700	15900	15900	15300	16100	14800	12600		
MCGREGOR BLVD (SR 867)	S OF PINE RIDGE RD	37	27700	28300	28000	27600	27800	30000	25500	28700	28100	25600	27400	
MCGREGOR BLVD (SR 867)	N OF A&W BULB RD	126							32200	39300	38200	35600	35700	
MCGREGOR BLVD	N OF MANUELS DR	29	14700	15200	15500	13200	11500	15400	13100	13300	14900	15500	14900	
METRO PKWY (SR 739)	S OF CRYSTAL DR	125							20900		26300	25800	28800	
METRO PKWY (SR 739)	N OF ARC WAY	45	22700	24300	25200	25000	25300	25700	23400	25200	25500	25900	26600	
METRO PKWY (SR 739)	S OF SIX MILE CYPRESS PKWY	3809									27600	28400	28400	
MILWAUKEE BLVD	E OF BELL BLVD	340										3500		
MILWAUKEE BLVD	E OF HOMESTEAD RD	341				3700		3800				4200		
MOORE AVE	N OF SENTINELA BLVD	477										1200		
NALLE RD	N OF BAYSHORE RD	344		2500		2500		2300				2800		
NORTH RIVER RD	E OF SR 31	348		2900		3100		2900				4500		
NORTH RIVER RD	W OF PARKINSON RD	346												
NORTH RIVER RD	W OF HENDRY CO LINE	347		1500		1500		2000				2000		
OLD 41 RD	N OF COLLIER CO LINE	16	13000	13700	13600	14000	14700	14900	13400	15400	15500	15600	16200	

Updated 7/10/2024			Daily Traffic Volume (AADT)										
STREET	LOCATION	Station #	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
SLATER RD	N OF BAYSHORE RD (SR 78)	389		7600		7600						9600	
STALEY RD	S OF ORANGE RIVER BLVD	398		2600		3900		4300					
STRINGFELLOW BLVD	N OF CASTILE RD	27	4200	4400	4500	4600	4600	4600	4500	4400	5000	5000	4300
STRINGFELLOW BLVD	S OF PINE ISLAND RD	400									9400	9900	
STRINGFELLOW BLVD	N OF AVENUE C	399	8100	8700	8400	9300	9400	8600	10900			9700	
SUMMERLIN RD	E OF JOHN MORRIS RD	36	19700	20800	21200	21600	21800				18900	18100	20500
SUMMERLIN RD	E OF PINE RIDGE RD	19	33500	32000	31800	35700	35000	34200	33800	38100	38700	30600	34300
SUMMERLIN RD	S OF LAKEWOOD BLVD	47	23300	24300	22800	24700	25700	26500	22000	25000	24700	23600	
SUMMERLIN RD	S OF UNINVERSTY DR	66	28000	30500		32500	33300	32700	27300	31400	31700	31100	31300
SUMMERLIN RD	N OF PARK MEADOWS	35	29800	29000	31500	32700	33400	32900	26200	30700	31500	31500	31200
SUMMERLIN RD	N OF MATTHEWS RD	74	19100	19700	19000	19300	18800	20000	17100	18800	19700	19500	19100
SUMMERLIN RD	S OF COLONIAL BLVD	411	20000										
SUNNILAND BLVD	N OF LEE BLVD				2500								
SUNRISE BLVD	E OF BELL BLVD	480										1000	
SUNSHINE BLVD	N OF IMMOKALEE RD	413	4000		3900		3300				6400	5400	8200
SUNSHINE BLVD	S OF LEE BLVD	406	7100		7500		7500		8500		9600	10600	12600
SUNSHINE BLVD	N OF LEE BLVD (CR 884)	412	8300		10100		12100		14000		13900	14400	17000
TERMINAL ACCESS RD	E OF TREELINE AVE	59	26400				27100	28500	18400	28700	32500	32200	33400
THREE OAKS PKWY	S OF CORKSCREW RD	525		20900	21800	25100	20800	23900		30000	24400	26500	26900
THREE OAKS PKWY	S OF ESTERO PKWY	72	16600	16500	16800	17900		21700	18000	20000	22500	23700	24000
THREE OAKS PKWY	S OF ALICO RD	414	11800	12300	13100	14100	12300		13600		15600		18300
TICE ST	W OF I 75	416	3000		3500		3800		3400		4000		4700
TREELINE AVE	S OF PELICAN COLONY BLVD	62	9700	10800	11600	11800	13100	13700	11600	13200	14000	14700	15100
TREELINE AVE	N OF AIRPORT TERMINAL	61	25500	23800	25000	23800	23400	22700	14600				
12 ST W	E OF GUNNERY RD	472		4100				5200					
23RD ST SW	E OF GUNNERY RD	469	11000		11800	12700	13200		16400		15100		16800
US 41 (SR 45)	N OF COLLIER CO LINE	23	33900	34800	36100	36900	32600	37200	31800	36600	37300	37700	
US 41 (SR 45)	N OF BONITA BEACH RD	92		42600	57100		46600	49000	41500		51500	50400	50500
US 41 (SR 45)	S OF COCONUT RD	93		46100	45000	49900	48800	49400	44900	51600	56200		53500
US 41 (SR 45)	S OF COKSCREW RD	128							40500		50900	52000	52400
US 41 (SR 45)	S OF HICKORY DR	25	37700	42500	45100	48000	50100	52100	46700	53100	55000	54500	54400
US 41 (SR 45)	N OF CONSTITUTION BLVD	94		33100	34900	35400	43600	35400	39000	42800	33500		
US 41 (SR 45)	N OF ALICO RD	110							44900		53400		
US 41 (SR 45)	S OF JAMAICA BAY BLVD	109							43000		57300	56900	56500
US 41 (SR 45)	N OF ANDREA LN	95		40000	40400		42900	44600	40600	44800	45300	42200	51600
US 41 (SR 45)	N OF BRANTLEY RD	9	50500	52300	51800	51600	52100		49200	51600	51100	49600	
US 41 (SR 45)	N OF BOY SCOUT DR	96		41100	44300	43600	38700	36600	33600	39900	40000	40600	41400
US 41 (SR 45)	N OF WINKLER AVE	97		42500	45200	45100	42100	39500	33300		38400		
US 41 (SR 45)	S OF VICTORIA AVE	98		35600	35900	32600							
US 41 (SR 45)	N OF NORTH KEY DR	1	41300	42400	43700	43700	44500	44500	41600	42800	43400	44900	38700
US 41 (SR 45)	S OF TARA WOODS BLVD	103		21000	24800	24900	26400	24000	23800				

PCS 36 - Summerlin Road East of John Morris Road

2024 AADT = 20,500 VPD

Hour	EB	WB	Total
0	0.56%	0.58%	1.14%
1	0.53%	0.61%	1.14%
2	0.62%	0.67%	1.28%
3	0.71%	0.75%	1.46%
4	0.79%	0.84%	1.63%
5	0.96%	1.11%	2.07%
6	1.28%	2.04%	3.32%
7	1.83%	3.50%	5.33%
8	2.43%	3.82%	6.25%
9	2.85%	3.71%	6.56%
10	3.12%	3.54%	6.66%
11	3.07%	3.16%	6.24%
12	3.24%	3.22%	6.46%
13	3.35%	3.11%	6.46%
14	3.71%	2.97%	6.68%
15	4.08%	2.83%	6.91%
16	4.11%	2.67%	6.78%
17	3.77%	2.44%	6.22%
18	3.00%	2.10%	5.10%
19	2.25%	1.64%	3.89%
20	1.59%	1.36%	2.96%
21	1.23%	1.07%	2.30%
22	0.91%	0.84%	1.75%
23	0.73%	0.67%	1.40%

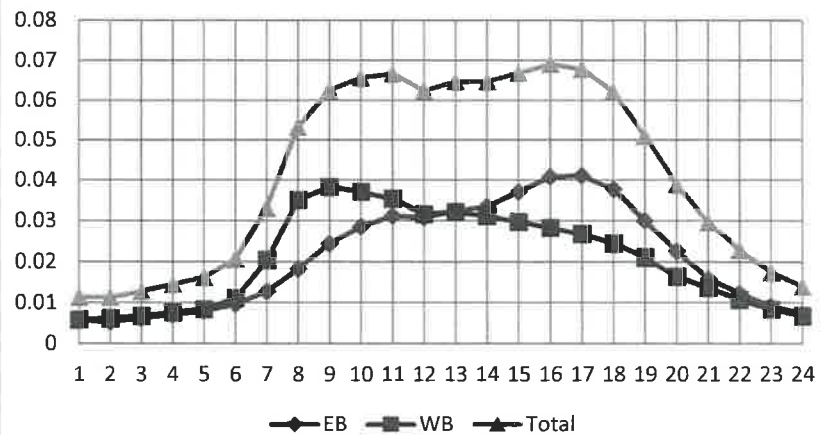
Month of Year	Fraction
January	1.12
February	1.04
March	1.05
April	0.96
May	0.86
June	1.37
July	1.74
August	0.74
September	0.70
October	0.74
November	0.85
December	0.85

Directional Factor			
AM	0.66	WB	
PM	0.61	EB	

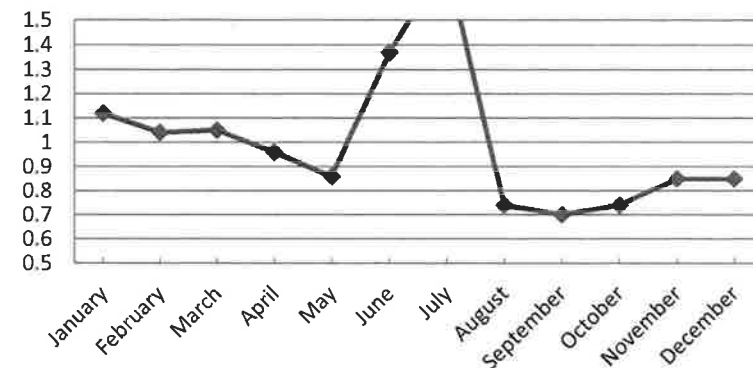
Day of Week	Fraction
Sunday	0.79
Monday	1.06
Tuesday	1.05
Wednesday	1.05
Thursday	1.05
Friday	1.07
Saturday	0.93

#	Volume	Factor
5	4154	0.203
10	3950	0.193
20	3705	0.181
30	3589	0.175
50	3364	0.164
100	2977	0.145
150	2621	0.128
200	2438	0.119

Hour of Day



Month of Year



$$PSCF = \left(\frac{1.74 + 1.37 + 1.12}{3} \right) - 1.12 \text{ (count date)} + 1 = 1.29$$

INTERNAL CAPTURE WORKSHEETS

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:		Organization:	
Project Location:		Performed By:	
Scenario Description:		Date:	
Analysis Year:		Checked By:	
Analysis Period:	AM Street Peak Hour		Date:

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	821	100,000	Sq. Ft.	362	217	145
Restaurant				0		
Cinema/Entertainment				0		
Residential	220	497	Units	187	45	142
Hotel	310	200	Rooms	80	41	39
All Other Land Uses ²				0		
				629	303	326

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	0	0		0
Hotel	0	5	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	629	303	326
Internal Capture Percentage	2%	2%	2%
External Vehicle-Trips ⁵	615	296	319
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	3%	1%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	2%	1%
Hotel	0%	13%

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	0
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	217	217	1.00	145	145
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	45	45	1.00	142	142
Hotel	1.00	41	41	1.00	39	39

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	42		19	0	20	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	1	28	0		0
Hotel	29	5	4	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		69	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	17		0	2	2
Cinema/Entertainment	0	0	0		0	0
Residential	0	37	0	0		0
Hotel	0	9	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	6	211	217	211	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	44	45	44	0	0
Hotel	0	41	41	41	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	1	144	145	144	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	141	142	141	0	0
Hotel	5	34	39	34	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A²Person-Trips³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:			Organization:
Project Location:			Performed By:
Scenario Description:			Date:
Analysis Year:			Checked By:
Analysis Period:	PM Street Peak Hour		Date:

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	821	100,000	Sq. Ft.	868	425	443
Restaurant				0		
Cinema/Entertainment				0		
Residential	220	497	Units	246	152	94
Hotel	310	200	Rooms	115	59	56
All Other Land Uses ²				0		
				1,229	636	593

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	70	10
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	39	0	0		3
Hotel	0	9	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,229	636	593
Internal Capture Percentage	21%	21%	22%
External Vehicle-Trips ⁵	967	505	462
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	11%	18%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	46%	45%
Hotel	22%	16%

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	0
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	425	425	1.00	443	443
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	152	152	1.00	94	94
Hotel	1.00	59	59	1.00	56	56

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	9		128	18	115	22
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	4	39	20	0		3
Hotel	0	9	38	0	1	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		34	0	0	6	0
Retail	0		0	0	70	10
Restaurant	0	213		0	24	42
Cinema/Entertainment	0	17	0		6	1
Residential	0	43	0	0		7
Hotel	0	9	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	48	377	425	377	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	70	82	152	82	0	0
Hotel	13	46	59	46	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	80	363	443	363	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	42	52	94	52	0	0
Hotel	9	47	56	47	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

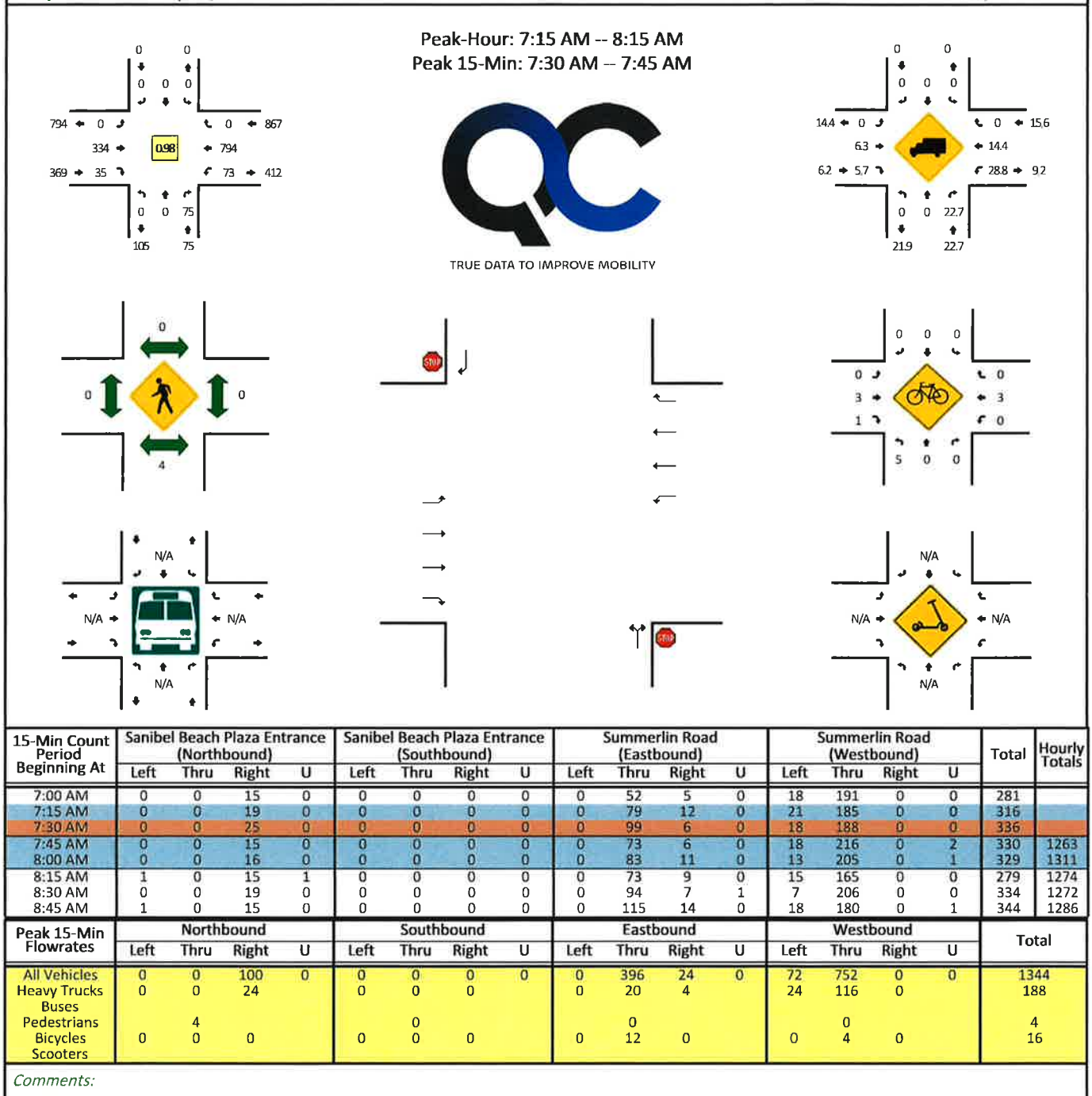
TRAFFIC COUNTS
SUMMERLIN RD @ SITE
ACCESS/SANIBEL PLAZA ENTRANCE

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Sanibel Beach Plaza Entrance -- Summerlin Road
CITY/STATE: Fort Myers, FL

QC JOB #: 17392501
DATE: Tue, Jan 6 2026



Report generated on 1/13/2026 11:51 AM

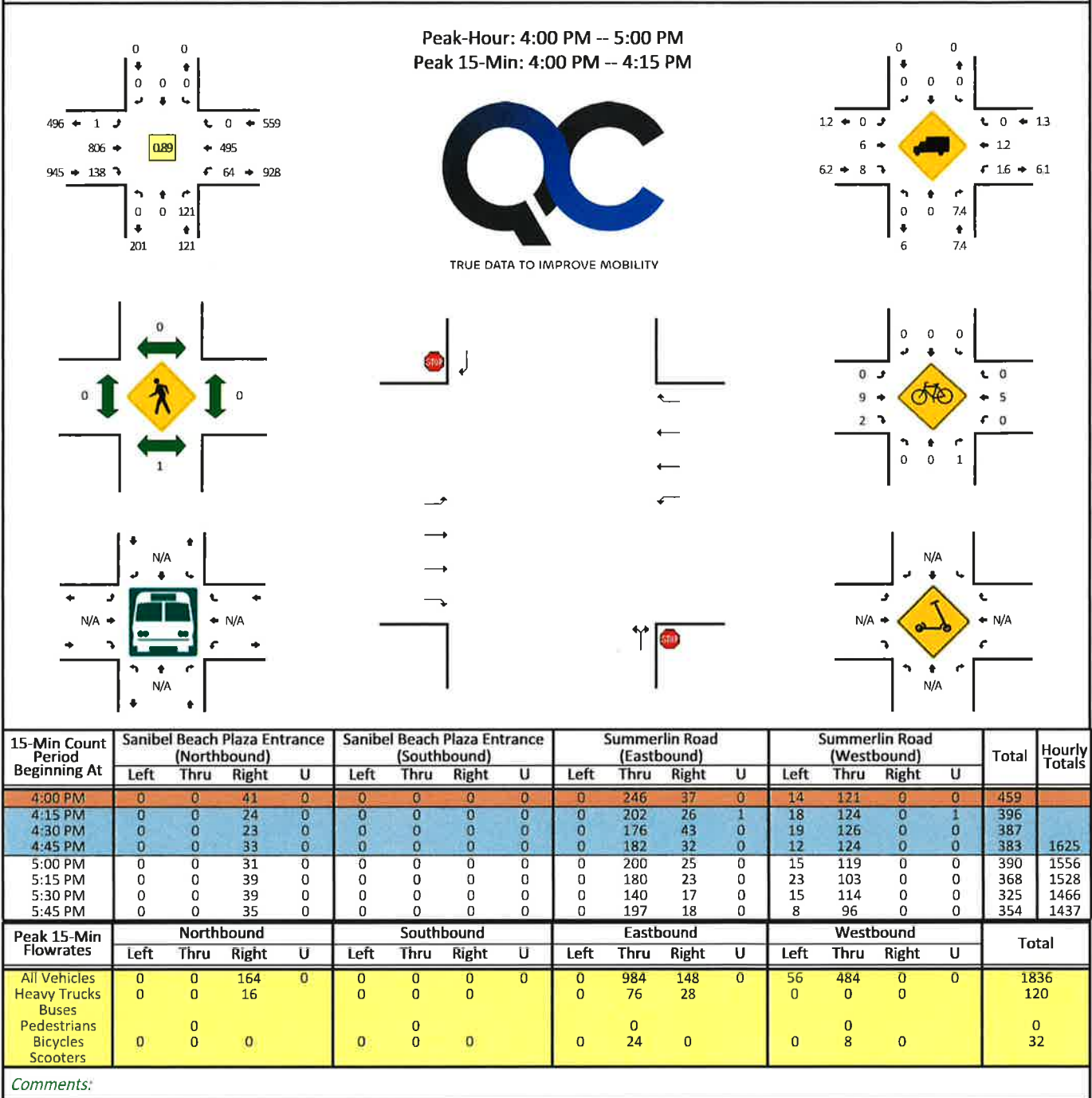
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Sanibel Beach Plaza Entrance -- Summerlin Road
CITY/STATE: Fort Myers, FL

QC JOB #: 17392502
DATE: Tue, Jan 6 2026



Report generated on 1/13/2026 11:51 AM

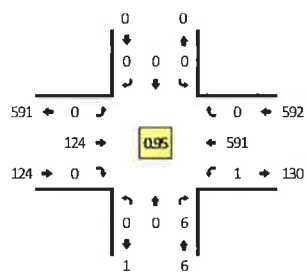
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TRAFFIC COUNTS
MCGREGOR BLVD @ SITE
ACCESS/BANYON DR

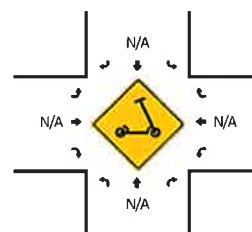
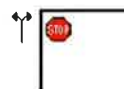
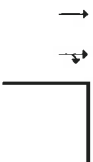
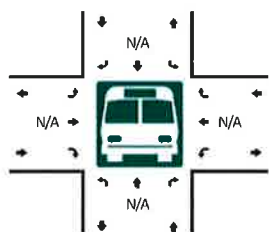
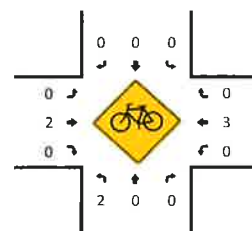
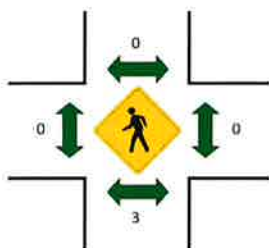
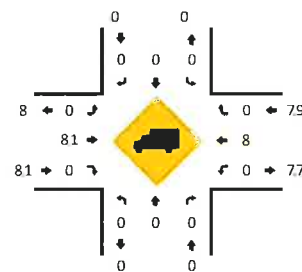
Method for determining peak hour: Total Entering Volume

LOCATION: Banyon Dr -- McGregor Blvd
CITY/STATE: Iona, FL

QC JOB #: 17392505
DATE: Tue, Jan 6 2026



Peak-Hour: 7:45 AM -- 8:45 AM
Peak 15-Min: 8:30 AM -- 8:45 AM

[illegible]

Comments:

Report generated on 1/13/2026 11:51 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

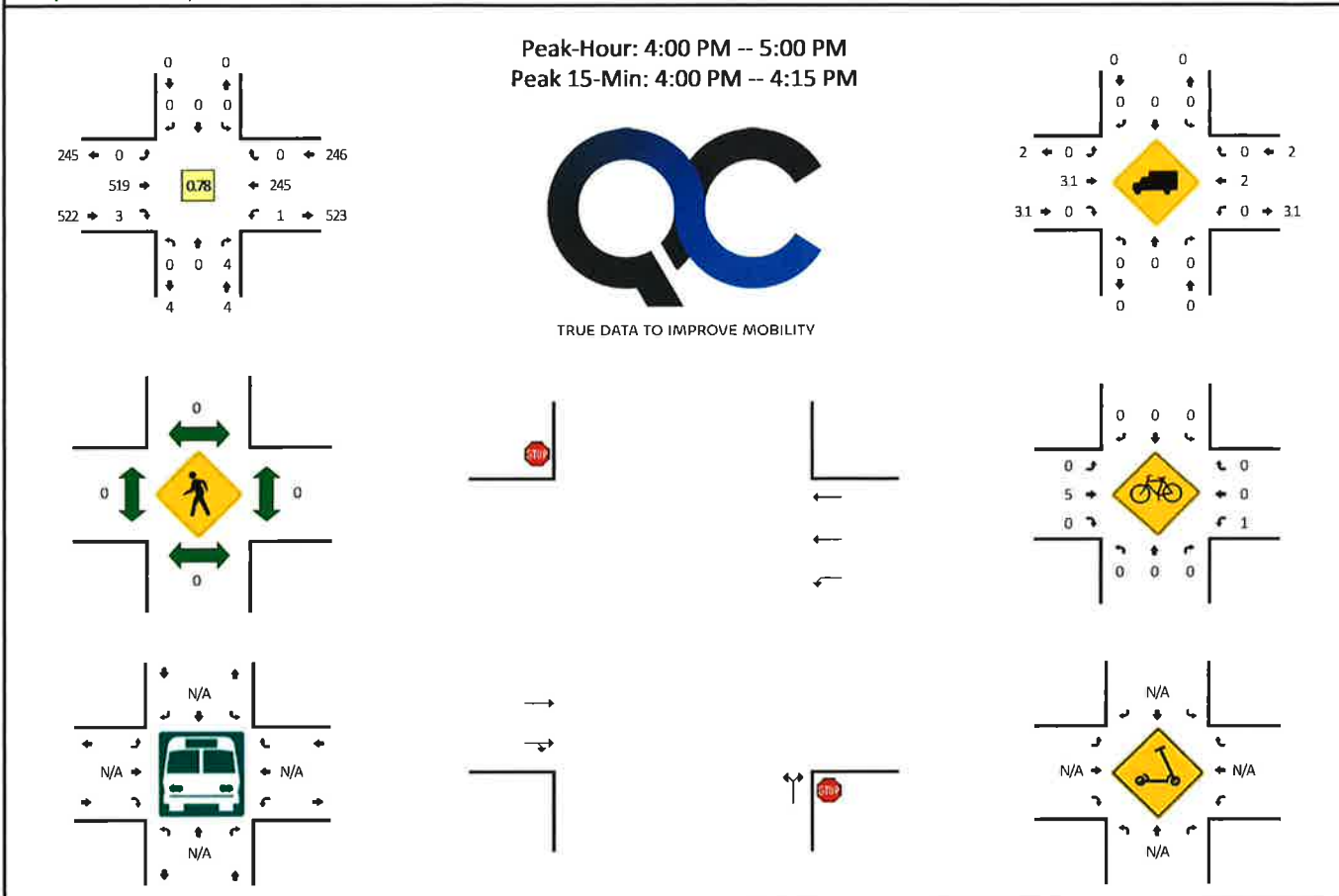
Method for determining peak hour: Total Entering Volume

LOCATION: Banyon Dr -- McGregor Blvd

QC JOB #: 17392506

CITY/STATE: Iona, FL

DATE: Tue, Jan 6 2026



15-Min Count Period Beginning At	Banyon Dr (Northbound)				Banyon Dr (Southbound)				McGregor Blvd (Eastbound)				McGregor Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	1	0	0	0	0	0	0	174	0	0	1	72	0	0	248	
4:15 PM	0	0	0	0	0	0	0	0	0	110	1	0	0	62	0	0	173	
4:30 PM	0	0	2	0	0	0	0	0	0	124	1	0	0	67	0	0	194	
4:45 PM	0	0	1	0	0	0	0	0	0	111	1	0	0	44	0	0	157	772
5:00 PM	0	0	0	0	0	0	0	0	0	94	1	0	0	59	0	0	154	678
5:15 PM	0	0	1	0	0	0	0	0	0	135	1	0	1	72	0	0	210	715
5:30 PM	1	0	0	0	0	0	0	0	0	100	0	0	1	41	0	0	143	664
5:45 PM	0	0	1	0	0	0	0	0	0	90	2	0	0	34	0	0	127	634
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	4	0	0	0	0	0	0	696	0	0	4	288	0	0	992	
Heavy Trucks	0	0	0	0	0	0	0	0	0	12	0	0	0	4	0	0	16	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	8	0		4	0	0		12	
Scooters																		

Comments:

Report generated on 1/13/2026 11:51 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

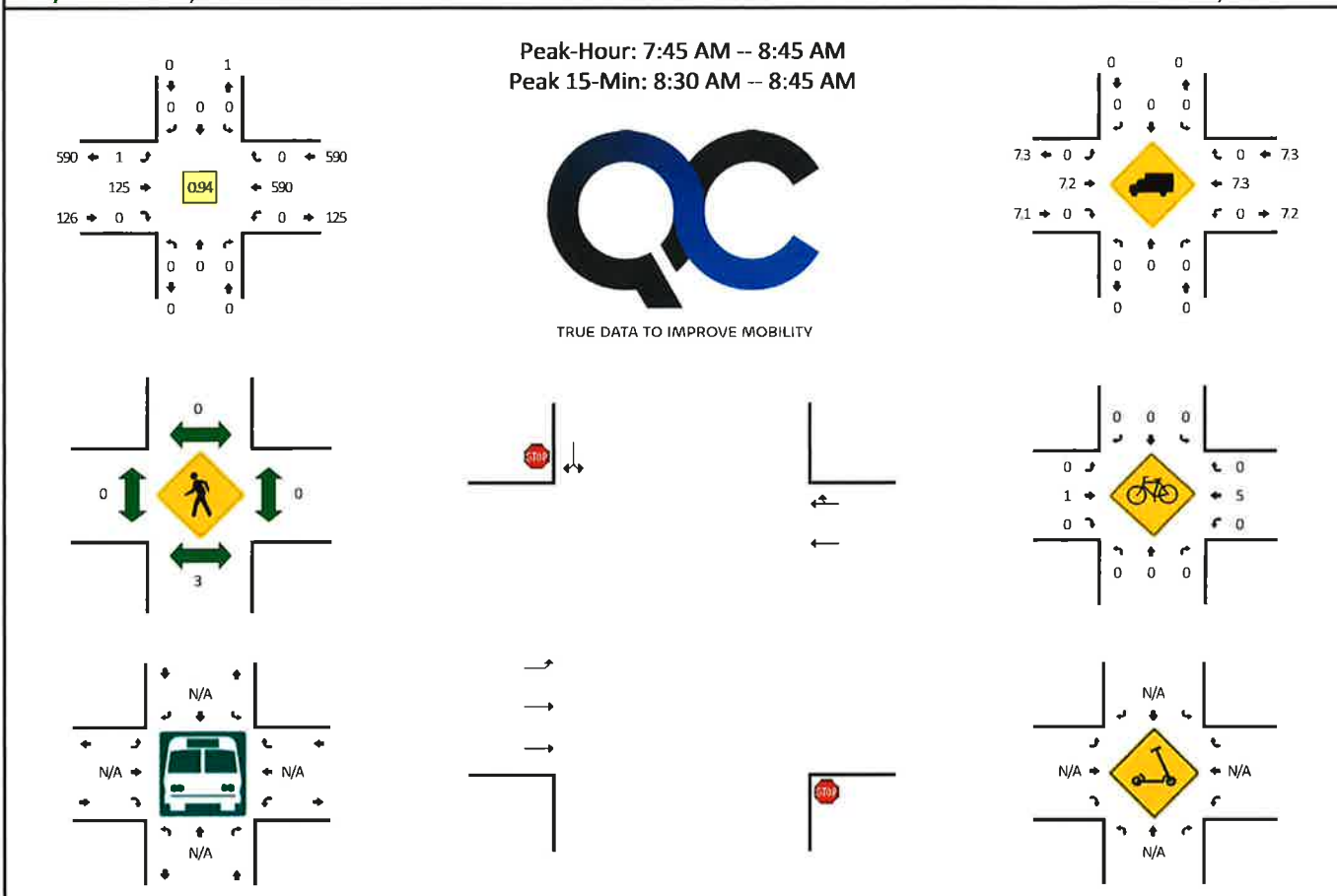
TRAFFIC COUNTS
MCGREGOR BLVD @ SITE
ACCESS/SW BAPTIST CHURCH
ENTRANCE

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: SW Baptist Church Entrance -- McGregor Blvd
CITY/STATE: Iona, FL

QC JOB #: 17392503
DATE: Tue, Jan 6 2026



15-Min Count Period Beginning At	SW Baptist Church Entrance (Northbound)				SW Baptist Church Entrance (Southbound)				McGregor Blvd (Eastbound)				McGregor Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	0	0	0	0	0	23	0	0	0	147	0	0	170	
7:15 AM	0	0	0	0	0	0	0	0	0	31	0	0	0	122	0	0	153	
7:30 AM	0	0	0	0	0	0	0	0	0	40	0	0	0	147	0	0	187	
7:45 AM	0	0	0	0	0	0	0	0	0	26	0	0	0	146	0	0	172	682
8:00 AM	0	0	0	0	0	0	0	0	1	32	0	0	0	151	0	0	184	696
8:15 AM	0	0	0	0	0	0	0	0	0	25	0	0	0	144	0	0	169	712
8:30 AM	0	0	0	0	0	0	0	0	0	42	0	0	0	149	0	0	191	716
8:45 AM	0	0	0	0	0	0	0	0	0	52	0	0	0	107	0	0	159	703
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	0	0	0	0	0	168	0	0	0	596	0	0	764	
Heavy Trucks	0	0	0	0	0	0	0	0	0	8	0	0	0	40	0	0	48	
Buses																		
Pedestrians	0	4				0				0				0			4	
Bicycles	0	0	0		0	0	0		0	4	0		0	0	0		4	
Scoters																		

Comments:

Report generated on 1/13/2026 11:51 AM

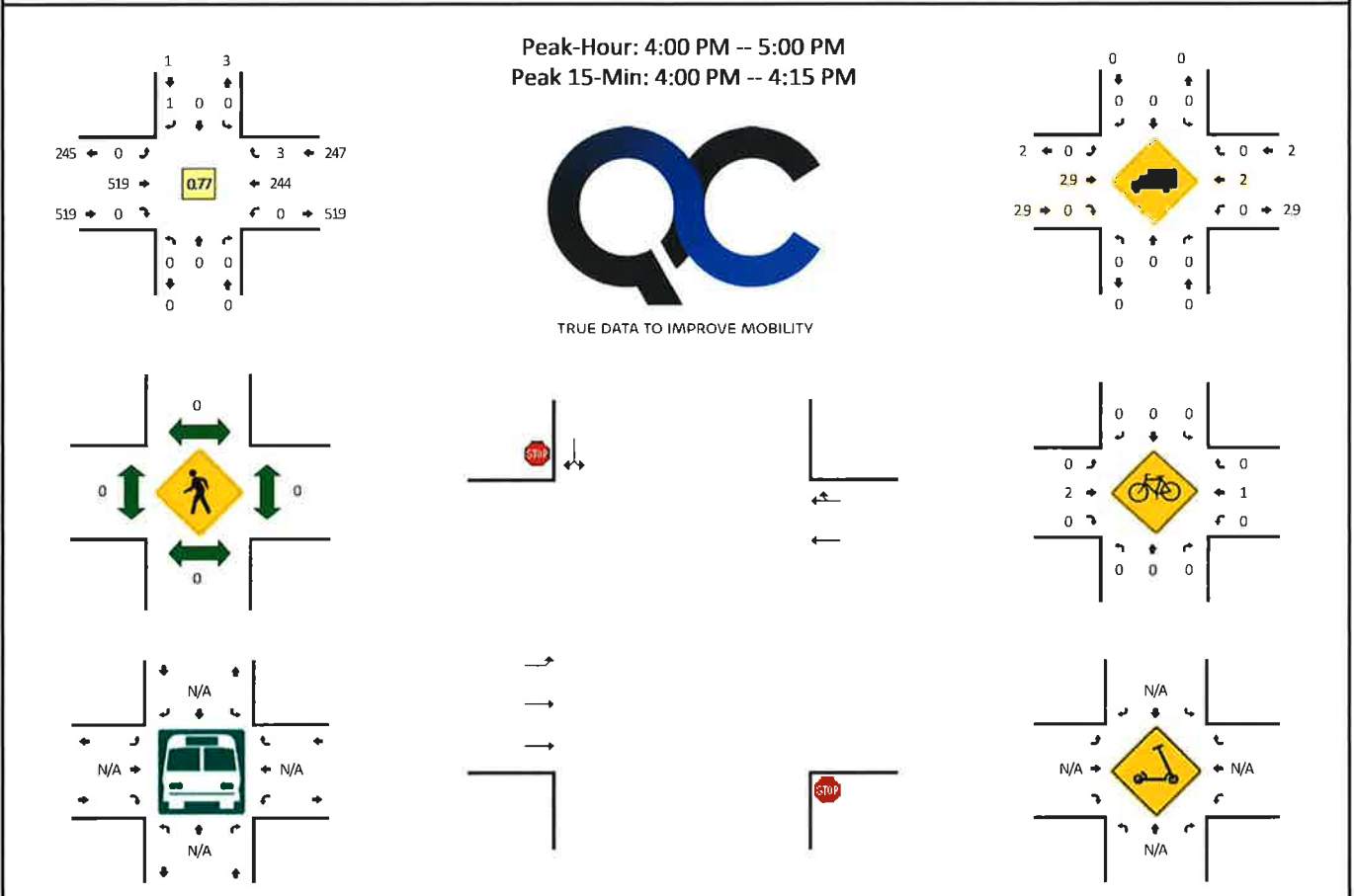
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: SW Baptist Church Entrance -- McGregor Blvd
CITY/STATE: Iona, FL

QC JOB #: 17392504
DATE: Tue, Jan 6 2026



15-Min Count Period Beginning At	SW Baptist Church Entrance (Northbound)				SW Baptist Church Entrance (Southbound)				McGregor Blvd (Eastbound)				McGregor Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	0	0	0	177	0	0	0	71	1	0	249	
4:15 PM	0	0	0	0	0	0	0	0	0	106	0	0	0	62	0	0	168	
4:30 PM	0	0	0	0	0	0	1	0	0	126	0	0	0	66	2	0	195	
4:45 PM	0	0	0	0	0	0	0	0	0	110	0	0	0	45	0	0	155	767
5:00 PM	0	0	0	0	0	0	0	0	0	93	0	0	0	58	2	0	153	671
5:15 PM	0	0	0	0	0	0	0	0	0	134	0	0	0	71	0	0	205	708
5:30 PM	0	0	0	0	0	0	0	0	0	99	0	0	0	41	0	0	140	653
5:45 PM	0	0	0	0	0	0	0	0	0	91	0	0	0	34	0	0	125	623
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	0	0	0	0	0	708	0	0	0	284	4	0	996	
Heavy Trucks	0	0	0	0	0	0	0	0	0	12	0	0	0	4	0	0	16	
Buses																		
Pedestrians	0	0			0	0			0	0			0	0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

Comments:

Report generated on 1/13/2026 11:51 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Summerlin Rd @ Site Access/Sanibel Beach Place Shopping Center Entrance
January 6, 2026
2031

	AM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	75	0	0	0	0	334	35	73	794	0
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	0	97	0	0	0	0	431	45	94	1,024	0
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2031 Background Turning Volumes	0	0	107	0	0	0	0	476	50	104	1,131	0
Project Turning Volumes						111	29	133			-21	142
2031 Background + Project	0	0	107	0	0	111	29	609	50	104	1,110	142

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	121	0	0	0	1	806	138	64	495	0
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	0	156	0	0	0	1	1,040	178	83	639	0
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2031 Background Turning Volumes	0	0	172	0	0	0	1	1,148	197	92	706	0
Project Turning Volumes						156	71	175			-22	219
2031 Background + Project	0	0	172	0	0	156	72	1,323	197	92	684	219

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

McGregor Blvd @ Site Access/Banyon Dr
January 6, 2026
2031

	AM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	6	0	0	0	0	124	0	1	591	0
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	0	8	0	0	0	0	160	0	1	762	0
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2031 Background Turning Volumes	0	0	9	0	0	0	0	177	0	1	841	0
Project Turning Volumes	7		32					74	1	29	68	
2031 Background + Project	7	0	41	0	0	0	0	251	1	30	909	0

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	4	0	0	0	0	519	3	1	245	0
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	0	5	0	0	0	0	670	4	1	316	0
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2031 Background Turning Volumes	0	0	6	0	0	0	0	740	4	1	349	0
Project Turning Volumes	10		42					98	1	47	111	
2031 Background + Project	10	0	48	0	0	0	0	838	5	48	460	0

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

McGregor Blvd @ Middle Site Access
January 6, 2026
2031

	AM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	1	125	0	0	590	0
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	0	0	0	0	0	1	161	0	0	761	0
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2031 Background Turning Volumes	0	0	0	0	0	0	1	178	0	0	840	0
Project Turning Volumes	67		69					6	9	74	1	
2031 Background + Project	67	0	69	0	0	0	1	184	9	74	841	0

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	519	0	0	244	3
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	0	0	0	0	0	0	670	0	0	315	4
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2031 Background Turning Volumes	0	0	0	0	0	0	0	740	0	0	348	4
Project Turning Volumes	92		118					-19	41	106	15	
2031 Background + Project	92	0	118	0	0	0	0	721	41	106	363	4

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

McGregor Blvd @ West Site Access
January 6, 2026
2031

	AM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	126	0	0	590	0
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	0	0	0	0	0	0	163	0	0	761	0
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2031 Background Turning Volumes	0	0	0	0	0	0	0	180	0	0	840	0
Project Turning Volumes	23		10					5	2	10	58	
2031 Background + Project	23	0	10	0	0	0	0	185	2	10	898	0

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	0	0	0	0	0	519	0	0	245	0
Peak Season Correction Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Current Peak Season Volumes	0	0	0	0	0	0	0	670	0	0	316	0
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2031 Background Turning Volumes	0	0	0	0	0	0	0	740	0	0	349	0
Project Turning Volumes	30		14					8	4	16	91	
2031 Background + Project	30	0	14	0	0	0	0	748	4	16	440	0

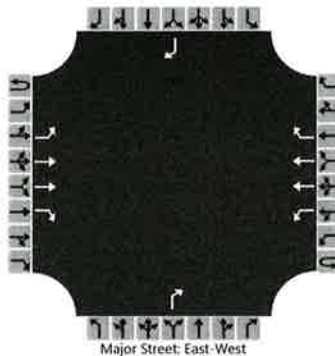
HCS SUMMARY SHEETS
SUMMERLIN RD @
SITE ACCESS/SANIBEL PLAZA
ENTRANCE

HCS Two-Way Stop-Control Report

General Information

Analyst	YB	Intersection	Summerlin Rd @ Site Access/Sanibel Beach...
Agency/Co.	TR Transportation Consult	Jurisdiction	Lee County
Date Performed	1/23/2026	East/West Street	Summerlin Rd
Analysis Year	2031	North/South Street	Site Access/Sanibel Beach Place Entrance
Time Analyzed	AM Pk Hr With Project	Peak Hour Factor	0.98
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	F2512.06		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	0	1		0	0	1
Configuration		L	T	R		L	T	R				R				R
Volume (veh/h)	0	29	609	50	0	104	1110	142				107				111
Percent Heavy Vehicles (%)	3	3			3	3						3				3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1						6.9				6.9
Critical Headway (sec)		4.16				4.16						6.96				6.96
Base Follow-Up Headway (sec)		2.2				2.2						3.3				3.3
Follow-Up Headway (sec)		2.23				2.23						3.33				3.33

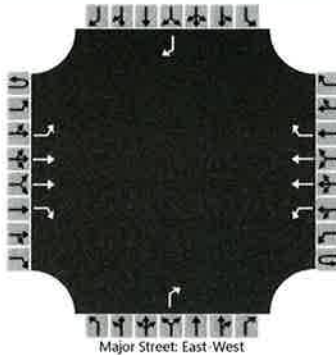
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		30				106						109				113
Capacity, c (veh/h)		534				907						682				465
v/c Ratio		0.06				0.12						0.16				0.24
95% Queue Length, Q ₉₅ (veh)		0.2				0.4						0.6				0.9
95% Queue Length, Q ₉₅ (ft)		5.1				10.2						15.4				23.0
Control Delay (s/veh)		12.1				9.5						11.3				15.2
Level of Service (LOS)		B				A						B				C
Approach Delay (s/veh)	0.5				0.7				11.3				15.2			
Approach LOS	A				A				B				C			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	YB	Intersection	Summerlin Rd @ Site Access/Sanibel Beach...
Agency/Co.	TR Transportation Consult	Jurisdiction	Lee County
Date Performed	1/23/2026	East/West Street	Summerlin Rd
Analysis Year	2031	North/South Street	Site Access/Sanibel Beach Place Entrance
Time Analyzed	PM Pk Hr With Project	Peak Hour Factor	0.89
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	F2512.06		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	0	1		0	0	1
Configuration		L	T	R		L	T	R				R				R
Volume (veh/h)	0	72	1323	197	0	92	684	219				172				156
Percent Heavy Vehicles (%)	3	3			3	3						3				3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1						6.9				6.9
Critical Headway (sec)		4.16				4.16						6.96				6.96
Base Follow-Up Headway (sec)		2.2				2.2						3.3				3.3
Follow-Up Headway (sec)		2.23				2.23						3.33				3.33

Delay, Queue Length, and Level of Service

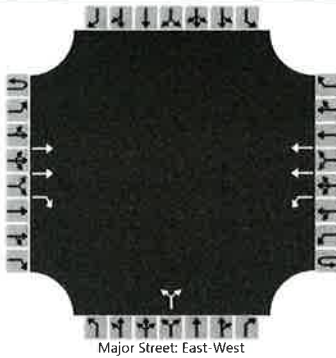
Flow Rate, v (veh/h)		81				103						193				175
Capacity, c (veh/h)		673				364						355				611
v/c Ratio		0.12				0.28						0.54				0.29
95% Queue Length, Q ₉₅ (veh)		0.4				1.2						3.1				1.2
95% Queue Length, Q ₉₅ (ft)		10.2				30.7						79.4				30.7
Control Delay (s/veh)		11.1				18.8						26.6				13.2
Level of Service (LOS)		B				C						D				B
Approach Delay (s/veh)	0.5				1.7				26.6				13.2			
Approach LOS	A				A				D				B			

HCS SUMMARY SHEETS
MCGREGOR BLVD @
EAST SITE ACCESS/BANYON DR

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	YB	Intersection	McGregor Blvd @ Site Access/Banyon Dr
Agency/Co.	TR Transportation Consult	Jurisdiction	Lee County
Date Performed	1/23/2026	East/West Street	McGregor Blvd
Analysis Year	2031	North/South Street	Site Access/Banyon Dr
Time Analyzed	AM Pk Hr With Project	Peak Hour Factor	0.95
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	F2512.06		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	2	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			251	1	0	30	909			7		41				
Percent Heavy Vehicles (%)					3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No															
Median Type Storage					Left Only				1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.16				6.86		6.96				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

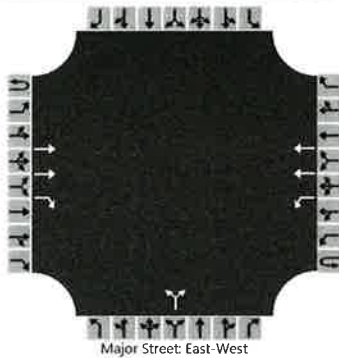
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						32					51					
Capacity, c (veh/h)						1288					764					
v/c Ratio						0.02					0.07					
95% Queue Length, Q ₉₅ (veh)						0.1					0.2					
95% Queue Length, Q ₉₅ (ft)						2.6					5.1					
Control Delay (s/veh)						7.9					10.0					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)					0.3				10.0							
Approach LOS					A				B							

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	YB	Intersection	McGregor Blvd @ Site Access/Banyon Dr
Agency/Co.	TR Transportation Consult	Jurisdiction	Lee County
Date Performed	1/23/2026	East/West Street	McGregor Blvd
Analysis Year	2031	North/South Street	Site Access/Banyon Dr
Time Analyzed	PM Pk Hr With Project	Peak Hour Factor	0.78
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	F2512.06		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	2	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			838	5	0	48	460			10		48				
Percent Heavy Vehicles (%)					3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No															
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.16				6.86		6.96				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						62					74					
Capacity, c (veh/h)						635					398					
v/c Ratio						0.10					0.19					
95% Queue Length, Q ₉₅ (veh)						0.3					0.7					
95% Queue Length, Q ₉₅ (ft)						7.7					17.9					
Control Delay (s/veh)						11.3					16.1					
Level of Service (LOS)						B					C					
Approach Delay (s/veh)					1.1				16.1							
Approach LOS					A				C							

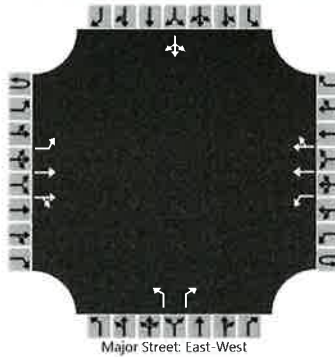
HCS SUMMARY SHEETS
MCGREGOR BLVD @
MIDDLE SITE ACCESS

HCS Two-Way Stop-Control Report

General Information

Analyst	YB	Intersection	McGregor Blvd @ Middle Site Access
Agency/Co.	TR Transportation Consult	Jurisdiction	Lee County
Date Performed	1/23/2026	East/West Street	McGregor Blvd
Analysis Year	2031	North/South Street	Middle Site Access
Time Analyzed	AM Pk Hr With Project	Peak Hour Factor	0.94
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	F2512.06		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		1	0	1		0	1	0
Configuration		L	T	TR		L	T	TR		L		R			LTR	
Volume (veh/h)	0	1	184	9	0	74	841	0		67		69		1	0	0
Percent Heavy Vehicles (%)	3	3			3	3				3		3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized									No							
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5		6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.16				7.56		6.96		7.56	6.56	6.96
Base Follow-Up Headway (sec)		2.2				2.2				3.5		3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53		3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1				79				71		73			1	
Capacity, c (veh/h)		748				1356				348		929			195	
v/c Ratio		0.00				0.06				0.20		0.08			0.01	
95% Queue Length, Q ₉₅ (veh)		0.0				0.2				0.8		0.3			0.0	
95% Queue Length, Q ₉₅ (ft)		0.0				5.1				20.5		7.7			0.0	
Control Delay (s/veh)		9.8				7.8				18.0		9.2			23.6	
Level of Service (LOS)		A				A				C		A			C	
Approach Delay (s/veh)	0.1				0.6				13.5				23.6			
Approach LOS	A				A				B				C			

HCS Two-Way Stop-Control Report

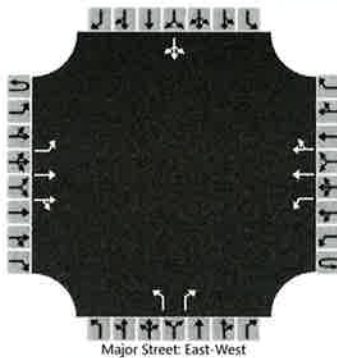
General Information

Analyst	YB
Agency/Co.	TR Transportation Consult
Date Performed	1/23/2026
Analysis Year	2031
Time Analyzed	PM Pk Hr With Project
Intersection Orientation	East-West
Project Description	F2512.06

Site Information

Intersection	McGregor Blvd @ Middle Site Access
Jurisdiction	Lee County
East/West Street	McGregor Blvd
North/South Street	Middle Site Access
Peak Hour Factor	0.77
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		1	0	1		0	1	0
Configuration		L	T	TR		L	T	TR		L		R			LTR	
Volume (veh/h)	0	0	721	41	0	106	363	4		92		118		0	0	1
Percent Heavy Vehicles (%)	3	3			3	3				3		3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized									No							
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5		6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.16				7.56		6.96		7.56	6.56	6.96
Base Follow-Up Headway (sec)		2.2				2.2				3.5		3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53		3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				138				119		153			1	
Capacity, c (veh/h)		1075				688				179		518			760	
v/c Ratio		0.00				0.20				0.67		0.30			0.00	
95% Queue Length, Q ₉₅ (veh)		0.0				0.7				3.9		1.2			0.0	
95% Queue Length, Q ₉₅ (ft)		0.0				17.9				99.8		30.7			0.0	
Control Delay (s/veh)		8.3				11.5				58.1		14.9			9.7	
Level of Service (LOS)		A				B				F		B			A	
Approach Delay (s/veh)	0.0				2.6				33.8				9.7			
Approach LOS	A				A				D				A			

HCS SUMMARY SHEETS
MCGREGOR BLVD @
WEST SITE ACCESS

HCS Two-Way Stop-Control Report

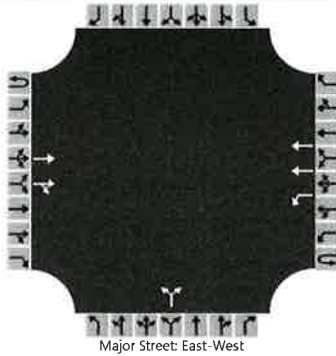
General Information

Analyst	YB
Agency/Co.	TR Transportation Consult
Date Performed	1/23/2026
Analysis Year	2031
Time Analyzed	AM Pk Hr With Project
Intersection Orientation	East-West
Project Description	F2512.06

Site Information

Intersection	McGregor Blvd @ West Site Access
Jurisdiction	Lee County
East/West Street	McGregor Blvd
North/South Street	West Site Access
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			185	2	0	10	898			23		10				
Percent Heavy Vehicles (%)					3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage					Left Only								1			

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.16				6.86		6.96				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

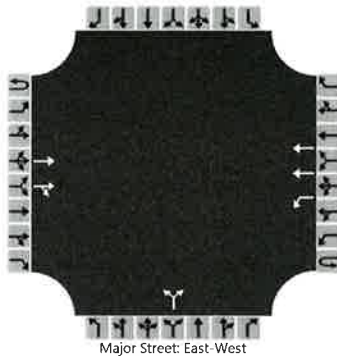
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						11					35					
Capacity, c (veh/h)						1363					546					
v/c Ratio						0.01					0.06					
95% Queue Length, Q ₉₅ (veh)						0.0					0.2					
95% Queue Length, Q ₉₅ (ft)						0.0					5.1					
Control Delay (s/veh)						7.7					12.0					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)					0.1				12.0							
Approach LOS					A				B							

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	YB	Intersection	McGregor Blvd @ West Site Access
Agency/Co.	TR Transportation Consult	Jurisdiction	Lee County
Date Performed	1/23/2026	East/West Street	McGregor Blvd
Analysis Year	2031	North/South Street	West Site Access
Time Analyzed	PM Pk Hr With Project	Peak Hour Factor	0.77
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	F2512.06		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			748	4	0	16	440			30		14				
Percent Heavy Vehicles (%)					3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.16				6.86		6.96				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					21					57						
Capacity, c (veh/h)					696					305						
v/c Ratio					0.03					0.19						
95% Queue Length, Q ₉₅ (veh)					0.1					0.7						
95% Queue Length, Q ₉₅ (ft)					2.6					17.9						
Control Delay (s/veh)					10.3					19.5						
Level of Service (LOS)					B					C						
Approach Delay (s/veh)					0.4				19.5							
Approach LOS					A				C							

TRIP GENERATION EQUATIONS

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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 28

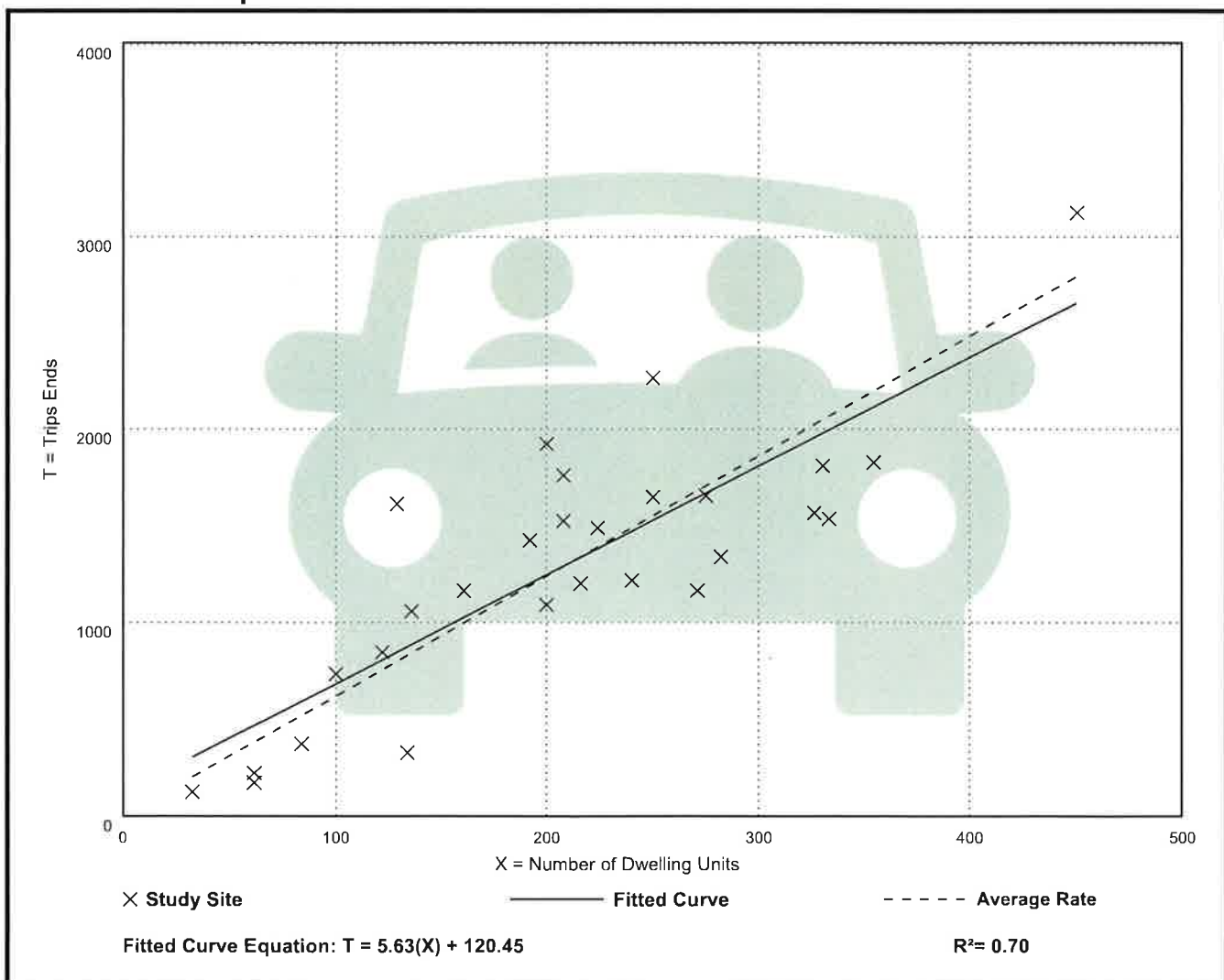
Avg. Num. of Dwelling Units: 208

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.21	2.46 - 12.50	1.87

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

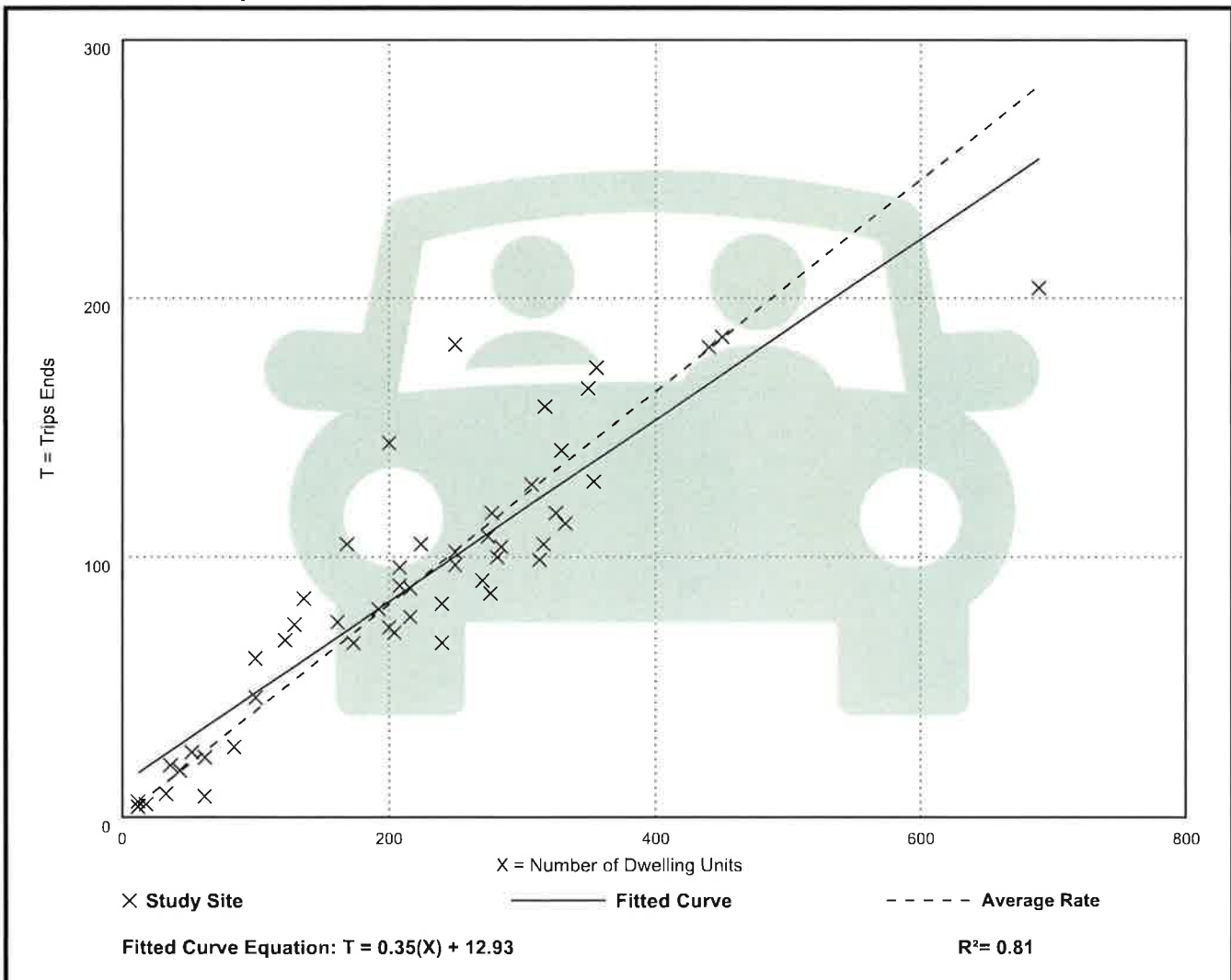
Avg. Num. of Dwelling Units: 219

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 61

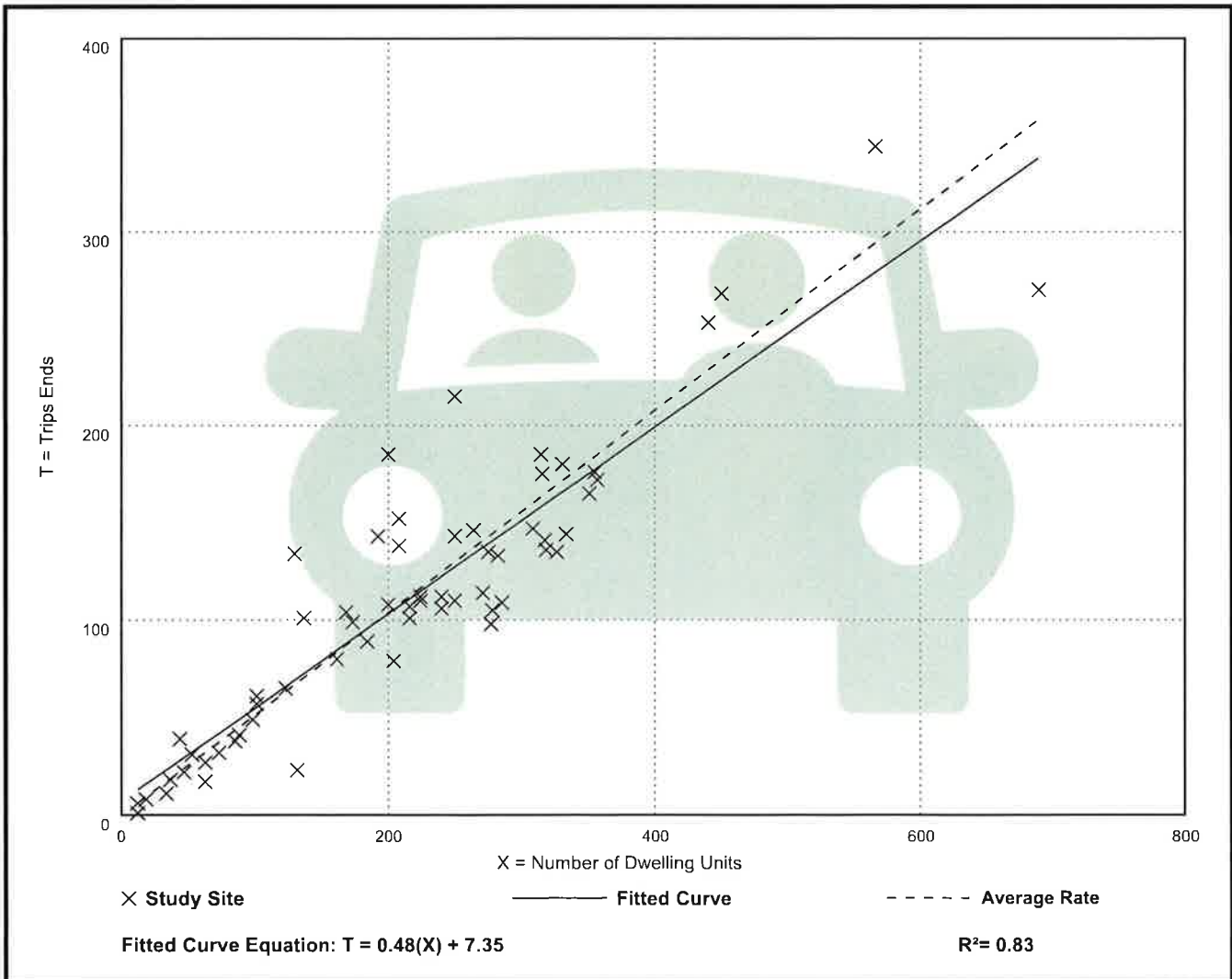
Avg. Num. of Dwelling Units: 215

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 4

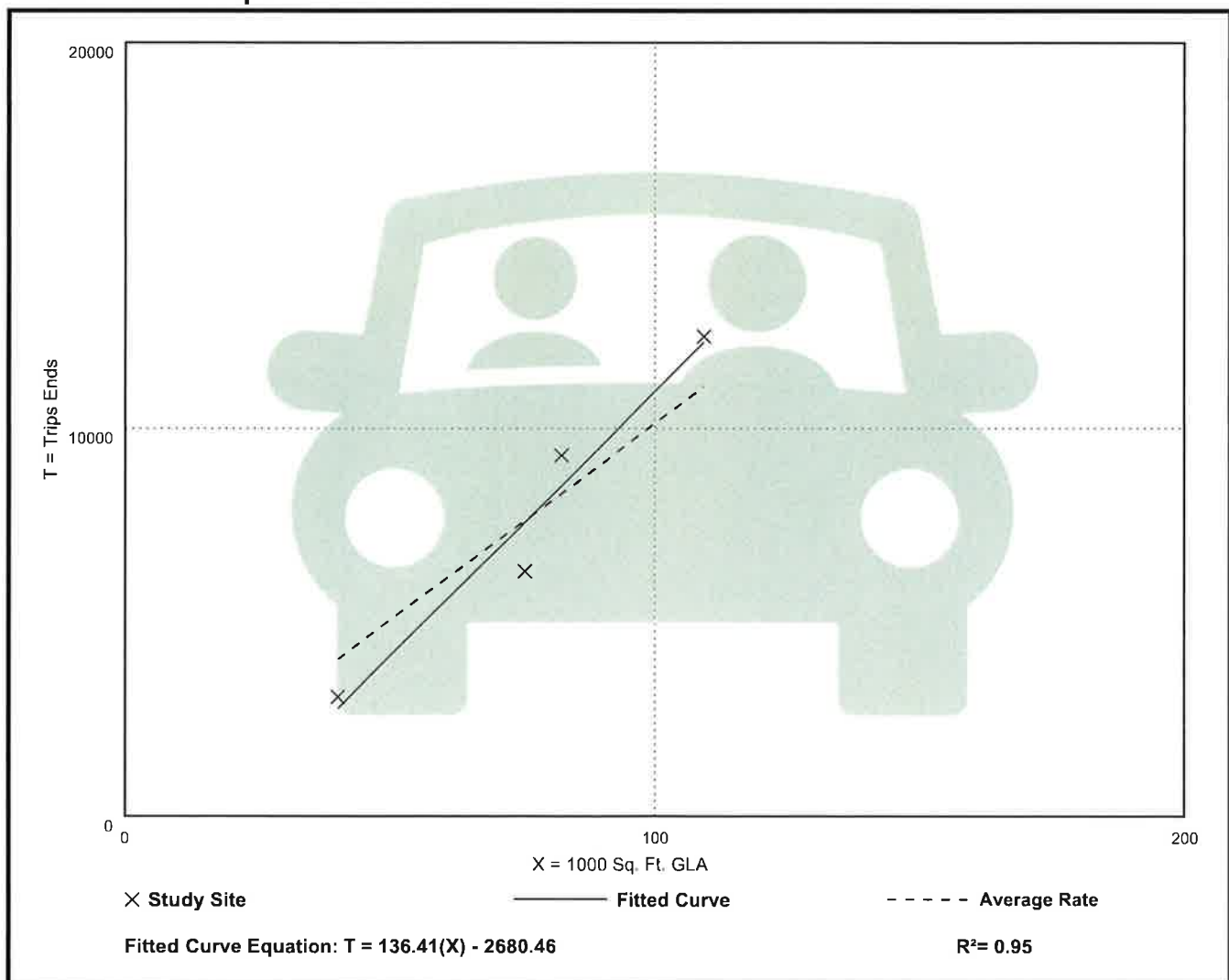
Avg. 1000 Sq. Ft. GLA: 77

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
101.43	76.93 - 113.46	17.91

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 6

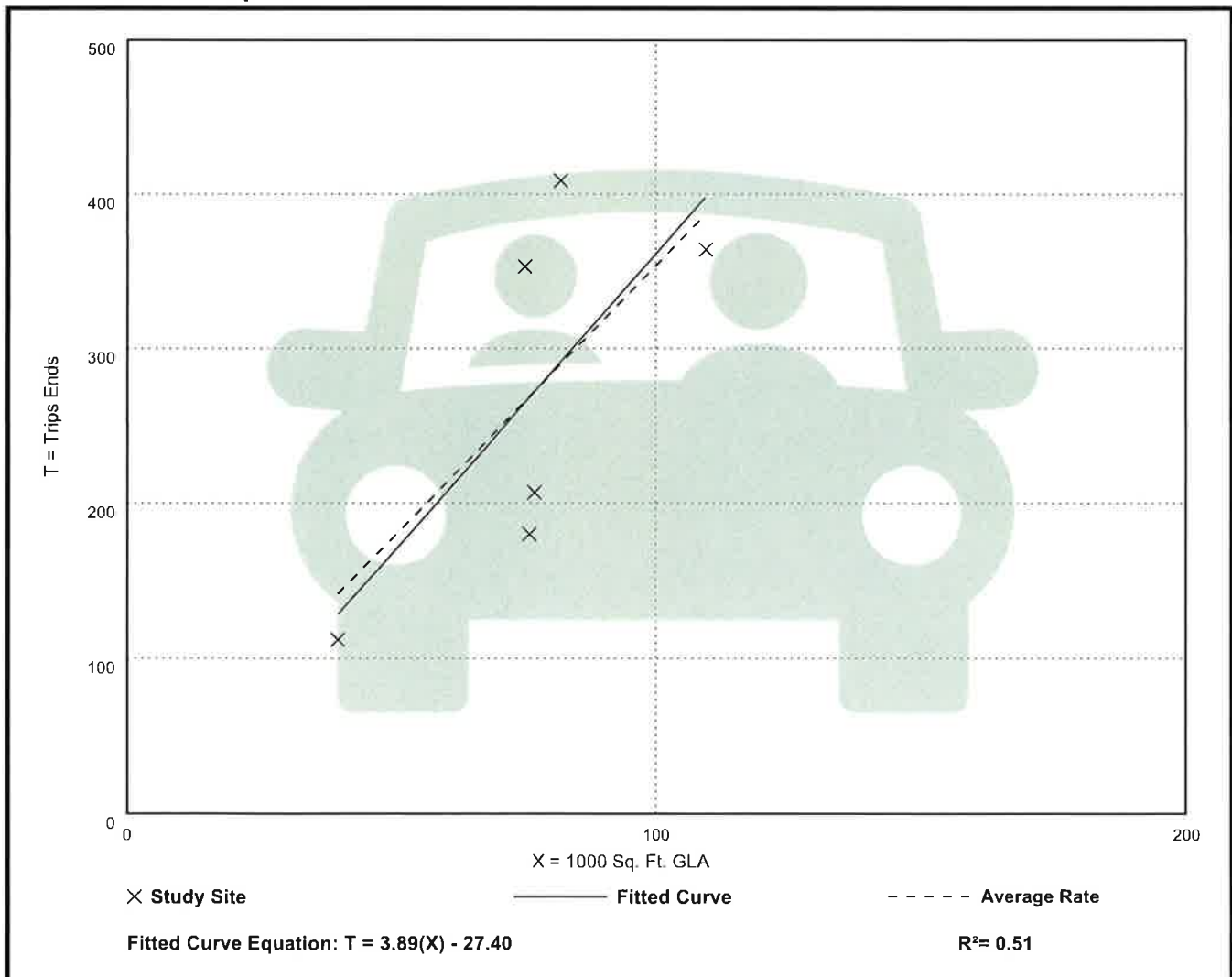
Avg. 1000 Sq. Ft. GLA: 77

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.54	2.37 - 4.99	1.10

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 17

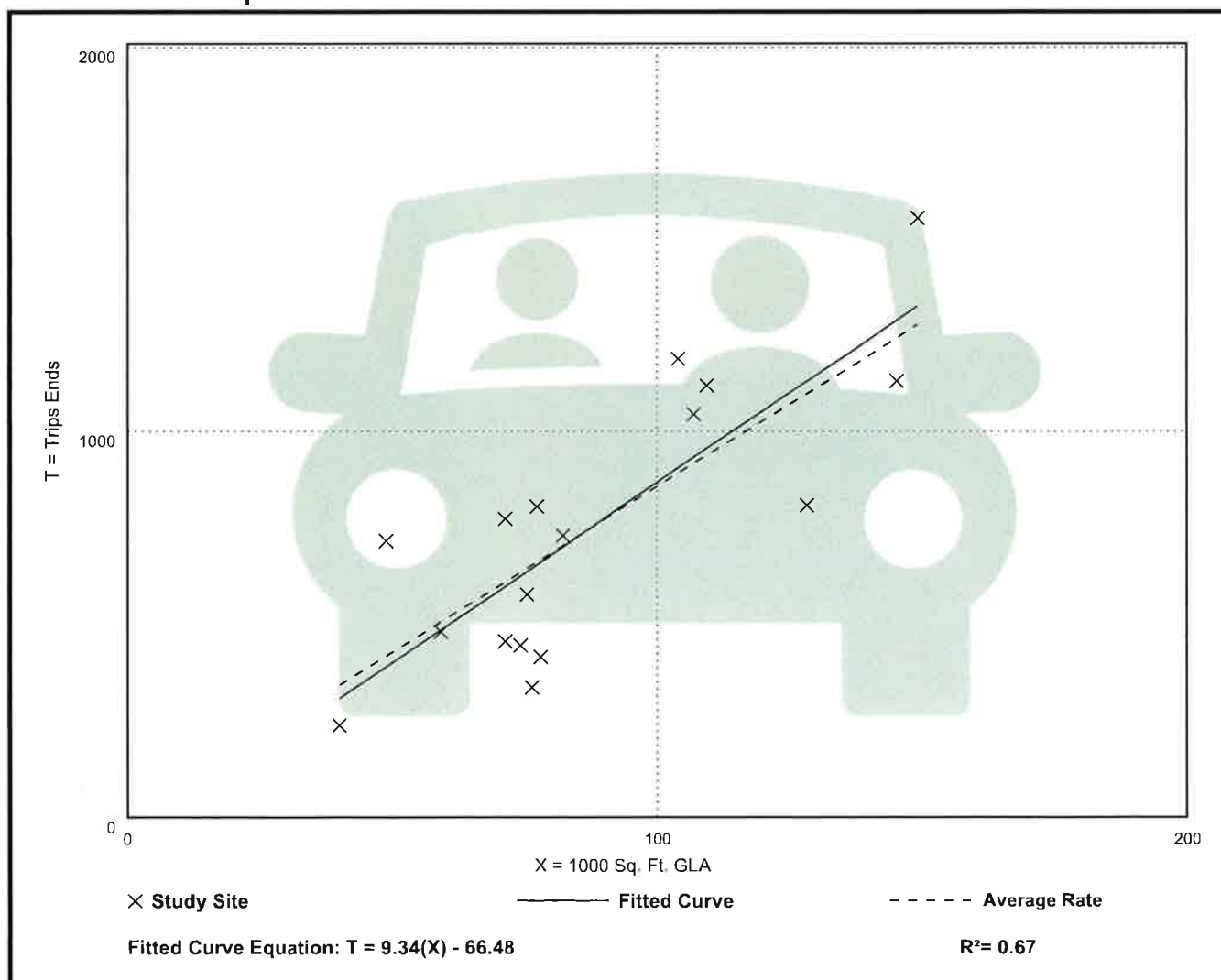
Avg. 1000 Sq. Ft. GLA: 88

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
8.58	4.43 - 14.67	2.43

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Rooms
On a: Weekday

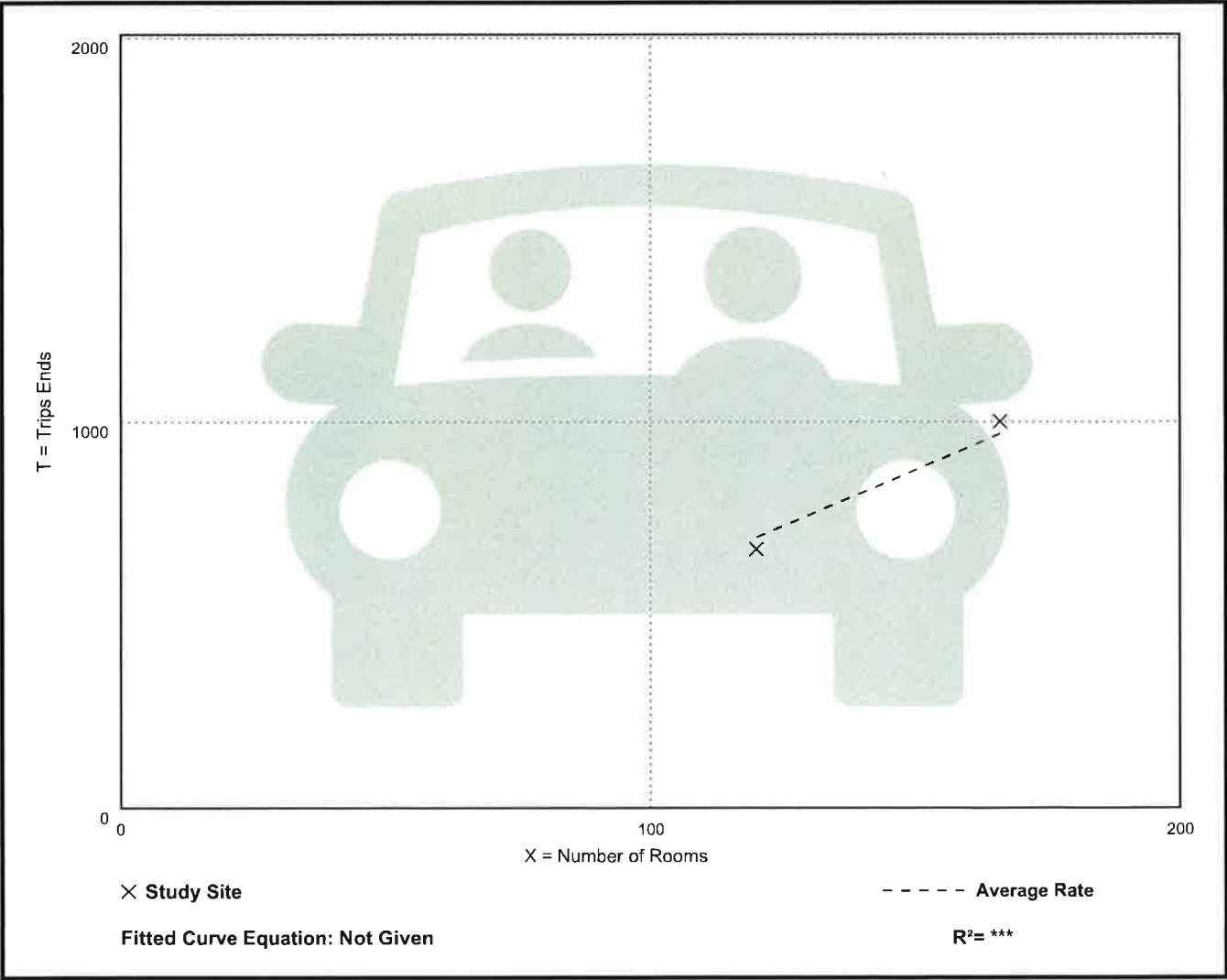
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Rooms: 143
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
5.84	5.58 - 6.03	***

Data Plot and Equation

Caution – Small Sample Size



Hotel (310)

Vehicle Trip Ends vs: Rooms

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 17

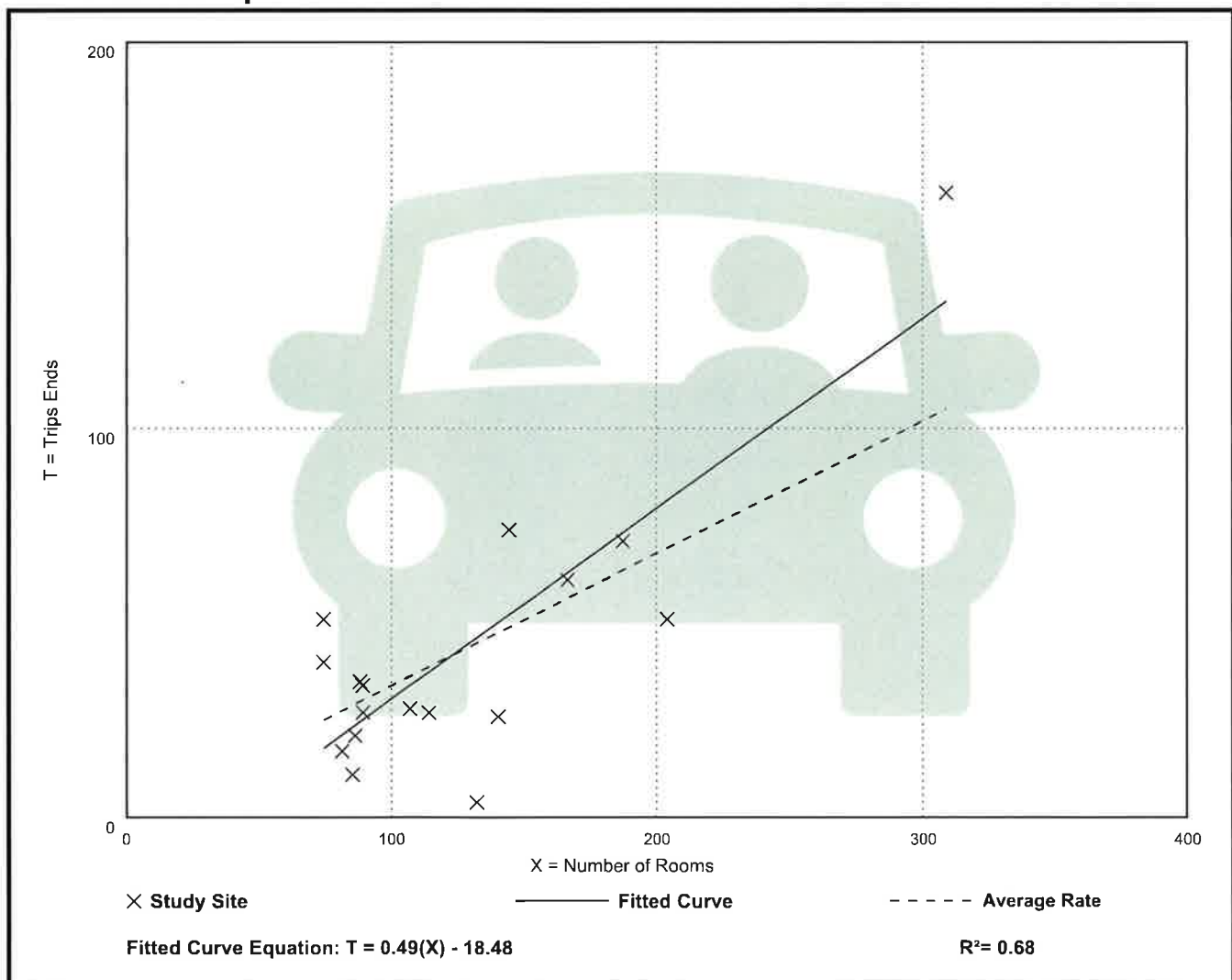
Avg. Num. of Rooms: 128

Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.34	0.03 - 0.69	0.16

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Rooms

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 20

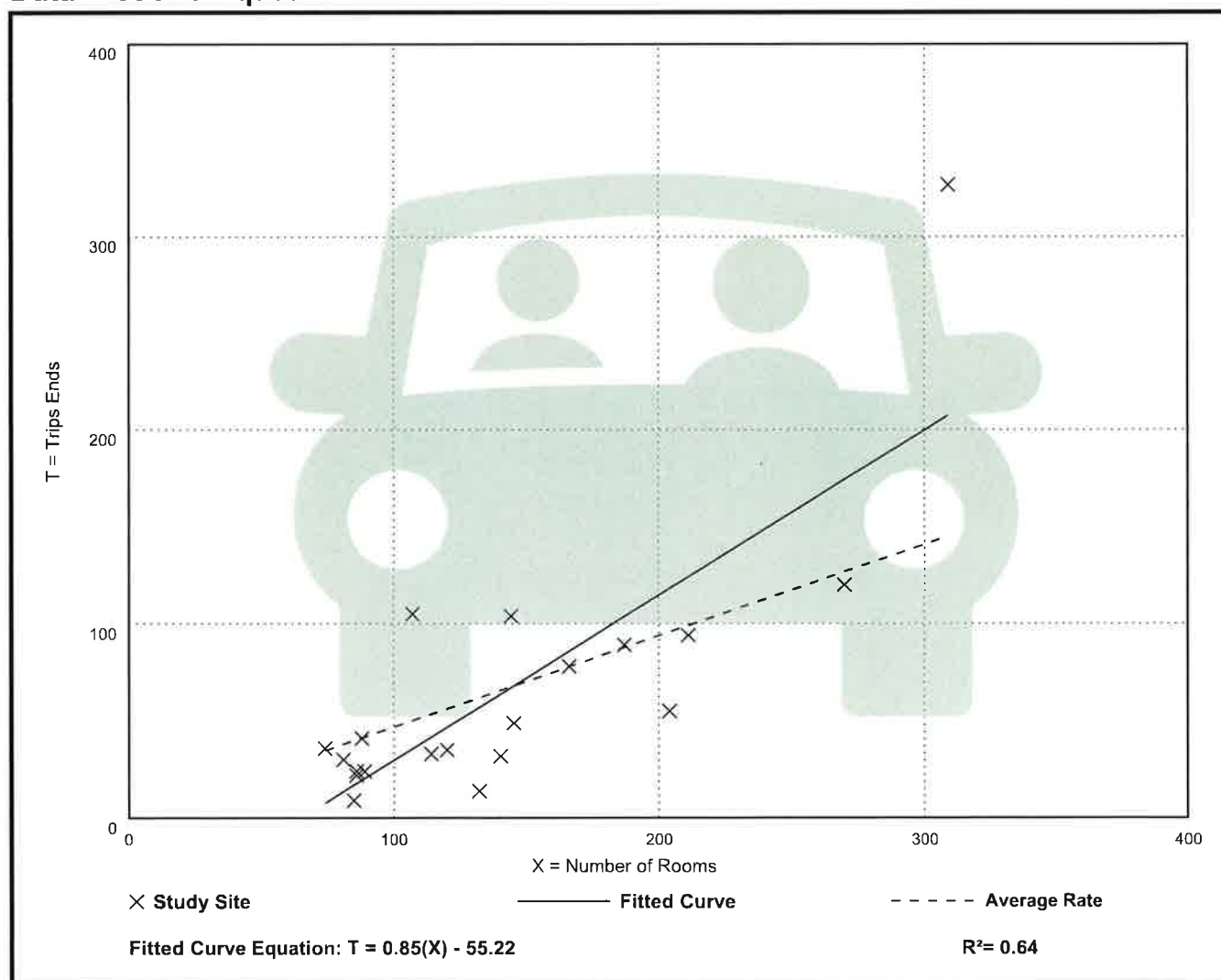
Avg. Num. of Rooms: 142

Directional Distribution: 51% entering, 49% exiting

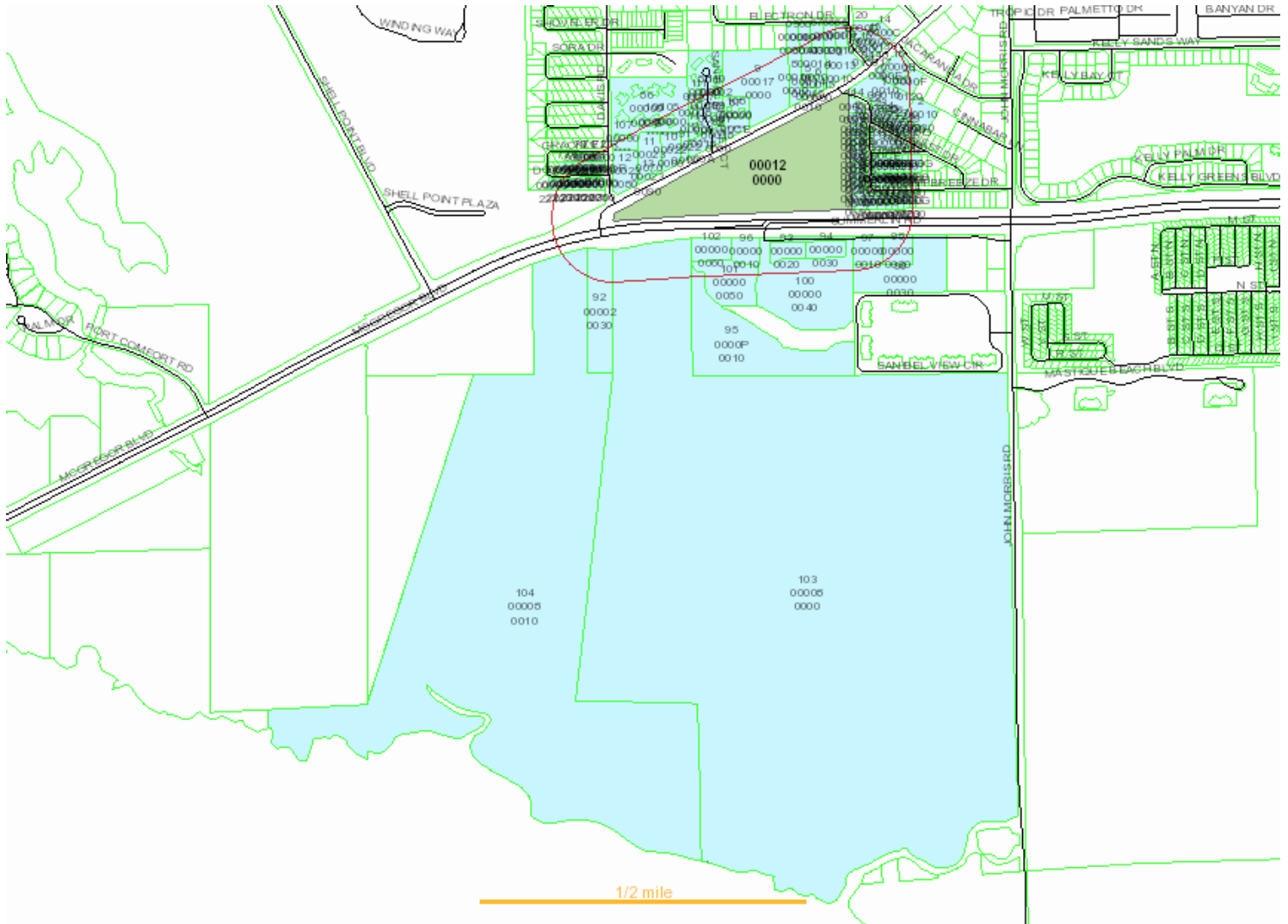
Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.47	0.11 - 1.06	0.28

Data Plot and Equation



THE PROJECT CONTAINS NO RARE AND UNIQUE HABITATS/LANDS.



UNITED TELEPHONE COMPANY OF FL
PROPERTY TAX (FL)
931 14TH ST
DENVER CO 80202

LOLA MAGNOLIA LLC
JUSTIIN WILSON
485 LEATHER FERN PL
SANIBEL FL 33957

AMAZON ENTERPRISES INC
16880 MCGREGOR BLVD #103
FORT MYERS FL 33908

KIESER YOLANDA C +
16900 MCGREGOR BLVD
FORT MYERS FL 33908

WELKER JUDITH A +
906 SE 31ST ST
CAPE CORAL FL 33904

WELKER JUDITH A +
906 SE 31ST ST
CAPE CORAL FL 33904

WELKER JUDITH A +
906 SE 31ST ST
CAPE CORAL FL 33904

CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD #1000
FORT MYERS FL 33908

SOUTHWEST FLORIDA BAPTIST CHUR
16940 MCGREGOR BLVD
FORT MYERS FL 33908

TYBX4 LLC
41 GLENDALE PL
GILFORD NH 03249

TYBX4 LLC
41 GLENDALE PL
GILFORD NH 03249

TYBX4 LLC
41 GLENDALE PL
GILFORD NH 03249

TYBX4 LLC
41 GLENDALE PL
GILFORD NH 03249

NCG 16836 LLC
16836 MCGREGOR BLVD
FORT MYERS FL 33908

ACE PERFORMER LLC
16842 MCGREGOR BLVD
FORT MYERS FL 33908

WHITE DOG HOLDINGS LLC
16848 MCGREGOR BLVD 110
FORT MYERS FL 33908

MCCANCE MARCUS R & R GAYLE
16750 JACARANDA DR
FORT MYERS FL 33908

MCCANCE MARCUS R & R GAYLE
16750 JACARANDA DR
FORT MYERS FL 33908

COTTAGE PT REC ASSOC INC
DARLENE F COOK BANDY
13121 POINT BREEZE DR
FORT MYERS FL 33908

SABIC RENATA & AMIR
16721 AMAZON LN
FORT MYERS FL 33908

MCCANCE MARCUS R & R GAYLE
16750 JACARANDA DR
FORT MYERS FL 33908

CRICHTON CHRISTINE
PO BOX 407
WRENTHAM MA 02093

HILES LINDA
16809 WINDCREST DR
FORT MYERS FL 33908

WERNER ALBERT & MARIA
16817 WINDCREST DR
FORT MYERS FL 33908

LOWE STEVE W & CAROLYN J
6455 JENNINGS RD
ANN ARBOR MI 48105

HYLAND PATRICK B & ALLISON
16833 WINDCREST DR
FORT MYERS FL 33908

FURA KENNETH C & CAROL J
16841 WINDCREST DR
FORT MYERS FL 33908

TITTA LAWRENCE JR
16849 WINDCREST DR
FORT MYERS FL 33908

THEODORE CELESTE M
16857 WINDCREST DR
FORT MYERS FL 33908

CHERUKA MICHAEL
850 OAK ST
FORT MYERS BEACH FL 33931

SO PROPERTY LLC
205 NW 24TH PL
CAPE CORAL FL 33993

BACHELLER CRAIG &
3927 NW 45TH TER
CAPE CORAL FL 33993

MILLER MICHELE A
102 EVERLY LN
CHICORA PA 16025

EVERLY DONALD D & PHYLLIS M
102 EVERLY LN
CHICORA PA 16025

NOYES RONALD EDWIN &
45063 WEYMONTH DR
CANTON MI 48188

HOLMES TIMOTHY +
3981 E NEWPORT RD
NEWPORT MI 48166

REED NATALIE +
13171 CAJUPUT DR
FORT MYERS FL 33908

REED THOMAS & BARBARA L/E
13161 CAJUPUT DR
FORT MYERS FL 33908

ANDERSON JEFFREY SCOTT
13151 CAJUPUT DR
FORT MYERS FL 33908

ANDERSON JEFFREY SCOTT
13151 CAJUPUT DR
FORT MYERS FL 33908

PFALZER KENNETH E
13131 CAJUPUT DR
FORT MYERS FL 33908

KEATING DAVID J & JULIE A
13121 CAJUPUT DR
FORT MYERS FL 33908

SPENCER VIRGINIA A
13111 CAJUPUT DR
FORT MYERS FL 33908

NICODEMUS JON B & JULIE L
16790 BANYON DR
FORT MYERS FL 33908

KEATING DAVID & JULIE +
13121 CAJAPUT DR
FORT MYERS FL 33908

PRIGUN JOE
16830 BANYON DR
FORT MYERS FL 33908

DEVISSE MARC
25335 LUCI DR
BONITA SPRINGS FL 34135

LAVALLEE STUART B & DONNA M
3809 W RIVER RD
GRAND ISLAND NY 14072

PRIGUN JOE
16830 BANYON DR
FORT MYERS FL 33908

HOLMES TIMOTHY +
3981 NEWPORT RD
NEWPORT MI 48166

ROSE WILLIAM ONEAL
16890 BANYON DR
FORT MYERS FL 33908

LOWTHER STEFAN W &
603 GEORGETOWN CT
WASHINGTON PA 15301

HURLEY SANDRA S TR
7662 TEMPLIN RD
BLANCHESTER OH 45107

ANNE ARRILA MARSH FAMILY TRUST
279 COUNTRYSIDE CT #32
HIGHLAND MI 48357

SHEARLOCK JOHN W +
3820 LAKEVIEW BLVD
ORCHARD LAKE MI 48324

HOLMES TIMOTHY +
3981 E NEWPORT RD
NEWPORT MI 48166

OMEIR DAVIN
13211 POINT BREEZE DR
FORT MYERS FL 33908

CAPOZZI ANTHONY & LAURIE
11281 CREGO RD
AKRON NY 14001

CLEAVER SHAWN
13191 POINT BREEZE DR
FORT MYERS FL 33908

MCGRATH ALICIA M TR
1430 SPINDLE HILL RD
WOLCOTT CT 06716

BROWN BRETT ROBERT &
13171 POINT BREEZE DR
FORT MYERS FL 33908

HYLAND BERNARD PATRICK
16552 BEAR CUB CT
FORT MYERS FL 33908

BECKER CHARLES GEORGE &
18503 THERY RD
FAYETTEVILLE OH 45118

MOUNTAIN WILLIAM S & MARCIA
16895 BLOOMROSE RD
WILLIAMSBURG OH 45176

MOUNTNEY RICHARD C &
13251 ELECTRON DR
FORT MYERS FL 33908

PARSONS MATTHEW H
13271 ELECTRON DR
FORT MYERS FL 33908

GILLET KEVIN WAYNE &
13291 ELECTRON DR
FORT MYERS FL 33908

CIPKAR SILAS +
13311 ELECTRON DR
FORT MYERS FL 33908

PHILLIS PAUL D TR
10551 S WATSON RUN
MEADVILLE PA 16335

CROSBY DENNIS BRIAN TR
13641 GRACKLE DR
FORT MYERS FL 33908

BETTS LORI TR
13631 GRACKLE DR
FORT MYERS FL 33908

MCKINNEY SHELLEY A
13611 GRACKLE DR
FORT MYERS FL 33908

KLEIBER ZANE L
13610 DOWITCHER DR
FORT MYERS FL 33908

ANCHOR COASTAL HOMES LLC
240 WESTT INLET RD
OCEAN CITY NJ 08226

ANCHOR COASTAL HOMES LLC
240 WEST INLET RD
OCEAN CITY NJ 08226

WHITE LINDA KAY
13650 DOWITCHER DR
FORT MYERS FL 33908

ANCHOR COASTAL HOMES LLC
240 W INLET RD
OCEAN CITY NJ 08226

BARRIOS CESAR ARISTARCO
910 E 40TH ST
HIALEAH FL 33013

HANTZ STEVEN J & YVONNE D +
4822 CAROGA DR
PINCKNEY MI 48169

DEL SECCO GERALD L TR
178 SILVER MAPLE RD
GROVELAND FL 34736

WILDMAN RICHARD D &
12601 RUNKLE RD
SAINT PARIS OH 43072

COLOMBO LILLIAN M TR
13641 DOWITCHER DR
FORT MYERS FL 33908

WILLIAMS JAMES B +
13631 DOWITCHER DR
FORT MYERS FL 33908

KIMBLE DAVID L +
13621 DOWITCHER DR
FORT MYERS FL 33908

ANCHOR COASTAL HOMES LLC
240 W INLET RD
OCEAN CITY NJ 08226

DAVIS WOODS CONDOMINIUM
9411 CYPRESS LAKE DR #2
FORT MYERS FL 33919

PINES PLAZA OFFICE CONDO
16956 MC GREGOR BLVD
FORT MYERS FL 33908

SANIBEL SUNSET VILLAS CONDO
ISLAND MANAGEMENT
PO BOX 100
SANIBEL FL 33957

THREE TS LLC
PO BOX 795
SANIBEL FL 33957

THREE TS LLC
PO BOX 795
SANIBEL FL 33957

LINDQUIST JONS A L/E
16980 MCGREGOR BLVD
FORT MYERS FL 33908

SANIBEL CAPTIVA CONSERVATION F
PO BOX 839
SANIBEL FL 33957

SUMMERLIN ARGENTAVIS LLC
MATTHEW MIDDELTHON
4395 HARRIS TRL NW
ATLANTA GA 30327

SANIBEL STATION LLC
PHILLIPS EDISON & COMPANY
11501 NORTHLAKE DR
CINCINNATI OH 45249

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

7-ELEVEN INC
1722 ROUTH ST #1000
DALLAS TX 75201

HAIKEN MICHAEL J
6017 COCOS DR
FORT MYERS FL 33908

LEGACY LIFESTYLES FT MYERS
ZEIFMAN PARTNERS INC
201 BRIDGELAND AVE
TORONTO AB M6A 1Y7
CANADA

LEGACY LIFESTYLES FT MYERS
ZEIFMAN PARTNERS INC
201 BRIDGELAND AVE
TORONTO AB M6A 1Y7
CANADA

SANIBEL STATION LLC
PHILLIPS EDISON & COMPANY
11501 NORTHLAKE DR
CINCINNATI OH 45249

SANIBEL BEACH PLACE HOTEL LLC
60 POINTE CIR
GREENVILLE SC 29615

JALP LLC
9990 COCONUT RD #254
BONITA SPRINGS FL 34135

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

UNITED STATES OF AMERICA
US BUREAU OF LAND MANAGEMENT
1849 C ST NW #406LS
WASHINGTON DC 20240

GREENWOOD JANICE LYNN &
16881 DAVIS RD #611
FORT MYERS FL 33908

DEAN MICHELLE ANN TR
5833 OAKVIEW LN
PUNTA GORDA FL 33950

SYP PROPERTIES LLC
16881 DAVIS RD #613
FORT MYERS FL 33908

CASELL ELIZABETH M
2462 BERWICK BLVD
COLUMBUS OH 43209

BUTWIN BRUCE E & SALLY A
939 SPRUCE ST
NEWPORT MN 55055

SCHUUR KURT VANDER
7414 BINGHAM ST
HUDSONVILLE MI 49426

BLASER NEIL ROBERT
16881 DAVIS RD #621
FORT MYERS FL 33908

PRINCE JOE LOUIS II
3305 NW 29TH CT
LAUDERDALE LAKES FL 33311

SMITH ELMER & KAREN D
ELMER & KAREN SMITH
5350 E OREGON CHURCH RD
TERRE HAUTE IN 47802

COHA SHEILA M & FREDERICK J
728 GRANT STREET
DOWNERS GROVE IL 60515

BRIGHT JOSEPH M
16881 DAVIS RD #625
FORT MYERS FL 33908

GARRISON RONALD R & NANCY K TR
1122 CHILLEM DR
BATAVIA IL 60510

GIBSON DAVID W
16881 DAVIS RD #521
FORT MYERS FL 33908

LONG KATHLEEN M +
4095 REIMER RD
NORTON OH 44203

VANTAGGI FRANK & LINDA TR
7669 CALISTOBLE LOOP #318
FORT MYERS FL 33907

CAMMARATA SUZANNE M
39 CHRISTOPHER MILLS DR
MOUNT LAUREL NJ 08054

KLEIN JAMES L/E
16881 DAVIS RD #715
FORT MYERS FL 33908

WANGECHI PROPERTIES LLC
10889 RUTHERFORD RD
FORT MYERS FL 33913

DANZI REAL ESTATE VENTURES LLC
1352 SHEFFELD WAY
FORT MYERS FL 33919

BELINSKE RYAN WILLIAM &
16881 DAVIS RD #722
FORT MYERS FL 33908

BATOURINA EKATHERINA +
2185 LEMOINE AVE # 8M
FORT LEE NJ 07024

SYPNIEWSKI DIANE
12962 112TH AVE
GRAND HAVEN MI 49417

HOBBY SPENCER G +
16881 DAVIS RD #725
FORT MYERS FL 33908

DAVID W II & CHRISTINE M SMIT
19752 SUTTON TERRACE
WESTFIELD IN 46074

RITTENBACHER NANCY +
180 EAST WOOD ST
NEW LENOX IL 60451

SALL BEVERLY J TR
7543 WATERMARK DR
ALLENDALDE MI 49401

FLORIDA SMART BUILDERS LLC
13690 EAGLE RIDGE DR
FORT MYERS FL 33912

SHAIK FAZAIL AHMED
3772 TIBOR CIR
FORT MYERS FL 33916

SWFBC ENTERPRISES INC
16940 MCGREGOR BLVD
FORT MYERS FL 33908

BACK BAY CONTRACTING INC
13350 CORAL DR
FORT MYERS FL 33908

BACK BAY CONTRACTING INC
13350 CORAL DR
FORT MYERS FL 33908

SWFBC ENTERPRISES INC
16940 MCGREGOR BLVD
FORT MYERS FL 33908

SWFBC ENTERPRISES INC
15271 MCGREGOR BLVD #16-291
FORT MYERS FL 33908

SWFBC ENTERPRISES INC
16940 MCGREGOR BLVD
FORT MYERS FL 33908

SWFBC ENTERPRISES INC
16940 MCGREGOR BLVD
FORT MYERS FL 33908

BACK BAY CONTRACTING INC
13350 CORAL DR
FORT MYERS FL 33908

CRUZ ADRIANA Y & RAFAEL A
1666 N FLOSSMOOR RD
FORT MYERS FL 33919

CURTIS BILLYE J TR
7820 FANNING CT #244
FORT MYERS FL 33907

PUENTE SHARON A & CESAR E
20497 COACHWOOD RD
RIVERVIEW MI 48193

CARVALHO AMANDA DEMINIE TR
A & P CARVALHO, TRUSTEES
22337 SIESTA KEY DR
BOCA RATON FL 33428

YAGUDAYEV LEONID B &
32 CHELSEA PL
RIDGEWOOD NJ 07450

MCALLISTER RICHARD L &
W176N9744 RIVERSBEND CIR E
GERMANTOWN WI 53022

WIGAND DEAN W & JILL DENSIE
1626 ST JAMES AVE
JASPER IN 47546

ANAJ LLC
2150 SHALE RUN DR
DELAWARE OH 43015

GROSS ARTHUR B JR +
30 SHIPS VIEW TER #701
BUZZARDS BAY MA 02532

JONES WILLIAM SCOTT SR
16820 SANIBEL SUNSET CT #702
FORT MYERS FL 33908

ROSE ELLEN KALEY TRUST
16820 SANIBEL SUNSET CT #703
FORT MYERS FL 33908

MARASSA JOSEPH TR
9269 W ARQUILLA DR
MOKENA IL 60448

WINTERS KRISTINA
16830 SANIBEL SUNSET CT #802
FORT MYERS FL 33908

BURNS JOSEPH MICHAEL TR
15811 SAN ANTONIO CT
FORT MYERS FL 33908

SANIBEL SUNSET VILLAS LLC
PO BOX 1665
SANIBEL FL 33957

SANIBEL SUNSET VILLAS LLC
PO BOX 1665
SANIBEL FL 33957

DEPAOLI MICHAEL E
182 THOMAS RD
ROYERSFORD PA 19468

Date: 1/20 List Size: 158

STRAP	OwnerName	OwnerName2	MailAddress	MailCity	MailState	MailZip	MailCountr	SiteNumbe	SiteStreet	SiteUnit	SiteCity	SiteZip
02-46-23-0	BELL TOWER CAMPUS INN LIMITED	DAHLMANN APARTMENTS LTD	300 S THAYER ST	ANN ARBOR	MI	48104			CORNER LOT		FORT MYEF	33908
02-46-23-0	UNITED TELEPHONE COMPANY OF FL	PROPERTY TAX (FL)	931 14TH ST	DENVER	CO	80202		16875	MCGREGOR BLVD		FORT MYEF	33908
02-46-23-0	LOLA MAGNOLIA LLC	JUSTIIN WILSON	485 LEATHER FERN PL	SANIBEL	FL	33957		16885	MCGREGOR BLVD		FORT MYEF	33908
02-46-23-0	AMAZON ENTERPRISES INC		16880 MCGREGOR BLVD #103	FORT MYERS	FL	33908		16876-888	MCGREGOR BLVD		FORT MYEF	33908
02-46-23-0	KIESER YOLANDA C +		16900 MCGREGOR BLVD	FORT MYERS	FL	33908		16900	MCGREGOR BLVD		FORT MYEF	33908
02-46-23-0	WELKER JUDITH A +		906 SE 31ST ST	CAPE CORAL	FL	33904		16906	MCGREGOR BLVD		FORT MYEF	33908
02-46-23-0	WELKER JUDITH A +		906 SE 31ST ST	CAPE CORAL	FL	33904		16904	MCGREGOR BLVD		FORT MYEF	33908
02-46-23-0	WELKER JUDITH A +		906 SE 31ST ST	CAPE CORAL	FL	33904		16910	MCGREGOR BLVD		FORT MYEF	33908
02-46-23-0	CHRISTIAN AND MISSIONARY		15000 SHELL POINT BLVD #1000	FORT MYERS	FL	33908		16926	MCGREGOR BLVD		FORT MYEF	33908
02-46-23-0	SOUTHWEST FLORIDA BAPTIST CHUR		16940 MCGREGOR BLVD	FORT MYERS	FL	33908		16940	MCGREGOR BLVD		FORT MYEF	33908
02-46-23-0	TYBX4 LLC		41 GLENDALE PL	GILFORD	NH	3249		16984	MCGREGOR BLVD		FORT MYEF	33908
02-46-23-0	TYBX4 LLC		41 GLENDALE PL	GILFORD	NH	3249		16990	MCGREGOR BLVD		FORT MYEF	33908
02-46-23-0	TYBX4 LLC		41 GLENDALE PL	GILFORD	NH	3249		16998	MCGREGOR BLVD		FORT MYEF	33908
02-46-23-0	TYBX4 LLC		41 GLENDALE PL	GILFORD	NH	3249			RIGHT OF WAY		FORT MYERS	
02-46-23-0	NCG 16836 LLC		16836 MCGREGOR BLVD	FORT MYERS	FL	33908		16836	MCGREGOR BLVD		FORT MYEF	33908
02-46-23-0	ACE PERFORMER LLC		16842 MCGREGOR BLVD	FORT MYERS	FL	33908		16842	MCGREGOR BLVD		FORT MYEF	33908
02-46-23-0	WHITE DOG HOLDINGS LLC		16848 MCGREGOR BLVD 110	FORT MYERS	FL	33908		16848	MCGREGOR BLVD		FORT MYEF	33908
02-46-23-0	MCCANCE MARCUS R & R GAYLE		16750 JACARANDA DR	FORT MYERS	FL	33908		16849	MCGREGOR BLVD		FORT MYEF	33908
02-46-23-0	MCCANCE MARCUS R & R GAYLE		16750 JACARANDA DR	FORT MYERS	FL	33908		16839	MCGREGOR BLVD		FORT MYEF	33908
02-46-23-0	COTTAGE PT REC ASSOC INC	DARLENE F COOK BANDY	13121 POINT BREEZE DR	FORT MYERS	FL	33908		13100	CAJUPUT DR		FORT MYEF	33908
02-46-23-0	SABIC RENATA & AMIR		16721 AMAZON LN	FORT MYERS	FL	33908		16721	AMAZON LN		FORT MYEF	33908
02-46-23-0	MCCANCE MARCUS R & R GAYLE		16750 JACARANDA DR	FORT MYERS	FL	33908		16750	JACARANDA DR		FORT MYEF	33908
02-46-23-0	CRICHTON CHRISTINE		PO BOX 407	WRENTHAM	MA	2093		16801	BANYON DR		FORT MYEF	33908
02-46-23-0	HILES LINDA		16809 WINDCREST DR	FORT MYERS	FL	33908		16809	WINDCREST DR		FORT MYEF	33908
02-46-23-0	WERNER ALBERT & MARIA		16817 WINDCREST DR	FORT MYERS	FL	33908		16817	WINDCREST DR		FORT MYEF	33908
02-46-23-0	LOWE STEVE W & CAROLYN J		6455 JENNINGS RD	ANN ARBOR	MI	48105		16825	WINDCREST DR		FORT MYEF	33908
02-46-23-0	HYLAND PATRICK B & ALLISON		16833 WINDCREST DR	FORT MYERS	FL	33908		16833	WINDCREST DR		FORT MYEF	33908
02-46-23-0	FURA KENNETH C & CAROL J		16841 WINDCREST DR	FORT MYERS	FL	33908		16841	WINDCREST DR		FORT MYEF	33908
02-46-23-0	TITTA LAWRENCE JR		16849 WINDCREST DR	FORT MYERS	FL	33908		16849	WINDCREST DR		FORT MYEF	33908
02-46-23-0	THEODORE CELESTE M		16857 WINDCREST DR	FORT MYERS	FL	33908		16857	WINDCREST DR		FORT MYEF	33908
02-46-23-0	CHERUKA MICHAEL		850 OAK ST	FORT MYERS BEACH	FL	33931		13140	POINT BREEZE DR		FORT MYEF	33908
02-46-23-0	SO PROPERTY LLC		205 NW 24TH PL	CAPE CORAL	FL	33993		13150/152	POINT BREEZE DR		FORT MYEF	33908
02-46-23-0	BACHELLER CRAIG &		3927 NW 45TH TER	CAPE CORAL	FL	33993		13160	POINT BREEZE DR		FORT MYEF	33908
02-46-23-0	MILLER MICHELE A		102 EVERLY LN	CHICORA	PA	16025		13170	POINT BREEZE DR		FORT MYEF	33908
02-46-23-0	EVERLY DONALD D & PHYLLIS M		102 EVERLY LN	CHICORA	PA	16025		13180	POINT BREEZE DR		FORT MYEF	33908
02-46-23-0	NOYES RONALD EDWIN &		45063 WEYMOUTH DR	CANTON	MI	48188		13190	POINT BREEZE DR		FORT MYEF	33908
02-46-23-0	HOLMES TIMOTHY +		3981 E NEWPORT RD	NEWPORT	MI	48166		13200	POINT BREEZE DR		FORT MYEF	33908
02-46-23-0	REED NATALIE +		13171 CAJUPUT DR	FORT MYERS	FL	33908		13171	CAJUPUT DR		FORT MYEF	33908
02-46-23-0	REED THOMAS & BARBARA L/E		13161 CAJUPUT DR	FORT MYERS	FL	33908		13161	CAJUPUT DR		FORT MYEF	33908
02-46-23-0	ANDERSON JEFFREY SCOTT		13151 CAJUPUT DR	FORT MYERS	FL	33908		13151	CAJUPUT DR		FORT MYEF	33908
02-46-23-0	ANDERSON JEFFREY SCOTT		13151 CAJUPUT DR	FORT MYERS	FL	33908		13141	CAJUPUT DR		FORT MYEF	33908
02-46-23-0	PFALZER KENNETH E		13131 CAJUPUT DR	FORT MYERS	FL	33908		13131	CAJUPUT DR		FORT MYEF	33908
02-46-23-0	KEATING DAVID J & JULIE A		13121 CAJUPUT DR	FORT MYERS	FL	33908		13121	CAJUPUT DR		FORT MYEF	33908
02-46-23-0	SPENCER VIRGINIA A		13111 CAJUPUT DR	FORT MYERS	FL	33908		13111	CAJUPUT DR		FORT MYEF	33908
02-46-23-0	NICODEMUS JON B & JULIE L		16790 BANYON DR	FORT MYERS	FL	33908		16790	BANYON DR		FORT MYEF	33908

02-46-23-0 KEATING DAVID & JULIE +	13121 CAJAPUT DR	FORT MYERS	FL	33908	16820 BANYON DR	FORT MYEF	33908
02-46-23-0 PRIGUN JOE	16830 BANYON DR	FORT MYERS	FL	33908	16830 BANYON DR	FORT MYEF	33908
02-46-23-0 DEVISSE MARC	25335 LUCI DR	BONITA SPRINGS	FL	34135	16840 BANYON DR	FORT MYEF	33908
02-46-23-0 LAVALLEE STUART B & DONNA M	3809 W RIVER RD	GRAND ISLAND	NY	14072	16850 BANYON DR	FORT MYEF	33908
02-46-23-0 PRIGUN JOE	16830 BANYON DR	FORT MYERS	FL	33908	16860 BANYON DR	FORT MYEF	33908
02-46-23-0 HOLMES TIMOTHY +	3981 NEWPORT RD	NEWPORT	MI	48166	16880 BANYON DR	FORT MYEF	33908
02-46-23-0 ROSE WILLIAM ONEAL	16890 BANYON DR	FORT MYERS	FL	33908	16890 BANYON DR	FORT MYEF	33908
02-46-23-0 LOWTHER STEFAN W &	603 GEORGETOWN CT	WASHINGTON	PA	15301	16900 BANYON DR	FORT MYEF	33908
02-46-23-0 HURLEY SANDRA S TR	7662 TEMPLIN RD	BLANCHESTER	OH	45107	16910 BANYON DR	FORT MYEF	33908
02-46-23-0 ANNE ARRILA MARSH FAMILY TRUST	279 COUNTRYSIDE CT #32	HIGHLAND	MI	48357	16920 BANYON DR	FORT MYEF	33908
02-46-23-0 SHEARLOCK JOHN W +	3820 LAKEVIEW BLVD	ORCHARD LAKE	MI	48324	16930 BANYON DR	FORT MYEF	33908
02-46-23-0 HOLMES TIMOTHY +	3981 E NEWPORT RD	NEWPORT	MI	48166	16940 BANYON DR	FORT MYEF	33908
02-46-23-0 OMEIR DAVIN	13211 POINT BREEZE DR	FORT MYERS	FL	33908	13211 POINT BREEZE DR	FORT MYEF	33908
02-46-23-0 CAPOZZI ANTHONY & LAURIE	11281 CREGO RD	AKRON	NY	14001	13201 POINT BREEZE DR	FORT MYEF	33908
02-46-23-0 CLEAVER SHAWN	13191 POINT BREEZE DR	FORT MYERS	FL	33908	13191 POINT BREEZE DR	FORT MYEF	33908
02-46-23-0 MCGRATH ALICIA M TR	1430 SPINDLE HILL RD	WOLCOTT	CT	6716	13181 POINT BREEZE DR	FORT MYEF	33908
02-46-23-0 BROWN BRETT ROBERT &	13171 POINT BREEZE DR	FORT MYERS	FL	33908	13171 POINT BREEZE DR	FORT MYEF	33908
02-46-23-0 HYLAND BERNARD PATRICK	16552 BEAR CUB CT	FORT MYERS	FL	33908	13161 POINT BREEZE DR	FORT MYEF	33908
02-46-23-0 BECKER CHARLES GEORGE &	18503 THERY RD	FAYETTEVILLE	OH	45118	13151 POINT BREEZE DR	FORT MYEF	33908
02-46-23-0 MOUNTAIN WILLIAM S & MARCIA	16895 BLOOMROSE RD	WILLIAMSBURG	OH	45176	13141 POINT BREEZE DR	FORT MYEF	33908
02-46-23-0 MOUNTNEY RICHARD C &	13251 ELECTRON DR	FORT MYERS	FL	33908	13251 ELECTRON DR	FORT MYEF	33908
02-46-23-0 PARSONS MATTHEW H	13271 ELECTRON DR	FORT MYERS	FL	33908	13271 ELECTRON DR	FORT MYEF	33908
02-46-23-0 GILLET KEVIN WAYNE &	13291 ELECTRON DR	FORT MYERS	FL	33908	13291 ELECTRON DR	FORT MYEF	33908
02-46-23-0 CIPKAR SILAS +	13311 ELECTRON DR	FORT MYERS	FL	33908	13311 ELECTRON DR	FORT MYEF	33908
02-46-23-0 PHILLIS PAUL D TR	10551 S WATSON RUN	MEADVILLE	PA	16335	13331 ELECTRON DR	FORT MYEF	33908
02-46-23-0 CROSBY DENNIS BRIAN TR	13641 GRACKLE DR	FORT MYERS	FL	33908	13641 GRACKLE DR	FORT MYEF	33908
02-46-23-0 BETTS LORI TR	13631 GRACKLE DR	FORT MYERS	FL	33908	13631 GRACKLE DR	FORT MYEF	33908
02-46-23-0 MCKINNEY SHELLEY A	13611 GRACKLE DR	FORT MYERS	FL	33908	13611 GRACKLE DR	FORT MYEF	33908
02-46-23-0 KLEIBER ZANE L	13610 DOWITCHER DR	FORT MYERS	FL	33908	13610 DOWITCHER DR	FORT MYEF	33908
02-46-23-0 ANCHOR COASTAL HOMES LLC	240 WEST INLET RD	OCEAN CITY	NJ	8226	13630 DOWITCHER DR	FORT MYEF	33908
02-46-23-0 ANCHOR COASTAL HOMES LLC	240 WEST INLET RD	OCEAN CITY	NJ	8226	13640 DOWITCHER DR	FORT MYEF	33908
02-46-23-0 WHITE LINDA KAY	13650 DOWITCHER DR	FORT MYERS	FL	33908	13650 DOWITCHER DR	FORT MYEF	33908
02-46-23-0 ANCHOR COASTAL HOMES LLC	240 W INLET RD	OCEAN CITY	NJ	8226	13660 DOWITCHER DR	FORT MYEF	33908
02-46-23-0 BARRIOS CESAR ARISTARCO	910 E 40TH ST	HIALEAH	FL	33013	13681 DOWITCHER DR	FORT MYEF	33908
02-46-23-0 HANTZ STEVEN J & YVONNE D +	4822 CAROGA DR	PINCKNEY	MI	48169	13671 DOWITCHER DR	FORT MYEF	33908
02-46-23-0 DEL SECCO GERALD L TR	178 SILVER MAPLE RD	GROVELAND	FL	34736	13661 DOWITCHER DR	FORT MYEF	33908
02-46-23-0 WILDMAN RICHARD D &	12601 RUNKLE RD	SAINT PARIS	OH	43072	13651 DOWITCHER DR	FORT MYEF	33908
02-46-23-0 COLOMBO LILLIAN M TR	13641 DOWITCHER DR	FORT MYERS	FL	33908	13641 DOWITCHER DR	FORT MYEF	33908
02-46-23-0 WILLIAMS JAMES B +	13631 DOWITCHER DR	FORT MYERS	FL	33908	13631 DOWITCHER DR	FORT MYEF	33908
02-46-23-0 KIMBLE DAVID L +	13621 DOWITCHER DR	FORT MYERS	FL	33908	13621 DOWITCHER DR	FORT MYEF	33908
02-46-23-0 ANCHOR COASTAL HOMES LLC	240 W INLET RD	OCEAN CITY	NJ	8226	13611 DOWITCHER DR	FORT MYEF	33908
02-46-23-0 DAVIS WOODS CONDOMINIUM	9411 CYPRESS LAKE DR #2	FORT MYERS	FL	33919	16881 DAVIS RD	FORT MYEF	33908
02-46-23-1 PINES PLAZA OFFICE CONDO	16956 MC GREGOR BLVD	FORT MYERS	FL	33908	PINES PLAZA C/E	FORT MYEF	33908
02-46-23-2 SANIBEL SUNSET VILLAS CONDO	PO BOX 100	SANIBEL	FL	33957	SANIBEL SUNSET VILL/	FORT MYEF	33908
02-46-23-L THREE TS LLC	PO BOX 795	SANIBEL	FL	33957	16960 MCGREGOR BLVD	FORT MYEF	33908
02-46-23-L THREE TS LLC	PO BOX 795	SANIBEL	FL	33957	16966 MCGREGOR BLVD	FORT MYEF	33908
02-46-23-L LINDQUIST JONS A L/E	16980 MCGREGOR BLVD	FORT MYERS	FL	33908	16980 MCGREGOR BLVD	FORT MYEF	33908

11-46-23-0 SANIBEL CAPTIVA CONSERVATION F		PO BOX 839	SANIBEL	FL	33957	20551 SUMMERLIN RD	FORT MYEF	33908
11-46-23-0 SUMMERLIN ARGENTAVIS LLC	MATTHEW MIDDELTHON	4395 HARRIS TRL NW	ATLANTA	GA	30327	20251 SUMMERLIN RD	FORT MYEF	33908
11-46-23-0 SANIBEL STATION LLC	PHILLIPS EDISON & COMPANY	11501 NORTHLAKE DR	CINCINNATI	OH	45249	20231 SUMMERLIN RD	FORT MYEF	33908
11-46-23-0 LEE COUNTY		PO BOX 398	FORT MYERS	FL	33902	ACCESS UNDETERMIN FORT MYERS		
11-46-23-0 7-ELEVEN INC		1722 ROUTH ST #1000	DALLAS	TX	75201	20391 SUMMERLIN RD	FORT MYEF	33908
11-46-23-0 HAIKEN MICHAEL J		6017 COCOS DR	FORT MYERS	FL	33908	20171 SUMMERLIN RD	FORT MYEF	33908
11-46-23-0 LEGACY LIFESTYLES FT MYERS	ZEIFMAN PARTNERS INC	201 BRIDGELAND AVE	TORONTO	AB	M6A 1Y7 CANADA	20161 SUMMERLIN RD	FORT MYEF	33908
11-46-23-0 LEGACY LIFESTYLES FT MYERS	ZEIFMAN PARTNERS INC	201 BRIDGELAND AVE	TORONTO	AB	M6A 1Y7 CANADA	SUMMERLIN RD	FORT MYERS	
11-46-23-0 SANIBEL STATION LLC	PHILLIPS EDISON & COMPANY	11501 NORTHLAKE DR	CINCINNATI	OH	45249	20291-351 SUMMERLIN RD	FORT MYEF	33908
11-46-23-0 SANIBEL BEACH PLACE HOTEL LLC		60 POINTE CIR	GREENVILLE	SC	29615	20371 SUMMERLIN RD	FORT MYEF	33908
11-46-23-0 JALP LLC		9990 COCONUT RD #254	BONITA SPRINGS	FL	34135	20421 SUMMERLIN RD	FORT MYEF	33908
11-46-23-L LEE COUNTY		PO BOX 398	FORT MYERS	FL	33902	ACCESS UNDETERMIN FORT MYEF		
11-46-23-L UNITED STATES OF AMERICA	US BUREAU OF LAND MANAGEMENT	1849 C ST NW #406LS	WASHINGTON	DC	20240	ACCESS UNDETERMIN FORT MYEF		
02-46-23-0 GREENWOOD JANICE LYNN &		16881 DAVIS RD #611	FORT MYERS	FL	33908	16881 DAVIS RD	611 FORT MYEF	33908
02-46-23-0 DEAN MICHELLE ANN TR		5833 OAKVIEW LN	PUNTA GORDA	FL	33950	16881 DAVIS RD	612 FORT MYEF	33908
02-46-23-0 SYP PROPERTIES LLC		16881 DAVIS RD #613	FORT MYERS	FL	33908	16881 DAVIS RD	613 FORT MYEF	33908
02-46-23-0 CASSELL ELIZABETH M		2462 BERWICK BLVD	COLUMBUS	OH	43209	16881 DAVIS RD	614 FORT MYEF	33908
02-46-23-0 BUTWIN BRUCE E & SALLY A		939 SPRUCE ST	NEWPORT	MN	55055	16881 DAVIS RD	615 FORT MYEF	33908
02-46-23-0 SCHUUR KURT VANDER		7414 BINGHAM ST	HUDSONVILLE	MI	49426	16881 DAVIS RD	616 FORT MYEF	33908
02-46-23-0 BLASER NEIL ROBERT		16881 DAVIS RD #621	FORT MYERS	FL	33908	16881 DAVIS RD	621 FORT MYEF	33908
02-46-23-0 PRINCE JOE LOUIS II		3305 NW 29TH CT	LAUDERDALE LAKES	FL	33311	16881 DAVIS RD	622 FORT MYEF	33908
02-46-23-0 SMITH ELMER & KAREN D	ELMER & KAREN SMITH	5350 E OREGON CHURCH RD	TERRE HAUTE	IN	47802	16881 DAVIS RD	623 FORT MYEF	33908
02-46-23-0 COHA SHEILA M & FREDERICK J		728 GRANT STREET	DOWNERS GROVE	IL	60515	16881 DAVIS RD	624 FORT MYEF	33908
02-46-23-0 BRIGHT JOSEPH M		16881 DAVIS RD #625	FORT MYERS	FL	33908	16881 DAVIS RD	625 FORT MYEF	33908
02-46-23-0 GARRISON RONALD R & NANCY K TR		1122 CHILLEM DR	BATAVIA	IL	60510	16881 DAVIS RD	626 FORT MYEF	33908
02-46-23-0 GIBSON DAVID W		16881 DAVIS RD #521	FORT MYERS	FL	33908	16881 DAVIS RD	711 FORT MYEF	33908
02-46-23-0 LONG KATHLEEN M +		4095 REIMER RD	NORTON	OH	44203	16881 DAVIS RD	712 FORT MYEF	33908
02-46-23-0 VANTAGGI FRANK & LINDA TR		7669 CALISTOBLE LOOP #318	FORT MYERS	FL	33907	16881 DAVIS RD	713 FORT MYEF	33908
02-46-23-0 CAMMARATA SUZANNE M		39 CHRISTOPHER MILLS DR	MOUNT LAUREL	NJ	8054	16881 DAVIS RD	714 FORT MYEF	33908
02-46-23-0 KLEIN JAMES L/E		16881 DAVIS RD #715	FORT MYERS	FL	33908	16881 DAVIS RD	715 FORT MYEF	33908
02-46-23-0 WANGECHI PROPERTIES LLC		10889 RUTHERFORD RD	FORT MYERS	FL	33913	16881 DAVIS RD	716 FORT MYEF	33908
02-46-23-0 DANZI REAL ESTATE VENTURES LLC		1352 SHEFFELD WAY	FORT MYERS	FL	33919	16881 DAVIS RD	721 FORT MYEF	33908
02-46-23-0 BELINSKE RYAN WILLIAM &		16881 DAVIS RD #722	FORT MYERS	FL	33908	16881 DAVIS RD	722 FORT MYEF	33908
02-46-23-0 BATOURINA EKATHERINA +		2185 LEMOINE AVE # 8M	FORT LEE	NJ	7024	16881 DAVIS RD	723 FORT MYEF	33908
02-46-23-0 SYPNIEWSKI DIANE		12962 112TH AVE	GRAND HAVEN	MI	49417	16881 DAVIS RD	724 FORT MYEF	33908
02-46-23-0 HOBBY SPENCER G +		16881 DAVIS RD #725	FORT MYERS	FL	33908	16881 DAVIS RD	725 FORT MYEF	33908
02-46-23-0 DAVID W II & CHRISTINE M SMIT		19752 SUTTON TERRACE	WESTFIELD	IN	46074	16881 DAVIS RD	726 FORT MYEF	33908
02-46-23-0 RITTENBACHER NANCY +		180 EAST WOOD ST	NEW LENOX	IL	60451	16881 DAVIS RD	911 FORT MYEF	33908
02-46-23-0 SALL BEVERLY J TR		7543 WATERMARK DR	ALLENDALE	MI	49401	16881 DAVIS RD	912 FORT MYEF	33908
02-46-23-0 FLORIDA SMART BUILDERS LLC		13690 EAGLE RIDGE DR	FORT MYERS	FL	33912	16881 DAVIS RD	914 FORT MYEF	33908
02-46-23-0 SHAIK FAZAIL AHMED		3772 TIBOR CIR	FORT MYERS	FL	33916	16881 DAVIS RD	915 FORT MYEF	33908
02-46-23-1 SWFBC ENTERPRISES INC		16940 MCGREGOR BLVD	FORT MYERS	FL	33908	16956 MCGREGO	1 FORT MYEF	33908
02-46-23-1 BACK BAY CONTRACTING INC		13350 CORAL DR	FORT MYERS	FL	33908	16956 MCGREGO	2 FORT MYEF	33908
02-46-23-1 BACK BAY CONTRACTING INC		13350 CORAL DR	FORT MYERS	FL	33908	16956 MCGREGO	3 FORT MYEF	33908
02-46-23-1 SWFBC ENTERPRISES INC		16940 MCGREGOR BLVD	FORT MYERS	FL	33908	16956 MCGREGO	4 FORT MYEF	33908
02-46-23-1 SWFBC ENTERPRISES INC		15271 MCGREGOR BLVD #16-291	FORT MYERS	FL	33908	16956 MCGREGO	5 FORT MYEF	33908
02-46-23-1 SWFBC ENTERPRISES INC		16940 MCGREGOR BLVD	FORT MYERS	FL	33908	16956 MCGREGO	6 FORT MYEF	33908

02-46-23-1 SWFBC ENTERPRISES INC		16940 MCGREGOR BLVD	FORT MYERS	FL	33908	16956 MCGREGO	7 FORT MYEF	33908
02-46-23-1 BACK BAY CONTRACTING INC		13350 CORAL DR	FORT MYERS	FL	33908	16956 MCGREGO	8 FORT MYEF	33908
02-46-23-1 CRUZ ADRIANA Y & RAFAEL A		1666 N FLOSSMOOR RD	FORT MYERS	FL	33919	16956 MCGREGO	9 FORT MYEF	33908
02-46-23-1 CURTIS BILLYE J TR		7820 FANNING CT #244	FORT MYERS	FL	33907	16956 MCGREGO	10 FORT MYEF	33908
02-46-23-2 PUENTE SHARON A & CESAR E		20497 COACHWOOD RD	RIVERVIEW	MI	48193	16841 SANIBEL SI	101 FORT MYEF	33908
02-46-23-2 CARVALHO AMANDA DEMINIE TR	A & P CARVALHO, TRUSTEES	22337 SIESTA KEY DR	BOCA RATON	FL	33428	16841 SANIBEL SI	102 FORT MYEF	33908
02-46-23-2 YAGUDAYEV LEONID B &		32 CHELSEA PL	RIDGEWOOD	NJ	7450	16841 SANIBEL SI	103 FORT MYEF	33908
02-46-23-2 MCALLISTER RICHARD L &		W176N9744 RIVERSBEND CIR E	GERMANTOWN	WI	53022	16821 SANIBEL SI	201 FORT MYEF	33908
02-46-23-2 WIGAND DEAN W & JILL DENSIE		1626 ST JAMES AVE	JASPER	IN	47546	16821 SANIBEL SI	202 FORT MYEF	33908
02-46-23-2 ANAJ LLC		2150 SHALE RUN DR	DELAWARE	OH	43015	16821 SANIBEL SI	203 FORT MYEF	33908
02-46-23-2 GROSS ARTHUR B JR +		30 SHIPS VIEW TER #701	BUZZARDS BAY	MA	2532	16820 SANIBEL SI	701 FORT MYEF	33908
02-46-23-2 JONES WILLIAM SCOTT SR		16820 SANIBEL SUNSET CT #702	FORT MYERS	FL	33908	16820 SANIBEL SI	702 FORT MYEF	33908
02-46-23-2 ROSE ELLEN KALEY TRUST		16820 SANIBEL SUNSET CT #703	FORT MYERS	FL	33908	16820 SANIBEL SI	703 FORT MYEF	33908
02-46-23-2 MARASSA JOSEPH TR		9269 W ARQUILLA DR	MOKENA	IL	60448	16830 SANIBEL SI	801 FORT MYEF	33908
02-46-23-2 WINTERS KRISTINA		16830 SANIBEL SUNSET CT #802	FORT MYERS	FL	33908	16830 SANIBEL SI	802 FORT MYEF	33908
02-46-23-2 BURNS JOSEPH MICHAEL TR		15811 SAN ANTONIO CT	FORT MYERS	FL	33908	16830 SANIBEL SI	803 FORT MYEF	33908
02-46-23-2 SANIBEL SUNSET VILLAS LLC		PO BOX 1665	SANIBEL	FL	33957	16840 SANIBEL SI	901 FORT MYEF	33908
02-46-23-2 SANIBEL SUNSET VILLAS LLC		PO BOX 1665	SANIBEL	FL	33957	16840 SANIBEL SI	902 FORT MYEF	33908
02-46-23-2 DEPAOLI MICHAEL E		182 THOMAS RD	ROYERSFORD	PA	19468	16840 SANIBEL SI	903 FORT MYEF	33908

UNITED TELEPHONE COMPANY OF FL
PROPERTY TAX (FL)
931 14TH ST
DENVER CO 80202

LOLA MAGNOLIA LLC
JUSTIIN WILSON
485 LEATHER FERN PL
SANIBEL FL 33957

AMAZON ENTERPRISES INC
16880 MCGREGOR BLVD #103
FORT MYERS FL 33908

KIESER YOLANDA C +
16900 MCGREGOR BLVD
FORT MYERS FL 33908

WELKER JUDITH A +
906 SE 31ST ST
CAPE CORAL FL 33904

WELKER JUDITH A +
906 SE 31ST ST
CAPE CORAL FL 33904

WELKER JUDITH A +
906 SE 31ST ST
CAPE CORAL FL 33904

CHRISTIAN AND MISSIONARY
15000 SHELL POINT BLVD #1000
FORT MYERS FL 33908

SOUTHWEST FLORIDA BAPTIST CHUR
16940 MCGREGOR BLVD
FORT MYERS FL 33908

TYBX4 LLC
41 GLENDALE PL
GILFORD NH 03249

TYBX4 LLC
41 GLENDALE PL
GILFORD NH 03249

TYBX4 LLC
41 GLENDALE PL
GILFORD NH 03249

TYBX4 LLC
41 GLENDALE PL
GILFORD NH 03249

NCG 16836 LLC
16836 MCGREGOR BLVD
FORT MYERS FL 33908

ACE PERFORMER LLC
16842 MCGREGOR BLVD
FORT MYERS FL 33908

WHITE DOG HOLDINGS LLC
16848 MCGREGOR BLVD 110
FORT MYERS FL 33908

MCCANCE MARCUS R & R GAYLE
16750 JACARANDA DR
FORT MYERS FL 33908

MCCANCE MARCUS R & R GAYLE
16750 JACARANDA DR
FORT MYERS FL 33908

COTTAGE PT REC ASSOC INC
DARLENE F COOK BANDY
13121 POINT BREEZE DR
FORT MYERS FL 33908

SABIC RENATA & AMIR
16721 AMAZON LN
FORT MYERS FL 33908

MCCANCE MARCUS R & R GAYLE
16750 JACARANDA DR
FORT MYERS FL 33908

CRICHTON CHRISTINE
PO BOX 407
WRENTHAM MA 02093

HILES LINDA
16809 WINDCREST DR
FORT MYERS FL 33908

WERNER ALBERT & MARIA
16817 WINDCREST DR
FORT MYERS FL 33908

LOWE STEVE W & CAROLYN J
6455 JENNINGS RD
ANN ARBOR MI 48105

HYLAND PATRICK B & ALLISON
16833 WINDCREST DR
FORT MYERS FL 33908

FURA KENNETH C & CAROL J
16841 WINDCREST DR
FORT MYERS FL 33908

TITTA LAWRENCE JR
16849 WINDCREST DR
FORT MYERS FL 33908

THEODORE CELESTE M
16857 WINDCREST DR
FORT MYERS FL 33908

CHERUKA MICHAEL
850 OAK ST
FORT MYERS BEACH FL 33931

SO PROPERTY LLC
205 NW 24TH PL
CAPE CORAL FL 33993

BACHELLER CRAIG &
3927 NW 45TH TER
CAPE CORAL FL 33993

MILLER MICHELE A
102 EVERLY LN
CHICORA PA 16025

EVERLY DONALD D & PHYLLIS M
102 EVERLY LN
CHICORA PA 16025

NOYES RONALD EDWIN &
45063 WEYMONTH DR
CANTON MI 48188

HOLMES TIMOTHY +
3981 E NEWPORT RD
NEWPORT MI 48166

REED NATALIE +
13171 CAJUPUT DR
FORT MYERS FL 33908

REED THOMAS & BARBARA L/E
13161 CAJUPUT DR
FORT MYERS FL 33908

ANDERSON JEFFREY SCOTT
13151 CAJUPUT DR
FORT MYERS FL 33908

ANDERSON JEFFREY SCOTT
13151 CAJUPUT DR
FORT MYERS FL 33908

PFALZER KENNETH E
13131 CAJUPUT DR
FORT MYERS FL 33908

KEATING DAVID J & JULIE A
13121 CAJUPUT DR
FORT MYERS FL 33908

SPENCER VIRGINIA A
13111 CAJUPUT DR
FORT MYERS FL 33908

NICODEMUS JON B & JULIE L
16790 BANYON DR
FORT MYERS FL 33908

KEATING DAVID & JULIE +
13121 CAJAPUT DR
FORT MYERS FL 33908

PRIGUN JOE
16830 BANYON DR
FORT MYERS FL 33908

DEVISSE MARC
25335 LUCI DR
BONITA SPRINGS FL 34135

LAVALLEE STUART B & DONNA M
3809 W RIVER RD
GRAND ISLAND NY 14072

PRIGUN JOE
16830 BANYON DR
FORT MYERS FL 33908

HOLMES TIMOTHY +
3981 NEWPORT RD
NEWPORT MI 48166

ROSE WILLIAM ONEAL
16890 BANYON DR
FORT MYERS FL 33908

LOWTHER STEFAN W &
603 GEORGETOWN CT
WASHINGTON PA 15301

HURLEY SANDRA S TR
7662 TEMPLIN RD
BLANCHESTER OH 45107

ANNE ARRILA MARSH FAMILY TRUST
279 COUNTRYSIDE CT #32
HIGHLAND MI 48357

SHEARLOCK JOHN W +
3820 LAKEVIEW BLVD
ORCHARD LAKE MI 48324

HOLMES TIMOTHY +
3981 E NEWPORT RD
NEWPORT MI 48166

OMEIR DAVIN
13211 POINT BREEZE DR
FORT MYERS FL 33908

CAPOZZI ANTHONY & LAURIE
11281 CREGO RD
AKRON NY 14001

CLEAVER SHAWN
13191 POINT BREEZE DR
FORT MYERS FL 33908

MCGRATH ALICIA M TR
1430 SPINDLE HILL RD
WOLCOTT CT 06716

BROWN BRETT ROBERT &
13171 POINT BREEZE DR
FORT MYERS FL 33908

HYLAND BERNARD PATRICK
16552 BEAR CUB CT
FORT MYERS FL 33908

BECKER CHARLES GEORGE &
18503 THERY RD
FAYETTEVILLE OH 45118

MOUNTAIN WILLIAM S & MARCIA
16895 BLOOMROSE RD
WILLIAMSBURG OH 45176

MOUNTNEY RICHARD C &
13251 ELECTRON DR
FORT MYERS FL 33908

PARSONS MATTHEW H
13271 ELECTRON DR
FORT MYERS FL 33908

GILLETT KEVIN WAYNE &
13291 ELECTRON DR
FORT MYERS FL 33908

CIPKAR SILAS +
13311 ELECTRON DR
FORT MYERS FL 33908

PHILLIS PAUL D TR
10551 S WATSON RUN
MEADVILLE PA 16335

CROSBY DENNIS BRIAN TR
13641 GRACKLE DR
FORT MYERS FL 33908

BETTS LORI TR
13631 GRACKLE DR
FORT MYERS FL 33908

MCKINNEY SHELLY A
13611 GRACKLE DR
FORT MYERS FL 33908

KLEIBER ZANE L
13610 DOWITCHER DR
FORT MYERS FL 33908

ANCHOR COASTAL HOMES LLC
240 WESTT INLET RD
OCEAN CITY NJ 08226

ANCHOR COASTAL HOMES LLC
240 WEST INLET RD
OCEAN CITY NJ 08226

WHITE LINDA KAY
13650 DOWITCHER DR
FORT MYERS FL 33908

ANCHOR COASTAL HOMES LLC
240 W INLET RD
OCEAN CITY NJ 08226

BARRIOS CESAR ARISTARCO
910 E 40TH ST
HIALEAH FL 33013

HANTZ STEVEN J & YVONNE D +
4822 CAROGA DR
PINCKNEY MI 48169

DEL SECCO GERALD L TR
178 SILVER MAPLE RD
GROVELAND FL 34736

WILDMAN RICHARD D &
12601 RUNKLE RD
SAINT PARIS OH 43072

COLOMBO LILLIAN M TR
13641 DOWITCHER DR
FORT MYERS FL 33908

WILLIAMS JAMES B +
13631 DOWITCHER DR
FORT MYERS FL 33908

KIMBLE DAVID L +
13621 DOWITCHER DR
FORT MYERS FL 33908

ANCHOR COASTAL HOMES LLC
240 W INLET RD
OCEAN CITY NJ 08226

DAVIS WOODS CONDOMINIUM
9411 CYPRESS LAKE DR #2
FORT MYERS FL 33919

PINES PLAZA OFFICE CONDO
16956 MC GREGOR BLVD
FORT MYERS FL 33908

SANIBEL SUNSET VILLAS CONDO
ISLAND MANAGEMENT
PO BOX 100
SANIBEL FL 33957

THREE TS LLC
PO BOX 795
SANIBEL FL 33957

THREE TS LLC
PO BOX 795
SANIBEL FL 33957

LINDQUIST JONS A L/E
16980 MCGREGOR BLVD
FORT MYERS FL 33908

SANIBEL CAPTIVA CONSERVATION F
PO BOX 839
SANIBEL FL 33957

SUMMERLIN ARGENTAVIS LLC
MATTHEW MIDDELTHON
4395 HARRIS TRL NW
ATLANTA GA 30327

SANIBEL STATION LLC
PHILLIPS EDISON & COMPANY
11501 NORTHLAKE DR
CINCINNATI OH 45249

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

7-ELEVEN INC
1722 ROUTH ST #1000
DALLAS TX 75201

HAIKEN MICHAEL J
6017 COCOS DR
FORT MYERS FL 33908

LEGACY LIFESTYLES FT MYERS
ZEIFMAN PARTNERS INC
201 BRIDGELAND AVE
TORONTO AB M6A 1Y7
CANADA

LEGACY LIFESTYLES FT MYERS
ZEIFMAN PARTNERS INC
201 BRIDGELAND AVE
TORONTO AB M6A 1Y7
CANADA

SANIBEL STATION LLC
PHILLIPS EDISON & COMPANY
11501 NORTHLAKE DR
CINCINNATI OH 45249

SANIBEL BEACH PLACE HOTEL LLC
60 POINTE CIR
GREENVILLE SC 29615

JALP LLC
9990 COCONUT RD #254
BONITA SPRINGS FL 34135

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

UNITED STATES OF AMERICA
US BUREAU OF LAND MANAGEMENT
1849 C ST NW #406LS
WASHINGTON DC 20240

GREENWOOD JANICE LYNN &
16881 DAVIS RD #611
FORT MYERS FL 33908

DEAN MICHELLE ANN TR
5833 OAKVIEW LN
PUNTA GORDA FL 33950

SYP PROPERTIES LLC
16881 DAVIS RD #613
FORT MYERS FL 33908

CASELL ELIZABETH M
2462 BERWICK BLVD
COLUMBUS OH 43209

BUTWIN BRUCE E & SALLY A
939 SPRUCE ST
NEWPORT MN 55055

SCHUUR KURT VANDER
7414 BINGHAM ST
HUDSONVILLE MI 49426

BLASER NEIL ROBERT
16881 DAVIS RD #621
FORT MYERS FL 33908

PRINCE JOE LOUIS II
3305 NW 29TH CT
LAUDERDALE LAKES FL 33311

SMITH ELMER & KAREN D
ELMER & KAREN SMITH
5350 E OREGON CHURCH RD
TERRE HAUTE IN 47802

COHA SHEILA M & FREDERICK J
728 GRANT STREET
DOWNERS GROVE IL 60515

BRIGHT JOSEPH M
16881 DAVIS RD #625
FORT MYERS FL 33908

GARRISON RONALD R & NANCY K TR
1122 CHILLEM DR
BATAVIA IL 60510

GIBSON DAVID W
16881 DAVIS RD #521
FORT MYERS FL 33908

LONG KATHLEEN M +
4095 REIMER RD
NORTON OH 44203

VANTAGGI FRANK & LINDA TR
7669 CALISTOBLE LOOP #318
FORT MYERS FL 33907

CAMMARATA SUZANNE M
39 CHRISTOPHER MILLS DR
MOUNT LAUREL NJ 08054

KLEIN JAMES L/E
16881 DAVIS RD #715
FORT MYERS FL 33908

WANGECHI PROPERTIES LLC
10889 RUTHERFORD RD
FORT MYERS FL 33913

DANZI REAL ESTATE VENTURES LLC
1352 SHEFFELD WAY
FORT MYERS FL 33919

BELINSKE RYAN WILLIAM &
16881 DAVIS RD #722
FORT MYERS FL 33908

BATOURINA EKATHERINA +
2185 LEMOINE AVE # 8M
FORT LEE NJ 07024

SYPNIEWSKI DIANE
12962 112TH AVE
GRAND HAVEN MI 49417

HOBBY SPENCER G +
16881 DAVIS RD #725
FORT MYERS FL 33908

DAVID W II & CHRISTINE M SMIT
19752 SUTTON TERRACE
WESTFIELD IN 46074

RITTENBACHER NANCY +
180 EAST WOOD ST
NEW LENOX IL 60451

SALL BEVERLY J TR
7543 WATERMARK DR
ALLENDALE MI 49401

FLORIDA SMART BUILDERS LLC
13690 EAGLE RIDGE DR
FORT MYERS FL 33912

SHAIK FAZAIL AHMED
3772 TIBOR CIR
FORT MYERS FL 33916

SWFBC ENTERPRISES INC
16940 MCGREGOR BLVD
FORT MYERS FL 33908

BACK BAY CONTRACTING INC
13350 CORAL DR
FORT MYERS FL 33908

BACK BAY CONTRACTING INC
13350 CORAL DR
FORT MYERS FL 33908

SWFBC ENTERPRISES INC
16940 MCGREGOR BLVD
FORT MYERS FL 33908

SWFBC ENTERPRISES INC
15271 MCGREGOR BLVD #16-291
FORT MYERS FL 33908

SWFBC ENTERPRISES INC
16940 MCGREGOR BLVD
FORT MYERS FL 33908

SWFBC ENTERPRISES INC
16940 MCGREGOR BLVD
FORT MYERS FL 33908

BACK BAY CONTRACTING INC
13350 CORAL DR
FORT MYERS FL 33908

CRUZ ADRIANA Y & RAFAEL A
1666 N FLOSSMOOR RD
FORT MYERS FL 33919

CURTIS BILLYE J TR
7820 FANNING CT #244
FORT MYERS FL 33907

PUENTE SHARON A & CESAR E
20497 COACHWOOD RD
RIVERVIEW MI 48193

CARVALHO AMANDA DEMINIE TR
A & P CARVALHO, TRUSTEES
22337 SIESTA KEY DR
BOCA RATON FL 33428

YAGUDAYEV LEONID B &
32 CHELSEA PL
RIDGEWOOD NJ 07450

MCALLISTER RICHARD L &
W176N9744 RIVERSBEND CIR E
GERMANTOWN WI 53022

WIGAND DEAN W & JILL DENSIE
1626 ST JAMES AVE
JASPER IN 47546

ANAJ LLC
2150 SHALE RUN DR
DELAWARE OH 43015

GROSS ARTHUR B JR +
30 SHIPS VIEW TER #701
BUZZARDS BAY MA 02532

JONES WILLIAM SCOTT SR
16820 SANIBEL SUNSET CT #702
FORT MYERS FL 33908

ROSE ELLEN KALEY TRUST
16820 SANIBEL SUNSET CT #703
FORT MYERS FL 33908

MARASSA JOSEPH TR
9269 W ARQUILLA DR
MOKENA IL 60448

WINTERS KRISTINA
16830 SANIBEL SUNSET CT #802
FORT MYERS FL 33908

BURNS JOSEPH MICHAEL TR
15811 SAN ANTONIO CT
FORT MYERS FL 33908

SANIBEL SUNSET VILLAS LLC
PO BOX 1665
SANIBEL FL 33957

SANIBEL SUNSET VILLAS LLC
PO BOX 1665
SANIBEL FL 33957

DEPAOLI MICHAEL E
182 THOMAS RD
ROYERSFORD PA 19468

LAND USE SUMMARY	
Zoning	CPD
Future Land Use	Urban Community
Land Use	Acreage
Development Area	14.49
Lake	1.88
Other Area (open space, buffers, etc.)	6.23
Total	22.60

OPEN SPACE SUMMARY	
Required (30% X 22.60 AC)	6.78 AC
Provided	6.78 AC

- NOTES:
- THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
 - THE PROPERTY IS SERVED BY LEETRAN ROUTE 50.
 - NO LOT, TRACT, OR OUTPARCEL MAY PROVIDE LESS THAN 10% OPEN SPACE.
 - THIS SITE DOES NOT CONTAIN ANY AREAS OF INDIGENOUS PRESERVE.

ZONING: CPD, CC, RM-2, AG-2
FUTURE LAND USE: SUBURBAN
EXISTING USE: MCGREGOR BOULEVARD PUBLIC ROW, COMMERCIAL, PLACE OF WORSHIP, RESIDENTIAL

ZONING: MH-2
FUTURE LAND USE: URBAN COMMUNITY
EXISTING USE: MOBILE HOMES (COTTAGE POINT COMMUNITY)

GENERAL BUILDING, PARKING AND INTERNAL VEHICLE CIRCULATION AREA. ENTIRE SCHEDULE OF USES PERMITTED.

ZONING: CPD, CT, EC, AG-2
FUTURE LAND USE: OUTLYING SUBURBAN
EXISTING USE: SUMMERLIN ROAD PUBLIC ROW, COMMERCIAL, CONSERVATION

DEVIATIONS	
1	EXCAVATION SETBACK
2	NO INTERNAL BUFFERS
3	0' WATERBODY SETBACK
4	NO INTERNAL ILLUMINATION LIMITATION

LEGEND	
	LAKE
	INGRESS / EGRESS
	DEVIATION LOCATION

PROJECT:

GRANDE CALUSA CPD

LOCATION:

20350 SUMMERLIN RD
FORT MYERS, FL 33908

CLIENT:

FORT MYERS FUTURE, LLC.

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
655 Grand Boulevard
Unit #D-105
Miramar Beach, Florida 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	MWM
DRAWING BY:	TDM
JURISDICTION:	LEE COUNTY
DATE:	1/23/2026

SHEET TITLE:

MASTER CONCEPT PLAN

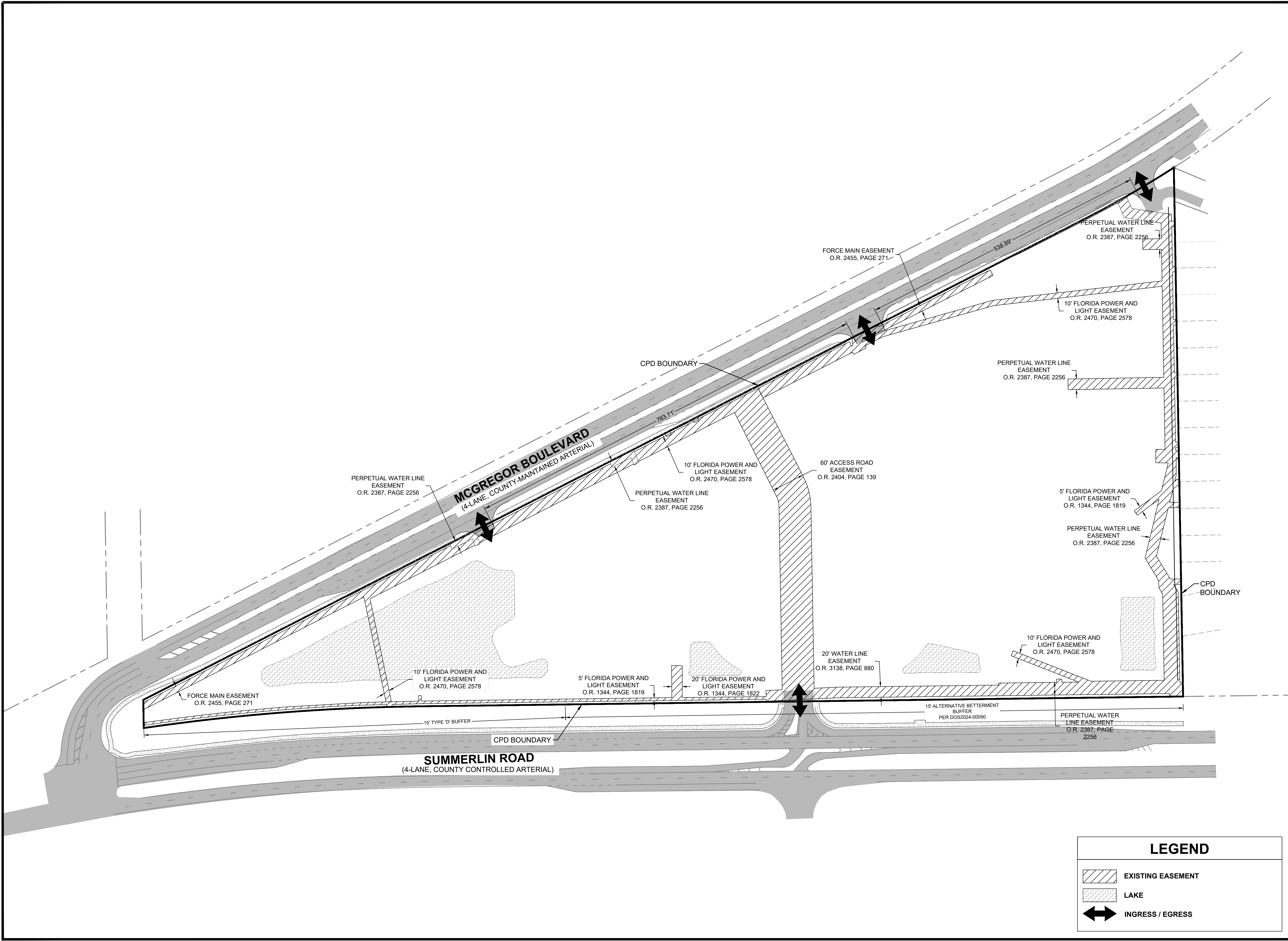
SHEET NUMBER:

1 OF 2

SCALE 1"=80'

JOB/FILE NUMBER:

24012-06



LEGEND

EXISTING EASEMENT

LAKE

INGRESS / EGRESS

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TDM

JURISDICTION:

LEE COUNTY

DATE:

1/23/2026

SHEET TITLE:

EASEMENT EXHIBIT

SHEET NUMBER:

2 OF 2

80 0 40 80
SCALE 1"=80'

JOB/FILE NUMBER:

24012-06