

**FORT MYERS BEACH, FLORIDA
DEPARTMENT OF COMMUNITY DEVELOPMENT
REVISED ZONING STAFF REPORT**

TYPE OF CASE: Commercial Planned Development

CASE NUMBER: FMBDCI2006-0001 and FMBDCI2006-0002 (White Sands, Captiva Villas, and Bayside CPD amendments)

LPA DATE: March 24, 2009; May 12, 2009; June 9, 2009

TOWN COUNCIL DATE: October 16, 2009

HEARING TIME: 9:00 AM

APPLICATION SUMMARY:

Applicant: JABO LLC (Beverly Grady, Esq., authorized agent), with the authorization of at least 75% of the unit owners of White Sands Villas, a Condominium, and at least 75% of the unit owners of Captiva Villas, a Condominium.

Request: Amend White Sands, Captiva Villas, and Bayside CPD zoning districts to approve a revised, unified, and updated Master Concept Plan (MCP), schedule of uses, conditions, and deviations, reflecting the terminology and regulations of the current LDC, as required by LDC Section 34-214, for the Pink Shell Resort on approximately 9.6 acres (including adjacent beaches not rezoned), and to make certain changes including the addition of uses to the schedule of uses and MCP, clearly indicating all relevant deviations previously approved, altering prior limiting conditions, and to have a current and complete resolution for the Pink Shell CPD that does not require references to a previous resolution on the same property, in accordance with LDC Section 34-214. If approved as proposed, the development will deviate from requirements of the Fort Myers Beach Land Development Code.

Subject property: Pink Shell Resort, as described in the attached **Exhibit A**.

Subject property location: Turn right (north) at the base of the Sky Bridge and head north on Estero Boulevard for about 0.7 miles. Subject property is on both sides of the road; street addresses include 190 Estero Boulevard, 200 Estero Boulevard, and 275 Estero Boulevard.

Future Land Use designations: Mixed Residential

Current zoning: White Sands (aka "Pink Shell"), Captiva Villas, and Bayside CPD zoning districts. See discussion below.

Current use(s): Resort with hotel/motel, timeshare, and residential dwelling units, and assorted resort accessory uses. See discussion below.

Adjacent Properties

	<u>Future Land Use Map (FLUM)</u>	<u>Zoning</u>	<u>Existing land uses</u>
<u>Northwest:</u>	Mixed Residential, then Recreation	RM (Residential Multi-Family, then CF (Community Facilities)	Sanibel View Condo, Pink Shell Vacation Villas Condo, then Bowditch Point Park
<u>Southeast:</u>	Mixed Residential	RM and CPD	High-rise condominiums, then cottages
<u>Enclave:</u>	Mixed Residential	CPD	Abaco Villas rental Units
<u>Southwest:</u>	Recreation	EC (Environmentally Critical)	Gulf of Mexico beach
<u>Northeast:</u>	Tidal Water	None	San Carlos Bay

North Estero Boulevard runs between the “bayside” parcels of the subject property and the gulf side parcels, from southeast to northwest.

I. Recommendation:

Staff recommends **APPROVAL** of the request to amend the Pink Shell Bayside, Captiva Villas, and Pink Shell (“White Sands”) CPD zoning districts, subject to the conditions below, and further recommends , **APPROVAL** of Deviation #2 if modified as recommended, and **DENIAL** of Deviation #3, as discussed in greater detail below. The request for Deviation #1 was withdrawn by the applicant on September 25, 2009, after the hearing before the LPA.

Conditions:

1. Development must be consistent with the master concept plan (MCP) titled “Pink Shell CPD Master Concept Plan” for cases DCI2006-0001 and DCI2006-0002, stamped received February 10, 2009, except as specifically modified by conditions or deviations herein. In accordance with LDC Section 34-216(b)(5), the MCP must be updated to reflect the deviations and conditions approved by Town Council. Specifically the MCP must be updated to reflect the external boundary of the property subject to these amendments and must not include adjacent properties whose owners did not join in the application. If changes to the MCP are subsequently pursued, appropriate approvals will be required.

2. The following limits apply to the project and uses:

Schedule of Uses

Residential

Principal:

- Dwelling unit, single-family (one existing cottage only)
- Dwelling unit, two-family (one existing cottage only)
- Dwelling unit, multi-family (92 existing units in White Sands Villas only)

Accessory:

- Residential accessory uses

Lodging

Principal:

- Hotel/motel (43 existing guest units in Captiva Villas only)
- Rental of any permitted dwelling unit for periods of one day or longer
- Resort
- Timeshare units

Accessory:

- Resort accessory uses, including:
 - Rental of beach furniture
 - Boat rental (see condition #11 below)
 - Charter and tour boats (see condition #11 below)
 - Personal watercraft operations office (see condition #14 below)
 - Parasailing operations office (see condition #14 below)
 - Dock (for use by water taxi or water shuttle)
- Subordinate commercial uses (see LDC Section 34-3021; allocated within the floor areas provided below only)

Office

Principal:

NONE

Accessory:

- Administrative Office
- Home occupation (no outside help)
- Commercial accessory uses

Retail

Principal:

NONE

Accessory:

- ATM
- On-premises consumption of alcoholic beverages (see condition #10 below)

Marine

Principal:

NONE

Accessory:

- Dock (for lease to non-occupants of the principal use)
- Dock (for use by occupants of the principal use)

Civic

Principal:

- Beach or bay access
- Essential services
- Essential service equipment
- Park, neighborhood

Site Development Regulations

Maximum Floor Area Ratio: **As built.** No expansion is permitted.
Total Floor Area of living units in **Captiva Villas** is limited to the existing **28,219 square feet.**
Total Floor Area of living units in **White Sands** is limited to **85,250 square feet.**
Commercial floor areas are limited to the allocations below.
No expansion to the two existing cottages on Lots 5 and 6, Gulf Shore Subdivision, is approved.

Maximum Building Height (feet): **As built.** No expansion is permitted:
White Sands Building: 111.24 feet NGVD to bottom of roof structure
Captiva Villas Building: 97 feet NGVD to bottom of roof structure

Maximum Building Height (stories): **As built.** No expansion is permitted:
White Sands Building: 11 stories, not including roof and elevator/stairway structures as a story, and including the ground floor and the mezzanine as separate stories
Captiva Villas Building: 8 stories, not including roof and elevator/stairway structures as a story, and including the ground floor as a story

Minimum setbacks: **As built.** No new development of principal structures is authorized. Proposed accessory structures must meet the setbacks applicable to accessory structures in the RM (Residential Multifamily) zoning district. Redevelopment under the “post-disaster” buildback provisions of LDC Section 34-3238(2) must:

- (1) comply with the setbacks applicable to the RM zoning district at the time of development order approval; and
- (2) comply with the maximum building heights specified in this resolution except where allowed by LDC Section 34-3238(2)f; and
- (3) comply with the minimum open space and buffer requirements specified in this resolution and on the approved MCP, except where allowed by LDC Section 34-3238(2)f.

Redevelopment under the “pre-disaster” buildback provisions of LDC Section 34-3227 must be evaluated by the Town Council separately through the planned development rezoning process..

Commercial Use Floor Area allocations:

Bayside:

- 400 square feet** (existing, see condition #12 below)
- Administrative office
- Retail store, small (limited to bait-and-tackle shop only)

Captiva Villas:

Not to exceed **3750 square feet** (existing)
Restaurant

Not to exceed **900 square feet** (existing)
Personal services

Not to exceed **750 square feet** (existing)
Resort conference rooms

White Sands Villas:

Not to exceed **1700 square feet** (existing)
Restaurant

Not to exceed **4700 square feet** (existing)
Personal Services

Not to exceed **1000 square feet** (existing)
Poolside bar

Not to exceed **1000 square feet** (existing)
Retail

Not to exceed **3000 square feet** (existing)
Resort conference rooms

3. Vacation, exchange, or relocation of any easement, and/or any dedication of property to the public, and/or vacation of property heretofore dedicated to the public, are not addressed by approval of this zoning action.

4. Landscaping of the parking lot proposed on Lots 38 and 39, Block D, Island Shores Club Section, must comply with LDC Section 10-416 except to the extent permitted through any deviation explicitly approved in this resolution. The siting of the proposed trash compactor on Lots 38 and 39, Block D, Island Shores Club Section is recommended to be **DENIED**.

5. Landscaping of the subject property must remain in compliance with prior development orders, and must comply with the LDC except where deviations were specifically approved by prior development orders or in this resolution. The approved development order for Captiva Villas and the Bayside is DOS2004-00099. The approved development order for White Sands is DOS2001-00133. Any future modifications to landscaping of the subject property must comply in all respects with the LDC and any other applicable Town ordinances at the time of permitting. This condition does not preclude the approval of a compliant alternative landscape betterment plan provided it accords with LDC Section 10-419 and condition #4 above.

6. No additional dwelling units or guest units are authorized by approval of this amendment.

7. No expansion of floor area for any use, whether residential or commercial, is authorized by approval of this amendment.

8. Any lawfully existing dwelling unit or guest unit within the subject property may be used as group quarters for employee housing without regard for the occupancy time limitations applicable to guests as set forth in LDC Section 34-1801(b)(4). Occupancy of group quarters is limited solely to bona fide employees of the Pink Shell Resort, including the businesses lawfully operating on the subject property in compliance with this zoning resolution and all other applicable regulations. Under no circumstances may occupancy of any dwelling unit or guest unit exceed the lawful occupancy established by applicable building, fire, and life-safety codes. If no building, fire, or life-safety code provision is more restrictive, the number of occupants of

any individual living unit used for group quarters must not exceed four adults, or one family, whichever is larger. The term "family" is defined in LDC Section 34-2, as may be amended from time to time.

9. Subordinate commercial uses, including *restaurant, personal services, and retail store, small*, are permitted subject to the requirements of LDC Section 34-3021(b). Prior conditions limiting advertisement, marketing, and patronage of subordinate commercial uses using terms other than those of LDC Section 34-3021(b), specifically including but not limited to Condition 9 of Town Council Resolution 01-26 and Conditions 6 and 7 of Lee County Board of County Commissioners Resolution Z-95-017, are hereby repealed. Signage advertising the uses of *restaurant, personal services, and/or retail store, small* that is visible from Estero Boulevard or from the beach is prohibited. *Restaurant, personal services, and/or retail store, small* uses taking place on the subject property must not be held out to the public other than in connection with rental or ownership of living units within the subject property or rental of living units owned by the applicant located on property adjoining the subject property.

10. Consumption-on-premises of alcoholic beverages is limited to in-room self-service, the resort pool deck areas, the accessory restaurants, and "room service" operations. Consumption-on-premises of alcoholic beverages in outdoor areas is limited to the hours between 11:00 AM and 10:00 PM of each day. Any expansion of the areas for consumption-on-premises will require compliance with the Land Development Code provisions in effect at the time of the requested expansion.

11. Boat rentals, charter boat, and tour boat operations and all other uses of leased submerged lands are limited in accordance with the most recent submerged land lease from the State of Florida (Recorded in Official Record Book 3718, Page 2242, Public Records of Lee County, Florida). A maximum of 41 boat slips currently are allowed by the state submerged land lease. Use of submerged land must comply with all applicable local, state, and federal regulations. Any expansion to the uses of leased submerged lands adjacent to the subject property, including increase to the number and/or size of boat slips, and/or the number and/or size of charter boats and/or tour boats, will require an amendment to this planned development and its MCP through the public hearing process, or rezoning. No live-aboard uses are permitted. Cruise ships are prohibited as provided by LDC Section 34-620(f).

12. No expansion to the existing "dockmaster" building on the Bayside parcel is approved. Use of this building is limited to accessory administrative offices for the leasing of boats and boat slips and management of water-related activities, a bait-and-tackle shop, and charter and tour boat ticket sales.

13. Lawfully nonconforming structures located seaward of the Coastal Construction Setback Line recorded in Plat Book 31, Pages 1-21, Public Records of Lee County, Florida, remain subject to the provisions of LDC Chapter 34, Article V. Lands lying seaward of this Line remain zoned EC (Environmentally Critical) and are not hereby rezoned.

14. The existing licensed personal watercraft operations office and the existing licensed parasailing operations office on the subject property remain lawfully nonconforming with regard to LDC Chapter 27. New or relocated personal watercraft operations office(s) and new or relocated parasailing operations office(s) must comply with all requirements of LDC Chapter 27 and may only be permitted if granted a special exception under LDC Section 34-88.

15. Any expansion of floor area or change of use to a use requiring more parking spaces will require amendment to this CPD or rezoning, and must comply with the parking requirements of the LDC in effect at the time of the hearing or seek a new deviation according to the standards then in effect.

16. Approval of this rezoning does not give the developer an undeniable right to local development order approval. Development or redevelopment of the subject property must comply with all applicable requirements of the Fort Myers Beach Comprehensive Plan and Land Development Code in effect at the time of development order approval and permitting, except as specifically modified herein.

17. All conditions and deviations of Resolution ADD2003-00160 (amending Pink Shell Bayside CPD) are repealed and the conditions and deviations provided herein shall be in full force and effect.

18. Conditions and deviations of Resolution ADD2003-00086 (amending Captiva Villas CPD (MPD converted to CPD by Fort Myers Beach Ordinance 03-03)) are modified as follows:

- a. Conditions 1 and 2 of administrative Resolution ADD2003-00086 are repealed.
- b. Conditions 3, 4, and 5 of Resolution ADD2003-00086 are repealed and the conditions provided herein shall be in full force and effect. The 1814-square-foot guest services/laundry area must remain a resort accessory use and is not approved for use as a commercial Laundromat.
- c. Condition 6 of Resolution ADD2003-00086, approving building elevations, is repealed.
- d. Condition 7 of Resolution ADD2003-00086, limiting future amendments, is repealed.
- e. Deviations, if any, in Resolution ADD2003-00086 are repealed and the deviations and conditions provided herein shall be in full force and effect.

19. Conditions and deviations of Town Council Resolution 01-26 (rezoning Captiva Villas from RM-2 to MPD) are modified as follows:

- a. Conditions 1 through 10 (inclusive) of Resolution 01-26 are repealed.
- b. Condition 11 of Resolution 01-26 is repealed and the following condition shall be in full force and effect:
 1. The dune restoration area must be located as shown in the approved DOS2004-00099.
 2. Plant species must consist of a mix of sea oats, beach panic grass, railroad vine, and beach sunflower, in lines planted at 1.5 feet on center
 3. Temporary rope-and-bollard fencing must be used to allow plants to become established whenever replanting is necessary.
 4. No more than one winding pathway, delineated with rope-and-bollard fencing, may provide beach access through the dune planting area.
 5. Planting and replanting of the dune planting area will be coordinated with the Town's shore protection activities, if pursued.
 6. The dune plan must include a storage area behind the dune line for beach furniture and other rental equipment.
- c. Deviations 1, 2, 3, and 4 of Resolution 01-26 are repealed.
- d. Deviation 5 of Resolution 01-26 is repealed and the following condition shall be in full force and effect: Parking areas must comply with either LDC Section 34-2017(a) or LDC Section 34-2017(b).

20. Conditions and deviations of Town Council Resolution 01-21 (amending White Sands and Bayside PUD and CPD) are modified as follows:

- a. Conditions 1 and 2, and Conditions 6 through 11 inclusive, of Resolution 01-21 are repealed.
- b. Conditions 3, 4, and 5 of Resolution 01-21 are repealed and the following condition shall be in full force and effect: parking areas must comply with either LDC Section 34-2017(a) or LDC Section 34-2017(b).

21. Conditions and deviations of Town Council Resolution 00-07, as corrected by Town Council Resolution 00-07A, (amending the Pink Shell Gulf side (aka White Sands) PUD and amending Pink Shell Bayside CPD) are modified as follows:

- a. Conditions 1 through 4 inclusive, and conditions 6, 8, and 9 of Resolution 00-07 are repealed.
- b. Condition 5 of Resolution 00-07 is repealed and replaced by the following condition: surface water management on the Bayside parcel must comply with the requirements of LDC Chapter 10 and any other applicable requirements of the South Florida Water Management District at the time of permitting.
- c. Condition 7 of Resolution 00-07 is repealed and replaced by the following condition: shoreline stabilization along the shore of San Carlos Bay must comply with applicable requirements of LDC Chapter 26 and all applicable federal and state regulations.
- d. Condition 10 of Resolution 00-07 continues in force as restated with modifications, as follows:
 1. The dune restoration area must be located as shown in the approved DOS2001-00133.
 2. Plant species must consist of a mix of sea oats, beach panic grass, railroad vine, and beach sunflower in lines planted at 1.5 feet on center.
 3. The former swimming pool has been removed. No major structures may be constructed in the EC zoning district.
 4. Temporary rope-and-bollard fencing must be used to allow plants to become established whenever replanting is necessary.
 5. No more than two winding pathways delineated with rope-and-bollard fences may provide beach access, one adjacent to the northwesterly line of Lot 36 and one adjacent to the southeasterly line of Lot 35, both in Island Shores Unit 4 Subdivision.
 6. Planting and replanting of the dune restoration area will be coordinated with the Town's shore protection activities, if pursued.

22. Town Council Resolution 99-07 continues in force in accordance with the Fort Myers Beach Comprehensive Plan and Land Development Code. Lot 37, Block D, Island Shores Club Section Subdivision, as recorded in Plat Book 9, Page 41, Public Records of Lee County, Florida, (aka Abaco Beach Villas) is not included in the subject property or this approval.

23. Administrative Amendment PUD98-029 (summarizing existing development and remaining development rights as of 1998) has been rendered obsolete by subsequent rezoning and subsequent development, and all conditions and deviations therein are repealed.

24. Conditions and deviations of Administrative Amendment PUD95-041 (severing Pink Shell Bayside from the gulf side PUD) are repealed.

25. Conditions and deviations of Lee County Board of County Commissioners Resolution Z-95-017 (rezoning Pink Shell Bayside property from RM-2 and PUD to CPD) are modified as follows:

1. Conditions 1 through 9 (inclusive) of Resolution Z-95-017 are repealed.
2. Deviations 1 through 3 (inclusive) and 5 through 8 (inclusive) of Resolution Z-95-017 are repealed.
3. The previous denial of requested Deviation 4 of Resolution Z-95-017 remains in full force and effect.

26. Conditions and deviations of Lee County Board of County Commissioners Resolution Z-93-057 (amending Pink Shell PUD for Phase III, now known as Estero Island Beach Villas Condominium) remain in force with respect to Estero Island Beach Villas Condominium, which did not join in this application, but the conditions and deviations set forth in aforesaid Resolution are repealed and replaced by other conditions and deviations provided herein insofar as they affect any part of the subject property.

27. Conditions and deviations of Lee County administrative Resolution PUD93-014, as corrected by Resolution PUD93-014A (amending Pink Shell PUD for Phases II, III, and IV) remain in force with respect to Estero Island Beach Villas Condominium, which did not join in this application, but the conditions and deviations set forth in aforesaid Resolution are repealed and replaced by other conditions and deviations provided herein insofar as they affect any part of the subject property.

28. Conditions and deviations of Lee County administrative Resolution PUD91-010, as corrected by Resolution PUD91-010A, (amending Pink Shell PUD) remain in force with respect to Estero Island Beach Villas Condominium, which did not join in this application, but the conditions and deviations set forth in aforesaid Resolution are repealed and replaced by other conditions and deviations provided herein insofar as they affect any part of the subject property.

29. Conditions and deviations of Lee County Board of County Commissioners Resolution ZAB-84-196, as corrected by Resolution ZAB-84-196A (approving final PUD plans for phases II through V of Pink Shell PUD) remain in force to the extent they affect property other than the subject property. Conditions 1, 3, and 4 of Resolution ZAB-84-196 are repealed and replaced by other conditions and deviations provided herein insofar as they affect any part of the subject property. Condition 2 of Resolution ZAB-84-196 continues in force with respect to the subject property as restated with the following modification:

- a. The six parking spaces provided by the developer on Lots 38 and 39, Block D, Island Shores Club Section Subdivision, are for the use of Pink Shell Vacation Villas Condominium. A minimum of six parking spaces must continue to be provided by the developer on Lots 38 and 39, Block D, Island Shores Club Section Subdivision for the use of Pink Shell Vacation Villas Condominium.

30. Conditions and deviations of Lee County Board of County Commissioners Resolution ZAB-83-353 (approving final PUD plan for Phase I of Pink Shell PUD) remain in force to the extent they affect property other than the subject property. Conditions and deviations of Resolution ZAB-83-353 are repealed and replaced by other conditions and deviations provided herein insofar as they affect any part of the subject property.

31. Conditions and deviations of Lee County Board of County Commissioners Resolution Z-82-170 (approving rezoning from RM-2 to PUD for the Pink Shell PUD) remain in force to the extent that they affect property other than the subject property. Conditions and deviations of

Resolution Z-82-170 are repealed and replaced by other conditions and deviations provided herein insofar as they affect any part of the subject property.

Deviations

Deviation #1. Deviation from LDC Chapter 30 to allow a resort sign package as provided in “**Exhibit B.**” The requested sign package exceeds height, area, and locational limitations for signage provided in LDC Chapter 30. As submitted, the package also included signage for uses not located on the subject property. This request for a deviation was withdrawn by the applicant on September 25, 2009.

Deviation #2. Deviation from LDC Sections 10-415 and 10-416 to allow open space reduction and buffer reductions as indicated on the Landscape Plan prepared by Bellomo Herbert & Co. for case numbers DCI2006-0001 and DCI2006-0002, stamped received August 1, 2007. This request for a deviation was partially withdrawn by the applicant on September 25, 2009. The remaining reductions in required buffers and open space are depicted on the attached “**Exhibit C.**” Staff recommends that approval not include the requested 16-foot-wide opening in the buffer along the Estero Boulevard right-of-way for access to the proposed trash compacter. Staff recommends **APPROVAL** of deviation #2 if modified as recommended.

Deviation #3. Deviation from LDC Section 34-2020 to allow 265 parking spaces instead of 316 spaces for the uses specified in condition #2 above advertised and made available to the public in accordance with condition #9 above. The applicant withdrew the request to modify prior conditions as set forth in condition #9 above on September 25, 2009. Staff recommends **DENIAL** of deviation #3.

II. Recommended Findings and Conclusions:

Staff recommends the following findings and conclusions to the LPA and to Town Council:

Regarding the request to amend the CPD zoning applicable to the subject property:

1. The requested CPD zoning district, as conditioned, **complies** with the Fort Myers Beach Comprehensive Plan, LDC Chapter 34, and all other applicable town ordinances or codes;
2. The proposed use or mix of uses, as conditioned, **is appropriate** at the subject location;
3. Sufficient safeguards to the public interest **are provided** by the special conditions to the master concept plan or by other applicable regulations;
4. All special conditions **are reasonably related** to the impacts on the public’s interest created by or expected from the proposed development;
5. The proposed use or mix of uses, as conditioned, **meets** all specific requirements of the Comprehensive Plan that are relevant to the requested planned development, including **Policy 4-B-4** regarding the Mixed Residential Future Land Use Map category and **Policy 4-C-3** regarding commercial locations.

Regarding requested Deviation #1:

Acknowledge that deviation #1 was **withdrawn** by the applicant on September 25, 2009.

Regarding requested Deviation #2, if modified as recommended by staff:

1. Deviation #2 **does enhance** the achievement of the objectives of the planned development; and
2. The general intent of LDC Chapter 34 to protect the public health, safety, and welfare **will be** preserved and promoted by Deviation #2; and
3. Deviation #2 **does operate** to the benefit, or at least not to the detriment, of the public interest; and
4. Deviation #2 **is consistent** with the Fort Myers Beach Comprehensive Plan.

Regarding requested Deviation #3, and Deviation #2 if not modified as recommended by staff:

1. Deviation #2 and Deviation #3 **do not enhance** the achievement of the objectives of the planned development; and
2. The general intent of LDC Chapter 34 to protect the public health, safety, and welfare **will not** be preserved and promoted by Deviation #2 and Deviation #3; and
3. Deviation #2 and Deviation #3 **do not operate** to the benefit, and **may operate** to the detriment, of the public interest; and
4. Deviation #2 and Deviation #3 **are not consistent** with the Fort Myers Beach Comprehensive Plan.

III. Introduction:

Beverly Grady, authorized agent of JABO LLC, and with the authorization of at least 75% of the unit owners of White Sands Villas, a Condominium, and at least 75% of the unit owners of Captiva Villas, a Condominium, has requested amendments to the Pink Shell ("White Sands") CPD, Captiva Villas CPD, and Bayside CPD, to approve a revised and unified Master Concept Plan (MCP) with deviations and conditions using the terminology of the current regulations, to alter current limiting conditions, to add additional uses to the schedule of uses and MCP, to add deviations from LDC Chapter 30 and LDC Chapter 10, and to obviate any necessity to refer to prior resolutions affecting the subject property. Development of the subject property is largely complete and no additional residential density or commercial intensity (measured in floor area) is requested to be approved in this application. Additional development includes the proposed replacement of tennis courts with a parking lot, and placement of signs, entrance gates, and a beach access boardwalk and dune walkover. Previously requested alterations of the current limiting conditions would arguably intensify commercial uses on the subject property, so additional parking was also proposed by the applicant. Staff formulated a third deviation to capture the difference between the proposed parking and the parking that would be required under LDC Chapter 34, Article IV, Division 26 for those commercial uses. On September 25, 2009, the applicant withdrew the request to alter those limiting conditions. Some existing uses, such as the conference facilities and existing charter boat service and boat rentals, are not proposed to be expanded. Additional parking should be required for any uses proposed to be expanded in the future.

The Pink Shell Resort consists of the subject property, including the parking areas and open landscaped areas on the bay side, and the land surrounding the White Sands and Captiva Villas buildings, which is all largely owned by JABO LLC but includes common elements of the White Sands Condominium and the Captiva Villas Condominium, and affects the use of some units within both condominiums. A complex of vacation cottages known as the Pink Shell Cottages formerly was located on the subject property and on some adjacent parcels that are not included in the current request. The redevelopment of these properties with high-rise resort and

residential buildings has a long and complicated zoning history. The subject property, however, except for individual units within the condominiums and the common elements of the condominiums, remains under unified control and the property owner wishes to make changes to the approved planned development zoning affecting parts of the property. With these changes the allowable uses and conditions affecting the property can be specified according to current terminology and compiled within a single resolution, eliminating the need to refer to prior approvals in the future.

Because new and expanded uses are proposed, such as additional parking areas, and because of prior limiting conditions, these amendments can only be approved through the public hearing process and cannot be approved administratively.

Prior actions on the parcels involved can be broken roughly into three groups in accordance with the notes on the Town's Official Zoning Map adopted by Resolution 04-16, as follows (in reverse chronological order for each portion):

Bayside Parcels (note 144 on official zoning map): Administrative amendment to CPD to remove commercial uses from Bayside (ADD2003-00160); CPD zoning amended to remove 47 units on Bayside and add 47 units on Gulf side (FMB Resolution 00-07/00-07A); CPD zoning amended to remove 7 approved units (FMB Resolution 99-07); administrative amendment to PUD plan (PUD-95-41, Lee County); rezone to CPD (Lee County Resolution Z-95-017); administrative amendment to PUD plan (PUD-91-010/010A, Lee County); approve PUD plan for phases II through V (Lee County Resolution ZAB-84-196/196A); rezone to PUD (Lee County Resolution Z-82-170).

Captiva Villas (note 146 on official zoning map): Administrative amendment to CPD (ADD2003-00086); Rezone to MPD to reconstruct two buildings and transfer commercial uses from bayside (FMB Resolution 01-26)

White Sands (aka Pink Shell) (note 147 on official zoning map): Amend CPD and PUD to reorient 9-story building and revise size of units (FMB Resolution 01-21); amend CPD on Bayside to remove 47 units and amend PUD on Gulf side to add 47 units (FMB Resolution 00-07/07A); administrative amendment to PUD (PUD-98-29); administrative amendment to PUD (PUD-95-41); amend PUD (Lee County Resolution Z-93-057); administrative amendment to PUD (PUD-93-014/014A); administrative amendment to PUD (PUD-91-010/010A); approve PUD plan for phases II through V (Lee County Resolution ZAB-84-196/196A); rezone to PUD (Lee County Resolution Z-82-170).

Images of these prior resolutions are attached to this report, for information only, as **Attachment E**.

IV. Project Description:

The following forms of additional development and changes to previously approved development on the subject property are requested through this application:

1. Replace tennis courts on Lots 38 and 39, Block D, Island Shores Club Section, with an accessory parking lot as shown on the site plan detail attached hereto as **Exhibit C**, as modified by the applicant on September 25, 2009.

2. Existing boat ramp on Bayside parcel to remain, with pedestrian walkway rerouted, as shown on proposed MCP.
3. Allow for possible relocation of pedestrian beach access on Lot 36, Block D, Island Shores Unit 4, and Lot 37, Block F, Island Shores Club Section (required by prior zoning conditions), to the northwesterly side of Lot 38, Block F, Island Shores Club Section, as shown on the proposed MCP. This request was **modified** by the applicant on September 25, 2009 to request that such a change be allowable by future administrative amendment to the MCP.
4. Allow for dedication of 5 feet of right-of-way on either side of Estero Boulevard without detriment to existing development rights or impact upon existing buffering, open space, and other similar development requirements upon the subject property. This request was **withdrawn** by the applicant on September 25, 2009.
5. Make alterations to the landscaping of the right-of-way buffer and parking lot and open space areas on gulf side parcels to allow for possible right-of-way dedication and placement of stormwater management areas.
6. Remove prior condition restricting use of restaurants, personal services, and other commercial amenities within the resort to “guests of the Pink Shell Resort only.” This request was **withdrawn** by the applicant on September 25, 2009.
7. Remove prior condition limiting external advertisement of restaurants, personal services, and other commercial amenities. This request was **withdrawn** by the applicant on September 25, 2009.
8. Approve deviation to allow resort sign package providing identification and directional signage for the unified Pink Shell Resort. The package provided by the applicant includes signage for establishments not located on the subject property. This request was **withdrawn** by the applicant on September 25, 2009.
9. Add a trash compactor to the MCP near the northwesterly corner of Lot 39, Block D, Island Shores Club Section (adjacent to Bowditch Point Regional Park). This request was **modified** by the applicant on September 25, 2009, as depicted on the site plan detail attached as **Exhibit C**.
10. Add 8 valet parking spaces at the northwesterly end of the parking lot on the Bayside parcel, and 12 valet parking spaces at the southwesterly end of the parking lot on the Bayside parcel.
11. Add entrance gates at the parking lot entrances as shown on the MCP. Some entrance gates shown on the MCP are on parcels not included within the subject property.

V. Considerations and Analysis:

LDC Sections 34-85 and 34-216 contain several considerations for the LPA to address in making a recommendation, and for the Town Council to address in making a decision regarding a request to rezone to planned development. LDC Section 34-214(c) provides that the requisite considerations and findings for rezoning to planned development must also be made in public

hearing approval of an amendment. All applicable factors must be supported by credible findings of fact for the request to be approved.

LDC Section 34-85

Whether there exists an error or ambiguity [that] must be corrected.

Several ambiguities have appeared over the course of a history of planned development approvals spanning nearly 30 years on the subject property. Among these are the precise nature of commercial uses “related to boat slips and dockage” that remain on the Bayside parcels; the limitations on marketing of retail and personal services uses on the Gulf side parcels; and the applicability of some limiting conditions to portions of the subject property. Staff recommends finding that **ambiguities exist and should be corrected.**

Whether there exist changed or changing conditions [that] make approval of the request appropriate.

Over three decades of planned development zoning on the subject property have led to many changes in plans for the development of this concentrated resort facility. The continued unified operation of the resort in spite of the creation of and ongoing sale of condominium units is a changing condition that makes approval of the requested changes appropriate. The additional parking to be provided on the site of the unused tennis courts and elsewhere, combined with the option to use resort units as group quarters for workforce housing will ease the existing parking pressures. With the applicant’s withdrawal of several requested changes on September 25, 2009, the requirement to provide additional parking is reduced and the additional parking is not necessary to justify the now-withdrawn changes. Staff recommends the finding that **changing conditions exist and that they make approval of the request, as conditioned, appropriate.**

The effect of the proposed change on the intent of LDC Chapter 34.

The primary question of effect upon the intent of LDC Chapter 34 raised by the originally proposed changes is whether changes in restrictions on existing uses that arguably intensify those uses, and therefore the overall use of the subject property, are appropriate given the context. After the September 25, 2009 modification by applicant, the remaining changes of this nature include the request to expand an existing parking area, construct a new parking area and place a large trash compactor on the site of former tennis courts. The long-term context, as described above, is a development history stretching back several decades within which development was approved that greatly exceeds what would be permissible for new development under current regulations. The subordinate commercial uses within the resort, including restaurants, personal services, and small retail stores are limited by conditions that have been rephrased and generalized in staff’s recommended condition #9. Prior approvals allowed the uses within the report with a specific number of parking spaces, and the applicant now proposes to construct additional spaces, largely on the site of the former tennis courts. It is up to Town Council discretion whether to allow a larger number of spaces. To avoid further commercialization of what is planned as a residential area under Comprehensive Plan **Policy 4-B-4** for the Mixed Residential Future Land Use Map category, Town Council could choose not to allow these changes to the MCP. From the comments by neighbors and from the applicant’s assertions, it seems clear that the existing parking is not always sufficient to sustain currently allowed resort operations and staffing. In order to avoid enforcement problems and cars parked illegally in the right of way, staff suggests that allowing the applicant to construct additional parking using vacant land that it already owns is the better solution.. Staff recommends the

finding that **as conditioned, the proposed change would have no negative effect upon the intent of LDC Chapter 34.**

Whether the request is consistent with the goals, objectives, policies, and intent, and with the densities, intensities, and general uses set forth in the Fort Myers Beach Comprehensive Plan.

The developable areas of the subject property are within the Mixed Residential FLUM category. Additional density measured in terms of units and additional intensity measured in terms of floor-area are not requested over what is existing. Comprehensive Plan **Policy 4-B-4** regarding the Mixed Residential category provides that

Commercial uses are limited to lower-impact uses such as offices, motels, churches, and public uses, and must be sensitive to nearby residential uses complement any adjoining commercial uses, contribute to the public realm as described in this comprehensive plan, and meet the design concepts of this plan and the Land Development Code.

Comprehensive Plan **Policy 4-C-3** regarding commercial locations provides that

When evaluating proposals for new or expanded commercial uses in categories where they are permitted, the following principles shall apply: [...] In the "Mixed Residential" category, commercial uses are limited to lower-impact uses such as offices, motels, and public uses, and must be sensitive to nearby residential uses, complement any adjoining commercial uses, contribute to the public realm as described in this comprehensive plan, and meet the design concepts of this plan and the Land Development Code.

LDC Section 34-3021 allows subordinate commercial uses, including restaurant, retail store (small), and personal services, under certain conditions when clearly subordinate to permitted principal uses of cultural facilities, hotel/motel, multiple-family building, park (community or regional), and resort. The subject property contains an existing resort and multiple-family buildings, including restaurants, personal services uses, and other resort commercial facilities. Staff reformulated the prior limiting conditions to apply generally to the subordinate commercial uses, as recommended in staff condition #9, to replace conditions affecting different parts of the subject property using different terminology. Neighboring residents and property owners have expressed a concern that prior limiting conditions should not be changed because they represent an agreement under which the current intensity of commercial use of the subject property was originally allowed to commence. The current zoning of the subject property is not a contract to which neighboring property owners, the Town, the developer or any other entity or entities are parties. Zoning is an exercise of this municipality's police power. The Town Council must weigh the appropriateness of conditions and deviations according to the standards in its own land development regulations, which include the consideration of public comment as well as the testimony of the developer and the recommendations of the LPA and staff. Town Council has the authority to repeal or replace conditions of prior resolutions, or add new conditions.

The incremental increase in commercial intensity to result from the expansion of the existing parking area, and the construction of the new parking area, is offset by the relief from pressure on the existing parking areas. Frequent concerns regarding the resort activities are that patrons park at Bowditch Point Park and walk down the street to the resort, or that the patrons of the resort part along the right-of-way of North Estero Boulevard or in neighbors' parking areas.

These issues would be alleviated if additional spaces were available in the new and expanded parking areas.

Staff recommends the finding that, **as conditioned, the request is consistent with the goals, objectives, policies, and intent, and with the densities, intensities, and general uses set forth in the Comprehensive Plan.**

Whether the request meets or exceeds all performance and locational standards set forth for the proposed use or uses.

Specific performance and locational standards are not provided in the LDC for the proposed new or expanded uses. As conditioned, the subordinate commercial uses will be required to comply with the provisions of LDC Section 34-3021. As conditioned, appropriate buffers will be placed between parking areas and roadways and between parking areas and other uses, including the adjacent multiple-family building. Staff recommends that requested deviation #2, to reduce buffering and landscaping requirements, should be modified to remove the opening in the buffer area for access to the proposed trash compactor. Though proposed to be screened from view from adjacent properties and the street as required by LDC Section 6-11, the proposed trash compactor may not comply with LDC Section 34-2032 given its location. The trash compactor may be offensive and create noise, vibration, dust or other particulate matter, noxious waste materials, or odors that might be a nuisance to occupants or owners of adjacent premises or the community. Staff recommends that the request to locate the trash compactor as shown on **Exhibit C** should be denied. Otherwise, staff recommends the finding that **as conditioned, the request meets or exceeds all performance and locational standards set forth for the proposed use or uses.**

Whether urban services are, or will be, available and adequate to serve a proposed land use change.

The site is already served by North Estero Boulevard and water, sewer, and electrical facilities. Upgrades that may be required to serve the additional parking and any other land use changes on the subject property will be provided at the developer's expense, as conditioned. Staff recommends the finding that **as conditioned, urban services are, or will be, available and adequate to serve the proposed land use changes.**

Whether the request will protect, conserve, or preserve environmentally critical areas and natural resources.

New or expanded development of environmentally critical areas is not requested. Any new beach access boardwalk and dune walkover will be required to meet State and local standards for coastal construction. Former conditions requiring dune restoration will carry forward, as recommended. As conditioned, existing and future development will be required to meet current sea turtle protection standards as applied in the LDC. Staff recommends the finding that approval of the request **as conditioned, will protect, conserve, or preserve environmentally critical areas and natural resources.**

Whether the request will be compatible with existing or planned uses and not cause damage, hazard, nuisance, or other detriment to persons or property.

Restaurant, retail, and personal services uses are compatible with the existing resort and multi-family residential uses on the subject property if they operate within the regulations provided for

Subordinate Commercial Uses in the LDC and if sufficient parking is provided. As located on the subject property such uses are entirely within walled and roofed buildings or are not visible from adjacent roadways. The continued operation of limited existing boat rental, docking facilities, and charter boat services on the bayside portion of the subject property is compatible with the existing and planned use of the property as a parking lot and vegetated park area. Expansion to these marine uses has not been requested in this application. Appropriate buffers will be required, as conditioned. The proposed parking control gates will discourage inappropriate use of the parking lot and make operation of valet parking less unwieldy. The additional proposed parking will reduce the tendency of resort patrons to resort to illicit parking on the right-of-way and in the parking lot of Bowditch Point Park. The proposed trash compactor may cause nuisance or other detriment to neighbors by virtue of its location and staff has recommended that it be denied, as conditioned. Staff recommends the finding that, **as conditioned, the request will be compatible with existing or planned uses and will not cause damage, hazard, nuisance, or other detriment to persons or property.**

Whether the location of the request places an undue burden upon existing transportation or other services and facilities and will be served by streets with the capacity to carry traffic generated by the development.

The applicant's traffic impact statement indicates that approval of the request will not cause the minimum level of service standard to be exceeded. The location is already intensely developed and is connected to the existing transportation and other facilities. Staff recommends the finding that **the location of the request does not place an undue burden on existing transportation or other services and facilities, and that the location will be served by streets with the capacity to carry traffic generated by the development.**

LDC Section 34-216

Regarding requests for deviations pursuant to LDC Sections 34-212(3) and 34-932(b), LDC Section 34-216 allows the Town Council to approve, approve with modification, or reject each requested deviation based upon a finding that (a) each item enhances the achievement of the objectives of the planned development; (b) the general intent of LDC Chapter 34 to protect the public health, safety, and welfare will be preserved and promoted; (c) each deviation operates to the benefit, or at least not to the detriment, of the public interest; and (d) each deviation is consistent with the Fort Myers Beach Comprehensive Plan.

Each item enhances the achievement of the objectives of the planned development;

Deviation #1 was withdrawn by the applicant on September 25, 2009.

Deviation #2 would allow continued use of a parking area provided for owners of an adjacent property by easement, without bringing the easement area into compliance with buffer requirements, and would allow an opening in the required buffer area for access to the proposed trash compactor. Since staff has recommended denial of the proposed location of the trash compactor, staff recommends that deviation #2 be modified to exclude the opening in the buffer area for access to the trash compactor. Staff recommends the finding that **deviation #2, if modified as recommended, does enhance the achievement of the objectives of the planned development.**

Deviation #3, formulated by staff to address the applicant's lack of sufficient parking for the uses on the subject property under current code, has become unnecessary with the applicant's September 25, 2009 withdrawal of its request to intensify the subordinate commercial uses. Staff recommends the finding that **deviation #3 does not enhance the achievement of the objectives of the planned development.**

The general intent of LDC Chapter 34 to protect the public health, safety, and welfare will be preserved and promoted;

Deviation #1 was withdrawn by the applicant on September 25, 2009.

Deviation #2, if modified as recommended, would allow the existing parking for the Vacation Villas Condominium owners to remain, without otherwise reducing the buffer requirements. Allowing the trash compactor and the opening in the buffer area for access would be inconvenient and unpleasant for occupants of neighboring property. Deviation #2 should be modified and conditioned to deny the trash compactor location and the opening in the buffer area, but otherwise staff recommends the finding that **approval of Deviation #2, if modified as recommended, will preserve and promote the general intent of LDC Chapter 34 to protect the public health, safety, and welfare.**

The parking requirements of LDC Chapter 34, Article IV, Division 26 include the minimum number of spaces required for specific uses. To allow commercial uses on the subject property to be intensified in a way that would require more spaces would require a future amendment to this planned development and a deviation from these requirements, if necessary, would be better addressed at that time in that event. Staff recommends the finding that **approval of Deviation #3 would not preserve and promote the general intent of LDC Chapter 34 to protect the public health, safety, and welfare.**

Each deviation operates to the benefit, or at least not to the detriment, of the public interest;

Deviation #1 was withdrawn by the applicant on September 25, 2009.

Deviation #2 allows the owners of the Vacation Villas Condominium to continue to use their parking area on the subject property without further action. This is in the public interest since the applicant appears to have no capacity to require action from the owners of Vacation Villas Condominium. Allowing the trash compactor and the opening in the buffer area could operate to the detriment of the public interest by causing a nuisance to occupants of the adjoining properties. Staff recommends the finding that **Deviation #2, if modified as recommended, operates to the benefit, or at least does not operate to the detriment, of the public interest.**

Deviation #3 has become unnecessary with the applicant's withdrawal of the request to intensify the subordinate commercial uses. A deviation to reduce the required number of parking spaces is not appropriate at this time. Staff recommends the finding that **Deviation #3 does not operate to the benefit of the public interest, and may operate to the detriment of the public interest.**

Each deviation is consistent with the Fort Myers Beach Comprehensive Plan.

Deviation #1 was withdrawn by the applicant on September 5, 2009.

Allowing existing land uses to remain until they are abandoned or replaced is consistent with appropriate standards for nonconformities under the Comprehensive Plan and LDC. Deviation #2 allows the continued use of the Vacation Villas Condominium parking spaces on the subject property. The Comprehensive Plan does not specifically address nuisances caused by the location of waste facilities, but **Policy 4-B-4** regarding the Mixed Residential Future Land Use Map category requires that commercial uses be of “lower impact” and placement of a large trash compactor in such proximity to neighboring residential uses does not accord with this policy. Staff recommends the finding that Deviation #2, if modified as recommended, **is consistent with the Fort Myers Beach Comprehensive Plan.**

Deviation #3 has become unnecessary at this time because the applicant withdrew the request to increase the intensity of the subordinate commercial uses. Allowing a deviation when it is not necessary would not be consistent with the general direction of **Objective 7-F** to “optimize the parking supply” unless coupled with an innovative plan to reduce the resort’s demand for parking, which has not been presented. Staff recommends the finding that Deviation #3 **is inconsistent with the Fort Myers Beach Comprehensive Plan.**

VI. Conclusion:

Applicant has proposed several modifications to the approved MCPs and attendant documentation affecting the subject property, most of which do not require specific deviations from current LDC provisions. Town Council should not lose sight of the fact that although the applicant recently withdrew several of the proposed modifications, the remaining requested changes have the potential to affect the neighborhood significantly. In particular, the subordinate commercial uses addressed in staff’s recommended condition #9 have been a consistent source of controversy and frustration for all involved. Changes to the conditions limiting the subordinate commercial uses could defuse the situation or perpetuate it, but in any case compliance will require a good-faith effort by the occupants of the subordinate commercial uses.

The trash compactor is clearly not an item likely to be met with favor by neighbors with a horizontal or vertical line of sight or downwind location. Regardless of whether the trash compactor is to be screened in compliance with LDC Section 6-11, staff suggests that it is poor practice to locate an obnoxious activity so close to neighbors when other options could probably be devised.

Additional parking spaces may reduce the pressure on the existing parking areas during peak periods of activity. Providing parking for resort patrons who might otherwise park at Bowditch Point Park or in the right-of-way would improve conditions for everyone in this neighborhood.

In conjunction with Town Council review of the proposed modifications, a multi-phase resort development with disparate zoning approvals and varying conditions that remains largely under unified control can be unified into a single MCP with a single set of consistent limiting conditions, phrased according to the current terminology of the LDC. This would be a vast improvement over the present situation in which uncertainty has become rampant and an edifice of urban legends regarding the restrictions on the property has built up over a period of decades.

Staff recommends findings and conclusions as described above, in support of the recommended **APPROVAL** of the requested amendments to the Pink Shell Bayside, Captiva Villas, and Pink Shell (“White Sands”) CPD zoning districts, acknowledgment of the withdrawal of Deviation #1, **APPROVAL** of Deviation #2 with modification, and **DENIAL** of requested Deviation #3 all subject to the recommended conditions.

EXHIBITS

Exhibit A – Legal Description of the Subject Property

Exhibit B – Proposed sign package

Exhibit C – Site Plan detail of Lots 38 and 39, Block D, Island Shores Club Section

ATTACHMENTS

Attachment A – “Pink Shell CPD Master Concept Plan” (prepared by Gora-McGahey) stamped received February 10, 2009

Attachment B – “Pink Shell Resort and Spa” Landscape Plan (prepared by Bellomo, Herbert & Co.)

Attachment C – Captiva Villas condominium plat

Attachment D – White Sands Villas condominium plat

Attachment E – Images of prior planned development zoning resolutions affecting the subject property



BOYLE

Engineering Excellence Since 1942

Employee Owned

1400 Colonial Boulevard, Suite 31
Fort Myers, FL 33907
TEL: (239)931-0455
FAX: (239)931-0456
www.boyleengineering.com

Town of Fort Myers Beach

F M B DCI 2008⁶ 0 0 0 2

JOB # 32547
FILE # 32547SK02
SHEET 1 OF 2

JULY 16, 2007

DESCRIPTION:

PART OF GULFSHORE SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 88 AND PART OF UNIT 4 ISLAND SHORES AS RECORDED IN PLAT BOOK 9, PAGE 37 AND PART OF ISLAND SHORES CLUB SECTION AS RECORDED IN PLAT BOOK 9, PAGE 41, ALL RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 10 OF SAID GULFSHORE SUBDIVISION; THENCE S.47°52'35"W. ALONG THE SOUTHEASTERLY LINE OF LOTS 9 AND 10 OF SAID GULFSHORE SUBDIVISION FOR 98.24 FEET; THENCE N.42°07'25"W. FOR 24.00 FEET; THENCE S.47°52'35"W. FOR 2.50 FEET; THENCE N.42°07'25"W. FOR 43.54 FEET; THENCE N.47°52'35"E. FOR 2.50 FEET; THENCE N.42°07'25"W. FOR 50.00 FEET; THENCE N.40°31'28"E. FOR 14.49 FEET; THENCE N.50°19'25"W. FOR 27.57 FEET; THENCE N.59°22'01"W. FOR 20.23 FEET; THENCE S.39°40'35"W. FOR 31.50 FEET; THENCE S.59°17'28"E. FOR 2.30 FEET; THENCE S.30°21'33"W. FOR 15.24 FEET; THENCE N.58°42'37"W. FOR 3.31 FEET; THENCE S.29°58'13"W. FOR 29.45 FEET; THENCE S.48°42'33"W. FOR 77.19 FEET; THENCE S.40°09'10"E. FOR 31.53 FEET; THENCE S.07°36'21"E. FOR 37.67 FEET; THENCE N.40°27'57"W. FOR 313.13 FEET; THENCE N.19°21'03"W. FOR 162.23 FEET TO THE NORTHWESTERLY LINE OF LOT 38 OF SAID ISLAND SHORES CLUB SECTION; THENCE N.47°52'35"E. ALONG SAID NORTHWESTERLY LINE FOR 116.87 FEET; THENCE S.42°07'25"E. FOR 19.50 FEET; THENCE N.47°52'35"E. FOR 83.68 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ESTERO BOULEVARD; THENCE ALONG SAID RIGHT OF WAY LINE FOR THE FOLLOWING 3 COURSES: (1) S.42°07'25"E. FOR 130.50 FEET; (2) S.47°52'35"W. FOR 5.00 FEET; (3) S.42°07'25"E. FOR 400.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 113.474 SQUARE FEET OR 2.61 ACRES MORE OR LESS

TOGETHER WITH:

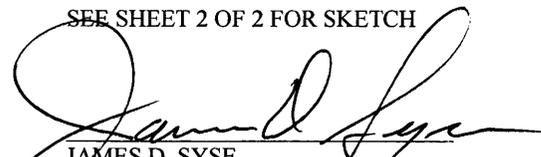
LOTS 5 AND 6 OF GULFSHORE SUBDIVISION AS RECORDED IN BOOK 9, PAGE 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 6; THENCE S.42°07'25"E ALONG THE NORTHEASTERLY LINE OF SAID LOT 6 FOR 75.00 FEET; THENCE S.47°52'35"W. ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 6 AND 5 FOR 100.00 FEET; THENCE N.42°07'25"W. ALONG THE SOUTHWESTERLY LINE OF SAID LOT 5 FOR 75.00 FEET; THENCE N.47°52'35"E. FOR 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,500 SQUARE FEET OR 0.17 ACRES MORE OR LESS

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

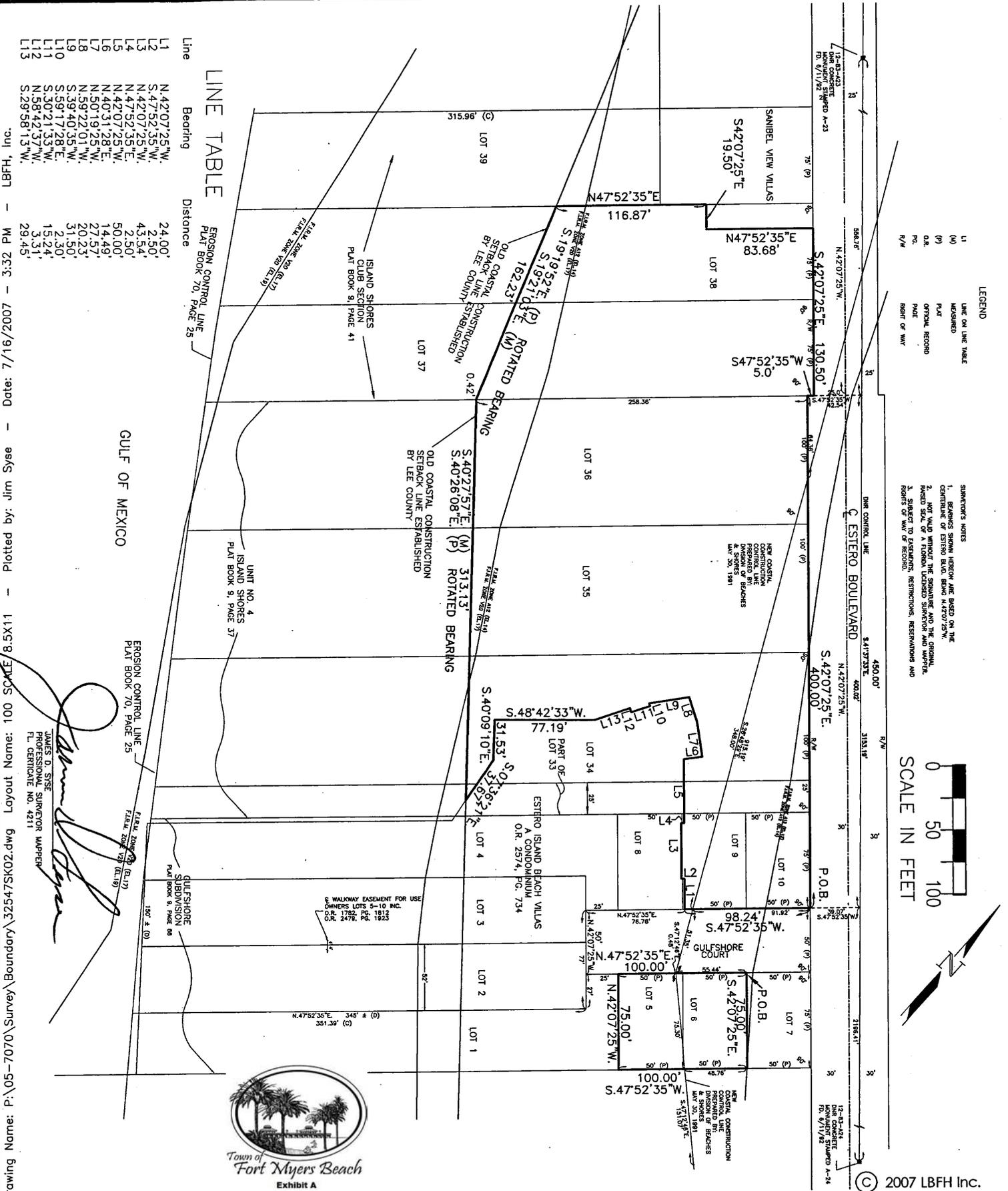
SEE SHEET 2 OF 2 FOR SKETCH


JAMES D. SYSE
PROFESSIONAL SURVEYOR AND MAPPER
FL. CERT. NO. 4211

RECEIVED
AUG 01 2007

BY:

EXHIBIT
7-2 + 7-4
Gulf Side
Legal + Sketch
July 2007

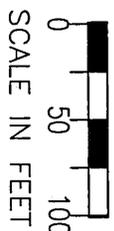


LEGEND

L1	LINE ON LINE TABLE
(M)	MEASURED
(P)	PLAT
O.R.	OFFICIAL RECORD
P.C.	PAGE
R/W	RIGHT OF WAY

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE CONTINENTAL OF ESTERO BLDG. BEING N.42°07'25"W.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAVED SEAL OF A LICENSED SURVEYOR AND MAPPER.
- SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

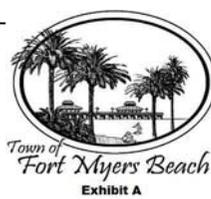


LINE TABLE

Line	Bearing	Distance	EROSION CONTROL LINE PLAT BOOK 70, PAGE 25
L1	N.42°07'25"W.	24.00'	
L2	S.47°52'35"W.	2.50'	
L3	N.42°07'25"W.	43.54'	
L4	N.47°52'35"E.	2.50'	
L5	N.42°07'25"W.	50.00'	
L6	N.40°31'28"E.	14.49'	
L7	N.50°19'25"W.	27.57'	
L8	N.59°22'01"W.	20.23'	
L9	S.39°40'35"W.	31.50'	
L10	S.59°17'28"E.	2.30'	
L11	S.30°21'43"W.	15.24'	
L12	N.38°42'37"W.	3.31'	
L13	S.29°58'13"W.	29.45'	

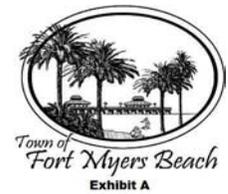
Drawing Name: P:\05-7070\Survey\Boundary\32547SK02.dwg Layout Name: 100 SCALE 8.5X11 Date: 7/16/2007 3:32 PM Plotted by: Jim Syse

JAMES D. SYSE
PROFESSIONAL SURVEYOR MAPPER
FL. CERTIFICATE NO. 4211



© 2007 LBFH Inc.

<p>CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS "Partners For Results, Value By Design"</p> <p>A BOYLE ENGINEERING COMPANY 1400 Colonial Blvd, Suite 31, Fort Myers, Florida 33907 (239) 931-0455 Fax: (239) 931-0456 BPR & FBPE License No: 959 www.lbfh.com</p>	Scale: 1"=100'	PROJECT NAME: SKETCH (NOT A SURVEY) LYING IN SECTION 24, TOWNSHIP 46 S., RANGE 23 E.	
	Sheet 2 OF 2	Date 7/16/2007	FILE NO. 32547SK02
Computed: CP	Checked: JDS	Project No. 32547	



OCTOBER 18, 2006
JOB # 06-7021
FILE # 06-7021 ZONING A LGL

CIVIL
AGRICULTURAL
WATER RESOURCES
WATER & WASTEWATER
TRANSPORTATION
SURVEYING & MAPPING
GIS

BAYSIDE CPD

DESCRIPTION:

THE NORTHWESTERLY 1/2 OF LOT 28 AND LOTS 29 THROUGH 32, ALL IN BLOCK D, UNIT 4, ISLAND SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 37, OF PUBLIC RECORDS OF LEE COUNTY FLORIDA.

TOGETHER WITH:

LOTS 33 THROUGH 36 AND LOTS 38 AND 39, ALL IN BLOCK D, ISLAND SHORES CLUB SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 41 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Remove "less and except" because this property is included. FcS

LESS AND EXCEPT:

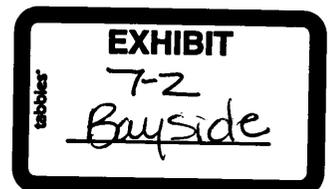
THE SOUTHWESTERLY 5.00 FEET OF SAID LOTS 33 THROUGH 36 AND THE SOUTHWESTERLY 5.00 FEET OF SAID LOTS 38 AND 39.

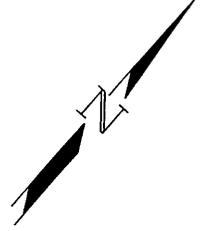
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

"Partners for Results
Value by Design"

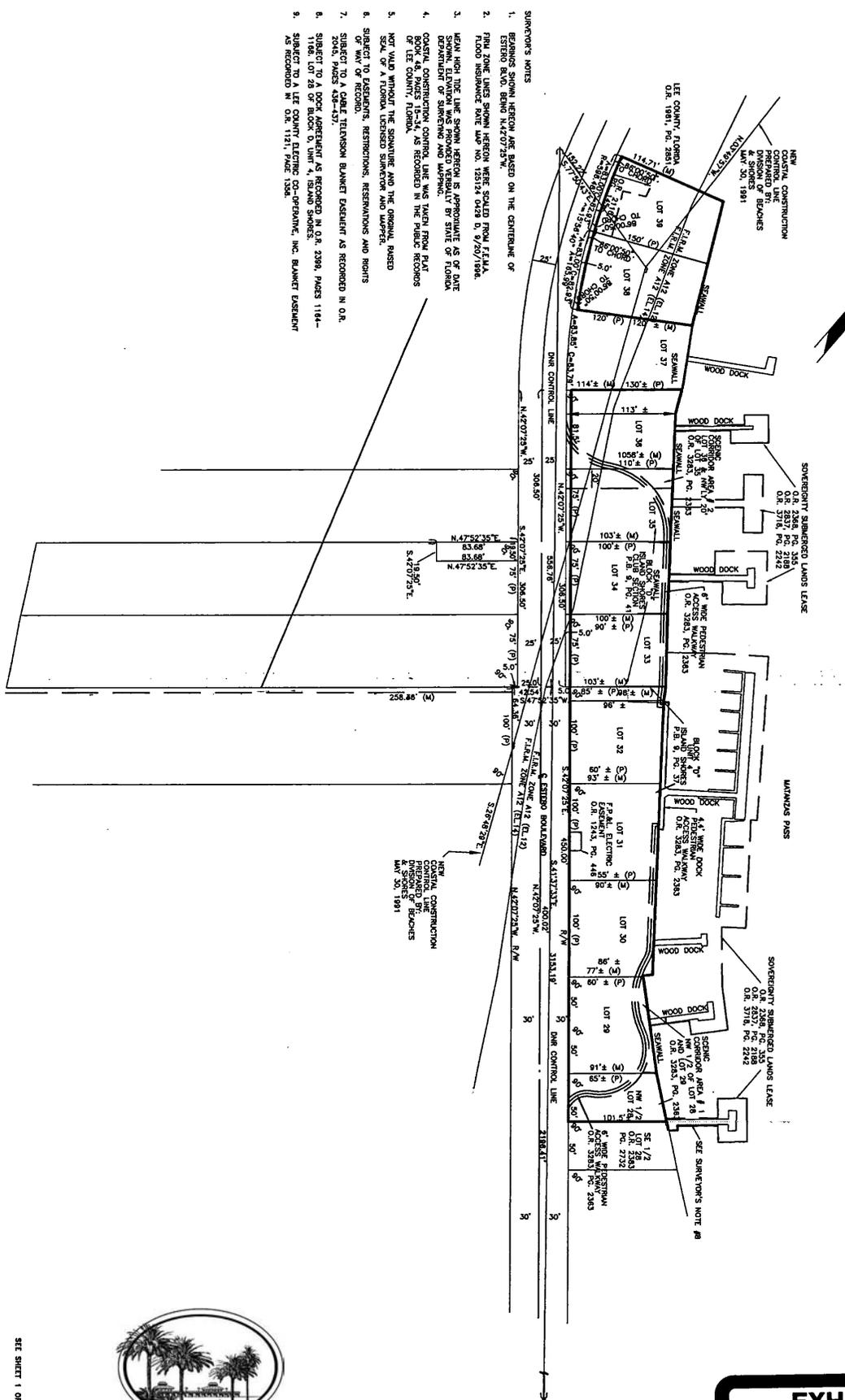
JAMES D. SYSE
PROFESSIONAL SURVEYOR AND MAPPER
FL. CERT. NO. 4211

1400 Colonial Blvd., Suite 31
Fort Myers, FL 33907
(239) 931-0455
Fax: (239) 931-0456
www.lbfh.com





- LEGEND
- A. D.B. DEED BOOK
 - B. ELEVATION
 - C. ELEVATION
 - D. ELEVATION
 - E. ELEVATION
 - F. ELEVATION
 - G. ELEVATION
 - H. ELEVATION
 - I. ELEVATION
 - J. ELEVATION
 - K. ELEVATION
 - L. ELEVATION
 - M. ELEVATION
 - N. ELEVATION
 - O. ELEVATION
 - P. ELEVATION
 - Q. ELEVATION
 - R. ELEVATION
 - S. ELEVATION
 - T. ELEVATION
 - U. ELEVATION
 - V. ELEVATION
 - W. ELEVATION
 - X. ELEVATION
 - Y. ELEVATION
 - Z. ELEVATION



- SURVEYOR'S NOTES
1. SURVEY SPONSOR HEREIN HAS BASED ON THE CENTERLINE OF ESTING ROAD (BENCH MARK 44-07-23).
 2. FROM ZONE LINES SPONSOR HEREIN WERE SQUARED FROM F.L.M.A. FLOOD INSURANCE RATE MAP NO. 12512-DATED 5/1/20/1998.
 3. NEAR HIGH TIDE LINE SPONSOR HEREIN IS APPROXIMATE AS OF DATE SURVEY WAS MADE. THIS LINE WAS TAKEN FROM PLAT OF COASTAL CONSTRUCTION CONTROL LINE WAS TAKEN FROM PLAT BOOK 48, PAGES 13-34, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RASSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 5. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WH. OR RECORD.
 6. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WH. OR RECORD.
 7. SUBJECT TO A DEED HEREIN AS RECORDED IN O.R. 2309, PAGES 1194-1196, LOT 26 OF BLOCK D, UNIT 4, ISLAND SHORES.
 8. SUBJECT TO A DEED HEREIN AS RECORDED IN O.R. 2309, PAGES 1194-1196, LOT 26 OF BLOCK D, UNIT 4, ISLAND SHORES.
 9. SUBJECT TO A DEED HEREIN AS RECORDED IN O.R. 1121, PAGE 1286.

OUT OF RECORD



EXHIBIT
7-4
Bayside

James B. Stee
JAMES B. STEE, REGISTERED PROFESSIONAL LAND SURVEYOR
FLA. CERTIFICATE NO. 4211

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

SKETCH (NOT A SURVEY)
PART OF
SECTION 24, TOWNSHIP 46 S., RANGE 23 E.
LEE COUNTY, FLORIDA

LBFH INC.
A BOYLE ENGINEERING COMPANY
CONSULTING CIVIL ENGINEERS,
SURVEYORS & MAPPERS
"Partners For Progress,
Value By Design"
1400 Colonial Blvd., Suite 31, Fort Myers, Florida 33907
(941) 831-0455 Fax: (941) 831-0456
BPR & FPR License No. 508 www.lbfh.com

DATE	10/20/06	BY	
SCALE	AS NOTED	REVISION	
DESIGN			
DRAWN	CP		
CHECK			
APPROVED			

08-7021
SHEET 2 OF 2
24-46-23



Town of
Fort Myers Beach
Exhibit B



- A** Front Entrance
- B** Registration Entrance
- C** Marina Entrance
- D** Marina Wall Sign
- E** Captiva Villas
- F** Sanibel View
- G** Beach Villas
- H** Additional Parking
- I** Dock Sign
- J** Beach Side Sign
- K** Front Sign 2

TABULET

EXHIBIT

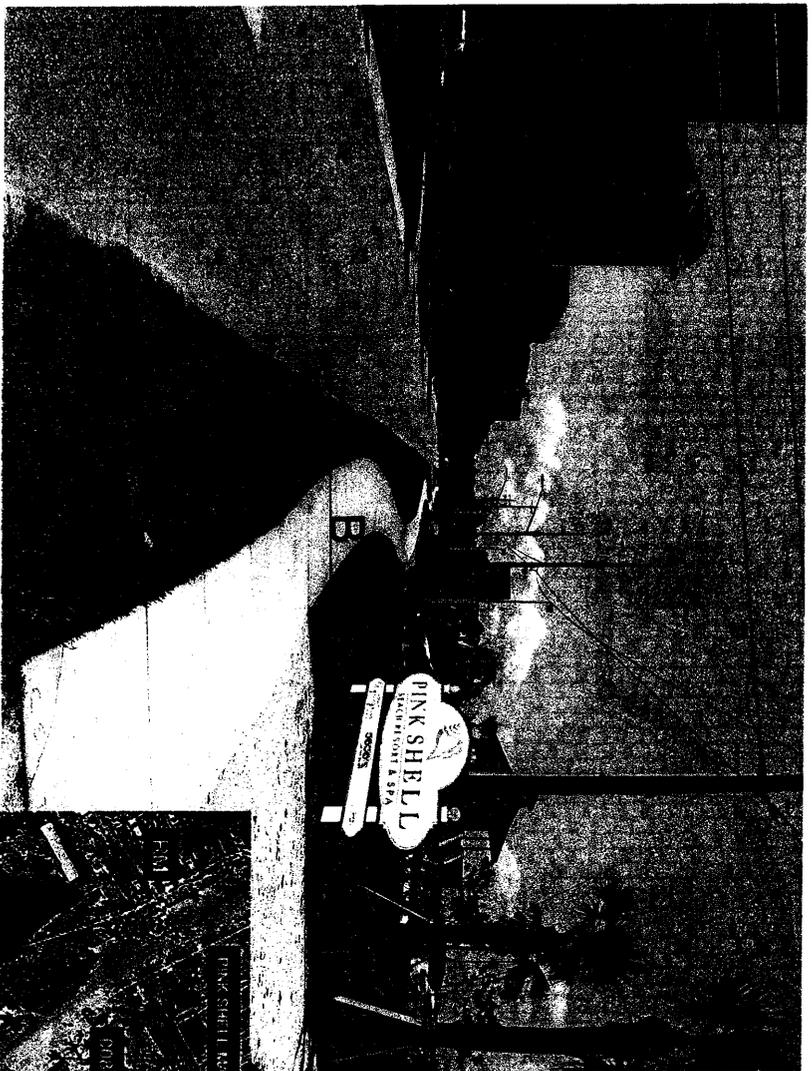
10



Customer: Pink Shell Beach Resort & Spa
Company: Boykin Lodging Co.
Address: 275 Estero Blvd.
City: Ft. Myers Beach
State: FL
Phone: 239.463.8601
Fax: 239.463.8672
Email: bwaichulis@boykin.com

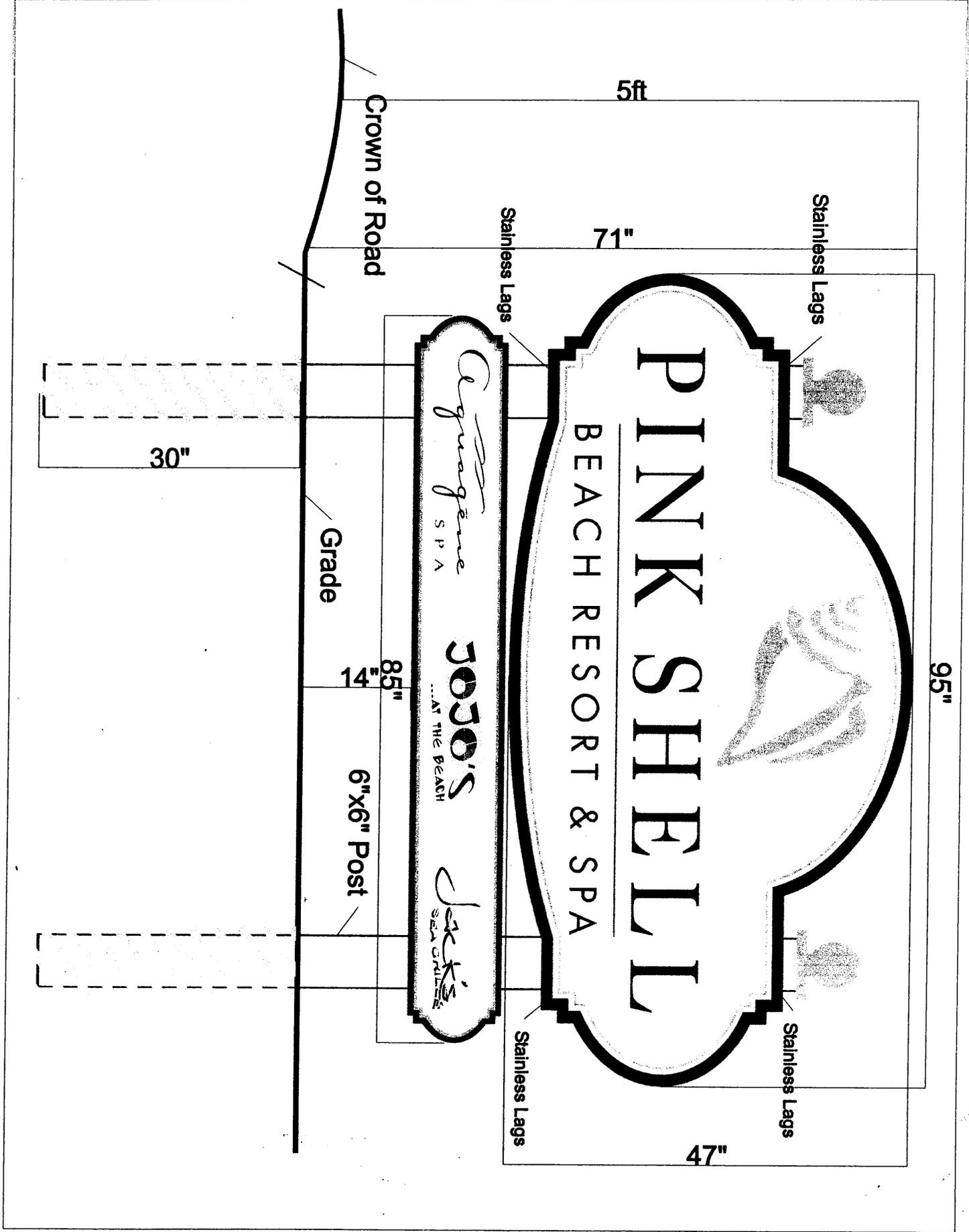
Sign: A
Front Entrance

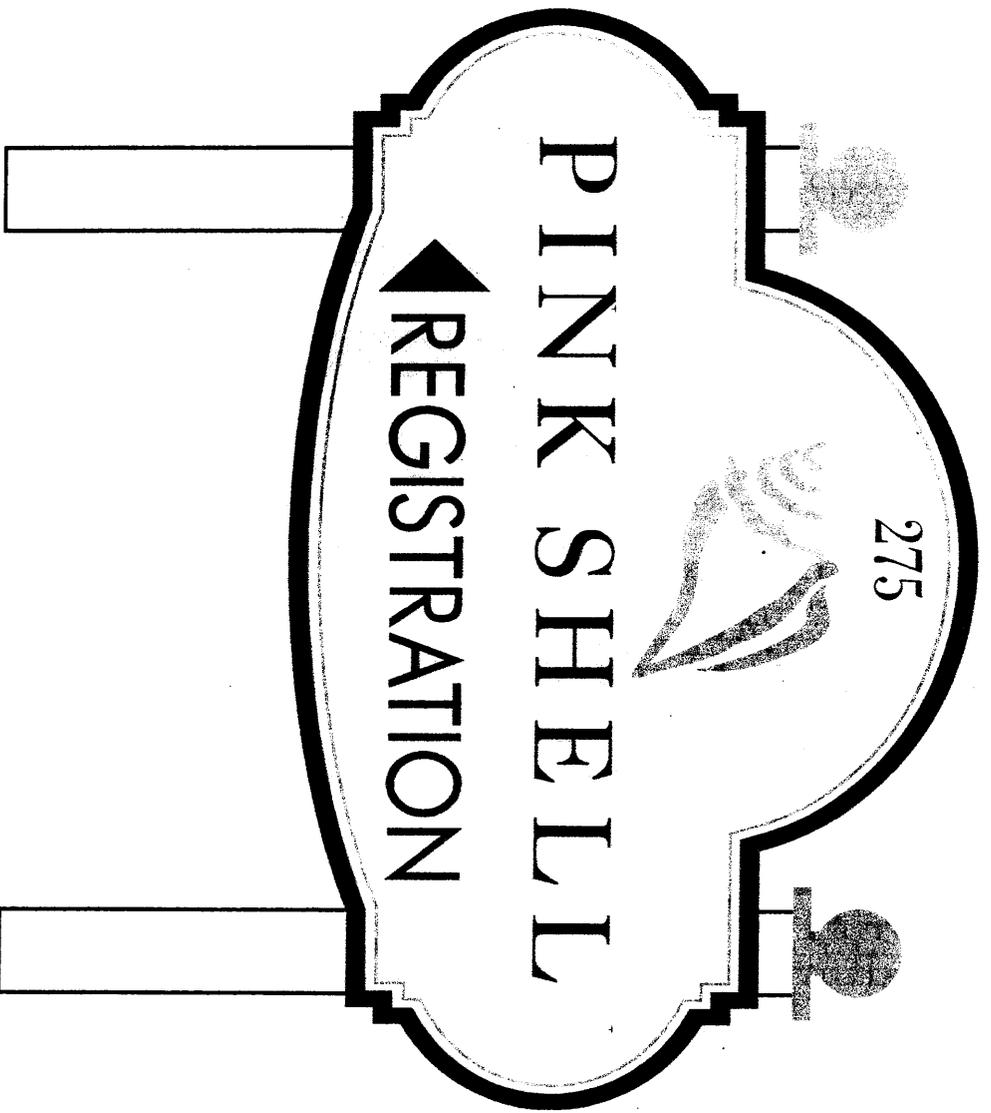
Job No.:
Order Date: 8/24/2007
Sign Dimensions:
Comments: This artwork is property of Sabal Signs Inc. The Use Of This Rendering Or Any Part Thereof, Will Result In A Design Charge.



A: 6'
FORM SIGN TO SIDEWALK

B: 16'
FORM SIGN TO ESTERO BLVD.





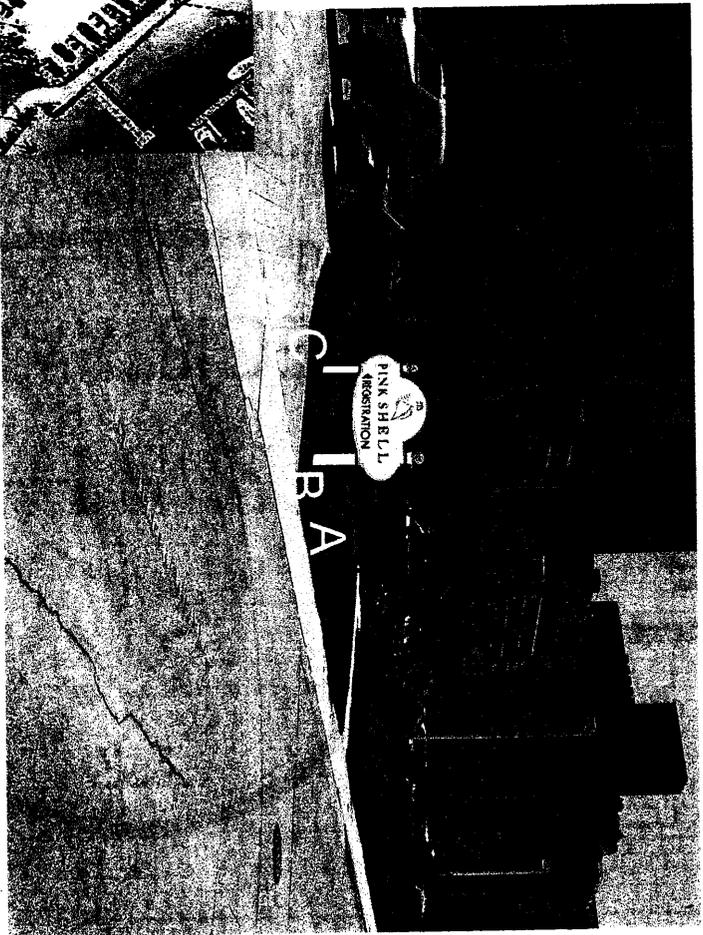
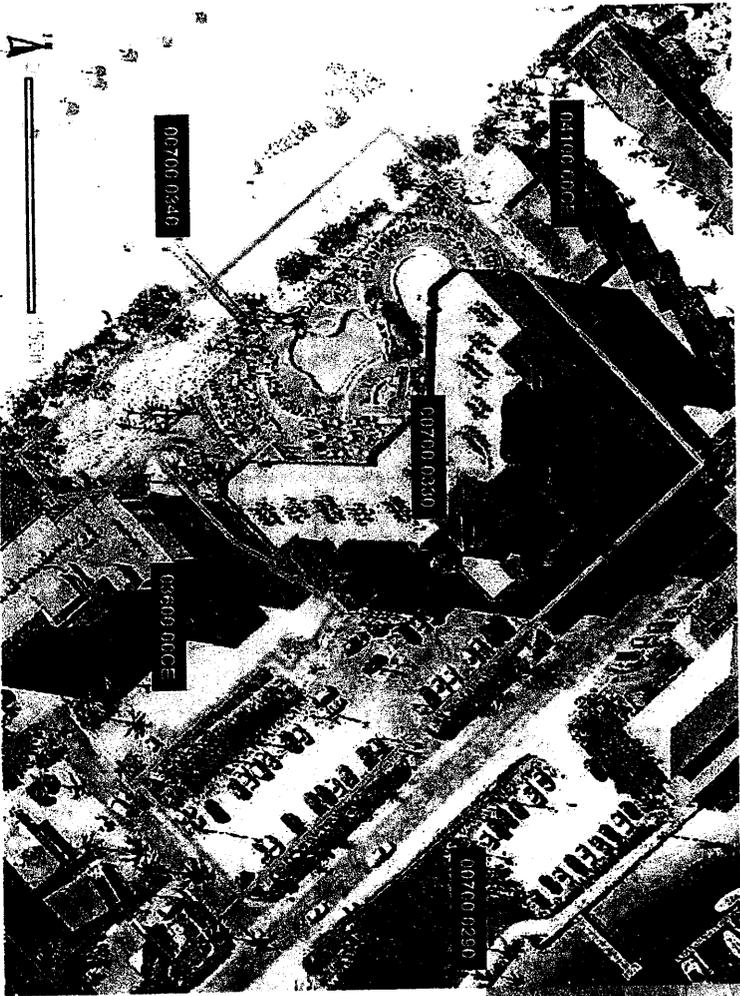
Customer: Pink Shell Beach Resort & Spa
Company: Boykin Lodging Co.
Address: 275 Estero Blvd.
City: Ft. Myers Beach State: FL
Phone: 239.463.8601
Fax: 239.463.8672 bwalchulis@boykin.com

Sign: B

Registration Entrance

Job No.: _____ Date: 8/24/2007
Order Date: _____ Salesperson: _____
Sign Dimensions: _____ Estimate: _____

Comments: This artwork is property of Sabal Signs Inc. The use of this rendering or any part thereof, will result in a design charge.



- A: 17" From Sign To Estero Blvd.**
- B: 14' From Sign To Sidewalk**
- C: 7' From Sign To Driveway**

275

Stainless lag

Stainless lag

30 in

PINK SHELL

← REGISTRATION

Stainless lag

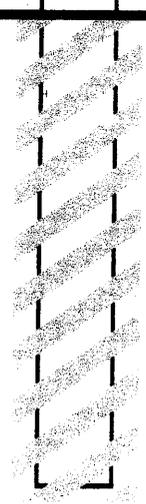
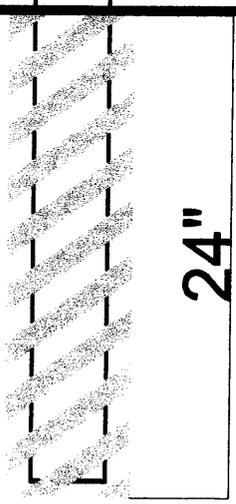
Stainless lag

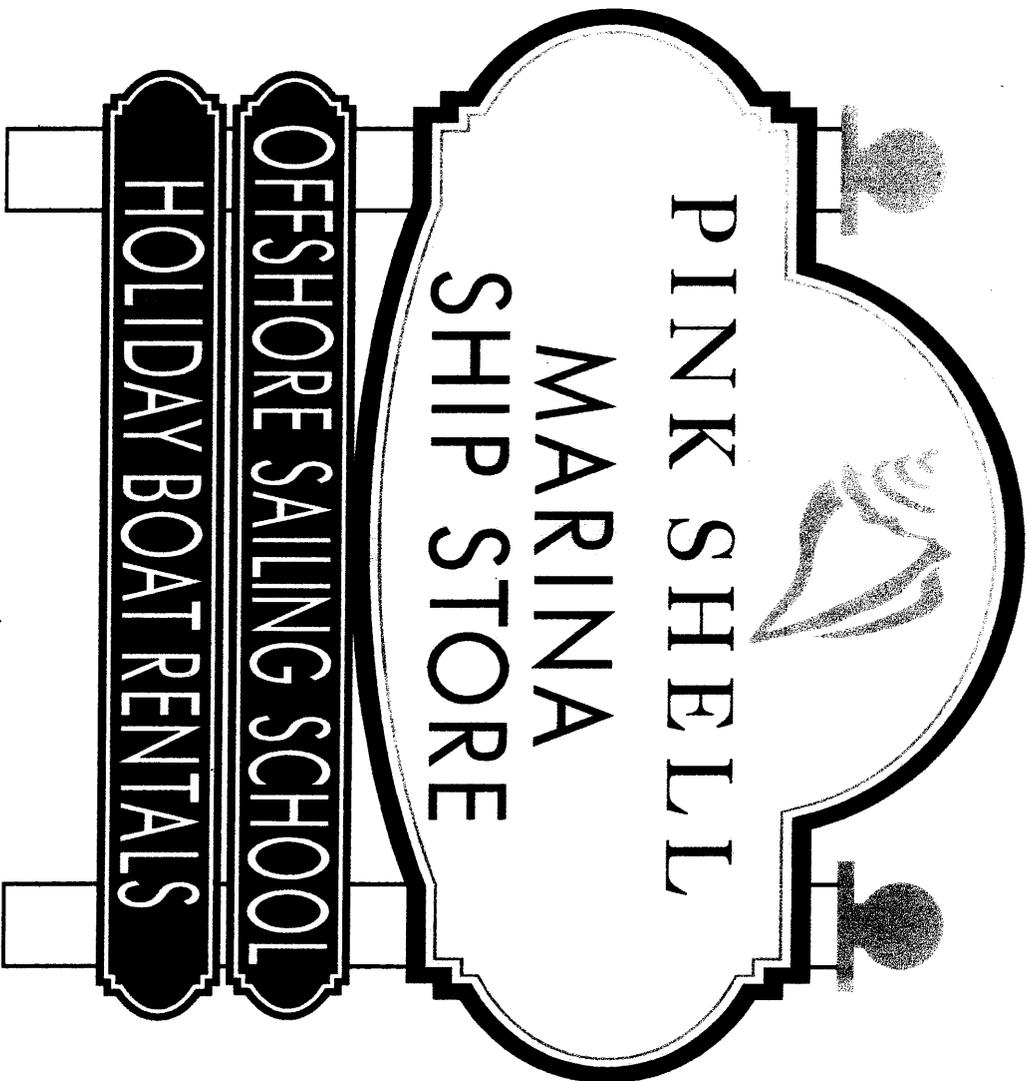
50"

48"

24"

24"



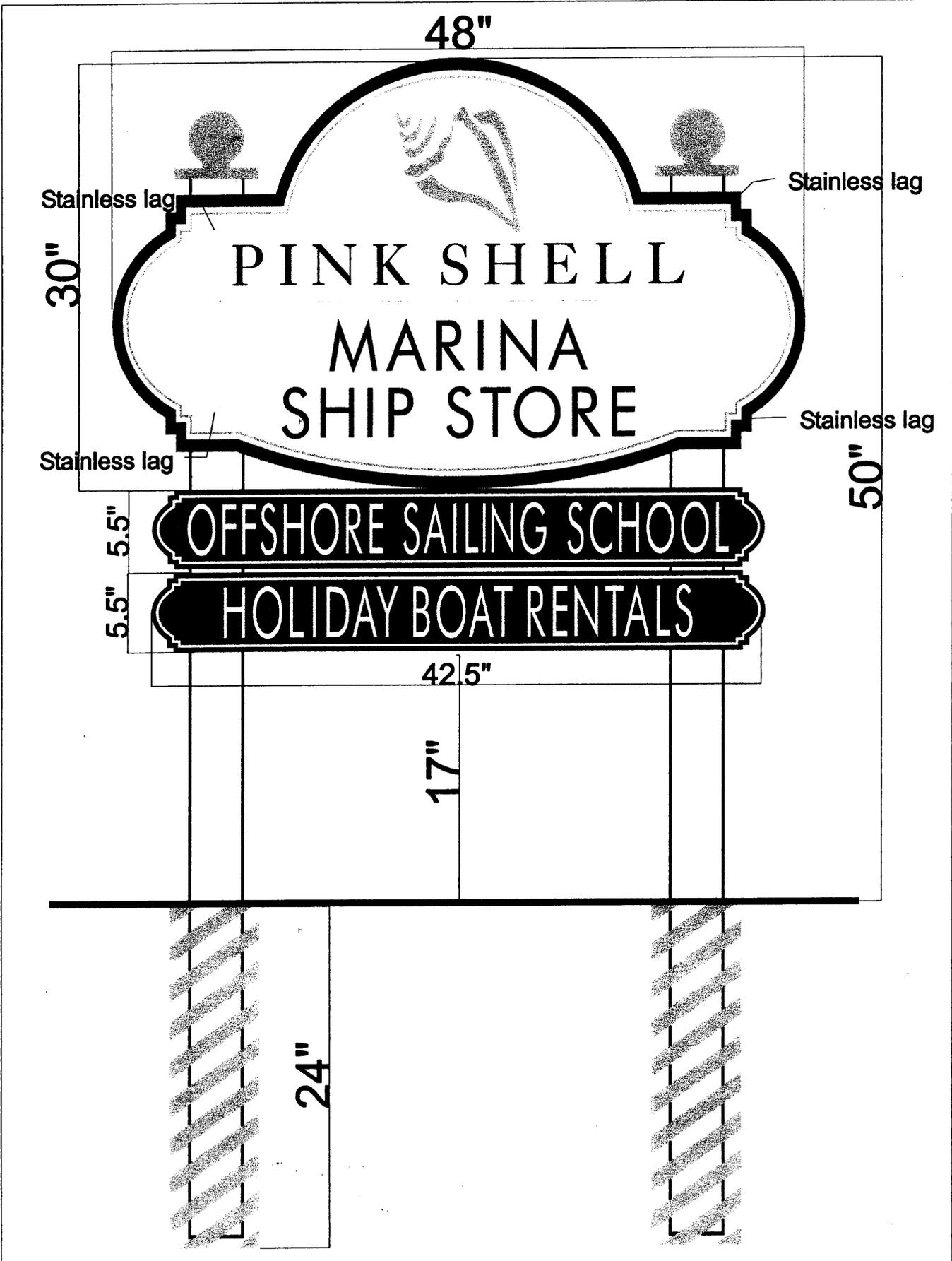


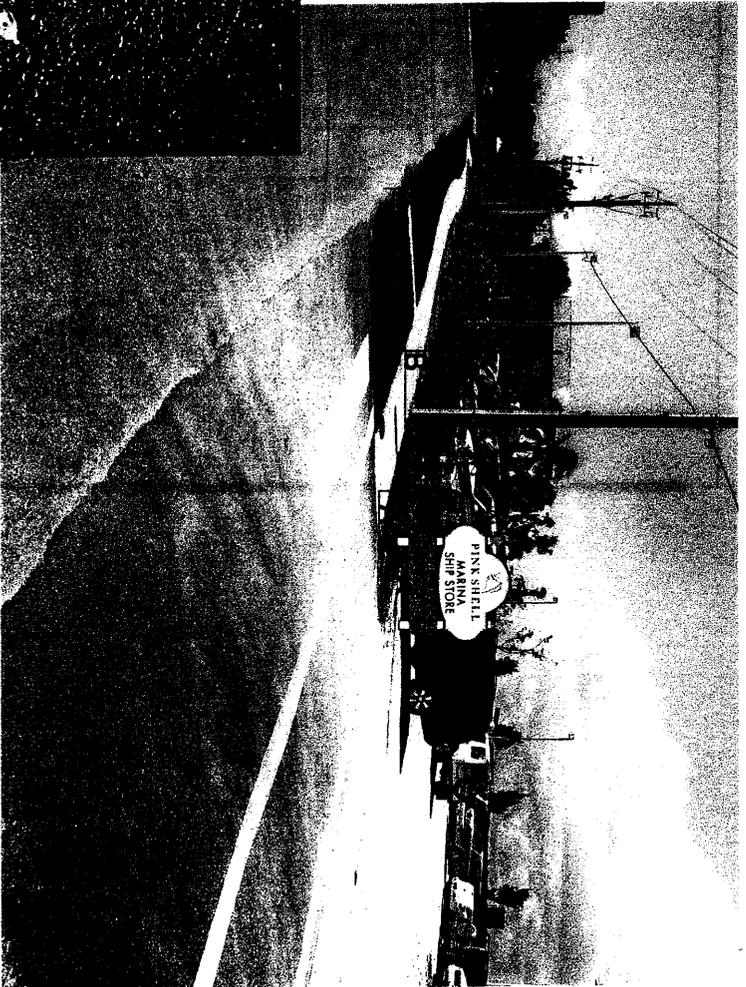
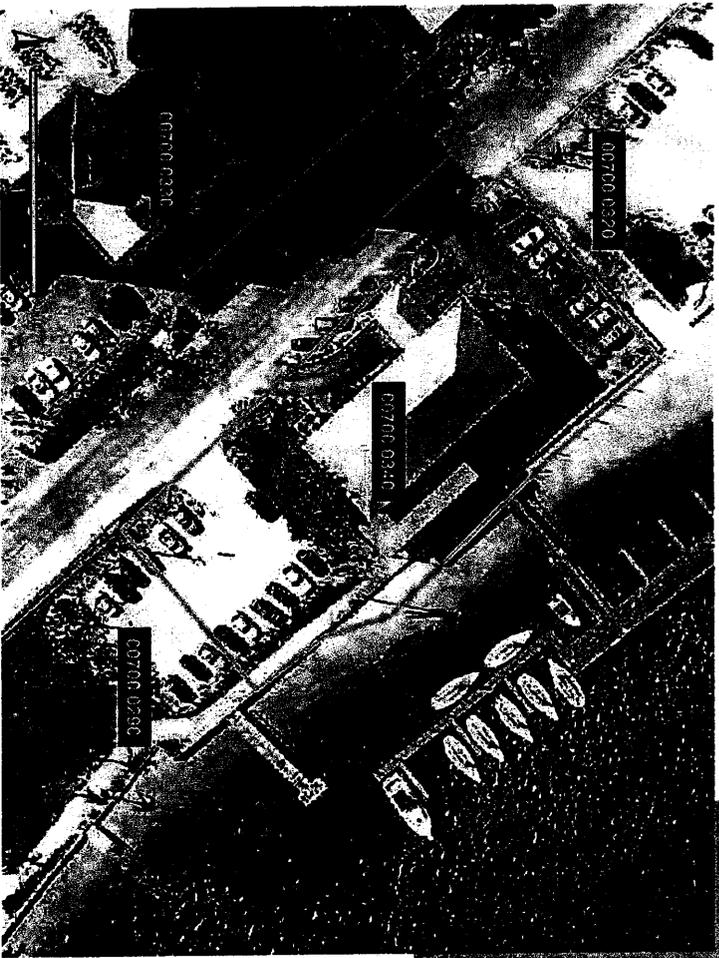
Customer: Pink Shell Beach Resort & Spa
Company: Boykin Lodging Co.
Address: 275 Estero Blvd.
City: Ft. Myers Beach State: FL
Phone: 239.463.8601
Fax: 239.463.8672 Email: bwaichulis@boykin.com

Sign: C
Marina Entrance

Job No.:	Date:
Order Date:	8/24/2007
Sign Dimensions:	Estimate:

Comments: This Artwork is Property Of Sabal Signs Inc. The Use Of This Rendering Or Any Part Thereof, Will Result In A Design Charge.





- A: 4' From Sign To Sidewalk**
- B: 18' From Sign To Estero Blvd.**
- C: 7' From Sign To Driveway**



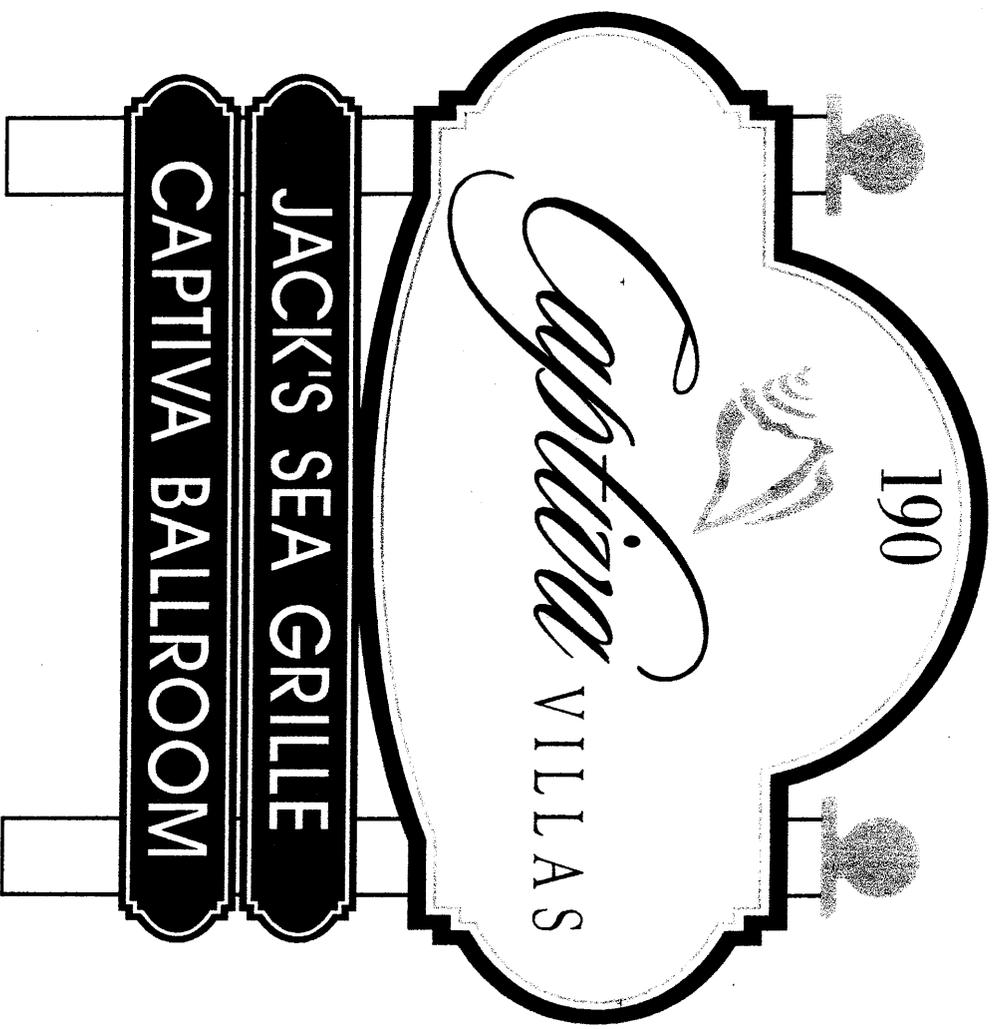
PINK SHELL
MARINA • SHIP STORE
OFFSHORE SAILING SCHOOL
HOLIDAY BOAT RENTALS

Customer: Pink Shell Beach Resort & Spa
Company: Boykin Lodging Co.
Address: 275 Estero Blvd.
City: Ft. Myers Beach State: FL
Phone: 239.463.8601
Fax: 239.463.8672 bwaichulis@boykin.com

Sign: D
Marina Wall

Job No.:	Order Date:	Order Date:	8/24/2007
Sign Dimensions:	Comments:	Estimate:	

This Artwork is Property Of Sabal Signs Inc.
The Use Of This Rendering Or Any Part
Thereof, Will Result In A Design Charge.



Customer: Pink Shell Beach Resort & Spa
 Company: Boykin Lodging Co.
 Address: 275 Estero Blvd.
 City: Ft. Myers Beach State: FL
 Phone: 239.463.8601
 Fax: 239.463.8672 Email: bwaichulis@boykin.com

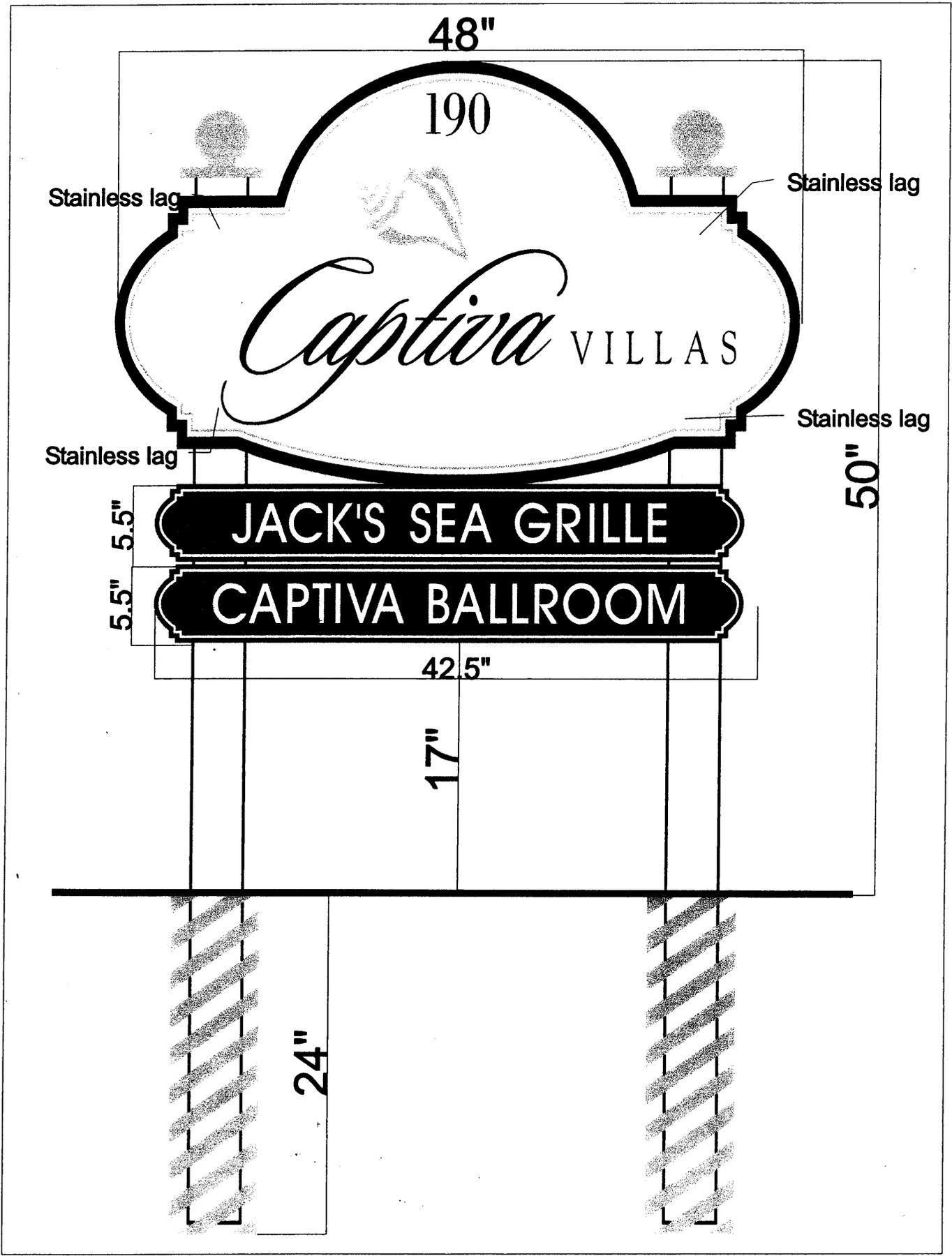
Sign: E
Captiva Villas

Job No.:	Date:
Order Date:	8/24/2007
Sign Dimensions:	Estimate:

Comments:
 This artwork is property of Sabal Signs Inc.
 The Use Of This Rendering Or Any Part
 Thereof, Will Result In A Design Charge.



- A: 8' From Sign To Sidewalk**
- B: 14'8" From Sign To Estero Blvd.**
- C: 12' From Sign To Driveway**



48"

190

Stainless lag

Stainless lag

Captiva VILLAS

Stainless lag

Stainless lag

50"

5.5"
5.5"

JACK'S SEA GRILLE

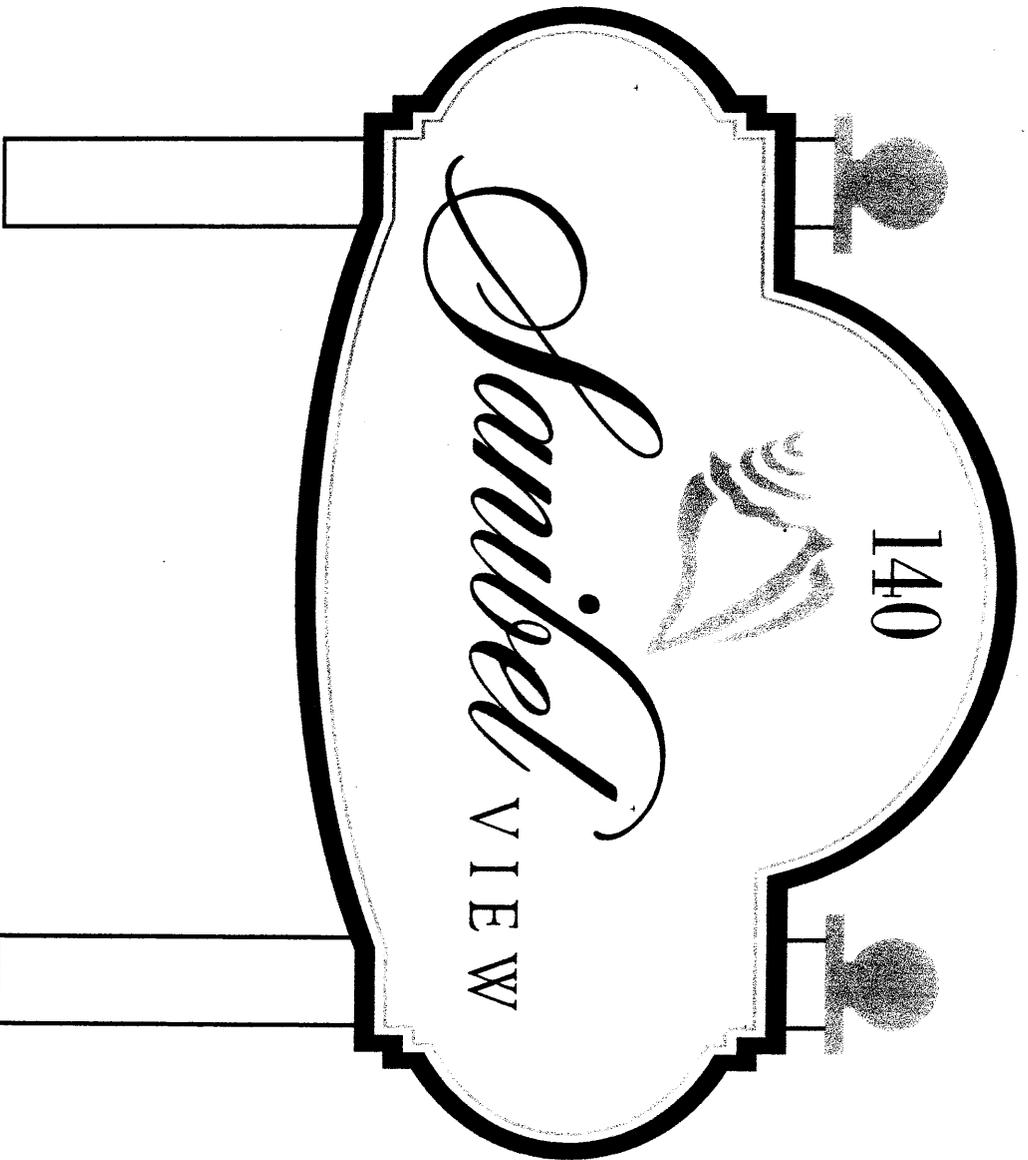
CAPTIVA BALLROOM

42.5"

17"

24"

Property owners not included in this application.

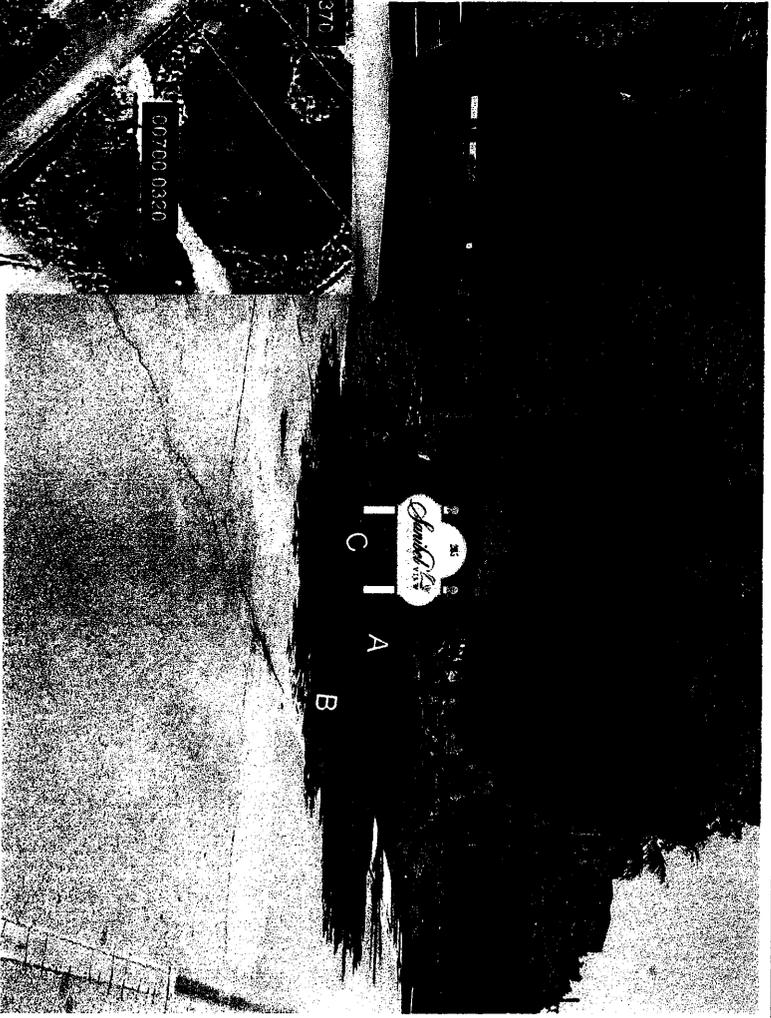


Customer: Pink Shell Beach Resort & Spa
Company: Boykin Lodging Co.
Address: 275 Estero Blvd.
City: Ft. Myers Beach State: FL
Phone: 239.463.8601
Fax: 239.463.8672 Email: bwaichulis@boykin.com

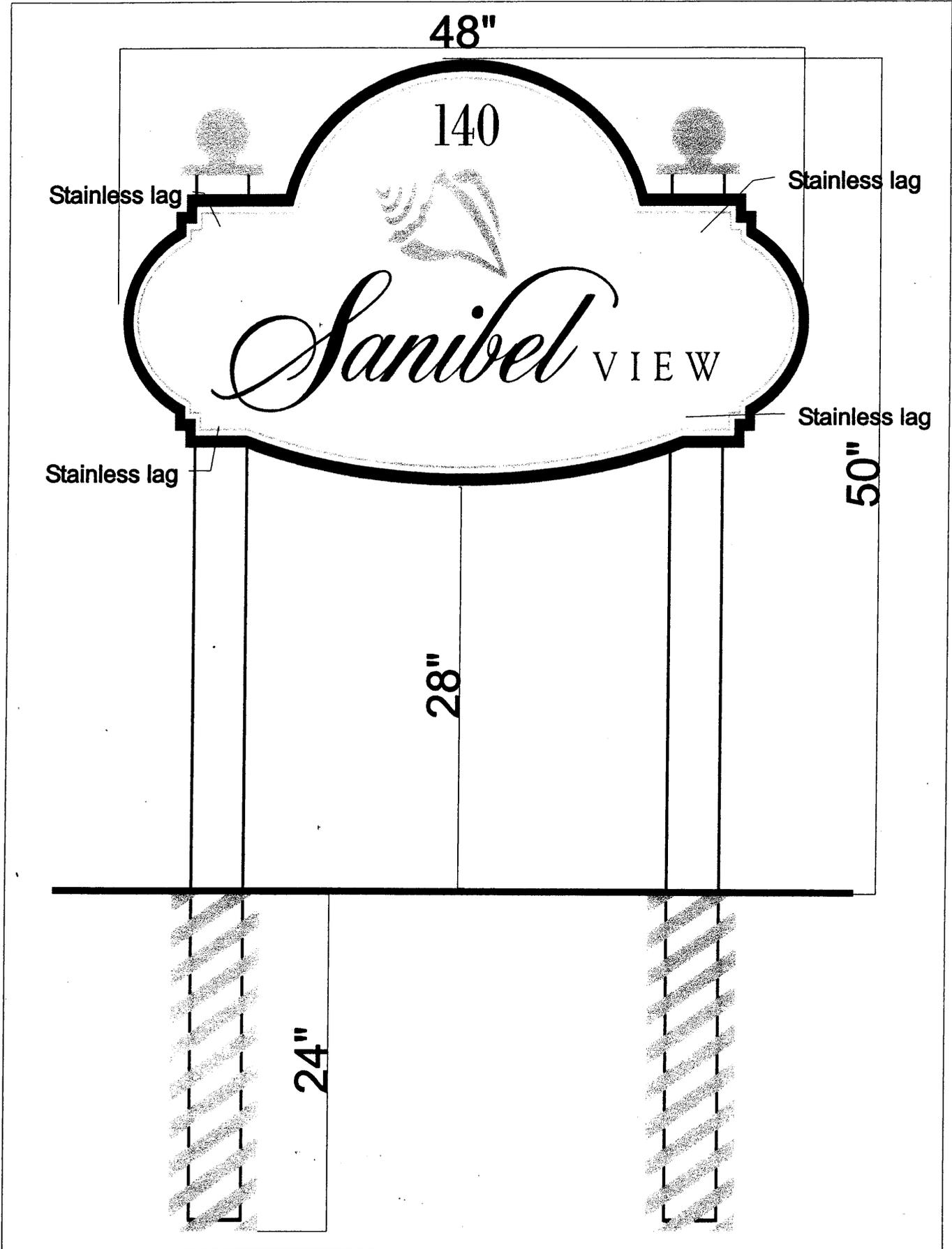
Sign: F
Sanibel View

Job No.:	Date:
Order Date:	8/24/2007
Sign Dimensions:	Salesperson:
Comments:	Estimate:

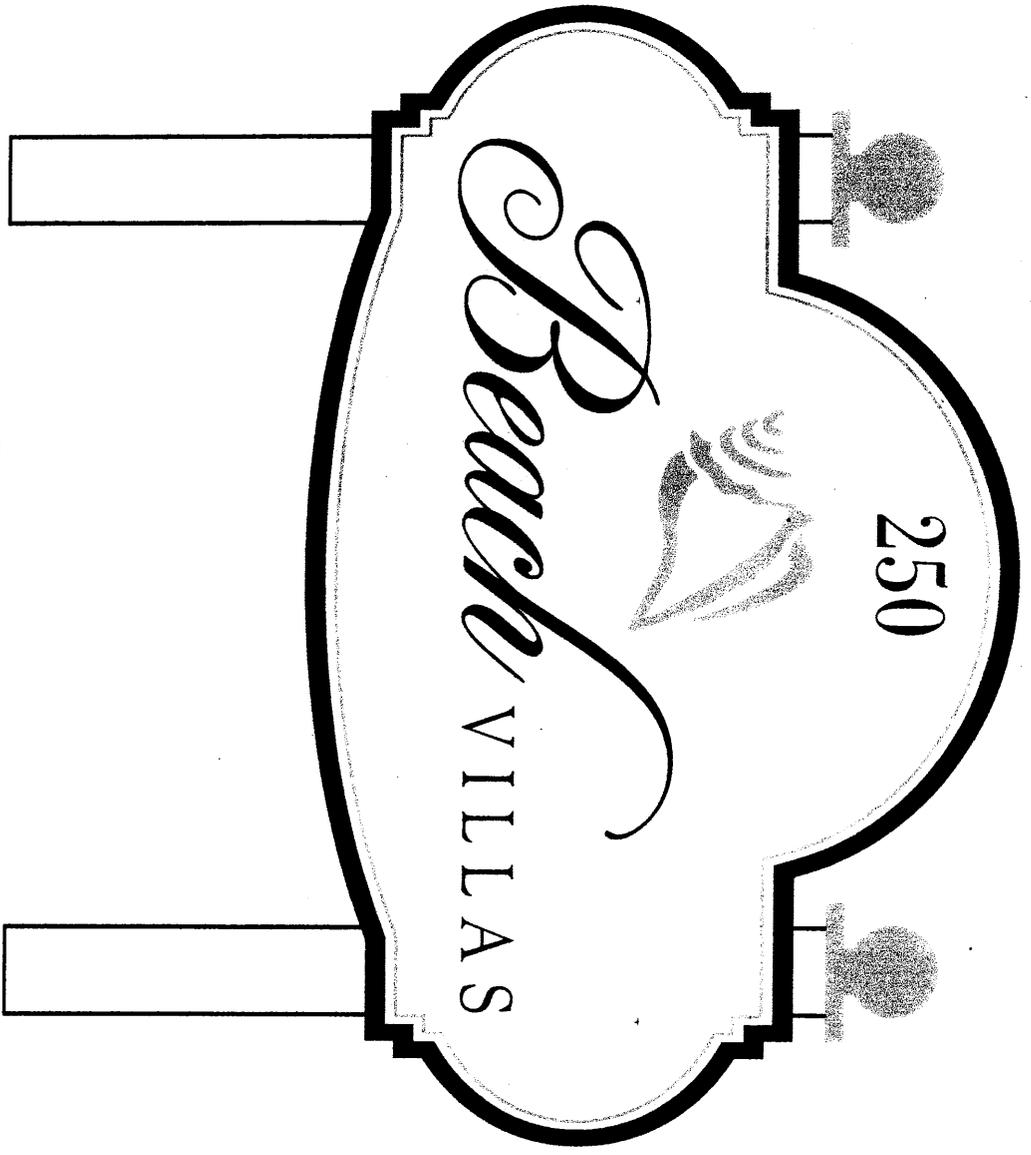
This artwork is property of Sabal Signs Inc. The use of this rendering or any part thereof, will result in a design charge.



- A: 6' From Sign To Sidewalk**
- B: 10' From Sign To Estero Blvd.**
- C: 7' From Sign To Driveway**



Property owners not included in this application.



Customer: Pink Shell Beach Resort & Spa
Company: Boykin Lodging Co.
Address: 275 Estero Blvd.
City: Ft. Myers Beach State: FL
Phone: 239.463.8601
Fax: 239.463.8672 Email: bwatchulls@boykin.com

Sign: G
Beach Villas

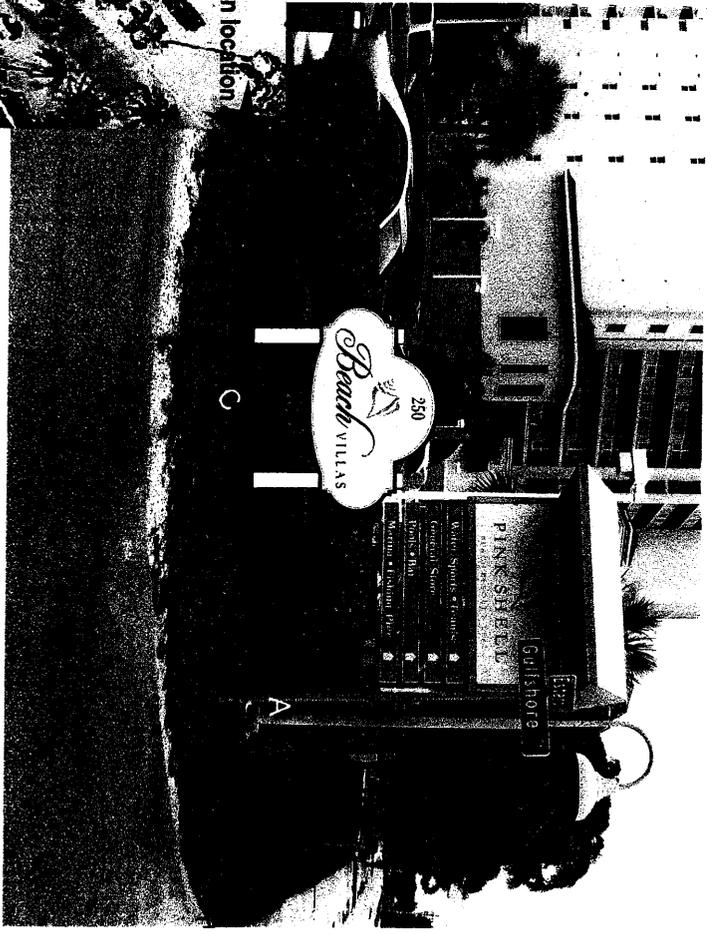
Job No.:	Date:
Order Date:	8/24/2007
Sign Dimensions:	Estimate:

Comments: This artwork is property of Sabal Signs Inc. The use of this rendering or any part thereof, will result in a design charge.

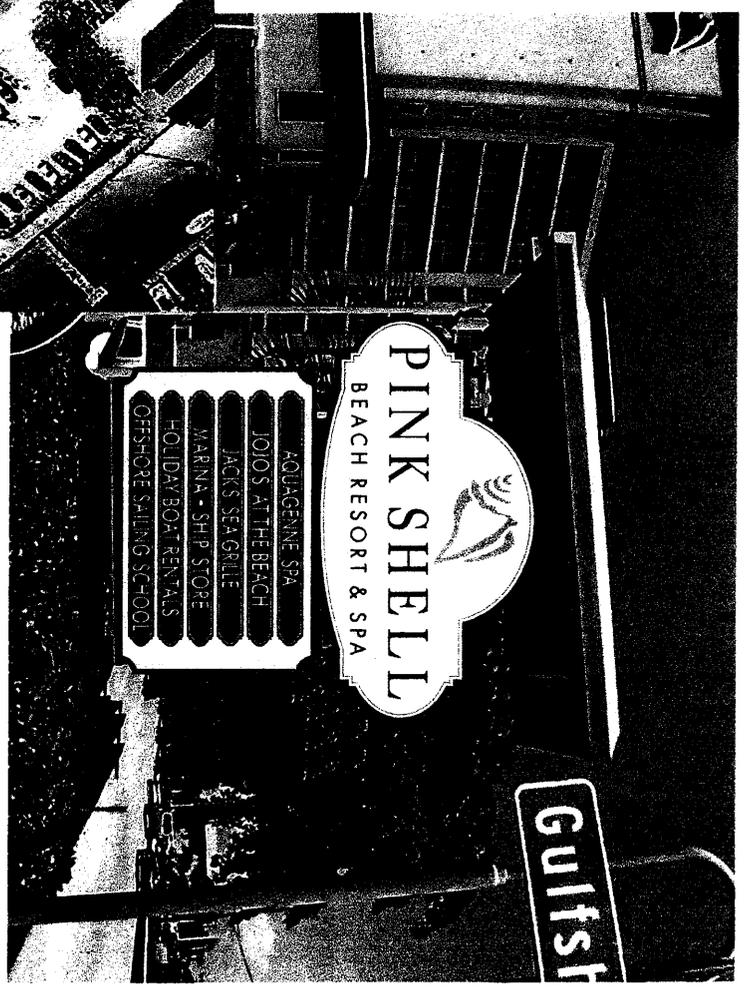
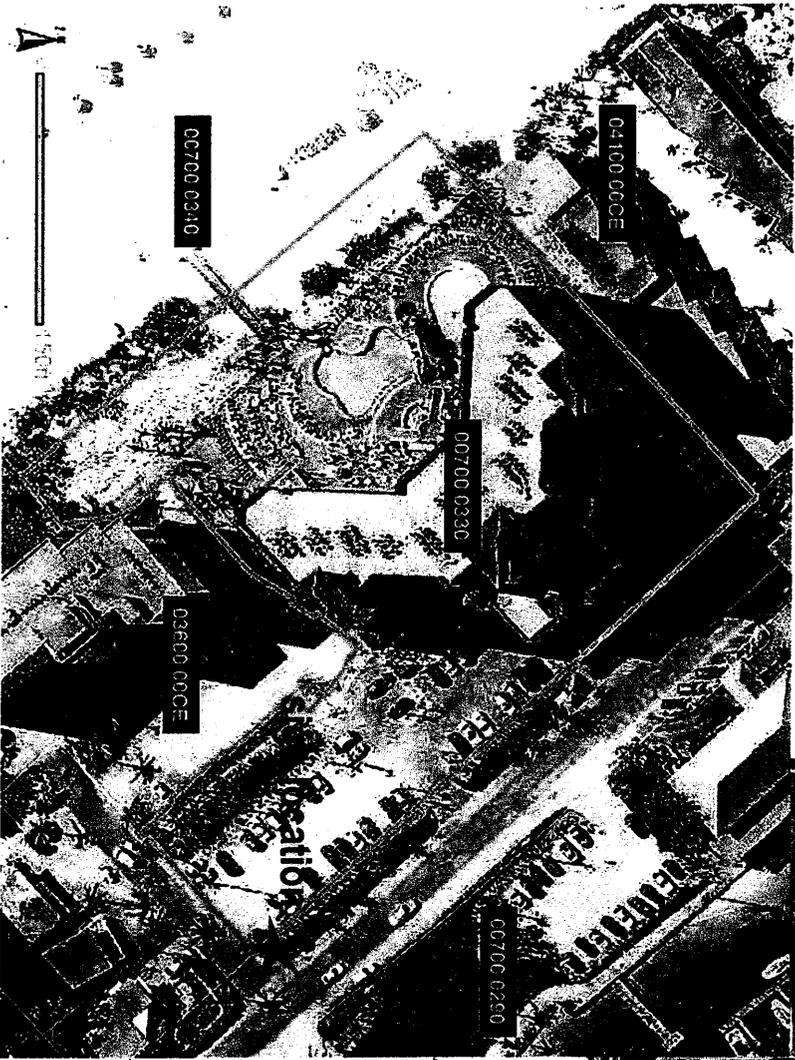
250

Beach VILLAS

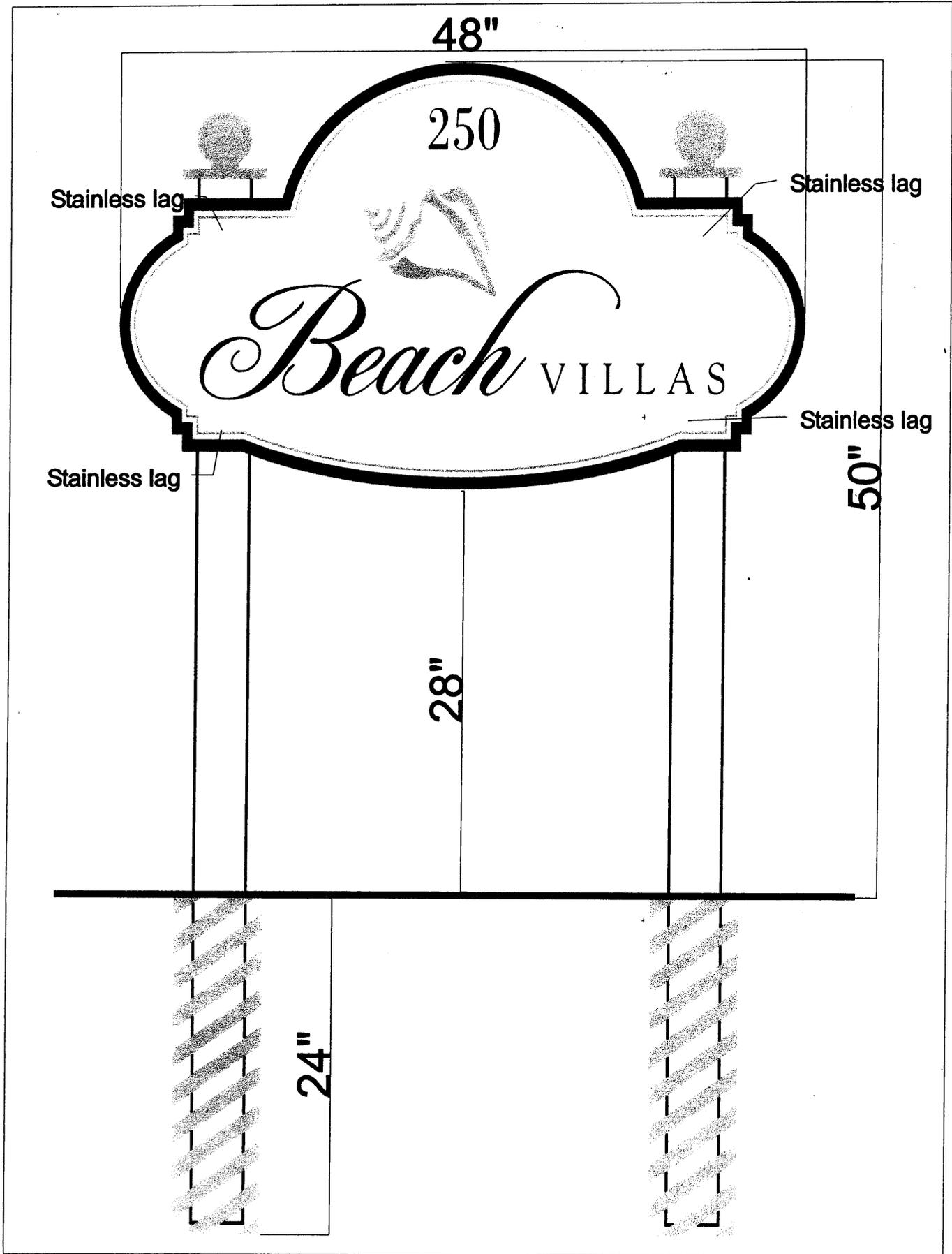
101 • 102 • 103 • 104 • 105 • 106 • 107 • 108 • 109 • 110
101 • 102 • 103 • 104 • 105 • 106 • 107 • 108 • 109 • 110
101 • 102 • 103 • 104 • 105 • 106 • 107 • 108 • 109 • 110

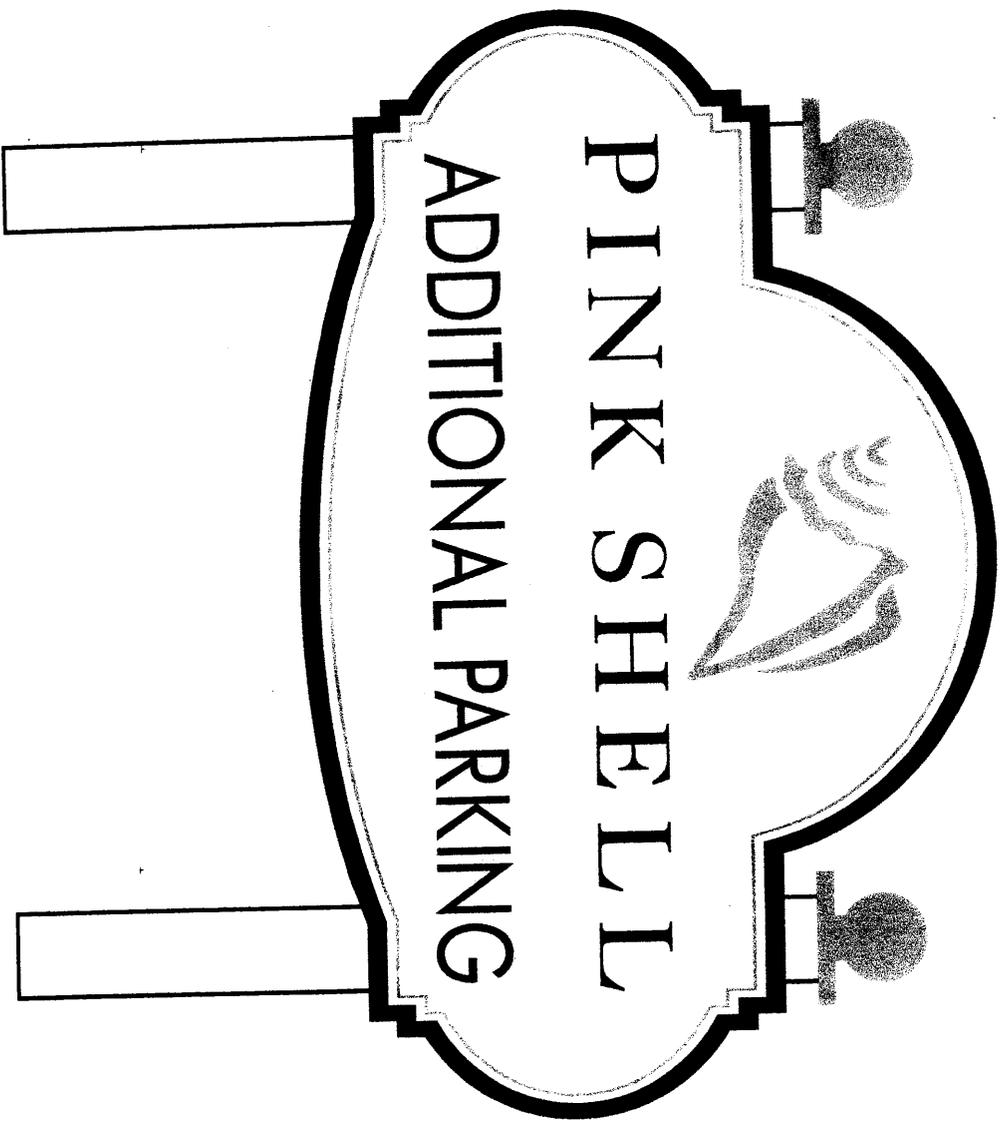


- A: 14' From Sign To Sidewalk**
- B: 19' From Sign To Estero Blvd.**
- C: 9' From Sign To Gulfshore Ct.**



A: Installed On Existing Post



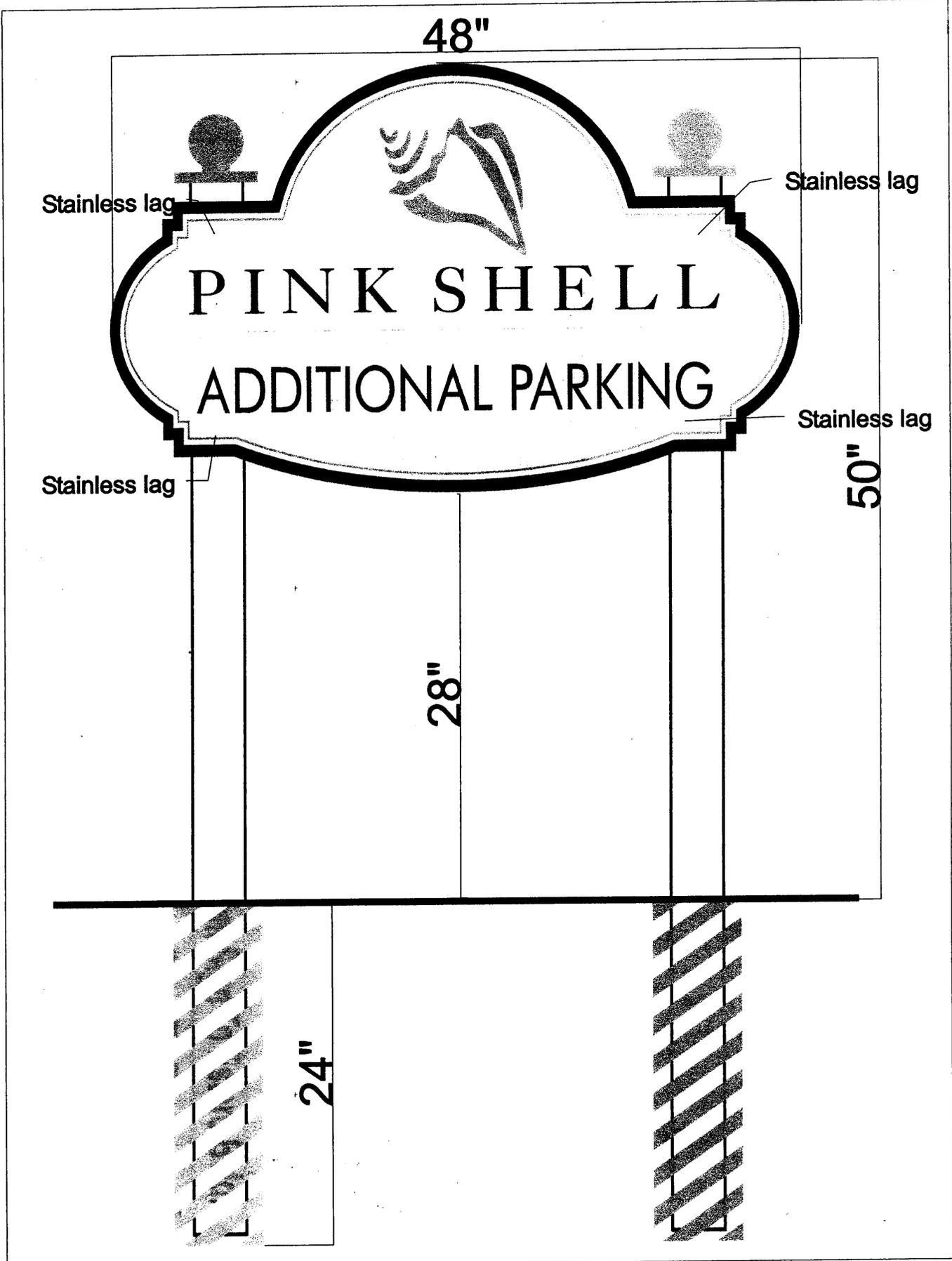


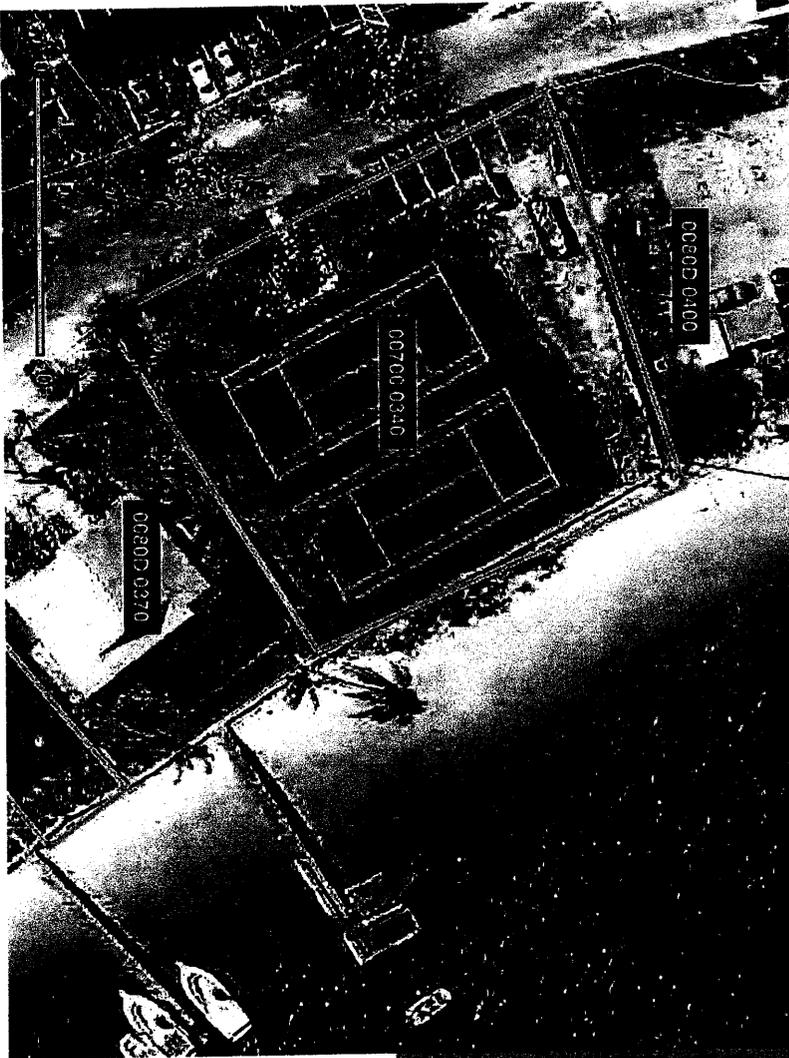
Customer: Pink Shell Beach Resort & Spa
Company: Boykin Lodging Co.
Address: 275 Estero Blvd.
City: Ft. Myers Beach State: FL
Phone: 239.463.8601
Fax: 239.463.8672 Email: bwaichulis@boykin.com

Sign: H
Additional Parking

Job No.:	8724/2007
Order Date:	Subsequent:
Sign Dimensions:	Estimate:

Comments: This artwork is property of Sabal Signs Inc. The use of this rendering or any part thereof, will result in a design charge.





A: 12' From Sign To Estero Blvd.
B: 6' From Sign To Property Line



**PINK SHELL
MARINA**

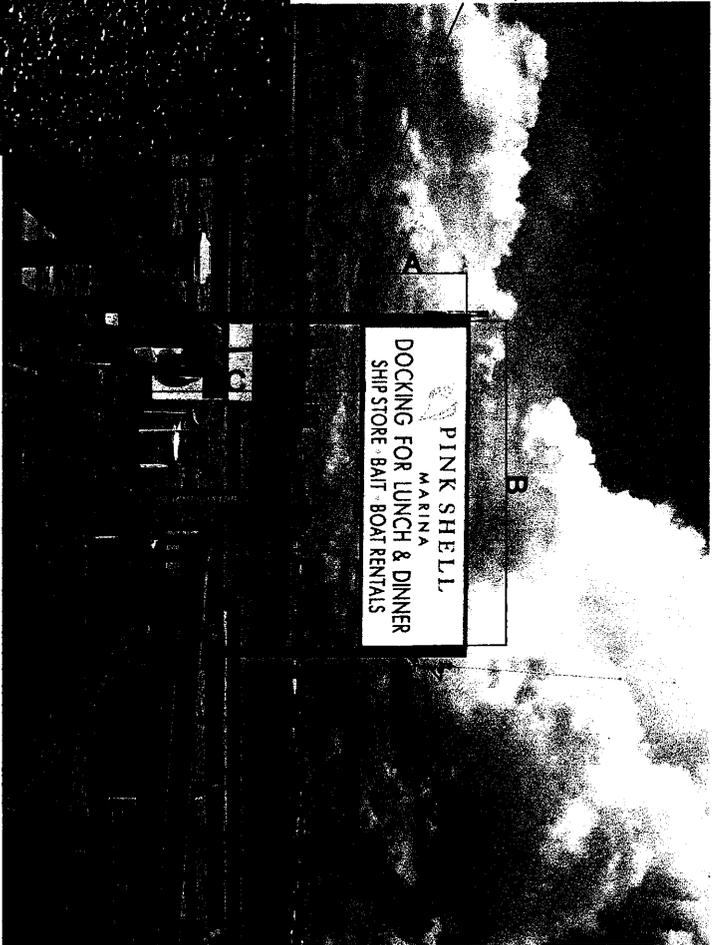
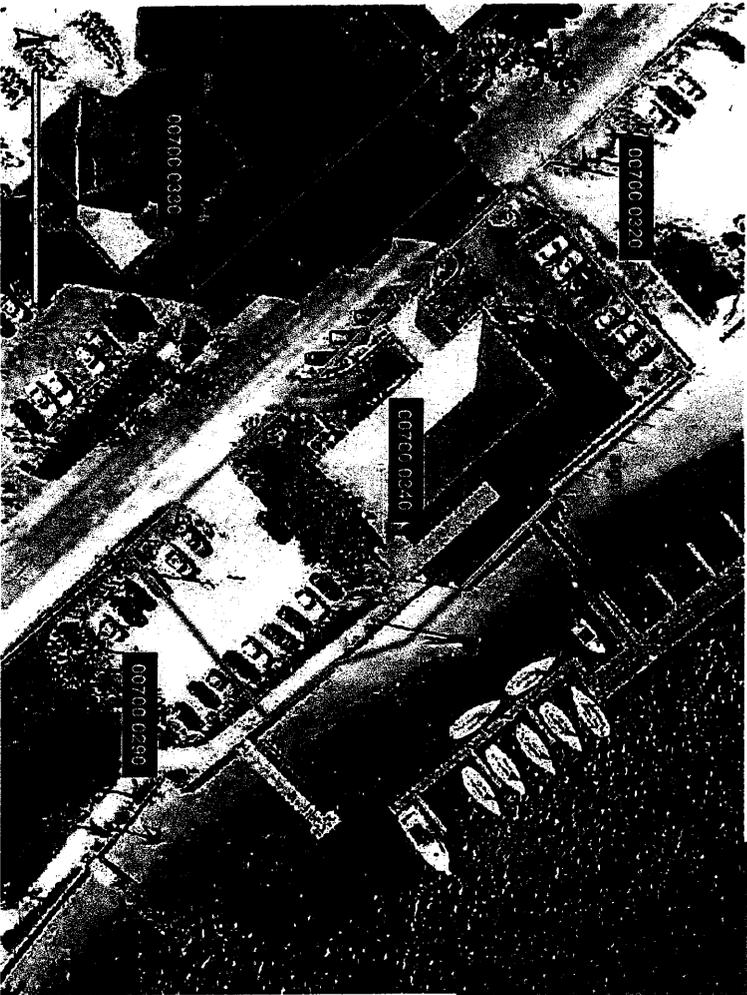
**DOCKING FOR LUNCH & DINNER
SHIP STORE • BAIT • BOAT RENTALS**

Customer: Pink Shell Beach Resort & Spa
 Company: Boykin Lodging Co.
 Address: 275 Estero Blvd.
 City: Ft. Myers Beach State: FL
 Phone: 239.463.8601
 Fax: 239.463.8672 bwaichulis@boykin.com

Sign: 1
Dock Sign

Job No.:	Date:
Order Date:	8/24/2007
Sign Dimensions:	Estimate:

Comments:
 This Artwork Is Property Of Sabal Signs Inc.
 The Use Of This Rendering Or Any Part
 Thereof, Will Result In A Design Charge.



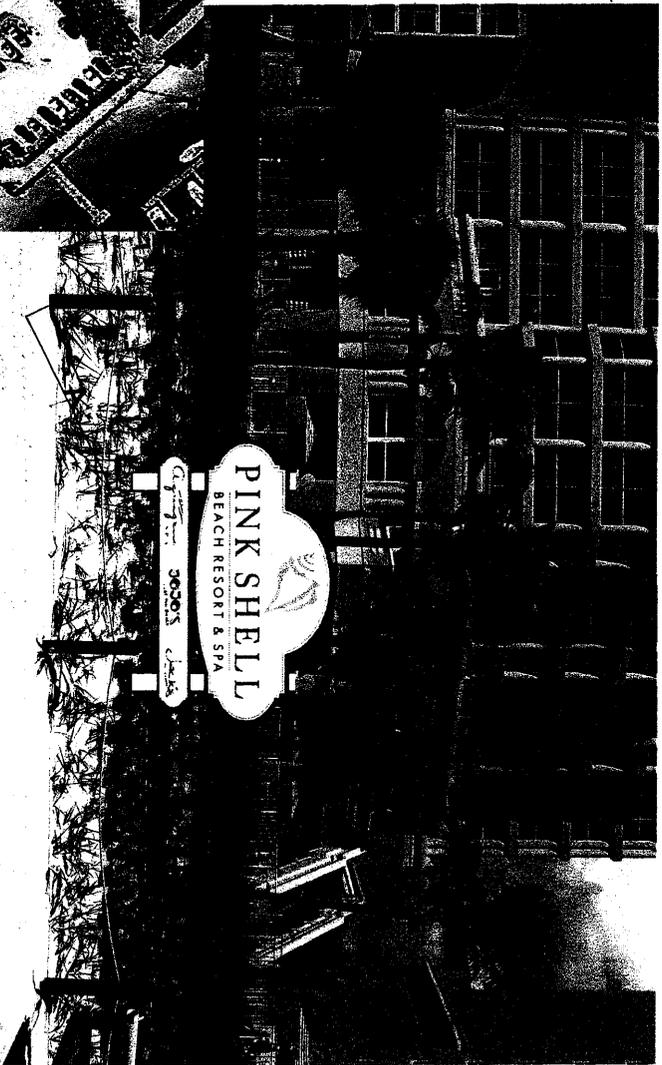
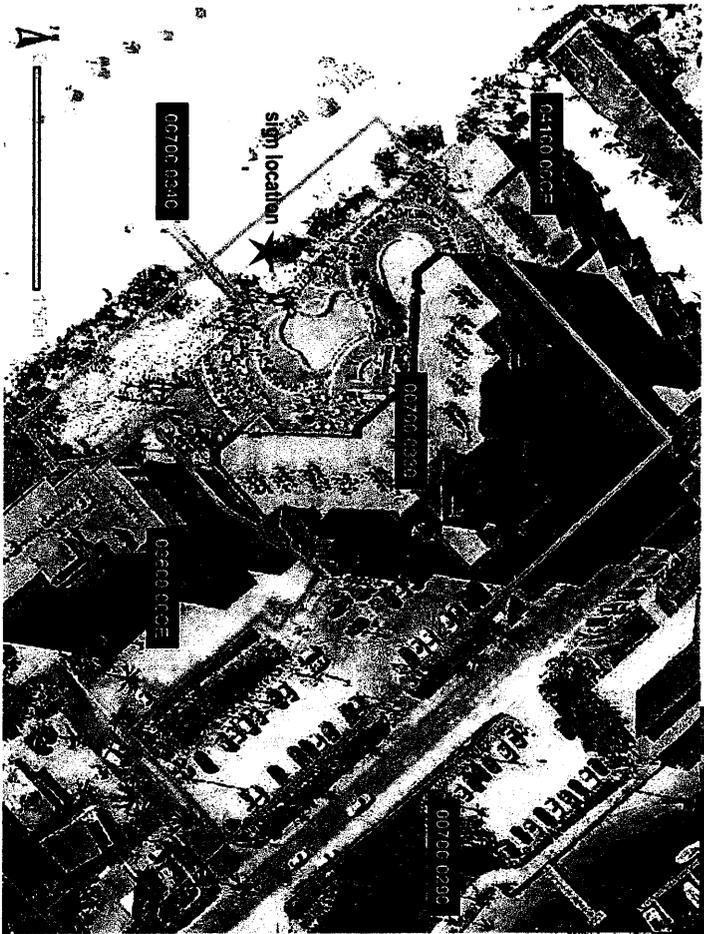
A: 36" Tall
B: 116" Long
**C: 10'8" From Bottom Of Sign
 To Dock**



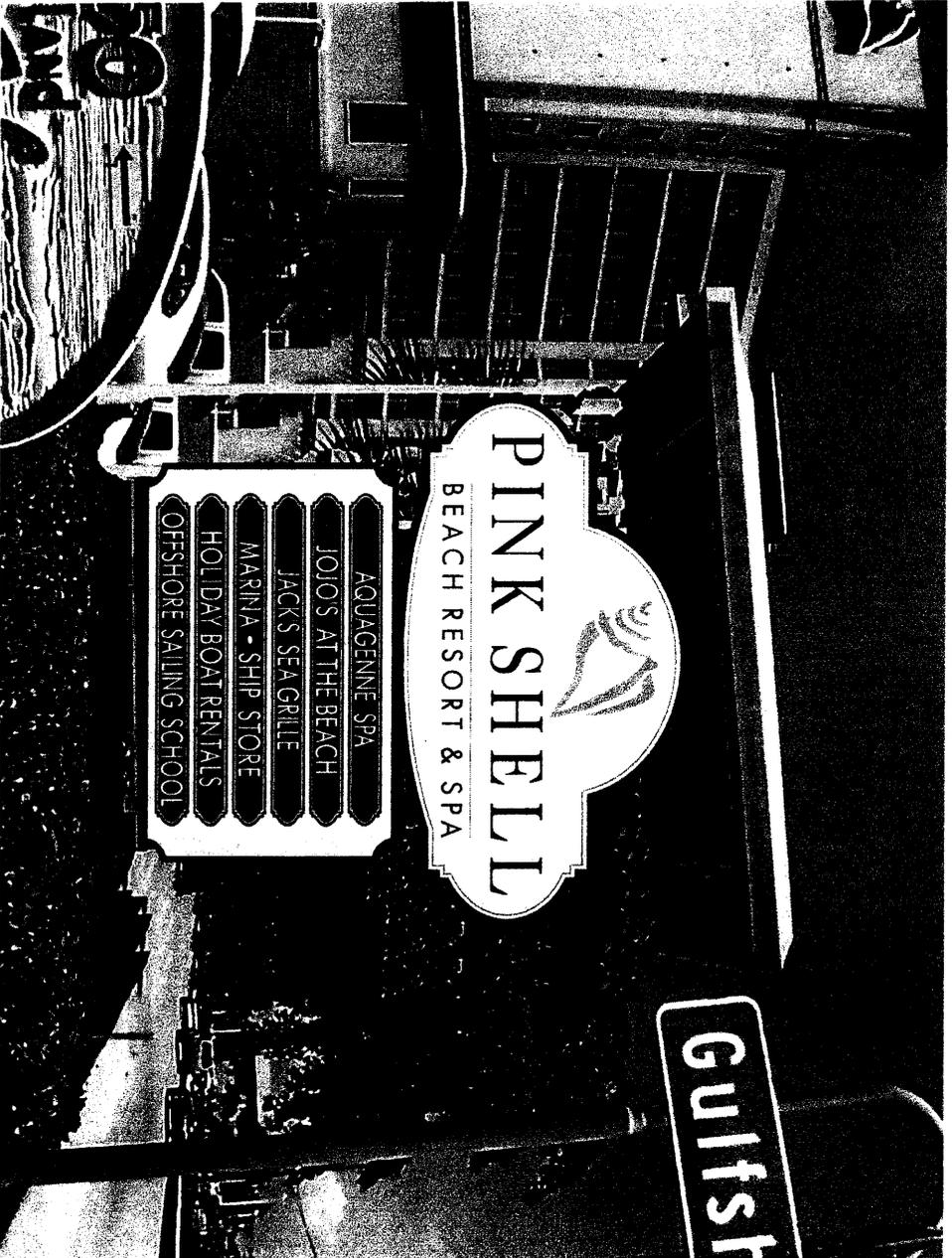
Customer: Pink Shell Beach Resort & Spa
Company: Boykin Lodging Co.
Address: 275 Estero Blvd.
City: Ft. Myers Beach State: FL
Phone: 239.463.8601
Fax: 239.463.8672 bwatchnuls@boykin.com

Sign: J
Beach Side Sign

Job No.: _____ Date: 8/24/2007
Order Date: _____ Salesperson: _____
Sign Dimensions: _____ Estimate: _____
Comments: This artwork is property of Sabal Signs Inc. The Use Of This Rendering Or Any Part Thereof, Will Result In A Design Charge.



A: 10' From Sign To Post



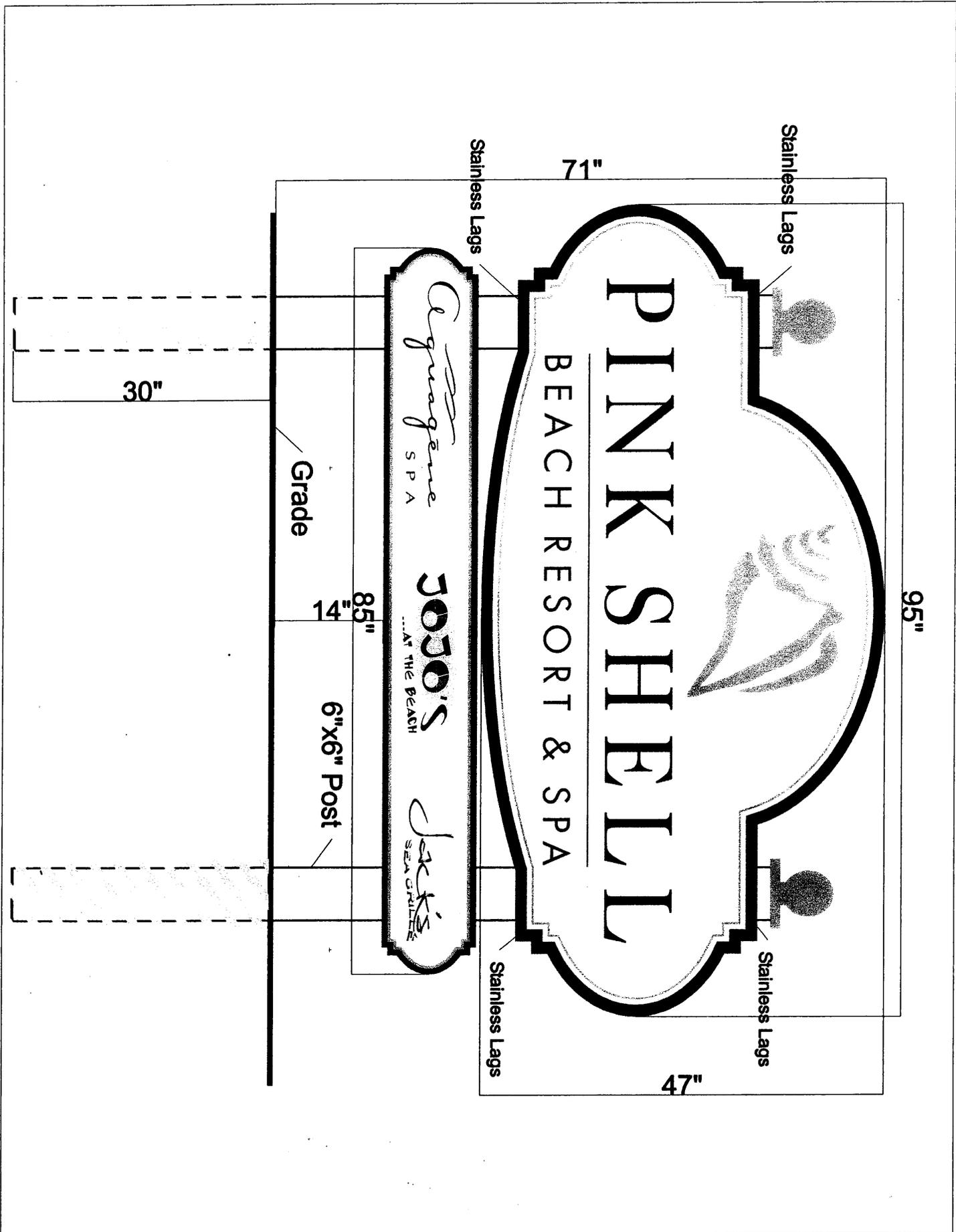
Customer: Pink Shell Beach Resort & Spa
 Company: Boykin Lodging Co.
 Address: 275 Estero Blvd.
 City: Ft. Myers Beach State: FL
 Phone: 239.463.8601
 Fax: 239.463.8672 Email: bwalchulls@boykin.com

Sign: K

Front Sign 2

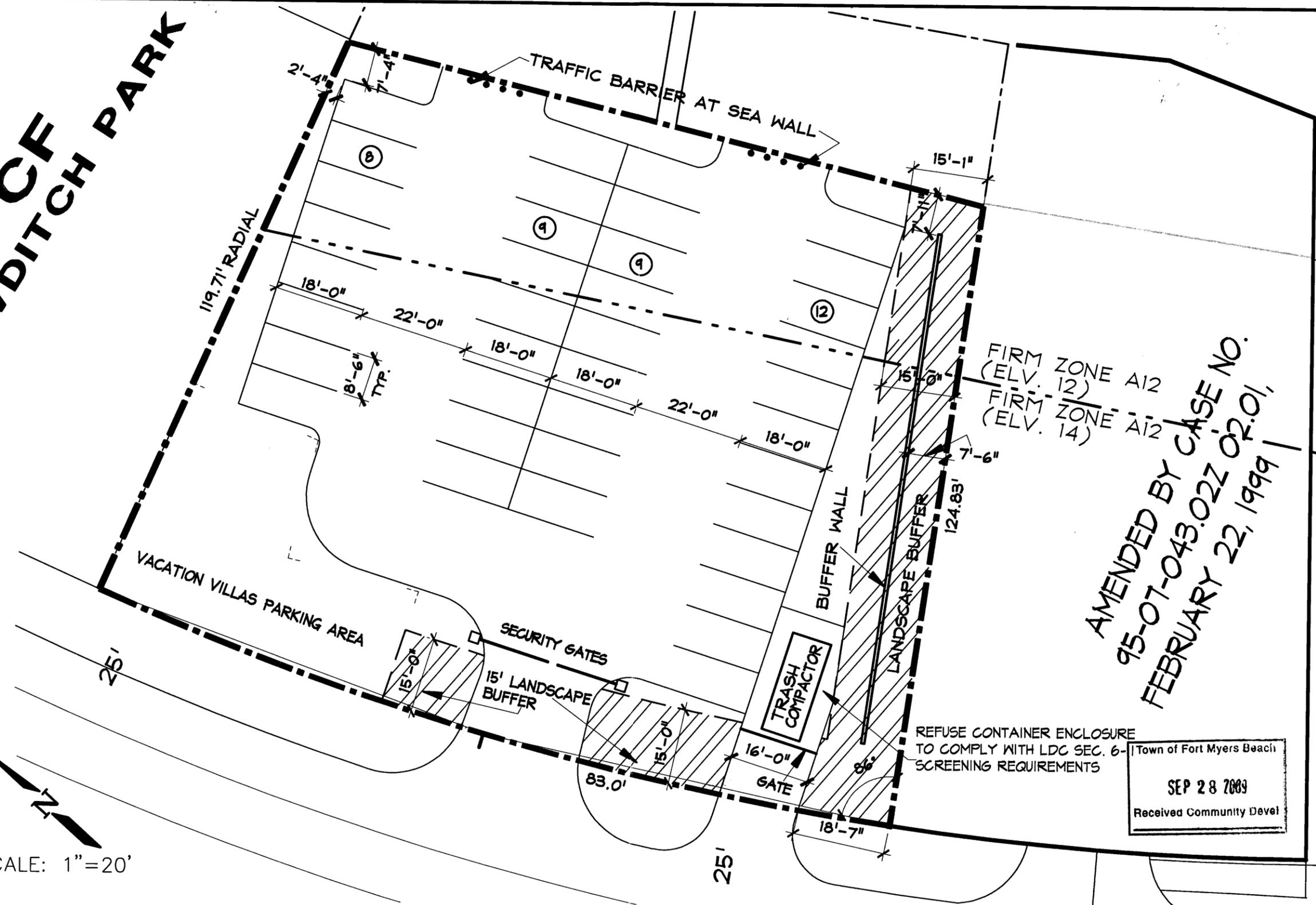
Job No.:	Date:
Order Date:	8/24/2007
Sign Dimensions:	Estimate:

Comments: This Artwork is Property Of Sabal Signs Inc. The Use Of This Rendering Or Any Part Thereof, Will Result In A Design Charge.



BOWDITCH PARK

SCALE: 1"=20'

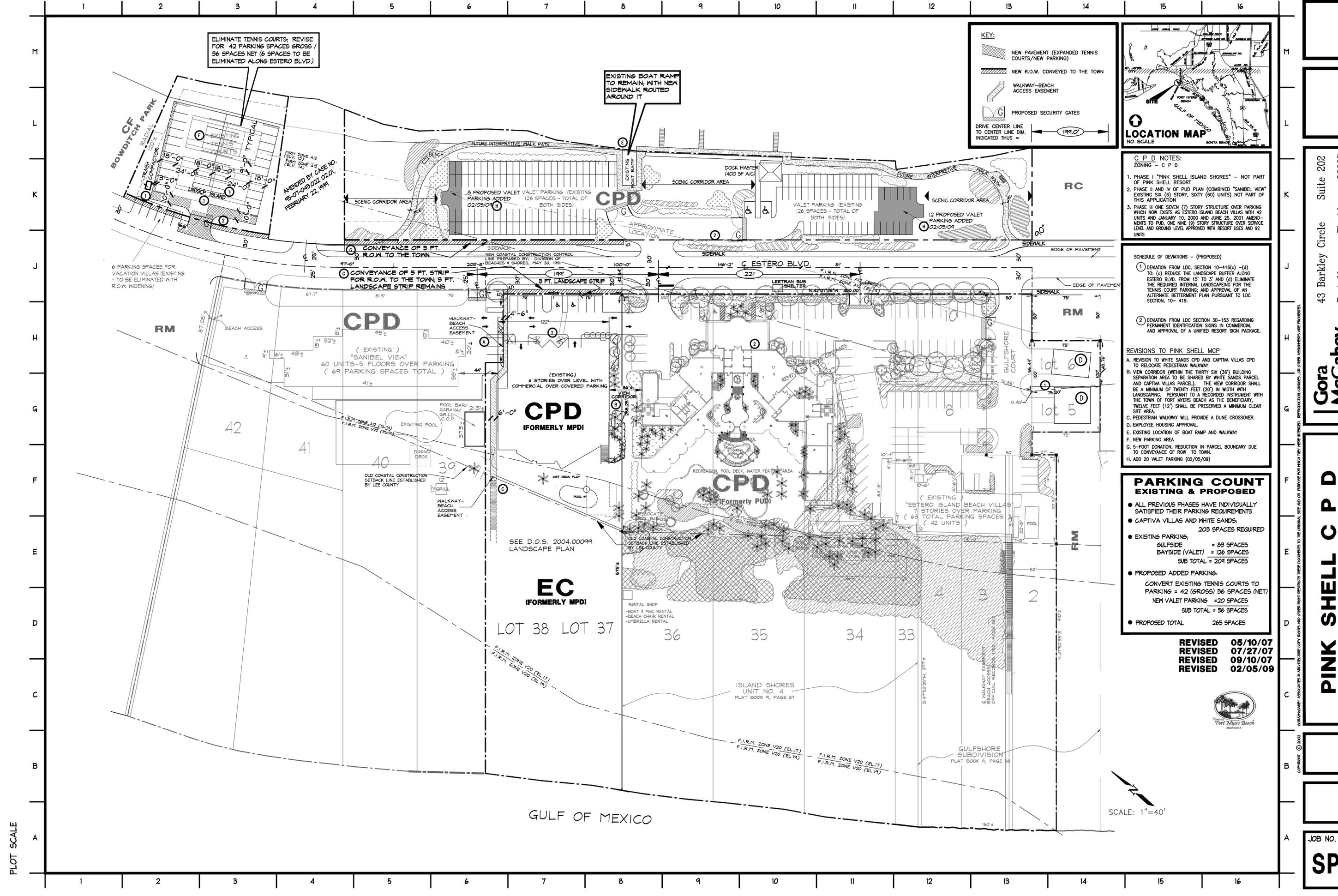


AMENDED BY CASE NO.
95-07-043.02Z 02.01,
FEBRUARY 22, 1999

Town of Fort Myers Beach
SEP 28 2003
Received Community Devel

COPYRIGHT © 2004 GORAMCGAHEY ASSOCIATES IN ARCHITECTURE. ALL RIGHTS RESERVED. THESE DOCUMENTS ARE THE PROPERTY OF GORAMCGAHEY ASSOCIATES IN ARCHITECTURE AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. REPRODUCTIONS, CHANGES OR OTHER ASSIGNMENTS ARE PROHIBITED.

Gora McGahey ASSOCIATES IN ARCHITECTURE 43 Bentley Circle Suite 202 Fort Myers, Florida 33907 239-375-0225 Fax 239-375-7129		JOB NAME PINK SHELL RESORT		REMARKS: ALTERNATE - 8		PLATE: SP-8
JOB # 98011-3	DATE 09/24/09	RE: PARKING PLAN (GRAVEL/SHELL PARKING AREA TO INCLUDE VALET)				



ELIMINATE TENNIS COURTS; REVISE FOR 42 PARKING SPACES GROSS / 36 SPACES NET (6 SPACES TO BE ELIMINATED ALONG ESTERO BLVD.)

EXISTING BOAT RAMP TO REMAIN; WITH NEW SIDEWALK ROUTED AROUND IT

KEY:

- NEW PAVEMENT (EXPANDED TENNIS COURTS/NEW PARKING)
- NEW R.O.W. CONVEYED TO THE TOWN
- WALKWAY-BEACH ACCESS EASEMENT
- PROPOSED SECURITY GATES

DRIVE CENTER LINE TO CENTER LINE DIM. INDICATED THIS = 149.0'

LOCATION MAP
NO SCALE

C.P.D. NOTES:
ZONING - CPD

- PHASE II "PINK SHELL ISLAND SHORES" - NOT PART OF PINK SHELL RESORT
- PHASE II AND IV OF PUD PLAN (COMBINED "SANIBEL VIEW" EXISTING SIX (6) STORY, SIXTY (60) UNITS) NOT PART OF THIS APPLICATION
- PHASE III ONE SEVEN (7) STORY STRUCTURE OVER PARKING WHICH NOW EXISTS AS ESTERO ISLAND BEACH VILLAS WITH 42 UNITS AND JANUARY 10, 2000 AND JUNE 25, 2001 AMENDMENTS TO PUD, ONE NINE (9) STORY STRUCTURE OVER SERVICE LEVEL AND GROUND LEVEL APPROVED WITH RESORT USES AND 92 UNITS

SCHEDULE OF DEVIATIONS - (PROPOSED)

- DEVIATION FROM LDC, SECTION 10-416(c) - (d) TO: (c) REDUCE THE LANDSCAPE BUFFER ALONG ESTERO BLVD. FROM 15' TO 3' AND (d) ELIMINATE THE REQUIRED INTERNAL LANDSCAPING FOR THE TENNIS COURT PARKING; AND APPROVAL OF AN ALTERNATE BETTERMENT PLAN PURSUANT TO LDC SECTION, 10- 419.
- DEVIATION FROM LDC SECTION 30-153 REGARDING PERMANENT IDENTIFICATION SIGNS IN COMMERCIAL AND APPROVAL OF A UNIFIED RESORT SIGN PACKAGE.

REVISIONS TO PINK SHELL MCP

- REVISION TO WHITE SANDS CPD AND CAPTIVA VILLAS CPD TO RELOCATE PEDESTRIAN WALKWAY
- VIEW CORRIDOR (WITHIN THE THIRTY SIX (36) BUILDING SEPARATION AREA TO BE SHARED BY WHITE SANDS PARCEL AND CAPTIVA VILLAS PARCEL). THE VIEW CORRIDOR SHALL BE A MINIMUM OF TWENTY FEET (20') IN WIDTH WITH LANDSCAPING. PURSUANT TO A RECORDED INSTRUMENT WITH THE TOWN OF FORT MYERS BEACH AS THE BENEFICIARY, TWELVE FEET (12') SHALL BE PROVIDED A MINIMUM CLEAR SITE AREA.
- PEDESTRIAN WALKWAY WILL PROVIDE A DUNE CROSSOVER.
- EMPLOYEE HOUSING APPROVAL.
- EXISTING LOCATION OF BOAT RAMP AND WALKWAY
- NEW PARKING AREA
- 5-FOOT DONATION, REDUCTION IN PARCEL BOUNDARY DUE TO CONVEYANCE OF ROW TO TOWN.
- ADD 20 VALET PARKING (02/05/09)

PARKING COUNT EXISTING & PROPOSED

- ALL PREVIOUS PHASES HAVE INDIVIDUALLY SATISFIED THEIR PARKING REQUIREMENTS
- CAPTIVA VILLAS AND WHITE SANDS: 203 SPACES REQUIRED
- EXISTING PARKING:
 - GULFSIDE = 88 SPACES
 - BAYSIDE (VALET) = 126 SPACES
 - SUB TOTAL = 204 SPACES
- PROPOSED ADDED PARKING:
 - CONVERT EXISTING TENNIS COURTS TO PARKING = 42 (GROSS) 36 SPACES (NET)
 - NEW VALET PARKING = 20 SPACES
 - SUB TOTAL = 56 SPACES
- PROPOSED TOTAL = 265 SPACES

REVISED 05/10/07
REVISED 07/27/07
REVISED 09/10/07
REVISED 02/05/09



SCALE: 1"=40'

PLOT SCALE

43 Barkley Circle Suite 202
Fort Myers, Florida 33907

Gora McGahey

PINK SHELL CPD

JOB NO. 98
SP.



This instrument was prepared by and After Recording Return to: Steven M. Falk, Esq. Roetzel & Andress, LPA 850 Park Shore Drive, Suite 300 Naples, Florida 34103 (239) 649-6200

(space above this line for recording data)

AMENDMENT TO DECLARATION OF CONDOMINIUM CAPTIVA VILLAS, A CONDOMINIUM

THIS AMENDMENT is executed by CAPTIVA VILLAS DEVELOPMENT, LLC, (the "Developer").

WHEREAS, on December 28, 2006, Developer recorded a Declaration of Condominium for Captiva Villas, a Condominium (the "Condominium"), as Instrument #2006000478367 of the Public Records of Lee County, Florida (the "Declaration") and in Section 21.6 of the Declaration Developer reserved the right to amend the Declaration; and

WHEREAS, at the time the Declaration was recorded the Condominium was not substantially complete; and

WHEREAS, Developer wishes to amend the Declaration in order to record the final as-built legal description, site and floor plans for the Condominium (Exhibits "A" and "B", respectively).

NOW THEREFORE, pursuant to the rights reserved by Section 21.6 of the Declaration described above, the Developer hereby amends the Declaration as follows:

The final as-built legal description, site and floor plans for the Condominium attached hereto are substituted for the legal description, site and floor plans originally attached to the Declaration as Exhibits "A" and "B", respectively.

Witnesses:

CAPTIVA VILLAS DEVELOPMENT, LLC, a Delaware limited liability company

By: New Pink Shell, LLC, a Delaware limited liability company

By: Robert W. Boykin Its: Manager

Witness Name: Annamaria Norgrove

Witness Name: Gretchen Bayer

STATE OF OHIO COUNTY OF CUYAHOGA

I HEREBY CERTIFY that on this 14th day of March, 2007, before me, an Officer duly authorized in the State and County aforesaid, to take acknowledgements, personally appeared before me Robert W. Boykin, Manager of New Pink Shell, LLC, a Delaware limited liability company, as Managing Member of Captiva Villas Development, LLC, a Delaware limited liability company, and acknowledged before me that he executed the same on behalf of those limited liability companies. He is personally known to me.

Notary Public, Name: ERIN C. HANNUM, Serial No., My Commission Expires:

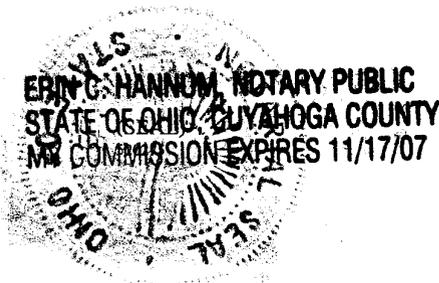
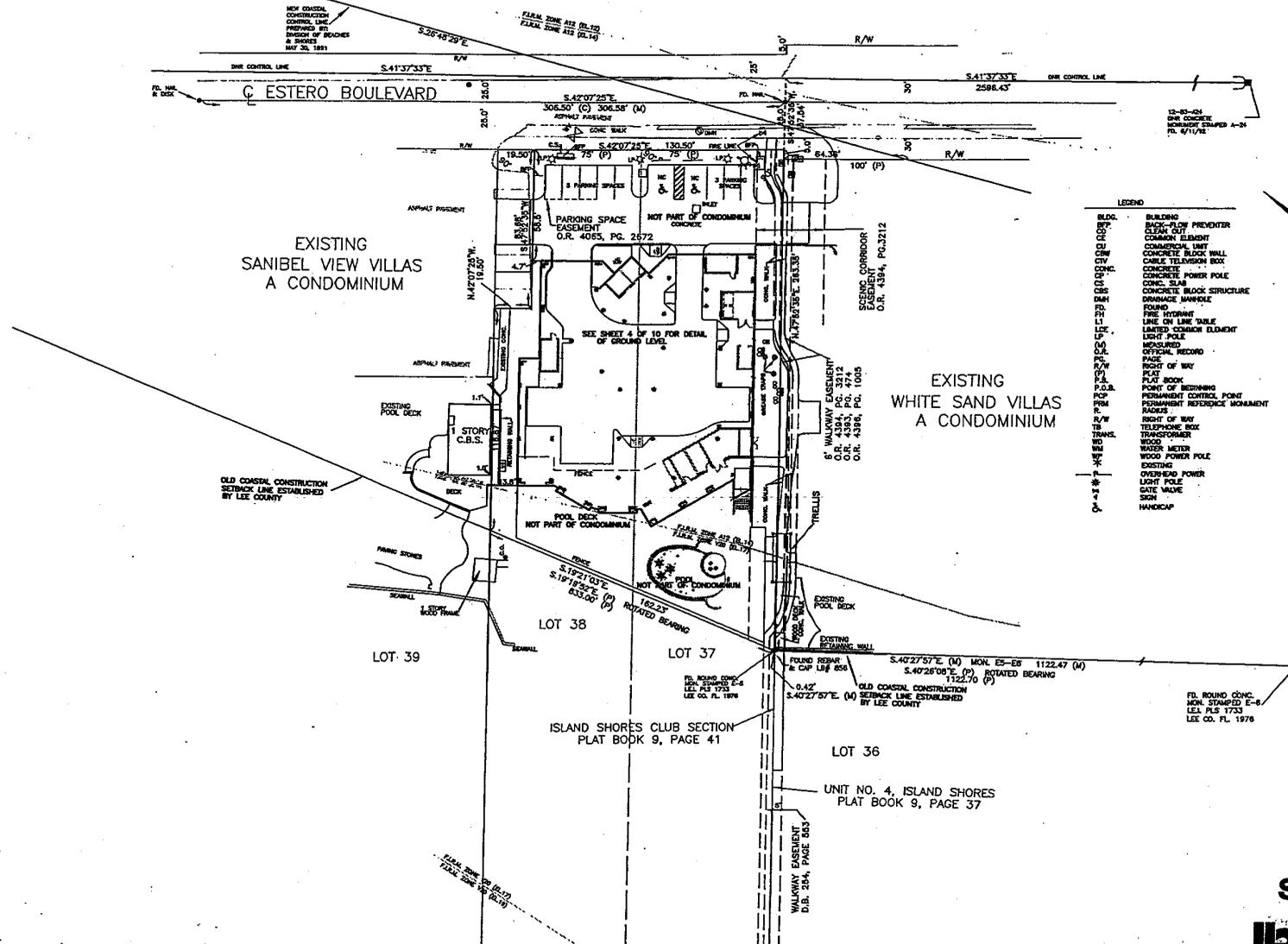


EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF
CAPTIVA VILLAS, A CONDOMINIUM
SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
LEE COUNTY, FLORIDA

INSTRUMENT #

SHEET 2 OF 10



- LEGEND
- BLDG. BUILDING
 - CL. CURB
 - CL. CLEAN CUT
 - CL. COMMON ELEMENT
 - CL. COMMERCIAL UNIT
 - CL. CONCRETE BLOCK WALL
 - CL. CABLE TELEVISION BOX
 - CL. CONCRETE
 - CL. CONCRETE POWER POLE
 - CL. CONCR. SLAB
 - CL. CONCRETE BLOCK STRUCTURE
 - CL. DRAINAGE MANHOLE
 - CL. FOUND
 - CL. FIRE HYDRANT
 - CL. LINE ON LINE BOLE
 - CL. LIMITED COSMETIC ELEMENT
 - CL. LIGHT POLE
 - CL. MISC.
 - CL. OFFICIAL RECORD
 - CL. PAGE
 - CL. RIGHT OF WAY
 - CL. PLAT
 - CL. PLAT BOOK
 - CL. POINT OF BEGINNING
 - CL. PERMANENT CONTROL POINT
 - CL. PERMANENT REFERENCE MONUMENT
 - CL. RADIOS
 - CL. RIGHT OF WAY
 - CL. TELEPHONE BOX
 - CL. TRANSFORMER
 - CL. WOOD
 - CL. WOOD POWER POLE
 - CL. WATER METER
 - CL. EXISTING OVERHEAD POWER
 - CL. LIGHT POLE
 - CL. GATE VALVE
 - CL. SIGN
 - CL. HANDICAP



SITE PLAN

lbf CONSULTING CIVIL ENGINEERS,
SURVEYORS & MAPPERS
"Partners For Results."
"Value By Design."
A BOTE ENGINEERING COMPANY
1400 Colonial Blvd., Suite 31, Fort Myers, Florida 33907
(239) 931-0455 Fax: (239) 931-0458
BPR & TBPE License No. 959 www.lbf.com

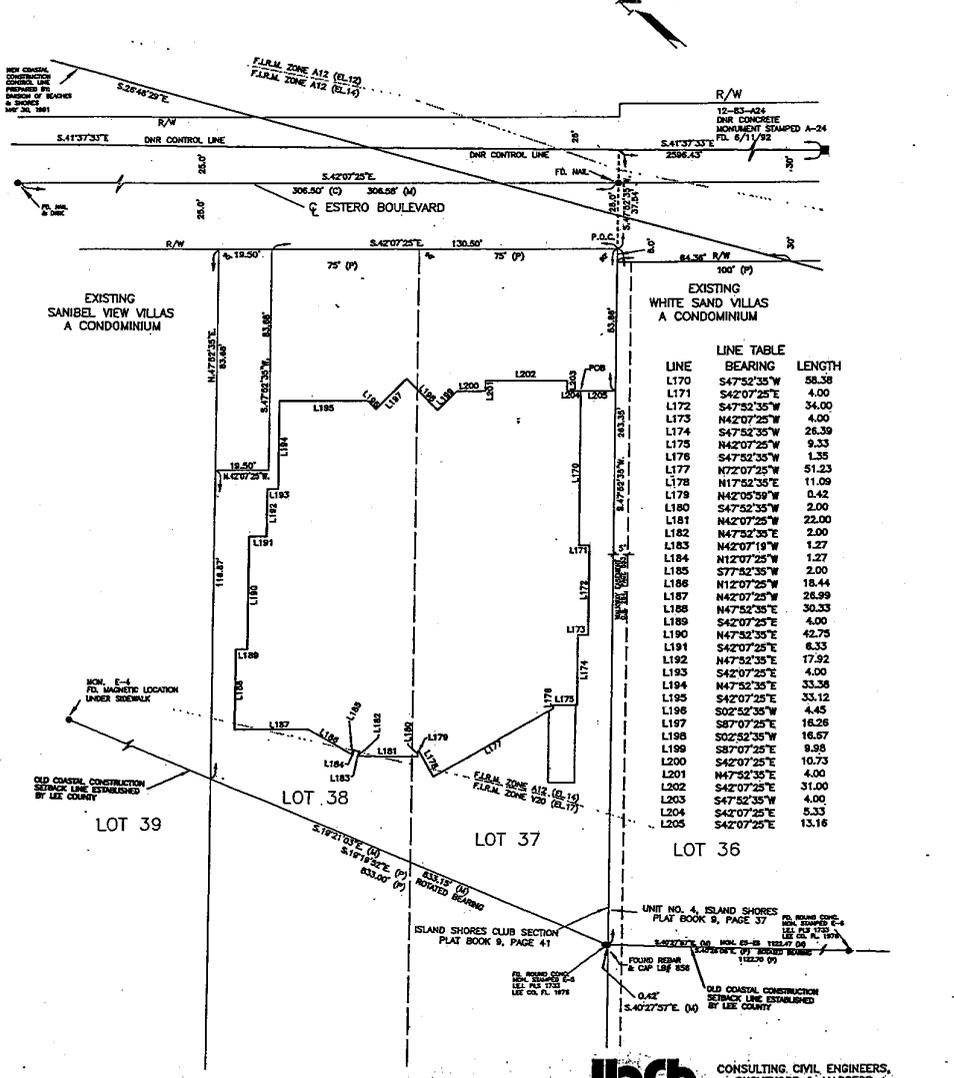
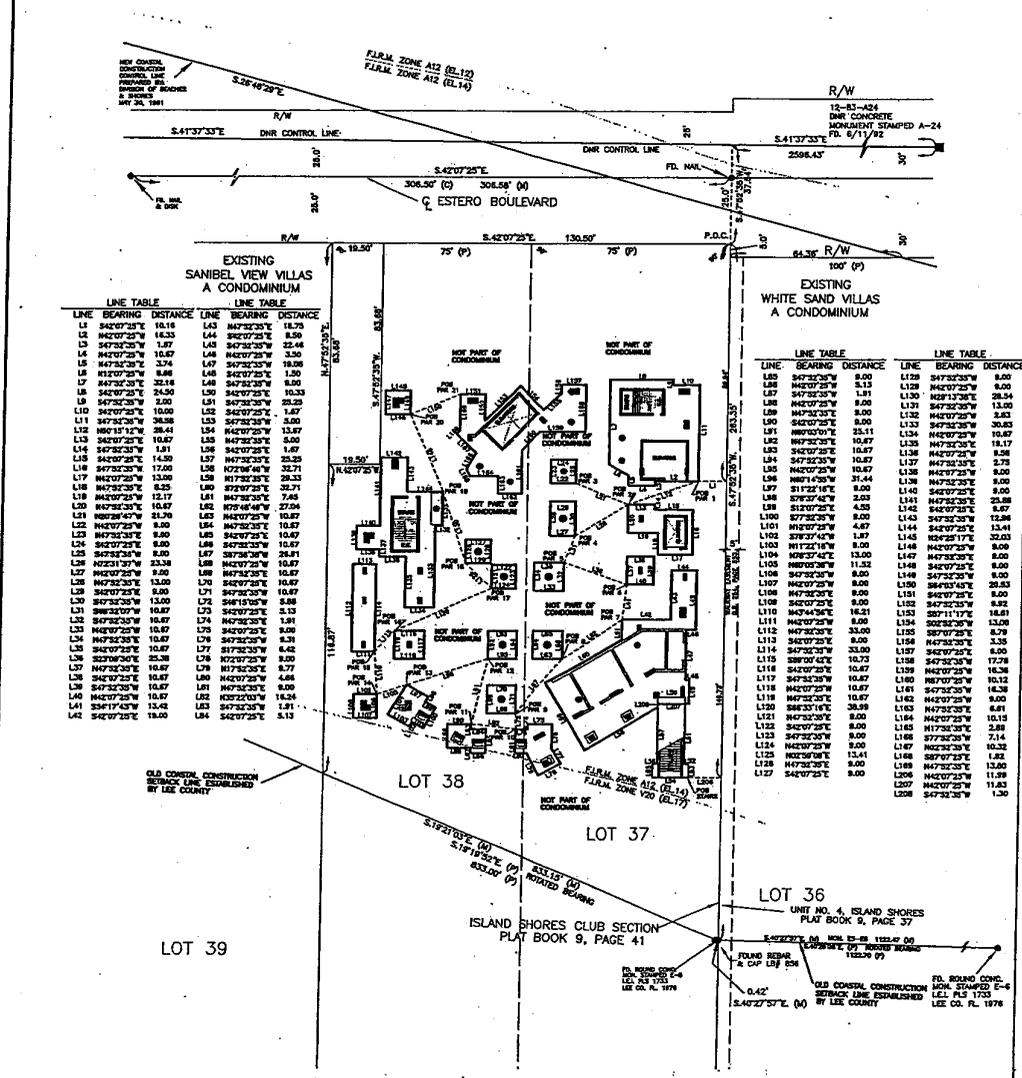
DATE	2/20/04		
SCALE	AS NOTED		
DESIGN	3/14/07	FINAL	CP
DRAWN	CP	REV. PER ARCH. PLANS	CP
CHECK	3/24/04	MISC.	CP
APPROVED	DATE	REVISION	BY

JOB NUMBER: 04-7011

FILE NUMBER: 04-7011Plat01SITE

EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OF CAPTIVA VILLAS, A CONDOMINIUM SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST LEE COUNTY, FLORIDA

INSTRUMENT # SHEET 3 OF 10



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S42°07'25"E	10.16	L43	N47°52'35"W	18.78
L2	N42°07'25"W	14.33	L44	S42°07'25"E	8.56
L3	S47°52'35"W	1.87	L45	S47°52'35"W	22.44
L4	N42°07'25"W	10.47	L46	N42°07'25"W	3.36
L5	N47°52'35"W	3.24	L47	S47°52'35"W	10.86
L6	N42°07'25"W	8.48	L48	S42°07'25"E	1.80
L7	N47°52'35"W	32.14	L49	S47°52'35"W	25.26
L8	S47°52'35"W	24.50	L50	S47°52'35"W	19.38
L9	S47°52'35"W	2.00	L51	S47°52'35"W	20.28
L10	S47°52'35"W	10.60	L52	S42°07'25"E	1.47
L11	S47°52'35"W	36.58	L53	S47°52'35"W	8.00
L12	N47°52'35"W	28.41	L54	N42°07'25"E	13.87
L13	S42°07'25"E	10.87	L55	N47°52'35"W	8.00
L14	S47°52'35"W	1.81	L56	S42°07'25"E	1.67
L15	S42°07'25"E	14.50	L57	N47°52'35"W	25.28
L16	S47°52'35"W	17.00	L58	N22°04'47"W	32.71
L17	N42°07'25"W	13.08	L59	N17°52'35"E	29.33
L18	N47°52'35"W	8.25	L60	N27°07'25"E	25.71
L19	N42°07'25"W	12.17	L61	N47°52'35"E	7.45
L20	N47°52'35"W	10.47	L62	N10°04'47"W	27.04
L21	N42°07'25"W	21.79	L63	N42°07'25"W	10.87
L22	N42°07'25"W	8.00	L64	S47°52'35"W	10.47
L23	N47°52'35"W	8.00	L65	S47°52'35"W	24.81
L24	S42°07'25"E	8.00	L66	N42°07'25"W	10.87
L25	S47°52'35"W	8.00	L67	S47°52'35"W	24.81
L26	N23°11'37"W	33.38	L68	N42°07'25"W	10.87
L27	N42°07'25"W	8.00	L69	N47°52'35"E	10.87
L28	N47°52'35"W	13.00	L70	S47°52'35"W	10.87
L29	S47°52'35"W	13.00	L71	S47°52'35"W	10.87
L30	S47°52'35"W	13.00	L72	S47°52'35"W	8.48
L31	S47°52'35"W	10.87	L73	S42°07'25"E	3.33
L32	S47°52'35"W	10.87	L74	N47°52'35"E	8.00
L33	N42°07'25"W	10.87	L75	N47°52'35"E	3.21
L34	N47°52'35"W	10.87	L76	S47°52'35"W	8.00
L35	N42°07'25"W	10.87	L77	N47°52'35"E	8.42
L36	S23°09'30"E	25.28	L78	N47°52'35"W	8.00
L37	N47°52'35"W	10.87	L79	N47°52'35"E	8.00
L38	S42°07'25"E	10.87	L80	N42°07'25"W	4.44
L39	S47°52'35"W	10.87	L81	N47°52'35"E	8.00
L40	N42°07'25"W	10.87	L82	N27°07'25"E	14.54
L41	S34°17'43"W	13.42	L83	S47°52'35"W	8.13
L42	S42°07'25"E	13.42	L84	S42°07'25"E	1.81

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L85	S47°52'35"W	8.00	L128	S47°52'35"W	8.00
L86	N42°07'25"W	3.13	L129	N42°07'25"W	13.00
L87	S47°52'35"W	8.00	L130	N27°13'30"E	26.24
L88	N42°07'25"W	8.00	L131	S47°52'35"W	8.00
L89	N42°07'25"W	8.00	L132	N42°07'25"W	3.83
L90	S42°07'25"E	8.00	L133	S47°52'35"W	30.83
L91	N42°07'25"W	35.11	L134	N42°07'25"W	10.87
L92	S47°52'35"W	10.87	L135	N47°52'35"W	10.87
L93	S42°07'25"E	10.87	L136	N42°07'25"W	8.28
L94	S47°52'35"W	10.87	L137	N47°52'35"E	2.78
L95	N42°07'25"W	10.87	L138	N42°07'25"W	8.00
L96	N47°52'35"W	31.44	L139	N47°52'35"E	8.00
L97	S11°22'11"W	8.00	L140	S47°52'35"W	25.28
L98	S78°37'48"W	2.53	L141	N47°52'35"E	8.00
L99	S12°07'25"E	4.28	L142	S47°52'35"W	8.00
L100	S72°32'35"W	8.00	L143	S47°52'35"W	12.86
L101	N42°07'25"W	4.67	L144	S42°07'25"E	13.41
L102	S78°37'48"W	1.87	L145	S47°52'35"W	20.03
L103	N11°22'11"W	8.00	L146	N42°07'25"W	8.00
L104	N28°37'42"E	13.00	L147	N47°52'35"E	8.00
L105	N47°52'35"W	8.00	L148	S47°52'35"W	8.00
L106	N42°07'25"W	8.00	L149	S47°52'35"W	26.83
L107	N42°07'25"W	8.00	L150	S47°52'35"W	8.00
L108	N47°52'35"E	8.00	L151	S47°52'35"W	8.00
L109	N42°07'25"W	8.00	L152	S47°52'35"W	8.00
L110	N47°52'35"E	8.00	L153	S27°11'17"E	16.81
L111	N42°07'25"W	8.00	L154	S22°32'35"E	12.09
L112	N47°52'35"E	33.00	L155	S27°07'25"E	6.79
L113	S42°07'25"E	8.00	L156	N47°52'35"E	3.35
L114	S47°52'35"W	35.89	L157	S47°52'35"E	6.00
L115	S39°04'42"E	10.73	L158	S47°52'35"W	17.79
L116	S42°07'25"E	10.87	L159	N42°07'25"W	10.38
L117	S47°52'35"W	10.87	L160	N47°52'35"E	10.12
L118	N42°07'25"W	10.87	L161	S27°52'35"W	14.28
L119	N47°52'35"E	10.87	L162	N42°07'25"W	8.00
L120	S47°52'35"E	36.89	L163	N47°52'35"E	6.41
L121	S47°52'35"E	8.00	L164	N42°07'25"W	10.13
L122	S42°07'25"E	8.00	L165	N17°52'35"E	2.88
L123	S47°52'35"W	8.00	L166	S77°52'35"W	7.14
L124	N42°07'25"W	8.00	L167	N42°07'25"E	10.32
L125	N47°52'35"E	13.41	L168	S77°52'35"W	1.82
L126	N47°52'35"E	8.00	L169	N42°07'25"E	11.08
L127	S42°07'25"E	8.00	L170	N47°52'35"E	13.00
L128	N47°52'35"W	11.83	L171	N42°07'25"E	11.83
L129	S47°52'35"W	1.50			

LINE	BEARING	LENGTH
L170	S47°52'35"W	58.58
L171	S42°07'25"E	4.00
L172	S47°52'35"W	34.00
L173	N42°07'25"W	4.00
L174	S47°52'35"W	26.39
L175	N42°07'25"W	6.33
L176	S42°07'25"E	1.35
L177	N27°07'25"E	51.23
L178	N17°52'35"E	11.09
L179	N42°05'59"W	0.42
L180	S47°52'35"W	2.00
L181	N42°07'25"W	22.00
L182	N47°52'35"E	2.00
L183	N42°07'19"W	1.27
L184	N12°07'25"W	1.27
L185	S77°52'35"W	2.00
L186	N12°07'25"W	18.44
L187	N42°07'25"W	26.39
L188	N47°52'35"E	30.33
L189	S42°07'25"E	4.00
L190	N47°52'35"W	42.75
L191	S42°07'25"E	6.33
L192	N47°52'35"E	17.92
L193	S42°07'25"E	4.00
L194	N47°52'35"E	33.38
L195	S42°07'25"E	33.12
L196	S22°52'35"E	4.45
L197	S87°07'25"E	16.26
L198	S22°52'35"W	16.67
L199	S87°07'25"E	9.95
L200	S42°07'25"E	10.73
L201	N47°52'35"E	4.00
L202	S42°07'25"E	31.00
L203	S47°52'35"W	4.00
L204	S42°07'25"E	5.33
L205	S42°07'25"E	13.16

DATE	2/20/04
SCALE	AS NOTED
DESIGN	
DRAWN	CP
CHECK	CP
APPROVED	

BOUNDARY LIMITS OF GROUND PARCEL AND AIR SPACE
ELEVATION 6.67' NGVD AND BELOW, TO ELEVATION 20.55' N.G.V.D.

BOUNDARY LIMITS OF AIR AND STRUCTURAL
COMPONENTS ABOVE ELEVATION 20.55' NGVD

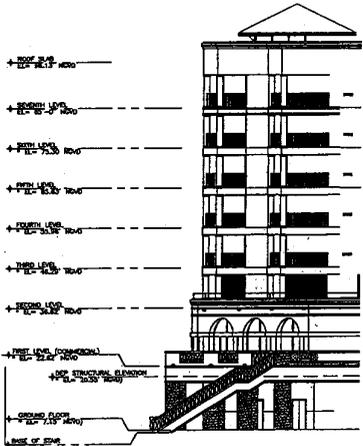
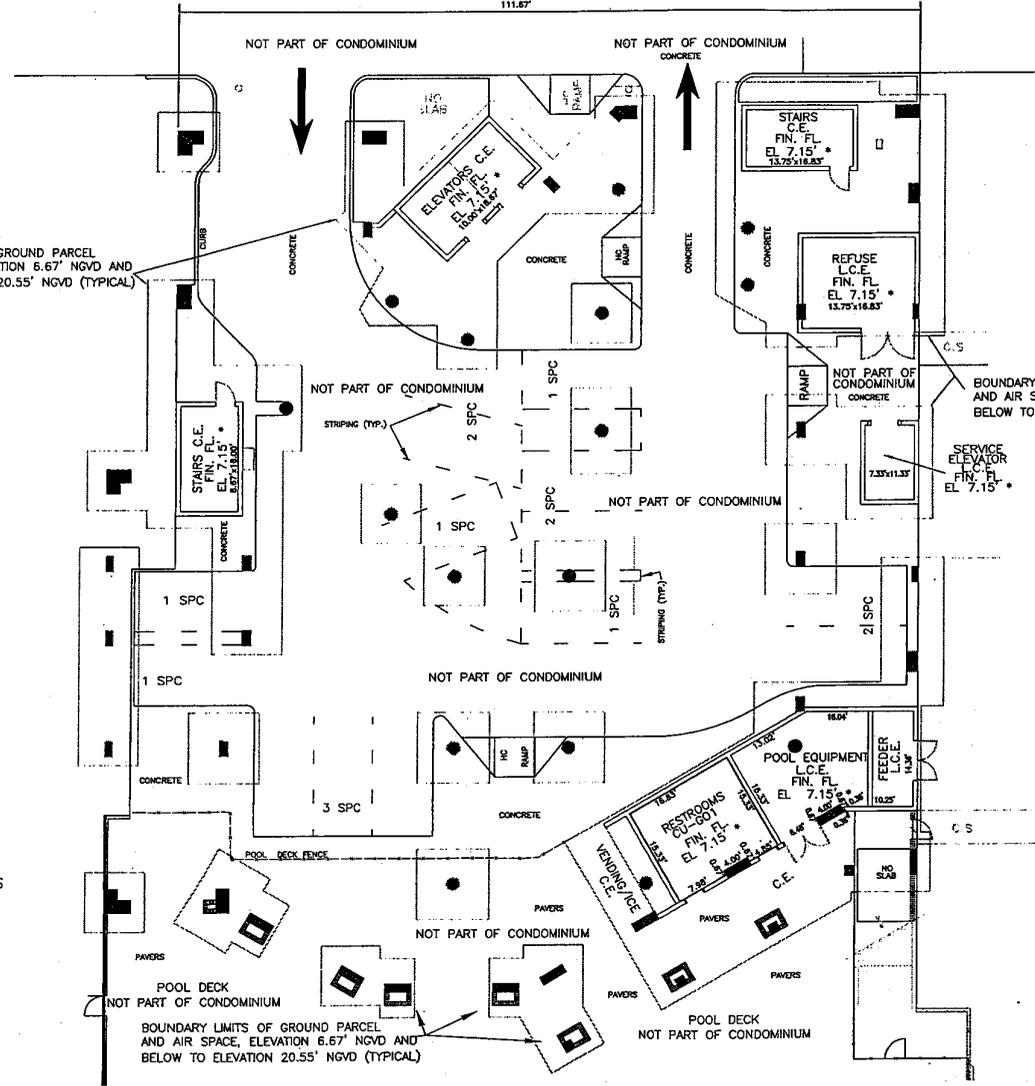
lbf CONSULTING CIVIL ENGINEERS,
SURVEYORS & MAPPERS
Partners For Results.
A BOYLE ENGINEERING COMPANY
1400 Colonial Blvd. Suite 311, Fort Myers, Florida 33807
(239) 931-0455 Fax (239) 931-0458
BPR & FBPE License No. 956 www.lbf.com

EXHIBIT "B"
 TO THE DECLARATION OF CONDOMINIUM OF
CAPTIVA VILLAS, A CONDOMINIUM
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA



BOUNDARY LIMITS OF GROUND PARCEL AND AIR SPACE, ELEVATION 6.67' NGVD AND BELOW TO ELEVATION 20.55' NGVD (TYPICAL)

BOUNDARY LIMITS OF GROUND PARCEL AND AIR SPACE, ELEVATION 6.67' NGVD AND BELOW TO ELEVATION 20.55' NGVD (TYPICAL)



GROUND LEVEL FLOOR PLAN

- LEGEND
- CU 101 = COMMERCIAL FLOOR & UNIT NUMBER
 - R 101 = RESIDENTIAL FLOOR & UNIT NUMBER
 - L.C.E. = LIMITED COMMON ELEMENT
 - C.E. = COMMON ELEMENT
 - * = FIELD MEASURED
 - SPC = PARKING SPACE

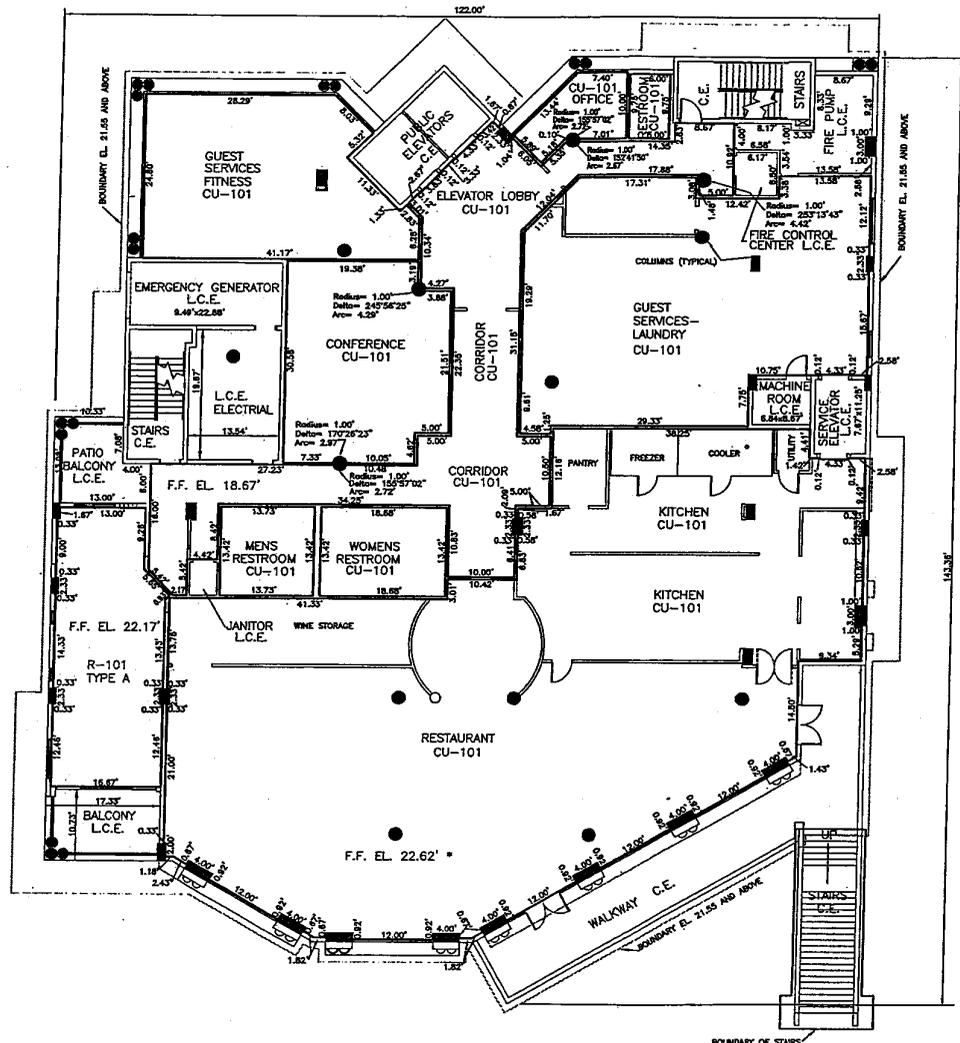
lbph CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS
 INC. "Partners For Results, Value By Design"
 A BOYLE ENGINEERING COMPANY
 1400 Colonial Blvd, Suite 31, Fort Myers, Florida 33907
 (239) 931-0455 Fax: (239) 931-0456
 BPR & FSPE License No: 859 www.lbph.com

DATE	2/20/04		
SCALE	AS NOTED		
DESIGN	3/14/07	FINAL	CP
DRAWN	1/8/07	REV. PER ARCH. PLANS	CP
CHECK	3/24/04	MISC.	CP
APPROVED	DATE	REVISION	BY

EXHIBIT "B"
 TO THE DECLARATION OF CONDOMINIUM OF
CAPTIVA VILLAS, A CONDOMINIUM
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA

INSTRUMENT #

SHEET 5 OF 10



1 ST LEVEL FLOOR PLAN

LEGEND
 CU 101 = COMMERCIAL FLOOR & UNIT NUMBER
 R 101 = RESIDENTIAL FLOOR & UNIT NUMBER
 L.C.E. = LIMITED COMMON ELEMENT
 C.E. = COMMON ELEMENT
 * = FIELD MEASURED

NOTE: FOR INTERIOR WALLS SEE SHEET 8-10

DATE	2/20/04		
SCALE	AS NOTED		
DESIGN	CP	RMAL	OP
CHECK	3/24/04	MSC	OP
APPROVED	DATE	REVISION	BY

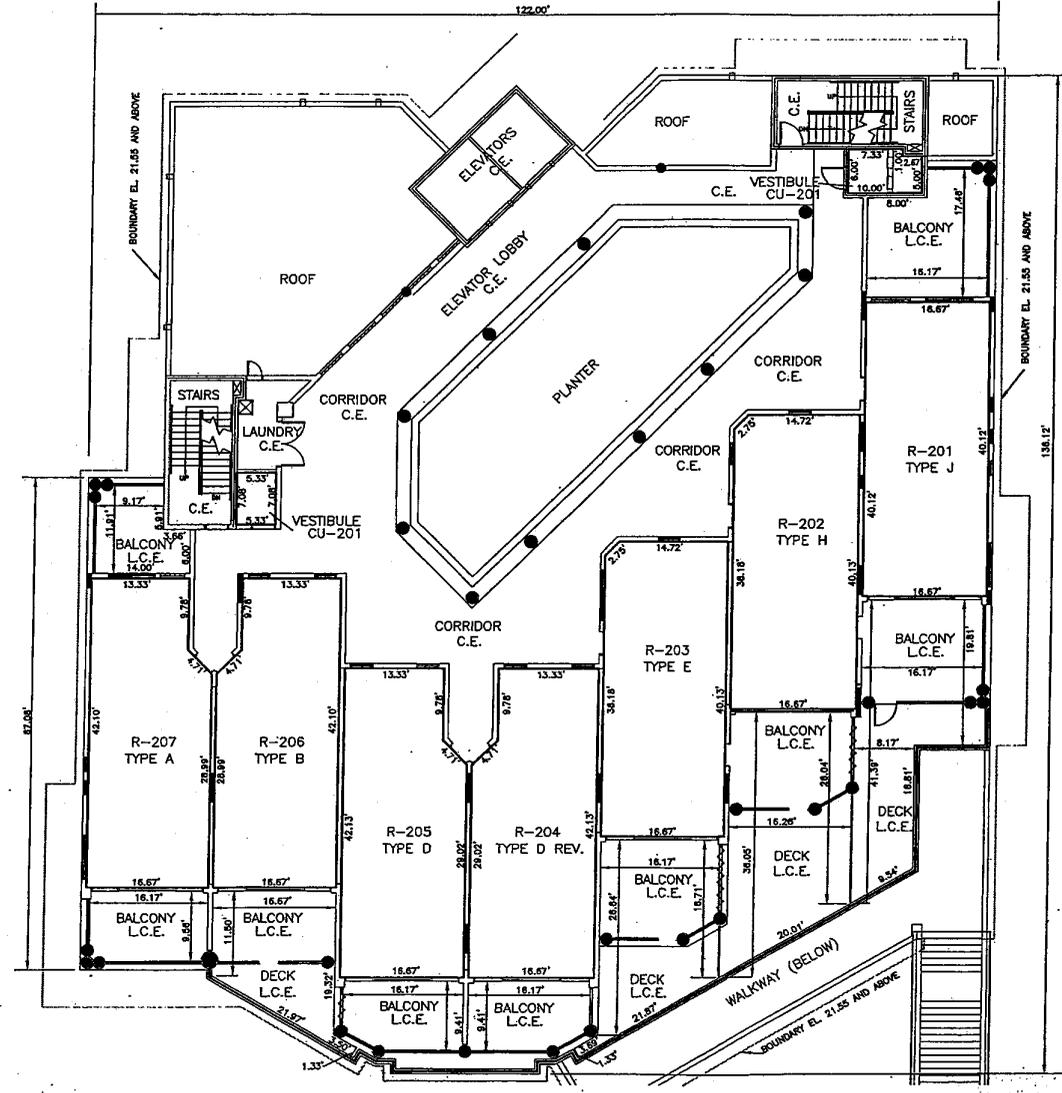
ibcf CONSULTING CIVIL ENGINEERS,
 SURVEYORS & MAPPERS
 INC.
 "Partners For Results"
 "Value By Design"
 A BOTTLE ENGINEERING COMPANY
 1400 Colorado Blvd, Suite 31, Fort Myers, Florida 33907
 (239) 931-0455 Fax: (239) 931-0456
 BPR & FBPE License No: 950 www.ibcf.com

JOB NUMBER: 04-7011 FILE NUMBER: 04-7011Plot01COMAREV

EXHIBIT "B"
 TO THE DECLARATION OF CONDOMINIUM OF
CAPTIVA VILLAS, A CONDOMINIUM
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA

INSTRUMENT #

SHEET 6 OF 10



2ND LEVEL FLOOR PLAN

LEGEND
 CU 101 = COMMERCIAL FLOOR & UNIT NUMBER
 R 101 = RESIDENTIAL FLOOR & UNIT NUMBER
 L.C.E. = LIMITED COMMON ELEMENT
 C.E. = COMMON ELEMENT

NOTE: FOR INTERIOR WALLS SEE SHEET 8-10



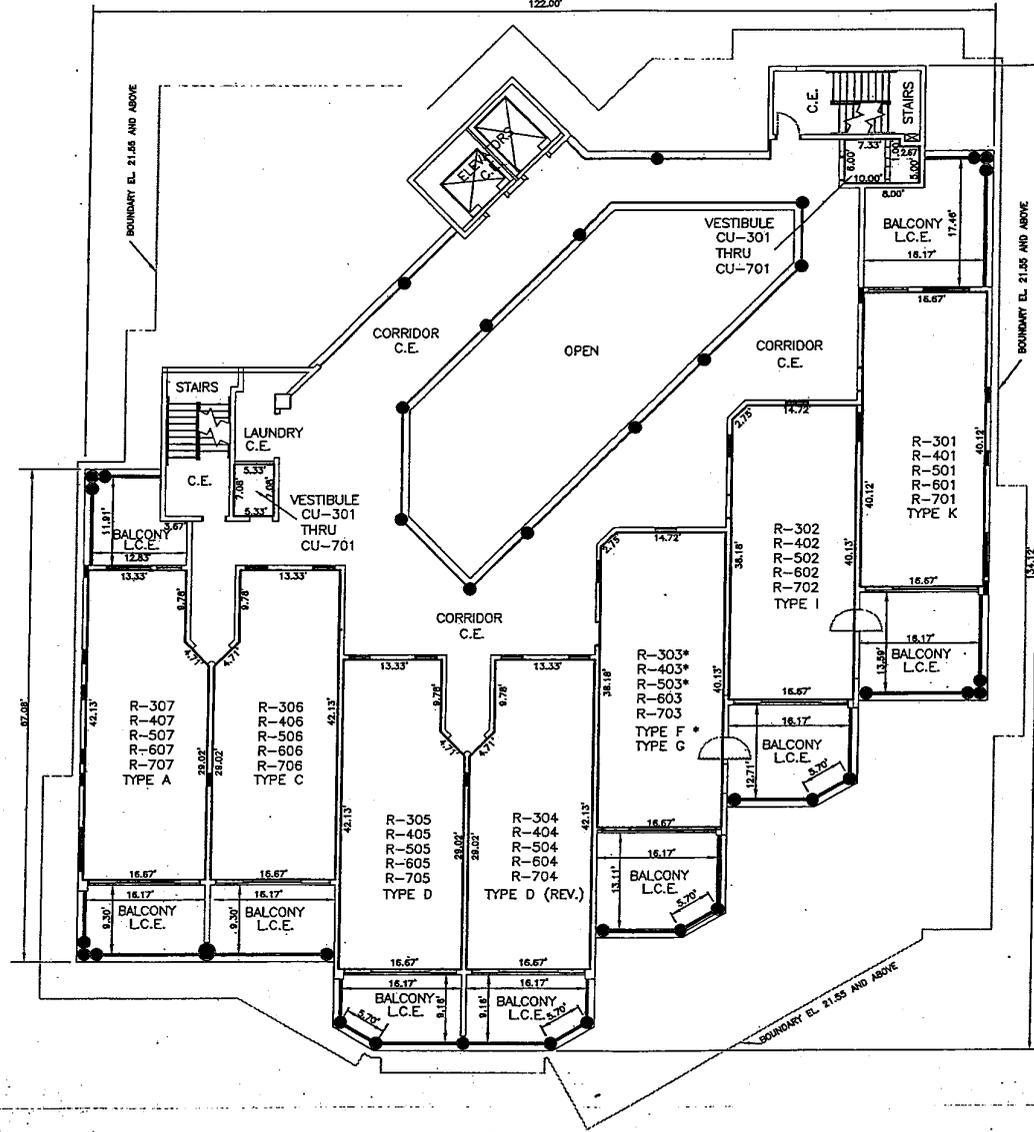
CONSULTING CIVIL ENGINEERS,
 SURVEYORS & MAPPERS
Partners For Results
Value By Design
 A BOYLE ENGINEERING COMPANY
 1400 Colonial Blvd., Suite 31, Fort Myers, Florida 33907
 (239) 931-0455 Fax (239) 931-0456
 BPR & FBP License No. 959 www.boyle.com

DATE	3/20/04		
SCALE	AS NOTED		
DESIGN	3/11/07	PRN	CP
DRAWN	3/28/04	REV. PER ARCH. PLANS	CP
CHECK	3/28/04	MSC	CP
APPROVED			
DATE		REVISION	BY

JOB NUMBER: 04-7011

FILE NUMBER: 04-7011Rev02

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF
CAPTIVA VILLAS, A CONDOMINIUM
SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
LEE COUNTY, FLORIDA



3RD-7TH FLOOR PLAN

LEGEND
R 101 = RESIDENTIAL FLOOR & UNIT NUMBER
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT

NOTE: FOR INTERIOR WALLS SEE SHEET 8-10

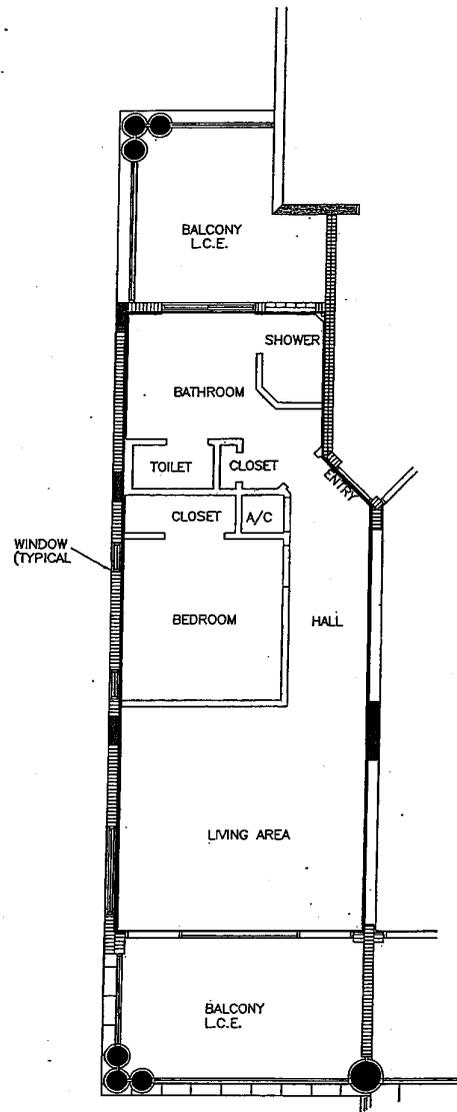
DATE	2/20/04		
SCALE	AS NOTED		
DESIGN	3/4/07	FINAL	CP
DRAWN	1/9/07	REV PER ARCH PLAN	CP
CHECK	3/24/04	MISC.	CP
APPROVED	DATE	REVISION	BY

lbf CONSULTING CIVIL ENGINEERS,
SURVEYORS & MAPPERS
Partners For Results
Value By Design
A BYLE ENGINEERING COMPANY
1400 Colonial Blvd, Suite 31, Fort Myers, Florida 33907
(239) 831-0455 Fax: (239) 831-0458
BPR & FBPE License Not 959 www.lbf.com

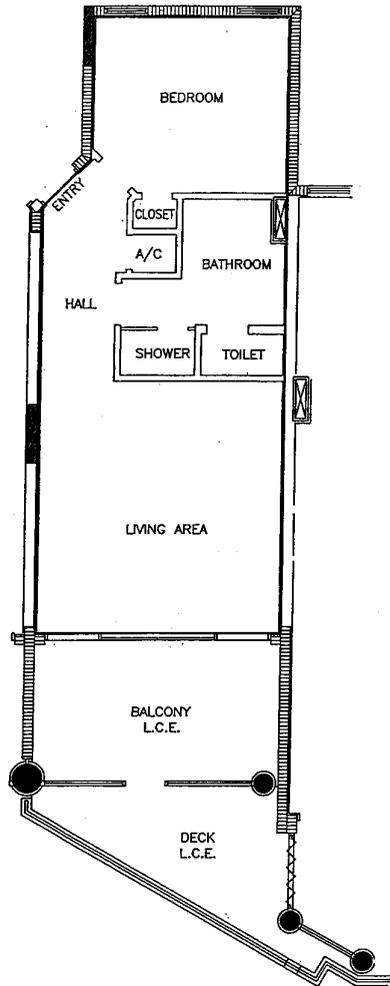
EXHIBIT "B"
 TO THE DECLARATION OF CONDOMINIUM OF
CAPTIVA VILLAS, A CONDOMINIUM
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA

INSTRUMENT #

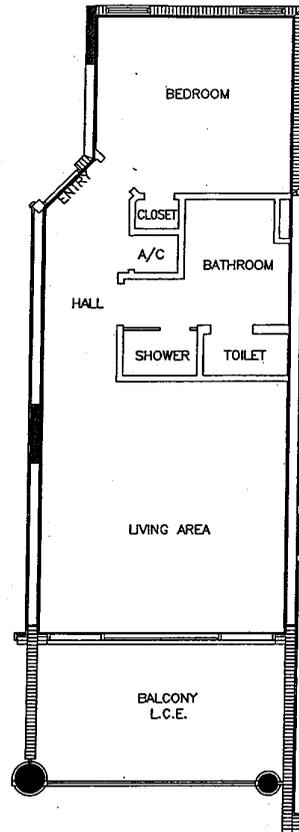
SHEET 8 OF 10



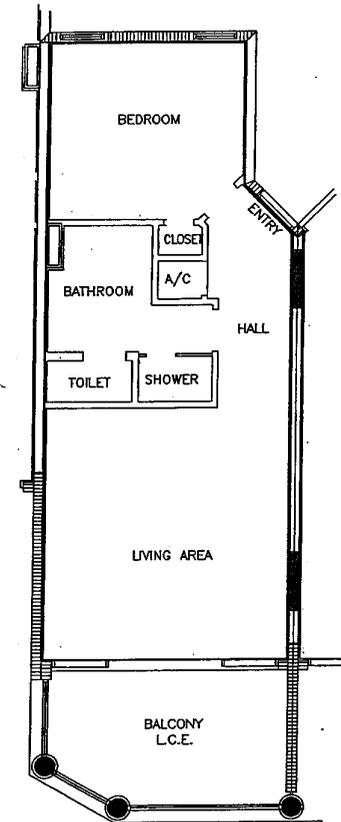
TYPE A
664 S.F.



TYPE B
664 S.F.



TYPE C
664 S.F.



TYPE D
664 S.F.

LEGEND

R 101 = RESIDENTIAL FLOOR & UNIT NUMBER
 L.C.E. = LIMITED COMMON ELEMENT
 C.E. = COMMON ELEMENT

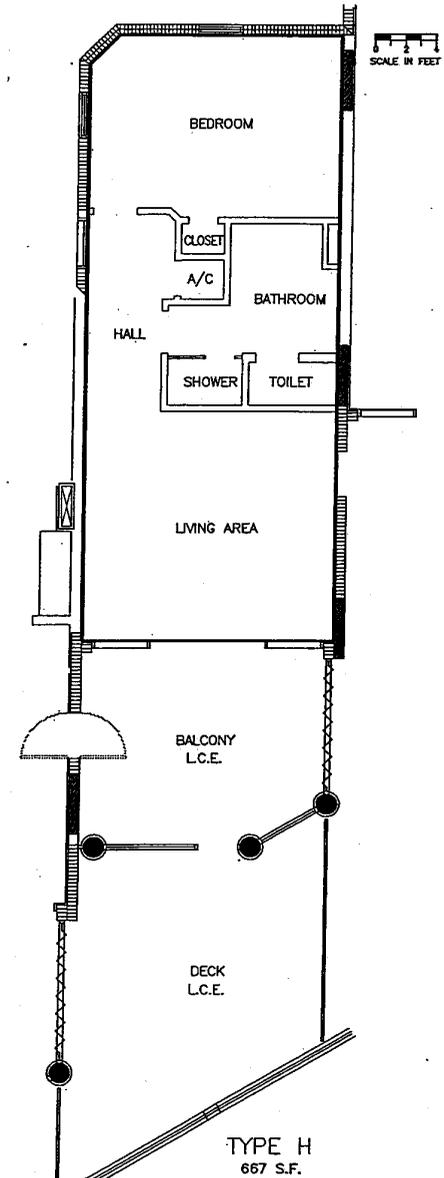
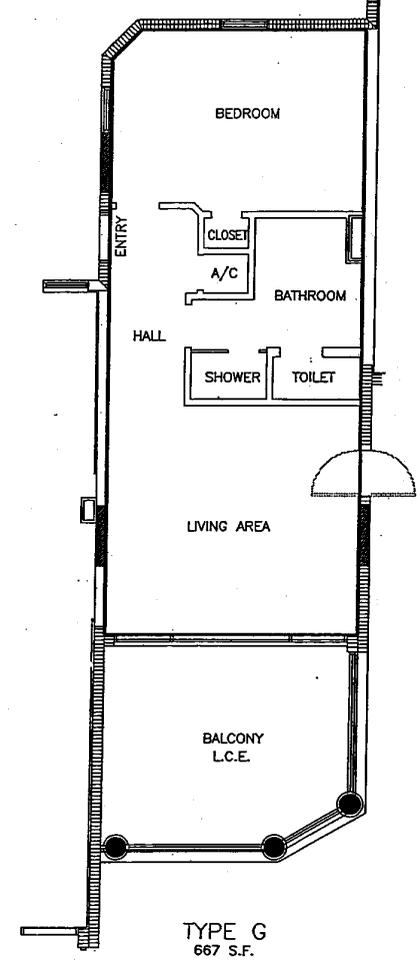
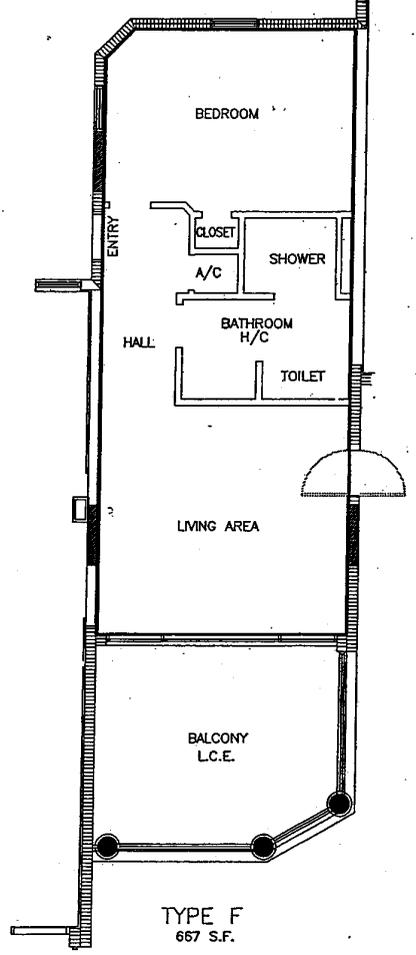
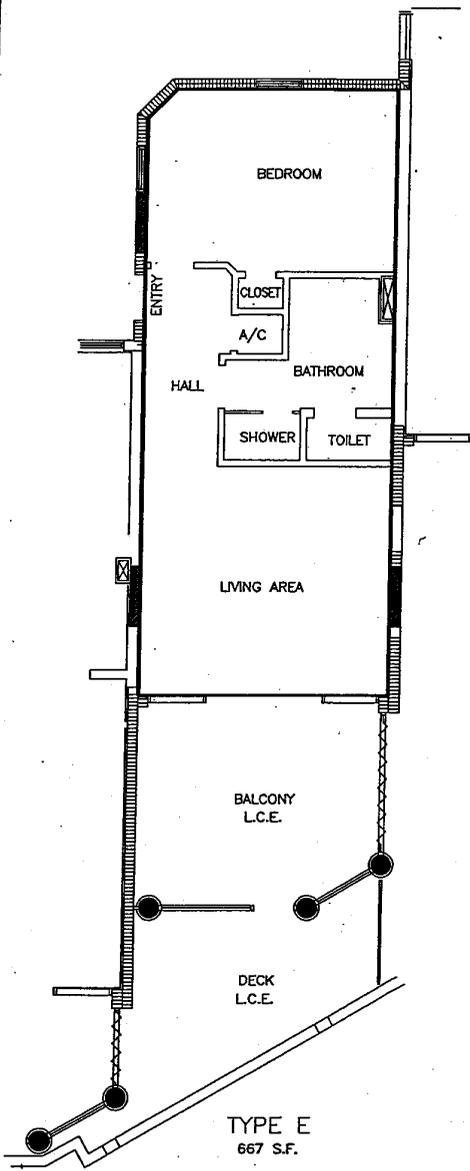
DATE	3/20/04		
SCALE	AS NOTED		
DESIGN	3/14/07	FINAL	CP
DRAWN	1/9/07	REV. PER ARCH. PLANS	CP
CHECK	3/24/04	ISS.	CP
APPROVED		REVISION	BY

lbh CONSULTING CIVIL ENGINEERS,
 SURVEYORS & MAPPERS
 INC.
*"Partners For Results,
 Value By Design"*
 A BOYLE ENGINEERING COMPANY
 1400 Colonial Blvd., Suite 31, Fort Myers, Florida 33907
 (239) 931-0455 Fax: (239) 931-0456
 BPR & FBPE License No: 959 www.lbh.com

JOB NUMBER: 04-7011

FILE NUMBER: 04-7011P6104REV

EXHIBIT "B"
 TO THE DECLARATION OF CONDOMINIUM OF
CAPTIVA VILLAS, A CONDOMINIUM
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA



LEGEND
 R 101 = RESIDENTIAL FLOOR & UNIT NUMBER
 L.C.E. = LIMITED COMMON ELEMENT
 C.E. = COMMON ELEMENT

DATE	2/20/04		
SCALE	AS NOTED		
DESIGN	3/14/07	FINAL	CP
DRAWN	1/9/07	REV. PER ARCH. PLANS	CP
CHECK	3/24/04	MSL	CP
APPROVED	DATE	REVISION	BY

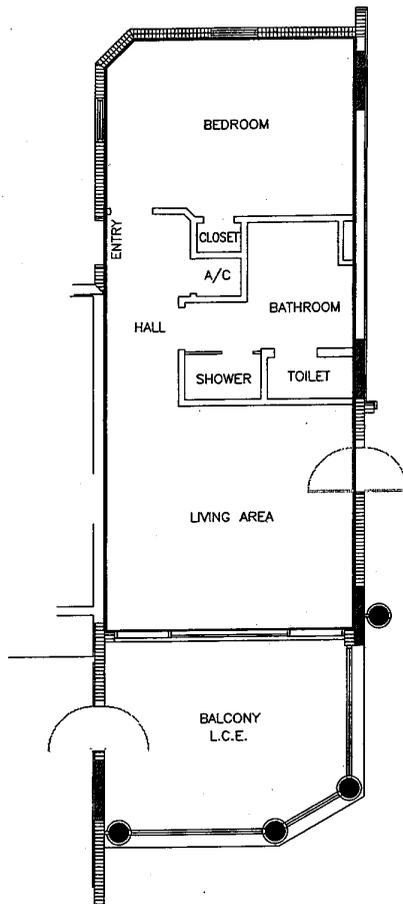
lbfh CONSULTING CIVIL ENGINEERS,
 SURVEYORS & MAPPERS
 INC.
 A BOYLE ENGINEERING COMPANY
 "Partners For Results."
 "Value By Design"
 1400 Colonial Blvd, Suite 31, Fort Myers, Florida 33907
 (239) 931-0455 Fax: (239) 931-0486
 www.lbfh.com
 EPR & FSPE License No. 959

P:\04-7011\Survey\Plat04-7011\Plat04rev.dwg, EFGH 8.5X14, 3/15/2007 11:22:54 AM, charlie-p, LBFH Inc.

EXHIBIT "B"
 TO THE DECLARATION OF CONDOMINIUM OF
CAPTIVA VILLAS, A CONDOMINIUM
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA

INSTRUMENT #

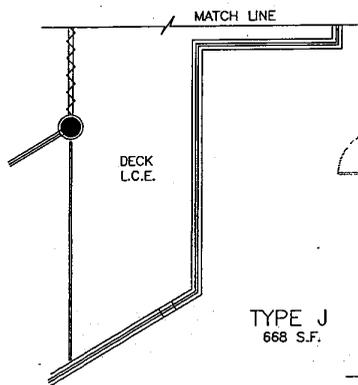
SHEET 10 OF 10



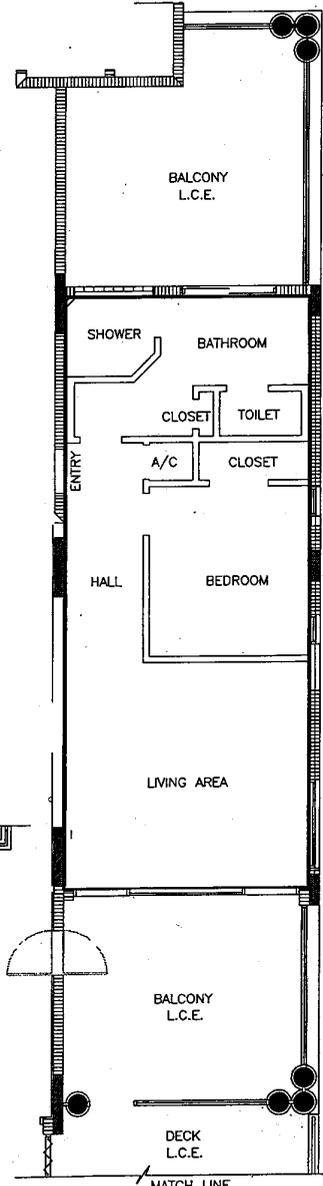
TYPE I
 667 S.F.

LEGEND

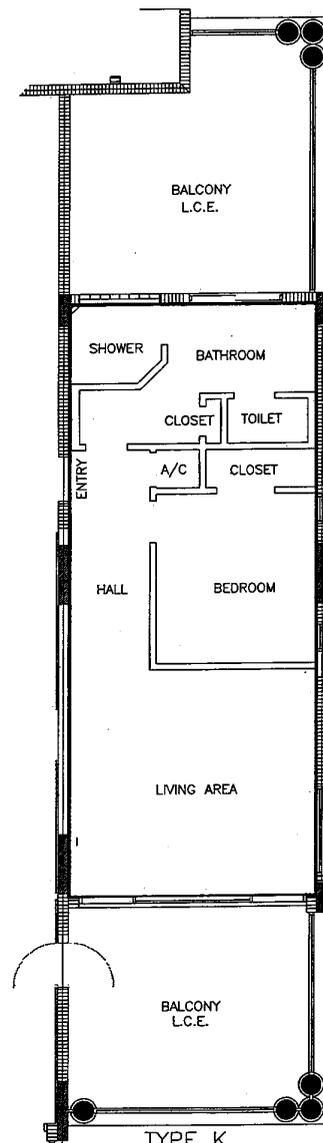
R 101 = RESIDENTIAL FLOOR & UNIT NUMBER
 L.C.E. = LIMITED COMMON ELEMENT
 C.E. = COMMON ELEMENT



TYPE J
 668 S.F.



TYPE K
 668 S.F.



DATE	2/20/04		
SCALE	AS NOTED		
DESIGN	1/9/07	FINAL	CP
DRAWN	1/9/07	REV. PER ARCH. PLANS	CP
CHECK	3/24/04	MISC.	CP
APPROVED	DATE	REVISION	BY

lbf
 CONSULTING CIVIL ENGINEERS,
 SURVEYORS & MAPPERS
 INC.
 "Partners For Results,
 Value By Design"
 A BOYLE ENGINEERING COMPANY
 1400 Colonial Blvd., Suite 31, Fort Myers, Florida 33907
 (239) 931-0455 Fax (239) 931-0456
 BPR & FSE License No. 959 www.lbf.com

JOB NUMBER: 04-7011

FILE NUMBER: 04-7011Plot04REV

EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OF WHITE SAND VILLAS, A CONDOMINIUM SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST LEE COUNTY, FLORIDA



NOTES

- 1. LAND IS IN FLOOD ZONE A12, BASED UPON F.E.M.A FLOOD INSURANCE RATE MAP NO. 125124-0429 D DATED 9-20-96, ELEVATION 14.0
2. ONLY ABOVE GROUND VISIBLE ENCROACHMENTS ONTO OR FROM ADJOINING PROPERTY ARE SHOWN. ENCROACHMENTS BENEATH THE GROUND SURFACE AND THOSE WHICH ARE NOT VISIBLE BY NORMAL OBSERVATION ARE NOT SHOWN.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF ESTERO BLVD. BEING N. 42°07'25"W.
4. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE RELATIVE TO THE F.M.B.H. BENCH MARK 18, ELEVATION 5.10.
5. LAND SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, SETBACKS, RESTRICTIONS, RESERVATIONS OR RIGHTS OF WAY OF RECORD.
6. THIS SURVEY WAS CONDUCTED FOR THE PURPOSES OF A CONDOMINIUM ONLY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OF FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITIES.
7. THE EASEMENTS SHOWN OR NOTED HEREON FOR UTILITIES AND DRAINAGE SERVING THE UNITS AND COMMON ELEMENTS ARE ONLY THOSE KNOWN TO OR ANTICIPATED BY THE UNDERSIGNED OR DEVELOPER. REFER TO DECLARATION FOR EASEMENTS NOT NOTED OR SHOWN.
8. SEWER WATER, ELECTRIC, TELEPHONE, TELEVISION, UTILITIES, CURBS, LANDSCAPING, IRRIGATION SYSTEM, & OTHER MINOR IMPROVEMENTS ARE NOT SHOWN.
9. UNIT BOUNDARIES ARE AS DESCRIBED OR SHOWN ON EXHIBITS, SUBJECT TO THE WORDING OF THE DECLARATION OF CONDOMINIUM.
10. COMMON ELEMENTS ARE DEFINED AS THOSE PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED IN THE UNITS AS PROVIDED FOR IN DECLARATION OF CONDOMINIUM.
11. LIMITED COMMON ELEMENTS ARE DEFINED AS THOSE COMMON ELEMENTS WHICH ARE RESERVED FOR THE USE OF A CERTAIN CONDOMINIUM UNIT TO THE EXCLUSION OF OTHER UNITS, AS PROVIDED FOR IN THE DECLARATION OF CONDOMINIUM.
12. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED HEREON; IT IS NOT A CERTIFICATION OF OWNERSHIP, TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
13. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

DESCRIPTION:

WHITE SAND VILLAS, A CONDOMINIUM, LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCE AT THE INTERSECTION OF THE NORTHWEST CORNER OF LOT 36 OF UNIT NO.4 ISLAND SHORES, AS RECORDED IN PLAT BOOK 9, PAGE 37 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE SOUTHERLY RIGHT OF WAY ESTERO BOULEVARD, 30 FEET FROM THE CENTERLINE.; THENCE S.47°52'35"W ALONG THE NORTHWESTERLY LINE OF SAID LOT 36 FOR 86.39 FEET; THENCE S.42°07'25"E, FOR 17.46 FEET TO THE POINT OF BEGINNING; THENCE S.42°07'25"E, FOR 25.27 FEET; THENCE S.47°52'35"W, FOR 33.58 FEET; THENCE S.42°07'25"E, FOR 5.99 FEET; THENCE S.87°07'25"E, FOR 19.12 FEET; THENCE S.02°52'35"W, FOR 8.82 FEET; THENCE S.87°07'25"E, FOR 4.54 FEET; THENCE N.02°52'35"E, FOR 2.33 FEET; THENCE S.87°07'25"E, FOR 3.16 FEET; THENCE N.02°52'35"E, FOR 25.44 FEET; THENCE S.87°07'25"E, FOR 37.85 FEET; THENCE S.42°07'25"E, FOR 7.55 FEET; THENCE N.47°52'35"E, FOR 8.08 FEET; THENCE S.42°07'25"E, FOR 7.00 FEET; THENCE S.47°52'35"W, FOR 6.75 FEET; THENCE S.42°07'25"E, FOR 13.17 FEET; THENCE N.47°52'35"E, FOR 1.50 FEET; THENCE S.42°07'25"E, FOR 34.67 FEET; THENCE S.47°52'35"W, FOR 1.50 FEET; THENCE S.42°07'25"E, FOR 13.17 FEET; THENCE N.47°52'35"E, FOR 6.75 FEET; THENCE S.42°07'25"E, FOR 7.00 FEET; THENCE S.47°52'35"W, FOR 8.08 FEET; THENCE S.42°07'25"E, FOR 37.85 FEET; THENCE N.87°07'25"W, FOR 25.44 FEET; THENCE S.02°52'35"W, FOR 3.16 FEET; THENCE N.87°07'25"W, FOR 2.33 FEET; THENCE S.02°52'35"W, FOR 4.54 FEET; THENCE S.87°07'25"E, FOR 6.07 FEET; THENCE S.02°52'35"W, FOR 3.77 FEET; THENCE S.42°07'25"E, FOR 5.73 FEET; THENCE S.47°52'35"W, FOR 2.08 FEET; THENCE S.42°07'25"E, FOR 13.06 FEET; THENCE N.47°52'35"E, FOR 26.75 FEET; THENCE S.42°07'25"E, FOR 25.27 FEET; THENCE S.47°52'35"W, FOR 3.22 FEET; THENCE S.77°52'35"W, FOR 5.94 FEET; THENCE S.47°52'35"W, FOR 15.16 FEET; THENCE S.42°07'25"E, FOR 2.97 FEET; THENCE S.47°52'35"W, FOR 104.13 FEET; THENCE N.42°07'25"W, FOR 9.13 FEET; THENCE N.47°52'35"E, FOR 2.75; THENCE N.42°07'25"W, FOR 24.83 FEET; THENCE N.47°52'35"E, FOR 22.98 FEET; THENCE N.02°52'35"E, FOR 33.76 FEET; THENCE S.87°07'25"E, FOR 23.38 FEET; THENCE N.47°52'35"E, FOR 7.38 FEET; THENCE N.42°07'25"W, FOR 20.76 FEET; THENCE N.87°07'25"W, FOR 13.93 FEET; THENCE N.02°52'35"E, FOR 8.27 FEET; THENCE S.87°07'25"E, FOR 11.58 FEET; THENCE N.02°52'35"E, FOR 3.61 FEET; THENCE S.87°07'25"E, FOR 6.96 FEET; THENCE N.02°52'35"E, FOR 14.82 FEET; THENCE N.42°07'25"W, FOR 7.04 FEET; THENCE N.47°52'35"E, FOR 8.04 FEET; THENCE N.02°52'35"E, FOR 3.63 FEET; THENCE N.47°52'35"E, FOR 16.75 FEET; THENCE N.42°07'25"W, FOR 43.37 FEET; THENCE S.47°52'35"W, FOR 27.36 FEET; THENCE N.42°07'25"W, FOR 8.94 FEET; THENCE N.87°07'25"W, FOR 4.15 FEET; THENCE N.02°52'35"E, FOR 18.21 FEET; THENCE N.87°07'25"W, FOR 6.13 FEET; THENCE N.02°52'35"E, FOR 2.33 FEET; THENCE N.87°07'25"W, FOR 4.54 FEET; THENCE S.02°52'35"W, FOR 15.82 FEET; THENCE S.87°07'25"E, FOR 0.65 FEET; THENCE S.02°52'35"W, FOR 7.00 FEET; THENCE N.87°07'25"W, FOR 4.25 FEET; THENCE S.02°52'35"W, FOR 16.27 FEET; THENCE N.87°07'25"W, FOR 8.27 FEET; THENCE N.02°52'35"E, FOR 16.27 FEET; THENCE N.87°07'25"W, FOR 12.17 FEET; THENCE N.42°07'25"W, FOR 23.04 FEET; THENCE S.47°52'35"W, FOR 9.92 FEET; THENCE N.42°07'25"W, FOR 7.00 FEET; THENCE N.47°52'35"E, FOR 9.92 FEET; THENCE N.42°07'25"W, FOR 13.49 FEET; THENCE S.47°52'35"W, FOR 26.58 FEET; THENCE N.42°07'25"W, FOR 8.27 FEET; THENCE N.47°52'35"E, FOR 87.67 TO THE POINT OF BEGINNING.

CONTAINS 0.3334 ACRES, MORE OR LESS.

TOGETHER WITH

DESCRIPTION: PARCEL 2

COMMENCE AT THE INTERSECTION OF THE NORTHWEST CORNER OF LOT 36 OF UNIT NO. 4, ISLAND SHORES, AS RECORDED IN PLAT BOOK 9, PAGE 37 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THENCE S.47°52'35"W, ALONG THE NORTHWESTERLY LINE OF SAID LOT 36 FOR 27.50 FEET; THENCE S.42°07'25"E, FOR 87.96 FEET TO THE POINT OF BEGINNING; THENCE S.42°07'25"E, FOR 30.20 FEET; THENCE N87°07'25"E, FOR 3.67 FEET; THENCE S.42°07'25"E, FOR 10.68 FEET; THENCE S.02°52'35"W, FOR 3.67 FEET; THENCE S.42°07'25"E, FOR 30.20 FEET; THENCE S.47°52'35"W, FOR 7.17 FEET; THENCE N.42°07'25"W, FOR 76.27 FEET; THENCE N.47°52'35"E, FOR 7.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.0133 ACRES, MORE OR LESS.

TOGETHER WITH

DESCRIPTION: PARCEL 3 THRU 12

COMMENCE AT THE INTERSECTION OF THE NORTHWEST CORNER OF LOT 36 OF UNIT NO.4 ISLAND SHORES, AS RECORDED IN PLAT BOOK 9, PAGE 37 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE SOUTHERLY RIGHT OF WAY OF ESTERO BOULEVARD 30 FEET FROM THE CENTERLINE; THENCE S.47°52'35"W, ALONG THE NORTHWESTERLY LINE OF SAID LOT 36 FOR 189.40 FEET; THENCE S.42°07'25"E, FOR 35.67 FEET TO THE POINT OF BEGINNING OF PARCEL 3; THENCE S.02°52'35"W, FOR 7.17 FEET; THENCE N.87°07'25"W, FOR 8.27 FEET; THENCE N.02°52'35"E, FOR 7.17 FEET; THENCE S.87°07'25"E, FOR 8.27 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING THENCE S.49°00'56"E, FOR 16.82 FEET TO THE POINT OF BEGINNING OF PARCEL 4; THENCE N.02°52'35"E, FOR 23.11 FEET; THENCE S.87°07'25"E, FOR 8.27 FEET; THENCE S.02°52'35"W, FOR 23.11 FEET; THENCE N.87°07'25"W, FOR 8.27 FEET TO THE POINT OF BEGINNING.; FROM SAID POINT OF BEGINNING THENCE S.87°07'25"E, FOR 24.17 FEET TO THE POINT OF BEGINNING OF PARCEL 5; THENCE N.02°52'35"E, FOR 21.11 FEET; THENCE S.87°07'25"E, FOR 8.27 FEET; THENCE S.02°52'35"W, FOR 21.11 FEET; THENCE N.87°07'25"W, FOR 8.27 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING THENCE S.38°09'36"E, FOR 38.83 FEET TO THE POINT OF BEGINNING OF PARCEL 6; THENCE S.02°52'35"W, FOR 8.67 FEET; THENCE N.87°07'25"W, FOR 7.92 FEET; THENCE N.02°52'35"E, FOR 8.67 FEET; THENCE S.87°07'25"E, FOR 7.92 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING THENCE S.42°07'25"E, FOR 35.73 FEET TO THE POINT OF BEGINNING OF PARCEL 7; THENCE S.02°52'35"W, FOR 7.92 FEET; THENCE N.87°07'25"W, FOR 8.67 FEET; THENCE N.02°52'35"E, FOR 7.92 FEET; THENCE N.87°07'25"W, FOR 8.67 FEET; TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING THENCE N.65°45'36"E, FOR 42.24 FEET TO THE POINT OF BEGINNING OF PARCEL 8; THENCE N.47°52'35"E, FOR 7.00 FEET; THENCE S.42°07'25"E, FOR 7.00 FEET; THENCE S.47°52'35"W, FOR 7.00 FEET; THENCE N.42°07'25"W, FOR 7.00 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING THENCE N.03°41'47"E, FOR 29.30 FEET TO THE POINT OF BEGINNING OF PARCEL 9; THENCE N.42°07'25"W, FOR 8.50 FEET; THENCE N.47°52'35"E, FOR 7.50 FEET; THENCE S.42°07'25"E, FOR 8.50 FEET; THENCE S.47°52'35"W, FOR 7.50 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING THENCE N.67°58'23"W, FOR 32.13 FEET; TO THE POINT OF BEGINNING OF PARCEL 10, THENCE S.47°52'35"W, A DISTANCE OF 7.00 FEET; THENCE N.42°07'25"W, FOR 7.00 FEET; THENCE N.47°52'35"E, FOR 7.00 FEET; THENCE S.42°07'25"E, FOR 7.00 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, THENCE S.26°25'30"E, FOR 21.35 FEET TO THE POINT OF BEGINNING OF PARCEL 11; THENCE S.47°52'35"W, FOR 17.42 FEET; THENCE N.42°07'25"W, FOR 8.27 FEET; THENCE N.47°52'35"E, FOR 17.42 FEET; THENCE S.42°07'25"E, FOR 8.27 FEET TO THE POINT OF BEGINNING; THENCE S.42°07'25"E, FOR 8.23 FEET TO THE POINT OF BEGINNING OF PARCEL 12; THENCE S.42°07'25"E, FOR 8.27 FEET; THENCE S.47°52'35"W, FOR 17.42 FEET; THENCE N.42°07'25"W, FOR 8.27 FEET; THENCE N.47°52'35"E, FOR 17.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.0233 ACRES MORE OR LESS

TOGETHER WITH:

DESCRIPTION:

ALL AIR SPACE AND STRUCTURAL BUILDING COMPONENTS LOCATED AT ELEVATION 21.67 FEET NGVD AND ABOVE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING OF SAID PARCEL 2; THENCE S.42°07'25"E, FOR 28.21 FEET; THENCE S.87°07'25"E, FOR 5.79 FEET; THENCE S.42°07'25"E, FOR 11.65 FEET; THENCE S.02°52'35"W, FOR 5.79 FEET; THENCE S.42°07'25"E, FOR 28.21 FEET; THENCE S.47°52'35"W, OF 33.24 FEET; THENCE S.42°07'25"E, FOR 6.91 FEET; THENCE S.02°52'35"W, FOR 37.85 FEET; THENCE N.87°07'25"W, FOR 21.70 FEET; THENCE S.02°52'35"W, FOR 11.47 FEET; THENCE S.42°07'25"E, FOR 5.73 FEET; THENCE S.47°52'35"W, FOR 2.08 FEET; THENCE S.42°07'25"E, FOR 13.06 FEET; THENCE N.47°52'35"E, FOR 26.75 FEET; THENCE S.42°07'25"E, FOR 4.14 FEET; THENCE S.87°07'25"E, FOR 2.36 FEET; THENCE S.42°07'25"E, FOR 13.66 FEET; THENCE S.02°52'35"W, FOR 2.36 FEET; THENCE S.42°07'25"E, FOR 4.14 FEET; THENCE S.47°52'35"W, FOR 3.22 FEET; THENCE S.77°52'35"W, FOR 3.27 FEET; THENCE S.47°52'35"W, FOR 17.47 FEET; THENCE S.42°07'25"E, FOR 1.63 FEET; THENCE S.47°52'35"W, FOR 101.38 FEET; THENCE N.42°07'25"W, FOR 33.97 FEET; THENCE N.47°52'35"E, FOR 19.79 FEET; THENCE N.02°52'35"E, FOR 60.19 FEET; THENCE N.87°07'25"W, FOR 5.30 FEET; THENCE N.42°07'25"W, FOR 56.72 FEET; THENCE N.02°52'35"E, FOR 5.30 FEET; THENCE N.87°07'25"W, 66.96 FEET; THENCE N.42°07'25"W, FOR 19.23 FEET; THENCE N.02°52'35"E, FOR 8.93 FEET; THENCE S.47°52'35"E, FOR 15.93 FEET; THENCE N.42°07'25"W, FOR 3.63 FEET; THENCE N.47°52'35"E, FOR 87.67 FEET; THENCE S.42°07'25"E, FOR 4.14 FEET; THENCE S.87°07'25"E, FOR 2.36 FEET; THENCE S.42°07'25"E, FOR 13.66 FEET; THENCE S.02°52'35"W, FOR 2.36 FEET; THENCE S.42°07'25"E, FOR 4.14 FEET; THENCE S.47°52'35"W, FOR 27.41 FEET; THENCE S.42°07'25"E, FOR 12.16 FEET; THENCE S.87°07'25"E, FOR 18.09 FEET; THENCE N.02°52'35"E, FOR 18.96 FEET; THENCE S.87°07'25"E, FOR 37.85 FEET; THENCE S.42°07'25"E, FOR 6.91 FEET; THENCE N.47°52'35"E, FOR 33.24 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.5463 ACRES, MORE OR LESS.

DESCRIPTION:

TOGETHER WITH:

ALL AIR SPACE AND MONUMENTAL STAIRS LOCATED AT ELEVATION 6.67 FEET NGVD TO 21.67 FEET NGVD MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHWEST CORNER OF LOT 36 OF UNIT NO.4 ISLAND SHORES, AS RECORDED IN PLAT BOOK 9, PAGE 37 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE SOUTHERLY RIGHT OF WAY OF ESTERO BOULEVARD, 30 FEET FROM THE CENTERLINE.; THENCE S.47°52'35"W, ALONG THE NORTHWESTERLY LINE OF SAID LOT 36 FOR 180.93 FEET; THENCE S.42°07'25"E, FOR 102.89 FEET TO THE POINT OF BEGINNING; THENCE S.87°07'25"E, FOR 27.64 FEET; THENCE N.47°52'35"E, FOR 8.70 FEET; THENCE S.42°07'25"E, FOR 7.33 FEET; THENCE S.47°52'35"W, FOR 8.70 FEET; THENCE S.02°52'35"W, FOR 27.64 FEET; THENCE N.87°07'25"W, FOR 7.50 FEET; THENCE N.02°52'35"E, FOR 16.90 FEET; THENCE N.42°07'25"W, FOR 11.92 FEET; THENCE N.87°07'25"W, FOR 16.90 FEET; THENCE N.02°52'35"E, FOR 7.50 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.0120 ACRES MORE OR LESS

Table with columns: DATE, SCALE, DESIGN, DRAWN, CHECK, APPROVED, and rows for 9/19/01, 2/5/04, and revision information.



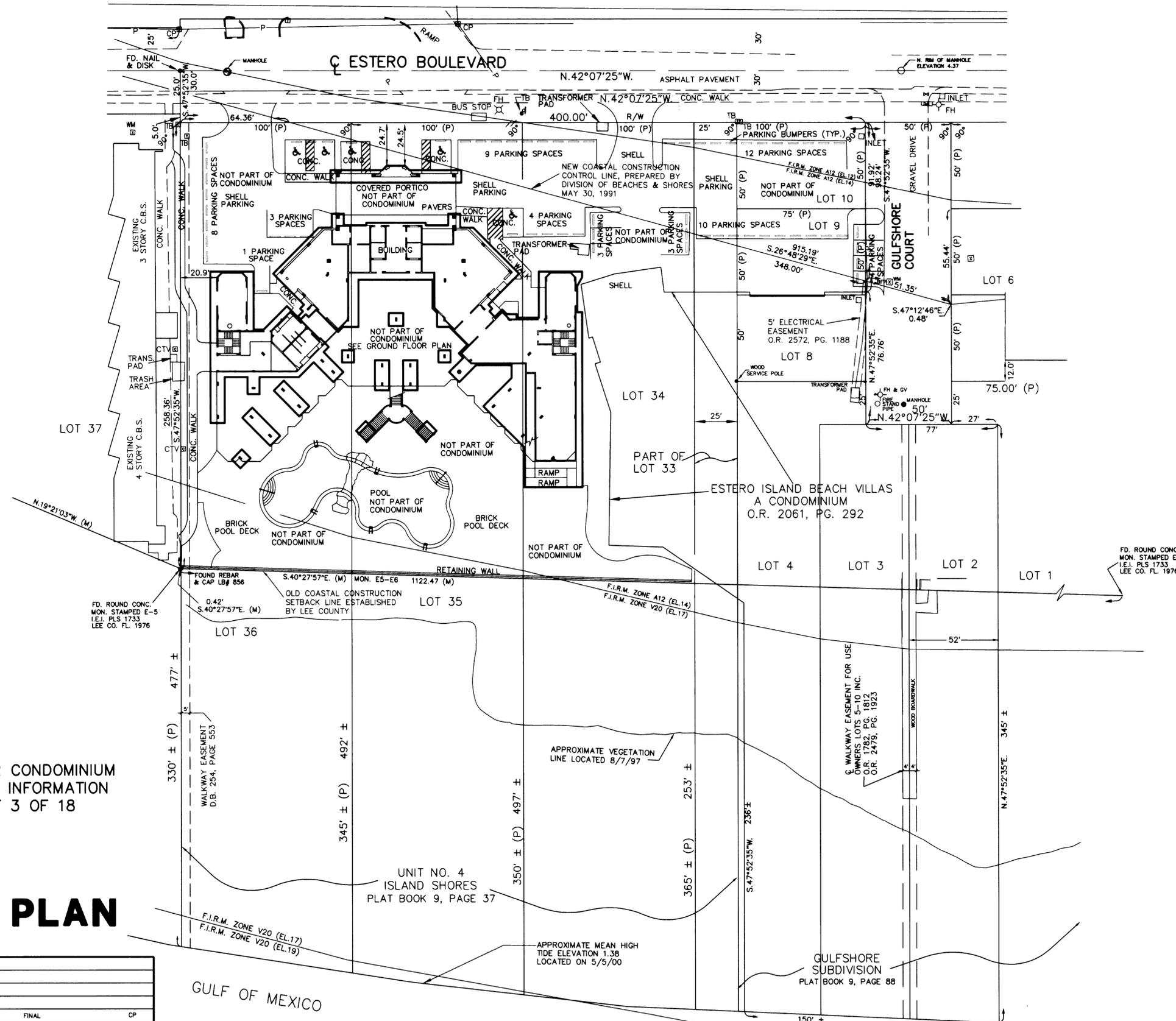
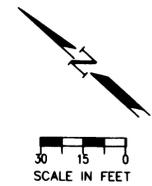
THIS INSTRUMENT WAS PREPARED BY INK ENGINEERING A DIVISION OF LHM, INC. ENGINEERS • SURVEYORS • PLANNERS

TEL (941) 931 - 0455 • 3660 CENTRAL AVE. (SUITE B) • FT. MYERS, FLORIDA 33901 (LB 856)

JOB NUMBER: 8888WS

FILE NUMBER: 8888WSDSR

EXHIBIT "B"
 TO THE DECLARATION OF CONDOMINIUM OF
WHITE SAND VILLAS, A CONDOMINIUM
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA



LEGEND

P.O.B.	POINT OF BEGINNING	P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY	CTV	CABLE TELEVISION BOX
FD.	FOUND	CONC.	CONCRETE
BLDG.	BUILDING	R.	RADIUS
TB	TELEPHONE BOX	A.	ARC
O.R.	OFFICIAL RECORD	CS	CONC. SLAB
PG.	PAGE	CBS	CONCRETE BLOCK STRUCTURE
BFP	BACK-FLOW PREVENTER	LP	LIGHT POLE
WM	WATER METER	(M)	MEASURED
FH	FIRE HYDRANT	(P)	PLAT
WP	WOOD POWER POLE	⊕	SIGN
TRANS.	TRANSFORMER	⊕	LIGHT POLE
CP	CONCRETE POWER POLE	⊕	GATE VALVE
WD	WOOD	L1	LINE ON LINE TABLE
PCP	PERMANENT CONTROL POINT	CBW	CONCRETE BLOCK WALL
PRM	PERMANENT REFERENCE MONUMENT	P.B.	PLAT BOOK
C-1	COLUMN NUMBER	—	OVERHEAD POWER
*	FOUND REBAR & CAP	⊕	HANDICAP PARKING

EXHIBIT "A"
 SURVEYOR'S CERTIFICATE
 WHITE SAND VILLAS, A CONDOMINIUM

WE HEREBY CERTIFY PURSUANT TO SECTION 718.104(4)(e) FLORIDA STATUTES AS AMENDED, THAT THE CONSTRUCTION OF WHITE SAND VILLAS, A CONDOMINIUM, AND COMMON ELEMENT FACILITIES SERVING SAID CONDOMINIUM INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNIT ARE SUBSTANTIALLY COMPLETE; SO THAT SUCH MATERIAL TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF WHITE SAND VILLAS, A CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

THE LEGAL DESCRIPTION SHOWN HEREON IS EXHIBIT "A" ATTACHED TO THE SURVEY PLOT PLAN AND FLOOR PLANS ARE SHOWN HEREON AS EXHIBIT "B".

CERTIFIED TO:
 WHITE SAND VILLAS DEVELOPMENT, LLC

INK ENGINEERING, A DIVISION OF LBFH, INC.
 FOR THE FIRM, DATED: 8/1/01
 BY: *Gordon D. Peters*
 GORDON D. PETERS
 PROFESSIONAL SURVEYOR MAPS
 FLA. REGISTRATION NO. 2858

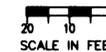
THIS INSTRUMENT WAS PREPARED BY
INK ENGINEERING
 A DIVISION OF LBFH, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 TEL (941) 931 - 0455 • 3660 CENTRAL AVE. (SUITE 8) • FT. MYERS, FLORIDA 33901
 (LB 856)

NOTE: FOR CONDOMINIUM BOUNDARY INFORMATION SEE SHEET 3 OF 18

SITE PLAN

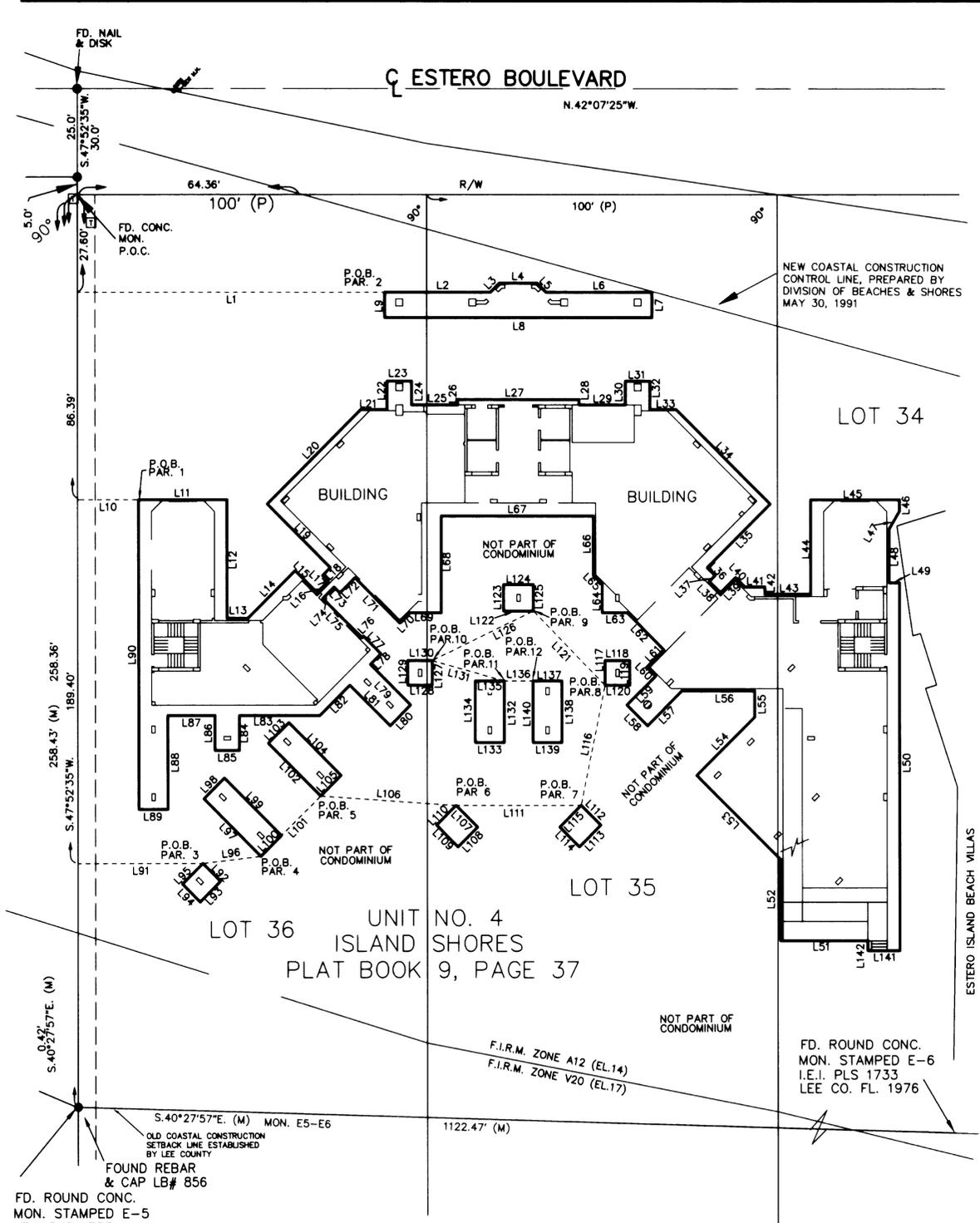
DATE	8/1/01			
SCALE	1"=30'			
DESIGN				
DRAWN	CP			
CHECK	2/5/04	FINAL		CP
APPROVED	DATE	REVISION		BY

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF
WHITE SAND VILLAS, A CONDOMINIUM
SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
LEE COUNTY, FLORIDA

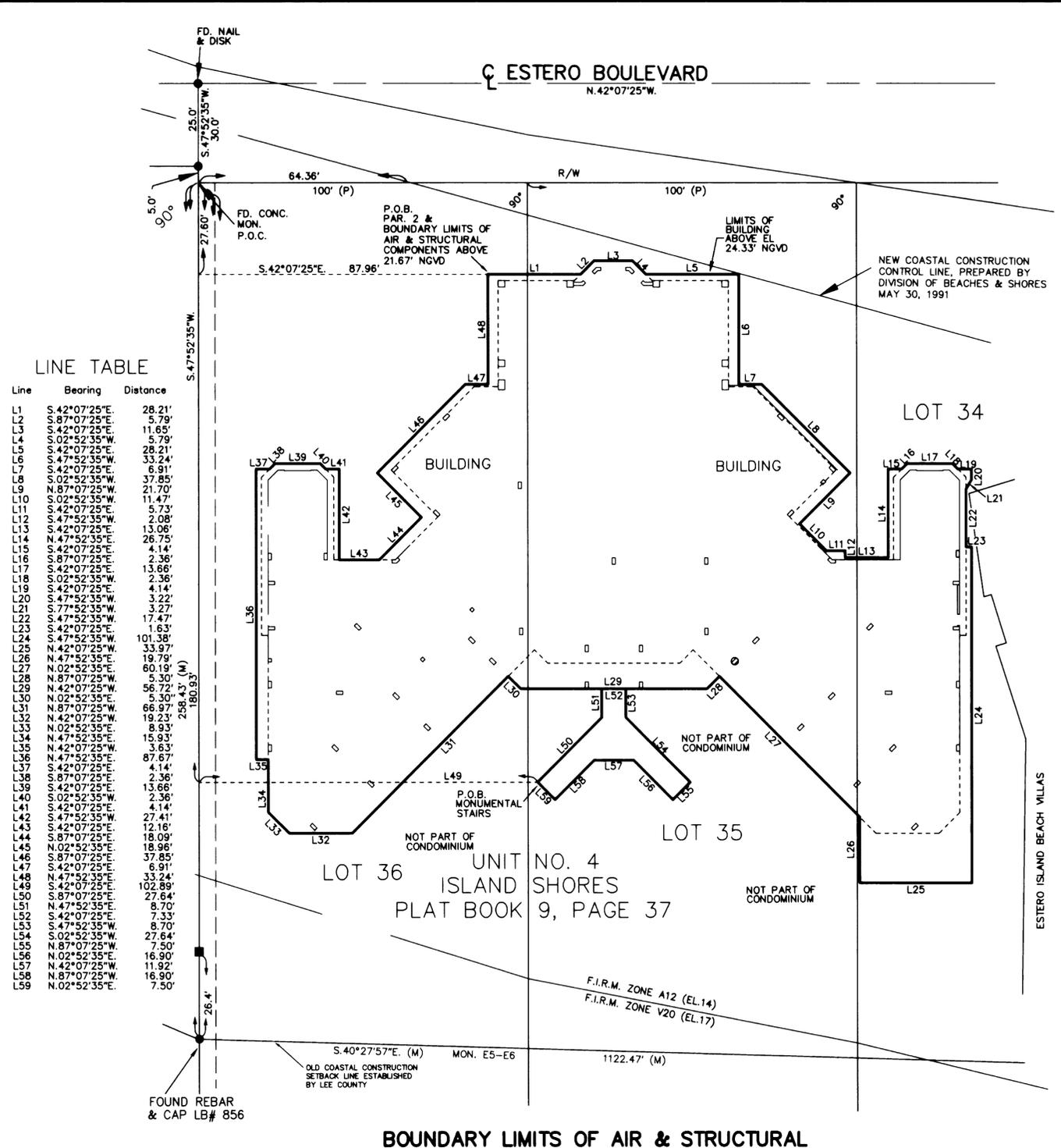


LINE TABLE

Line	Bearing	Distance
L1	S.42°07'25"E	87.96'
L2	S.42°07'25"E	30.20'
L3	N.87°07'25"W	3.67'
L4	N.42°07'25"W	10.88'
L5	N.02°52'35"E	3.67'
L6	S.42°07'25"E	30.20'
L7	N.47°52'35"E	7.17'
L8	N.42°07'25"W	76.27'
L9	N.47°52'35"E	7.17'
L10	S.42°07'25"E	17.46'
L11	S.42°07'25"E	25.27'
L12	S.47°52'35"W	33.58'
L13	S.42°07'25"E	5.99'
L14	S.87°07'25"E	19.12'
L15	S.02°52'35"W	8.82'
L16	S.87°07'25"E	4.54'
L17	N.02°52'35"E	2.33'
L18	S.87°07'25"E	3.16'
L19	N.02°52'35"E	25.44'
L20	S.42°07'25"E	37.85'
L21	S.42°07'25"E	7.85'
L22	N.47°52'35"E	8.08'
L23	N.42°07'25"W	7.00'
L24	S.47°52'35"W	6.75'
L25	N.42°07'25"W	13.17'
L26	S.47°52'35"W	1.50'
L27	S.42°07'25"E	34.67'
L28	S.47°52'35"W	1.50'
L29	S.42°07'25"E	13.17'
L30	N.42°07'25"W	6.75'
L31	S.42°07'25"E	7.00'
L32	S.47°52'35"W	8.08'
L33	S.42°07'25"E	7.55'
L34	S.02°52'35"W	37.85'
L35	S.87°07'25"E	25.44'
L36	S.02°52'35"W	3.16'
L37	N.87°07'25"W	2.33'
L38	S.02°52'35"W	4.54'
L39	S.87°07'25"E	6.07'
L40	S.02°52'35"W	3.77'
L41	S.42°07'25"E	5.73'
L42	S.47°52'35"W	2.08'
L43	S.42°07'25"E	13.06'
L44	N.47°52'35"E	26.75'
L45	S.42°07'25"E	25.27'
L46	S.47°52'35"W	3.22'
L47	S.77°52'35"W	5.94'
L48	N.47°52'35"E	15.16'
L49	S.42°07'25"E	2.97'
L50	S.47°52'35"W	104.13'
L51	N.42°07'25"W	24.83'
L52	N.47°52'35"E	22.98'
L53	N.02°52'35"E	33.76'
L54	S.87°07'25"E	23.38'
L55	N.47°52'35"E	7.38'
L56	N.42°07'25"W	20.38'
L57	N.87°07'25"W	13.93'
L58	N.02°52'35"E	8.27'
L59	S.87°07'25"E	11.58'
L60	N.02°52'35"E	4.15'
L61	S.87°07'25"E	6.98'
L62	N.02°52'35"E	14.82'
L63	N.42°07'25"W	7.04'
L64	N.47°52'35"E	8.04'
L65	N.02°52'35"E	3.63'
L66	N.47°52'35"E	16.75'
L67	N.42°07'25"W	43.37'
L68	S.47°52'35"W	27.36'
L69	N.42°07'25"W	8.94'
L70	N.02°52'35"E	4.15'
L71	N.02°52'35"E	18.21'
L72	N.87°07'25"W	6.13'
L73	N.02°52'35"E	2.33'
L74	N.87°07'25"W	4.54'
L75	S.02°52'35"W	18.82'
L76	S.87°07'25"E	0.65'
L77	S.02°52'35"W	7.00'
L78	N.87°07'25"W	4.25'
L79	S.02°52'35"W	16.27'
L80	N.87°07'25"W	8.27'
L81	N.02°52'35"E	16.27'
L82	N.87°07'25"W	12.17'
L83	N.42°07'25"W	23.04'
L84	S.47°52'35"W	9.92'
L85	N.42°07'25"W	7.00'
L86	N.47°52'35"E	9.92'
L87	N.42°07'25"W	13.49'
L88	S.47°52'35"W	26.58'
L89	S.42°07'25"E	8.27'
L90	N.47°52'35"E	87.67'
L91	N.42°07'25"W	35.67'
L92	S.02°52'35"W	7.17'
L93	N.87°07'25"W	8.27'
L94	N.02°52'35"E	7.17'
L95	N.87°07'25"W	8.27'
L96	S.87°07'25"E	16.82'
L97	N.02°52'35"E	23.11'
L98	S.87°07'25"E	8.27'
L99	S.02°52'35"W	23.11'
L100	N.87°07'25"W	8.27'
L101	N.87°07'25"E	24.17'
L102	N.02°52'35"E	21.11'
L103	S.87°07'25"E	8.27'
L104	S.02°52'35"W	21.11'
L105	N.87°07'25"W	8.27'
L106	S.38°09'36"E	38.83'
L107	S.02°52'35"W	8.67'
L108	N.87°07'25"W	7.92'
L109	N.02°52'35"E	8.67'
L110	S.87°07'25"E	7.92'
L111	S.42°07'25"E	35.73'
L112	S.02°52'35"W	7.92'
L113	N.87°07'25"W	8.67'
L114	N.02°52'35"E	7.92'
L115	S.87°07'25"E	8.67'
L116	N.59°13'56"E	34.75'
L117	N.47°52'35"E	7.00'
L118	S.42°07'25"E	7.00'
L119	S.47°52'35"W	7.00'
L120	N.42°07'25"W	7.00'
L121	N.03°41'47"E	29.30'
L122	N.42°07'25"W	8.50'
L123	N.47°52'35"E	7.50'
L124	S.42°07'25"E	8.50'
L125	S.47°52'35"W	7.50'
L126	N.67°58'23"W	32.13'
L127	S.47°52'35"W	7.00'
L128	N.42°07'25"W	7.00'
L129	N.47°52'35"E	7.00'
L130	S.42°07'25"E	7.00'
L131	S.26°25'30"E	21.35'
L132	S.47°52'35"W	17.42'
L133	N.42°07'25"W	8.27'
L134	N.47°52'35"E	17.42'
L135	S.42°07'25"E	8.27'
L136	N.42°07'25"W	8.23'
L137	S.42°07'25"E	8.27'
L138	S.47°52'35"W	17.42'
L139	N.42°07'25"W	8.27'
L140	N.47°52'35"E	17.42'
L141	N.42°07'25"W	9.13'
L142	N.47°52'35"E	2.75'



**BOUNDARY LIMITS OF GROUND LEVEL
PARCEL EL. 6.67' NGVD TO EL. 21.67' NGVD**



LINE TABLE

Line	Bearing	Distance
L1	S.42°07'25"E	28.21'
L2	N.87°07'25"E	5.79'
L3	S.42°07'25"E	11.65'
L4	S.02°52'35"W	5.79'
L5	S.42°07'25"E	28.21'
L6	S.47°52'35"W	33.24'
L7	S.42°07'25"E	6.91'
L8	S.02°52'35"W	37.85'
L9	N.87°07'25"W	21.70'
L10	S.02°52'35"W	11.47'
L11	S.42°07'25"E	5.73'
L12	S.42°07'25"E	2.08'
L13	S.42°07'25"E	13.08'
L14	N.47°52'35"E	26.75'
L15	S.42°07'25"E	4.14'
L16	S.87°07'25"E	13.86'
L17	S.42°07'25"E	2.36'
L18	S.02°52'35"W	4.14'
L19	S.42°07'25"E	4.14'
L20	S.47°52'35"W	3.22'
L21	S.47°52'35"W	3.27'
L22	S.47°52'35"W	17.47'
L23	S.42°07'25"E	1.63'
L24	S.47°52'35"W	101.38'
L25	N.42°07'25"W	33.97'
L26	N.47°52'35"E	19.78'
L27	N.42°07'25"W	60.10'
L28	N.87°07'25"W	5.30'
L29	N.42°07'25"W	56.72'
L30	N.02°52'35"E	5.30'
L31	N.87°07'25"W	66.97'
L32	N.42°07'25"W	19.23'
L33	N.02°52'35"E	8.93'
L34	N.47°52'35"E	15.93'
L35	N.42°07'25"W	3.63'
L36	N.47°52'35"E	87.67'
L37	S.42°07'25"E	4.14'
L38	S.87°07'25"E	2.36'
L39	S.42°07'25"E	13.66'
L40	S.02°52'35"W	2.36'
L41	S.42°07'25"E	4.14'
L42	S.47°52'35"W	27.41'
L43	S.42°07'25"E	12.16'
L44	S.87°07'25"E	18.09'
L45	N.02°52'35"E	18.96'
L46	S.87°07'25"E	37.85'
L47	S.42°07'25"E	6.91'
L48	N.47°52'35"E	33.24'
L49	S.87°07'25"E	102.89'
L50	S.87°07'25"E	27.64'
L51	N.47°52'35"E	8.70'
L52	S.42°07'25"E	7.33'
L53	S.47°52'35"W	8.70'
L54	S.02°52'35"W	27.64'
L55	N.87°07'25"W	17.50'
L56	N.02°52'35"E	16.90'
L57	N.42°07'25"W	11.92'
L58	N.87°07'25"W	16.90'
L59	N.02°52'35"E	7.50'

**BOUNDARY LIMITS OF AIR & STRUCTURAL
COMPONENTS ABOVE EL. 21.67' NGVD**

DATE	8/1/01		
SCALE	1"=20'		
DESIGN			
DRAWN	CP	2/5/04	FINAL
CHECK		11-6-01	REV. PER ARCH. PLANS
APPROVED			

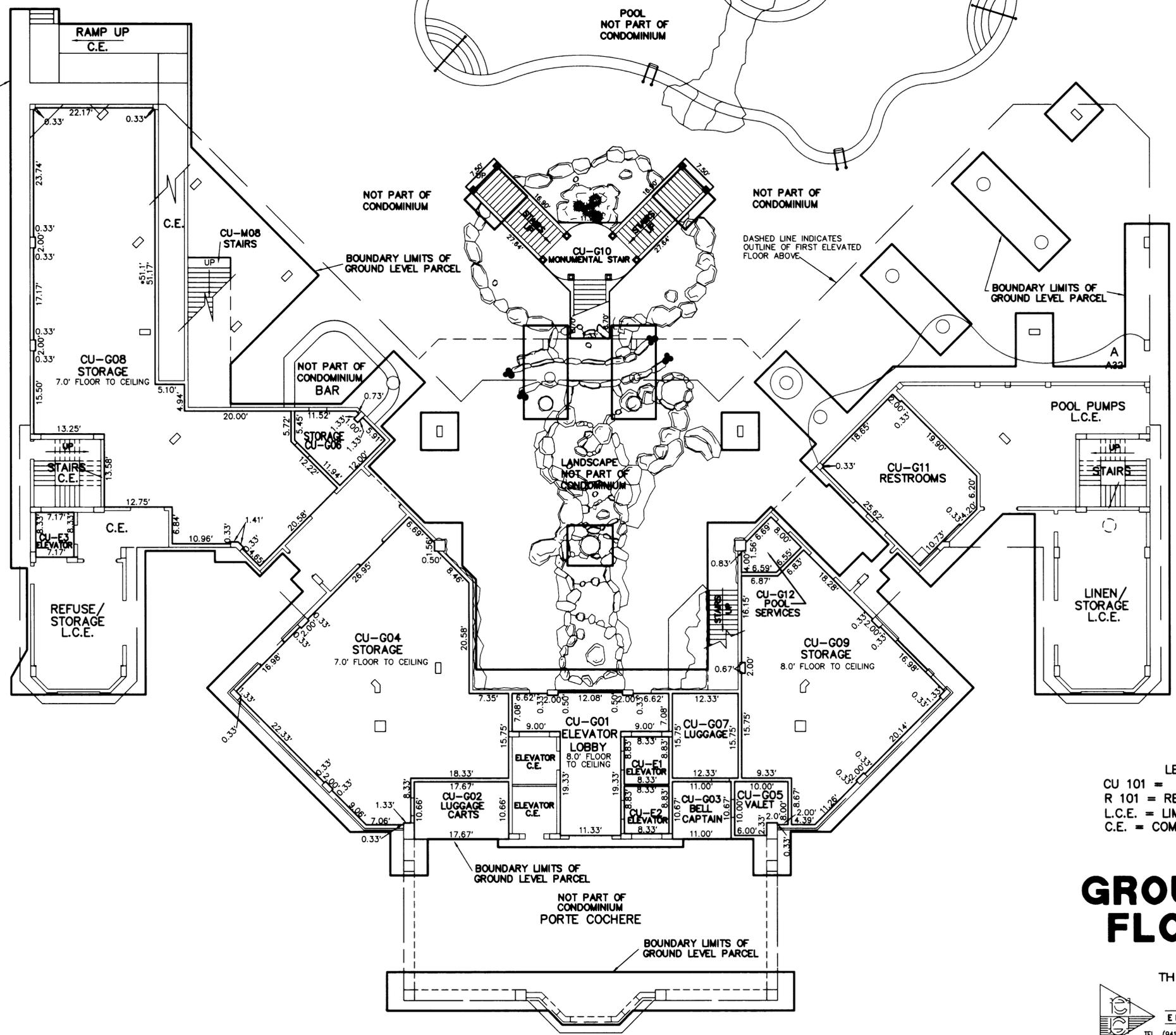


**THIS INSTRUMENT WAS PREPARED BY
INK ENGINEERING**
A DIVISION OF IEPH INC.
ENGINEERS • SURVEYORS • PLANNERS
TEL (941) 931 - 0455 • 3660 CENTRAL AVE. (SUITE 8) • FT. MYERS, FLORIDA 33901
JOB NUMBER: 8888WS FILE NUMBER: 8888WSBDY116

EXHIBIT "B"
 TO THE DECLARATION OF CONDOMINIUM OF
WHITE SAND VILLAS, A CONDOMINIUM
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA



BOUNDARY LIMITS OF
 GROUND LEVEL PARCEL
 SEE SHEET 3 OF 18
 FOR DIMENSIONS



STAIR TOWER	126.24'	NGVD
ROOF	15.00'	111.24' NGVD
PENTHOUSE FLOOR	9.65'	101.59' NGVD
ELEVATED FLOOR 8	9.65'	91.94' NGVD
ELEVATED FLOOR 7	9.68'	82.26' NGVD
ELEVATED FLOOR 6	9.65'	72.61' NGVD
ELEVATED FLOOR 5	9.65'	62.96' NGVD
ELEVATED FLOOR 4	9.72'	53.24' NGVD
ELEVATED FLOOR 3	9.65'	43.59' NGVD
ELEVATED FLOOR 2	9.65'	33.94' NGVD
ELEVATED FLOOR 1	9.65'	24.29' NGVD
UPPER BDY. SERVICE FLOOR	21.67'	NGVD
PAVILION SERVICE LEVEL	14.37'-15.29'	NGVD
GROUND FLOOR	6.59'	NGVD

HORIZONTAL ELEVATIONS

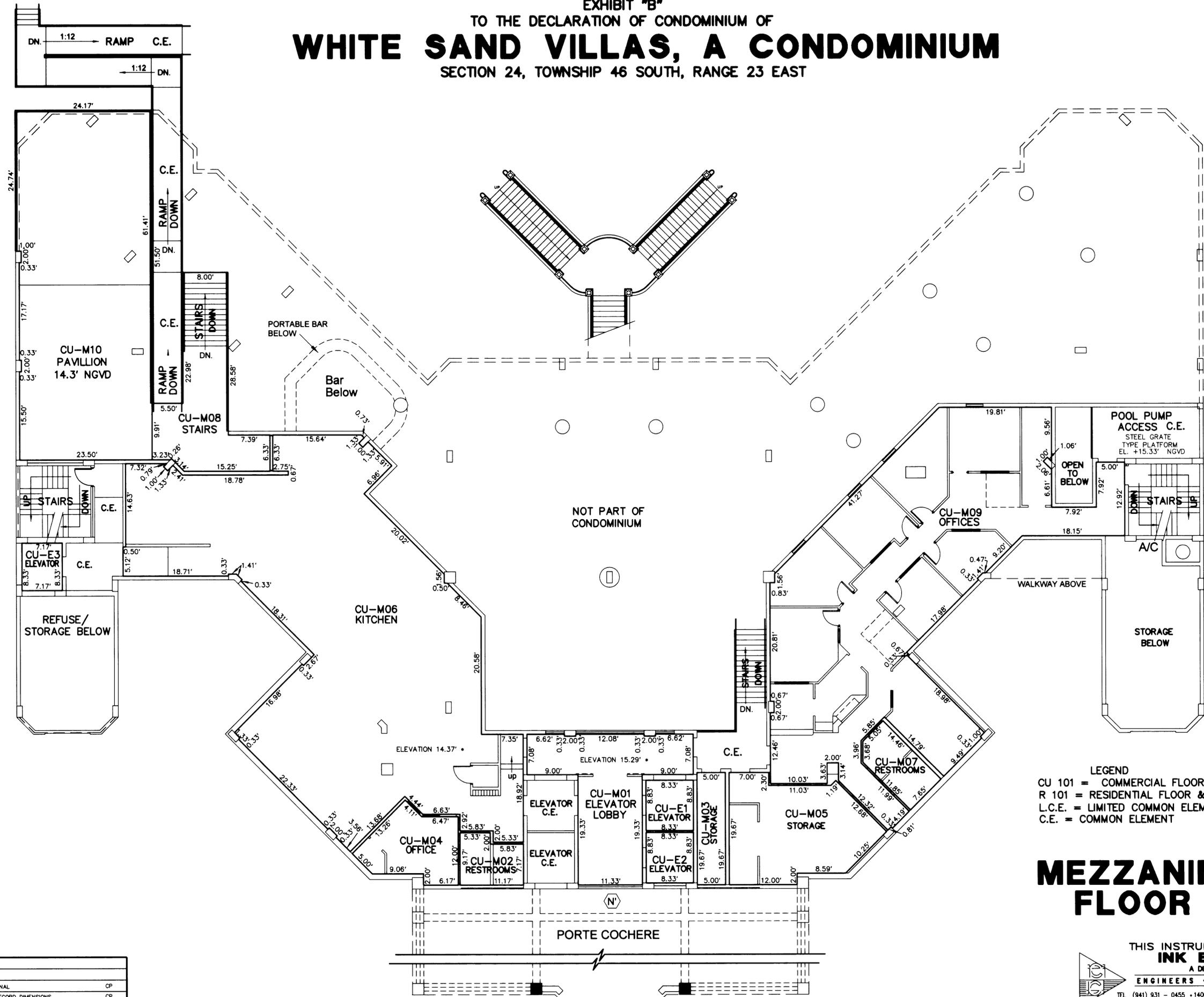
LEGEND
 CU 101 = COMMERCIAL FLOOR & UNIT NUMBER
 R 101 = RESIDENTIAL FLOOR & UNIT NUMBER
 L.C.E. = LIMITED COMMON ELEMENT
 C.E. = COMMON ELEMENT

GROUND LEVEL FLOOR PLAN

THIS INSTRUMENT WAS PREPARED BY
INK ENGINEERING
 A DIVISION OF LBPH, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 TEL (941) 931 - 0455 • 1400 COLONIAL BLVD. (SUITE 31) • FT. MYERS, FLORIDA 33907

DATE	8/1/01		
SCALE	AS NOTED		
DESIGN	2/5/04	FINAL	CP
DRAWN	9/9/03	RECORD DIMENSIONS	CP
CHECK	11/14/01	REV. PER ARCH. PLANS	CP
APPROVED	DATE	REVISION	BY

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF
WHITE SAND VILLAS, A CONDOMINIUM
SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST



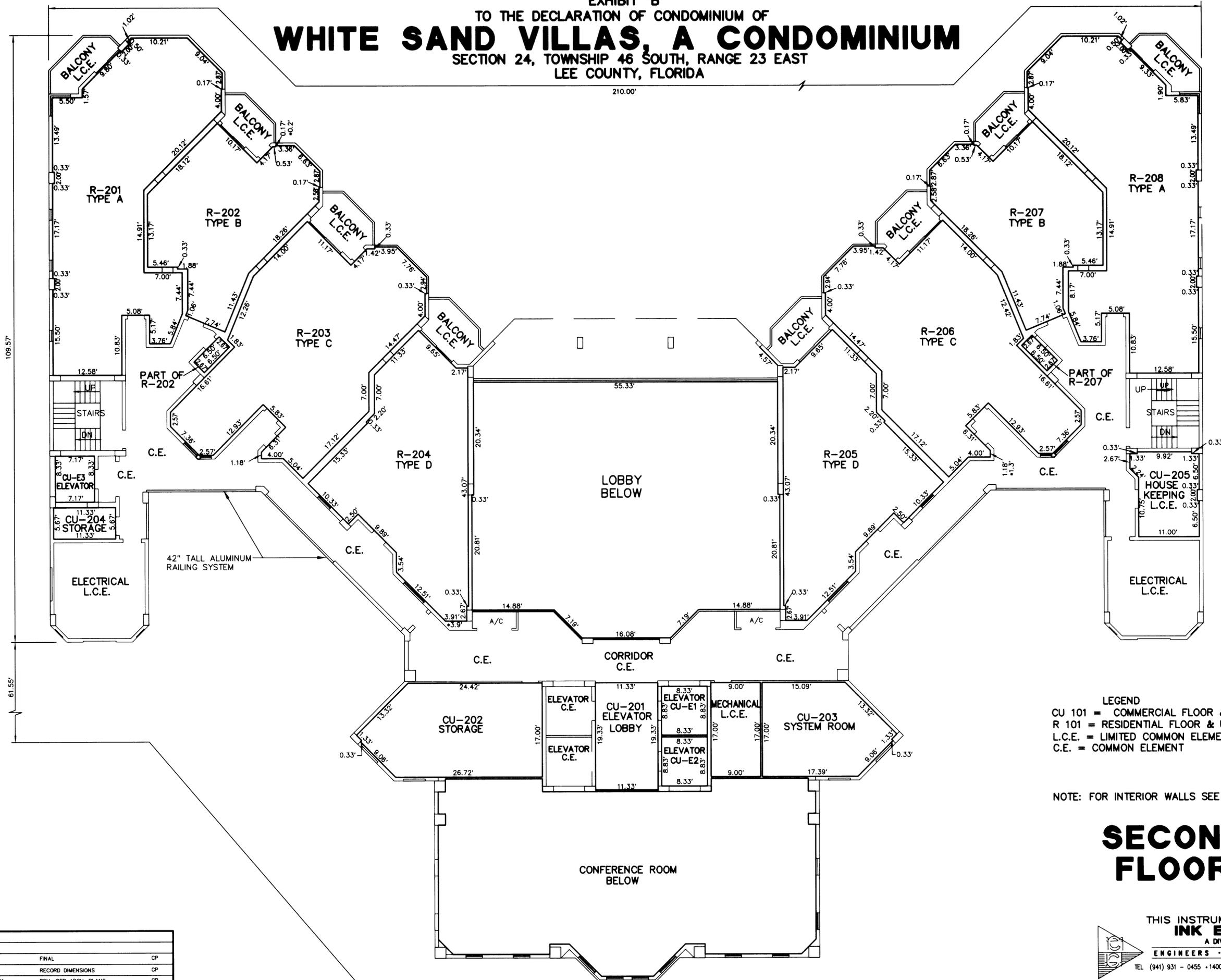
LEGEND
 CU 101 = COMMERCIAL FLOOR & UNIT NUMBER
 R 101 = RESIDENTIAL FLOOR & UNIT NUMBER
 L.C.E. = LIMITED COMMON ELEMENT
 C.E. = COMMON ELEMENT

MEZZANINE LEVEL FLOOR PLAN

THIS INSTRUMENT WAS PREPARED BY
INK ENGINEERING
 A DIVISION OF LBPH, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 TEL (941) 931 - 0455 • 1400 COLONIAL BLVD. (SUITE 31) • FT. MYERS, FLORIDA 33907

DATE	8/1/01		
SCALE	AS NOTED		
DESIGN	4/5/04	FINAL	CP
DRAWN	9/9/03	RECORD DIMENSIONS	CP
CHECK	11/19/01	REV. PER ARCH. PLANS	CP
APPROVED	DATE	REVISION	BY

EXHIBIT "B"
 TO THE DECLARATION OF CONDOMINIUM OF
WHITE SAND VILLAS, A CONDOMINIUM
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA



LEGEND
 CU 101 = COMMERCIAL FLOOR & UNIT NUMBER
 R 101 = RESIDENTIAL FLOOR & UNIT NUMBER
 L.C.E. = LIMITED COMMON ELEMENT
 C.E. = COMMON ELEMENT

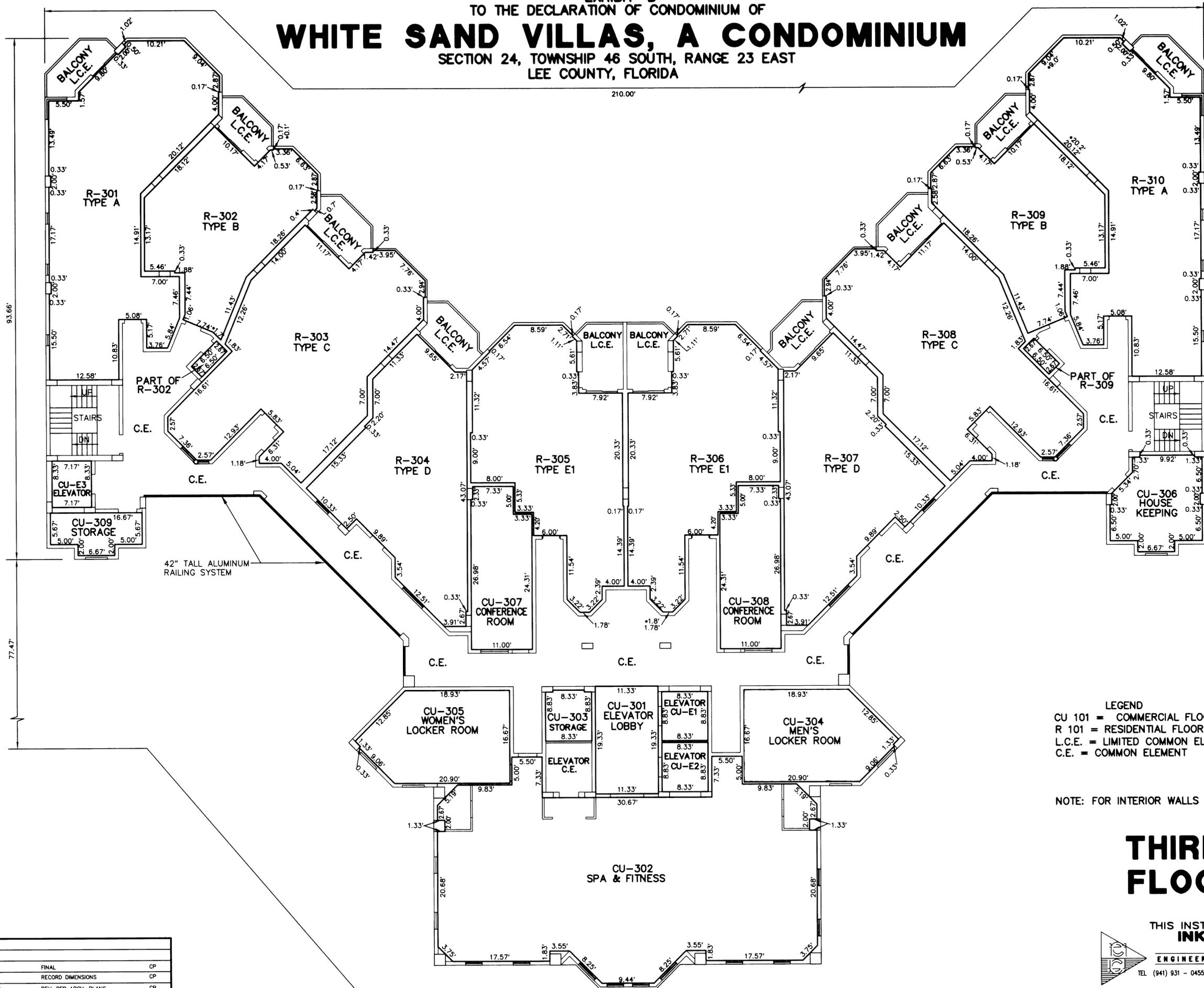
NOTE: FOR INTERIOR WALLS SEE SHEETS 15-18

SECOND LEVEL FLOOR PLAN

THIS INSTRUMENT WAS PREPARED BY
INK ENGINEERING
 A DIVISION OF LBPH, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 TEL (941) 931 - 0455 • 1400 COLONIAL BLVD. (SUITE 31) • FT. MYERS, FLORIDA 33907

DATE	7/31/01		
SCALE	AS NOTED		
DESIGN	2/5/04	FINAL	CP
DRAWN	CP	9/9/03	RECORD DIMENSIONS CP
CHECK	11/26/01	REV PER ARCH. PLANS	CP
APPROVED	DATE	REVISION	BY

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF
WHITE SAND VILLAS, A CONDOMINIUM
SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
LEE COUNTY, FLORIDA



LEGEND
CU 101 = COMMERCIAL FLOOR & UNIT NUMBER
R 101 = RESIDENTIAL FLOOR & UNIT NUMBER
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT

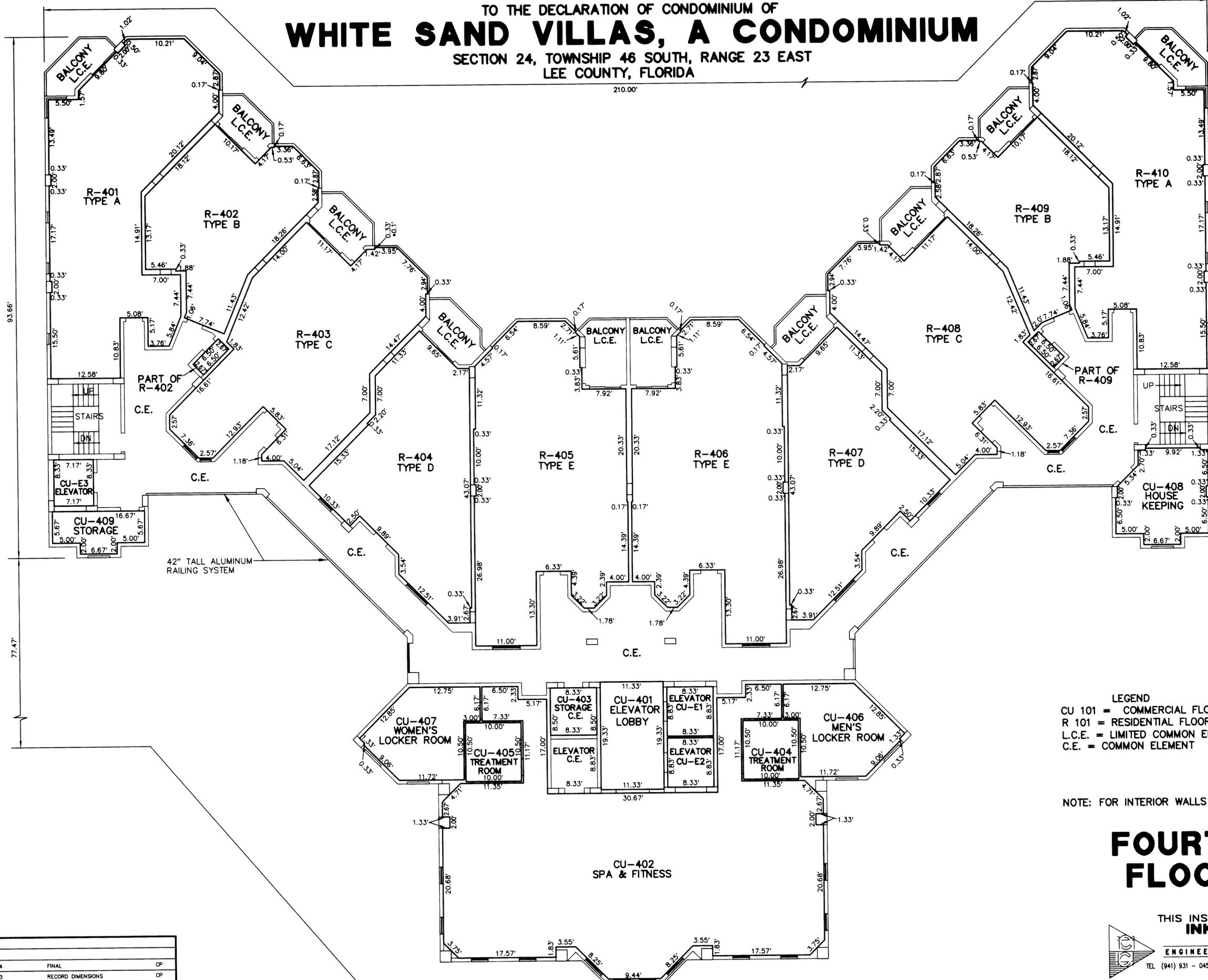
NOTE: FOR INTERIOR WALLS SEE SHEETS 15-18

THIRD LEVEL FLOOR PLAN

THIS INSTRUMENT WAS PREPARED BY
INK ENGINEERING
A DIVISION OF LBPH, INC.
ENGINEERS • SURVEYORS • PLANNERS
TEL (941) 931 - 0455 • 1400 COLONIAL BLVD. (SUITE 31) • FT. MYERS, FLORIDA 33907

DATE	9/10/01		
SCALE	AS NOTED		
DESIGN	2/5/04	FINAL	CP
DRAWN	9/9/03	RECORD DIMENSIONS	CP
CHECK	11/26/01	REV. PER ARCH. PLANS	CP
APPROVED	DATE	REVISION	BY

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF
WHITE SAND VILLAS, A CONDOMINIUM
SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
LEE COUNTY, FLORIDA



LEGEND
CU 101 = COMMERCIAL FLOOR & UNIT NUMBER
R 101 = RESIDENTIAL FLOOR & UNIT NUMBER
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT

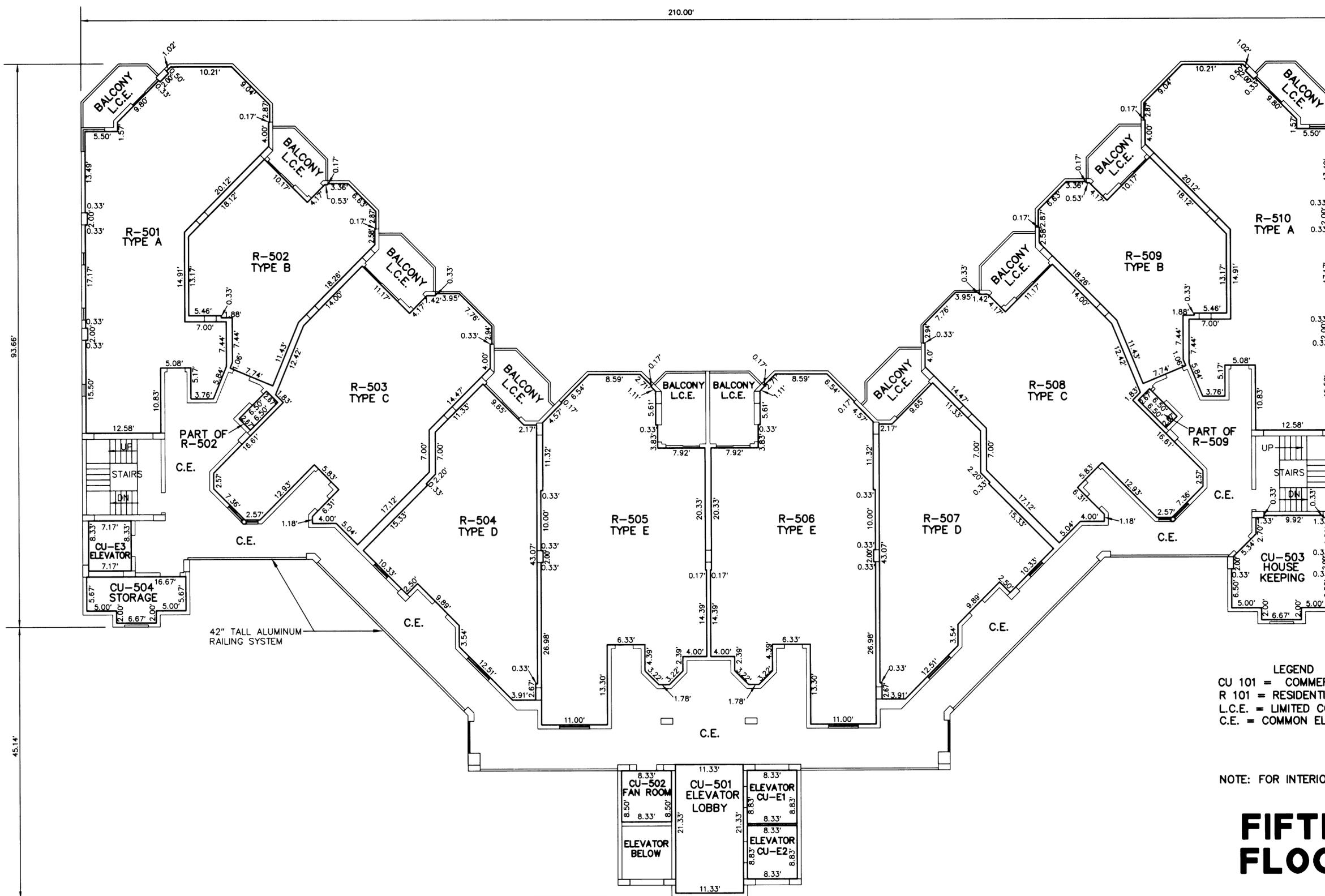
NOTE: FOR INTERIOR WALLS SEE SHEETS 15-18

FOURTH LEVEL FLOOR PLAN

THIS INSTRUMENT WAS PREPARED BY
INK ENGINEERING
A DIVISION OF LBPH, INC.
ENGINEERS • SURVEYORS • PLANNERS
TEL (941) 931 - 0455 • 1400 COLONIAL BLVD. (SUITE 31) • FT. MYERS, FLORIDA 33907

DATE	9/11/01		
SCALE	AS NOTED		
DESIGN	2/5/04	FINAL	CP
DRAWN	9/9/03	RECORD DIMENSIONS	CP
CHECK	11/27/01	REV. PER ARCH. PLANS	CP
APPROVED	DATE	REVISION	BY

EXHIBIT "B"
 TO THE DECLARATION OF CONDOMINIUM OF
WHITE SAND VILLAS, A CONDOMINIUM
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA



LEGEND
 CU 101 = COMMERCIAL FLOOR & UNIT NUMBER
 R 101 = RESIDENTIAL FLOOR & UNIT NUMBER
 L.C.E. = LIMITED COMMON ELEMENT
 C.E. = COMMON ELEMENT

NOTE: FOR INTERIOR WALLS SEE SHEETS 15-18

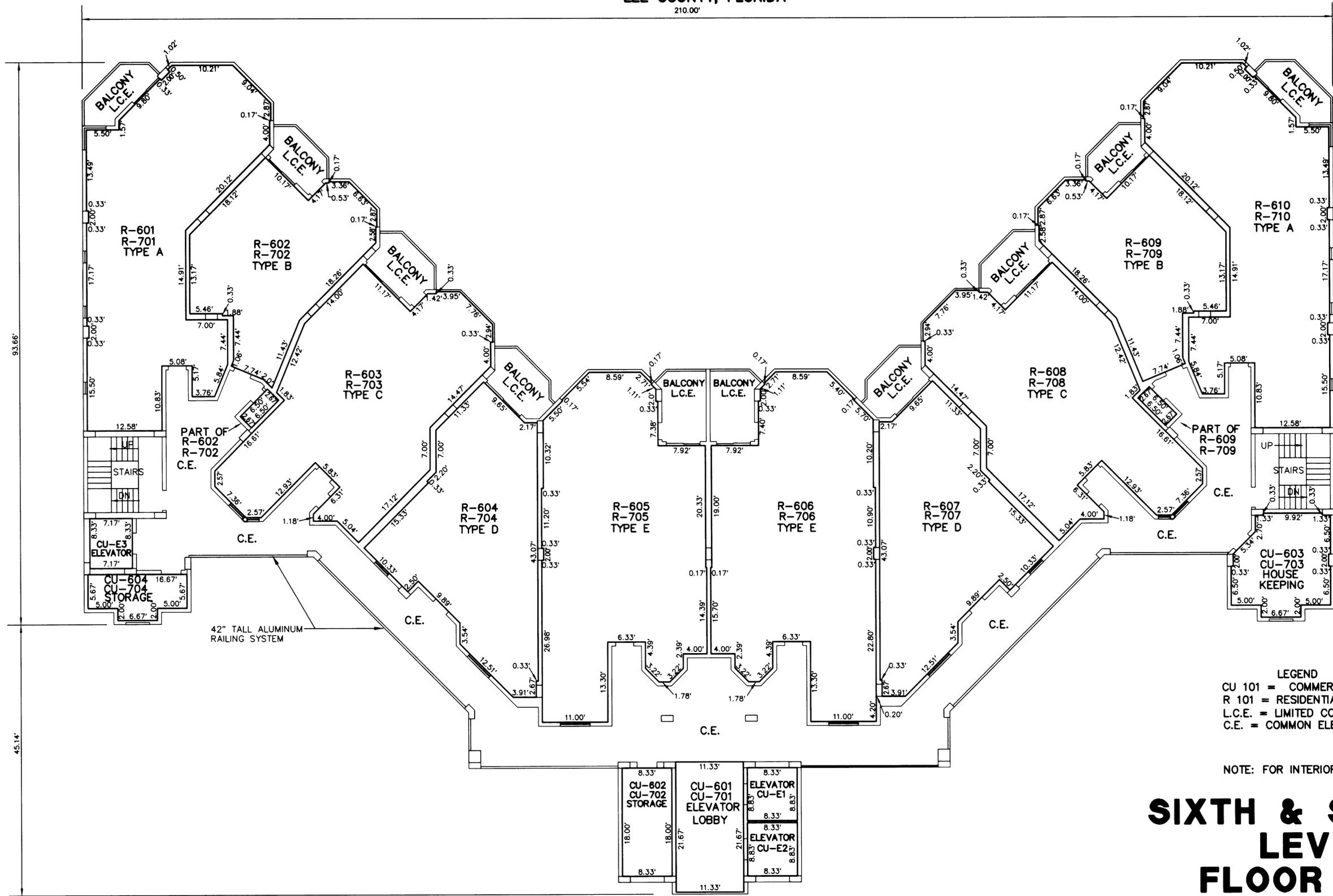
FIFTH LEVEL FLOOR PLAN

THIS INSTRUMENT WAS PREPARED BY
INK ENGINEERING
 A DIVISION OF LBPH, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 TEL (941) 931 - 0455 • 1400 COLONIAL BLVD. (SUITE 31) • FT. MYERS, FLORIDA 33907

DATE	9/11/01		
SCALE	AS NOTED		
DESIGN	2/5/04	FINAL	CP
DRAWN	9/9/03	RECORD DIMENSIONS	CP
CHECK	12/4/01	REV. PER ARCH PLANS	CP
APPROVED	DATE	REVISION	BY

JOB NUMBER: 8888WS - 03-7069 FILE NUMBER: 8888WS5THR116

EXHIBIT "B"
 TO THE DECLARATION OF CONDOMINIUM OF
WHITE SAND VILLAS, A CONDOMINIUM
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA
 210.00'



LEGEND
 CU 101 = COMMERCIAL FLOOR & UNIT NUMBER
 R 101 = RESIDENTIAL FLOOR & UNIT NUMBER
 L.C.E. = LIMITED COMMON ELEMENT
 C.E. = COMMON ELEMENT

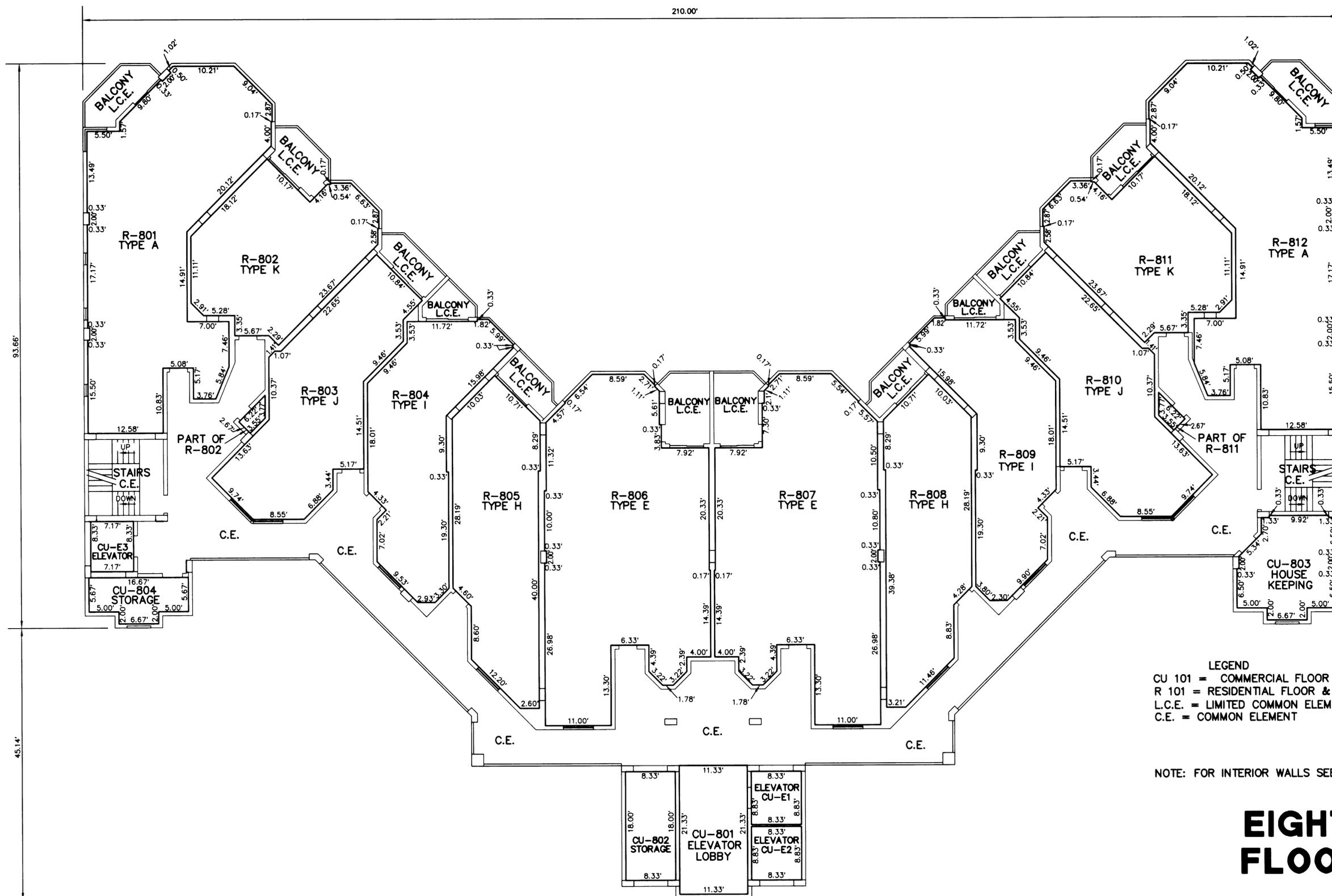
NOTE: FOR INTERIOR WALLS SEE SHEETS 15-18

SIXTH & SEVENTH LEVEL FLOOR PLAN

THIS INSTRUMENT WAS PREPARED BY
INK ENGINEERING
 A DIVISION OF LBPH, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 TEL (941) 931-0455 • 1400 COLONIAL BLVD. (SUITE 31) • FT. MYERS, FLORIDA 33907

DATE	9/11/01		
SCALE	AS NOTED		
DESIGN	2/5/04	FINAL	CP
DRAWN	CP	9/9/03	RECORD DIMENSIONS CP
CHECK	12-4-01	REV. PER ARCH. PLANS	CP
APPROVED	DATE	REVISION	BY

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF
WHITE SAND VILLAS, A CONDOMINIUM
SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
LEE COUNTY, FLORIDA



LEGEND
CU 101 = COMMERCIAL FLOOR & UNIT NUMBER
R 101 = RESIDENTIAL FLOOR & UNIT NUMBER
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT

NOTE: FOR INTERIOR WALLS SEE SHEETS 15-18

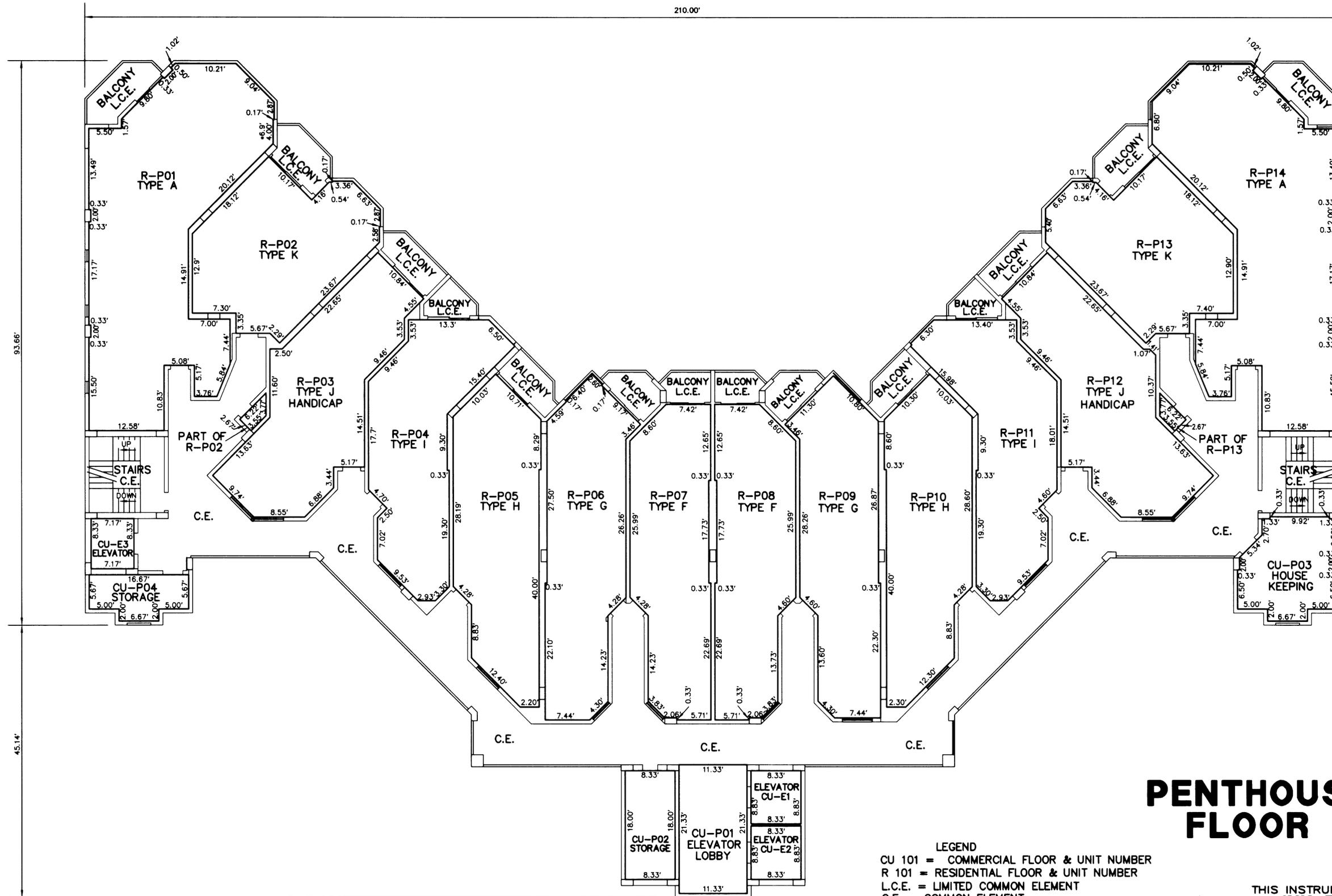
EIGHT LEVEL FLOOR PLAN

THIS INSTRUMENT WAS PREPARED BY
INK ENGINEERING
A DIVISION OF LBFI, INC.
ENGINEERS • SURVEYORS • PLANNERS
TEL (941) 931-0455 • 1400 COLONIAL BLVD. (SUITE 31) • FT. MYERS, FLORIDA 33907

JOB NUMBER: 888WS - 03-7069 FILE NUMBER: 888WSR116

DATE	9/12/01		
SCALE	1"=30'		
DESIGN	2/5/04	FINAL	CP
DRAWN	CP	9/9/03	RECORD DIMENSIONS
CHECK	12-4-01	REV. PER ARCH. PLAN	CP
APPROVED	DATE	REVISION	BY

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF
WHITE SAND VILLAS, A CONDOMINIUM
SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
LEE COUNTY, FLORIDA



PENTHOUSE LEVEL FLOOR PLAN

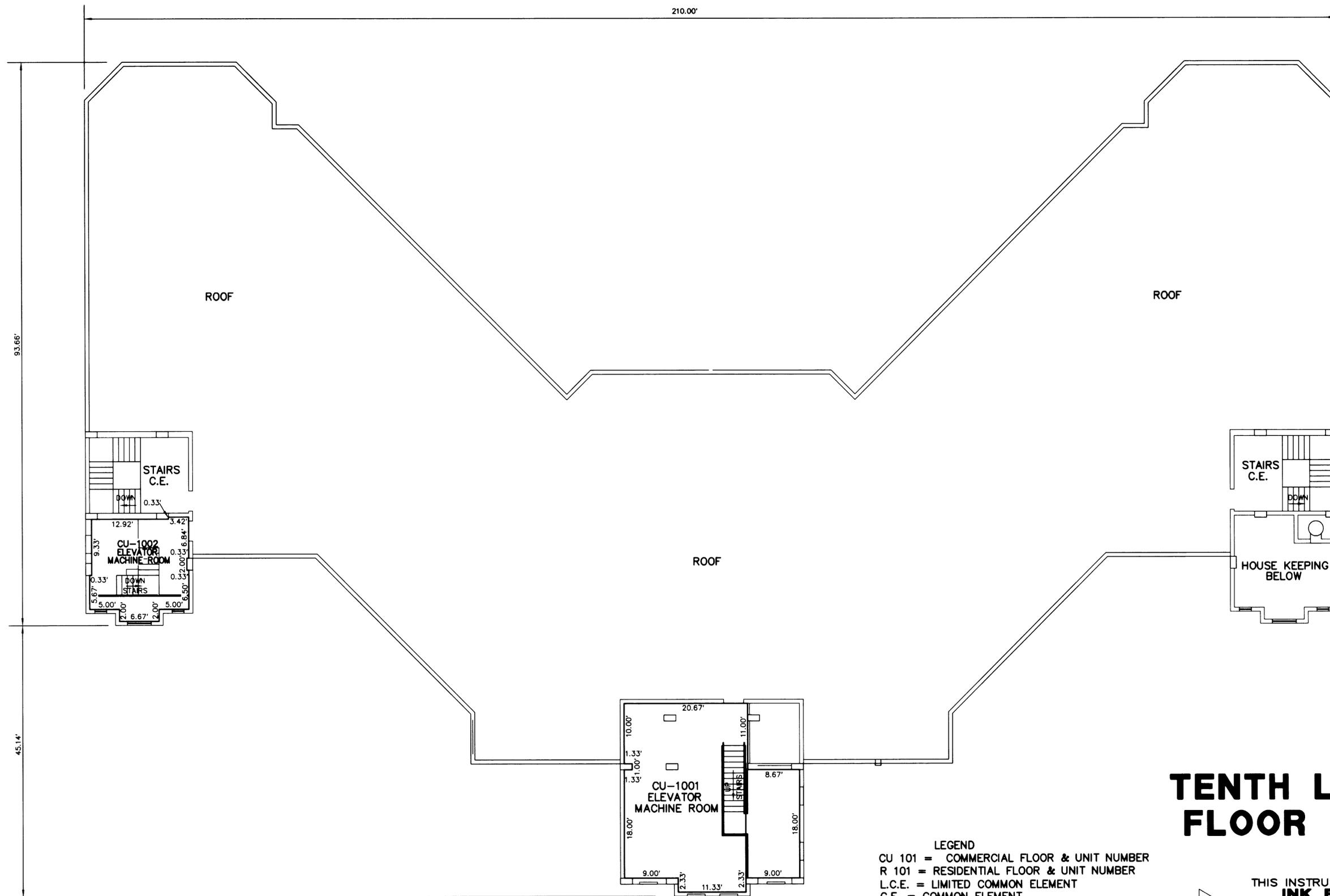
LEGEND
CU 101 = COMMERCIAL FLOOR & UNIT NUMBER
R 101 = RESIDENTIAL FLOOR & UNIT NUMBER
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT

THIS INSTRUMENT WAS PREPARED BY
INK ENGINEERING
A DIVISION OF LBPH, INC.
ENGINEERS • SURVEYORS • PLANNERS
TEL (941) 931 - 0455 • 1400 COLONIAL BLVD. (SUITE 31) • FT. MYERS, FLORIDA 33907

NOTE: FOR INTERIOR WALLS SEE SHEET 15-18

DATE	8/1/01		
SCALE	1"=30'		
DESIGN	2/5/04	FINAL	CP
DRAWN	9/9/03	RECORD DIMENSIONS	CP
CHECK	12-4-01	REV. FLOOR PLAN PER ARCH.	CP
APPROVED	DATE	REVISION	BY

EXHIBIT "B"
 TO THE DECLARATION OF CONDOMINIUM OF
WHITE SAND VILLAS, A CONDOMINIUM
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA



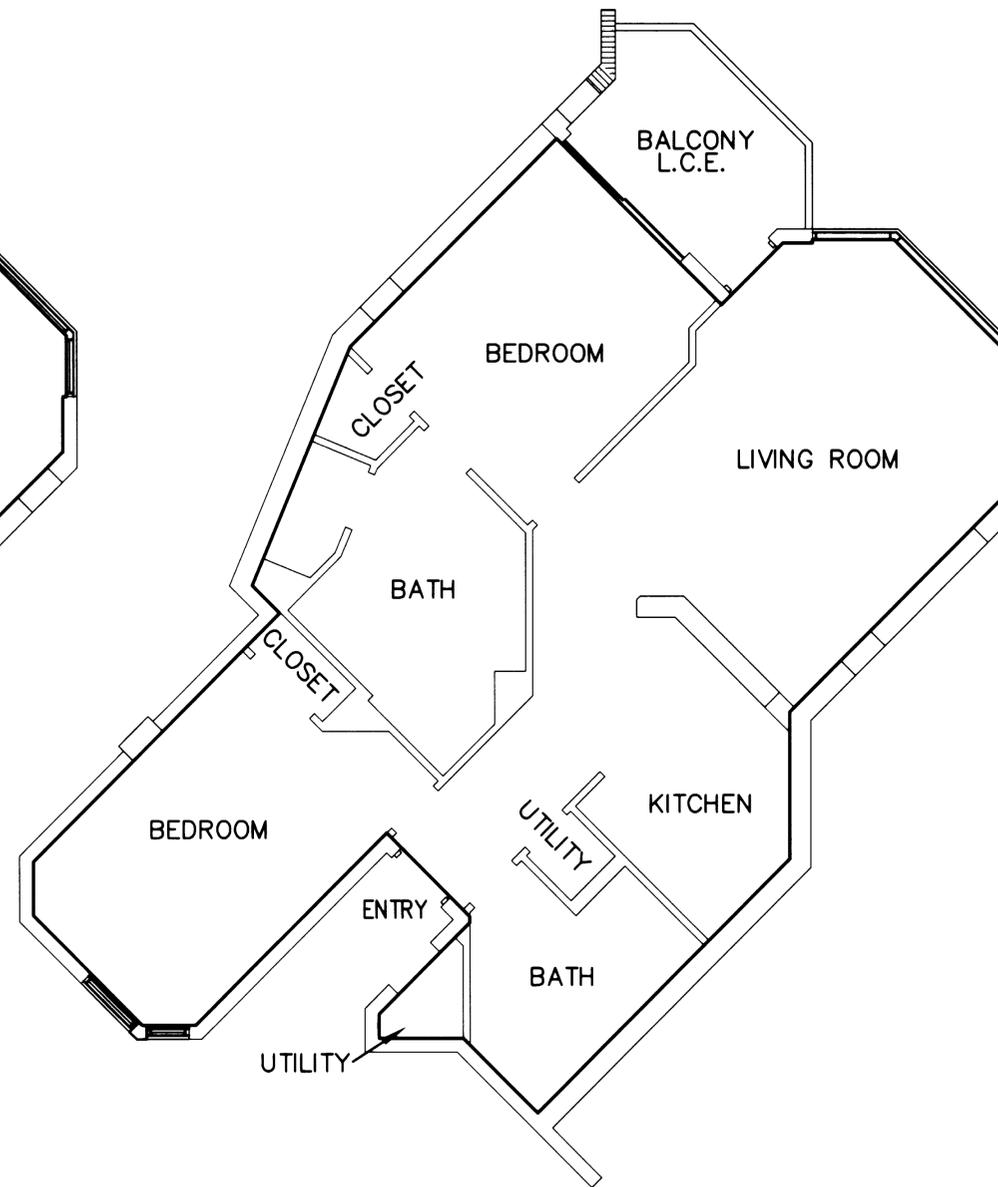
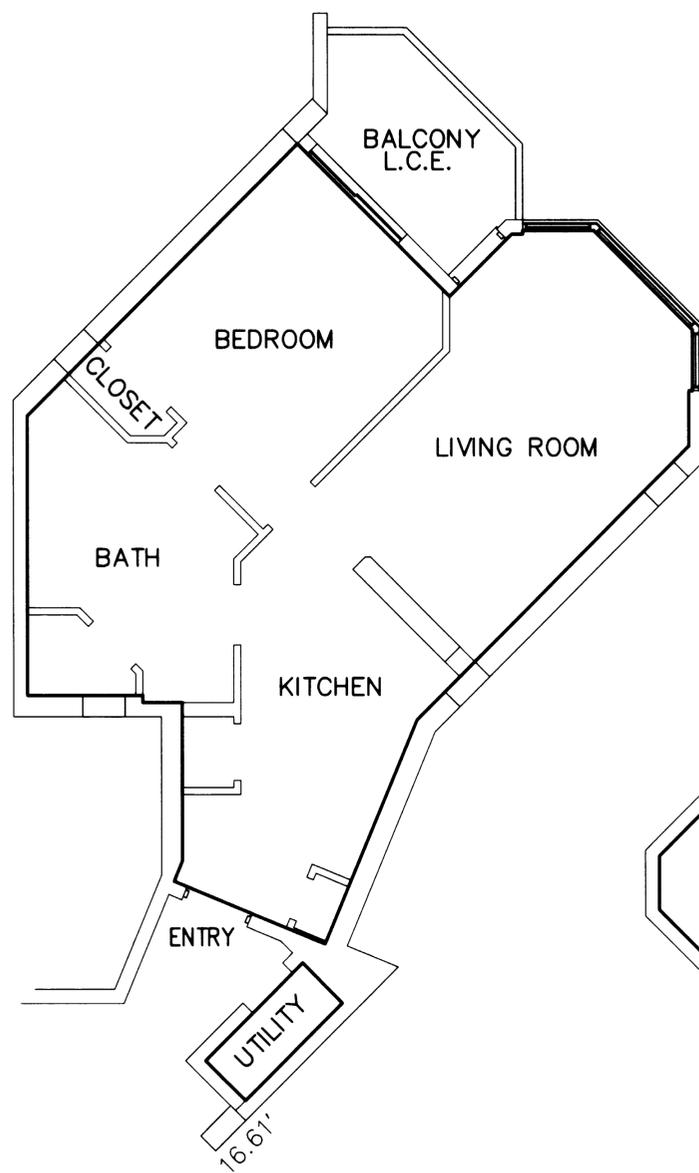
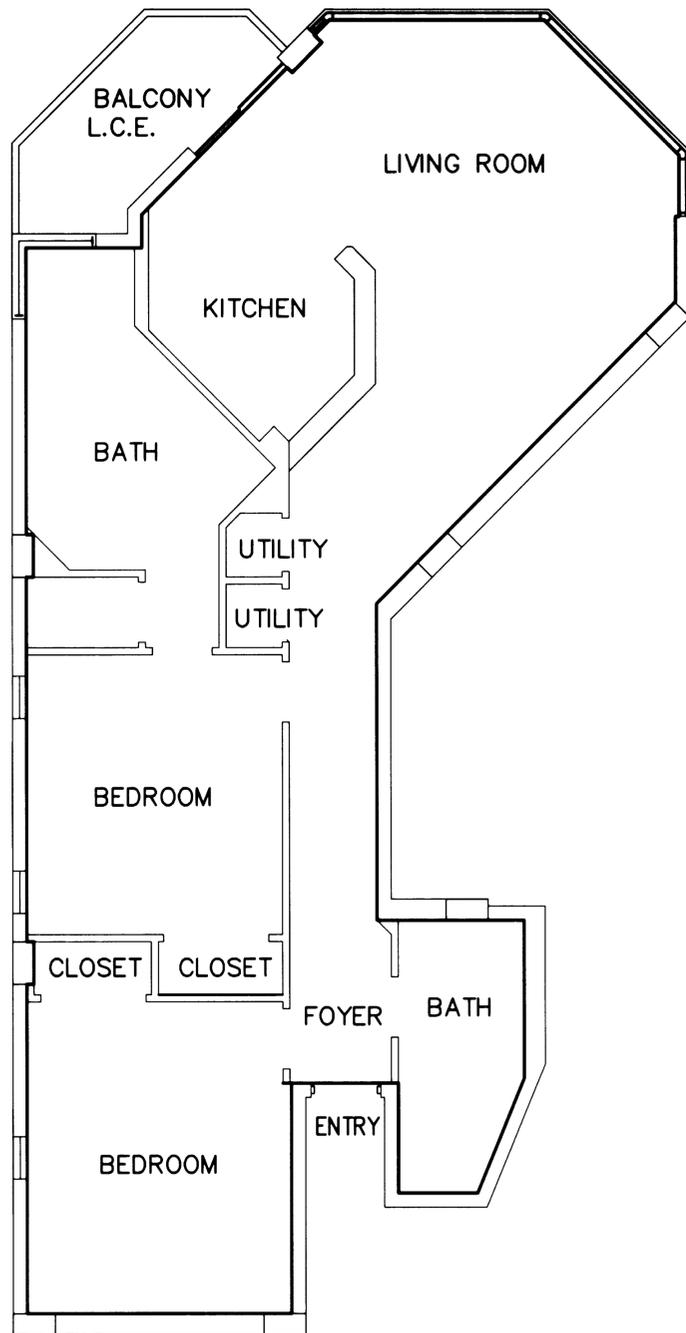
TENTH LEVEL FLOOR PLAN

THIS INSTRUMENT WAS PREPARED BY
INK ENGINEERING
 A DIVISION OF LBFH, INC.
 ENGINEERS • SURVEYORS • PLANNERS

TEL (941) 931 - 0455 • 1400 COLONIAL BLVD. (SUITE 31) • FT. MYERS, FLORIDA 33907

DATE	8/1/01		
SCALE	AS NOTED		
DESIGN	2/5/04	FINAL	CP
DRAWN	CP	9/9/03	RECORD DIMENSIONS CP
CHECK	12-4-01	REV. PER ARCH. PLANS	CP
APPROVED	DATE	REVISION	BY

EXHIBIT "B"
 TO THE DECLARATION OF CONDOMINIUM OF
WHITE SAND VILLAS, A CONDOMINIUM
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA



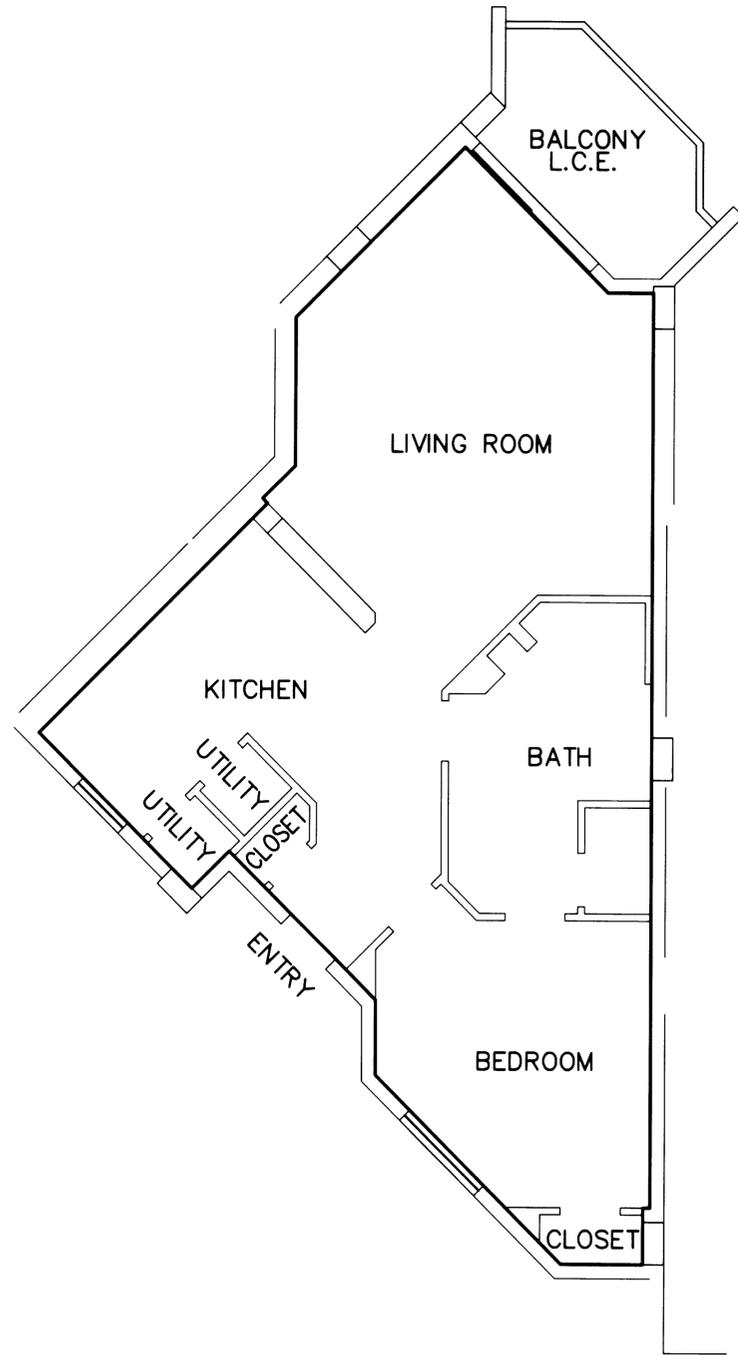
LEGEND
 L.C.E. = LIMITED COMMON ELEMENT

DATE	9/19/01		
SCALE	NOTED		
DESIGN			
DRAWN	CP	2/5/04	FINAL CP
CHECK		11-6-01	REV. FLOOR PLAN PER ARCH. CP
APPROVED		DATE	REVISION
			BY

THIS INSTRUMENT WAS PREPARED BY
INK ENGINEERING
 A DIVISION OF LBFH, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 TEL (941) 931 - 0455 • 1400 COLONIAL BLVD. (SUITE 31) • FT. MYERS, FLORIDA 33907

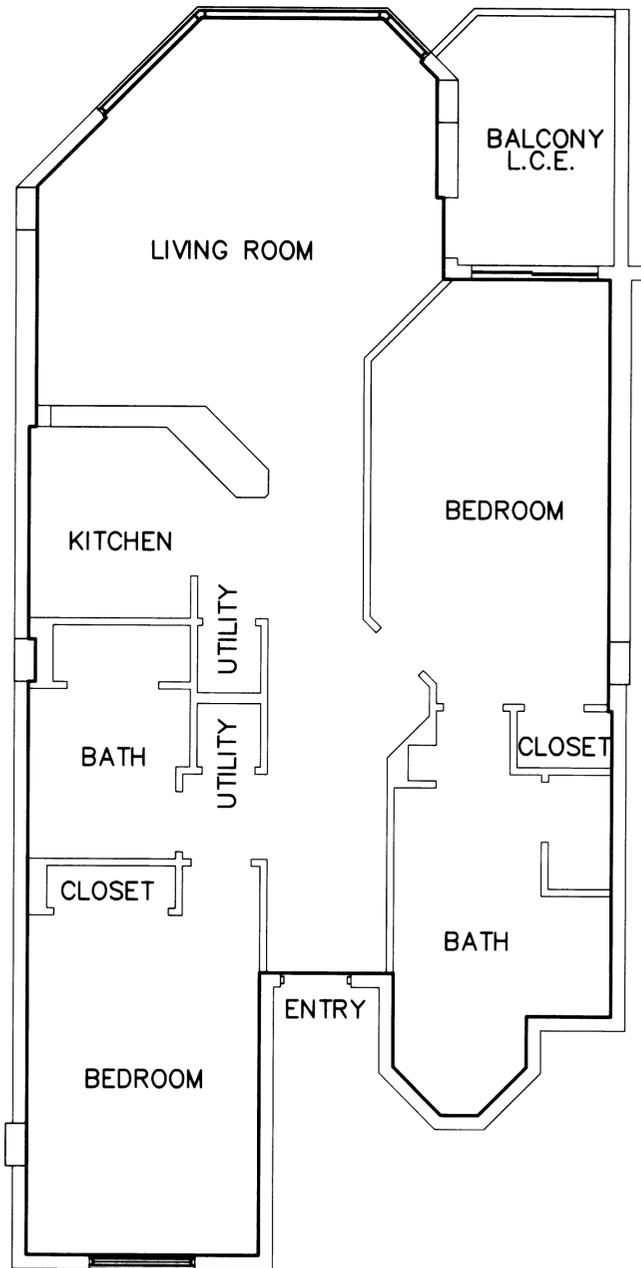
JOB NUMBER: 8888ws FILE NUMBER: 8888WSP1116

EXHIBIT "B"
 TO THE DECLARATION OF CONDOMINIUM OF
WHITE SAND VILLAS, A CONDOMINIUM
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA



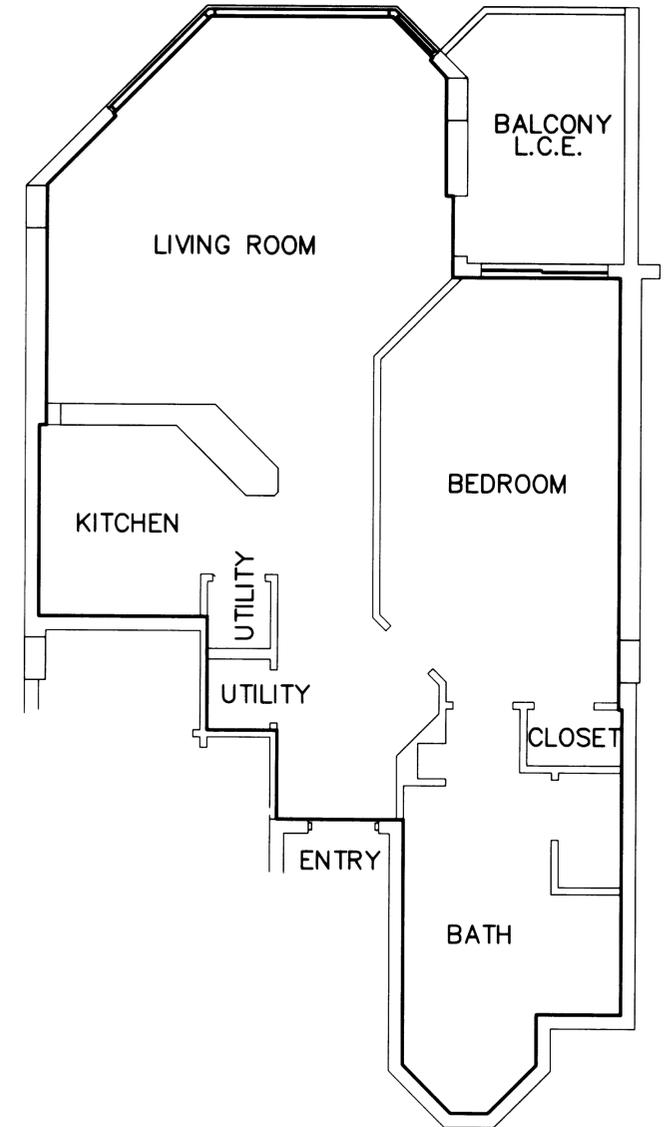
TYPE "D" FLOOR PLAN

Scale: 1/4" = 1'-0"



TYPE "E" FLOOR PLAN

Scale: 1/4" = 1'-0"



TYPE "E1" FLOOR PLAN

Scale: 1/4" = 1'-0"

DATE	9/19/01		
SCALE	AS NOTED		
DESIGN			
DRAWN	CP	2/5/04	FINAL CP
CHECK		11-6-01	REV. FLOOR PLAN PER ARCH. CP
APPROVED		DATE	REVISION BY

L.C.E. = LIMITED COMMON ELEMENT

THIS INSTRUMENT WAS PREPARED BY
INK ENGINEERING
 A DIVISION OF LBPH, INC.



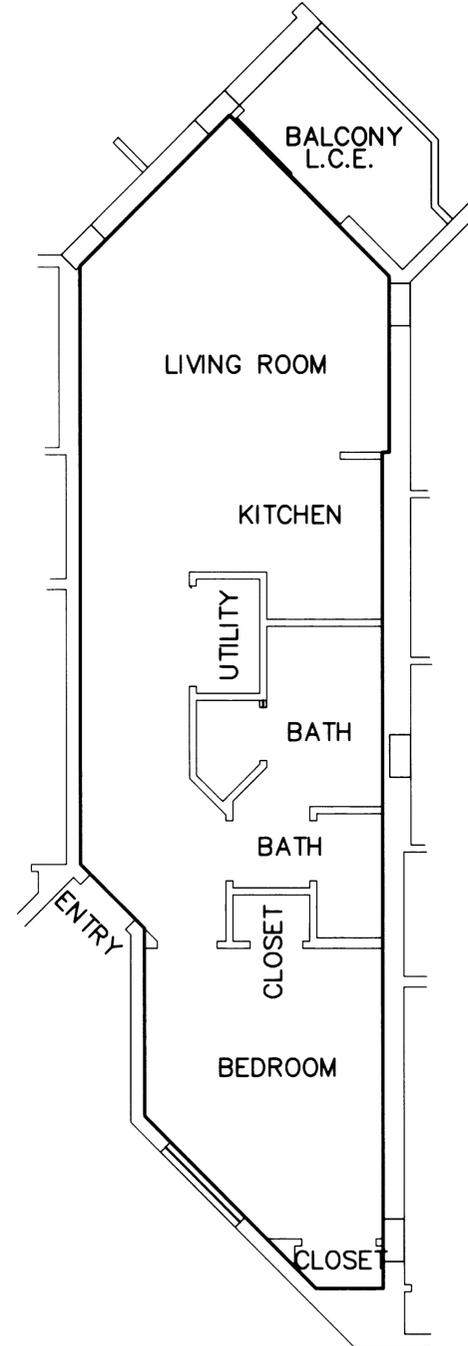
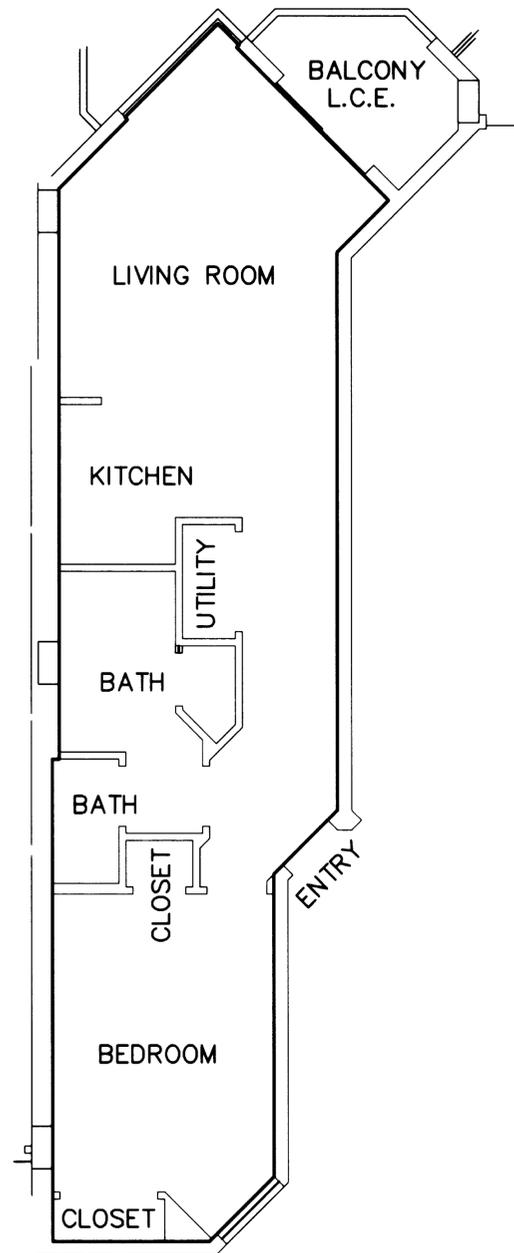
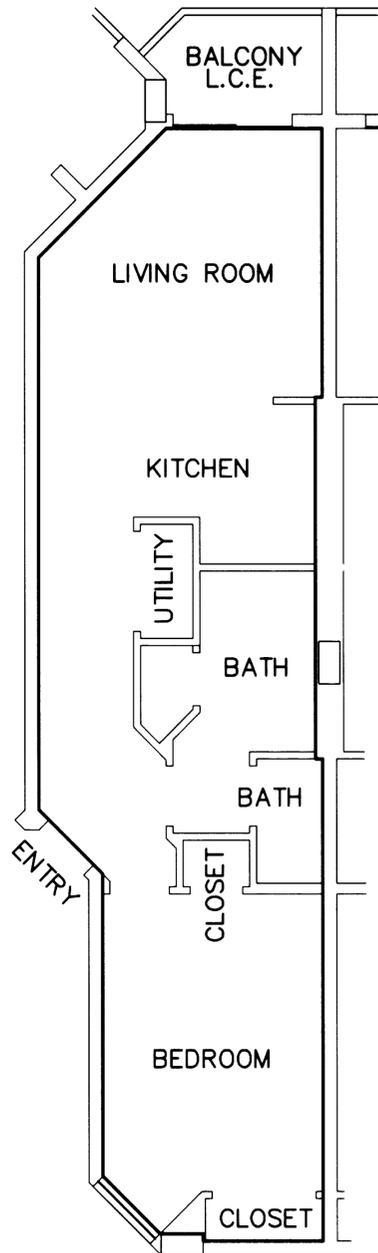
ENGINEERS • SURVEYORS • PLANNERS

TEL (941) 931 - 0455 • 1400 COLONIAL BLVD. (SUITE 31) • FT. MYERS, FLORIDA 33907

JOB NUMBER: 8888WS

FILE NUMBER: 8888WSP1116

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF
WHITE SAND VILLAS, A CONDOMINIUM
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA

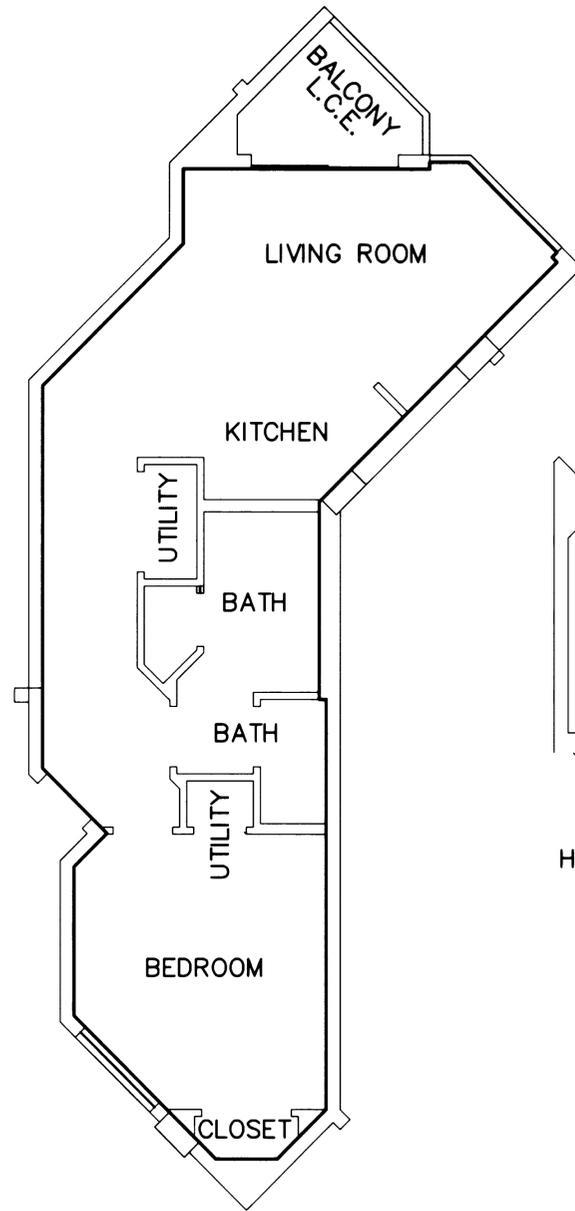


L.C.E. = LIMITED COMMON ELEMENT

THIS INSTRUMENT WAS PREPARED BY
INK ENGINEERING
 A DIVISION OF LBPH, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 TEL (941) 931 - 0455 • 1400 COLONIAL BLVD. (SUITE 31) • FT. MYERS, FLORIDA 33907

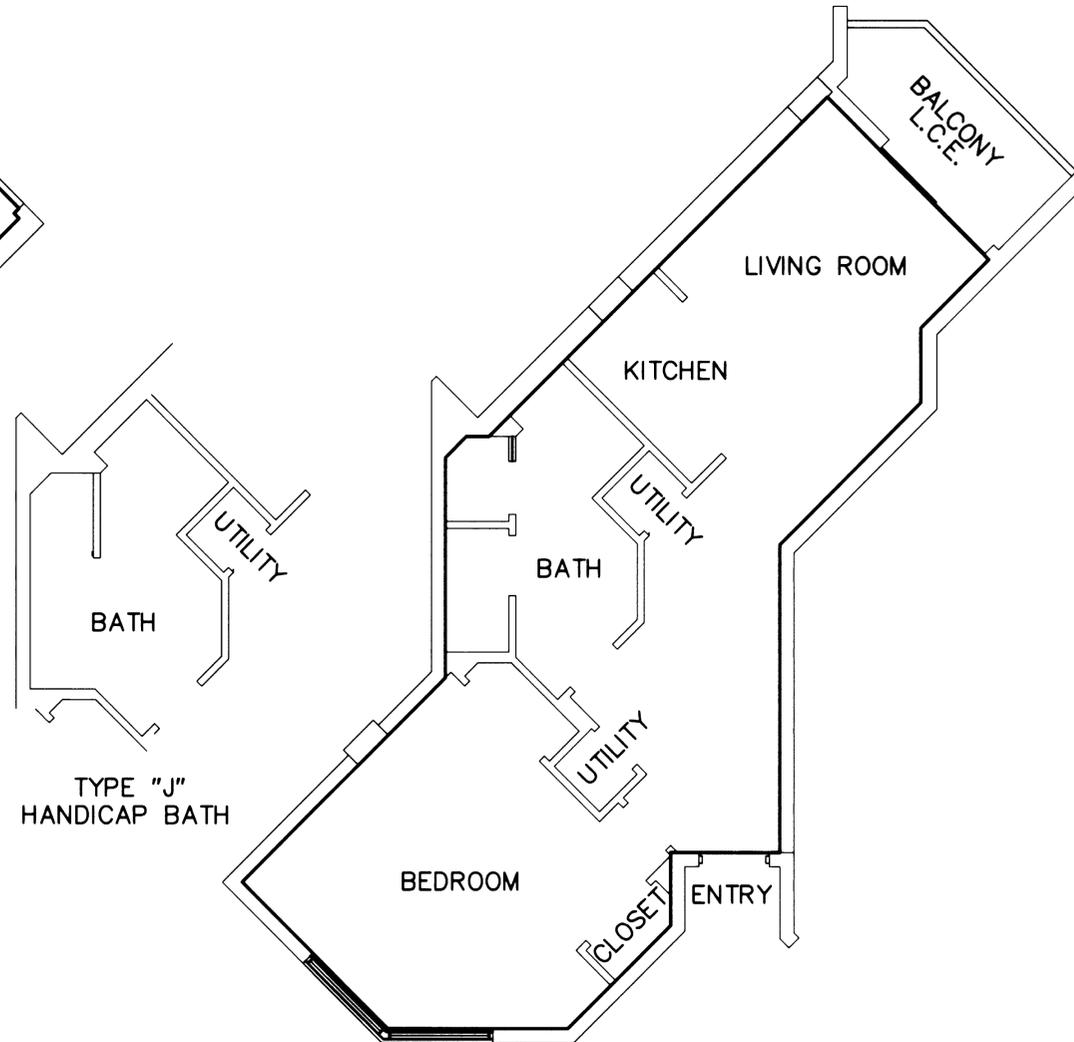
DATE	2/26/01		
SCALE	AS NOTED		
DESIGN			
DRAWN	CP	2/5/04	FINAL CP
CHECK		11-6-01	REV. FLOOR PLAN PER ARCH. CP
APPROVED		DATE	REVISION BY

EXHIBIT "B"
 TO THE DECLARATION OF CONDOMINIUM OF
WHITE SAND VILLAS, A CONDOMINIUM
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA



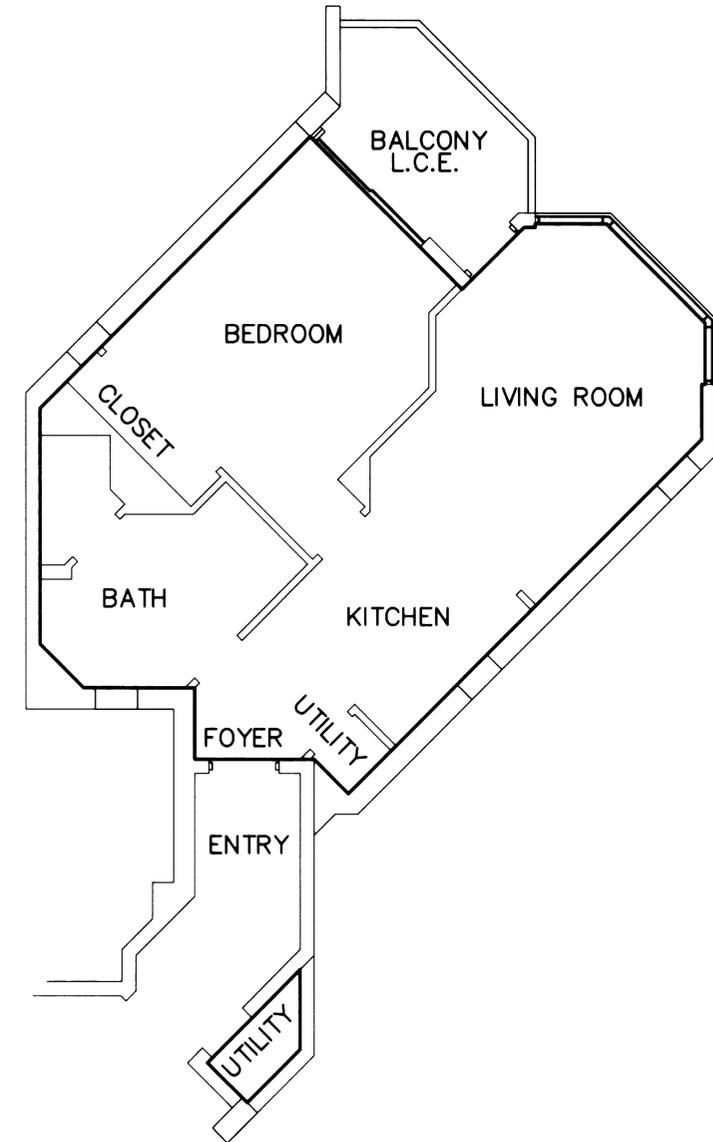
TYPE "I" FLOOR PLAN

Scale: 1/4" = 1'-0"



TYPE "J" FLOOR PLAN

Scale: 1/4" = 1'-0"



TYPE "K" FLOOR PLAN

Scale: 1/4" = 1'-0"

LEGEND
 L.C.E. = LIMITED COMMON ELEMENT

DATE	9/19/01		
SCALE	AS NOTED		
DESIGN			
DRAWN	CP	2/5/04	FINAL CP
CHECK		11-6-01	REV. FLOOR PLAN PER ARCH. CP
APPROVED		DATE	REVISION BY



THIS INSTRUMENT WAS PREPARED BY
INK ENGINEERING
 A DIVISION OF LBPH, INC.

ENGINEERS • SURVEYORS • PLANNERS
 TEL (941) 931 - 0455 • 1400 COLONIAL BLVD. (SUITE 31) • FT. MYERS, FLORIDA 33907

JOB NUMBER: 8888WS

FILE NUMBER: 8888SWP1