

# GeoView Map

# Lee Property Appraiser GeoView Map



Map printed: 8/3/2011 3:00 PM



Disclaimer: Maps and documents made available to public by the Lee County Property Appraiser's office are not legally recorded maps or surveys and therefore are not intended to be used as such. The maps and documents are created as part of a Geographic Information System (GIS) that compiles records, information and data from various departments, cities, county, state and federal sources. The source data may contain errors. Users are encouraged to examine the documentation or metadata associated with the data on which the map is based for information related to its accuracy, currentness, and limitations.

## Aerial Imagery

2010 Hi-Res (1/2 foot)

## Parcels and Streets

- Parcel Lines
- Street Centerlines
- Delinquent Tax Parcels

## Planning and Zoning

### Coastal Const. Control Line

- 1978
- 1991

# Hearing Examiner Decision

HEARING EXAMINER DECISION

SPECIAL PERMIT: CASE 95-10-232.04S  
APPLICANT: ESTERO ISLAND BEACH CLUB TIKI BAR, INC.  
ORIGINAL HEARING DATE: December 14, 1995  
CONTINUED HEARING DATE: December 21, 1995

I. APPLICATION:

Filed by ESTERO ISLAND BEACH CLUB TIKI BAR, INC., 1840 Estero Blvd., Ft. Myers Beach, FL 33931 (Applicant/Owner); RICHARD M. MCDOLE, 28862 Winthrop Cir., Bonita Springs, FL 33923 and RON RAPACCIUTOLO, 5890 Estero Blvd., Ft. Myers Beach, FL 33931 (Agents).

Request is for a Special Permit in the C-1 district for consumption on premises with outdoor seating per Land Development Code Sec. 34-1264(a).

The subject property is located at 1840 Estero Blvd., Fort Myers Beach (mid island on the Gulf), in S19-T46S-R24E, Lee County, FL. (District #3)

The Strap #'s as furnished by the Applicant are: 19-46-24-32-00000.1010 and 19-46-24-32-00000.000A

II. STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

The Department of Community Development Staff Report was prepared by Nettie Gustison. The Staff Report is incorporated herein by this reference.

III. HEARING EXAMINER DECISION:

The undersigned Lee County Hearing Examiner APPROVES the Applicant's request and GRANTS a Special Permit in the C-1 district for consumption on premises with outdoor seating per Land Development Code Sec. 34-1264(a) for the real estate described in Section VIII. Legal Description WITH THE FOLLOWING CONDITIONS:

1. The service of alcoholic beverages shall be only in the 9-foot by 9-foot tiki hut (as reflected on the site plan attached as Exhibit B to the Staff Report) which is limited to a Group II snack bar. The outdoor seating area for consumption of the beverages is restricted to the central courtyard/pool/activity area.
2. The use of the outdoor seating area may only be in conjunction with the motel use.
3. Service and consumption of alcoholic beverages in the outdoor seating area will be restricted to the hours between 8:00 a.m. to 10:00 P.m. daily, and is allowed only to guests or residents of the resort.
4. Live outdoor entertainment is prohibited in the tiki hut, but recorded background music will be allowed.
5. There will be no advertisement visible from Estero Boulevard or from the beach indicating the service of alcoholic beverages in the courtyard/outdoor seating area.
6. Lighting around the tiki area will be shuttered and shielded from the motel units.

IV. HEARING EXAMINER DISCUSSION:

This is a request for a Special Permit to allow the service and consumption of beer and wine in the central courtyard/pool area of this 75-unit time share condominium beach resort located between Estero Boulevard and the Gulf of Mexico on Fort Myers Beach. The 3.64-acre subject property is developed with a 3-story building on the north side of the property, a 2-story building on the south side, and a central courtyard containing a parking lot, two separate pool areas, and a shuffleboard court.

Applicant proposes to construct a small tiki hut to contain the bar and 12 to 15 stools for the service of the beverages. The hut will be located at the corner of the shuffleboard area, between the two pool areas, and will be elevated about four feet above the beach. The beverages will be served only to those persons identified as guests or residents of the resort. Applicant anticipates that the guests/residents will consume the beverages at any of the activity areas within the central courtyard.

An issue arose at hearing whether Applicant was authorized to pursue the Special Permit, since a number of time share owners apparently objected to the request. After a continuance, Applicant presented a letter from its attorney who rendered an opinion that they were within the limits of their authority as set out in the by-laws and Articles of Incorporation. The Assistant County Attorney accepted that opinion letter and made no objection to proceeding with the request.

Staff recommended approval of the request, finding that, as conditioned, it would be consistent with the Lee Plan and Land Development Code. They also found that it would be compatible with the surrounding uses because the activity would be contained entirely within the subject property and would be buffered from the surrounding uses (north, south and east) by the buildings of the resort. They placed several conditions on the approval which limit the hours and location of the service and consumption of the alcoholic beverages, restrict the service to resort guests, and restrict outdoor entertainment and lighting so that it will not have an adverse effect on the surrounding properties.

The undersigned Hearing Examiner concurs with Staff's analysis, findings, and recommendation of approval, with conditions. The Hearing Examiner finds that the request, as conditioned, meets the criteria for approval set out in Section 34-145, Land Development Code, and is consistent with the intent of the Lee Plan and the Land Development Code. The Hearing Examiner also finds that the use, as conditioned, will be compatible with the surrounding uses, and is not contrary to the public health, safety or welfare.

V. FINDINGS AND CONCLUSIONS:

Based upon the Staff Report, the testimony and exhibits presented in connection with this matter, the undersigned Hearing Examiner makes the following findings and conclusions:

- A. That the Special Permit is not necessary to correct an error or ambiguity in the Land Development Code or Lee Plan.
- B. That the Special Permit, as conditioned, will not have an adverse impact on the intent of the Land Development Code.
- C. That the Special Permit, as conditioned, is consistent with the goals, objectives, policies and intent of the Lee Plan, and with the densities, intensities and general uses set forth in the Lee Plan.
- D. That the Special Permit, as conditioned, meets or exceeds all performance and locational standards set forth for the proposed use.
- E. That the site is already developed with a 75-unit time share condominium/motel, and the Special Permit, as conditioned, will not significantly increase the existing demand already being accommodated by the existing urban services, as defined in the Lee Plan.
- F. That the Special Permit, as conditioned, will not have an adverse impact on the beach system located along the west side of the subject property.
- G. That the Special Permit, as conditioned, will be compatible with existing or planned uses, and will not cause damage, hazard, nuisance or other detriment to persons or property, and will not be contrary to the public health, safety or welfare.

H. That the Special Permit, as conditioned, will not attract customers or guests from other areas of the County, and will not increase the traffic on the surrounding roadway network, nor increase the demand for other public services and facilities.

I. That the Special Permit, as conditioned, will comply with all applicable general zoning provisions and supplemental regulations pertaining to the use, as set forth in the Land Development Code.

J. That all conditions are reasonably related to the impacts anticipated to be generated by or resulting from the Special Permit use, and will safeguard the public's interest, health, safety and welfare.

VI. PRESENTATION SUMMARY:

At the first hearing, the Hearing Examiner raised several procedural questions as to whether the Applicant (the Board of Directors of the Estero Island Beach Club) had the authority to pursue the application for a Special Permit for consumption on premises (COP) with outdoor seating. The Hearing Examiner's Office had received a petition signed by a number of the time share owners in opposition to the request. If the Board of Directors did not have the authority to pursue this application, then the County could not proceed with a hearing on the merits of the request.

The Applicant's representative indicated that the president of the Association's Board was in attendance to specifically address this issue. It was their belief that the condominium documents grant the Directors the authority to file this application. The complainants, because this is a time share, comprise less than ten percent of the total owners (even though there were approximately 100 signatures on the petition). Further, he knew that some of these complainants were guests, not owners, but he did not know the exact breakdown. An unidentified party noted that the petition was signed by less than three percent of the actual owners.

Further discussion ensued concerning the provisions of the condominium documents, board meetings, etc., with the Hearing Examiner noting that these were private documents not enforceable by the County. Donna Marie Collins, Assistant County Attorney, stated that, until she could review the complete set of condominium documents, she had reservations about the ability of the Board of Directors to pursue this application. She pointed out that a meeting should have been held at which time a vote had to have been taken as to whether the Board had this authority; she felt that proof needed to be provided that this meeting had been held in accordance with the by-laws. The Hearing Examiner agreed that such proof was necessary, especially since the petition was alleging that no such notice had been provided.

Mrs. Collins pointed out that, if one of the Applicant's representatives could provide sworn testimony as to this meeting, the County was willing to proceed with the hearing. However, one of the representatives noted that there was a problem with the locations to which some of the notices were mailed, but advised that they had also posted the notice on the premises. It was questioned whether a resolution was required as proof of this action, and Mrs. Collins stated that she would assume that such a resolution was completed and available for submittal at this hearing.

A brief recess was called so that Mrs. Collins could further review the documentation provided by the Applicant, and this issue could be discussed with the Applicant. Following this recess, Mrs. Collins noted that certain actions required a vote by 34 percent of the owners. The by-laws further state, however, that the Board of Directors have specified powers, including the ability to contract for the management and operation of portions of common elements (within which the pool is probably included). The Board is further allowed to lease or concession certain portions of the common elements, which, it was clear to her that the Board of Directors has the ability to contract with a concessionaire to operate the Tiki Bar. Further, powers are granted to the Board to purchase certain fixtures, which would most likely cover the construction of the Tiki Bar.

These documents do not, however, appear to provide the Board with the ability to unilaterally approve a new use for the property, which was essentially what the instant request would be. She indicated that these points might be further clarified by a complete reading of the condominium documents, but noted that she did not have a complete set.

The Hearing Examiner agreed with Mrs. Collins and stated that they had both reached the same conclusion. The reason for her initial questions was that the information currently contained in the record was insufficient to show whether the Board had the authority to pursue this Special Permit, and to show that there was no potential liability on the part of the County if they allowed this application to go forward. Either the Applicant had an internal problem which needed to be resolved, or the County needed some documentation that there was no such problem. It appeared at this time that the Applicant did not have proper authority to pursue this application.

Richard McDole stated that he could provide Mrs. Collins with a complete set of the condominium documents for her review. Mrs. Collins suggested that the Board have their attorney review these documents, the action which the Board was pursuing, and issue an opinion in this regard.

It was agreed that the hearing would be continued for one week to provide the Applicant sufficient time to furnish the Staff and the County Attorney's Office with the requested documentation (a full set of the condominium documents, a legal opinion, a resolution, etc.).

As to substantive issue relating to this application, Mr. McDole noted that the Applicant was in agreement with Staff's recommendation of approval. They really only needed to address two of Staff's recommended conditions.

Jeff Keim, with the condominium's management company, stated that they ran the annual meeting for the owners. The next such meeting was the following Tuesday. If the majority of the owners wanted them to pursue this application, then they would do so. However, if a sufficient number of owners did not want it, they would not pursue it further. He pointed out that that management company's job was to provide what the owners wanted and to keep them happy.

The hearing was continued to the following Thursday, December 21, 1995, at 1:30 p.m.

In response to whether the County would need a copy of the minutes from the annual owner's meeting, Mrs. Collins noted that the portion of the by-laws that she had read contemplated resolutions by the Board of Directors. If they had not been issuing resolutions, then they might wish to do so; especially in this type of situation.

At the continued hearing, the Hearing Examiner placed all witnesses under oath. It was noted that the annual owner's meeting had been held on Tuesday, December 19, 1995, and, although this issue was raised, there had been no objections to the application. A newsletter had been sent to each owner with a notice concerning this application.

A copy of an opinion letter from the condominium's attorney was submitted [Applicant's Exhibit 1] to the Assistant County Attorney and the Hearing Examiner. It was noted that this opinion stated that the Board does have the authority to seek this Special Permit. The attorney did, however, suggest that a vote (of approval) by the owners be taken prior to actual construction of the tiki hut since this would be a capital improvement and could result in an assessment to the unit owners. Mr. McDole noted that the construction of the tiki hut would not cost the association anything, however, this was not an issue that pertained to the Special Permit application. He confirmed that the tiki bar would be leased out, and that the lessee would be responsible for the costs of construction.

Mrs. Collins reviewed the opinion letter and confirmed that it stated the Board of Directors has the power to seek a "variance," but not to construct the facility without a vote. She remarked that this was a "fine line"; however, the Board's attorney had signed off on this opinion.

Therefore, so long as the Applicant understood that construction of the tiki hut would be at their own risk, she had no problem with proceeding with the hearing in this matter. The Hearing Examiner accepted the opinion letter, and the County Attorney's opinion of "no objection."

Nettie Gustison, with the Division of Zoning and Development Services, presented the Staff Report in this request for a Special Permit to allow consumption on premises (COP) with outdoor seating at the Estero Island Beach Club, located at 1840 Estero Boulevard on Fort Myers Beach. Using an aerial photograph, Ms. Gustison noted that the subject property, as well as most of the surrounding properties, was zoned C-1. To the north was a public beach access, and then some single-family residences. Another public beach access is located to the south of the site. The Gulf of Mexico is to the west, and, east, across Estero Boulevard, are commercial properties (a restaurant, a hardware store, and a bike rental operation).

The subject property has been developed with 75 hotel/motel units which are also used as interval ownership units. There are two buildings; a 3-story building on the northern part of the site, and a 2-story building on the southern portion. Additionally, there are two swimming pools, shuffleboard courts, and an office on-site.

The Applicant is proposing to construct a 9-foot by 9-foot tiki hut between the two buildings (designated on the site plan in yellow) for use with a 2-COP license (beer and wine only). This tiki bar is only for owners and guests; a room key will be required for service. In addition to the service of beer and wine, snack foods will be available. The Applicant proposed hours of operation from 8:00 a.m. until 2:00 a.m., daily.

Staff is recommending approval of the Special Permit with conditions. Because of the location of the existing buildings, and the manner in which the tiki hut will be situated between the two buildings, Staff found that the use would have no impact on surrounding properties.

The conditions of approval require that the location of the outdoor seating area be limited to the 9-foot by 9-foot tiki hut area as depicted on the site plan. Outdoor seating may be used in conjunction with the motel use only. Staff is recommending that the hours of operation be restricted to between 8:00 a.m. and 10:00 p.m., daily. Live outdoor entertainment would be prohibited, although recorded background music would be allowed. No advertisements indicating outdoor seating or service of alcoholic beverages may be visible from either Estero Boulevard or from the beach. The last condition requires lighting around the tiki area to be shuttered and shielded from the motel units.

The Hearing Examiner questioned the number of seats planned for the tiki bar area, and Ms. Gustison noted that the Applicant had not supplied this information. The Hearing Examiner referenced Condition 1, which limited the outdoor seating area to the 9-foot by 9-foot tiki bar area, and asked Staff if they foresaw any "spill out" onto the patio around the pool? Ms. Gustison replied no, the Applicant had not requested this in the application. Therefore, she had conditioned the Special Permit to use only in the 9-foot by 9-foot tiki hut area.

The Applicant's agent noted that they were planning on approximately 12 to 15 seats. The Hearing Examiner asked if it would be a "bar" type situation, and another representative stated it would be a walk up bar, rather than individual tables. He explained that there were already chaise lounges, etc., around the pool areas. The tiki bar was really for the convenience of the guests around the pools. They can walk over to the tiki bar, get a beer or some wine, and then go back and sit in their own area.

The Hearing Examiner asked about direct or visible access from the site to either the roadway or the beach, and Ms. Gustison pointed out the location of the office building between the tiki bar and Estero Boulevard, which blocked the view from the roadway. She had not had an opportunity to view the site from the actual beach area and could not respond to that access. The site plan shows a treed buffer, but she didn't know what type of visibility the bar had from the beach. Mr. McDoyle noted that the beach was four feet below the seawall and railing that ran along the beach, which

serves to block off the pool area. The pool was elevated with a deck around it, and essentially created a barrier. It was not like the Lani Kai; you couldn't just walk right off the beach into the pool area.

Mr. McDole stated that the Applicant was in agreement with Staff's recommendation, including the six recommended conditions. The Hearing Examiner asked if her understanding was correct that this service would only be provided at the tiki hut, and not out at the shuffleboard courts or in the pool area? Mr. McDole replied that the normal use would be such that there would be bar stools around the tiki bar, but people at the pool and other areas could walk up to the bar, get a drink, and return to their seat, etc. They have no intention of providing tables, etc., i.e., providing a cafe type setting. This was why they were able to agree to the 9-foot by 9-foot area limitation for the service of alcohol. Guests will have to come to the tiki bar for service.

The Hearing Examiner asked Staff if the COP needed to be expanded to include the pool and shuffleboard court areas, and Ms. Gusttison replied that she believed it did. They needed to be more specific about the areas included under the Special Permit so that there were no problems later. She noted that she had no problem with expanding the area to include the pool area. The Applicant just had not phrased their request in that manner. Mr. McDole replied that he just thought that this "expanded" area was normal practice, and generally allowed.

Ms. Gusttison noted that there were two pools and asked if they were going to restrict the COP only to the larger of the two pools, or did the Applicant wish to include the smaller pool area as well. In response to a query by Mr. McDole, another agent for the Applicant indicated that both pool areas were the same, i.e., both pools were for adults. Mr. McDole suggested that the permitted area include the overall or general pool/shuffleboard areas. It was noted that the smaller pool closer to the office was located near the jacuzzi and was used more by adults. The larger pool closer to the beach (and the tiki hut) was used by more children. However, both pools were open to adults and children. It was requested that the permitted area be kept more general, i.e., the areas or courtyard internal to the hotel property. Staff had no objection to this request.

Noting that the tiki hut could not be built until the owners had approved it, the Hearing Examiner questioned Staff whether there would be a problem with implementing the Special Permit without the actual tiki hut being constructed? Mr. McDole indicated that the Applicant had no desire to do this. Mrs. Collins suggested that the Special Permit be conditioned such that alcohol could only be served from the tiki hut.

Charles Bigelow, representing the Fort Myers Beach Civic Association, asked Ms. Gusttison about the zoning of the property, and she confirmed that it was zoned C-1, and agreed with him that it was a mixed use district and was a "carry over" from the past. He pointed out that, formerly, the C-1 district contained a provision which called for a review of this zoning following the adoption of the comprehensive plan. He questioned whether the C-1 zoning on this property, and in this general area, had been reviewed for consistency with the Lee Plan? Ms. Gusttison replied that it had been reviewed for consistency with the land use category it was contained within (Urban Community). Based on her review, she found that the main use of the property (the motel) was consistent. Mr. Bigelow asked if the motel use was considered a commercial use, to which Ms. Gusttison replied yes.

Mr. Bigelow stated that there was to have been a study of the appropriateness of commercial zoning on Estero Island; however, he believed that the only inquiry into the appropriateness of C-1 districts was done for Cap-tiva Island. Ms. Gusttison replied that she didn't know the answer to that.

The Hearing Examiner asked Mr. Bigelow if he was trying to clarify whether Staff had ever looked at this particular parcel to determine if the C-1 district and the actual use were consistent with the Lee Plan, or whether he was asking whether it should have been rezoned to a more current zoning district. Mr. Bigelow replied that the C-1 zoning district was an archaic zoning district, and was to have been re-evaluated to determine whether a rezoning to a more current district would be appropriate. He was trying

to find out if this inquiry was ever undertaken by Staff for this district. The Hearing Examiner asked Ms. Gustison if this was the question she had answered, and she replied no. Ms. Gustison didn't know the answer to Mr. Bigelow's question.

Mr. Bigelow asked if it was correct that no zoning plan had been formulated for Estero Island, as articulated in Lee Plan Policy 18.2.1, since the adoption of that sector plan, and Ms. Gustison agreed.

With regard to the requested Special Permit, Mr. Bigelow stated that it was for a use which was not currently permitted by the existing zoning district. Ms. Gustison replied that it was allowed only by Special Permit.

Mr. Bigelow referenced Policy 18.2.1, noting that it provides for a zoning plan (as part of a sector plan) to be formulated for Fort Myers Beach by 1994, which, obviously, has passed and no such plan has been adopted. This Policy sets out that commercially zoned properties may continue to be used for existing uses, i.e., those uses for which it is presently zoned. By necessary implication, he submitted that additional commercial uses cannot be permitted on Fort Myers Beach in the absence of the adoption of this zoning plan. To construe the provision otherwise renders the direct mandate that there be a zoning plan by 1994 virtually unenforceable.

The Hearing Examiner stated that she would conduct a visit visit before rendering her decision. Since the tiki hut is proposed to be placed between the existing buildings on the site, and located off the street, she did not really have any concerns with regard to compatibility. She did wish to view its proximity to the beach, and whether this raised any such concerns.

VII. PUBLIC PARTICIPATION: The following persons appeared at the hearing or became "parties of record" in this case by submitting written materials:

ADDITIONAL APPLICANT'S REPRESENTATIVES:

1. Jeff KEIM, 12995 Cleveland Avenue, Ft. Myers, FL 33912

ADDITIONAL COUNTY STAFF:

1. Donna Marie COLLINS, Assistant County Attorney, Lee County, P.O. Box 398, Ft. Myers, FL 33902-0398
2. Pam HOUCK, Division of Zoning and Development Services, Lee County, P.O. Box 398, Ft. Myers, FL 33902-0398

FOR:

1. Nicholas NOVIELLI, 4830-B Coral Rd., Ft. Myers Beach, FL 33931

AGAINST:

1. Mary OUMWENDYK, 185 Willis Rd., Woodbridge, Ontario L4L 2S4  
Letter w/correspondence to the Estero Island Beach Club Associates, Inc. Board of Directors, objecting to Special Permit application filed by Board of Directors. Petition attached with 94 names/signatures requesting that Board of Directors withdraw Special Permit application.

2. Charles BIGELOW, Esquire, 2242 Main St., Ft. Myers, FL 33901

VIII. LEGAL DESCRIPTION:

A parcel of land in Section 19, Township 46 South, Range 24 East, Estero Island, Lee County, Florida, more particularly described as follows:

Lot 4, Block C, and Lots 1, 2, 3, 4, 5, and 6, Block D, of that certain SUBDIVISION known as MIRAMAR, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 6, Page 31.

THEREWITH: Lot 16 of that certain subdivision known as T.P. HILL'S SUBDIVISION, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 3, Page 84. Subject to easements of record.

IX. APPEALS:

This Decision becomes final on the date rendered. A Hearing Examiner Decision may be appealed to the Circuit Court in Lee County. Appeals must be filed within thirty (30) days of the date the Hearing Examiner Decision is rendered.

X. UNAUTHORIZED COMMUNICATIONS:

Unauthorized communications shall include any direct or indirect communication in any form, whether written, verbal or graphic, with the Hearing Examiner, or the Hearing Examiner's staff, any individual County Commissioner or their executive assistant, by any person outside of a public hearing and not on the record concerning substantive issues in any proposed or pending matter relating to appeals, variances, special permits, rezonings, special exceptions, or any other matter assigned by statute, ordinance or administrative code to the Hearing Examiner for decision or recommendation .... [Administrative Code AC-2-5]

No person shall knowingly have or attempt to initiate an unauthorized communication with the Hearing Examiner or any County Commissioner [or their staff] .... [IDC Section 34-52(a)(1), emphasis added]

Any person who knowingly makes or attempts to initiate an unauthorized communication ... [may] be subject to civil or criminal penalties which may include: [Section 34-52(b)(1), emphasis added]

Revocation, suspension or amendment of any permit variance, special exception or rezoning granted as a result of the Hearing Examiner action which is the subject of the unauthorized communication. [IDC Section 34-52(b)(1)b.2.]; OR

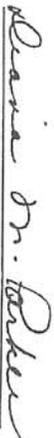
A fine not exceeding \$500.00 per offense, by imprisonment in the county jail for a term not exceeding 60 days, or by both such fine and imprisonment. [IDC Section 1-5(c)]

XI. COPIES OF TESTIMONY AND TRANSCRIPTS:

A. A complete verbatim transcript of the testimony presented at the hearing can be purchased from the Official Court Reporter, 20th Judicial Circuit, Lee County Justice Center, Fort Myers, Florida. The original documents and original file in connection with this matter are located at the Lee County Department of Community Development, 1831 Hendry Street, Fort Myers, Florida.

B. The original file and documents used at the hearing will remain in the care and custody of the Department of Community Development. The documents are available for examination and copying by all interested parties during normal business hours.

This decision is rendered this 19th day of January, 1996. Copies of this decision will be delivered to the offices of the Lee County Board of County Commissioners.

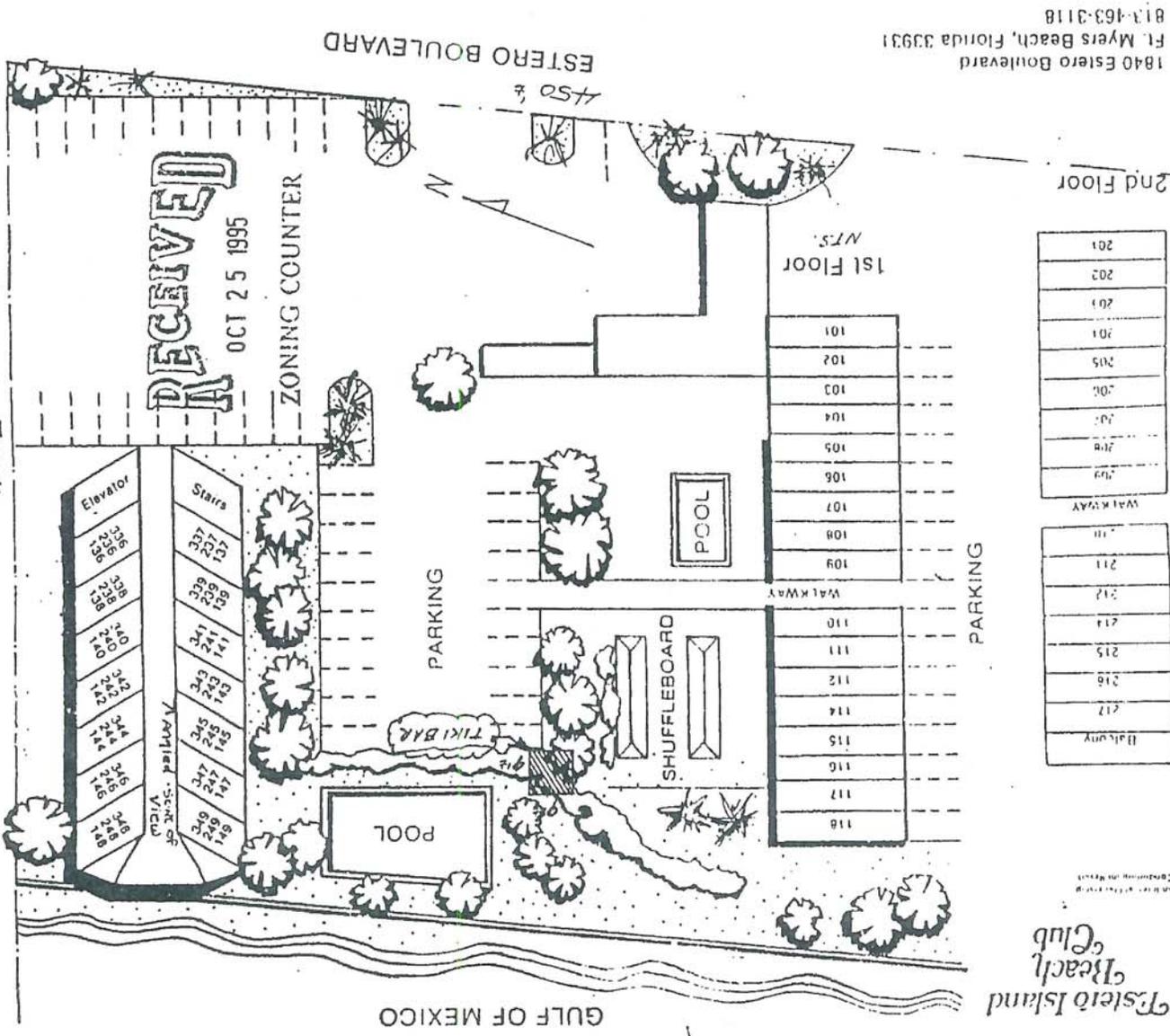


DIANA M. PARKER  
LEE COUNTY HEARING EXAMINER  
2269 Bay St., P. O. Box 398  
Fort Myers, FL 33902-0398  
Telephone: 941/338-3190



EXHIBIT 11-A-2  
& EXHIBIT 11-F

Access St. B  
300 ft



RECEIVED  
OCT 25 1995  
ZONING COUNTER

ESTERO BOULEVARD

GULF OF MEXICO

1st Floor

2nd Floor

- |     |
|-----|
| 101 |
| 102 |
| 103 |
| 104 |
| 105 |
| 106 |
| 107 |
| 108 |
| 109 |
| 110 |
| 111 |
| 112 |
| 114 |
| 115 |
| 116 |
| 117 |
| 118 |

- |     |
|-----|
| 201 |
| 202 |
| 203 |
| 204 |
| 205 |
| 206 |
| 207 |
| 208 |
| 209 |

- |         |
|---------|
| Balcony |
| 217     |
| 216     |
| 215     |
| 214     |
| 212     |
| 211     |
| 210     |

Pastero Island  
Beach Club  
Another Great Place  
Enjoying the Beach

1840 Estero Boulevard  
Ft. Myers Beach, Florida 33931  
813-463-3118

570-EE-01-56