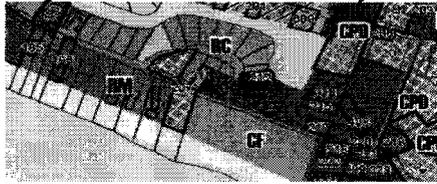


Case # _____
Planner _____

Date Received _____
Date of Sufficiency/Completeness _____

Town of Fort Myers Beach
Department of Community Development



Zoning Division

TOWN OF
FORT MYERS BEACH

MAY - 8 2009

TOWN OF
FORT MYERS BEACH

F M B SEZ 2009 0 0 0 2

Application for Public Hearing

This is the first part of a two-part application. This part requests general information required by the Town of Fort Myers Beach for any request for a public hearing. The second part will address additional information for the specific type of action requested.

Project Name:	Taylor Recreation
Authorized Applicant:	Joseph G. Taylor
LeePA STRAP Number(s):	24-46-23-W3-00013.0000; 24-46-23-W3-0014.0000

Current Property Status:	
Current Zoning:	Downtown
Future Land Use Map (FLUM) Category:	Pedestrian Commercial; Recreation
Platted Overlay? ___yes <input checked="" type="checkbox"/> no	FLUM Density Range:

Action Requested	Additional Form Required
<input checked="" type="checkbox"/> Special Exception	Form PH-A
___ Variance	Form PH-B
___ Conventional Rezoning	Form PH-C
___ Planned Development	Form PH-D
___ Master Concept Plan Extension	Form PH-E
___ Appeal of Administrative Action	Form PH-F
___ Development of Regional Impact	Schedule Appointment
___ Other (cite LDC section number: _____)	Attach Explanation

Town of Fort Myers Beach
Department of Community Development
2523 Estero Boulevard
Fort Myers Beach, FL 33931
(239) 765-0202

PART I – General Information

A. Applicant:

Name(s):	Joseph G. Taylor, c/o Beverly Grady, Roetzel & Andress, LPA		
Address: Street:	2320 First Street, Suite 1000		
City:	Ft. Myers	State:	FL Zip Code: 33901
Phone:	239-337-3850		
Fax:	239-337-0970		
E-mail address:	bgrady@ralaw.com		

B. Relationship of applicant to property (check appropriate response)

<input type="checkbox"/>	Owner (indicate form of ownership below)	
<input type="checkbox"/>	Individual (or husband/wife)	<input type="checkbox"/> Partnership
<input checked="" type="checkbox"/>	Land Trust	<input type="checkbox"/> Association
<input type="checkbox"/>	Corporation	<input type="checkbox"/> Condominium
<input type="checkbox"/>	Subdivision	<input type="checkbox"/> Timeshare Condo
<input checked="" type="checkbox"/>	Authorized representative (attach authorization(s) as Exhibit AA-1)	
<input type="checkbox"/>	Contract Purchaser/vendee (attach authorization(s) as Exhibit AA-2)	
<input type="checkbox"/>	Town of Fort Myers Beach (Date of Authorization: _____)	

C. Agent authorized to receive all correspondence:

Name:	Beverly Grady, Roetzel & Andress, LPA		
Mailing address: Street:	2320 First Street, Suite 1000		
City:	Ft. Myers	State:	FL Zip Code: 33901
Contact Person:	Beverly Grady		
Phone:	239-337-3850	Fax:	239-337-0970
E-mail address:	bgrady@ralaw.com		

D. Other agents:

Name(s):			
Mailing address: Street:			
City:		State:	Zip Code:
Phone:		Fax:	
E-mail address:			

Use additional sheets if necessary, and attach to this page.

PART II – Nature of Request

Requested Action (check applicable actions):

<input checked="" type="checkbox"/> Special Exception for: <input type="text" value="Commercial Recreation"/>
<input type="checkbox"/> Variance for:
<input type="checkbox"/> Conventional Rezoning from _____ to: _____
<input type="checkbox"/> Planned Development
<input type="checkbox"/> Rezoning (or amendment) from _____ to: _____
<input type="checkbox"/> Extension/reinstatement of Master Concept Plan
<input type="checkbox"/> Public Hearing of DRI
<input type="checkbox"/> No rezoning required
<input type="checkbox"/> Rezoning from _____ to: _____
<input type="checkbox"/> Appeal of Administrative Action
<input type="checkbox"/> Other (explain):

PART III – Waivers

Waivers from application submittal requirements: Indicate any specific submittal items that have been waived by the Director for the request. Attach copies of the Director’s approval(s) as Exhibit 3-1.

Code Section Number	Describe Item

PART IV – Property Ownership

<input type="checkbox"/> Single owner (individual or husband and wife)			
Name:			
Address:		Street:	
City:		State:	Zip Code:
Phone:		Fax:	
E-mail Address:			

<input checked="" type="checkbox"/> Multiple owners (including corporation, partnership, trust, association, condominium, timeshare condominium, or subdivision)
Attach Disclosure Form as Exhibit 4-1
Attach list of property owners as Exhibit 4-2
Attach map showing property owners' interests as Exhibit 4-3 if multiple parcels are involved
For condominiums, timeshare condominiums, and subdivisions, see instructions.

PART V – Property Information

A. Legal Description of Subject Property

Is the property entirely made up of one or more undivided platted lots officially recorded in the Plat Books of the Public Records of Lee County?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes:
Subdivision name:
Plat Book Number: Page: Unit: Block: Lot:
If no:
Attach a legible copy of the metes and bounds legal description, with accurate bearings and distances for every line, as Exhibit 5-1. The initial point in the description must be related to at least one established identifiable real property corner. Bearings must be referenced to a well-established and monumented line.

B. Boundary Survey

Attach a Boundary Survey of the property meeting the minimum standards of Chapter 61G17-6 of the Florida Administrative Code, as Exhibit 5-2. A Boundary Survey must bear the raised seal and original signature of a Professional Surveyor and Mapper licensed to practice Surveying and Mapping by the State of Florida.
--

C. STRAP Number(s):

24-46-23-W3-00013.0000; 24-46-23-W3-00014.0000
--

D Property Dimensions:

Area:	<input type="text" value="79,216"/> square feet	<input type="text" value="1.82"/> acres
Width along roadway:	<input type="text" value="300"/> feet	Depth: <input type="text" value="@ 240 - 284"/> feet

E. Property Street Address:

1130 Estero Blvd.; 1100 Estero Blvd.

F. General Location of Property (from Sky Bridge or Big Carlos Pass Bridge):

Parcels are located at the foot of the Sky Bridge, on the Gulf, north east of the Barking Shark property.
Attach Area Location Map as Exhibit 5-3

G. Property Restrictions (check applicable):

<input checked="" type="checkbox"/> There are no deed restrictions or covenants on this property that affect this request.
<input type="checkbox"/> Restrictions and/or covenants are attached as Exhibit 5-4
<input type="checkbox"/> A narrative statement explaining how the deed restrictions and/or covenants may affect the request is attached as Exhibit 5-5.

H. Surrounding property owners:

<input checked="" type="checkbox"/> Attach list of surrounding property owners (within 500 feet) as Exhibit 5-6
<input checked="" type="checkbox"/> Attach two sets of mailing labels as Exhibit 5-7
<input checked="" type="checkbox"/> Attach a map showing the surrounding property owners as Exhibit 5-8

I. Future Land Use Category: (see Comprehensive Plan Future Land Use Map)

<input type="checkbox"/> Low Density	<input type="checkbox"/> Marina
<input type="checkbox"/> Mixed Residential	<input checked="" type="checkbox"/> Recreation
<input type="checkbox"/> Boulevard	<input type="checkbox"/> Wetlands
<input checked="" type="checkbox"/> Pedestrian Commercial	<input type="checkbox"/> Tidal Water
Is the property located within the "Platted Overlay" area on the Future Land Use Map? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

J. Zoning: (see official zoning map, as updated by subsequent actions)

<input type="checkbox"/> RS (Residential Single-family)	<input type="checkbox"/> CM (Commercial Marina)
<input type="checkbox"/> RC (Residential Conservation)	<input type="checkbox"/> CO (Commercial Office)
<input type="checkbox"/> RM (Residential Multifamily)	<input type="checkbox"/> CB (Commercial Boulevard)
<input type="checkbox"/> VILLAGE	<input type="checkbox"/> SANTINI
<input type="checkbox"/> SANTOS	<input checked="" type="checkbox"/> DOWNTOWN
<input type="checkbox"/> IN (Institutional)	<input type="checkbox"/> RPD (Residential Planned Dev.)
<input type="checkbox"/> CF (Community Facilities)	<input type="checkbox"/> CPD (Commercial Planned Dev.)
<input type="checkbox"/> CR (Commercial Resort)	<input checked="" type="checkbox"/> EC (Environmentally Critical)
<input type="checkbox"/> BB (Bay Beach)	

PART VI – Affidavit

Application Signed by Individual Owner or Authorized Applicant

I, Joseph G. Taylor, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the Town in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data, or other supplemental matter attached hereto and made a part of this application are honest and true;
3. I hereby authorize Town staff or their designee(s) to enter upon the property during normal working hours (including Saturdays and Sundays) for purposes reasonably related to the subject matter of this application; and
4. The property will not be transferred, conveyed, sold, or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Joseph G. Taylor
Signature

Joseph G. Taylor
Typed or Printed Name

State of OHIO
County of Wood

The foregoing instrument was sworn to (or affirmed) and subscribed

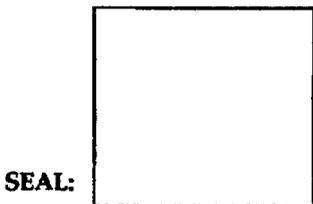
before me this 5/4/09 by Joseph G. Taylor
(date) (name of person under oath or affirmation)

who is personally known to me or produced KNOWN
(type of identification)

as identification.

Linda Lou Baden
Signature of person administering oath

LINDA Lou Baden
Typed or Printed Name



Notary Public, State of Ohio
Commission Expires 11/6/2010

**LETTER OF AUTHORIZATION
TO TOWN OF FORT MYERS BEACH**

The undersigned does hereby swear or affirm that it he has been authorized by the owners of record of the properties known as STRAP # 24-46-23-W3-00013.0000, legally described in Exhibit A hereto; and STRAP # 24-46-23-W3-00014.0000, legally described in Exhibit B hereto.

The undersigned hereby designates Beverly Grady and K'Shana Haynie of Roetzel & Andress, LPA, to be an applicant to file an application for special exception for commercial recreational facility and any permits related to that facility.

TAYLOR RECREATION

BY: *Joseph G. Taylor*
JOSEPH G. TAYLOR

Its: *Owner*

STATE OF OHIO
COUNTY OF *Wood*

Sworn to (or affirmed) and subscribed before me this *25* day of *MARCH*, 2009, by *Joseph G. Taylor*, as *owner* of TAYLOR RECREATION, on behalf of such corporation, who is personally known to me or who has produced *personally known* as identification and who did (did not) take an oath.

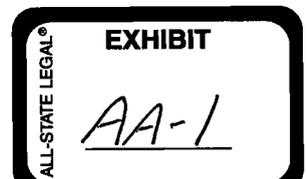
(SEAL)

Linda Lou Baden
Signature of Notary Public

LINDA Lou Baden
(Name typed, printed or stamped)

*If more than one owner then all owners must sign. See explanation on back.

LINDA LOU BADEN
Notary Public, State of Ohio
My Commission Expires 11/6/2010



**LETTER OF AUTHORIZATION
TO TOWN OF FORT MYERS BEACH**

The undersigned does hereby swear or affirm that it is the owner of record of the property known as STRAP # 24-46-23-W3-00013.0000, and legally described in Exhibit A hereto.

The undersigned hereby designates JOSEPH G. TAYLOR and TAYLOR RECREATION, to be an applicant to file an application for special exception for commercial recreational facility and any permits related to that facility.

CONSOLIDATED REALTY HOLDINGS (U.S.), Inc., a Florida corporation

BY: Fred Burns

Its: Manager

STATE OF Kentucky
COUNTY OF Boone

Sworn to (or affirmed) and subscribed before me this 8th day of April, 2009, by Fred Burns, as Manager of CONSOLIDATED REALTY HOLDINGS (U.S.), Inc., on behalf of such corporation, who is personally known to me or who has produced as identification and who did (did not) take an oath.

(SEAL)

Siann Stidham
Signature of Notary Public

SIANN STIDHAM
(Name typed, printed or stamped)

*If more than one owner then all owners must sign. See explanation on back.

**LETTER OF AUTHORIZATION
TO TOWN OF FORT MYERS BEACH**

The undersigned does hereby swear or affirm that it is the owner of record of the property known as STRAP # 24-46-23-W3-00014.0000, and legally described in Exhibit A hereto.

The undersigned hereby designates JOSEPH G. TAYLOR and TAYLOR RECREATION, to be an applicant to file an application for special exception for commercial recreational facility and any permits related to that facility.

UNITED REALTY HOLDINGS (U.S.), Inc., a Florida corporation

BY: Fred Burns

Its: Manager

STATE OF Kentucky
COUNTY OF Boone

Sworn to (or affirmed) and subscribed before me this 8th day of April, 2009, by Fred Burns, as Manager of UNITED REALTY HOLDINGS (U.S.), Inc., on behalf of such corporation, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

(SEAL)

Siann Stidham
Signature of Notary Public

SIANN-STIDHAM
(Name typed, printed or stamped)

*If more than one owner then all owners must sign. See explanation on back.

Case # _____
Planner _____

Date Received _____
Date of Sufficiency/Completeness _____

**EXHIBIT 4-1
DISCLOSURE OF INTEREST FORM**

STRAP# **24-46-23-W3-00014.0000**

Attach additional sheets in the same format for each separate STRAP number in the application if multiple parcels with differing ownership are included.

1. If the property is owned in fee simple by an **INDIVIDUAL**, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage

2. If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and office	Percentage
UNITED REALTY HOLDINGS (US), INC.	
Fred Burns	50 %
Dr. Joe Drago	25 %
Amanda Myers	25 %

Case # _____
Planner _____

Date Received _____
Date of Sufficiency/Completion _____

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust and the percentage of interest.

Name and Address	Percentage

4. If the property is in the name of a GENERAL PARTNERSHIP or LIMITED PARTNERSHIP, list the names of the general and limited partners with the percentage of ownership.

Name and Address	Percentage

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, regardless of whether a Corporation, Trustee, or Partnership is involved, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners, and their percentage of stock.

Name, Address, and Office (if applicable)	Percentage

Case # _____
Planner _____

Date Received _____
Date of Sufficiency/Completeness _____

6. If any contingency clause or contract terms involve additional parties, list all individuals, or officers if a corporation, partnership, or trust.

Name and Address

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application but prior to the date of final public hearing, a supplemental disclosure of interest must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature

Joseph G. Taylor
Applicant
Joseph G. Taylor
Printed or typed name of applicant

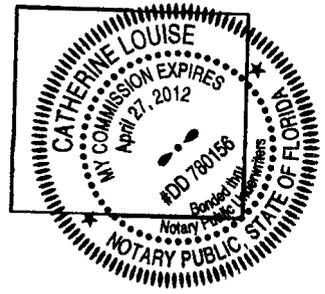
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 13th day of April, 2009, by Joseph Taylor, who is personally known to me or who has produced _____ as identification and who did (or did not) take an oath.

Catherine Louise
Signature of Notary

CATHERINE LOUISE
Typed or Printed Name of Notary

SEAL:



Case # _____
Planner _____

Date Received _____
Date of Sufficiency/Completeness _____

**EXHIBIT 4-1
DISCLOSURE OF INTEREST FORM**

STRAP# 24-46-23-W3-00013.0000

Attach additional sheets in the same format for each separate STRAP number in the application if multiple parcels with differing ownership are included.

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage

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Name, Address, and office	Percentage
CONSOLIDATED REALTY HOLDINGS (US), INC.	
Fred Burns	50%
Dr. Joe Drago	25%
Amanda Meyers	25%

Case # _____
Planner _____

Date Received _____
Date of Sufficiency/Completeness _____

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust and the percentage of interest.

Name and Address	Percentage

4. If the property is in the name of a GENERAL PARTNERSHIP or LIMITED PARTNERSHIP, list the names of the general and limited partners with the percentage of ownership.

Name and Address	Percentage

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, regardless of whether a Corporation, Trustee, or Partnership is involved, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners, and their percentage of stock.

Name, Address, and Office (if applicable)	Percentage

Case # _____
Planner _____

Date Received _____
Date of Sufficiency/Completeness _____

6. If any contingency clause or contract terms involve additional parties, list all individuals, or officers if a corporation, partnership, or trust.

Name and Address

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application but prior to the date of final public hearing, a supplemental disclosure of interest must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature *Joseph G. Taylor*
 Applicant
Joseph G. Taylor
 Printed or typed name of applicant

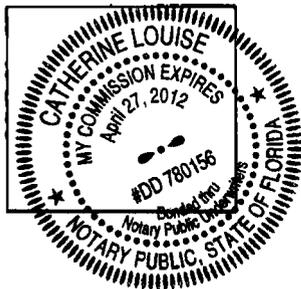
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 13th day of April, 2009, by Joseph Taylor, who is personally known to me or who has produced _____ as identification and who did (or did not) take an oath.

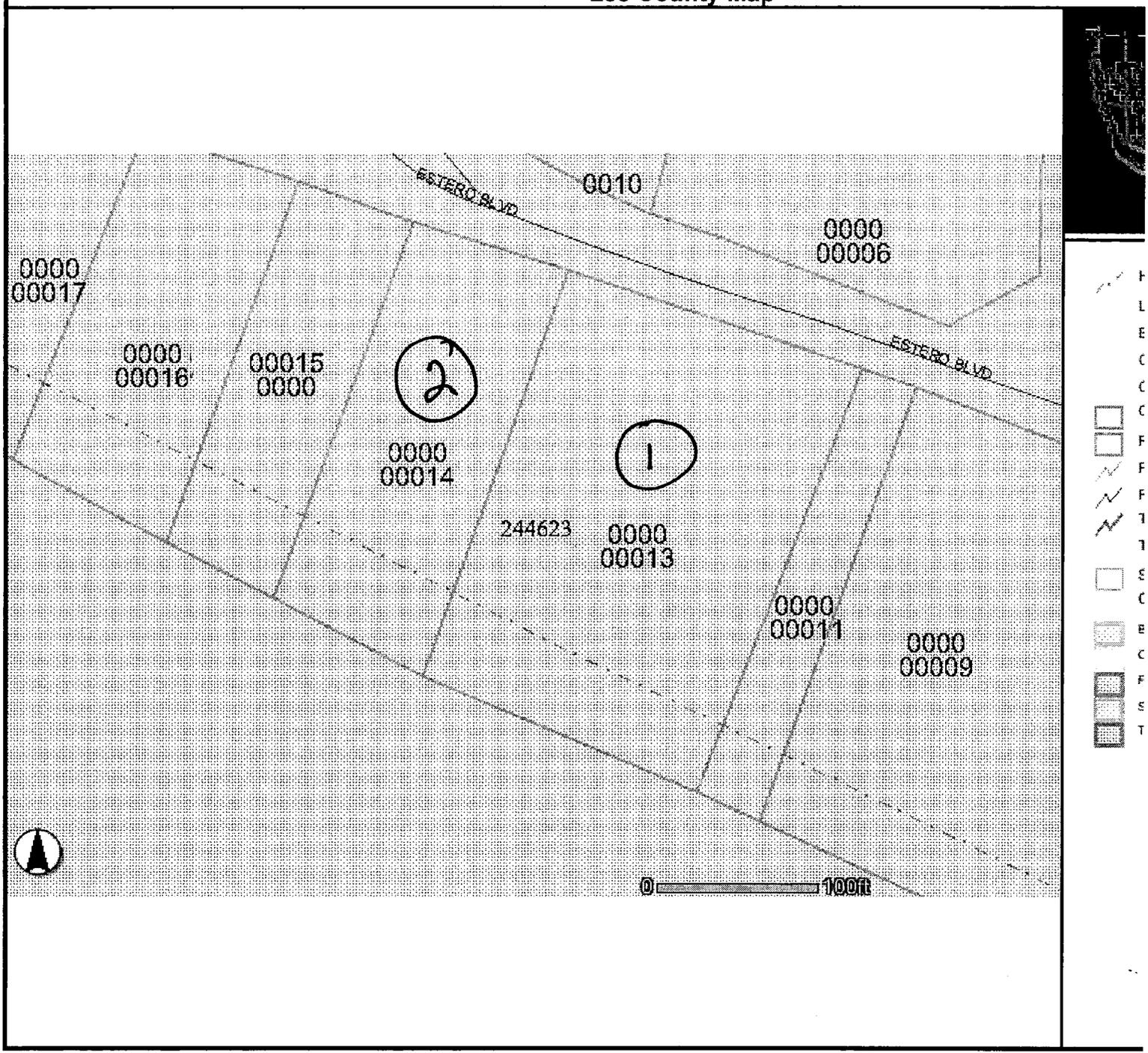
Catherine Louise
Signature of Notary

CATHERINE LOUISE
Typed or Printed Name of Notary

SEAL:



Lee County Map



- (1) 24-46-23-W3-00013.0000
1130 Estero Blvd.
Consolidated Realty Holdings (US), Inc.
- (2) 24-46-23-W3-00014.0000
1100 Estero Blvd.
United Realty Holdings (US), Inc.

ALL-STATE LEGAL®

EXHIBIT
4-2
4-3



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email – fmoffice@bwk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

Description of a Parcel of Land Lying in Town of Fort Myers Beach, Lee County, Florida (1100 and 1130 Estero Boulevard)

A tract or parcel of land situated in the State of Florida, County of Lee, Town of Fort Myers Beach, lying in Section 24, Township 46 South, Range 24 East, as described in Official Records Book 1754 at Page 3049 together with a parcel of land described in Official Records Book 2831 at Page 2208, and more particularly described as follows:

Commencing at the southwest corner of Block "E", Crescent Park Addition, as recorded in Plat Book 4 at Page 46 of Public Records of Lee County, Florida; thence S00°44'25"E along the east line of said Section 24 for 53.24 feet to an intersection with the southerly right-of-way line of Estero Boulevard (50 feet wide); thence N70°35'51"W along said southerly right-of-way line for 157.74 feet to the northeasterly corner of said parcel as described in Official Records Book 1754 at Page 3049 and the Point of Beginning; thence continue N70°35'51"W along said southerly right-of-way line for 300.00 feet to the northwesterly corner of said parcel as described in Official Records Book 2831 at Page 2208; thence S19°24'09"W along the westerly line of said parcel for 242.28 feet to an intersection with the ECL (Erosion Control Line) as recorded in Plat Book 70, Pages 25 through 39; thence S61°47'03"E along said ECL for 102.40 feet; thence S63°02'51"E along said ECL for 199.22 feet; thence S64°56'44"E along said ECL for 1.32 feet to an intersection with the easterly line of said parcel as described in Official Records Book 1754 at Page 3049; thence N19°24'09"E along said easterly line for 284.27 feet to the Point of Beginning.

Bearings are based on Plane Coordinates for the Florida West Zone N.A.D. 1927 (1979 Adjustment) with the southerly line of Estero Boulevard to bear N70°35'51"W.

Parcel contains 1.82 acres (79,216 square feet), more or less.

Subject to easements, restrictions, reservations and rights-of-ways (written and unwritten, recorded and unrecorded).

Sheet 1 of 2

40462_DESC1

PRINCIPALS:

WILLIAM E. BEAN, PSM, CHAIRMAN
SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:

TRACY N. BEAN, AICP
JAMES A. HESSLER, PSM
CHARLES D. KNIGHT, PSM
MUNIR R. SULEH, PE, M.S.E.E.

SKETCH TO ACCOMPANY DESCRIPTION

OF A PARCEL OF LAND
LYING IN
SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST,
TOWN OF FORT MYERS BEACH
LEE COUNTY, FLORIDA.

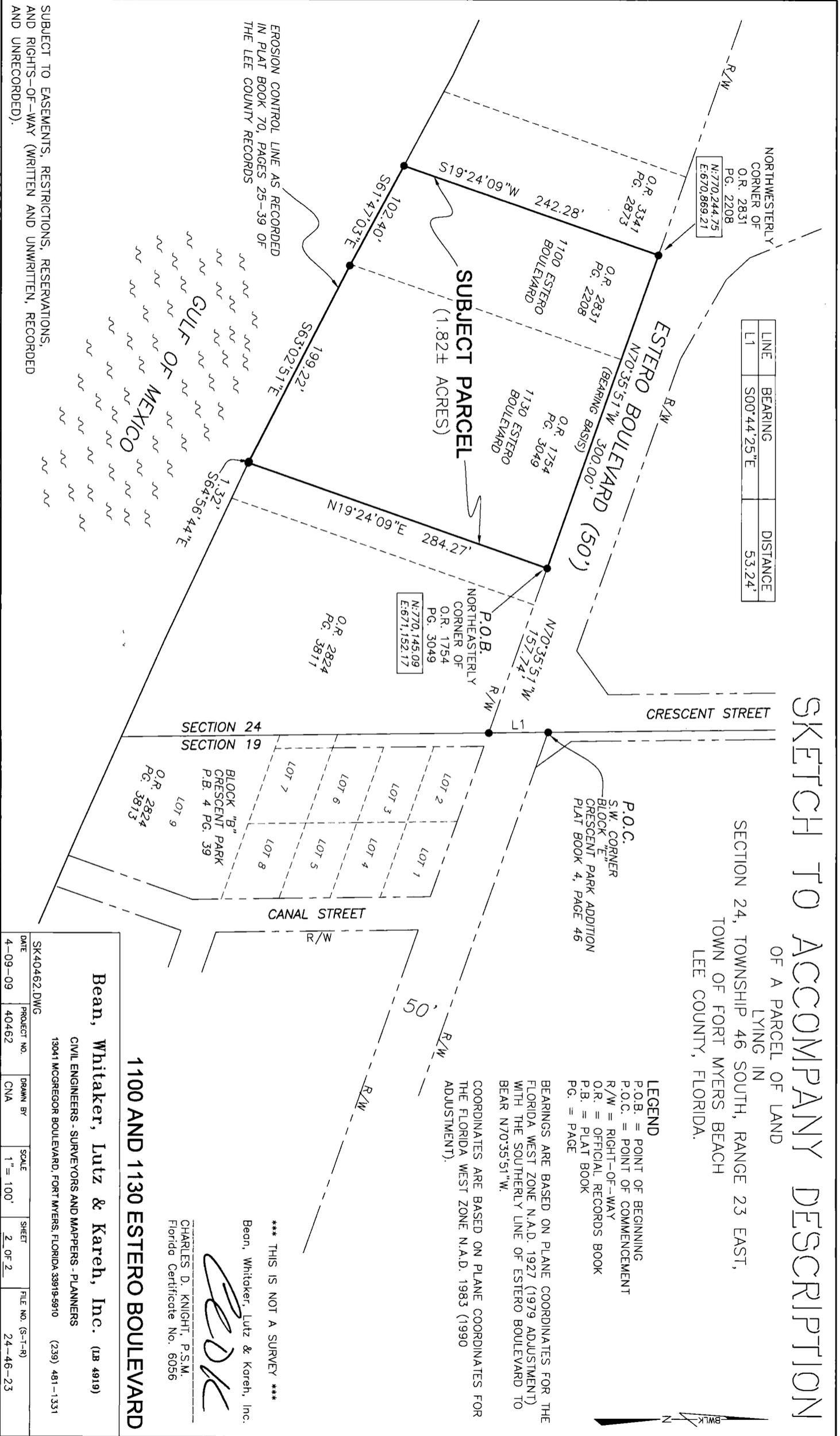
LINE	BEARING	DISTANCE
L1	S00°44'25"E	53.24'

NORTHWESTERLY
CORNER OF
O.R. 2831
PG. 2208
N:770,244.75
E:670,869.21

P.O.C.
S.W. CORNER
BLOCK "E"
CRESCENT PARK ADDITION
PLAT BOOK 4, PAGE 46

LEGEND
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
O.R. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE

BEARINGS ARE BASED ON PLANE COORDINATES FOR THE FLORIDA WEST ZONE N.A.D. 1927 (1979 ADJUSTMENT) WITH THE SOUTHERLY LINE OF ESTERO BOULEVARD TO BEAR N70°35'51"W.
COORDINATES ARE BASED ON PLANE COORDINATES FOR THE FLORIDA WEST ZONE N.A.D. 1983 (1990 ADJUSTMENT).



EROSION CONTROL LINE AS RECORDED
IN PLAT BOOK 70, PAGES 25-39 OF
THE LEE COUNTY RECORDS

GULF OF MEXICO

SECTION 24
SECTION 19

BLOCK "B"
CRESCENT PARK
P.B. 4 PG. 39

CANAL STREET

CRESCENT STREET

P.O.C.
S.W. CORNER
BLOCK "E"
CRESCENT PARK ADDITION
PLAT BOOK 4, PAGE 46

LEGEND
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
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BEARINGS ARE BASED ON PLANE COORDINATES FOR THE FLORIDA WEST ZONE N.A.D. 1927 (1979 ADJUSTMENT) WITH THE SOUTHERLY LINE OF ESTERO BOULEVARD TO BEAR N70°35'51"W.
COORDINATES ARE BASED ON PLANE COORDINATES FOR THE FLORIDA WEST ZONE N.A.D. 1983 (1990 ADJUSTMENT).

*** THIS IS NOT A SURVEY ***
Bean, Whitaker, Lutz & Kareh, Inc.

CHARLES D. KNIGHT, P.S.M.
Florida Certificate No. 6056

1100 AND 1130 ESTERO BOULEVARD

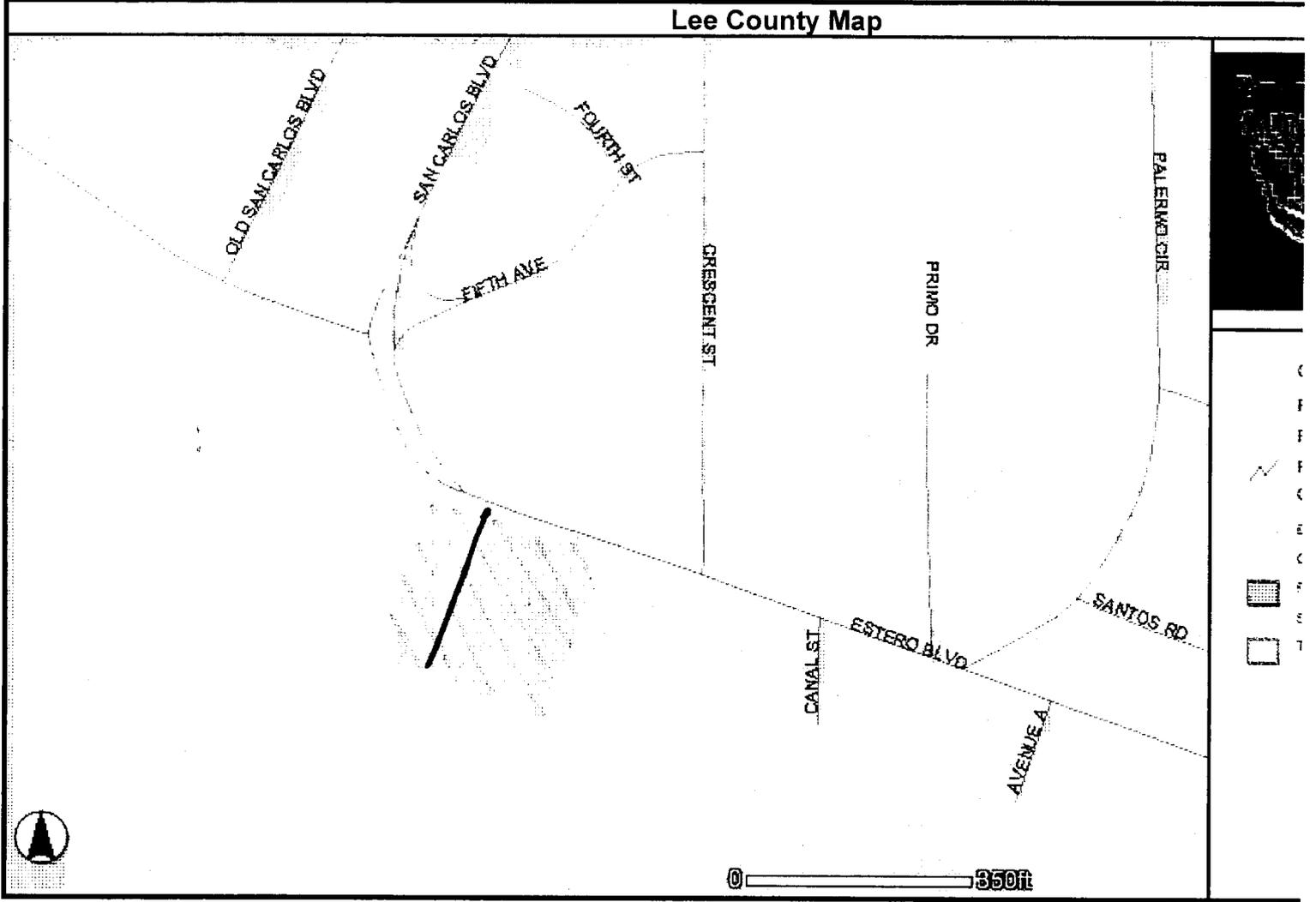
Bean, Whitaker, Lutz & Kareh, Inc. (TB 4919)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
4-09-09	40462	CNA	1" = 100'	2 OF 2	24-46-23

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS,
AND RIGHTS-OF-WAY (WRITTEN AND UNWRITTEN, RECORDED
AND UNRECORDED).

Lee County Map



- C
- F
- F
- F
- C
- E
- C
- F
- E
- T

ALL-STATE LEGAL®
EXHIBIT
5-3

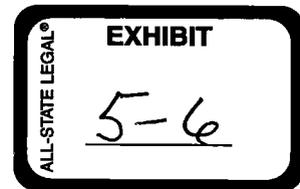


Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org



VARIANCE REPORT

Date of Report: May 04, 2009
Buffer Distance: 500 ft
Parcels Affected: 69
Subject Parcel: 24-46-23-W3-00013.0000, 24-46-23-W3-00014.0000

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
HUNTINGBURG PARTNERS LTD TODD MCGEE 5256 SUMMERLIN COMMONS WAY SUITE 203 FORT MYERS FL 33907	24-46-23-W3-00006.0000 1133-1155 ESTERO BLVD/FIFTH ST FORT MYERS BEACH FL 33931	BUSINESS CTR PHILLIPS PB 9 PG 9 LTS 10 THRU 15 + OR 587/198 LES RW 2353/3036	1
LALLO JOHN W + DEBORAH L 14577 EAGLE RIDGE DR FORT MYERS FL 33912	24-46-23-W3-00007.0000 1003 ESTERO BLVD FORT MYERS BEACH FL 33931	FRM SW COR BLK E CRESCENT PK ADD ON E LI SEC 24 46 23 RUN NWLY AT INC	2
NESKES EMMANUEL D 50% + 1001 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W3-00008.0000 1001 ESTERO BLVD FORT MYERS BEACH FL 33931	FRM SW COR BLK E CRESCENT PK ADD ON E LI SEC 24 RUN NW 69 DEG 54 MIN WITH SEC	3
CONSOLIDATED CONSTRUCTION CORP 6170 1ST FINANCIAL DR STE 30 BURLINGTON KY 41005	24-46-23-W3-00009.0000 1160 ESTERO BLVD FORT MYERS BEACH FL 33931	PARL IN SE 1/4 OF SE 1/4 SEC 24 TWP 46 RGE 23 DESC IN OR 1305 PG 0806	4
ESTERO BEACH HOLDINGS LLC 1429 COLONIAL BLVD STE 201 FORT MYERS FL 33907	24-46-23-W3-00011.0000 1154 ESTERO BLVD FORT MYERS BEACH FL 33931	BEG SW COR BLK E CRESCENT PARK ADD ON E LI SEC 24 S ALG E LI SEC 53.24 FT TO S	5
SANDS SUITES LLC 1080 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W3-00015.0000 1080 ESTERO BLVD FORT MYERS BEACH FL 33931	FRM SW COR BLK E CRESCENT PK ADD ON E LI SEC 24 RUN S ALG SD LI 53.24 FT TO S	6
STEER-MILL INC PO BOX 4026 FORT MYERS BEACH FL 33932	24-46-23-W3-00016.0000 1046 ESTERO BLVD FORT MYERS BEACH FL 33931	FROM SW COR BLK E CRESCENT PK ADD ON E LI SEC 24 RUN S ALG SD LI TO S LI CO RD	7
STEER-MILL INC PO BOX 4026 FORT MYERS BEACH FL 33932	24-46-23-W3-00017.0000 1028 ESTERO BLVD FORT MYERS BEACH FL 33931	FROM SW COR BLK E CRES PK ADD ON E LI SEC 24 RUN S ALG SD LI TO S LI CO RD TH	8
BENCIN ENTERPRISES INC 927 PRESCOTT ST FORT MYERS BEACH FL 33931	24-46-23-W3-00018.0000 1010 ESTERO BLVD FORT MYERS BEACH FL 33931	A PAR AS DESC IN OR 1234 PG 1371	9
WHITAKER WILLIAM D 15820 SAN ANTONIO CT FORT MYERS FL 33908	24-46-23-W3-00021.0000 1000 ESTERO BLVD FORT MYERS BEACH FL 33931	PARL IN SE1/4 SEC 24 S OF ESTERO BLVD+E OFSAN CARLOS DR DESC OR 1547 PG 1077	10
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	24-46-23-W3-00022.0000 10 OLD SAN CARLOS BLVD FORT MYERS BEACH FL 33931	BEG NW COR BLK 8 BUSINESS CTR SUBD RUN NWLY ALG EXTENED N LINE PIER ONLY	11
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	24-46-23-W3-00023.0000 950/81 ESTERO BLVD/OLD SAN CARLO BLVD FORT MYERS BEACH FL 33931	BEG NW COR BLK 8 BUSINESS CTR SUB RUN NWLY ALG EXTEN NLI PIER ON 22.0000	12
KOLAR ELEANOR M 916 SAN CARLOS DR FORT MYERS BEACH FL 33931	24-46-23-W3-00204.0010 250 OLD SAN CARLOS BLVD FORT MYERS BEACH FL 33931	BUSINESS CTR LTS 1 + 2 BLK 4 LOTS 1 THRU 5 BLK 5 W OF ST RD 865 R/W + POR OF VAC ST	13
HOLLAND DENNIS TR PO BOX 331098 KAHULUI HI 96733	24-46-23-W3-00204.0030 200 OLD SAN CARLOS BLVD FORT MYERS BEACH FL 33931	BUSINESS CENTER BLK 4 PB 9 PG 9 LTS 3 THRU 7 PT 8 + 9 + PT VAC ALLY	14

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
LIGHTHOUSE ISLAND RESORT INC 1051 FIFTH ST FORT MYERS BEACH FL 33931	24-46-23-W3-00205.0060 1051 FIFTH ST FORT MYERS BEACH FL 33931	BUSINESS CTR BLK 5 PB 9 PG 9 LT 6 + 10 THRU 18 E 865R/W LESR/W OR2353/3036	15
HUNTINGBURG PARTNERS LTD D TODD MCGEE STE 203 5256 SUMMERLIN COMMONS WAY FORT MYERS FL 33907	24-46-23-W3-00205.0070 PARKING LOTS FORT MYERS BEACH FL 33931	BUSINESS CENTER BLK 5 PB 935 PG 9 PT LT 7 + ALL 8 + 9	16
SEAFARERS 1997 INC 6170 FIRST FINANCIAL DR #301 BURLINGTON KY 41005	24-46-23-W3-00206.0010 1113 ESTERO BLVD FORT MYERS BEACH FL 33931	BUSINESS CENTER BLK 6 PB9 PG9 LTS 1-4 LESS R/W + DESC OR 1904/4451	17
RICHARD JOHN W 237 OLD SAN CARLOS BLVD FORT MYERS BEACH FL 33931	24-46-23-W3-00206.0050 1054 FIFTH ST FORT MYERS BEACH FL 33931	BUSINESS CENTER BLK 6 PB 9 PG 9 LOT 5 R/W OR 1154 PG 1510	18
HUNTINGBURG PARTNERS LTD D TODD MCGEE STE 203 5256 SUMMERLIN COMMONS WAY FORT MYERS FL 33907	24-46-23-W3-00206.0060 1150-1180 FIFTH ST FORT MYERS BEACH FL 33931	BUSINESS CENTER BLK.6 PB 9 PG 9 LOTS 6 THRU 9	19
150 SAN CARLOS BLVD CORP OMG INC 428 BROADWAY NEW YORK NY 10013	24-46-23-W3-00207.0000 150 OLD SAN CARLOS BLVD FORT MYERS BEACH FL 33931	BUSINESS CENTER BLK 7 PB 9 PG 9 ALL BLK 7	20
TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W3-00207.1000 150 OLD SAN CARLOS BLVD FORT MYERS BEACH FL 33931	BUSINESS CENTER R/W OF CENTER STREET LYING BETWEEN BLK 7 BLK 7 PB 9 PG 9	21
TAYLOR JAMES L + PAULA SUE 11022 WEST 109TH ST OVERLAND PARK KS 66210	24-46-23-W3-00208.0010 80 OLD SAN CARLOS BLVD FORT MYERS BEACH FL 33931	BUSINESS CENTER BLK.8 PB 9 PG 9 LOTS 1 + 2 LESS THE W 44	22
RICHARD JOHN W TR 237 OLD SAN CARLOS BLVD FORT MYERS BEACH FL 33931	24-46-23-W3-00208.002A 50 OLD SAN CARLOS BLVD FORT MYERS BEACH FL 33931	BUSINESS CENTER BLK 8 PB 9 PG 9 LOT PT 2	23
BENSON BRADFORD J 927 PRESCOTT ST FORT MYERS BEACH FL 33931	24-46-23-W3-00208.0040 1021 ESTERO BLVD FORT MYERS BEACH FL 33931	BUSINESS CENTER BLK.8 PB 9 PG 9 PT LOT 4 + ALL LOT 5	24
TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W3-00208.004A EASEMENT FORT MYERS BEACH FL 33931	PT LOT 4 AREA 2 SE 1/4 BUSINESS CENTER PB 9 PG 9 IN OR 297 P 427	25
PRIMEAU BEVERLY A TR 950 SAN CARLOS DR FORT MYERS BEACH FL 33931	24-46-23-W3-00208.0060 1035 ESTERO BLVD FORT MYERS BEACH FL 33931	BUSINESS CENTER BLK.8 PB 9 PG 9 LT 7 + LOT 6 LESS WLY 6 FT LESS ROW OR3539 PG3351	26
BRIDGENORTH PROPERTIES LLC PO BOX 1 STATION 1 FORT MYERS BEACH FL 33931	24-46-23-W3-00208.0080 1028 FIFTH ST FORT MYERS BEACH FL 33931	BUSINESS CENTER BLK 8 PB 9 PG 9 LOTS 8 + 9	27
RFN CORP 2401 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W3-00208.0100 1018 FIFTH ST FORT MYERS BEACH FL 33931	BUSINESS CENTER BLK 8 PB 9 PG 9 LOT 10	28
151 OLD SAN CARLOS LLC 151 OLD SAN CARLOS BLVD FORT MYERS BEACH FL 33931	24-46-23-W3-0050A.018A 151 OLD SAN CARLOS BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 2 BLK.A PB 9 PG 25 LOTS PT 18 + 19	29
GANIM PROPERTIES LLC 4666 MAIN ST BRIDGEPORT CT 06606	19-46-24-W4-0140A.0010 1240 ESTERO BLVD FORT MYERS BEACH FL 33931	CRESCENT PARK BLK.A PB 4 PG 39 LOTS 1 2 8 9 AND BLK C LOT 3 LESS E 2.5 FT	30
VANSELOW SCOTT + 1204 ESTERO BLVD #06 FORT MYERS BEACH FL 33931	19-46-24-W4-0140A.0030 1204 ESTERO BLVD #06 FORT MYERS BEACH FL 33931	CRESCENT PARK BLK A PB 4 PG 39 LOTS 3 THRU 5	31
JOINER LUCILLE ESTATE ETAL 1204 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-0140A.0060 220 CANAL ST FORT MYERS BEACH FL 33931	CRESCENT PARK BLK.A PB 4 PG 39 LOT 6 + 7	32

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
BRIDGE ACQUISITION INVESTORS AMANDA MEYERS 9077 THE LANE NAPLES FL 34109	19-46-24-W4-0140B.0010 1188/1190 ESTERO BLVD FORT MYERS BEACH FL 33931	CRESCENT PARK BLK.B PB 4 PG 39 LOT 1	33
BRIDGE ACQUISITION INVESTORS AMANDA MEYERS 9077 THE LANE NAPLES FL 34109	19-46-24-W4-0140B.0020 1172/74 ESTERO BLVD FORT MYERS BEACH FL 33931	CRESCENT PARK BLK B PB 4 PG 39 LOTS 2 3 + 6	34
BRIDGE ACQUISITION INVESTORS AMANDA MEYERS 9077 THE LANE NAPLES FL 34109	19-46-24-W4-0140B.0040 231 CANAL ST FORT MYERS BEACH FL 33931	CRESCENT PARK BLK.B PB 4 PG 39 LOT 4	35
BRIDGE ACQUISITION INVESTORS AMANDA MEYERS 9077 THE LANE NAPLES FL 34109	19-46-24-W4-0140B.0050 221 CANAL ST FORT MYERS BEACH FL 33931	CRESCENT PARK BLK B PB 4 PG 39 LOT 5	36
CONSOLIDATED CONSTRUCTION CORP 1160 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-0140B.0070 1160 ESTERO BLVD FORT MYERS BEACH FL 33931	CRESCENT PARK BLK B PG 4 PG 39 LTS 7 THRU 9 + LAND DESC IN OR 1305 PG 0796	37
BISCHOFF JAMES A + JEAN B TR 21570 MADERA RD FORT MYERS BEACH FL 33931	19-46-24-W4-0150D.0060 141 PRIMO DR FORT MYERS BEACH FL 33931	CRESCENT PARK ADD BLK D PB 4 PG 46 LT 6 + VAC RW + LAND ADJ CANAL	38
GREENE JEFFREY W + 6040 BAYVIEW RD SAINT LEONARD MD 20685	19-46-24-W4-0150D.0070 143 PRIMO DR FORT MYERS BEACH FL 33931	CRESCENT PARK ADD BLK D PB 4 PG 46 LT 7 + VAC RW + LAND ADJ CANAL	39
PATTON T D + CHRISTINE M 153 PRIMO DR FORT MYERS BEACH FL 33931	19-46-24-W4-0150D.0080 153 PRIMO DR FORT MYERS BEACH FL 33931	CRESCENT PARK ADD BLK D PB 4 PG 46 LT 8 + VAC RW + LAND ADJ CANAL	40
BOGGS RICHARD A + MARGARET A 163 PRIMO DR FORT MYERS BEACH FL 33931	19-46-24-W4-0150D.0090 163 PRIMO DR FORT MYERS BEACH FL 33931	CRESCENT PARK ADD BLK D PB 4 PG 46 LT 9 + VAC RW + LAND ADJ CANAL	41
MALLOUS JAMES ETAL 14061 BRANT POINT CIR #743 FORT MYERS FL 33919	19-46-24-W4-0150E.0010 1161/1165 ESTERO BLVD FORT MYERS BEACH FL 33931	CRESCENT PARK ADD BLK E PB 4 PG 46 PT LTS 1 + 2 OR0545/43LESRW 2353/3036	42
CHASTAIN J HAROLD TR 41 TIDY ISLAND BRADENTON FL 34210	19-46-24-W4-0150E.001A 1167 ESTERO BLVD FORT MYERS BEACH FL 33931	CRESCENT PARK ADD BLK E PB 4 PG 46 BEG ON NLY SI CO RD 80 FT	43
BRIDGE GEORGE E + KIM ANN 116 CRESCENT ST FORT MYERS BEACH FL 33931	19-46-24-W4-0150E.0030 108/116 CRESCENT ST FORT MYERS BEACH FL 33931	CRESCENT PARK ADD BLK E PB 4 PG 46 LT 3	44
REICH JOHN R + 120 CRESCENT ST FORT MYERS BEACH FL 33931	19-46-24-W4-0150E.0040 118/22 CRESCENT ST FORT MYERS BEACH FL 33931	CRESCENT PARK ADD BLK E PB 4 PG 46 LT 4 + S10 FT LOT 5 LES RW/2353/3036	45
URSOLEO JAY F + KARIN M 1/2 + 9017 LIGON CT FORT MYERS FL 33908	19-46-24-W4-0150E.0060 150 CRESCENT ST FORT MYERS BEACH FL 33931	CRESCENT PARK ADD BLK E PB 4 PG 46 LTS 6 + 7 + 32.67 FT ADJ + N 40 FT OF LOT 5 + VAC + ADJ CANAL LESS RW OR2353/3036	46
RICHARD JOHN W TR 237 OLD SAN CARLOS BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-0150E.0080 170 CRESCENT ST FORT MYERS BEACH FL 33931	CRESCENT PARK ADD BLK E PB 4 PG 46 LT 8 + VAC RW+ LAND ADJ LESRWOR2353/3036	47
RICHARD JOHN W L/E 237 OLD SAN CARLOS BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-0150E.0090 202 CRESCENT ST FORT MYERS BEACH FL 33931	CRESCENT PARK ADD BLK E PB 4 PG 46 LOTS 9 10 + VAC + LAND ADJ LESRW/2353/3036	48
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.0010 1207 ESTERO BLVD #1 FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 1 AKA ABALONE	*49
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.001A 1207 ESTERO BLVD #1A FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 1A AKA ANGEL WING	*49

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.0020 1207 ESTERO BLVD #2 FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 2 AKA BUBBLE	50
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.0030 1207 ESTERO BLVD #3 FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 3 AKA COQUINA	51
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.0040 1207 ESTERO BLVD #4 FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 4 AKA DOSINA	52
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.0050 1207 ESTERO BLVD #5 FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 5 AKA ENGINA	53
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.0060 1207 ESTERO BLVD #6 FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 6 AKA-FORREIA	54
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.0070 1207 ESTERO BLVD #7 FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 2733 UNIT 7 AKA GAZA	55
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.0080 1207 ESTERO BLVD #8 FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 8 AKA HAYALIAA	56
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.0090 1207 ESTERO BLVD #9 FORT MYERS BEACH FL 33931	SILVER SAND RESORT CONDO OR 1662 PG 1362 UNIT 9 AKA IMPERIAL HARP	57
SILVER SANDS RESORT CONDO ASOC 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.00CE HDR: SILVER SANDS FORT MYERS BEACH FL 33931	A CONDOMINIUM LOCATED IN SEC 19 TWP 46 RGE 24 AS DESC IN OR 1662 PG 1362 COMMON ELEMENTS	58
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.0100 1207 ESTERO BLVD #10 FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 10 AKA KINGS HELMENT	*59
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.010A 1207 ESTERO BLVD #10A FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 10A AKA JEWEL BOX	*59
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.0110 1207 ESTERO BLVD #11 FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 11 AKA LUCINE	60
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.0120 1207 ESTERO BLVD #12 FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 12 AKA OLIVE	61
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.0130 1207 ESTERO BLVD #13 FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 13 AKA #16-MACOMA	62
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.0140 1207 ESTERO BLVD #14 FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 14 AKA PERIWINKLE	*63
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.014A 1207 ESTERO BLVD #14A FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 14A AKA RISSONIA	*63
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.014B 1207 ESTERO BLVD #14B FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 14B AKA SUNDIAL	*63
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.014C 1207 ESTERO BLVD #14C FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 14C AKA NUTMEG	*63
GROVES THOMAS + 1207 ESTERO BLVD FORT MYERS BEACH FL 33931	19-46-24-W4-03500.014D 1205 ESTERO BLVD FORT MYERS BEACH FL 33931	SILVER SANDS RESORT CONDO OR 1662 PG 1362 UNIT 14D AKA OLIVE	*63

OWNER NAME AND ADDRESS

STRAP AND LOCATION

LEGAL DESCRIPTION

Map Index

69 RECORDS PRINTED

VARIANCE REPORT

5/4/2009

Subject Parcels : 2 Affected Parcels : 69 Buffer Distance : 500 ft



24-46-23-W3-00013.0000 et al.



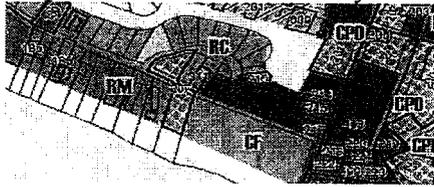
ALL-STATE LEGAL®
EXHIBIT
5-8



Case # _____
Planner _____

Date Received _____
Date of Sufficiency/Completeness _____

Town of Fort Myers Beach
Department of Community Development



Zoning Division

Supplement PH-A

**Additional Required Information for a
Special Exception Application**

This is the second part of a two-part application. This part requests specific information for a special exception. Include this form with the Request for Public Hearing form.

Project Name:	Taylor Recreation
Authorized Applicant:	Joseph G. Taylor, c/o Beverly Grady, Roetzel & Andress, LPA
LeePA STRAP Number(s):	24-46-23-W3-00013.0000; 24-46-23-W3-00014.0000

Current Property Status:	Taylor Recreation was issued a Temporary Use Permit for commercial recreation
Current Zoning:	Downtown; EC
Future Land Use Map (FLUM) Category:	Pedestrian Commercial; Recreation
Platted Overlay?	yes <input type="checkbox"/> no <input checked="" type="checkbox"/> FLUM Density Range:

Requested Action:

<input type="checkbox"/>	Use of premises in the EC (Environmentally Critical) zoning district for:
<input checked="" type="checkbox"/>	Use of premises in the Pedestrian Commercial zoning district for:
Recreational Facilities Commercial	

EXHIBIT "A"

NARRATIVE STATEMENT

PART I A and C

Request: Special Exception for "recreation facilities commercial" which is a use set forth in limited sub group of Retail as a Special Exception.

The subject property is located at 1100 and 1300 Estero Boulevard within strap numbers 24-46-23-W3-00013.0000 and 24-46-23-W3-00014.0000. The subject property is 1.82 acres and located in the Pedestrian Commercial Future Land Use designation and the Recreation designation. The applicant concurs that recreation facility commercial activity will take place within the Pedestrian Commercial designation and within the Downtown zoning district as depicted on the site plan.

Policy 4-B-4 defines Pedestrian Commercial future land use category as:

A primarily commercial district applied to the intense activity centers of Times Square (including Old San Carlos and nearby portions of Estero Boulevard) ... Commercial activities must contribute to the pedestrian-oriented public realm as described in this comprehensive plan

The commercial recreation facility for Amusement Devices will be located in the Downtown Core area. District 2 of the Downtown Core area is Times Square which is described in the Community Design element of the Comprehensive Plan as a "lively commercial/tourist center of the Town". The pedestrian mall in Times Square sets the theme for further public and private improvements. It is the center for tourist activities. The proposal is to provide recreational facilities for the tourist and residents of the Town. The inflatable slide which has been operating as a temporary use would be approved through this special exception process.

Recreational facilities are consistent with the Times Square lively commercial and tourist uses that are designated to take place within the Downtown zoning district at this location. The purpose of the Downtown zoning district is to act as the center of pedestrian oriented commercial activities within the Town. The provision of recreation facilities for youth are consistent with pedestrian oriented commercial activities. Commercial recreational facilities will have no adverse impacts upon the surrounding properties. The former existing uses on the property included tourist service uses of hotel/motel and food and beverage service.

The subject property is surrounded by commercial tourist uses. To the north is a commercial parking area and Top of the Mast bar and restaurant in Times Square; across Estero Boulevard is Seafearers Plaza, a shopping center with a variety of retail, restaurant and bar uses. To the south is the Barking Shark which provides food and beverage to tourists and further to the south is a hotel. The property is adjacent to the Gulf of Mexico.

The location of the recreation facility is consistent with the Town's "park once" concept. This facility will serve the walking public who are visitors to the beach, to the restaurants, to the retail. This provides an alternate commercial activity that provides a family oriented service. This use is consistent with the vision of the Town of Fort Myers Beach as serving a family oriented use. No adverse impacts are anticipated from the operation of commercial recreational facilities such as an inflatable slide.

Since this site was an existing developed site, the request will have no impact on environmentally critical or natural resources. The activity is located within the Downtown zoning district. Tourists and residents who are utilizing the beach in the Environmentally Critical zoning designation will be able to access to the site directly from the beach.

The requested use will be in compliance with the general zoning provisions. The use is consistent with the Future Land Use Designation and consistent with the zoning designation.

The applicant respectfully submits that this application is consistent with the considerations for a special exception set forth in Section 34-88. In addition, the applicant would respectfully submit that there are only positive impacts on the surrounding neighboring uses. The recreational facilities is not a use that is in competition with the surrounding restaurants or retail businesses. The use serves as an opportunity to provide a family oriented use in the core of the Town of Fort Myers Beach business district.