

RESOLUTION OF THE LOCAL PLANNING AGENCY OF
THE TOWN OF FORT MYERS BEACH FLORIDA
RESOLUTION NUMBER 2013-013
DCI2013-0002 Pink Shell CPD Amendment

WHEREAS, Beverly Grady, Esq., authorized agent for New Pink Shell, LLC, owner of property located at 171-191, 200, 251-281 & 275/322 Estero Boulevard Fort Myers Beach, Florida has requested an amendment to the existing CPD, known as the Pink Shell CPD, to add 'Recreation, Commercial with membership' to the approved schedule of uses and allow the use of the parking areas on Lots 38 & 39 for parking for employees, guests and members; and

WHEREAS, the subject property is located in both the Mixed Residential and Recreation Future Land Use Category of the Comprehensive Plan of the Town of Fort Myers Beach; and

WHEREAS, the STRAP numbers are 24-46-23-W1-00700.0320, 24-46-23-W1-00700.0330, 24-46-23-W1-00700.0290, 24-46-23-W1-00700.0340, 24-46-23-W1-00700.037A; and

WHEREAS, the legal description for the subject property is attached as *Exhibit A*; and

WHEREAS, a public hearing on this matter was legally advertised and held before the Local Planning Agency (LPA) on September 17, 2013; and

WHEREAS, at the hearing the LPA gave full and complete consideration to the request of Applicant, recommendations of staff, the documents in the file, and the testimony of all interested persons, as required by Fort Myers Beach Land Development Code (LDC) Section 34-212.

IT IS HEREBY RESOLVED BY THE LPA OF THE TOWN OF FORT MYERS BEACH, FLORIDA, as follows:

Based upon the presentations by the applicant, staff, and other interested persons at the hearing, and review of the application and the standards for granting Commercial Planned Development (CPD) amendments, the LPA recommends the following findings of fact, conditions for approval, and conclusions for consideration by the Town Council:

The LPA recommends that the Town Council **APPROVE/DENY** the applicant's request for an amendment to an existing Commercial Planned Development to add 'Recreation, Commercial with membership' to the approved schedule of uses and enable the use of the parking areas on Lots 38 & 39 for parking for employees, guests and members subject to the following conditions:

RECOMMENDED CONDITIONS OF APPROVAL

1. The terms and conditions of all previous resolutions shall continue in full force except as expressly altered by this amendment.
2. All development must be consistent with the Master Concept Plan (MCP) titled "Pink Shell CPD Gulf Side" or "Pink Shell CPD Bay Side" and marked with a revision date of _____, 2013 attached as Exhibit B.
3. The definition of 'Recreational, Commercial with membership' will be as follows: *Includes but not limited to resort accessory uses, subordinate commercial uses including food and beverage services, personal services, fitness facility, pools, beach access and docks.*
4. The approved schedule of uses are limited to those detailed on the attached *Exhibit G*
5. The total number of commercial memberships is not to exceed 350.

RECOMMENDED APPROVED DEVIATIONS

All previously approved deviations have been consolidated into one document, attached as *Exhibit F*.

RECOMMENDED FINDINGS AND CONCLUSIONS

Based upon an analysis of the application and the standards for approval of a planned development rezoning found in Section 34-85 and 34-216 of the LDC, LPA recommends that the Town Council make the following findings and conclusions:

1. *Whether there exists an error or ambiguity which must be corrected.*

No error or ambiguity exists on the subject property; the application is to request amendments to the approved schedule of uses to allow 'Recreation, Commercial with membership' and to allow parking for employees, guests and members on Lots 38 & 39. (see *Exhibit B* for the Master Concept Plan). **APPROVE/DENY**

2. *Whether there exist changed or changing conditions which make approval of the request appropriate.*

The applicant is requesting a change in the existing schedule of uses for the Pink Shell Resort. This request change the conditions of the approved CPD requires an amendment to the CPD. The applicant suggests that additions of 'Recreation, Commercial with membership' and modifications to parking on Lots 38 & 39 will not result in any negative impacts and will operate essentially in the same manner as currently exists on the subject property. However, Staff remains concerned about the undefined number of memberships and the total number of parking spaces provided. **APPROVE/DENY**

3. *The impact of a proposed change on the intent of this chapter.*

The proposed amendment to the CPD will implement the provisions found in Section 34-214, procedure for amending planned developments. The application and request,

therefore, are consistent with the provisions found within Chapter 34 of the Land Development Code. **APPROVE/DENY**

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

As discussed in the analysis section of this report, the requested amendment is consistent with the Comprehensive Plan, particularly with the provisions within both the Recreation and Mixed Residential future land use categories that require commercial zoning changes to comply with the planned development zoning process.

APPROVE/DENY

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

The request to amend the CPD for the Pink Shell Resort to include 'Recreation, Commercial with membership' and to modify allowable parking on Lots 38 & 39 generally meets all performance and locational standards for the proposed uses. No new structures or substantial improvements are proposed, nor are any deviations from LDC regulations requested. **APPROVE/DENY**

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

The applicant has indicated that urban services are available and adequate to serve the proposed changes. **APPROVE/DENY**

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

The request to amend the schedule of uses and modify parking will have no impact on environmentally critical areas or natural resources. However, any lighting visible from the beach and/or included on any future plans development order plans will be required to meet all applicable environmental codes including, but not limited to, Sea Turtle lighting requirement as found in LDC Section 14-79. **APPROVE/DENY**

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

The request to amend the CPD for the Pink Shell Resort to include 'Recreation, Commercial with membership' and to modify allowable parking on Lots 38 & 39 is compatible with surrounding uses. The applicant is not requesting any new uses just the ability to offer the recreation facilities already existing on the subject property on a commercial membership level. This is compatible with existing or planned uses and will

not cause damage, hazard, nuisance, or other detriment to persons or property.
APPROVE/DENY

9. *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 existing trolley stop and sidewalk from the resort to the trolley stop is consistent with the standards set forth in LDC Section 10-442. **APPROVE/DENY**

The foregoing Resolution was adopted by the LPA upon a motion by LPA Member _____ and seconded by LPA Member _____, and upon being put to a vote, the result was as follows:

Hank Zuba, Chair	AYE/NAY	Joanne Shamp, Vice Chair	AYE/NAY
Al Durrett, Member	AYE/NAY	John Kakatsch, Member	AYE/NAY
Jane Plummer, Member	AYE/NAY	Alan Smith, Member	AYE/NAY
Jim Steele	AYE/NAY		

DULY PASSED AND ADOPTED THIS **17th** day of **SEPTEMBER 2013**.

Local Planning Agency of the Town of Fort Myers Beach

By: _____
Hank Zuba, LPA Chair

Approved as to legal sufficiency:

ATTEST:

By: _____
Fowler White Boggs, P.A.
LPA Attorney

By: _____
Michelle Mayher
Town Clerk



Town of Fort Myers Beach

DEPARTMENT OF COMMUNITY DEVELOPMENT

STAFF REPORT

TYPE OF CASE: Commercial Planned Development (CPD)
CASE NUMBER: DCI2013-0001
LPA HEARING DATE: September 17, 2013
LPA HEARING TIME: 9:00 AM

I. APPLICATION SUMMARY

Applicant: New Pink Shell, LLC
Beverly Grady, Esq, authorized agent

Request: Commercial Planned Development (CPD) Amendment to expand the existing CPD, known as Pink Shell Resort CPD, (as amended by Resolution Numbers 10-05 and 10-06) in order to:

1. add 'Recreation, Commercial with membership' to the approved schedule of uses
2. enable use of the parking areas on Lots 38 & 39 for parking for employees, guests and members

Subject property: *Exhibit A*

Physical Address: 171-191, 200, 251-281 & 275/322 Estero Boulevard

STRAP #: 24-46-23-W1-00700.0320
24-46-23-W1-00700.0330
24-46-23-W1-00700.0290
24-46-23-W1-00700.0340
24-46-23-W1-00700.037A

FLU: Mixed Residential
Recreation

Zoning: COMMERCIAL PLANNED DEVELOPMENT (CPD)
ENVIRONMENTALLY CRITICAL (EC)

Current use(s): Resort

Adjacent zoning and land uses:

Northwest: Sanibel View
Pink Shell Vacation Villas Condos
Bowditch Park

RESIDENTIAL MULTI-FAMILY (RM)
COMMUNITY FACILITIES (CF)

Mixed Residential
Recreation

Southeast: High-rise condominiums
Single Family Beach Cottages

RESIDENTIAL MULTI-FAMILY (RM)
COMMERCIAL PLANNED DEVELOPMENT (CPD)

Mixed Residential

Northeast: San Carlos Bay

Southwest: Beach
ENVIRONMENTALLY CRITICAL (EC)
Recreation

II. BACKGROUND AND ANALYSIS

Background:

The subject property, consisting of parcels located at 171-191 Estero Boulevard, 200 Estero Boulevard, 251-281 Estero Boulevard, and 275/322 Estero Boulevard, is commonly known as the Pink Shell Resort. The Pink Shell Resort is located on the north end of Estero Island, with both Bay front and Gulf front property bisected by Estero Boulevard. Adjacent to the Gulf side of the subject property are established beach cottages dating back to the 60's and 70's and multi-story condo buildings. To the northwest of the resort is Bowditch Point, a Lee County park, and on the Bay side are more beach cottages and single family homes.

The Pink Shell, as a resort, has a history dating back well over half a century and a zoning history almost as long. For a more complete land use history please refer to the applicant's insufficiency responses stamped received on May 24, 2013 and August 2, 2013.

Analysis:

The request of this particular application is to amend the approved schedule of uses to include 'Recreation, Commercial with membership', and to allow parking on Lots 38 and

39 (see *Exhibit B* for the two page Master Concept Plan) for employees, members and guests.

Currently the Town's Land Development Code (LDC) does not provide a definition of 'Recreation, Commercial with membership.' However, the applicant has provided one for consideration:

Recreation, Commercial with membership

Includes but not limited to resort accessory uses, subordinate commercial uses including food and beverage services, personal services, fitness facility, pools, beach access and docks.

Staff is generally in support of this definition.

The application states that this change will permit Pink Shell recreation facilities to be available to non-guest members, in addition to resort guests, through a "well defined and limited" membership program. The application does not provide any further details on how the memberships will be defined or limited. Staff did, however, notice that the traffic study prepared by TR Transportation Consultants uses 350 as a membership number.

The lack of details involving how the memberships are defined and/or limited causes Staff concern that the membership program could develop into a popular program with Lee County residents both on and off island. A significantly large membership could further strain transportation and other infrastructure. For example, Staff cannot adequately calculate parking requirements for the members without knowing the total number of memberships available. There is not a parking standard in the LDC that addresses this particular use. Staff, therefore, has to assume that the parking analysis was completed using the hotel/motel calculations. This information, however, was not included in the narrative provided by the applicant.

It will be important for the applicant to address the parking and total membership issues at the time of public hearing and additional conditions of any approval may be required.

Resolution 10-06 approved parking on Lots 38 and 39 for employees only. This application is requesting an expansion of the allowable parking on this lot to include employees, members and guests. The applicant did not provide any analysis or narrative of how allowing member and guest parking in these lots may effect any resulting deficiency in employee parking.

Staff has reviewed the traffic analysis provided by the applicant and determined that, based upon the trolley stop provided in front of the facility during the recent the North Estero Road Improvement project, any impacts on Estero Boulevard should be de minimis. Further, the existing trolley stop and sidewalk from the resort to the trolley stop is consistent with the standards set forth in LDC Section 10-442. Under normal circumstances, transportation concurrency would be fully evaluated at the time of Development Order. However, in this instance, since no new facilities are being

proposed and only the 'Recreation, Commercial with membership' is being added to the Schedule of Uses, it is appropriate to evaluate transportation concurrency at this time. Accordingly, it would be appropriate to condition any approval upon appropriate transportation mitigation measures. Since the trolley stop exists and meets the standards specified in LDC Section 10-442, Staff recommends that the appropriate mitigation measures already are in place.

The applicant asserts that since the uses included with the membership program are all recreation in nature, they have essentially been found to be consistent with the Comprehensive Plan through prior approvals.

Goal 4: To keep Fort Myers Beach a healthy and vibrant "small town," while capitalizing on the vitality and amenities available in a beach-resort environment and minimizing the damage that a hurricane could inflict.

Objective 4-B: FUTURE LAND USE MAP CATEGORIES - Reduce the potential for further overbuilding through a new Future Land Use Map that protects remaining natural and historic resources, preserves the small-town character of Fort Myers Beach, and protects residential neighborhoods against commercial intrusion.

Policy 4-B-4 "Mixed Residential": designed for older subdivisions with mixed housing types on smaller lots, newer high-rise buildings, and mobile home and RV parks. This category will ensure that Fort Myers Beach retains a variety of neighborhoods and housing types. For new development, the maximum density is 6 dwelling units per acre (except where the Future Land Use Map's "platted overlay" indicates a maximum density of 10 units per acre for legally existing dwelling units). Commercial activities 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 the comprehensive plan, and meet the design concepts of the plan and the Land Development Code. These qualities and overall consistency with the comprehensive plan shall be evaluated by the town through the planned development rezoning process. Non-residential uses (including motels and churches) now comprise 7.9% of the land in this category, and this percentage shall not exceed 12%.

The request is in compliance with the Mixed Residential category for the existing Pink Shell Resort. The proposal to allow memberships to use the resort will complement the commercial use of the property.

Objective 4-C: APPLYING THE FUTURE LAND USE MAP – The Future Land Use Map shall be interpreted in accordance with the following policies.

Policy 4-C-2 Commercial Intensity: The maximum intensity of allowable commercial development in any category may be controlled by height regulations (See Policy 4-C-4) or by other provisions of the plan and the Land Development Code. Standards in the Land Development Code will encourage more intense commercial uses only in the "Pedestrian Commercial" category. The Land Development Code shall specify maximum commercial intensities using floor-area-ratios (the total floor area of the building divided by the area of the site in the category allowing commercial uses). The Land Development Code may

allow floor-area-ratios in the "Pedestrian Commercial" category as high as 2.5, and in other categories as high as 1.5.

The proposal will not increase commercial intensity as measured by Floor Area Ratio, but rather by the number of users of the resort and its accessory uses.

Policy 4-C-3 COMMERCIAL LOCATIONS: When evaluating proposals for new or expanded commercial uses in categories where they are permitted, the following principles shall apply:

- iii. 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 the comprehensive plan, and meet the design concepts of the plan and the Land Development Code. Landowners may seek commercial rezoning only through the planned development process.*

- vi. The neighborhood context of proposed commercial uses is of paramount importance. The sensitivity of a proposed commercial activity to nearby residential areas can be affected by:*
 - a. the type of commercial activities (such as traffic to be generated, hours of operation, and noise);*
 - b. its physical scale (such as height, and bulk of proposed buildings); and*
 - c. the orientation of buildings and parking.*

Commercial activities that will intrude into residential neighborhoods because of their type, scale, or orientation shall not be approved.

The existing hotel/motel beach resort project on the subject property has previously been approved through the Commercial Planned Development process. The planned improvements will also proceed through the planned development rezoning process, as an amendment to the existing CPD. The commercial development will not be expanding into the residential neighborhood, but will be expanding their offerings to additional members of the public who purchase memberships to use the resort amenities.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of a planned development rezoning found in Section 34-85 and 34-216 of the LDC, Staff makes the following findings and conclusions:

1. *Whether there exists an error or ambiguity which must be corrected.*

No error or ambiguity exists on the subject property; the application is requesting amendments to the approved schedule of uses to allow 'Recreation, Commercial with membership' and to allow parking for employees, guests and members on Lots 38 & 39. (see *Exhibit B* for the Master Concept Plan)

2. *Whether there exist changed or changing conditions which make approval of the request appropriate.*

The applicant is requesting a change in the existing schedule of uses for the Pink Shell Resort. This requested change to the conditions of the approved CPD requires an amendment to the CPD. The applicant suggests that additions of 'Recreation, Commercial with membership' and modifications to parking on Lots 38 & 39 will not result in any negative impacts and will operate essentially in the same manner as currently exists on the subject property. However, Staff remains concerned about the undefined number of memberships and the total number of parking spaces provided.

3. *The impact of a proposed change on the intent of this chapter.*

The proposed amendment to the CPD will implement the provisions found in Section 34-214, procedure for amending planned developments. The application and request, therefore, are consistent with the provisions found within Chapter 34 of the Land Development Code.

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

As discussed in the analysis section of this report, the requested amendment is consistent with the Comprehensive Plan, particularly with the provisions within both the Recreation and Mixed Residential future land use categories that require commercial zoning changes to comply with the planned development zoning process.

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

The request to amend the CPD for the Pink Shell Resort to include 'Recreation, Commercial with membership' and to modify allowable parking on Lots 38 & 39 generally meets all performance and locational standards for the proposed uses. No new structures or substantial improvements are proposed, nor are any deviations from LDC regulations requested.

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

The applicant has indicated that urban services are available and adequate to serve the proposed changes.

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

The request to amend the schedule of uses and modify parking will have no impact on environmentally critical areas or natural resources. However, any lighting visible from the beach and/or included on any future development order plans will be required to meet all applicable environmental codes including, but not limited to, Sea Turtle lighting requirement as found in LDC Section 14-79.

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

The request to amend the CPD for the Pink Shell Resort to include 'Recreation, Commercial with membership' and to modify allowable parking on Lots 38 & 39 is compatible with surrounding uses. The applicant is not requesting any new uses, just the ability to offer the recreation facilities already existing on the subject property on a commercial membership level.

This is compatible with existing or planned uses and will not cause damage, hazard, nuisance, or other detriment to persons or property.

9. *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 existing trolley stop and sidewalk from the resort to the trolley stop is consistent with the standards set forth in LDC Section 10-442.

Requested Deviations:

Because of the complicated land use history of the subject property and with the intent to simplify and condense the variety of land use documents in one place, Staff is consolidating all previously approved deviations into one document, attached as *Exhibit F*. The applicant does not request any new or additional deviations. All deviations approved and in effect from Resolutions 01-26, 10-05 and 10-06 remain in full force and effect. See *Exhibit F* for a completed list of approved deviations.

III. RECOMMENDATION

Taking into consideration the current and existing conditions of this site, Staff recommends **APPROVAL WITH CONDITIONS** of the requested amendments to the CPD zoning on the subject property to add "Recreation, Commercial with membership" to the approved uses and allow the parking areas on Lots 38 & 39 for parking for employees, guests and members. Limitations and conditions are for Town Council to determine at the time of Public Hearing. Should Town Council choose to approve the requested amendment, Staff recommends the approval be subject to the following conditions:

1. The terms and conditions of all previous resolutions shall continue in full force except as expressly altered by this amendment.
2. All development must be consistent with the Master Concept Plan (MCP) titled "Pink Shell CPD Gulf Side" or "Pink Shell CPD Bay Side" and marked with a revision date of _____, 2013 attached as Exhibit B.
3. The definition of 'Recreational, Commercial with membership' will be as follows: *Includes but not limited to resort accessory uses, subordinate commercial uses including food and beverage services, personal services, fitness facility, pools, beach access and docks.*
4. The approved schedule of uses are limited to those detailed on the attached *Exhibit G*
5. The total number of commercial memberships is not to exceed 350.

IV. CONCLUSION

Amending the CPD to allow commercial recreation memberships and allow guest parking on Lots 38 and 39 is consistent with the Mixed Residential and Recreation future land use categories as contemplated in the Fort Myers Beach Comprehensive Plan. This request would not adversely affect the surrounding properties and would allow the applicant the fullest use of the subject property.

If Town Council finds that the requested use is contrary to the public interest or the health, safety, comfort, convenience, and/or welfare of the citizens of the Town, or that the request is in conflict with the criteria of LDC Section 34-212 regarding Planned Developments, Town Council should deny the request. If Town Council chooses to approve the request, special conditions necessary to protect the health, safety, comfort, convenience, or welfare of the public may be attached if Council finds that such conditions are reasonably related to the requested rezoning. Staff has recommended conditions for the Town Council's convenience and consideration.

Staff recommends **APPROVAL** of the requested rezoning, as conditioned.

Exhibits:

Exhibit A – Legal Description

Exhibit B – Master Concept Plan (2 pages, Pink Shell CPD Gulf Side & Pink Shell CPD Bay Side)

Exhibit C – Resolution 01-26

Exhibit D – Resolution 10-05

Exhibit E – Resolution 10-06

Exhibit F – Schedule of Deviations

Exhibit G – Schedule of Uses

EXHIBIT A

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2,3,4,5,6,8,9 AND 10 OF GULFSHORE, A SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 88, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

LOTS 34,35, AND 36 AND NORTHWESTERLY 25 FEET OF LOT 33 OF UNIT NO. 4, ISLAND SHORES, A SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 37, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOTS 29 THROUGH 32 AND THE NORTHWEST 1/2 OF LOT 28, OF BLOCK "D", UNIT NO. 4, ISLAND SHORES, A SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 37 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOTS 33,34,35,36,38 AND 39, BLOCK "D", ISLAND SHORES CLUB SECTION, A SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 41 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOTS 37 THROUGH 42 OF ISLAND SHORES CLUB SECTION, A SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 41 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LESS ANY PORTION THEREOF LYING BELOW THE MEAN HIGH TIDE LINE OF THE MANTANZAS PASS AND THE EROSION CONTROL LINE OF THE GULF OF MEXICO.

LESS AND EXCEPT THE FOLLOWING:

A TRACT OR PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA ALSO BEING PART OF LOTS 2,3,4,8 AND 9 OF GULFSHORE SUBDIVISION, PLAT BOOK 9, PAGE 88 ALSO PART OF LOTS 33 AND 34 OF ISLAND SHORES UNIT NO. 4, PLAT BOOK 9, PAGE 37 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 2 OF SAID GULFSHORE SUBDIVISION; THENCE N.42°07'25"W. FOR 77.00 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY OF GULFSHORE COURT; THENCE N.47°52'35"E. FOR 76.76 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY OF GULFSHORE COURT; 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 57.08 FEET; THENCE S.47°52'35"W. FOR 233.95 FEET TO A POINT ON THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 70, PAGE 25 OF THE PUBLIC RECORDS OF LEE, COUNTY, FLORIDA; THENCE S.34°48'21"E. ALONG SAID EROSION CONTROL LINE FOR 40.76 FEET; THENCE S.37°26'30"E. FOR 108.35 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 2; THENCE N.47°52'35"E. ALONG SAID SOUTHEASTERLY LINE FOR 351.39 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT SANIBEL VIEW VILLAS, A CONDOMINIUM AS RECORDED IN O.R. 3559, PAGE 222 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND WHITE SAND VILLAS, A CONDOMINIUM AS RECORDED IN O.R. 4203, PAGE 2100 OF SAID PUBLIC RECORDS.

EXHIBIT C

RESOLUTION OF THE TOWN COUNCIL OF
THE TOWN OF FORT MYERS BEACH, FLORIDA
RESOLUTION NUMBER 01-26

WHEREAS, Boykin Hotel Properties, L.P. in reference to Captiva Useppa Property has filed a request to rezone from RM-2 to Mixed Planned Development (MPD) to permit a maximum of 43 hotel/time share units, accessory uses and limited consumption on premises, not to exceed 72 feet in height above base flood elevation on 1.84 total acres of land; and,

WHEREAS, this request was amended to request a maximum of 43 hotel units, accessory uses and 12,000, square feet of commercial uses (transferred from the bayside) with consumption on the premises, not to exceed 83 feet in height above base flood elevation; and,

WHEREAS, the subject property is located in Section 24, Township 46 South, Range 23 East, Lee County, Florida, at 275 Estero Blvd., Fort Myers Beach, Florida, and the applicant has indicated the property's current STRAP number is: 24-46-23-W1-00700.0350; and,

WHEREAS, a public hearing was held before the Local Planning Agency who found:

1. The Applicant has proven entitlement to the rezoning by demonstrating compliance with the Town's Comprehensive Plan, the Land Development Code and other applicable codes and regulations.
2. The requested zoning does meet or exceed all performance and locational standards set forth for the potential uses allowed by the request and is consistent with the densities, intensities and general uses set forth in the comprehensive Plane. Further the deviations sought do enhance the objectives of the planned development.

WHEREAS a hearing was held and the council considered the following criteria, whenever applicable:

- a. Whether there exist changed or changing conditions that make approval of the request appropriate.
- b. The testimony of any applicant.
- c. The recommendation of staff.
- d. The testimony of the public.
- e. Whether the request is consistent with the goals, objectives, policies and intent of the Town Plan.
- f. Whether the request meets or exceeds all performance and locational standards set forth for the proposed use.
- g. Whether the request will protect, conserve or preserve environmentally critical areas and natural resources.
- h. Whether the request will be compatible with existing or planned uses.
- i. Whether the request will cause damage, hazard, nuisance or other detriment to persons or property.

- j. Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use set forth in this chapter.

NOW THEREFORE BE IT RESOLVED THAT THE APPLICATION IS APPROVED SUBJECT TO THE FOLLOWING conditions and requirements that are necessary for the protection of the health, safety, comfort, convenience and welfare of the general public and that are reasonably related to the request:

Conditions of Approval

1. The development of this project must be consistent with the one page Master Concept Plan entitled "Pink Shell MPD", last revised 7/30/01 and stamped "Received Permit Counter August 9, 2001", except as modified by the conditions below.
 2. a. Schedule of Uses
 - Accessory Uses and Structures
 - Conference/Meeting Rooms
 - Guest Services
 - Administrative Office
 - Consumption on Premises (see Condition 10)
 - Essential Services
 - Food and Beverage Service, limited
 - Hotel
 - Parking – Accessory
 - Resort
 - Restaurant Groups II & III
 - Deli
 - Signs in accordance with LDC Chapter 30
 - Specialty Retail Group I
 - b. Maximum Uses
 - 43 Hotel Units
 - Accessory Commercial Hotel Uses
 - 1,300 SF Administrative/Offices
 - 6,000 SF Restaurant/Deli/Retail
 - 2,500 SF Guest Services
 - 2,200 Conference/Meeting/Limited Food & Beverage Service
- In no case will the total commercial use exceed **12,000 SF**
3. A maximum of 43 hotel units are approved, to be constructed within 7 stories over one ground floor of parking only. The first floor is dedicated to the approved commercial uses. Floors 2-7 will accommodate the hotel units only. The total

square footage of the 43 hotel units will not exceed 28,219 square feet of air conditioned living area.

4. This development must comply with all requirements of the Town of Fort Myers Beach LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.
5. Prior to the issuance of a local development order the Pink Shell CPD located on the bayside parcel, amended in Fort Myers Beach Resolution 00-07/07A, must be amended to remove 12,000 SF of commercial uses. The only commercial uses which will remain in the approved schedule are the accessory parking and uses related to the operation of the boat slips and dockage. The building housing the existing commercial uses shall be removed promptly following occupancy. The Master Concept Plan for the bayside CPD must be amended to be consistent with the development plan adopted in Condition #1.
6. Prior to issuance of a local development order the applicant will record an approved document in the Lee County Official Records which grants a 6 foot wide beach access easement to the public, and preserves a 36' foot wide view corridor as depicted on the approved Master Concept Plan. Parking is allowed within the 36' as depicted on the Master Concept Plan, but no structures or facilities may be constructed within the 36' corridor (the spa as shown on the MCP received August 9, 2001 would not be permitted at that location). The document will contain language which ensures the view corridor will be maintained in perpetuity.
7. The corridor will be landscaped with low lying vegetation along the pathway and trees to help define the corridor, but do not obscure the pedestrian view along the pathway. A sign will be placed along Estero Boulevard which identifies the path as "Public Beach Access".
8. Landscaping along Estero Boulevard will mimic the design of the landscaped area required for the Pink Shell PUD by meandering into the right-of-way. The buffer will contain no less than 5 trees and 14 shrubs per 100 linear feet. Shrubs located in the landscaped area, between the parking lot and Estero Boulevard will be maintained at a height of no less than 36 inches. Plant materials used will be indigenous native vegetation.
9. The accessory commercial uses, restaurant, deli, and retail services, are to be clearly provided for the guests and staff of the Pink Shell Resort only. Exterior signage advertising these services to the general public is prohibited.
10. Consumption on Premises is limited to in-room self service wet bars, the outside pool deck area, the accessory hotel restaurant and limited food and beverage service. The consumption on premises is for the guests of the Pink Shell Resort and is permitted in

conjunction with accessory hotel uses only. Consumption on premises in conjunction with outdoor seating is allowed between the hours of 11:00 a.m. and 10:00 p.m. Live music entertainment is prohibited in any outdoor area including the pool and outdoor seating, but recorded music is allowed between the hours of 11:00 a.m. and 10:00 p.m.

11. A dune restoration plan must be approved by the Lee County Division of Planning/Environmental Sciences staff prior to local development order approval and will be subject to the following conditions:

- a. Location of the restoration area will be generally as shown on the MCP.
- b. Plant species will consist of a mix of sea oats, beach panic grass, railroad vine and beach sunflower in lines planted at 1.5 feet on center
- c. To allow the plants to become established, the vegetation will be temporarily fenced with ropes and bollards or a similar fencing. Orange construction fence is prohibited.
- d. No more than one winding pathway will be permitted to provide beach access. The pathway will be delineated with ropes or bollards.
- e. The beach vegetation project will be coordinated with and integrated with the Town's beach restoration project.
- f. The dune plan must identify the general location of a storage area behind the dune line for beach furniture and rental equipment (personal watercraft, chairs etc...) as required by the Town's Beach and Dune Ordinance 00-10.

Deviations

1. Deviation from LDC Section 34-940 which requires Mixed Use Planned Developments to have at least 300 or more dwelling units and either 100,000 square feet of commercial floor area or be located on a parcel of 10 or more acres, to allow the requested intensities.
2. Deviation from LDC Section 34-935e(4) which requires buildings be separated a distance of one-half the sum of the building heights, to allow separation of 36 feet instead of 82 feet, and to allow a separation 44 feet instead of 59 feet.
3. Deviation from LDC Section 34-802 which allows a maximum hotel unit size of 550 square feet to allow units with a maximum of 750 square feet and 1300 square feet. At least 14 of the 43 units are limited to a maximum of 750 SF. In no case will the total area of the 43 units exceed 28,219 SF.

4. Deviation from LDC Section 34-2175 which states buildings may not exceed 25 feet in height above base flood elevation to allow a building 83 feet in height above base flood elevation. No more than 7 floors over one ground floor of parking only will be developed.
5. Deviation from Land Development Code 34-2017(a) which requires parking lot aisles and spaces have a paved, dust free, all weather surface, to allow an unpaved surface (no parking stripes or bumpers) on the parking lots with the following conditions:
 1. The alternative parking surface must be a stabilized surface of clean (washed) angular gravel or other similar porous material over a well-drained base. The surface will be continually maintained in a dust free manner. Stabilization may be accomplished by turf blocks or proprietary cellular or modular porous paving systems installed in accordance with manufacturer's specifications.
 2. The disabled parking spaces must be provided with a smooth surface without gaps or holes which would create a danger to the user.
 3. Parking stripes will not be required on the alternative surface, however, parking bumpers must be used to identify the required number of parking spaces.

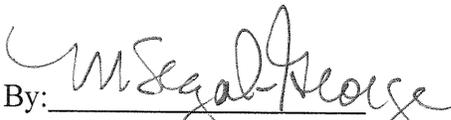
The foregoing resolution was adopted by the Fort Myers Beach Town Council upon being put to a vote, the result was as follows:

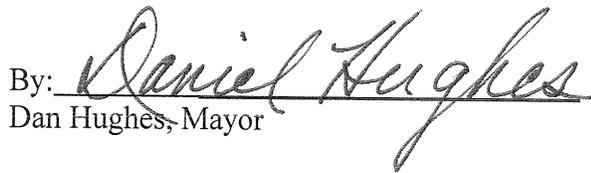
Dan Hughes	aye
Garr Reynolds	aye
Ray Murphy	aye
Terry Cain	aye
Howard Rynearson	nay

APPLICATION DULY GRANTED/DENIED this 27th day of August, 2001.

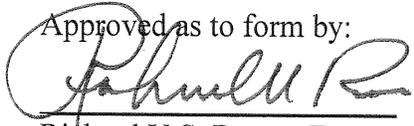
ATTEST:

TOWN OF FORT MYERS BEACH

By: 
Marsha Segal-George, Town Clerk

By: 
Dan Hughes, Mayor

Approved as to form by:


Richard V.S. Roosa, Town Attorney

RESOLUTION OF THE TOWN COUNCIL OF
THE TOWN OF FORT MYERS BEACH, FLORIDA
RESOLUTION NUMBER 10-05
GULFSIDE PARCELS

WHEREAS, JABO, LLC, a foreign corporation registered in the State of Florida, with authorization of at least 75 percent of the unit owners of White Sand Villas, a condominium, and at least 75 percent of the unit owners of Captiva Villas, a condominium, as required by Land Development Code (LDC) Section 34-201, (together, "Applicant") has requested the Town Council amend the Commercial Planned Development (CPD) zoning districts for White Sand CPD and Captiva Villas CPD to approve a revised master concept plan (MCP) and to make certain changes to existing uses and modifications to existing development; and

WHEREAS, the subject property is located at 190 Estero Boulevard and 200 Estero Boulevard, Fort Myers Beach, FL 33931; and

WHEREAS, Applicant has indicated the property's current STRAP numbers are 24-46-23-W1-00700.0330, 24-46-23-W1-00700.0340, 24-46-23-W1-04000.00CE, and 24-46-23-W1-04100.00CE, with the legal description set forth in Exhibit "A" which is attached hereto and hereby incorporated by reference; and

WHEREAS, the changes requested through this application include the following forms of additional development and modifications to previously approved development on the subject property:

1. Allow for possible relocation of pedestrian beach access on Lot 36, Block D, Island Shores Unit 4 Subdivision, and Lot 37, Block F, Island Shores Club Section Subdivision (required by prior zoning conditions), to the northwesterly side of Lot 38, Block F, Island Shores Club Section Subdivision, as shown on the proposed MCP.
2. ~~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.~~
3. ~~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.~~
4. ~~Remove prior condition restricting use of restaurants, personal services, and other commercial amenities within the resort to "guests of the Pink Shell Resort only."~~
5. ~~Remove prior condition limiting external advertisement of restaurants, personal services, and other commercial amenities.~~
6. ~~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.~~
7. 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.

WHEREAS, a public hearing was legally advertised and held before the Local Planning Agency (LPA) on March 24, 2009, at which time it was continued to April 28, 2009, May 12, 2009, and June 9, 2009, at which point the LPA gave full and complete consideration to the recommendations of staff, the documents in the file, and the testimony of all interested persons and made the recommendations contained in LPA Resolution 2009-13; and

WHEREAS, on September 25, 2009, the applicant filed an amended application withdrawing various requests which were previously considered by the LPA and which resulted in Town staff preparing an amended staff report for consideration by Town Council; and

WHEREAS, a public hearing was legally advertised and held before the Town Council on October 16, 2009, at which time it was continued to December 7, 2009, and then further continued to December 21, 2009, and further continued to January 19, 2010, at which time the Town Council gave full and complete consideration to the recommendations of staff, the LPA resolution and testimony of the LPA representative, the request and amended request of Applicant, the documents in the file, and the testimony of all interested persons.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA as follows:

The Town Council **APPROVES** Applicant's amended request to amend the CPD zoning district, subject to **APPROVAL of seven (7) conditions**. The Town Council acknowledges that the previously requested deviations have been **WITHDRAWN**.

A. CONDITIONS

1. Development must be consistent with the MCP titled "Pink Shell CPD Gulf Side Master Concept Plan" stamped received April 1, 2010, except as specifically modified by conditions or deviations herein. If changes to the MCP are subsequently pursued, appropriate approvals will be required.
2. The terms and conditions of all previous resolutions now affecting the subject property shall continue in force except as expressly altered by this amendment.
3. Vacation, exchange, or relocation of any easement, and/or any dedication of any part of the subject property to the public, and/or vacation of any of the subject property heretofore dedicated to the public, are not affected by approval of this zoning action.
4. No additional dwelling units, guest units, or timeshare units are authorized by approval of this amendment.
5. No expansion of floor area for any use, whether residential or commercial, is authorized by approval of this amendment.
6. Any lawfully existing dwelling unit, guest unit, or timeshare 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, guest unit, or timeshare unit exceed the lawful occupancy established by applicable building, fire, and life-safety codes. If no building, fire, or life-safety code provisions are 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.

7. Approval of this amendment 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.

B. DEVIATIONS

Deviation #1. The request for Deviation #1 from LDC Chapter 30 to allow a resort sign package was withdrawn by the applicant on September 25, 2009 and is no longer before the Town Council for consideration.

Deviation #2. Deviation from LDC Sections 10-415 and 10-416 is 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". Town Council **APPROVES deviation #2.**

FINDINGS AND CONCLUSIONS

Based upon the presentations by the Applicant, staff, the LPA representative and other interested parties at the hearing, and review of the application, LPA minutes, other documents provided and the standards for planned development zoning approval, the Town Council makes the following findings and conclusions:

1. The requested amendment to the Commercial Planned Development (CPD) zoning district, as conditioned **DOES** comply with:
 - a. The Town Comprehensive Plan;
 - b. LDC Chapter 34;
 - c. all other applicable Town ordinances and codes; and
2. The proposed use or mix of uses, as conditioned above, **IS** appropriate at the subject location.
3. Sufficient safeguards to the public interest **ARE** provided by the special conditions to the 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 **MEETS** all specific requirements of the comprehensive plan that are relevant to the requested planned development, such as the following Policies:

Comprehensive Plan Policy 4-B-4 regarding the Mixed Residential Future Land Use Map category and
Comprehensive Plan Policy 4-C-3 regarding commercial locations.

6. As to the schedule of deviations, as conditioned:
- A. Regarding requested Deviation #1, the Town Council acknowledges the withdrawal of this request by the applicant on September 25, 2009.
- B. Regarding Deviation #2, the Town Council acknowledges that Deviation #2 does not affect the subject property.

The foregoing Resolution was adopted by the Town Council upon a motion by Vice Mayor Acken and seconded by Councilmember Raymond and upon being put to a vote, the result was as follows:

Larry Kiker, Mayor AYE
Tom Babcock AYE
Bob Raymond AYE

Herb Acken, Vice Mayor AYE
Jo List AYE

DULY PASSED AND ADOPTED THIS 19th DAY OF JANUARY, 2010, BY THE
TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH

By: Larry Kiker
Larry Kiker, Mayor

ATTEST:
By: Michelle D. Mayher
Michelle D. Mayher, Town Clerk

Approved as to legal sufficiency:

By: Anne Dalton
Anne Dalton, Esquire, Town Attorney



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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 2006⁶0 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:

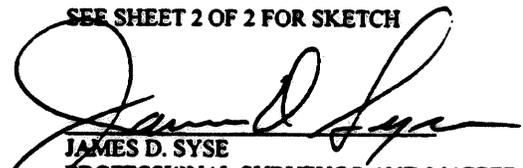
LOTS 5 AND 6 OF GULFSHORE SUBDIVISION AS RECORDED IN BOOK 9, PAGE 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

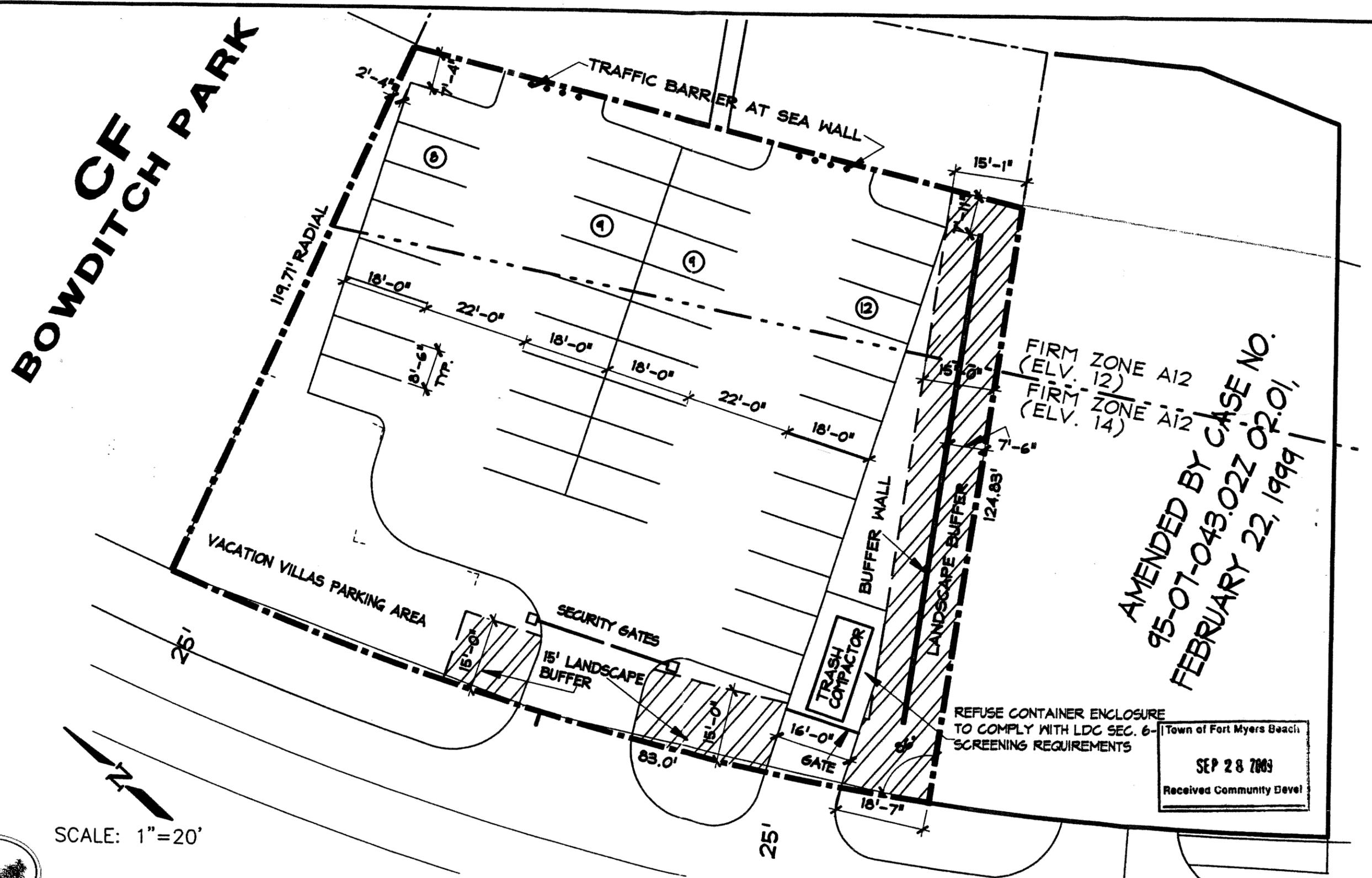

JAMES D. SYSE
PROFESSIONAL SURVEYOR AND MAPPER
FL. CERT. NO. 4211

RECEIVED
AUG 0 1 2007

BY:.....

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

BOWDITCH PARK



FIRM ZONE A12
(ELV. 12)
FIRM ZONE A12
(ELV. 14)

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

REFUSE CONTAINER ENCLOSURE
TO COMPLY WITH LDC SEC. 6-
SCREENING REQUIREMENTS

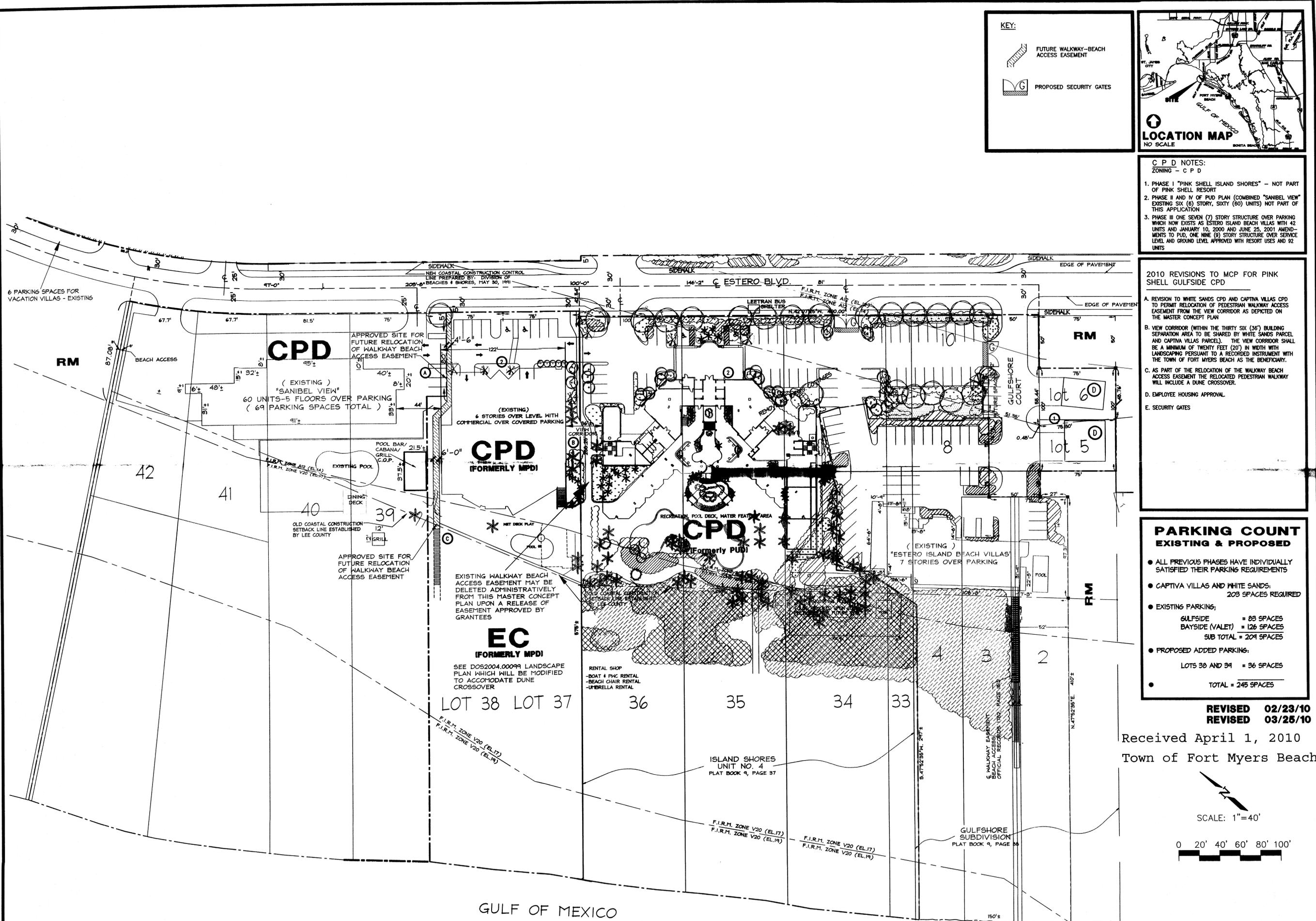
Town of Fort Myers Beach
SEP 28 2003
Received Community Dev

SCALE: 1"=20'



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Gora McGahey ASSOCIATES IN ARCHITECTURE 48 Building Circle Suite 202 Fort Myers, Florida 33907 239-575-6225 Fax: 239-575-7120		JOB # 92011-3		DATE 01/24/01		DESCRIPTION PARKING PLAN (GRAVEL/SHELL PARKING AREA TO INCLUDE VALET)	

PLOT SCALE



KEY:

- FUTURE WALKWAY-BEACH ACCESS EASEMENT
- PROPOSED SECURITY GATES

LOCATION MAP
NO SCALE

C P D NOTES:
ZONING - C P D

- PHASE I "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

2010 REVISIONS TO MCP FOR PINK SHELL GULFSIDE CPD

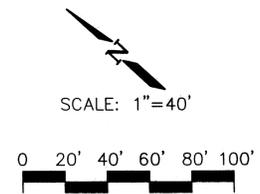
- REVISION TO WHITE SANDS CPD AND CAPTIVA VILLAS CPD TO PERMIT RELOCATION OF PEDESTRIAN WALKWAY ACCESS EASEMENT FROM THE VIEW CORRIDOR AS DEPICTED ON THE MASTER CONCEPT PLAN
- VIEW CORRIDOR (WITHIN THE THIRTY SIX (36) BUILDING SEPARATION AREA TO BE SHARED BY WHITE SANDS PARCEL AND CAPTIVA VILLAS PARCEL). 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.
- AS PART OF THE RELOCATION OF THE WALKWAY BEACH ACCESS EASEMENT THE RELOCATED PEDESTRIAN WALKWAY WILL INCLUDE A DUNE CROSSOVER.
- EMPLOYEE HOUSING APPROVAL
- SECURITY GATES

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:
 - LOTS 38 AND 39 = 36 SPACES
- TOTAL = 245 SPACES

REVISED 02/23/10
REVISED 03/25/10

Received April 1, 2010
Town of Fort Myers Beach



43 Barkley Circle Suite 202
Fort Myers, Florida 33907
941-275-0225 Fax 941-275-7123

**PINK SHELL C P D
GULF SIDE
MASTER CONCEPT PLAN**

JOB NO. 98011
SP-gs

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RESOLUTION OF THE TOWN COUNCIL OF
THE TOWN OF FORT MYERS BEACH, FLORIDA
RESOLUTION NUMBER 10-06
BAYSIDE PARCELS

WHEREAS, JABO, LLC, a foreign corporation registered in the State of Florida, ("Applicant") has requested the Town Council amend the Commercial Planned Development (CPD) zoning districts for Bayside CPD to approve a revised master concept plan (MCP) and to make certain changes including the addition of certain accessory uses to the MCP; and

WHEREAS, the subject property is located at 171-191 Estero Boulevard, 251-281 Estero Boulevard, 275 Estero Boulevard, Fort Myers Beach, FL 33931; and

WHEREAS, Applicant has indicated the property's current STRAP numbers are 24-46-23-W1-00700.0340, 24-46-23-W1-00700.0320, and 24-46-23-W1-00700.0290, with the legal description set forth on **Exhibit "A"** which is attached hereto and hereby incorporated by reference; and

WHEREAS, the changes requested through this application include the following forms of additional development and modifications to previously approved development on the subject property:

1. Replace tennis courts on Lots 38 and 39, Block D, Island Shores Club Section Subdivision, with an accessory parking lot as shown on proposed MCP.
2. Allow existing boat ramp on Bayside parcel to remain, with pedestrian walkway rerouted, as shown on proposed MCP.
3. ~~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.~~
4. ~~Remove prior condition restricting use of restaurants, personal services, and other commercial amenities within the resort to "guests of the Pink Shell Resort only."~~
5. ~~Remove prior condition limiting external advertisement of restaurants, personal services, and other commercial amenities.~~
6. ~~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.~~
7. Add a trash compactor to the MCP on Lots 38 and 39, Block D, Island Shores Club Section Subdivision (adjacent to Bowditch Point Regional Park).
8. 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.
9. 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.

WHEREAS, a public hearing was legally advertised and held before the Local Planning Agency (LPA) on March 24, 2009, at which time it was continued to April 28, 2009, May 12, 2009, and June 9, 2009, at which point the LPA gave full and complete consideration to the recommendations of staff, the documents in the file, and the testimony of all interested persons and made the recommendations contained in LPA Resolution 2009-13; and

WHEREAS, on September 25, 2009, the applicant filed an amended application withdrawing various requests which were previously considered by the LPA and which resulted in Town staff preparing an amended staff report for consideration by Town Council; and

WHEREAS, a public hearing was legally advertised and held before the Town Council on October 16, 2009, at which time it was continued to December 7, 2009, December 21, 2009, and January 19, 2010, at which point the Town Council gave full and complete consideration to the recommendations of staff, the LPA resolution and testimony of the LPA representative, the request and amended request of Applicant, the documents in the file, and the testimony of all interested persons. The hearing of January 19, 2010 concluded on January 20, 2010.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA as follows:

The Town Council **APPROVES** Applicant's amended request to amend the CPD zoning district, subject to **APPROVAL of nine (9) conditions**. The Town Council **APPROVES Deviation #2 with modification**. All approvals and denials are set forth with specificity below.

A. CONDITIONS

1. Development must be consistent with the MCP titled "Pink Shell CPD Bay Side Master Concept Plan", stamped received April 1, 2010, except as specifically modified by conditions or deviations herein. In addition, the MCP must state that the tennis courts on Lots 38 and 39, Block D, Island Shores Club Section Subdivision, will be an accessory parking lot for employee parking only. If changes to the MCP are subsequently pursued, appropriate approvals will be required.
2. The terms and conditions of all previous resolutions now affecting the subject property shall continue in force except as expressly altered by this amendment.
3. Vacation, exchange, or relocation of any easement, and/or any dedication of any part of the subject property to the public, and/or vacation of any of the subject property heretofore dedicated to the public, are not affected by approval of this zoning action.
4. Landscaping of the parking lot proposed on Lots 38 and 39, Block D, Island Shores Club Section Subdivision, 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 adjacent to the boat ramp, which is shown as plate C-04 of Gora/McGahey job number 98011-10, dated 1/13/10, a copy of which is attached hereto as **Exhibit "B"**, is **APPROVED**.
5. No additional dwelling units, guest units, or timeshare units are authorized by approval of this amendment.

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

7. 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 forty-one (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. No live-aboard uses are permitted. Cruise ships are prohibited as provided by LDC Section 34-620(f). Dock structures located upon leased submerged lands adjacent to the subject property have existed since prior to the adoption of the Fort Myers Beach Comprehensive Plan and its Future Land Use Map. This amendment shall not be interpreted as a finding as to consistency or inconsistency of these docks, and/or their uses, with the Mixed Residential Future Land Use Map category or any other provision of the Fort Myers Beach Comprehensive Plan. Any expansion to the uses of leased submerged lands adjacent to the subject property, including increase to the number 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 for zoning actions.

8. 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.

9. 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.

B. DEVIATIONS

Deviation #1. The request for Deviation #1 from LDC Chapter 30 to allow a resort sign package has been withdrawn by the applicant on September 25, 2009 and is no longer before the Town Council for consideration.

Deviation #2. Deviation from LDC Sections 10-415 and 10-416 is 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**". **The Town Council states that its approval does 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.** Town Council **APPROVES deviation #2 as modified.**

FINDINGS AND CONCLUSIONS

Based upon the presentations by the Applicant, staff, the LPA representative and other interested parties at the hearing, and review of the application, LPA minutes, other documents

provided and the standards for planned development zoning approval, the Town Council makes the following findings and conclusions:

1. The requested amendment to the Commercial Planned Development (CPD) zoning district, as conditioned **DOES** comply with:
 - a. The Town Comprehensive Plan;
 - b. LDC Chapter 34;
 - c. all other applicable Town ordinances and codes; and
2. The proposed use or mix of uses, as conditioned above, **IS** appropriate at the subject location.
3. Sufficient safeguards to the public interest **ARE** provided by the special conditions to the 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 **MEETS** all specific requirements of the comprehensive plan that are relevant to the requested planned development, such as the following Policies:

Comprehensive Plan Policy 4-B-4 regarding the Mixed Residential Future Land Use Map category and
Comprehensive Plan Policy 4-C-3 regarding the commercial locations.

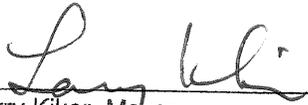
6. As to the schedule of deviations, as conditioned:
 - A. Regarding requested Deviation #1, the Town Council acknowledges the withdrawal of this request by the applicant on September 25, 2009.
 - B. Regarding requested Deviation #2, as modified, Town Council finds that, as modified above:
 1. Deviation #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, **and may not operate** to the detriment, of the public interest; and
 4. Deviation #2, **is** consistent with the Fort Myers Beach Comprehensive Plan.

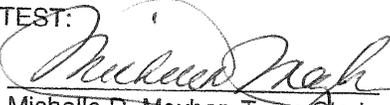
The foregoing Resolution was adopted by the Town Council upon a motion by Vice Mayor Acken and seconded by Councilmember Raymond and upon being put to a vote, the result was as follows:*

Larry Kiker, Mayor aye
Tom Babcock nay
Bob Raymond aye

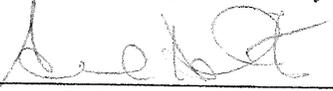
Herb Acken, Vice Mayor aye
Jo List aye

DULY PASSED AND ADOPTED THIS 20th DAY OF JANUARY, 2010, BY THE
TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH

By: 
Larry Kiker, Mayor

ATTEST:
By: 
Michelle D. Mayher, Town Clerk

Approved as to legal sufficiency:

By: 
Anne Dalton, Esquire, Town Attorney

* A secondary motion was made by Councilmember Raymond and seconded by Mayor Kiker to remove the 8 parking spaces at the northwesterly end o the parking lot on the Bayside parcel, and 12 valet parking spaces at the southwesterly end o the parking lot on the Bayside parcel and to require the replacement of the tennis courts on Lots 38 and 39, Block D, Island Shores Club Section Subdivision, with an accessory parking lot for employee parking only. This motion passed, and is set forth above. The vote was as follows: Councilmember Raymond and List and Mayor Kiker voted affirmatively and Vice Mayor Acken and Councilmember Babcock voted in the negative.

Resolution 10-06
Exhibit A

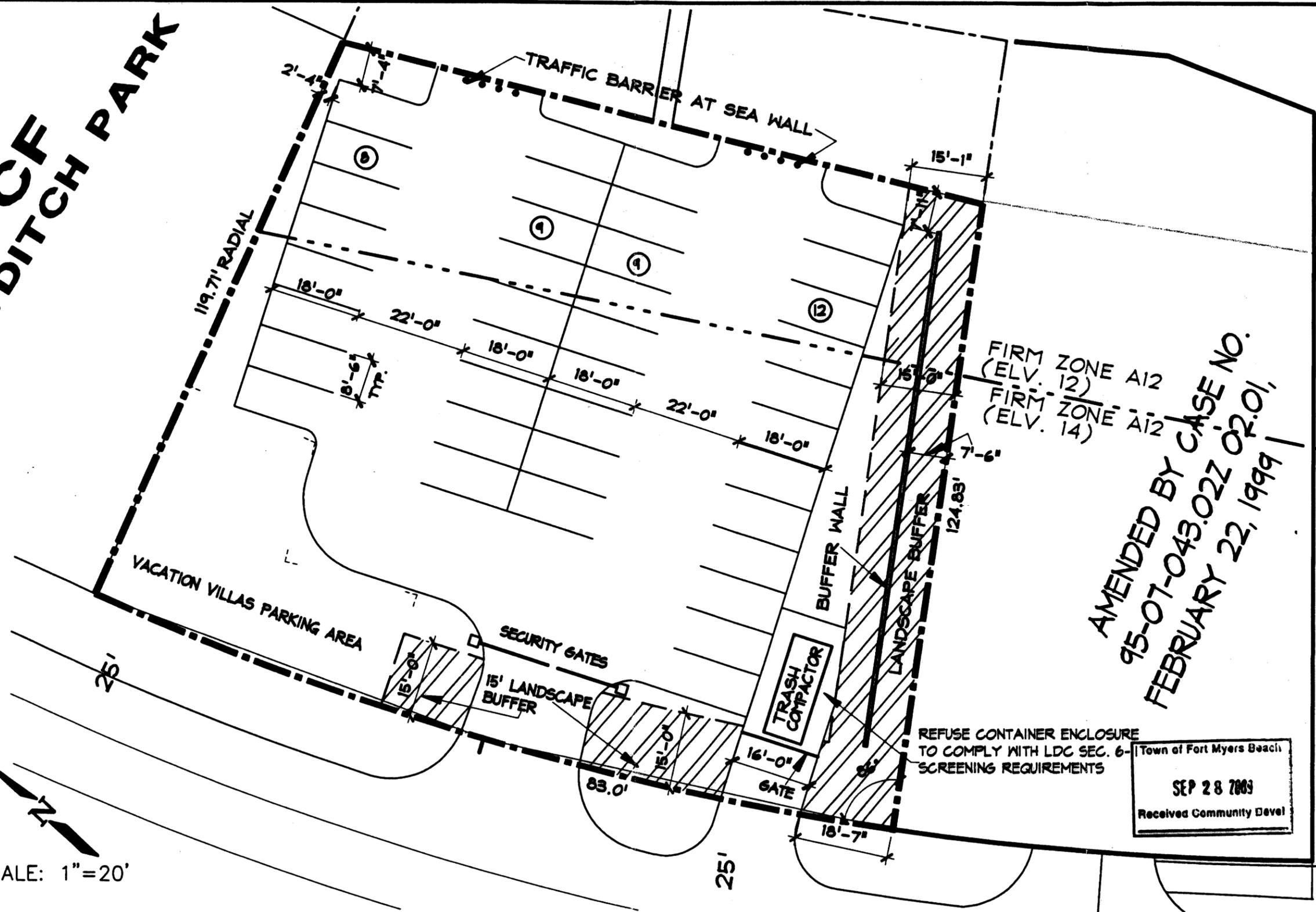
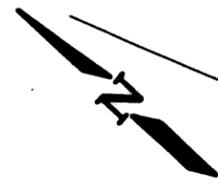
The Northwesterly 1/2 of Lot 28, and Lots 29 through 32, all in Block D, ISLAND SHORES UNIT 4 SUBDIVISION, as recorded in Plat Book 9, Page 37, Public Records of Lee County, Florida.

Together with:

Lots 33 through 36, and Lots 38 and 39, all in Block D, ISLAND SHORES CLUB SECTION SUBDIVISION, as recorded in Plat Book 9, Page 41, Public Records of Lee County, Florida.

BOWDITCH PARK

SCALE: 1" = 20'



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

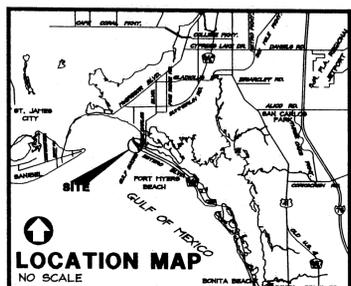
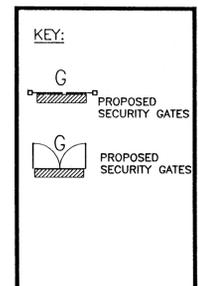
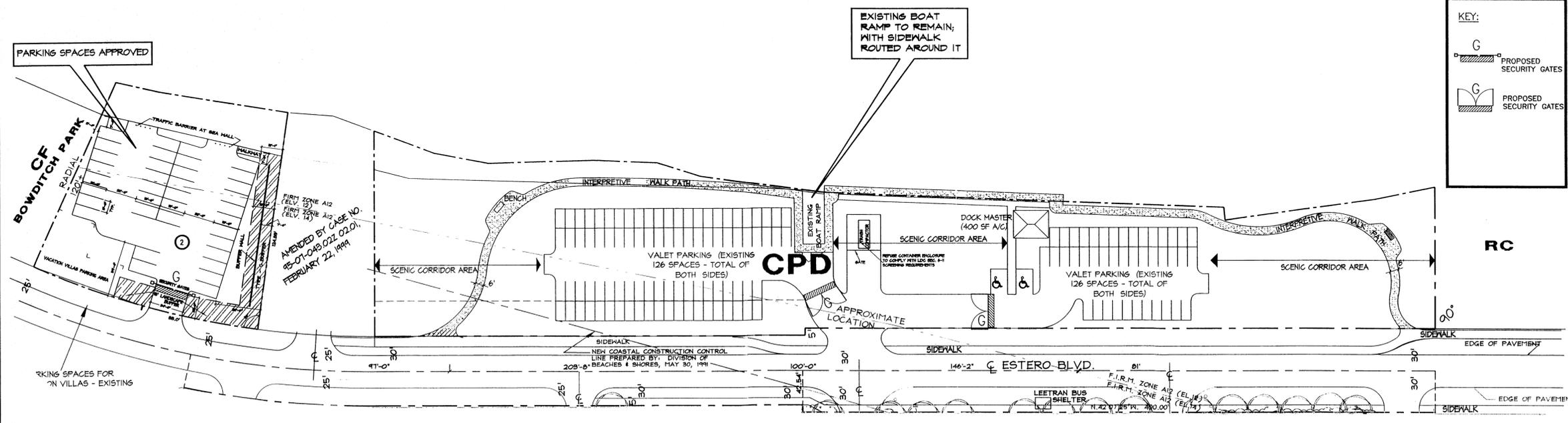
REFUSE CONTAINER ENCLOSURE
TO COMPLY WITH LDC SEC. 6-
SCREENING REQUIREMENTS

Town of Fort Myers Beach
SEP 28 2003
Received Community Devel

COPYRIGHT © 2001 GORAMCGAHEY ASSOCIATES IN ARCHITECTURE. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF GORAMCGAHEY ASSOCIATES IN ARCHITECTURE AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. REPRODUCTION, DISTRIBUTION OR OTHER USES WITHOUT THE WRITTEN PERMISSION OF GORAMCGAHEY ASSOCIATES IN ARCHITECTURE ARE PROHIBITED.

Gora McGahey ASSOCIATES IN ARCHITECTURE 48 Building Circle Suite 202 Fort Myers, Florida 33907 239-675-8225 Fax 239-675-7128	PINK SHELL RESORT		REVISIONS: ALTERNATE - 8	PLATE: SP-8
	JOB NO. 92011-3	DATE 04/24/01		

PLOT SCALE



C.P.D. NOTES:
ZONING - C.P.D.

- PHASE I "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 P.U.D. ONE NINE (9) STORY STRUCTURE OVER SERVICE LEVEL AND GROUND LEVEL APPROVED WITH RESORT USES AND 92 UNITS

SCHEDULE OF DEVIATIONS:

- DEVIATION FROM SIGN REQUIREMENTS - WITHDRAWN
- DEVIATION FROM LDC10-415 AND 10-416 TO ALLOW BUFFERS AND OPEN SPACE REDUCTIONS AS INDICATED ON LANDSCAPE PLAN PREPARED BY BELLOMO HERBERT & COMPANY, STAMPED "RECEIVED AUGUST 1, 2007" WAS PARTIALLY REDRAWN, AND WAS APPROVED WITH MODIFICATION AS DEPICTED ON THIS MASTER CONCEPT PLAN FOR LOTS 38 AND 39 ISLAND SHORES CLUB SECTION.

2010 REVISIONS TO MCP FOR PINK SHELL BAYSIDE CPD

- EXISTING LOCATION OF BOAT RAMP AND WALKWAY
- PARKING AREA ON LOTS 38 AND 39 BLOCK D ISLAND SHORES CLUB
- SECURITY GATES
- TRASH COMPACTOR LOCATION

PARKING COUNT EXISTING & PROPOSED

- ALL PREVIOUS PHASES HAVE INDIVIDUALLY SATISFIED THEIR PARKING REQUIREMENTS
- CAPTIVA VILLAS AND WHITE SANDS.
203 SPACES REQUIRED
- EXISTING PARKING:

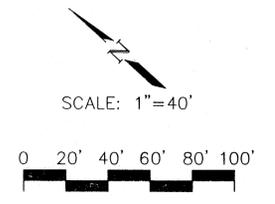
GULFSIDE	= 83 SPACES
BAYSIDE (VALET)	= 126 SPACES
SUB TOTAL	= 209 SPACES
- PROPOSED ADDED PARKING:

LOTS 38 AND 39	= 36 SPACES
TOTAL	= 245 SPACES

NOTE: THE PARKING AREA ON LOTS 38 AND 39 ISLAND SHORES CLUB SECTION ARE FOR RESORT EMPLOYEES ONLY.

Received April 1, 2010
Town of Fort Myers Beach

REVISED 02/23/10
REVISED 03/23/10



Gora
McGahey
ASSOCIATES IN
ARCHITECTURE

43 Barkley Circle Suite 202
Fort Myers, Florida 33907
941-275-0225 Fax 941-275-7123

**PINK SHELL C P D
BAY SIDE
MASTER CONCEPT PLAN**

JOB NO. 98011
SP-bs

GOVERNMENT ASSOCIATES IN ARCHITECTURE COPY RIGHTS AND OTHER RIGHTS RESTRICTS THESE DOCUMENTS TO THE ORIGINAL SITE AND OR PURPOSE FOR WHICH THEY WERE INTENDED. REPRODUCTION, COPIES, OR OTHER ASSUMPTIONS ARE PROHIBITED.

Deviations – 2001 Captiva Villas – Resolution 01-26

1. Deviation from LDC Section 34-940 which requires Mixed Use Planned Developments to have at least 300 or more dwelling units and either 100,000 square feet of commercial floor area or be located on a parcel of 10 or more acres, to allow the requested intensities.
2. Deviation from LDC Section 34-935e(4) which requires buildings be separated a distance of one-half the sum of the building heights, to allow separation of 36 feet instead of 82 feet, and to allow a separation 44 feet instead of 59 feet.
3. Deviation from LDC Section 34-802 to allow hotel units with a maximum of 750 square feet and 1300 square feet. At least 14 of the 43 units are limited to a maximum of 750 square feet. In no case will the total area of the 43 units exceed 28,219 square feet.
4. Deviation from LDC Section 34-2175 which states buildings may not exceed 25 feet in height above base flood elevation to allow a building 83 feet in height above base flood elevation. No more than 7 floors over one ground floor of parking only will be developed.
5. Deviation from Land Development Code 34-2017(a) which requires parking lot aisles and spaces have a paved, dust free, all weather surface, to allow an unpaved surface (no parking lots with the following conditions:
 1. The alternative parking surface must be a stabilized surface of clean (washed) angular gravel or other similar porous material over a well-drained base. The surface will be continually maintained in a dust free manner. Stabilization may be accomplished by turf blocks or proprietary cellular or modular porous paving systems installed in accordance with manufacturer's specifications.
 2. The disabled parking spaces must be provided with a smooth surface without gaps or holes which would create a danger to the user.
 3. Parking stripes will not be required on the alternative surface, however, parking bumpers must be used to identify the required number of parking spaces.

B. DEVIATIONS – 2010 Gulfside – Resolution 10-05

Deviation #1. Withdrawn

Deviation #2. Deviation from LDC Sections 10-415 and 10-416 is to allow open space reduction and buffer reductions as indicated on the Landscape Plan prepared by Bellomo Herbert & Co. for case numbers DC12006-0001 and DC12006-0002, 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”. Town Council **APPROVES Deviation #2.**

B. DEVIATIONS – 2010 Bayside – Resolution 10-06

Deviation #1. Withdrawn

Deviation #2. Deviation from LDC Sections 10-415 and 10-416 is to allow open space reduction and buffer reductions as indicated on the Landscape Plan prepared by Bellomo Herbert & Co. for case numbers DC12006-0001 and DC12006-0002, 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**”. **The Town Council states that its approval does not include the requested 16-foot-wide opening in the buffer along the Estero Boulevard right-a-way for access to the proposed trash compacter.** Town Council **APPROVES deviation #2 as modified.**

SCHEDULE OF USES
(Underling depicts new uses)

Residential

Principal:
Dwelling unit, single-family (one existing cottage only)
Dwelling unit, two family (on existing cottage only)
Dwelling unit, multi-family (92 existing units in White Sands Villas only)
Group Quarters (See condition 6 Resolution 10-05)

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:
Parking
Rental of beach furniture and cabanas
Boat rental
Charter and tour boats
Personal watercraft operations office
Parasailing operations office
Sailing office
Docks for use by water taxi or water shuttle (See Condition 7 Resolution 10-06)
Meeting space
Kids camp and crafts
Signs
Business center
Subordinate commercial uses

Office

Principal: NONE

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

Retail

Principal:
Recreational facilities – commercial, in conjunction with a membership*
Subordinate commercial uses including restaurant, personal services, retail store (small)

Accessory:
ATM
On-premises and package sale for off-premise consumption of alcoholic beverages

Marine

Principal: NONE

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

Civic

Principal:
Beach or bay access
Essential services
Essential service equipment
Park, neighborhood

August 2, 2013

Ms. Leslee Dulmer, Zoning Coordinator
Town of Fort Myers Beach
2523 Estero Boulevard
Fort Myers Beach, Florida 33931

VIA HAND-DELIVERY

RE: DCI2013-0001
Pink Shell CPD Amendment Response

Dear Ms. Dulmer:

This is in response to your insufficiency letter dated July 10, 2013 which posed the following questions:

Question: *F. Schedule of Deviations and Justifications. Please provide the existing approved Schedule of Deviations for the entire subject property. Staff understands that no new additional deviations are being requested, however Staff would like a comprehensive list of deviations approved to ensure the files are updated and correct.*

Response: The history of Pink Shell will reflect that the original zoning district was Planned Unit Development district zoning from 1982 until 1995 on the Bayside and to 2003 on the Gulfside. As set forth below, the Captiva Villas parcel was part of Pink Shell but was not part of the PUD as it was zoned multi-family (RM-2) with existing hotel uses built in the 1970's. It was rezoned to Mixed Use Planned Development (MPD) in 2001 by the Town prior to the Town's Land Development Code. The Planned Unit Development (PUD) zoning was a 2-tiered approval with a preliminary site plan approval and very detailed final site plan approval. The PUD did not have internal property development regulations but relied on the detailed site plan approval and the specific requirements were developed on a case-by-case basis. Therefore, one will not find a list of deviations in the PUD portion of Pink Shell until amendments that were heard after the legislative rezoning by the Town in 2003. The legislative rezoning was pursuant to the Land Development Code which rezoned the PUD portion to CPD. Therefore, deviations were granted for Captiva Villas MPD in 2001 by Resolution 01-26 (see composite Exhibit A) and deviations were granted in the 2010 case as reflected in Resolutions 10-05 and 10-06 (see composite Exhibit A). The deviation in the 2001 Captiva Villas case were for Lee County regulations. It is important to recognize that all rights previously authorized by the PUD zoning district and by the MPD zoning district remain in full force and effect pursuant to LDC Sections 34-961 and 34-962 adopted on March 3, 2003.

Question: *Schedule of Uses. Please provide a copy of the existing Schedule of Uses for the entire subject property as well as a proposed Schedule of Uses reflecting the proposed additional use of Recreation, Commercial Membership.*

Response: Please find enclosed as Exhibit "B" a copy of the existing Schedule of Uses of the subject property with the proposed additional use underlined for the Recreational Facilities, Commercial Membership.

Question: *Master Concept Plan. Please provide an updated Master Concept Plan for the entire resort, including references to the approved deviations. Please provide the Schedule of Uses on a separate sheet and not on the Master Concept Plan.*

Response: Enclosed is an updated Master Concept Plan for the Bayside with a notation as to the 2013 Request and an updated Master Concept Plan for the Gulfside with a notation for the 2013 Request. Both are dated July 25, 2013.

Question: *General Comments. Please provide a historical overview of the past zoning approvals on the subject property.*

Response: This is a public hearing application for an amendment to the existing Pink Shell Commercial Planned Developments: Application No. DCI 2013-0001 – Amendment to Bayside CPD, and Captiva Villas/White Sands CPD. Applicant is submitting a Bayside Master Concept Plan and a Gulfside Master Concept Plan which depicts the requested amendment to the Bayside CPD and the Captiva Villas/White Sands CPD to add the use “Recreation Facility, Commercial Membership”.

Land Use Overview: The Pink Shell Planned Unit Development (will be referred to as the Pink Shell CPD¹) was originally approved by Resolution Z-82-170 on June 21, 1982 by the Lee County Board of County Commissioners. The Pink Shell Planned Unit Development has been amended through a number of resolutions and administrative amendments since the original approval by the Lee County Board of County Commissioners on June 21, 1982. Certain phases were completed and sold and are not part of the remaining Pink Shell Resort and Marina. Resolution ZAB-83-353 granted final PUD site plan approval to Phase 1 by the Board of County Commissioners and Resolution ZAB-84-196 and Resolution ZAB – 84-196A granted final PUD site plan approval to Phases 2 through 5. Consumption on the Premises was approved by Resolution ZAB 87-076 for restaurant and mini-market and Administrative Approval granted COP approval; Resolution Z-95-017 (Case # 95-01-034.03Z), rezoned a portion of the original PUD located on the Bayside (hereinafter called “Bayside CPD”) and simultaneously added additional property zoned Residential Multi-family (RM-2) to the Bayside CPD. Thereafter, a substantial portion of the intensity was transferred to the Gulfside by the Town Council. The Captiva Villas portion of the Pink Shell project on the Gulfside was rezoned from Residential Multi-Family (RM-2) to Mixed-Use Planned Development (MPD) by the Town Council of Fort Myers Beach pursuant to Resolution 01-26 on August 27, 2001, to permit a maximum of 43 units, accessory uses, commercial uses with consumption on the premises, to not exceed 72 feet in height above base flood elevation. The White Sands portion of the original 1982 Pink Shell PUD project on the Gulfside was amended by the Town of Fort Myers Beach Resolution 00-07 on January 10, 2000, Resolution 00-07A on June 20, 2000 and Resolution 01-21 on June 25, 2001 to (1) change the orientation of a 9-story building; (2) revise the project to allow 46 (2-bedroom) units and 46 (1-bedroom) units with commercial uses and allowed shell surface (no parking stripes or bumpers) on the parking lots.

¹ Note that pursuant to LDC, Section 34-961 and 34-962, all projects zoned Mixed Planned Development (MPD) and Planned Unit Development were converted to Commercial Planned Development (CPD) on March 3, 2003.

All rights previously authorized by the PUD zoning and by the MPD zoning remain in full force and effect.² The PUD district regulations did not provide standard internal property development regulations and therefore did not require requests for deviations but relied upon the detailed final site plan approvals to establish design compliance and property development regulations on a case-by-case basis.

Condition No. 6 of Town of Fort Myers Beach Resolution 01-26 relating to the Captiva Villas CPD portion of the Pink Shell project and approved that prior to issuance of a local development order, the applicant grant a 6-foot wide beach access easement to the public, and preserve a 36 foot wide view corridor as depicted on the approved Master Concept Plan. Condition No. 11 of Town of Fort Myers Beach Resolution 01-21 relating to the White Sands portion of the Pink Shell PUD also included the same provision regarding the jointly shared view corridor. White Sands was completed in compliance with Resolution 01-21.

Pursuant to Condition No. 6 of Town of Fort Myers Beach Resolution 01-26, Boykin Hotel Properties, L.P. and Captiva Villas Development, LLC provided (1) an Easement Grant and Covenant to Build and Maintain to Lee County on February 17, 2004 (O. R. Book 4396, Pages 1005-1012, Lee County, Florida), and (2) an Easement Relocation View Corridor Agreement to Town of Fort Myers Beach on February 20, 2004 (O. R. Book 4394, Pages 3212-3222, Lee County, Florida).

Pink Shell complied with conditions in the Town of Fort Myers Beach Resolution 01-26 and construction of Captiva Villas and the walkway-beach access easement was completed in 2007.

Pursuant to Resolution 10-5 which Master Concept Plan placed Captiva Villas and White Sands in the same Master Concept Plan, the Town approved a relocation of the walkway-beach access easement as depicted on the current 2010 Master Concept Plan from the south side to the north side of Captiva Villas because the original walkway bifurcated the unified recreation area of Captiva Villas/White Sands. Resolution 10-5 approved the use of Group Quarters to serve as housing for employees and approved security gates. Resolution 10-6 approved year-round parking on Lots 38 and 39 on the Bayside; amended the location of the Interpretive Walkway on the Bayside so that it meanders around the existing boat ramp as depicted in the Pink Shell 2010 CPD Master Concept Plan; reflected the location of the boat ramp on the Master Concept Plan; added security gates and a trash compactor and recognized the rebuilding of the marina. Since the 2010 approval, Pink Shell continued to invest in the Town of Fort Myers Beach Community with a substantial improvement which is completion of the new docking facility. Pink Shell Resort & Marina is a quality as-built resort that is merely making a simple request for an additional use.

As part of this application, copies of the Pink Shell prior approvals were included in the original filing.

² See Ordinance 03-03.

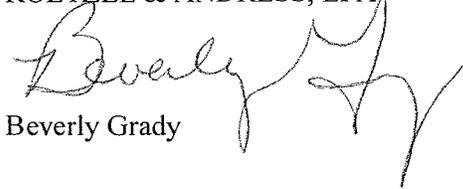
Ms. Leslee Dulmer
August 2, 2013
Page 4 of 4

Please provide a clear and concise definition of the proposed use of Recreation, Commercial Membership.

Response: The definition for this proposed use has been added to the Schedule of Uses. See Exhibit "B".

Very truly yours,

ROETZEL & ANDRESS, LPA



Beverly Grady

BG/ro

Enclosures

-Exhibit A - List of Deviations

-Exhibit B - Schedule of Uses

-Exhibit C – Revised Master Concept Plan (Bayside)

-Exhibit D – Revised Master Concept Plan (Gulfside)

cc: Bill Waichulis
Bob Mulhere
Terry Gilchrist

EXHIBIT "A" TO JULY 31, 2013 RESPONSE
DEVIATIONS FOR PINK SHELL

Deviations – 2001 Captiva Villas – Resolution 01-26

1. Deviation from LDC Section 34-940 which requires Mixed Use Planned Developments to have at least 300 or more dwelling units and either 100,000 square feet of commercial floor area or be located on a parcel of 10 or more acres, to allow the requested intensities.
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 2. The disabled parking spaces must be provided with a smooth surface without gaps or holes which would create a danger to the user.
 3. Parking stripes will not be required on the alternative surface, however, parking bumpers must be used to identify the required number of parking spaces.

B. DEVIATIONS – 2010 Gulfside – Resolution 10-05

Deviation #1. Withdrawn

Deviation #2. Deviation from LDC Sections 10-415 and 10-416 is to allow open space reduction and buffer reductions as indicated on the Landscape Plan prepared by Bellomo Herbert & Co. for case numbers DC12006-0001 and DC12006-0002, 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”. Town Council **APPROVES Deviation #2.**

B. DEVIATIONS – 2010 Bayside – Resolution 10-06

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SCHEDULE OF USES
(Underling depicts new uses)

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Principal:
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Dwelling unit, two family (on existing cottage only)
Dwelling unit, multi-family (92 existing units in White Sands Villas only)
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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:
Parking
Rental of beach furniture and cabanas
Boat rental
Charter and tour boats
Personal watercraft operations office
Parasailing operations office
Sailing office
Docks for use by water taxi or water shuttle (See Condition 7 Resolution 10-06)
Meeting space
Kids camp and crafts
Signs
Business center
Subordinate commercial uses

Office

Principal: NONE
Accessory:
Administrative Office
Home occupation (no outside help)
Commercial accessory uses

Retail

Principal:
Recreational facilities – commercial, in conjunction with a membership*
Subordinate commercial uses including restaurant, personal services, retail store (small)
Accessory:
ATM
On-premises and package sale for off-premise consumption of alcoholic beverages

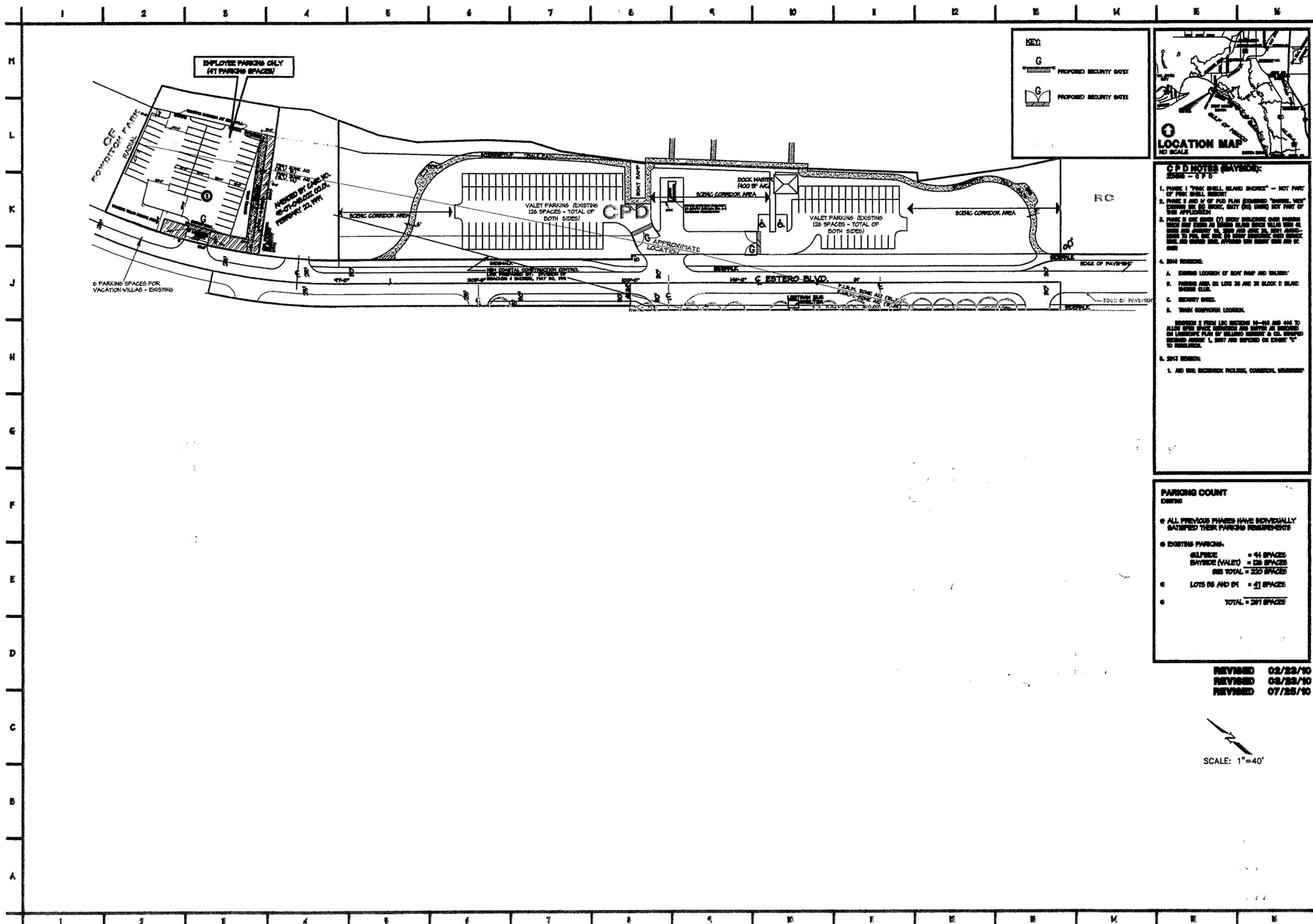
Marine

Principal: NONE
Accessory:
Dock (for lease to non-occupants of the principal use)
Dock (for use by resort occupants)

Civic

Principal:
Beach or bay access
Essential services
Essential service equipment
Park, neighborhood

*Recreation facilities commercial in conjunction with membership includes but not limited to resort accessory uses, subordinate commercial uses including food & beverage services, personal services, fitness facility, pools and beach access and docks.



CPD NOTES (BAYSIDE):
ZONING - CPD

- PHASE 1 TRAIL SHELL ISLAND SHORES - NOT PART OF PINK SHELL PROJECT
- PHASE 2 AND 3 OF PUD PLAN (PHASES "SHORE VIEW" AND "SHORE WALK") ARE NOT PART OF THIS DEVELOPMENT
- PHASE 4 IS ONE OF THE PHASES OF THE PUD PLAN. THIS PHASE IS NOT PART OF THIS DEVELOPMENT. THE PUD PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS AND THE BOARD OF ALDERMEN AND COUNCILMEN OF THE TOWN OF GULF BAY. THE PUD PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS AND THE BOARD OF ALDERMEN AND COUNCILMEN OF THE TOWN OF GULF BAY.
- SEE REMARKS:
 - EXISTING LOCATION OF BOAT RAMP AND WALKWAY
 - PARKING AREA ON LOTS 20 AND 21 IS BLACK D SHADE. SEE PLAN.
 - SECURITY GATE.
 - TOWN CORRIDOR LOCATION.

REVISION 2 FROM LDC SECTION 10-214 AND 104 TO ALLOW BOAT RAMP EQUIPMENT AND WALKWAY AS SHOWN ON LAYOUT PLAN OF BAYSIDE SHORES & ISLAND SHORES. REVISION 1, 2007 AND BEFORE OF EXIST "C" TO RECONSTRUCT.

SEE REMARKS:
 1. AND SEE REMARKS: POLICE, COMMERCIAL, MEMORANDUM

PARKING COUNT
EXISTING

• ALL PREVIOUS PHASES HAVE INDIVIDUALLY SATISFIED THEIR PARKING REQUIREMENTS

• EXISTING PARKING:

GULFBAY	= 14 SPACES
BAYSIDE (VALET)	= 126 SPACES
THIS TOTAL	= 220 SPACES

• LOTS 20 AND 21 = 47 SPACES

• **TOTAL = 267 SPACES**

REVISED 02/23/10
 REVISED 03/23/10
 REVISED 07/25/10

SCALE: 1"=40'

Gora
 McCahey
 ASSOCIATES IN
 ARCHITECTURE

48 Barkley Circle Suite 202
 Port Myers, Florida 33907
 941-275-0225 Fax 941-275-7123

PINK SHELL C P D
BAY SIDE
MASTER CONCEPT PLAN

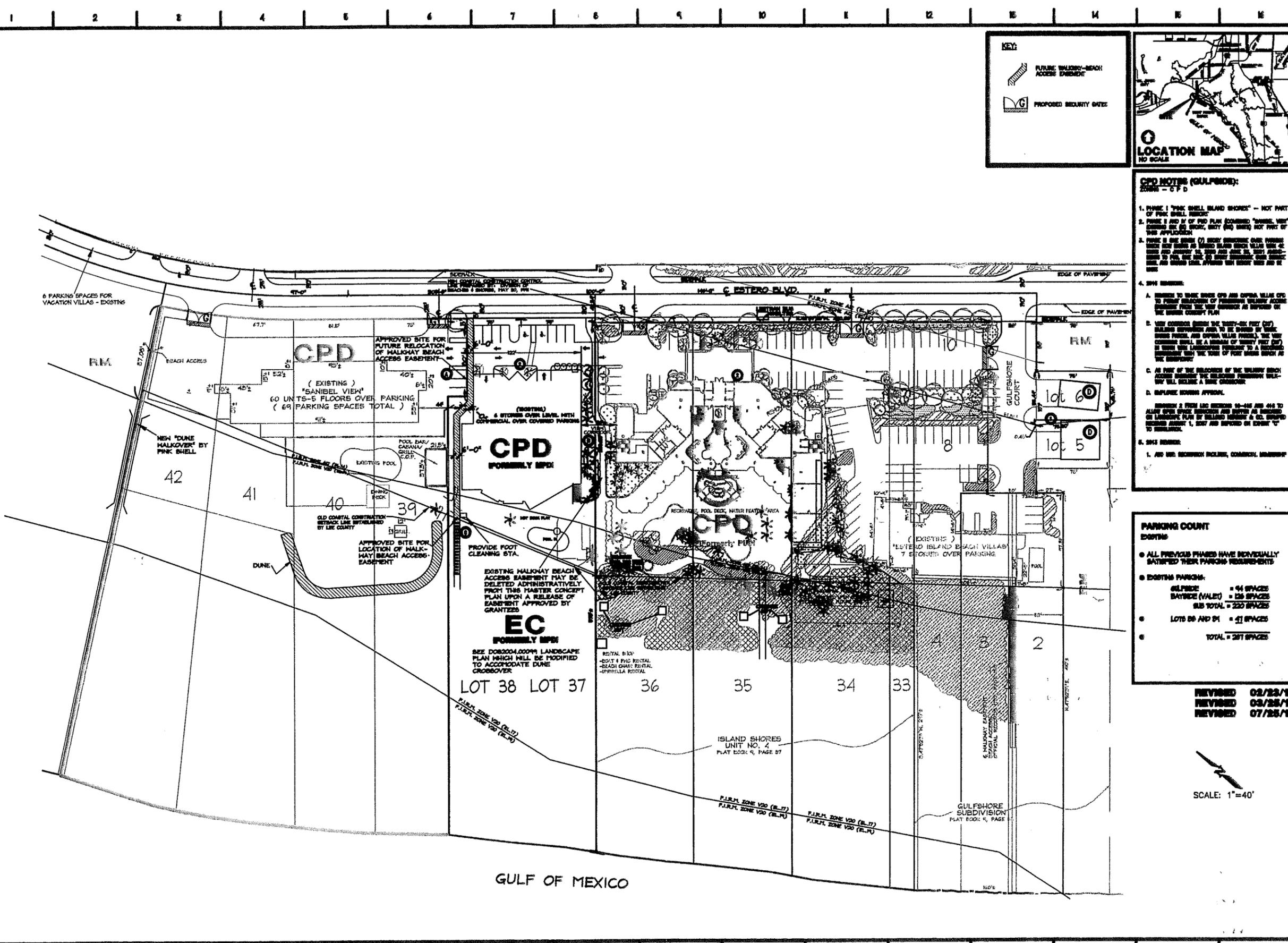
Job No. 9011
SP-bs

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FLIGHT SCALE



KEY:

- FUTURE WALKWAY-BEACH ACCESS EASEMENT
- PROPOSED SECURITY GATE

LOCATION MAP
NO SCALE

CPD NOTES (GULFSIDE):
FORM - C P D

- PHASE 1 "PINK SHELL ISLAND SHORES" - NOT PART OF PINK SHELL PROJECT.
- PHASE 2 AND 3 OF CPD PLAN (FORMERLY "PINK SHELL BEACHES AND BEACHES") SHALL BE DELETED FROM THIS APPLICATION.
- PHASE 4 OF CPD PLAN (FORMERLY "PINK SHELL BEACHES AND BEACHES") SHALL BE DELETED FROM THIS APPLICATION.
- PHASE 5 OF CPD PLAN (FORMERLY "PINK SHELL BEACHES AND BEACHES") SHALL BE DELETED FROM THIS APPLICATION.

5. SITE REMARKS:

- REVISION 2 FROM LDC DECEMBER 16-2008 AND 414 TO ALLOW OVERLAP BETWEEN PHASE 4 AND PHASE 5. LANDSCAPE PLAN BY WILSON JENSEN & CO. GROUPED REVISIONS JANUARY 1, 2007 AND IMPROVED ON EXISTING TO REMAIN.

6. SITE REMARKS:

- AND USE REVISION INCLUDE, COMMERCIAL, MEASUREMENT

PARKING COUNT
EXISTING

- ALL PREVIOUS PHASES HAVE INDIVIDUALLY SATISFIED THEIR PARKING REQUIREMENTS
- EXISTING PARKING:
 - GULFSIDE = 94 SPACES
 - BAYSIDE (MALED) = 126 SPACES
 - SUB TOTAL = 220 SPACES
- LOTS 38 AND 39 = 21 SPACES
- TOTAL = 241 SPACES

REVISION 02/23/10
REVISION 03/25/10
REVISION 07/25/10

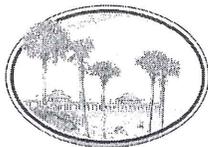
SCALE: 1"=40'

43 Barkley Circle Suite 202
Fort Myers, Florida 33907
941-275-0225 Fax 941-275-7123

Gora McGahey
ASSOCIATES IN ARCHITECTURE

PINK SHELL C P D
GULF SIDE
MASTER CONCEPT PLAN

JOB NO. 9801
SP-98



Town of Fort Myers Beach

Community Development
2523 Estero Blvd Fort Myers Beach, Florida 33931
Phone: 239-765-0202 Fax: 239-765-0591

July 10, 2013

Beverly Grady
Roetzel & Andress
2320 First Street Suite 1000
Fort Myers, FL 33901

**Re: DCI2013-0001
Pink Shell CPD Amendment**

Dear: Ms. Grady,

The Community Development Department has reviewed the information provided for the above zoning application. The Town of Fort Myers Beach Land Development Code (LDC) required additional information for the application to be found sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various other Town reviewing departments.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the LDC requires that this application be considered withdrawn. Please feel free to contact me if you have any questions or require further clarification.

Sincerely,

Leslee Dulmer
Zoning Coordinator
Town of Fort Myers Beach
Community Development

Town of Fort Myers Beach

Community Development

2523 Estero Blvd Fort Myers Beach, Florida 33931

Phone: 239-765-0202 Fax: 239-765-0591

ZONING REVIEW – Leslee Dulmer

In response to the meeting held at Town Hall on Wednesday July 10, 2013 among Staff members and the applicant's professional consultants, the following information is requested to complete Staff review of the request:

Supplement PH-D

F. Schedule of Deviations and Justifications

Please provide the existing approved Schedule of Deviations for the entire subject property. Staff understands that no new additional deviations are being requested, however Staff would like a comprehensive list of deviations approved to ensure the files are updated and correct.

Schedule of Uses

Please provide a copy of the existing Schedule of Uses for the entire subject property as well as a proposed Schedule of Uses reflecting the proposed additional use of Recreation, Commercial Membership.

Master Concept Plan

Please provide an updated Master Concept Plan for the entire resort, including references to the approved deviations. Please provide the Schedule of Uses on a separate sheet and not on the Master Concept Plan.

General Comments

Please provide a historical overview of the past zoning approvals on the subject property.

Please provide a clear and concise definition of the proposed use of Recreation, Commercial Membership.

Please resubmit with the necessary information so we can process your application. Please note that these comments represent only those of the reviewer signing below.

Leslee Dulmer

Zoning Coordinator

239-765-0202 ext 105

May 24, 2013

Ms. Leslee Chapman
Zoning Coordinator
Town of Fort Myers Beach
2523 Estero Boulevard
Fort Myers Beach, FL 33931

VIA HAND DELIVERY

RE: DCI2013-0001
Pink Shell CPD Amendment

Dear Ms. Chapman:

This is in response to the insufficiency letter dated May 13, 2013. The individual requests and responses are addressed below:

ZONING REVIEW

Application for Public Hearing

Part III – Waivers

The application as submitted requests a waiver from the boundary survey requirement, with the justification being the request is to amend the schedule of uses and boundary surveys of the subject property have been previously filed with the Town.

Please provide a copy of the most recent survey on file in order for Staff to determine if a waiver is applicable for this application.

Response: To expedite the review, please find enclosed a sketch and legal for the Gulfside property. The legal and sketch for the Bayside (including Lots 38 and 39) will be submitted under separate correspondence. Therefore, no waiver is requested.

Supplement PH-D

Decision Making Compliance

Section 34-85(2)

The application, as submitted, does not specifically address the decision-making considerations listed in Section 34-85(2).

Please specifically address and answer each item in 34-85(2): a, b, c, g, h, i, j, k, and l, providing a more detailed explanation of how the requested amendment is in compliance.

Response: See attached report from Robert J. Mulhere, Director of Planning, dated May 24, 2013.

Section 34-216(2)

The application, as submitted, does not specifically address the decision-making considerations listed in Section 34-216(2).

Response: See attached report from Robert J. Mulhere, Director of Planning, dated May 24, 2013.

Please specifically address and answer each item in 34-216(2): a - d, providing a more detailed explanation of how the requested amendment is in compliance.

Response: See attached report from Robert J. Mulhere, Director of Planning, dated May 24, 2013.

Twelve (12) copies of the Report for Supplement PH-D are enclosed.

F. Schedule of Deviations and Justifications

Please provide the existing approved Schedule of Deviations for subject property as well as the proposed Schedule of Deviations.

No deviations are requested in this application.

Master Concept Plan

The Narrative Exhibit A references amending the uses for Lots 38 and 39. Please provide an updated Master Concept Plan for the entire resort, indicating the location of these lots.

No amendments are proposed to the Master Concept Plan. Twelve (12) copies of the most recently approved Master Concept Plan, stamped approved April 1, 2010, are enclosed for the Gulfside and the Bayside. The location of Lots 38 and 39 have been added but this addition is not an amendment to the Master Concept Plan but for clarification purposes.

General Comments

Please provide all previous approvals on the subject property.

The approval history for the Pink Shell resort is substantial. Enclosed are copies of the approvals to the Pink Shell CPD from 1983 to the present.

PLANNING REVIEW

LDC Sec. 34-85(3)a

Please provide all previous Comprehensive Plan analysis from prior zoning approvals on the subject property.

Please also provide analysis of the Comprehensive Plan for the subject request, including but not limited to Policy 4-C-3vi.

Response: See attached report from Robert J. Mulhere, Director of Planning, dated May 24, 2013.

TRAFFIC IMPACT REVIEW

Please amend the traffic impact analysis to include an assessment of trips reduced by the recently installed trolley/bus pull-off lanes on North Estero, in front of the subject property. Please also include a comparison of the reductions to the proposed peak hour trips associated with the proposed use.

The Ted B. Treesh traffic report dated May 17, 2013 addressing this issue is enclosed.

Pink Shell Resort has a history of over a half century. In the early 1980's much of the resort was rezoned to a newly created zoning district in Lee County called Planned Unit Development (PUD). A PUD is a detailed site planned zoning district for an individual project. The property development regulations (setbacks, heights, buffers etc.) are the details on the PUD site plans as approved for the public hearing process. Over half a century Pink Shell Resort has evolved and received a number of approvals resulting in a resort nationally and internationally known which is an asset to the Town of Fort Myers Beach.

By the time the Town was incorporated on December 31, 1995, the majority of Pink Shell was zoned PUD, with a portion of Pink Shell zoned RM2 which permitted resort use and a portion of Pink Shell zoned MPD (mixed use planned development-Captiva Villas). But it was the Town of Fort Myers Beach that reviewed and approved the major redevelopment that has become such an asset to the Town of Fort Myers Beach to include White Sands, Captiva Villas and the Bayside (which became a parcel opening up the vista to the bay which had not been available for view for decades).

When the Town of Fort Myers Beach developed its own development code, it recognized that there was only one (1) PUD zoning district within the town which was Pink Shell. It also

recognized that there was only one MPD zoning district in the town which was Captiva Villas a part of Pink Shell Resort. The town desired to create uniformity and by legislation rezoned Captiva Villas MPD and Pink Shell PUD to Commercial Planned Development District (CPD). Therefore to protect the rights and entitlements of Pink Shell Resort the Town Council adopted the following provisions in the Land Development Code to protect Pink Shell Resort:

Sec. 34-961. Former MPD zoning district.

The MPD (mixed-use planned development) zoning district has been assigned to certain developments which had received zoning approval prior to major amendments to this code. MPD zoning was automatically converted to CPD zoning through revisions to this chapter which became effective on March 3, 2003. All rights and restrictions previously authorized by MPD zoning resolutions remain in full force and effect after the conversion to CPD zoning.

Sec. 34-962. Former PUD zoning district.

The PUD (planned unit development) zoning district had been assigned to certain developments which had received preliminary or final approval as a planned unit development prior to 1985. PUD zoning was automatically converted to CPD zoning through revisions to this chapter which became effective on March 3, 2003.

It is important to recognize that the original PUD zoning district extended further south than the current Pink Shell Resort to include Island Shores which was a phase of the Pink Shell PUD. Estero Island Villas was developed as part of the Pink Shell PUD and Sanibel View was developed as part of Pink Shell PUD. In January 2010 the Town Council approved additional modifications to the Pink Shell CPD on the Bayside and the Pink Shell CPD on the Gulfside to this as-built community to include:

Bayside

Retain existing boat ramp

Approved permanent parking where seasonal parking was approved on Lots 38 and 39 (parcel adjacent to Bowditch)

Entrance gate on both parking parcels

Approve trash compacting location

Gulfside

Captiva Villas relocation of public walkway

Add employee housing as a permitted use

It was clarified that the dockage was an existing use permitted to modify its design and layout.

When Pink Shell was acquired in 1997, the owners recognized that they were acquiring a resort with a complex land use history. Pink Shell has always worked in good faith with the Town of Fort Myers Beach. The substantial redevelopment that has taken place has been with the Town's approval and support. Pink Shell would respectfully submit that its investment of millions of dollars in the Town of Fort Myers Beach and the resulting resort has been and is an asset and a benefit to the town and community.

The neighborhood has developed around the commercial resort. The simple request is to approve a "Recreation, Commercial Membership" to use the existing Pink Shell facilities. This approval will have no impact on the physical scale of the buildings or on the orientation of the buildings. The activities exist and will cause no additional impact on the nearby high-rise residential and is in fact consistent with the regional park use. This resort use is consistent with the Mixed Residential land use category and the history of 50 years of approvals for the creation of the Pink Shell Resort.

With this information, we believe this renders the application sufficient and we request that you find it sufficient and schedule it for hearing.

Very truly yours,

ROETZEL & ANDRESS, LPA



Beverly Grady

BG/cl

cc: Walter Fluegel (w/out enc. - copies of enc. Included in submittal)
Josh Overmyer (w/out enc. - copies of enc. Included in submittal)
William Waichulis (w/enc.)

Enclosures:

- (1) Robert J. Mulhere, FAICP, Dir. of Planning, May 24, 2013 Report as addition to narrative (Exhibit PH-D)
- (2) Legal and sketch
- (3) Master Concept Plans for Gulfside and Bayside, April 1, 2010
- (4) Ted B. Treesh May 17, 2013 Report
- (5) Prior Approvals



May 24, 2013

Leslee Chapman, Zoning Coordinator
Josh Overmyer, CFM, Zoning Coordinator
Walter Fluegel, AICP, Community Development Director
Town of Fort Myers Beach
Community Development
2523 Estero Boulevard
Fort Myers Beach, FL 33931

**Re: DCI2013-0001 – Pink Shell CPD Amendment
HM File No.: 2013.036**

Dear Madam and Sirs:

The purpose of this letter is to provide a response from a planning perspective to applicable insufficiency comments set forth in your letter dated May 13, 2013 (regarding the above references petition) and addressed to Beverly Grady, Roetzel & Andress.

ZONING REVIEW – Leslee Chapman

*I. E. Decision-Making Compliance
Section 34-85(2)*

Considerations. In reaching its decision, the town council shall consider the following, whenever applicable:

Staff Comment: The Application, as submitted, does not specifically address the decision-making considerations listed in Section 34-85(2).

Please specifically address and answer each item in 34-85(2)a,b,c,g,h,I,j,k and l, providing a more detailed explanation of how the requested amendment is in compliance.

a. Whether there exists an error or ambiguity which must be corrected.

Response: The requested CPD Amendment is not requested to correct and error or to clarify ambiguity. The Consideration is not applicable to the decision-making process.

b. Whether there exist changed or changing conditions which make approval of the request appropriate.

Response: Obviously there have been changing condition over the 50 plus years that the Pink Shell Resort property has been used to provide residential, resort, lodging and water dependent, and related ancillary and accessory uses , and there has been, over that time and in particular over the past six years, significant changes and challenges in the resort

lodging market. However, the purpose of the requested amendment is not driven by those changing conditions, but rather to allow for a use which:

- a) Is consistent with the Town's Comprehensive Plan and which complies with all applicable provisions of the LDC;
 - b) Will not result in any negative impacts on the neighborhood;
 - c) Will operate in the exact same manner that the existing Pink Shell Resort operates today, utilize the existing structures, facilities, and hours of operation; and,
 - d) For which there is an identified market and which will enhance the economic stability and viability of the Pink Shell Resort.
- c. The impact of a proposed change on the intent of this chapter.

Response: Sec. 34-1. Purpose and intent of chapter, reads as follows (underline added for emphasis):

- (a) The purpose of this chapter is to encourage and promote, in accordance with present and future needs, the safety, health, order, convenience, prosperity, and general welfare of the citizens of the Town of Fort Myers Beach, to recognize and promote real property rights, and to provide:
 - (1) for efficiency and economy in the process of development,
 - (2) for the appropriate and best use of land,
 - (3) for preservation, protection, development, and conservation of the historical and natural resources of land, water, and air,
 - (4) for convenience of traffic and circulation of people and goods,
 - (5) for the use and occupancy of buildings,
 - (6) for healthful and convenient distribution of population,
 - (7) for adequate public utilities and facilities,
 - (8) for promotion of the amenities of beauty and visual interest,
 - (9) for protection of the character and maintenance of the stability of residential and business areas, and
 - (10) for development in accordance with the Fort Myers Beach Comprehensive Plan.

The proposed change is consistent with the purpose and will further the intent of Section 34-1, and, in particular, those elements underlined above.

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

Response: The Pink Shell Resort collectively includes two CPDs, the Gulfside Parcels (Resolution 10-5) and the Bayside Parcels (resolution 1-06). The property was designated Urban Community in 1984, and retained that designation through several adopted

versions of Lee County Comprehensive Plan until 1999 when, after incorporation, the Town adopted its comprehensive plan. The Town of Fort Myer's Beach Comprehensive Plan designated the property Mixed Residential.

Policy 4-B-4 reads as follows:

POLICY 4-B-4 "MIXED RESIDENTIAL": designed for older subdivisions with mixed housing types on smaller lots, newer high-rise buildings, and mobile home and RV parks. This category will ensure that Fort Myers Beach retains a variety of neighborhoods and housing types. For new development, the maximum density is 6 dwelling units per acre (except where the Future Land Use Map's "platted overlay" indicates a maximum density of 10 units per acre for legally existing dwelling units). Commercial activities 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. These qualities and overall consistency with this comprehensive plan shall be evaluated by the town through the planned development rezoning process. Non-residential uses (including motels and churches) now comprise 7.9% of the land in this category, and this percentage shall not exceed 12%.

Furthermore, the plan identifies this area as the Bowditch/North End Neighborhood, which is described as follows:

Bowditch/North End

Existing Character and Opportunities North of Times Square, Estero Boulevard is lined with generally low-rise homes on the Bay and taller condominium and resort structures on the Gulf. The residential areas on the Bay consist of mostly single-family homes on larger lots than some of the older subdivisions, although multiple units are allowed in some areas. This area is anchored at the far end by Bowditch Point Regional Park. The park, now with its first phase of improvements, consists of quiet beaches and trails, picnic and changing area facilities, and a trolley turn-around. Lee County's new public parking lot will increase the number of visitors to the park.

Bowditch/North End Vision:

"The Bowditch/North End retains its residential and resort identity. Its motel rooms, older cottages and high-rises all benefit from their proximity to Bowditch Point and the Times Square area, yet are comfortably removed from seasonal traffic congestion and outdoor entertainment activities that many residents find intrusive."

POLICY 4-C-3 COMMERCIAL LOCATIONS: When evaluating proposals for new or expanded commercial uses in categories where they are permitted, the following principles shall apply:

iii. *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. Landowners may seek commercial rezoning only through the planned development process.*

The requested Amendment is consistent with all applicable Goals Objectives and Policies of the Town's Comprehensive plan and specifically is consistent with Policies 4-B-4 MIXED RESIDENTIAL and 4-C-3 COMMERCIAL LOCATIONS in that the requested use is low impact, as it will: a) operate within existing resort facilities and hours of operation; b) have a low trip generation rate (see memo dated May 17, 2013 prepared by Ted B. Treesh regarding Trip Generation and Level of Service Analysis); and c) does contribute to the public realm as described in the comprehensive plan and meet the design concepts of the plan and the Land Development Code, since all existing a facilities, structures, landscaping, parking and so forth are were deemed to be consistent with the January of 2010 Town approvals (and nothing in this proposed amendment would affect or alter that finding of consistency).

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

Response: As indicated, the request is consistent with Policy 4-C-3. No specific performance standards are applicable to this request.

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

Response: Urban services are available and adequate and presently serve the site.

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

Response: The request has no impact on environmentally critical areas or natural resources, therefore this consideration is not applicable.

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

Response: As previously stated, the request is compatible with existing uses and there are no known different future uses planned for this site or area. These will operate within the existing resort facilities and will not cause damage, nuisance, or other detriment to persons or property.

1. 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.

Response: The request will not place undue burden upon existing transportation or other services and facilities. The resort is served by streets with the capacity to carry traffic generated by this additional use. Please rate see memo dated May 17, 2013 prepared by Ted B. Treesh regarding Trip Generation and Level of Service Analysis.

II. Section 34-216

(a) Hearing before the local planning agency.

After an application is complete, the application will be scheduled for a public hearing before the local planning agency

(2) The recommendation made to the town council must be supported by the guidelines set forth in § 34-85 of this chapter. In addition, the findings must address whether the following criteria can be satisfied:

Staff Comment: The Application, as submitted, does not specifically address the decision-making considerations listed in Section 34-16(2).

Please specifically address and answer each item in 34-216 (2) a-d, providing a more detailed explanation of how the requested amendment is in compliance.

- a. The proposed use or mix of uses is appropriate at the subject location;

Response: Given that the Pink Shell Resort is fully consistent with the Town's Comprehensive Plan and the requested use is as well, and given that it will be operated within the Pink Shell campus and utilizing Pink Shell Resort facilities, the proposed additional use is appropriate at this location.

- b. Sufficient safeguards to the public interest are provided by the recommended special conditions to the concept plan or by other applicable regulations;

Response: Sufficient safeguards to the public interest are provided. Special conditions to the concept plan or by other applicable regulations presently exist and will ensure safety to the public interest.

- c. All recommended special conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

Response: The conditions set forth in the existing resolutions (10-05 and 10-06) appropriately and adequately address the impacts created by the development.

d. The proposed use meets all specific requirements of the comprehensive plan that are relevant to the requested planned development, such as the following:

1. Policies 4 -B-4 and 4-C-3 on commercial uses in the "Mixed Residential" category.

Response: The proposed use is consistent with these policies as described in detail above.

2. Policies 4 -B-5 and 4-C-3 on commercial rezonings in the "Boulevard" category

Response: This is not applicable.

3. Policy 4-C-4 on building heights taller than the standard height limit.

Response: This is not applicable.

4. Policy 4-C-8 on density transfers.

Response: This is not applicable.

5. Policy 4-E-1 on pre-disaster buildback.

Response: This is not applicable.

6. Policy 7-J-2 on traffic impact analyses and potential design improvements that could offset traffic impacts.

POLICY 7-J-2 TRAFFIC IMPACT ANALYSES: A thorough traffic impact analysis is currently required only for major rezonings and very large development orders. The town shall amend its Land Development Code during 2010 to:

- i. decrease the thresholds for requiring traffic impact analyses;*
- ii. require them to study the cumulative impacts of potential development; and*
- iii. use the results in assessing whether impacts are acceptable, and whether an improved design could offset some of the impacts.*

Response: A Traffic Impact Analysis was prepared and submitted (Reference Memo dated May 17, 2013 prepared by Ted B. Treesh regarding Trip Generation and Level of Service Analysis). The impacts associated with this request are low and additional design improvement is not necessary to offset these impacts.

PLANNING REVIEW - Josh Overmyer, CFM

I. LDC Section 34-85(3)a

Staff Comment: Please provide all previous Comprehensive Plan analysis from prior zoning approvals on the subject property. Please also provide analysis of the Comprehensive Plan for the subject request including but not limited to Policy 4-C-3 vi.

Response: We assume the Town files contain the Comprehensive Plan analysis from previous zoning approvals. The redevelopment of Captiva Villas White Sands and the Bayside have been reviewed by the Town staff and approved by the Town Council. The use of "Recreation, commercial membership" is an appropriate resort use. As to the Comprehensive Plan Consistency Analysis for this requests CPD Amendment, please see the analysis above under Zoning review, and additional analysis related to Policy 4-C-3 vi, below.

Policy 4-C-3 vi. Reads as follows:

POLICY 4-C-3 COMMERCIAL LOCATIONS: When evaluating proposals for new or expanded commercial uses in categories where they are permitted, the following principles shall apply:

- vi. The neighborhood context of proposed commercial uses is of paramount importance. The sensitivity of a proposed commercial activity to nearby residential areas can be affected by:
 - a. the type of commercial activities (such as traffic to be generated, hours of operation, and noise);*
 - b. its physical scale (such as the height, and bulk of proposed buildings); and*
 - c. the orientation of buildings and parking).**

Commercial activities that will intrude into residential neighborhoods because of their type, scale, or orientation shall not be approved.

The proposed use will not result in a significant traffic generation (see memo dated May 17, 2013 prepared by Ted B. Treesh regarding Trip Generation and Level of Service Analysis). It will not change the Pink Shell Resort's physical scale, building orientation, height or bulk as it will be operated from within the existing Pinks Shell Resort facilities. The use will have no impact on the nearby residential neighborhoods as there will be no change in operations.

TRAFFIC IMPACT REVIEW – Walter Fluegel, AICP

Staff Comment: Please amend the traffic impact analysis to include an assessment of trips reduced by the recently installed trolley/bus pull-off lanes on North Estero, in front of the subject property. Please also include a comparison of the reductions to the proposed peak hour trips associated with the propose use.

Response: Please see the revised Trip Generation and Level of Service Analysis Memo dated May 17, 2013 prepared by Ted B. Treesh.

Please do not hesitate to contact me should you have any questions or comments regarding this response to staff comments as they relate to Comprehensive Plan Consistency and zoning compliance issues.

Sincerely,



Robert J. Mulhere, FAICP
Director of Planning

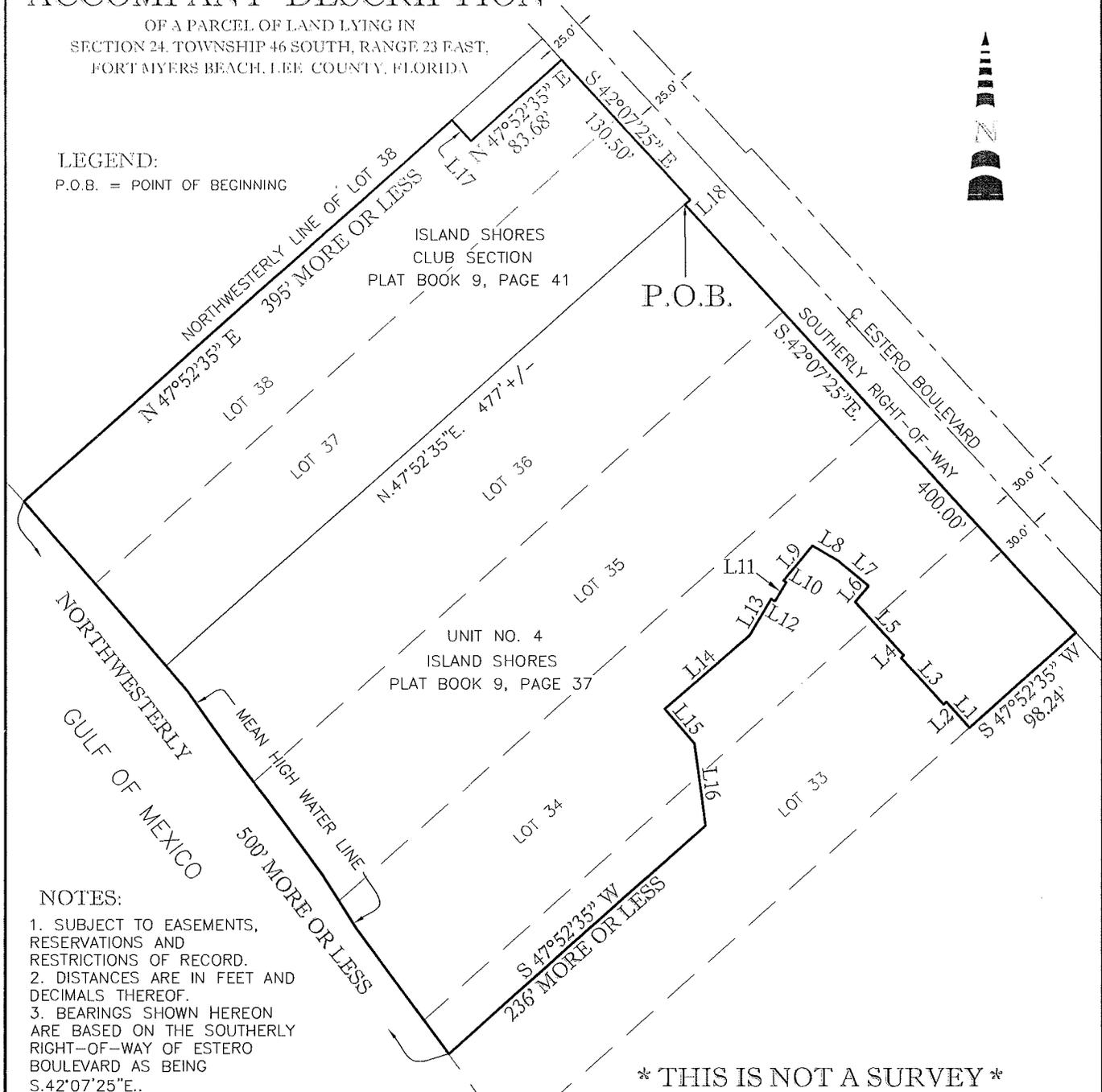
cc: Robert Boykin, Pink Shell Resort
Bill Waichulis, Pink Shell Resort
Beverly Grady, Roetzel & Andress
Ted B. Treesh, TR Transportation Consultants

SKETCH TO ACCOMPANY DESCRIPTION

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

LEGEND:

P.O.B. = POINT OF BEGINNING



NOTES:

1. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY OF ESTERO BOULEVARD AS BEING S.42°07'25"E..
4. SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND LINE TABLE.

BY: _____
TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5838

DATE SIGNED: _____

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

* THIS IS NOT A SURVEY *

TITLE:			
SKETCH OF DESCRIPTION			
		METRON SURVEYING & MAPPING LAND SURVEYORS · PLANNERS LB# 7071	
10970 S. CLEVELAND AVE., STE. 605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com			
FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
10627SK-3.dwg	N/A	10627	2 OF 2
SKETCH DATE:	DRAWN BY:	SCALE:	CHECKED BY:
3-21-13	BUD	1" = 100'	TLM
			(S-T-R)
			24-46-23

SKETCH AND DESCRIPTION

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

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND BEING A PORTION OF LOTS 33 AND 34, LOTS 35 AND 36, UNIT NO. 4, ISLAND SHORES, AS RECORDED IN PLAT BOOK 9 AT PAGE 37; LOT 37 AND A PORTION OF LOT 38, ISLAND SHORES CLUB SECTION, AS RECORDED IN PLAT BOOK 9 AT PAGE 41, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST, FORT MYERS BEACH, LEE COUNTY, FLORIDA WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 36 OF SAID UNIT No. 4 ISLAND SHORES, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF ESTERO BOULEVARD, A RIGHT-OF-WAY OF VARIABLE WIDTH; THENCE S.42°07'25"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 400.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 33 OF SAID UNIT No. 4 ISLAND SHORES; THENCE S.47°52'35"W., ALONG THE SOUTHERLY LINE OF SAID LOT 33, FOR A DISTANCE OF 98.24 FEET; THENCE N.42°07'25"W. FOR A DISTANCE OF 24.00 FEET; THENCE S.47°52'35"W. FOR A DISTANCE OF 2.50 FEET; THENCE N.42°07'25"W. FOR A DISTANCE OF 43.54 FEET; THENCE N.47°52'35"E. FOR A DISTANCE OF 2.50 FEET; THENCE N.42°07'25"W. FOR A DISTANCE OF 50.00 FEET; THENCE N.40°31'28"E. FOR A DISTANCE OF 14.49 FEET; THENCE N.50°19'25"W. FOR A DISTANCE OF 27.57 FEET; THENCE N.59°22'01"W. FOR A DISTANCE OF 20.23 FEET; THENCE S.39°40'35"W. FOR A DISTANCE OF 31.50 FEET; THENCE S.59°17'29"E. FOR A DISTANCE OF 2.30 FEET; THENCE S.30°21'33"W. FOR A DISTANCE OF 15.24 FEET; THENCE N.58°42'37"W. FOR A DISTANCE OF 3.31 FEET; THENCE S.29°58'13"W. FOR A DISTANCE OF 29.45 FEET; THENCE S.48°42'33"W. FOR A DISTANCE OF 77.19 FEET; THENCE S.40°09'10"E. FOR A DISTANCE OF 31.53 FEET; THENCE S.07°36'21"E. FOR A DISTANCE OF 57.08 FEET; THENCE S.47°52'35"W. FOR A DISTANCE OF 236 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO; THENCE NORTHWESTERLY, ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 500 FEET, MORE OR LESS TO THE NORTHWESTERLY LINE OF LOT 38 OF SAID ISLAND SHORES CLUB SECTION; THENCE N.47°52'35"E., ALONG THE NORTHWESTERLY LINE OF SAID LOT 38, FOR A DISTANCE OF 394.14 FEET; THENCE S.42°07'25"E. FOR A DISTANCE OF 19.50 FEET; THENCE N.47°52'35"E. FOR A DISTANCE OF 83.68 FEET TO SAID SOUTHERLY RIGHT-OF-WAY OF SAID ESTERO BOULEVARD; THENCE S.42°07'25"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 130.50 FEET TO THE SOUTHEASTERLY CORNER OF LOT 37 OF SAID ISLAND SHORES CLUB SECTION; THENCE S.47°52'35"W., ALONG THE SOUTHERLY LINE OF SAID LOT 37, FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 229,112 SQUARE FEET, OR 5.26 ACRES, MORE OR LESS

NOTES:

1. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY OF ESTERO BOULEVARD AS BEING S.42°07'25"E..
4. SEE SHEET 2 OF 2 FOR SKETCH.

BY: _____
TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5838

DATE SIGNED: _____

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

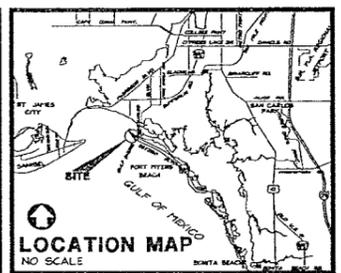
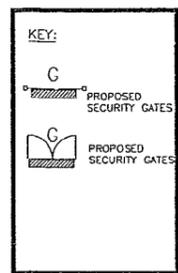
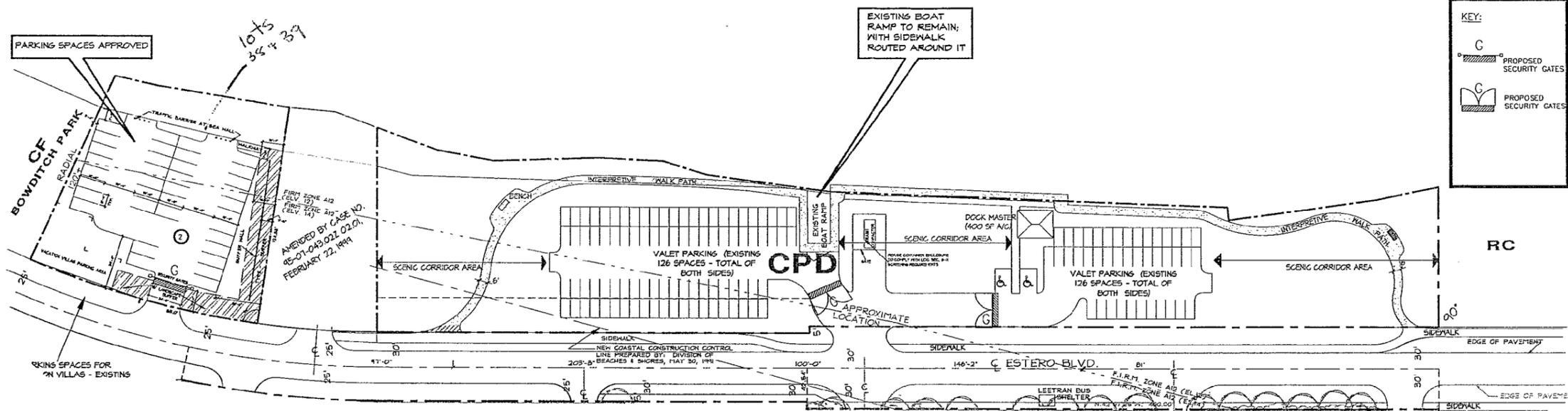
*** THIS IS NOT A SURVEY ***

LINE TABLE

LINE	BEARING	DISTANCE
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°17'29" E	2.30'
L11	S 30°21'33" W	15.24'
L12	N 58°42'37" W	3.31'
L13	S 29°58'13" W	29.45'
L14	S 48°42'33" W	77.19'
L15	S 40°09'10" E	31.53'
L16	S 07°36'21" E	57.08'
L17	N 42°07'25" W	19.50'
L18	S 47°52'35" W	5.00'

TITLE: LEGAL DESCRIPTION			
		METRON SURVEYING & MAPPING LAND SURVEYORS · PLANNERS LB# 7071	
		10970 S. CLEVELAND AVE., STE. 605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com	
FILE NAME: 10627SK-3.dwg	FIELD BOOK/PAGE: N/A	PROJECT NO.: 10627	SHEET: 1 OF 2
SKETCH DATE: 3-21-13	DRAWN BY: BUD	SCALE: 1" = 100'	CHECKED BY: TLM (S-T-R) 24-46-23

PLOT SCALE



C P D NOTES:
ZONING - C P D

- PHASE I "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 30, 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:

- DEVIATION FROM SIGN REQUIREMENTS - WITHDRAWN
- DEVIATION FROM LDC10-415 AND 10-416 TO ALLOW BUFFERS AND OPEN SPACE REDUCTIONS AS INDICATED ON LANDSCAPE PLAN PREPARED BY BELLOMO HERBERT & COMPANY, STAMPED RECEIVED AUGUST 1, 2007. WAS PARTIALLY REBORN AND WAS APPROVED WITH MODIFICATION AS DEPICTED ON THIS MASTER CONCEPT PLAN FOR LOTS 38 AND 39 ISLAND SHORES CLUB SECTION.

2010 REVISIONS TO MCP FOR PINK SHELL BAYSIDE CPD

- EXISTING LOCATION OF BOAT RAMP AND WALKWAY
- PARKING AREA ON LOTS 38 AND 39 BLOCK D ISLAND SHORES CLUB
- SECURITY GATES
- TRASH COMPACTOR LOCATION

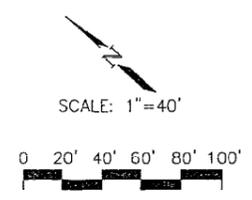
PARKING COUNT EXISTING & PROPOSED

- ALL PREVIOUS PHASES HAVE INDIVIDUALLY SATISFIED THEIR PARKING REQUIREMENTS
- CAPTIVA VILLAS AND WHITE SANDS: 203 SPACES REQUIRED
- EXISTING PARKING:
 - GULFSIDE = 83 SPACES
 - BAYSIDE (VALET) = 126 SPACES
 - SUB TOTAL = 209 SPACES
- PROPOSED ADDED PARKING:
 - LOTS 38 AND 39 = 36 SPACES
 - TOTAL = 245 SPACES

NOTE: THE PARKING AREA ON LOTS 38 AND 39 ISLAND SHORES CLUB SECTION ARE FOR RESORT EMPLOYEES ONLY.

Received April 1, 2010
Town of Fort Myers Beach

REVISED 02/23/10
REVISED 03/23/10



43 Barkley Circle Suite 202
Fort Myers, Florida 33907
941-275-0225 Fax 941-275-7123

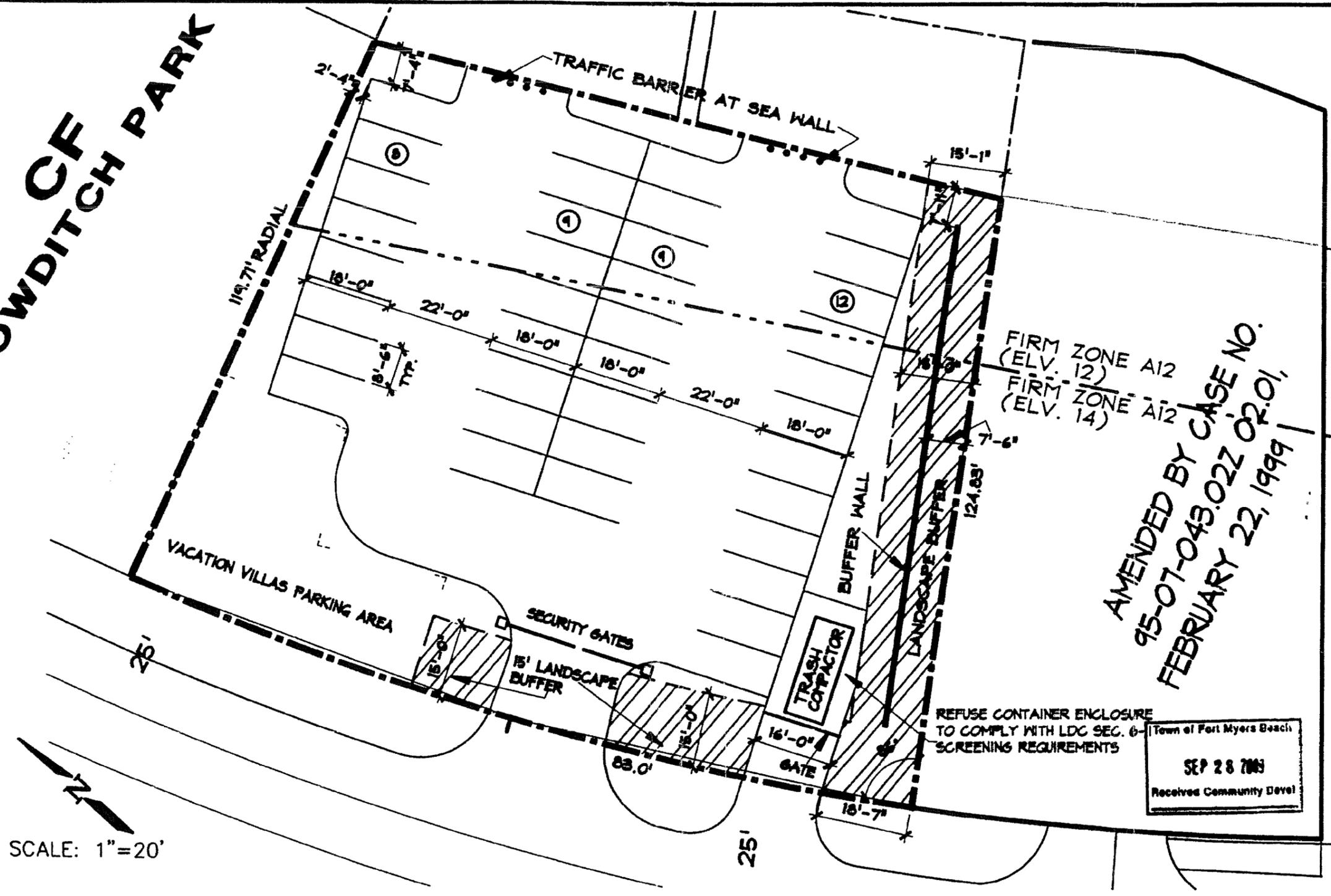
Gora McGahey
ASSOCIATES IN ARCHITECTURE

PINK SHELL C P D
BAY SIDE
MASTER CONCEPT PLAN

JOB NO. 98011 #

SP-bs

BOWDITCH PARK



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

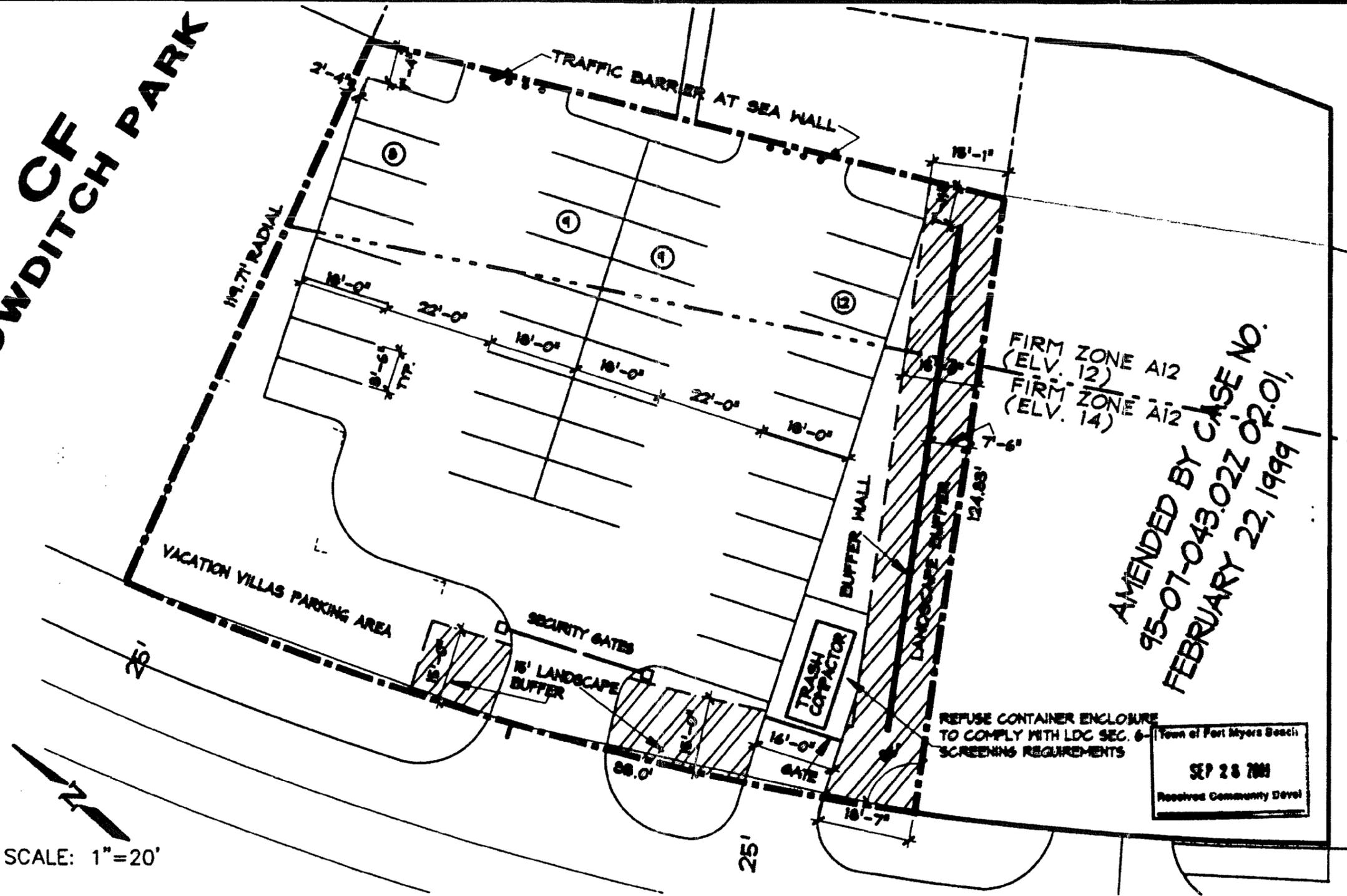
SCALE: 1"=20'

SEP 28 2003
Received Community Dept



Gora McGahey ASSOCIATES IN ARCHITECTURE		48 Seabury Circle Suite 202 Fort Myers, Florida 33907 239-935-0200 Fax 239-935-7283		JOB NO. PINK SHELL RESORT DATE 01/24/01 JOB # 01/24/01		PLANS: ALTERNATE - 8 PLAT: SP-8	
PARKING PLAN (GRAVEL/SHELL PARKING AREA TO INCLUDE VALET)				TOWN OF FORT MYERS BEACH LDC SEC. 6-1 SCREENING REQUIREMENTS			

BOWDITCH PARK



FIRM ZONE A12
(ELV. 12)
FIRM ZONE A12
(ELV. 14)

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

REFUSE CONTAINER ENCLOSURE
TO COMPLY WITH LDC SEC. 6
SCREENING REQUIREMENTS

SEP 28 2001
Received Community Devel

SCALE: 1"=20'



Gora McGahey ARCHITECTS & LANDSCAPE ARCHITECTS		4000 S. Highway 1 Fort Myers, Florida 33907 239-936-0000 Fax 239-936-0001		PINK SHELL RESORT 239-936-0001 239-936-0001		PARKING PLAN (GRAVEL/SHELL PARKING AREA TO INCLUDE VALET)		ALTERNATE - 8 SP-8	
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MEMORANDUM

TO: Ms. Beverly Grady
Roetzel & Andress

FROM: Ted B. Treesh
President

DATE: May 17, 2013

RE: Pink Shell Resort and Marina
Town of Fort Myers Beach, Florida
Trip Generation & Level of Service Analysis

TR Transportation Consultants, Inc. has completed a Trip Generation and Level of Service Analysis for the above referenced project in order to modify the zoning resolution to permit the Pink Shell resort to permit a membership program to utilize the recreation facilities on the property. The membership program will provide an opportunity for the use of Pink Shell recreational amenities through a well-defined and limited membership program. The membership program would provide the opportunity for the use of the resort to include the new marina, pools, pool deck, beach and beach chairs, wave runners, skiffs, spa, and the food and beverage services provided on the property.

TRIP GENERATION

In order to estimate the number of vehicle trips the proposed membership program will generate, it is necessary to make certain assumptions. Based on conversations with the operators of the resort, there will be approximately 350 memberships available for purchase. Discussions with other beach resorts in Southwest Florida that offer similar memberships to area residents indicate that during peak season, approximately twenty-five percent (25%) to thirty percent (30%) of the membership holders utilize the facilities on any given week. It was assumed that of the 30% that would visit during the week during peak season, approximately 30% of those visits would occur on a single weekday (Monday through Friday). It is anticipated that the majority of visits would occur on a weekend day. Therefore, the number of memberships anticipated to visit the facility on a given weekday during peak season was calculated as follows:

Total Number of Memberships = 350
 Number of Visits during a week
 (7 days) during peak season = 30% = 350 x 0.30 = 105 visits per week
 Number of Visits during a weekday (M – F) = 30% of weekly visits
 = 0.30 x 105 = 32 visits on a weekday during peak season

The number of vehicle trips that these memberships would generate during the peak hours was determined by utilizing the Institute of Transportation Engineer’s (ITE) report titled *Trip Generation*, 9th Edition. It was assumed that the 32 visits would generate similar trip characteristics as the Resort Hotel Land Use (Land Use Category 330) as contained in the ITE report, assuming each membership translated into one hotel room. This land use is a summary of trip generation data collected at resort style hotels across the United States. This is the most effective measure in translating the daily membership attendance into a vehicle trip generation. The equations for LUC 330 are attached to this memo for reference. Based on this data, the peak hour trip generation anticipated to occur during the peak season as a result of the Pink Shell permitting the purchase of up to 350 memberships is shown in **Table 1**. It should be noted that this does not take into account any membership holder that would arrive by boat to the Marina or by the public Fort Myers Beach trolley transportation service, which could potentially reduce even further the vehicle impact of the memberships. Lee Tran Route 400 travels in front of the site along Estero Boulevard, offering trolley service up and down Fort Myers Beach. With the recent construction on N. Estero Boulevard, a dedicated trolley stop was constructed immediately in front of the main Pine Shell Resort & Marina. This trolley stop has significant utilization by guests of the Pine Shell, thus further reducing the impact this facility has on the area roadways.

Table 1
Peak Hour Trip Generation
32 Membership Visits per Day at the Pink Shell Resort & Marina

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
32 Daily Membership Visits	14	5	19	7	9	16

From Table 1, the trips were assigned to Estero Boulevard to determine what, if any, significant impact would be experienced. **Table 1A** and **2A** attached to this report indicate the distribution of trips to the surrounding roadway network. It is anticipated that a measurable amount of these trips will originate from the mainland, particularly during the peak season months.

A link Level of Service was performed based on the analysis year of 2012. Table 1A and Table 2A, attached, were created to demonstrate the methodology utilized to determine

the existing as well as projected Level of Service on Estero Boulevard and San Carlos Boulevard. The Level of Service thresholds indicated in Table 1A were obtained from the Link Specific Level of Service Thresholds as provided by Lee County.

Pursuant to the Town of Fort Myers Beach Comprehensive Plan, Policy 7-I-2 states that *“The peak capacity of Estero Boulevard’s congested segments is 1,300 vehicles per hour. The minimum acceptable level-of-service standard for Estero Boulevard shall be that average monthly traffic flows from 10:00 A.M. to 5:00 P.M. during each month do not exceed that level for more than four calendar months in any continuous twelve-month period. Measurements from the permanent count station at Donora Boulevard shall be used for this standard.”*

Based on the 2012 Lee County Concurrency Management Report, the monthly averages for the count station at Donora Boulevard did not exceed 1,300 vehicles for any single month during 2011. Therefore, the anticipated trips shown in Table 1 that will be added to the roadway network will be in compliance with the Fort Myers Beach Comprehensive Plan limits for trips on Estero Boulevard.

The level of service analysis was also determined on the bridge leading to Fort Myers Beach as well as on San Carlos Boulevard. As indicated in Table 2A, the projected Level of Service on Estero Boulevard over the bridge is currently at LOS “C” during the peak season and LOS “E” on Estero Boulevard on the island. It should be noted that this facility (the bridge) as well as Estero Boulevard on the beach has been designated as *“Constrained”* by the County and Town of Fort Myers Beach, thereby permitting development up to the point where the Volume to Capacity (v/c) ratio reaches 1.85. As can be seen from Table 2A, the 2012 v/c ratio on Estero Boulevard on the island is 0.99 without the estimated peak hour trips generated from the membership users and approximately 0.99 with the trips from the membership users, or no measureable increase.

As previously stated, Lee Tran Route 400 travels in front of the site along Estero Boulevard, offering trolley service up and down Fort Myers Beach. A dedicated trolley stop exist immediately in front of the main Pine Shell Resort & Marina. This trolley stop has significant utilization by guests of the Pine Shell, thus further reducing the impact this facility has on the area roadways. It can be concluded that any increase in trip generation that may result from the memberships would be off-set by the reduction in trip generation due to the utilization of the trolley stop.

Based on this review, the modification of the zoning conditions to permit the sales of memberships to the Pink Shell resort will not have a noticeable impact on traffic along Estero Boulevard or San Carlos Boulevard.

Attachments

**TABLE 1A
PEAK DIRECTION
PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES**

Projected External Trips from Pink Shell Resort Memberships

AM PEAK HOUR PROJECT TRAFFIC =	19 VPH	IN=	14	OUT=	5
PM PEAK HOUR PROJECT TRAFFIC =	16 VPH	IN=	7	OUT=	9

		LEVEL OF SERVICE THRESHOLDS						MAXIMUM REST/SPA		
<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>% PROJECT TRAFFIC</u>	<u>ADDITIONAL TRAFFIC</u>	<u>PROJ/ LOS C</u>
Estero Blvd	Mid Island to San Carlos	2LN	500	568	593	632	671	15%	2	0.4%
	Bridge	2LNB	240	820	1050	1120	1120	85%	12	1.1%
San Carlos Blvd.	N. of Main St.	4LN	0	0	1310	1830	1900	85%	12	0.9%

Level of Service Thresholds taken from the 2011 Link Specific Service Volume Tables provided by Lee County DOT

**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS**

Projected External Trips from Pink Shell Resort Memberships

AM PEAK HOUR PROJECT TRAFFIC =	19 VPH	IN=	14	OUT=	5
PM PEAK HOUR PROJECT TRAFFIC =	16 VPH	IN=	7	OUT=	9

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>PCS</u>	<u>ADT</u>	<u>ADT</u>	<u>GROWTH</u>	<u>RATE</u>	2011	2012	<u>% PROJ</u>	RESULTANT PINK SHELL MEMBERSHIP TRAFFIC			2012	2012
							PK HR	PK HR		AM PROJ	PM PROJ	BCKGRND + NEW	BCKGRND + NEW	
		<u>BASE YR</u>	<u>2008</u>	<u>ADT</u>	<u>YRS OF</u>	<u>ANNUAL</u>	<u>PK SEASON</u>	<u>PK SEASON</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>AM PROJ</u>	<u>PM PROJ</u>	<u>TRAFFIC</u>
Estero Blvd	Mid Island to San Carlos	44	16300	13700	9	0.00%	663	663	15%	2	1	665	664	
	Bridge	44	16300	13700	9	0.00%	879	879	85%	12	8	891	887	
San Carlos Blvd.	N. of Main St.	8	25100	22300	9	0.00%	918	918	85%	12	8	930	926	

¹ 2011 Peak Hour volumes were obtained from the 2011/2012-2012/2013 Lee County Concurrency Management Inventory and Projections Report

100TH HIGHEST HOUR LEVEL OF SERVICE

		2012	2012	2012
		BCKGRND TRAFFIC	BCKGRND + NEW AM	BCKGRND + NEW PM
		<u>LOS</u>	<u>PROJ LOS</u>	<u>PROJ LOS</u>
Estero Blvd	Mid Island to San Carlos	E	E	E
	Bridge	C	C	C
	V/C Ratio	0.99	0.99	0.99
Max V/C Ratio Permitted		1.85	1.85	1.85
San Carlos Blvd.	N. of Main St.	C	C	C

season traffic. The town shall take advantage of any suitable opportunities to consolidate street connections into fewer access points onto Estero Boulevard.

OBJECTIVE 7-I LEVEL-OF-SERVICE STANDARD — Maintain minimum acceptable levels of service for the transportation system.

POLICY 7-I-1 Traffic congestion is a serious problem at Fort Myers Beach, caused by a combination of high tourism demand for its beaches and past over-building relative to road capacity. Neither factor is within the control of the Town of Fort Myers Beach, although its residents must tolerate congestion every winter. This comprehensive plan seeks to manage congestion levels and encourage alternate means of mobility including walking, bicycling, and trolleys.

POLICY 7-I-2 The peak capacity of Estero Boulevard's congested segments is 1,300 vehicles per hour. The minimum acceptable level-of-service standard for Estero Boulevard shall be that average monthly traffic flows from 10:00 A.M. to 5:00 P.M. during each month do not exceed that level for more than four calendar months in any continuous twelve-month period. Measurements from the permanent count station at Donora Boulevard shall be used for this standard.

POLICY 7-I-3 Figure 18 of this element is hereby adopted as the future transportation map of the Town of Fort Myers Beach.

OBJECTIVE 7-J PROTECTING PUBLIC ACCESS — Although no future right-of-way needs have been identified, some existing town and county rights-of-way are substandard and few are wider than needed. The town shall not vacate or acquiesce in the vacation of existing rights-of-way except where no public purpose would be served by retaining the right-of-way.

POLICY 7-J-1 **RIGHTS-OF-WAY:** Town and county rights-of-way are needed for the undergrounding of utilities; for the expansion of sidewalks and bike paths; for water accesses; for on-street parking; for public transit and road improvements; and for other public purposes. The town shall strictly limit vacations of rights-of-way and easements to preserve future access for these purposes.

POLICY 7-J-2 **TRAFFIC IMPACT ANALYSES:** A thorough traffic impact analysis is currently required only for major rezonings and very large development orders. The town shall amend its Land Development Code during 2010 to:

- i. decrease the thresholds for requiring traffic impact analyses;
- ii. require them to study the cumulative impacts of potential development; and
- iii. use the results in assessing whether impacts are acceptable, and whether an improved design could offset some of the impacts.

and the LDC. Further, the density stated in LDC Table 33-1052 is the maximum density permitted in the "Coastal Rural" land use category.

In accordance with the "810" rule in Policy 14.2.2, there have been restrictions placed on rezonings that could increase traffic on Pine Island Road. Lee County will continue this practice. The "910" rule of Policy 14.2.2 has also impacted development approvals on Pine Island.

Constrained Roads

Lcc Plan Policy 37.2.2 addresses the maximum volume-to-capacity ratio allowed on constrained roads. It states:

A maximum volume-to-capacity (v/c) ratio of 1.85 is established for the constrained roads identified in Table 2(a) that lie in the unincorporated area. No permits will be issued by Lee County that cause the maximum volume-to-capacity ratio to be exceeded or that affect the maximum volume-to-capacity ratio once exceeded. Permits will only be issued when capacity enhancements and operational improvements are identified and committed for implementation that will maintain the volume-to-capacity ratio on the constrained segment at or below 1.85.

Based on traffic counts for 2011, the highest volume-to-capacity ratio on a constrained facility was 1.36 on McGregor Boulevard from Winkler Road to Tanglewood Boulevard. McGregor Boulevard from Tanglewood Boulevard to Colonial Boulevard had a volume-to-capacity ratio of 1.28. US 41 from Daniels Parkway to College Parkway had a volume-to-capacity ratio of 1.09 while the link from South Drive to Boy Scout Road had a volume-to-capacity ratio of 1.03. All other constrained facilities had a volume-to-capacity ratio less than 1.00. No facility will approach a volume-to-capacity ratio of 1.85 during the year 2012.

Estero Boulevard

The Town of Fort Myers Beach has adopted a different methodology for measuring the LOS on Estero Boulevard. Policy 7-I-2 of the Comprehensive Plan for the Town of Fort Myers Beach states: *"The peak capacity of Estero Boulevard's congested segments is 1,300 vehicles per hour. The minimum acceptable level-of-service standard for Estero Boulevard shall be that average monthly traffic flows from 10:00 A.M. to 5:00 P.M. during each month do not exceed that level for more than four calendar months in any continuous twelve month period. Measurements from the Permanent Count Station at Donora Boulevard shall be used for this standard."*

Data from the 2011 Traffic Counts (PCS #44) shows that the monthly averages were as follows:

MONTH	Average Vehicles/Hour	MONTH	Average Vehicles/Hour	MONTH	Average Vehicles/Hour
January	1,165	February	1,111	March	1,004
April	1,039	May	939	June	887
July	918	August	805	September	777
October	916	November	1,118	December	1,007

The standard of 1,300 vehicles per hour was not exceeded in any month in 2011, and will likely not be exceeded in 2012 during any four (4) calendar months.

De Minimus Impacts

The LDC provides guidance on what development constitutes a de minimus impact.

"LCLDC Section 2-46(o).

De minimus impact. The Florida Legislature has found that a de minimus impact is consistent with Part II of Chapter 163. Therefore, the impact of a single-family home on an existing lot will constitute a de minimus impact on all roadways regardless of the level of deficiency of the roadway.

Other than single-family homes on existing lots, no impact will be de minimus if the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility would exceed 110 percent of the maximum volume at the adopted Level of Service of the affected transportation facility. Further, except for single family homes on existing lots, no impact will be de minimus if it would exceed the adopted Level of Service standard of any affected designated hurricane evacuation route.

Lee County will maintain records to ensure that the 110 percent criteria is not exceeded. Annually, Lee County will submit to the State Land Planning Agency a summary of the de minimus records along with its updated Capital Improvements Element. In the event the State Land Planning Agency determines that the 110 percent criteria has been exceeded, the County will be notified of the exceedence and no further de minimus exceptions for the applicable roadway will be granted until the volume is reduced below the 110 percent. The County will provide proof of the reduction to the State Land Planning Agency prior to issuing further de minimus exceptions".

Consistent with this requirement, the following transportation facilities (road links) required monitoring based upon failure to meet the LOS standard reported in the 2011 Concurrency Management Report.

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2010 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR—BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLONIAL BLVD	SIX MILE PKWY	I-75	1	0.5	6LD	0	1,560	3,030	3,320	3,320	0	2,520	4,890	5,360	5,360
	I-75	SR 82	1	2.4	6LD	280	2,400	2,870	2,960	2,960	500	4,290	5,130	5,290	5,290
CORKSCREW RD	US 41	SANDY LN	4	0.5	4LD	0	0	1,050	1,870	1,920	0	0	2,020	3,600	3,710
	SANDY LN	THREE OAKS PKWY	4	0.7	4LD	0	0	1,050	1,870	1,920	0	0	2,020	3,600	3,710
	THREE OAKS PKWY	I-75	4	0.8	4LD	0	0	1,050	1,870	1,920	0	0	2,020	3,600	3,710
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	4LD	0	0	1,050	1,870	1,920	0	0	2,020	3,600	3,710
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	3	1.7	2LN	140	380	630	840	1,060	280	750	1,240	1,650	2,080
	WILDCAT RUN DR	ALICO RD	3	2.6	2LN	140	380	630	840	1,060	280	750	1,240	1,650	2,080
CYPRESS LAKE DR	ALICO RD	COUNTY LINE	3	10.4	2LN	140	380	630	840	1,060	280	750	1,240	1,650	2,080
	McGREGOR BLVD	SOUTH POINT BLVD	4	0.4	4LD	0	0	360	1,540	2,010	0	0	700	2,970	3,870
	SOUTH POINT BLVD	WINKLER RD	4	0.6	4LD	0	0	360	1,540	2,010	0	0	700	2,970	3,870
	WINKLER RD	SUMMERLIN RD	4	0.7	4LD	0	0	360	1,540	2,010	0	0	700	2,970	3,870
DANIELS PKWY	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	550	2,370	3,040	0	0	1,060	4,560	5,860
	US 41	BIG PINE WAY	4	0.5	6LD	0	0	0	1,310	2,680	0	0	0	2,520	5,160
	BIG PINE WAY	METRO PKWY	4	0.6	6LD	0	0	0	1,310	2,680	0	0	0	2,520	5,160
	METRO PKWY	SIX MILE PKWY	4	0.8	6LD	0	0	0	1,310	2,680	0	0	0	2,520	5,160
	SIX MILE PKWY	PALOMINO DR	4	2.2	6LD	0	1,610	3,030	3,200	3,200	0	2,930	5,510	5,800	5,800
	PALOMINO DR	I-75	4	0.6	6LD	0	1,610	3,030	3,200	3,200	0	2,930	5,510	5,800	5,800
	I-75	TREELINE AVE	3	0.5	6LD	640	2,960	3,300	3,300	3,300	1,070	4,940	5,500	5,500	5,500
	TREELINE AVE	CHAMBERLIN PKWY	3	0.8	6LD	640	2,960	3,300	3,300	3,300	1,070	4,940	5,500	5,500	5,500
DEL PRADO BLVD	CHAMBERLIN PKWY	SR 82	3	3.8	4LD	420	1,920	2,180	2,180	2,180	700	3,200	3,650	3,650	3,650
	CAPE CORAL PKWY	SE 46TH ST	5	0.3	6LD	0	0	0	1,880	2,820	0	0	0	3,550	5,330
	SE 46TH ST	CORONADO PKWY	5	0.7	6LD	0	0	0	1,880	2,820	0	0	0	3,550	5,330
	CORONADO PKWY	CORNWALLIS PKWY	5	1.3	6LD	0	0	0	1,880	2,820	0	0	0	3,550	5,330
	CORNWALLIS PKWY	VETERANS PKWY	5	0.8	6LD	0	0	0	1,880	2,820	0	0	0	3,550	5,330
	VETERANS PKWY	HANCOCK B. PKWY	5	3.0	6LD	0	0	950	2,510	2,840	0	0	1,830	4,830	5,480
	HANCOCK B. PKWY	NE 6TH ST	5	0.7	6LD	0	0	840	2,540	2,780	0	0	1,620	4,890	5,350
ESTERO BLVD	NE 6TH ST	SR 78	5	0.4	6LD	0	0	840	2,540	2,780	0	0	1,620	4,890	5,350
	HICKORY BLVD	AVENIDA PESCADORA	4	2.9	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	AVENIDA PESCADORA	MID ISLAND DR	4	1.2	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
ESTERO PKWY	MID ISLAND DR	SAN CARLOS BLVD	4	1.8	2LD	500	568	593	632	671	980	1,113	1,162	1,239	1,316
	US 41	BEN HILL GRIFFIN PKWY	4	2.6	4LD	0	1,180	2,000	2,000	2,000	0	2,270	3,860	3,860	3,860
FOWLER ST	US 41	N AIRPORT RD	1	1.0	6LD	0	0	0	1,180	2,560	0	0	0	2,230	4,840
	N AIRPORT RD	COLONIAL BLVD	1	0.3	6LD	0	0	0	1,180	2,560	0	0	0	2,230	4,840
	COLONIAL BLVD	WINKLER AVE	1	0.5	4LD	0	0	980	1,650	1,680	0	0	1,850	3,120	3,160
	WINKLER AVE	HANSON ST	1	1.3	4LD	0	0	980	1,650	1,680	0	0	1,850	3,120	3,160
	HANSON ST	SR 82	1	1.3	4LD	0	0	980	1,650	1,680	0	0	1,850	3,120	3,160
GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4	0.5	4LD	0	0	1,410	1,840	1,840	0	0	2,720	3,530	3,530
	PINE RIDGE RD	BASS RD	4	1.6	4LD	0	0	1,410	1,840	1,840	0	0	2,720	3,530	3,530
	BASS RD	WINKLER RD	4	0.8	6LD	0	0	2,190	2,760	2,760	0	0	4,220	5,320	5,320
	WINKLER RD	SUMMERLIN RD	4	0.5	6LD	0	470	2,410	3,010	3,060	0	910	4,640	5,790	5,870
	SUMMERLIN RD	US 41	4	1.5	6LD	0	470	2,410	3,010	3,060	0	910	4,640	5,790	5,870

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2010 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR—BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
PINE ISLAND RD/ BAYSHORE RD (SR 78)	SANTA BARBARA BLVD	DEL PRADO BLVD	5	2.3	4LD	0	1,570	2,020	2,020	2,020	0	2,860	3,660	3,660	3,660
	DEL PRADO BLVD	BARNETT RD	5	2.1	4LD	0	1,570	2,020	2,020	2,020	0	2,860	3,660	3,660	3,660
	BARNETT RD	US 41	2	0.5	4LD	0	1,570	2,020	2,020	2,020	0	2,860	3,660	3,660	3,660
	US 41	BUSINESS 41	2	1.2	4LD	0	0	560	1,400	1,520	0	0	1,020	2,550	2,760
	BUSINESS 41	HART RD	2	1.1	4LD	120	1,600	2,060	2,060	2,060	220	2,910	3,740	3,740	3,740
	HART RD	BREWERS RD	2	0.4	4LD	120	1,600	2,060	2,060	2,060	220	2,910	3,740	3,740	3,740
	BREWERS RD	SLATER RD	2	0.8	4LD	120	1,600	2,060	2,060	2,060	220	2,910	3,740	3,740	3,740
	SLATER RD	I-75	2	2.9	4LD	120	1,600	2,060	2,060	2,060	220	2,910	3,740	3,740	3,740
	I-75	NALLE RD	2	0.6	2LN	140	380	650	870	1,090	270	720	1,230	1,650	2,060
	NALLE RD	SR 31	2	2.7	2LN	140	380	650	870	1,090	270	720	1,230	1,650	2,060
PONDELLA RD	SR 78	WESTWOOD RD	5	0.9	4LD	0	800	1,830	1,940	1,940	0	1,260	2,860	3,020	3,020
	WESTWOOD RD	ORANGE GROVE BLVD	2	0.6	4LD	0	800	1,830	1,940	1,940	0	1,260	2,860	3,020	3,020
	ORANGE GROVE BLVD	US 41	2	1.6	4LD	0	800	1,830	1,940	1,940	0	1,260	2,860	3,020	3,020
	US 41	BUS 41	2	0.6	4LD	0	800	1,830	1,940	1,940	0	1,260	2,860	3,020	3,020
SAN CARLOS BLVD →	ESTERO BLVD	MAIN ST	4	0.6	2LB	240	820	1,050	1,120	1,120	460	1,550	1,990	2,130	2,130
	MAIN ST	SUMMERLIN RD	4	2.5	4LD	0	0	1,310	1,830	1,900	0	0	2,390	3,330	3,460
	SUMMERLIN RD	KELLY RD	4	1.1	2LN	140	770	1,020	1,060	1,060	210	1,460	1,930	2,000	2,000
	KELLY RD	MCGREGOR BLVD	4	0.6	4LN	0	0	980	1,240	1,300	0	0	1,850	2,340	2,460
SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	4	2.9	2LN	130	300	580	820	1,050	240	540	1,040	1,470	1,880
SIX MILE CYPRESS	US 41	METRO PKWY	4	1.2	4LD	0	900	1,960	2,060	2,060	0	1,740	3,770	3,960	3,960
	METRO PKWY	DANIELS PKWY	4	1.8	4LD	0	900	1,960	2,060	2,060	0	1,740	3,770	3,960	3,960
	DANIELS PKWY	4 LANE END	4	2.6	4LD	190	1,560	1,900	1,960	1,960	340	2,790	3,400	3,510	3,510
	4 LANE END	WAL-MART INTERSECTI	4	2.1	4LD	0	0	0	1,420	1,800	0	0	0	2,630	3,340
	WAL-MART INTERSECTI	COLONIAL BLVD	4	0.3	6LD	0	0	0	2,210	2,720	0	0	0	4,100	5,030
SLATER RD	SR 78	NALLE GRADE RD	2	4.0	2LN	140	360	590	800	1,010	270	680	1,120	1,510	1,910
SR 31	SR 80	SR 78	2 & 3	1.4	2LN	170	470	780	1,050	1,320	340	930	1,530	2,060	2,590
	SR 78	N. RIVER RD	2	1.3	2LN	170	470	780	1,050	1,320	340	930	1,530	2,060	2,590
	N. RIVER RD	COUNTY LINE	2	2.0	2LN	170	470	780	1,050	1,320	340	930	1,530	2,060	2,590
SR 80	PROSPECT AVE	ORTIZ AVE	1	1.3	4LD	0	490	1,630	1,980	1,980	0	840	2,770	3,380	3,380
	ORTIZ AVE	I-75	1	1.2	6LD	0	750	2,500	3,000	3,000	0	1,280	4,240	5,090	5,090
	I-75	SR 31	3	2.7	6LD	1,340	2,860	2,940	2,940	2,940	2,280	4,840	4,990	4,990	4,990
	SR 31	BUCKINGHAM RD	3	2.5	4LD	880	1,870	1,960	1,960	1,960	1,500	3,170	3,310	3,310	3,310
	BUCKINGHAM RD	HICKEY CREEK RD	3	2.5	4LD	1,000	1,640	2,350	3,020	3,350	1,700	2,780	3,990	5,120	5,680
	HICKEY CREEK RD	MITCHELL AVE	3	0.9	4LD	1,000	1,640	2,350	3,020	3,350	1,700	2,780	3,990	5,120	5,680
	MITCHELL AVE	JOEL BLVD	3	4.0	4LD	1,000	1,640	2,350	3,020	3,350	1,700	2,780	3,990	5,120	5,680
	JOEL BLVD	COUNTY LINE	3	2.2	4LD	1,000	1,640	2,350	3,020	3,350	1,700	2,780	3,990	5,120	5,680
STRINGFELLOW RD	1ST AVE	PINE ISLAND RD	6	7.9	2LN	160	370	620	850	1,060	290	670	1,110	1,520	1,900
	PINE ISLAND RD	PINELAND RD	6	3.3	2LN	160	370	620	850	1,060	290	670	1,110	1,520	1,900
	PINELAND RD	MAIN ST	6	3.7	2LN	160	370	620	850	1,060	290	670	1,110	1,520	1,900

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2011 100th HIGHEST HR		EST 2012 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
				ESTERO BL*	BIG CARLOS PASS	AVENIDA PESCADORA	2LN	E	726	A	418		
ESTERO BL*	AVENIDA PESCADORA	VOORHIS ST	2LN	E	726	A	555	A	556	A	556	Constrained v/c = 0.76; Design underway	09900
ESTERO BL*	VOORHIS ST	TROPICAL SHORES WAY	2LD	E	671	B	555	B	555	C	573	Constrained v/c = 0.83; Design underway	10000
ESTERO BL	TROPICAL SHORES WAY	CENTER ST	2LD	E	671	E	663	E	663	F	735	Constrained v/c = 0.99; Design underway	10100
ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	372	B	376	B	678		14400
ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	529	B	529	B	529		14450
EVERGREEN RD*	US 41	BUS 41	2LU	E	860	B	100	B	100	B	100		10200
FIDDLESTICKS BL*	GUARDHOUSE	DANIELS PKWY	2LD	E	860	B	333	B	333	B	365		10300
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,560	D	1,059	D	1,074	D	1,076		10400
FOWLER ST	N AIRPORT RD	COLONIAL BL	6LD	E	2,560	E	1,224	E	1,224	E	1,224		10500
FOWLER ST	COLONIAL BL	WINKLER AVE	4LD	E	1,680	D	989	D	989	D	989		10600
FOWLER ST	WINKLER AVE	HANSON ST	4LD	E	1,680	C	964	C	964	C	964		10700
FOWLER ST (SR 739)	HANSON ST	DR ML KING BL (SR 82)	4LD	E	1,680	D	1,012	D	1,012	D	1,012		10730
GASPARILLA BL*	FIFTH ST	CHARLOTTE COUNTY LINE	2LU	E	860	B	335	B	345	B	356	Constrained v/c = 0.39	10800
GLADIOLUS DR	McGREGOR BL	PINE RIDGE RD	4LD	E	1,840	C	520	C	520	C	578		10900
GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,015	C	1,029	C	1,117		11000
GLADIOLUS DR*	BASS RD	WINKLER RD	6LD	E	2,760	C	1,106	C	1,111	C	1,182		11100
GLADIOLUS DR*	WINKLER RD	SUMMERLIN RD	6LD	E	3,060	C	942	C	942	C	951		11200
GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	3,060	C	1,758	C	1,759	C	1,916		11300
GREENBRIAR BL	RICHMOND AVE	JOEL BL	2LU	E	860	B	68	B	74	B	74		11400
GUNNERY RD	IMMOKALEE RD (SR 82)	LEE BL	4LD	E	2,020	B	937	B	948	B	971		11500
GUNNERY RD	LEE BL	BUCKINGHAM RD	2LU	E	1,000	C	758	C	761	D	890		11600
HANCOCK BRIDGE PKWY	DEL PRADO BL	NE 24th AVE	4LD	E	2,020	B	985	B	985	B	985		11700
HANCOCK BRIDGE PKWY	NE 24th AVE	ORANGE GROVE BL	4LD	E	2,020	C	1,412	C	1,412	C	1,425		11800
HANCOCK BRIDGE PKWY*	ORANGE GROVE BL	MOODY RD	4LD	E	2,020	C	1,337	C	1,339	C	1,508		11900
HANCOCK BRIDGE PKWY	MOODY RD	U.S. 41	4LD	E	2,020	C	1,344	C	1,344	C	1,508		12000
HART RD	BAYSHORE RD (SR 78)	TUCKER LN	2LU	E	860	B	274	B	276	B	276		12100
HICKORY BL	BONITA BEACH RD	McLAUGHLIN BL	2LU	E	820	C	457	C	457	C	457	Constrained v/c = 0.56	12200
HICKORY BL	McLAUGHLIN BL	MELODY LN	2LU	E	820	C	313	C	315	C	320	Constrained v/c = 0.38	12300
HICKORY BL*	MELODY LN	BIG CARLOS PASS	2LU	E	820	C	395	C	395	C	395	Constrained v/c = 0.48	12400

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2011 100th HIGHEST HR		EST 2012 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PLANTATION RD	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LU	E	860	B	192	B	287	C	531		21900
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LU	E	860	C	685	C	695	F	952		22000
PLANTATION RD	IDLEWILD ST	COLONIAL BL	4LD	E	1,830	B	473	B	473	B	473		22050
PONDELLA RD	PINE ISLAND RD (SR 78)	ORANGE GROVE BL	4LD	E	1,940	C	835	C	835	C	835		22100
PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	1,940	C	1,148	C	1,148	C	1,225		22200
PONDELLA RD	US 41	BUSINESS 41	4LD	E	1,940	C	1,054	C	1,054	C	1,057		22300
PRICHETT PKWY*	BAYSHORE RD	RICH RD	2LU	E	860	B	72	B	72	B	466		22400
RANCHETTE RD*	PENZANCE BL	IDLEWILD ST	2LU	E	860	B	89	B	89	B	89		22500
RICH RD*	SLATER RD	PRITCHETT PKWY	2LU	E	860	B	54	B	54	B	54		22600
RICHMOND AVE*	LEELAND HEIGHTS BL	E 12th ST	2LU	E	860	B	70	B	74	B	93		22700
RICHMOND AVE*	E 12th ST	GREENBRIAR BL	2LU	E	860	B	56	B	64	B	64		22800
RIVER RANCH RD*	WILLIAMS RD	CORKSCREW RD	2LU	E	860	B	92	B	92	B	127		22900
SAN CARLOS BL (SR 865)	ESTERO BL	MAIN ST	2LB	E	1,120	C	1,040	C	1,040	D	1,064	Constrained in part v/c = 0.93	23000
SAN CARLOS BL (SR 865)	MAIN ST	SUMMERLIN RD	4LD	E	1,900	C	1,116	C	1,116	C	1,304		23100
SAN CARLOS BL (SR 865)	SUMMERLIN RD	KELLY RD	2LN	E	1,060	B	763	B	763	C	773		23180
SAN CARLOS BL (SR 865)	KELLY RD	GLADIOLUS RD	4LD	E	1,300	C	763	C	763	C	819		23200
SAN CARLOS BL (SCP)*	US 41	THREE OAKS PKWY	2LN	E	860	B	166	B	167	B	167		23230
SANIBEL BL*	US 41	LEE BL	2LN	E	860	B	359	B	359	B	371		23260
SHELL POINT BL*	McGREGOR BL	PALM ACRES	2LN	E	860	B	260	B	266	B	282		23400
SIX MILE CYPRESS PKWY (SR 739)	US 41	METRO PKWY	4LD	E	2,060	C	1,695	C	1,695	C	1,706	Metro Pkwy 6 Ln construction underway	23500
SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	2,060	C	1,202	C	1,221	C	1,392		23600
SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	4LD	E	1,960	B	729	B	786	B	909	4 Ln under construction	23700
SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,870	B	682	B	682	B	682		23800
SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,720	B	682	B	682	B	682		23900
SLATER RD	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LU	E	1,010	B	313	B	313	B	320		24000
SOUTH POINTE BL*	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	860	C	607	C	607	C	608		24100
SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	E	1,320	B	428	B	429	B	431		24200
SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	E	1,320	B	216	B	217	B	225		24300
STALEY RD	ORANGE RIVER BL	LUCKETT RD	2LU	E	860	B	176	B	177	B	202		24400
STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,060	B	275	B	282	D	628		24500
STRINGFELLOW RD*	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	C	565	C	593	D	727		24600
STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	C	494	C	497	D	632		24700
STRINGFELLOW RD*	PINELAND RD	MAIN ST	2LN	E	1,060	B	173	B	175	B	265		24800

RESOLUTION OF THE TOWN COUNCIL OF
THE TOWN OF FORT MYERS BEACH, FLORIDA
RESOLUTION NUMBER 10-05
GULFSIDE PARCELS

WHEREAS, JABO, LLC, a foreign corporation registered in the State of Florida, with authorization of at least 75 percent of the unit owners of White Sand Villas, a condominium, and at least 75 percent of the unit owners of Captiva Villas, a condominium, as required by Land Development Code (LDC) Section 34-201, (together, "Applicant") has requested the Town Council amend the Commercial Planned Development (CPD) zoning districts for White Sand CPD and Captiva Villas CPD to approve a revised master concept plan (MCP) and to make certain changes to existing uses and modifications to existing development; and

WHEREAS, the subject property is located at 190 Estero Boulevard and 200 Estero Boulevard, Fort Myers Beach, FL 33931; and

WHEREAS, Applicant has indicated the property's current STRAP numbers are 24-46-23-W1-00700.0330, 24-46-23-W1-00700.0340, 24-46-23-W1-04000.00CE, and 24-46-23-W1-04100.00CE, with the legal description set forth in Exhibit "A" which is attached hereto and hereby incorporated by reference; and

WHEREAS, the changes requested through this application include the following forms of additional development and modifications to previously approved development on the subject property:

1. Allow for possible relocation of pedestrian beach access on Lot 36, Block D, Island Shores Unit 4 Subdivision, and Lot 37, Block F, Island Shores Club Section Subdivision (required by prior zoning conditions), to the northwesterly side of Lot 38, Block F, Island Shores Club Section Subdivision, as shown on the proposed MCP.
2. ~~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.~~
3. ~~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.~~
4. ~~Remove prior condition restricting use of restaurants, personal services, and other commercial amenities within the resort to "guests of the Pink Shell Resort only."~~
5. ~~Remove prior condition limiting external advertisement of restaurants, personal services, and other commercial amenities.~~
6. ~~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.~~
7. 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.

WHEREAS, a public hearing was legally advertised and held before the Local Planning Agency (LPA) on March 24, 2009, at which time it was continued to April 28, 2009, May 12, 2009, and June 9, 2009, at which point the LPA gave full and complete consideration to the recommendations of staff, the documents in the file, and the testimony of all interested persons and made the recommendations contained in LPA Resolution 2009-13; and

WHEREAS, on September 25, 2009, the applicant filed an amended application withdrawing various requests which were previously considered by the LPA and which resulted in Town staff preparing an amended staff report for consideration by Town Council; and

WHEREAS, a public hearing was legally advertised and held before the Town Council on October 16, 2009, at which time it was continued to December 7, 2009, and then further continued to December 21, 2009, and further continued to January 19, 2010, at which time the Town Council gave full and complete consideration to the recommendations of staff, the LPA resolution and testimony of the LPA representative, the request and amended request of Applicant, the documents in the file, and the testimony of all interested persons.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA as follows:

The Town Council **APPROVES** Applicant's amended request to amend the CPD zoning district, subject to **APPROVAL of seven (7) conditions**. The Town Council acknowledges that the previously requested deviations have been **WITHDRAWN**.

A. CONDITIONS

1. Development must be consistent with the MCP titled "Pink Shell CPD Gulf Side Master Concept Plan" stamped received April 1, 2010, except as specifically modified by conditions or deviations herein. If changes to the MCP are subsequently pursued, appropriate approvals will be required.
2. The terms and conditions of all previous resolutions now affecting the subject property shall continue in force except as expressly altered by this amendment.
3. Vacation, exchange, or relocation of any easement, and/or any dedication of any part of the subject property to the public, and/or vacation of any of the subject property heretofore dedicated to the public, are not affected by approval of this zoning action.
4. No additional dwelling units, guest units, or timeshare units are authorized by approval of this amendment.
5. No expansion of floor area for any use, whether residential or commercial, is authorized by approval of this amendment.
6. Any lawfully existing dwelling unit, guest unit, or timeshare 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, guest unit, or timeshare unit exceed the lawful occupancy established by applicable building, fire, and life-safety codes. If no building, fire, or life-safety code provisions are 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.

7. Approval of this amendment 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.

B. DEVIATIONS

Deviation #1. The request for Deviation #1 from LDC Chapter 30 to allow a resort sign package was withdrawn by the applicant on September 25, 2009 and is no longer before the Town Council for consideration.

Deviation #2. Deviation from LDC Sections 10-415 and 10-416 is 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". Town Council **APPROVES deviation #2.**

FINDINGS AND CONCLUSIONS

Based upon the presentations by the Applicant, staff, the LPA representative and other interested parties at the hearing, and review of the application, LPA minutes, other documents provided and the standards for planned development zoning approval, the Town Council makes the following findings and conclusions:

1. The requested amendment to the Commercial Planned Development (CPD) zoning district, as conditioned **DOES** comply with:
 - a. The Town Comprehensive Plan;
 - b. LDC Chapter 34;
 - c. all other applicable Town ordinances and codes; and
2. The proposed use or mix of uses, as conditioned above, **IS** appropriate at the subject location.
3. Sufficient safeguards to the public interest **ARE** provided by the special conditions to the 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 **MEETS** all specific requirements of the comprehensive plan that are relevant to the requested planned development, such as the following Policies:

Comprehensive Plan Policy 4-B-4 regarding the Mixed Residential Future Land Use Map category and
Comprehensive Plan Policy 4-C-3 regarding commercial locations.

6. As to the schedule of deviations, as conditioned:
- A. Regarding requested Deviation #1, the Town Council acknowledges the withdrawal of this request by the applicant on September 25, 2009.
- B. Regarding Deviation #2, the Town Council acknowledges that Deviation #2 does not affect the subject property.

The foregoing Resolution was adopted by the Town Council upon a motion by Vice Mayor Acken and seconded by Councilmember Raymond and upon being put to a vote, the result was as follows:

Larry Kiker, Mayor AYE
Tom Babcock AYE
Bob Raymond AYE

Herb Acken, Vice Mayor AYE
Jo List AYE

DULY PASSED AND ADOPTED THIS 19th DAY OF JANUARY, 2010, BY THE

TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH

By: Larry Kiker
Larry Kiker, Mayor

ATTEST:
By: Michelle D. Mayher
Michelle D. Mayher, Town Clerk

Approved as to legal sufficiency:

By: Anne Dalton
Anne Dalton, Esquire, Town Attorney



BOYLE

Engineering Excellence Since 1942

Employee Owned

1400 Colonial Boulevard, Suite 31
Fort Myers, FL 33907
TEL: (238)931-0456
FAX: (238)931-0456
www.boyleengineering.com

Town of Fort Myers Beach

F M B DCI 200600002

JOB # 32347
FILE # 32347SK02
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 98.34 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 30.00 FEET; THENCE N.40°31'28"E. FOR 14.49 FEET; THENCE N.50°19'25"W. FOR 27.57 FEET; THENCE N.39°22'01"W. FOR 20.23 FEET; THENCE S.39°40'35"W. FOR 31.50 FEET; THENCE S.30°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:

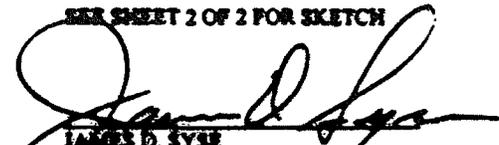
LOTS 5 AND 6 OF GULFSHORE SUBDIVISION AS RECORDED IN BOOK 9, PAGE 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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
out side
Legal + Sketch
July 2007

RESOLUTION OF THE TOWN COUNCIL OF
THE TOWN OF FORT MYERS BEACH, FLORIDA
RESOLUTION NUMBER 10-06
BAYSIDE PARCELS

WHEREAS, JABO, LLC, a foreign corporation registered in the State of Florida, ("Applicant") has requested the Town Council amend the Commercial Planned Development (CPD) zoning districts for Bayside CPD to approve a revised master concept plan (MCP) and to make certain changes including the addition of certain accessory uses to the MCP; and

WHEREAS, the subject property is located at 171-191 Estero Boulevard, 251-281 Estero Boulevard, 275 Estero Boulevard, Fort Myers Beach, FL 33931; and

WHEREAS, Applicant has indicated the property's current STRAP numbers are 24-46-23-W1-00700.0340, 24-46-23-W1-00700.0320, and 24-46-23-W1-00700.0290, with the legal description set forth on **Exhibit "A"** which is attached hereto and hereby incorporated by reference; and

WHEREAS, the changes requested through this application include the following forms of additional development and modifications to previously approved development on the subject property:

1. Replace tennis courts on Lots 38 and 39, Block D, Island Shores Club Section Subdivision, with an accessory parking lot as shown on proposed MCP.
2. Allow existing boat ramp on Bayside parcel to remain, with pedestrian walkway rerouted, as shown on proposed MCP.
3. ~~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.~~
4. ~~Remove prior condition restricting use of restaurants, personal services, and other commercial amenities within the resort to "guests of the Pink Shell Resort only."~~
5. ~~Remove prior condition limiting external advertisement of restaurants, personal services, and other commercial amenities.~~
6. ~~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.~~
7. Add a trash compactor to the MCP on Lots 38 and 39, Block D, Island Shores Club Section Subdivision (adjacent to Bowditch Point Regional Park).
8. 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.
9. 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.

WHEREAS, a public hearing was legally advertised and held before the Local Planning Agency (LPA) on March 24, 2009, at which time it was continued to April 28, 2009, May 12, 2009, and June 9, 2009, at which point the LPA gave full and complete consideration to the recommendations of staff, the documents in the file, and the testimony of all interested persons and made the recommendations contained in LPA Resolution 2009-13; and

WHEREAS, on September 25, 2009, the applicant filed an amended application withdrawing various requests which were previously considered by the LPA and which resulted in Town staff preparing an amended staff report for consideration by Town Council; and

WHEREAS, a public hearing was legally advertised and held before the Town Council on October 16, 2009, at which time it was continued to December 7, 2009, December 21, 2009, and January 19, 2010, at which point the Town Council gave full and complete consideration to the recommendations of staff, the LPA resolution and testimony of the LPA representative, the request and amended request of Applicant, the documents in the file, and the testimony of all interested persons. The hearing of January 19, 2010 concluded on January 20, 2010.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA as follows:

The Town Council **APPROVES** Applicant's amended request to amend the CPD zoning district, subject to **APPROVAL of nine (9) conditions**. The Town Council **APPROVES Deviation #2 with modification**. All approvals and denials are set forth with specificity below.

A. CONDITIONS

1. Development must be consistent with the MCP titled "Pink Shell CPD Bay Side Master Concept Plan", stamped received April 1, 2010, except as specifically modified by conditions or deviations herein. In addition, the MCP must state that the tennis courts on Lots 38 and 39, Block D, Island Shores Club Section Subdivision, will be an accessory parking lot for employee parking only. If changes to the MCP are subsequently pursued, appropriate approvals will be required.
2. The terms and conditions of all previous resolutions now affecting the subject property shall continue in force except as expressly altered by this amendment.
3. Vacation, exchange, or relocation of any easement, and/or any dedication of any part of the subject property to the public, and/or vacation of any of the subject property heretofore dedicated to the public, are not affected by approval of this zoning action.
4. Landscaping of the parking lot proposed on Lots 38 and 39, Block D, Island Shores Club Section Subdivision, 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 adjacent to the boat ramp, which is shown as plate C-04 of Gora/McGahey job number 98011-10, dated 1/13/10, a copy of which is attached hereto as **Exhibit "B"**, is **APPROVED**.
5. No additional dwelling units, guest units, or timeshare units are authorized by approval of this amendment.

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

7. 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 forty-one (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. No live-aboard uses are permitted. Cruise ships are prohibited as provided by LDC Section 34-620(f). Dock structures located upon leased submerged lands adjacent to the subject property have existed since prior to the adoption of the Fort Myers Beach Comprehensive Plan and its Future Land Use Map. This amendment shall not be interpreted as a finding as to consistency or inconsistency of these docks, and/or their uses, with the Mixed Residential Future Land Use Map category or any other provision of the Fort Myers Beach Comprehensive Plan. Any expansion to the uses of leased submerged lands adjacent to the subject property, including increase to the number 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 for zoning actions.

8. 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.

9. 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.

B. DEVIATIONS

Deviation #1. The request for Deviation #1 from LDC Chapter 30 to allow a resort sign package has been withdrawn by the applicant on September 25, 2009 and is no longer before the Town Council for consideration.

Deviation #2. Deviation from LDC Sections 10-415 and 10-416 is 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**". **The Town Council states that its approval does 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. Town Council APPROVES deviation #2 as modified.**

FINDINGS AND CONCLUSIONS

Based upon the presentations by the Applicant, staff, the LPA representative and other interested parties at the hearing, and review of the application, LPA minutes, other documents

provided and the standards for planned development zoning approval, the Town Council makes the following findings and conclusions:

1. The requested amendment to the Commercial Planned Development (CPD) zoning district, as conditioned **DOES** comply with:
 - a. The Town Comprehensive Plan;
 - b. LDC Chapter 34;
 - c. all other applicable Town ordinances and codes; and
2. The proposed use or mix of uses, as conditioned above, **IS** appropriate at the subject location.
3. Sufficient safeguards to the public interest **ARE** provided by the special conditions to the 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 **MEETS** all specific requirements of the comprehensive plan that are relevant to the requested planned development, such as the following Policies:

Comprehensive Plan Policy 4-B-4 regarding the Mixed Residential Future Land Use Map category and
Comprehensive Plan Policy 4-C-3 regarding the commercial locations.

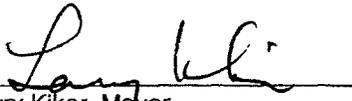
6. As to the schedule of deviations, as conditioned:
 - A. Regarding requested Deviation #1, the Town Council acknowledges the withdrawal of this request by the applicant on September 25, 2009.
 - B. Regarding requested Deviation #2, as modified, Town Council finds that, as modified above:
 1. Deviation #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, **and may not operate** to the detriment, of the public interest; and
 4. Deviation #2, **is** consistent with the Fort Myers Beach Comprehensive Plan.

The foregoing Resolution was adopted by the Town Council upon a motion by Vice Mayor Acken and seconded by Councilmember Raymond and upon being put to a vote, the result was as follows:*

Larry Kiker, Mayor aye
Tom Babcock nay
Bob Raymond aye

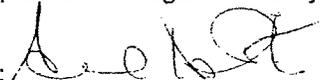
Herb Acken, Vice Mayor aye
Jo List aye

DULY PASSED AND ADOPTED THIS 20th DAY OF JANUARY, 2010, BY THE
TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH

By: 
Larry Kiker, Mayor

ATTEST:
By: 
Michelle D. Mayher, Town Clerk

Approved as to legal sufficiency:

By: 
Anne Dalton, Esquire, Town Attorney

* A secondary motion was made by Councilmember Raymond and seconded by Mayor Kiker to remove the 8 parking spaces at the northwesterly end o the parking lot on the Bayside parcel, and 12 valet parking spaces at the southwesterly end o the parking lot on the Bayside parcel and to require the replacement of the tennis courts on Lots 38 and 39, Block D, Island Shores Club Section Subdivision, with an accessory parking lot for employee parking only. This motion passed, and is set forth above. The vote was as follows: Councilmember Raymond and List and Mayor Kiker voted affirmatively and Vice Mayor Acken and Councilmember Babcock voted in the negative.

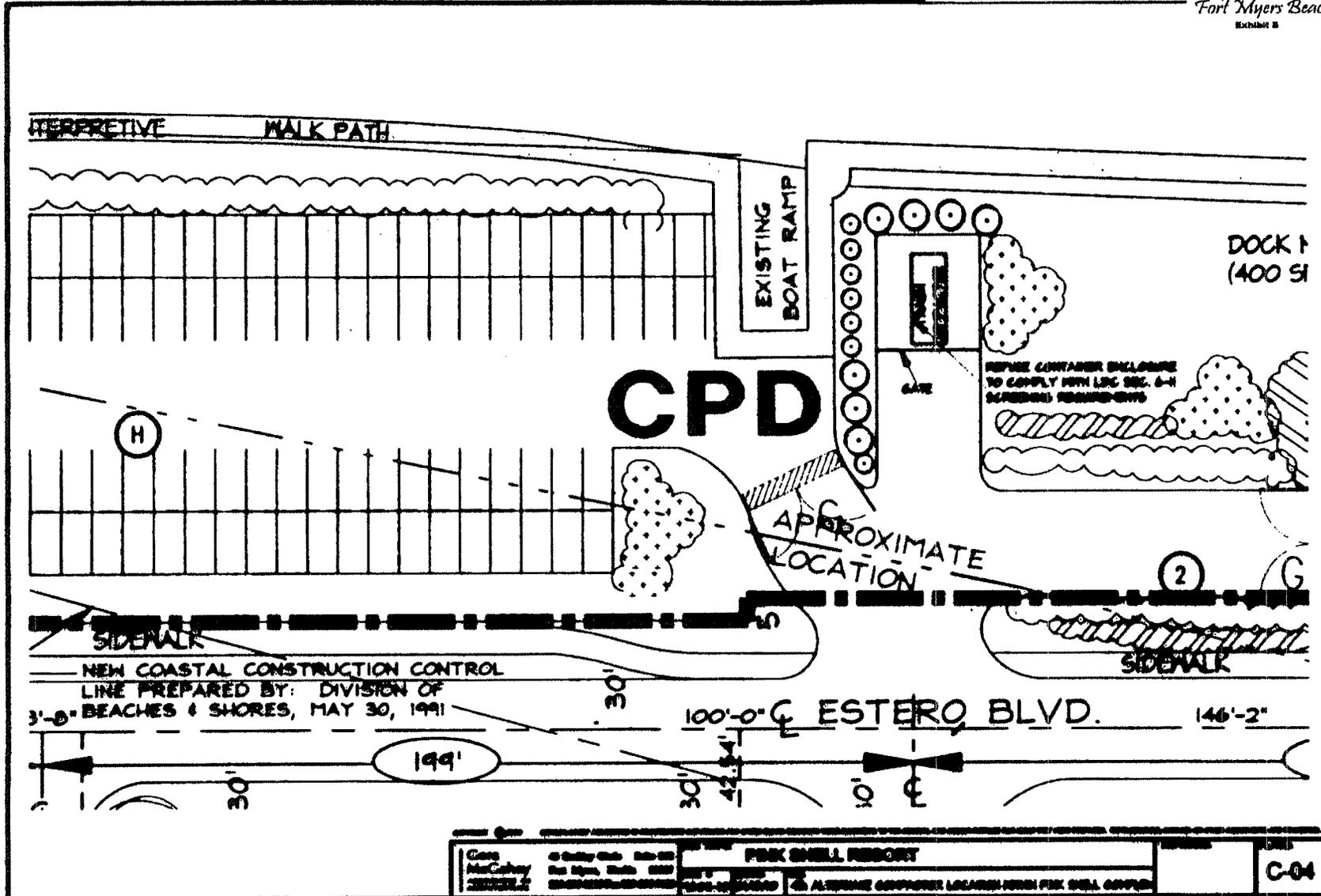
Resolution 10-06
Exhibit A

The Northwesterly 1/2 of Lot 28, and Lots 29 through 32, all in Block D, ISLAND SHORES UNIT 4 SUBDIVISION, as recorded in Plat Book 9, Page 37, 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 SUBDIVISION, as recorded in Plat Book 9, Page 41, Public Records of Lee County, Florida.

Option #3



Date 05/11/91 MacCubey 2000	1991 05/11/91 05/11/91 05/11/91	PIKE ISLAND RESORT ALTERNATE CONCEPT LOCATIONS NEAR PIKE ISLAND RESORT	004
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ADMINISTRATIVE AMENDMENT (PD) ADD2003-00160

ADMINISTRATIVE AMENDMENT
TOWN OF FORT MYERS BEACH, FLORIDA

WHEREAS, Boykin Hotel Properties, L.P. filed an application for administrative approval to amend a Commercial Planned Development ("CPD") on a project known as Pink Shell Bayside Parcel CPD to eliminate 12,000 square feet of commercial uses transferred to the Captiva Villas CPD, on property located at 275 Estero Boulevard, described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

See attached **Exhibit "B"** and **Exhibit "C"**

WHEREAS, the property was originally rezoned by Lee County zoning resolution Z-95-017, with subsequent amendments through Town Council Resolution 00-07A and 01-26; and

WHEREAS, Town Council Resolution 01-26 included a condition (Condition 5) that required the Pink Shell Bayside Parcel CPD be amended to eliminate the commercial uses and square footage transferred to the Captiva Villas CPD; and

WHEREAS, the Fort Myers Beach Land Development Code provides for certain administrative changes to planned development master concept plans; and

WHEREAS, the subject application and plans have been reviewed by the Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Commercial Planned Development is **APPROVED**.

Approval is subject to the following conditions:

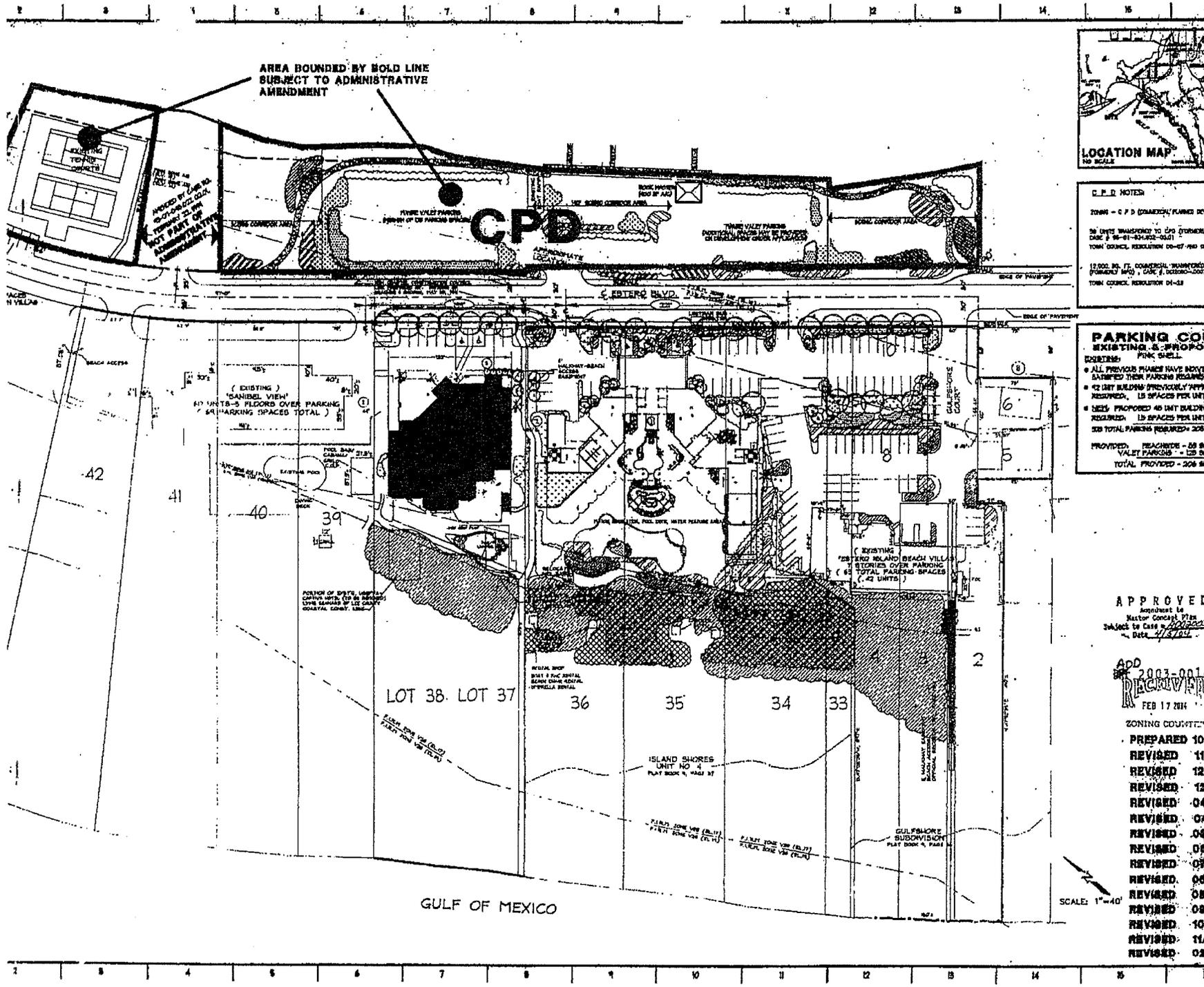
- 1. The Development must be in compliance with the amended Master Concept Plan, dated 02/12/04, stamped RECEIVED at the Zoning Counter FEB 17, 2004. Master Concept Plan for ADD2003-00160 is hereby APPROVED and adopted. A reduced copy is attached hereto as Exhibit "A".**

2. The terms and conditions of the original zoning resolutions remain in full force and effect except as modified by this Amendment.

DULY SIGNED this 5th day of April, A.D., 2004.

BY: _____

Pam Houck
Pam Houck, Director
Division of Zoning
Department of Community Development



E.P.R. NOTES

TOWN - C P D (CONCRETE) PLANNED DEVELOPMENT

30 UNITS TRANSFERRED TO C/D (FORMERLY PUD)
DEC 1 95-01-05-002-001

TOWN COUNCIL RESOLUTION 00-07-160 05-07-01

17,000 SQ. FT. COORDINATE TRANSFERRING TO C/D
FORMERLY PUD 1 008 4 000000-0001

TOWN COUNCIL RESOLUTION 01-08

PARKING COUNT
EXISTING & PROPOSED
PINK SHELL

EXISTING:

- ALL PREVIOUS PHASES HAVE INDIVIDUALLY
SANCTIONED THEIR PARKING REQUIREMENTS
- 42 UNIT BUILDING PREVIOUSLY APPROVED
REQUIRED 15 SPACES PER UNIT = 630
- 1000'S PROPOSED 40 UNIT BUILDING
REQUIRED 15 SPACES PER UNIT = 600
- 300 TOTAL PARKING REQUIRED = 1230 SPACES

PROVIDED: REACHSIDE - 25 SPACES
VALET PARKING - 120 SPACES
TOTAL PROVIDED - 305 SPACES

APPROVED
Approval by
Master Council 1/11/00
Subject to Case # 2003-00160
Date 1/11/00

APP
2003-00160
RECEIVED
FEB 17 2004

- ZONING COUNTY:
- PREPARED 10/08/00
 - REVISED 11/15/00
 - REVISED 12/08/00
 - REVISED 12/21/00
 - REVISED 04/02/01
 - REVISED 04/18/01
 - REVISED 06/08/01
 - REVISED 09/12/01
 - REVISED 07/30/01
 - REVISED 06/07/02
 - REVISED 08/15/02
 - REVISED 09/20/02
 - REVISED 10/29/02
 - REVISED 11/28/02
 - REVISED 02/12/04

SCALE: 1"=40'

PINK SHELL C P D
BAYSIDE PLACE

Con
McCahey

SP-4

Ink Engineering

A Division of
LBFH, Inc.

CIVIL
AGRICULTURAL
WATER RESOURCES
WATER & WASTEWATER
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OCTOBER 24, 2003
JOB NO. 03-7021A
FILE NO. 03-7021CVSK1RBAY

1 OF 2

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 29 THROUGH 32 OF BLOCK "D" UNIT NO. 4, ISLAND SHORES, A SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 37 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

TOGETHER WITH:

THE NORTHWEST 1/2 OF LOT 28 OF SAID BLOCK "D" UNIT NO. 4, ISLAND SHORES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT COMMON TO LOTS 28 AND 29 OF SAID BLOCK "D" AND LYING ON THE NORTHEASTERLY RIGHT OF WAY OF ESTERO BOULEVARD 30 FEET FROM THE CENTERLINE; THENCE S.42°07'25"E. ALONG SAID RIGHT OF WAY FOR 50.00 FEET; THENCE NORTHEASTERLY ALONG A LINE PERPENDICULAR TO SAID RIGHT OF WAY FOR 101.5 FEET MORE OR LESS TO A FACE OF A SEAWALL; THENCE NORTHWESTERLY ALONG THE FACE OF SAID SEAWALL TO THE NORTHWESTERLY LINE OF SAID LOT 28; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID LOT 28 PERPENDICULAR TO SAID RIGHT OF WAY FOR 91 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOTS 33, 34, 35 AND 36, BLOCK "D", ISLAND SHORES CLUB SECTION, A SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 41 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND LOTS 38 AND 39, BLOCK "D", ISLAND SHORES CLUB SECTION, A SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 41 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

CONTAINING 2.12 ACRES MORE OR LESS.

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

LESS ANY PORTION THEREOF LYING BELOW THE MEAN HIGH WATER LINE OF MANTANZAS PASS.

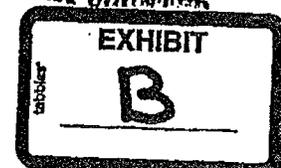
REFER TO 8 1/2" X 14" SKETCH (SHEET 2 OF 2)


GORDON D. MEIERS
PROFESSIONAL LAND SURVEYOR
FL. CERT. NO. 2858

ADD 2003-00160

RECEIVED
OCT 24 2003

PERMIT COUNTY



ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Boykin Hotel Properties, L.P. filed an application for administrative approval to amend a Commercial Planned Development (CPD) project known as Captiva Villas CPD to revise the building footprint, allocate 12,000 square feet of commercial area, and precisely define the relocation of a 6 feet wide beach access easement on property located at 275 Estero Blvd, described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

See **Exhibit "A"** attached.

WHEREAS, the property was originally rezoned in case number 95-01-034.03Z (with subsequent amendments in case numbers DCI2000-00071, Resolution Number 01-26); and

WHEREAS, the Fort Myers Beach Land Development Code provides for certain administrative changes to planned development master concept plans; and

WHEREAS, the applicant seeks to revise the allocation of commercial square feet for the approved commercial uses; and

WHEREAS, the applicant seeks to clarify that a guest unit and certain ancillary commercial square footage will not be counted against the maximum total allowable square feet of commercial uses on the first floor over parking which allows commercial uses as approved by Town Council; and

WHEREAS, the subject application and plans have been reviewed by the Division of Zoning in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Mixed Use Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. The terms and conditions of the original zoning resolutions remain in full force and effect unless specifically modified by this amendment. #18
2. The Development must be in compliance with the amended Master Concept Plan, dated Revised 12/11/03, stamped "Received Dec 15, 2003." The Master Concept Plan for ADD2003-00086 is hereby APPROVED and adopted. A reduced copy is attached hereto as Exhibit "B".
3. Condition 2.b. of Resolution 01-26 is amended as follows:
Maximum Uses
43 Hotel Guest Units

Accessory Commercial Hotel Uses
~~241 SF Administrative Office~~ 1,300 SF Administrative/Offices
~~6,463 SF Restaurant~~ 6,000 SF Restaurant/Deli/Retail
~~3,110 SF Personal Services~~ 2,500 SF Guest Services
~~747 SF Resort (Conference facilities)~~ 2,200 Conference/Meeting/Limited Food & Beverage Service #11 12
4. Personal Services are limited to Laundry and Fitness as indicated on Exhibit "C".
5. Commercial Accessory Uses are limited by the Area Chart attached as Exhibit "D." Commercial floor area must be in compliance with the allocations indicated thereon.
6. The building must accord with the two (2) page building elevations attached as Exhibit "E." #18
7. No subsequent or additional changes may be made to this CPD administratively. Any subsequent or additional change will require review and a decision through the planned development public hearing process.

DULY SIGNED this 19th day of December, A.D., 2003.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT "A"

ADD2003-00086

IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA,

LEGAL DESCRIPTION:

LOTS 37 AND PART OF 38 OF ISLAND SHORES CLUB SECTION, A SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 41 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT COMMON TO LOTS 37 AND 38 OF SAID ISLAND SHORES CLUB SECTION LYING ON THE SOUTHWESTERLY RIGHT OF WAY OF ESTERO BOULEVARD 25 FEET FROM THE CENTERLINE; THENCE S42° 07' 25"E ALONG THE SAID RIGHT OF WAY FOR 75 FEET; THENCE S47° 52' 35"W ALONG THE SOUTHEASTERLY LINE OF LOT 37 FOR 525 MORE OR LESS TO THE MEAN HIGH TIDE LINE OF THE GULF OF MEXICO; THENCE NORTHWESTERLY ALONG SAID MEAN HIGH TIDE LINE TO THE NORTHWESTERLY LINE OF SAID LOT 38 OF SAID ISLAND SHORES CLUB SECTION; THENCE N47° 52' 35"E ALONG THE NORTHWESTERLY LINE OF SAID LOT 38 AND PERPENDICULAR TO SAID RIGHT OF WAY FOR 412 FEET MORE OR LESS; THENCE S42° 07' 25"E FOR 19.50 FEET; THENCE N47° 52' 35"E FOR 83.68 FEET TO A POINT ON THE SAID SOUTHWESTERLY RIGHT OF WAY; THENCE S42° 07' 25"E ALONG SAID RIGHT OF WAY FOR 55.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.72 ACRES MORE OR LESS.

Applicant's Legal Checked

by  12/19/03

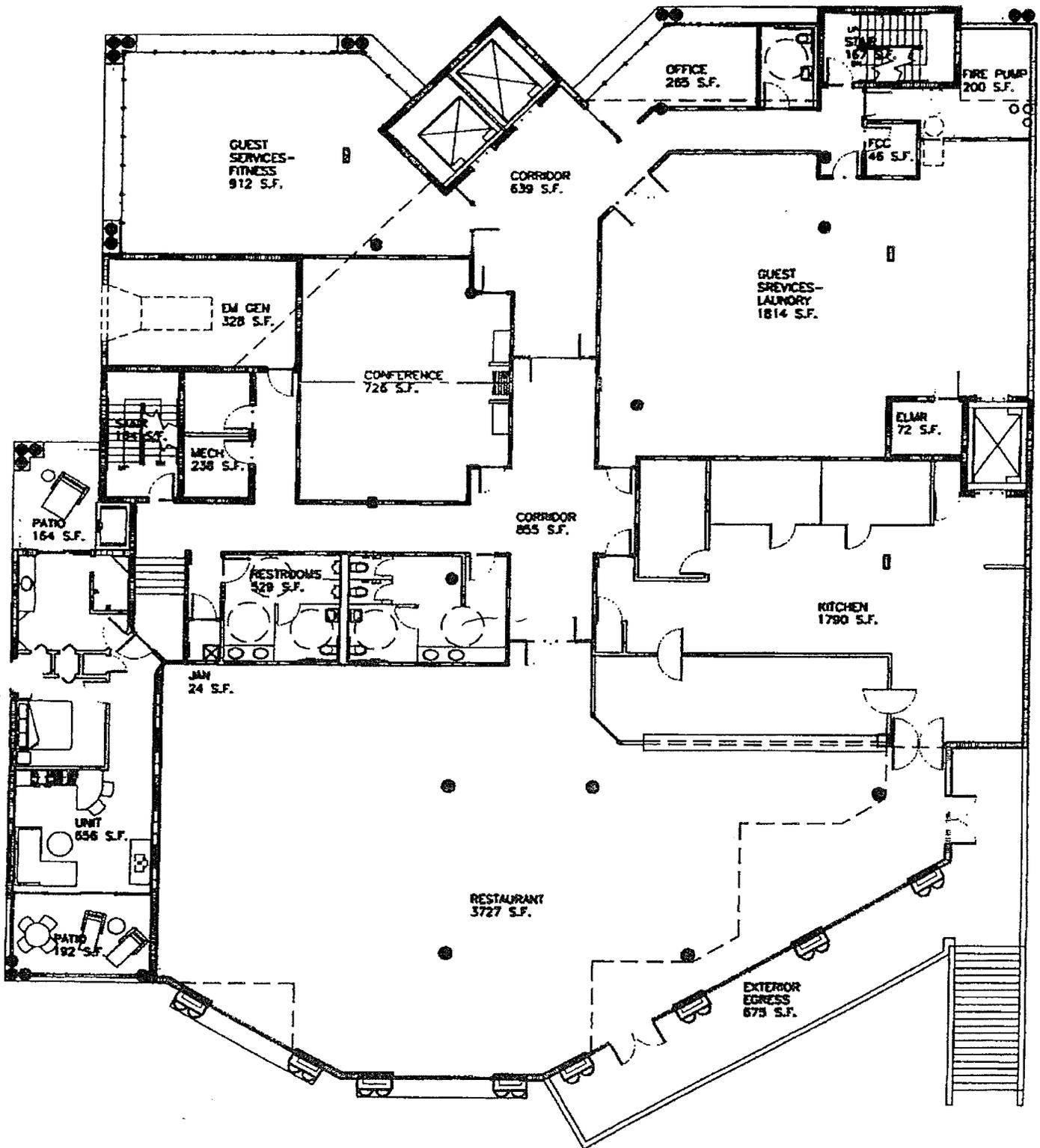


EXHIBIT C

COMMERCIAL LEVEL
 1/16" = 1'-0"

HKS

12.10.03

AREA CHART **HKS Architects, Inc.**

PROJECT NAME: **CAPTIVA VILLAS**
PROJECT NUMBER: **HKS No. 8556.000**
DATE: **10-Dec-03**

FLOOR	COMMERCIAL AREA S.F.	A/C CONDO S.F.	EXTERIOR AREA S.F.	EXCLUDED FLOOR AREA
PARKING				
LEVEL 1				
CORRIDORS	1494			
RESTROOMS	529			
JANITOR				24
RESTAURANT/BAR	3727			
KITCHEN	1790			
GUEST SERVICES / LAUNDRY	1814			
FIRE PUMP ROOM				200
FIRE COMMAND CENTER (FCC)				46
ELEVATOR MACHINE ROOM				72
GUEST SERVICES / FITNESS	912			
CONFERENCE	726			
OFFICE AREA/ TOILET	265			
EMERGENCY GEN.				328
HVAC/MECH				238
EXTERIOR EGRESS				675
ELEVATORS				321
STAIRS				326
CONDO UNIT		656		
CONDO PATIO			356	
TOTAL	11257	656	356	2230

EXHIBIT D



GULF ELEVATION
1/18" = 1'-0"

EXHIBIT E

HKS

12.10.03

PAGE 1 OF 2



ESTERO ELEVATION
1/16" = 1'-0"

EXHIBIT E

PAGE 2 OF 2

HKS

12.10.03

Cond. of Beach
Dues
no beach

RESOLUTION OF THE TOWN COUNCIL OF
THE TOWN OF FORT MYERS BEACH, FLORIDA
RESOLUTION NUMBER 01-26

WHEREAS, Boykin Hotel Properties, L.P. in reference to Captiva Useppa Property has filed a request to rezone from RM-2 to Mixed Planned Development (MPD) to permit a maximum of 43 hotel/time share units, accessory uses and limited consumption on premises, not to exceed 72 feet in height above base flood elevation on 1.84 total acres of land; and,

WHEREAS, this request was amended to request a maximum of 43 hotel units, accessory uses and 12,000, square feet of commercial uses (transferred from the bayside) with consumption on the premises, not to exceed 83 feet in height above base flood elevation; and,

WHEREAS, the subject property is located in Section 24, Township 46 South, Range 23 East, Lee County, Florida, at 275 Estero Blvd., Fort Myers Beach, Florida, and the applicant has indicated the property's current STRAP number is: 24-46-23-W1-00700.0350; and,

WHEREAS, a public hearing was held before the Local Planning Agency who found:

1. The Applicant has proven entitlement to the rezoning by demonstrating compliance with the Town's Comprehensive Plan, the Land Development Code and other applicable codes and regulations.
2. The requested zoning does meet or exceed all performance and locational standards set forth for the potential uses allowed by the request and is consistent with the densities, intensities and general uses set forth in the comprehensive Plan. Further the deviations sought do enhance the objectives of the planned development.

WHEREAS a hearing was held and the council considered the following criteria, whenever applicable:

- a. Whether there exist changed or changing conditions that make approval of the request appropriate.
- b. The testimony of any applicant.
- c. The recommendation of staff.
- d. The testimony of the public.
- e. Whether the request is consistent with the goals, objectives, policies and intent of the Town Plan.
- f. Whether the request meets or exceeds all performance and locational standards set forth for the proposed use.
- g. Whether the request will protect, conserve or preserve environmentally critical areas and natural resources.
- h. Whether the request will be compatible with existing or planned uses.
- i. Whether the request will cause damage, hazard, nuisance or other detriment to persons or property.

- j. Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use set forth in this chapter.

NOW THEREFORE BE IT RESOLVED THAT THE APPLICATION IS APPROVED SUBJECT TO THE FOLLOWING conditions and requirements that are necessary for the protection of the health, safety, comfort, convenience and welfare of the general public and that are reasonably related to the request:

Conditions of Approval

1. The development of this project must be consistent with the one page Master Concept Plan entitled "Pink Shell MPD", last revised 7/30/01 and stamped "Received Permit Counter August 9, 2001", except as modified by the conditions below.
2. a. Schedule of Uses
 - Accessory Uses and Structures
 - Conference/Meeting Rooms
 - Guest Services
 - Administrative Office
 - Consumption on Premises (see Condition 10)
 - Essential Services
 - Food and Beverage Service, limited
 - Hotel
 - Parking – Accessory
 - Resort
 - Restaurant Groups II & III
 - Deli
 - Signs in accordance with LDC Chapter 30
 - Specialty Retail Group I
 - b. Maximum Uses
 - 43 Hotel Units
 - Accessory Commercial Hotel Uses
 - 1,300 SF Administrative/Offices
 - 6,000 SF Restaurant/Deli/Retail
 - 2,500 SF Guest Services
 - 2,200 Conference/Meeting/Limited Food & Beverage Service
3. In no case will the total commercial use exceed **12,000 SF**. A maximum of 43 hotel units are approved, to be constructed within 7 stories over one ground floor of parking only. The first floor is dedicated to the approved commercial uses. Floors 2-7 will accommodate the hotel units only. The total

square footage of the 43 hotel units will not exceed 28,219 square feet of air conditioned living area.

4. This development must comply with all requirements of the Town of Fort Myers Beach LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.
5. Prior to the issuance of a local development order the Pink Shell CPD located on the bayside parcel, amended in Fort Myers Beach Resolution 00-07/07A, must be amended to remove 12,000 SF of commercial uses. The only commercial uses which will remain in the approved schedule are the accessory parking and uses related to the operation of the boat slips and dockage. The building housing the existing commercial uses shall be removed promptly following occupancy. The Master Concept Plan for the bayside CPD must be amended to be consistent with the development plan adopted in Condition #1.
6. Prior to issuance of a local development order the applicant will record an approved document in the Lee County Official Records which grants a 6 foot wide beach access easement to the public, and preserves a 36' foot wide view corridor as depicted on the approved Master Concept Plan. Parking is allowed within the 36' as depicted on the Master Concept Plan, but no structures or facilities may be constructed within the 36' corridor (the spa as shown on the MCP received August 9, 2001 would not be permitted at that location). The document will contain language which ensures the view corridor will be maintained in perpetuity.
7. The corridor will be landscaped with low lying vegetation along the pathway and trees to help define the corridor, but do not obscure the pedestrian view along the pathway. A sign will be placed along Estero Boulevard which identifies the path as "Public Beach Access".
8. Landscaping along Estero Boulevard will mimic the design of the landscaped area required for the Pink Shell PUD by meandering into the right-of-way. The buffer will contain no less than 5 trees and 14 shrubs per 100 linear feet. Shrubs located in the landscaped area, between the parking lot and Estero Boulevard will be maintained at a height of no less than 36 inches. Plant materials used will be indigenous native vegetation.
9. The accessory commercial uses, ~~restaurant, deli,~~ and retail services, are to be clearly provided for the guests and staff of the Pink Shell Resort only. Exterior signage advertising these services to the general public is prohibited.
10. Consumption on Premises is limited to in-room self service wet bars, the outside pool deck area, the accessory hotel restaurant and limited food and beverage service. The consumption on premises is for the guests of the Pink Shell Resort and is permitted in

9. Remain
per
LPA

conjunction with accessory hotel uses only. Consumption on premises in conjunction with outdoor seating is allowed between the hours of 11:00 a.m. and 10:00 p.m. Live music entertainment is prohibited in any outdoor area including the pool and outdoor seating, but recorded music is allowed between the hours of 11:00 a.m. and 10:00 p.m.

11. A dune restoration plan must be approved by the Lee County Division of Planning/Environmental Sciences staff prior to local development order approval and will be subject to the following conditions:

- a. Location of the restoration area will be generally as shown on the MCP.
- b. Plant species will consist of a mix of sea oats, beach panic grass, railroad vine and beach sunflower in lines planted at 1.5 feet on center
- c. To allow the plants to become established, the vegetation will be temporarily fenced with ropes and bollards or a similar fencing. Orange construction fence is prohibited.
- d. No more than one winding pathway will be permitted to provide beach access. The pathway will be delineated with ropes or bollards.
- e. The beach vegetation project will be coordinated with and integrated with the Town's beach restoration project.
- f. The dune plan must identify the general location of a storage area behind the dune line for beach furniture and rental equipment (personal watercraft, chairs etc...) as required by the Town's Beach and Dune Ordinance 00-10.

*Set #19
new
lane*

Deviations

- 1. Deviation from LDC Section 34-940 which requires Mixed Use Planned Developments to have at least 300 or more dwelling units and either 100,000 square feet of commercial floor area or be located on a parcel of 10 or more acres, to allow the requested intensities.
- 2. Deviation from LDC Section 34-935e(4) which requires buildings be separated a distance of one-half the sum of the building heights, to allow separation of 36 feet instead of 82 feet, and to allow a separation 44 feet instead of 59 feet.
- 3. Deviation from LDC Section 34-802 which allows a maximum hotel unit size of 550 square feet to allow units with a maximum of 750 square feet and 1300 square feet. At least 14 of the 43 units are limited to a maximum of 750 SF. In no case will the total area of the 43 units exceed 28,219 SF.

- 4. Deviation from LDC Section 34-2175 which states buildings may not exceed 25 feet in height above base flood elevation to allow a building 83 feet in height above base flood elevation. No more than 7 floors over one ground floor of parking only will be developed.
- 5. Deviation from Land Development Code 34-2017(a) which requires parking lot aisles and spaces have a paved, dust free, all weather surface, to allow an unpaved surface (no parking stripes or bumpers) on the parking lots with the following conditions:
 - 1. The alternative parking surface must be a stabilized surface of clean (washed) angular gravel or other similar porous material over a well-drained base. The surface will be continually maintained in a dust free manner. Stabilization may be accomplished by turf blocks or proprietary cellular or modular porous paving systems installed in accordance with manufacturer's specifications.
 - 2. The disabled parking spaces must be provided with a smooth surface without gaps or holes which would create a danger to the user.
 - 3. Parking stripes will not be required on the alternative surface, however, parking bumpers must be used to identify the required number of parking spaces.

*Revised
3-19-01
34-2017(b)*

The foregoing resolution was adopted by the Fort Myers Beach Town Council upon being put to a vote, the result was as follows:

Dan Hughes	aye
Garr Reynolds	aye
Ray Murphy	aye
Terry Cain	aye
Howard Rynearson	nay

APPLICATION DULY GRANTED/DENIED this 27th day of August, 2001.

ATTEST:

TOWN OF FORT MYERS BEACH

By: *Marsha Segal George*
Marsha Segal George, Town Clerk

By: *Daniel Hughes*
Dan Hughes, Mayor

Approved as to form by:
Richard V.S. Roosa
Richard V.S. Roosa, Town Attorney

200
3,45
w/attached

RESOLUTION OF THE TOWN COUNCIL OF
THE TOWN OF FORT MYERS BEACH, FLORIDA
RESOLUTION NUMBER 01-21

WHEREAS, Boykin Hotel Properties, L.P. in referencce to White Sand Villas Portion of PUD has filed an amendment to the approved PUD and CPD zoning to; 1] change the orientation of the 9-story building; [2 to revise the size of the project units from the approved 77 units at 1000 square feet each, and from the approved 15 units at 550 square feet each, to allow 46 2-bedroom units at 1246 square feet each and 46 1-bedroom units at 761 square feet each; 3] request a deviation from LDC code 34-2017 (a) which requires parking lot aisles and spaces have a paved, dust free, all weather surface, to allow a shell surface (no parking stripes or bumpers) on the parking lots; and

WHEREAS, the subject property is located in Section 24, Township 46 South, Range 23 East, Lee County, Florida at 275 Estero Blvd., Fort Myers Beach, Florida more particularly described in attachment A; and,

WHEREAS, a public hearing was legally advertised and held before the Local Planning Agency who have recommended that the Town Council deny the Applicant's request to allow 46 2-bedroom units with an average of 1246 square feet each and 46 1-bedroom units with an average of 761 square feet each. Further the LPA recommended approval of the applicant's request to amend the approved PUD/CPD zoning to change the orientation of the 9-story building and a deviation from LDC 34-2017 (a) to allow a shell surface on the parking lots with the 9 conditions on Page 2 of the Staff Report dated May 8, 2001, which is incorporated by reference.

WHEREAS a hearing was held and the council considered the following criteria, whenever applicable:

- a. Whether there exist changed or changing conditions that make approval of the request appropriate.
- b. The testimony of any applicant.
- c. The recommendation of staff.
- d. The testimony of the public.
- e. Whether the request is consistent with the goals, objectives, policies and intent of the Town Plan.
- f. Whether the request meets or exceeds all performance and locational standards set forth for the proposed use.
- g. Whether the request will protect, conserve or preserve environmentally critical areas and natural resources.

- h. Whether the request will be compatible with existing or planned uses.
- i. Whether the request will cause damage, hazard, nuisance or other detriment to persons or property.
- j. Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use set forth in this chapter.

NOW THEREFORE BE IT RESOLVED THAT THE APPLICATION IS APPROVED/~~DENIED~~ SUBJECT TO THE FOLLOWING conditions and requirements that are necessary for the protection of the health, safety, comfort, convenience and welfare of the general public and that are reasonably related to the request:

SEE ATTACHED EXHIBIT B

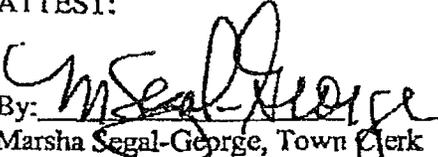
The foregoing resolution was adopted by the Fort Myers Beach Town Council upon being put to a vote, the result was as follows:

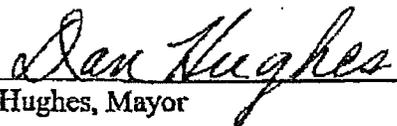
Dan Hughes	Aye
Garr Reynolds	No
Ray Murphy	No
Terry Cain	Aye
Howard Ryncarson	Aye

APPLICATION DULY GRANTED/~~DENIED~~ this 25th day of June, 2001.

ATTEST:

TOWN OF FORT MYERS BEACH

By: 
Marsha Segal-George, Town Clerk

By: 
Dan Hughes, Mayor

Approved as to form by:

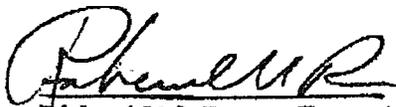

Richard V.S. Roosa, Town Attorney

Exhibit "A"
Legal Description

In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

Lots 2,3,4,5,6,8,9 and 10 of Gulfshore, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court in Plat Book 9, Page 88, Public Records of Lee County, Florida;

Lots 34, 35, and 36 and Northwesterly 25 feet of Lot 33 of Unit No. 4, Island Shores, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court in Plat Book 9, Page 37, Public Records of Lee County, Florida;

Lots 29 through 32 and the Northwest ½ of Lot 28 inclusive, Block "D", Island Shores, Unit No. 4, a subdivision as recorded in Plat Book 9, Page 37 and Lots 33-36, inclusive, Block "D", Island Shores Club Section, a Subdivision lying in Section 24, Township 46 South, Range 23 East, Lee County, Florida, as recorded in Plat Book 9, Page 41 of the Public Records of Lee County, Florida and Lot 29, Block D, Unit No. 4, Island Shores, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court in Plat Book 9, Page 37, Lee County, Florida.

Less and Except the Following:

Tract or parcel of land lying in Section 24, Township 46 South, Range 23 East, Lee County, Florida also being part of Lots 2,3,4,8 and 9 of Gulfshore Subdivision. Plat Book 9, Page 88 also part of Lots 33 and 34 Island Shores Unit No. 4, Plat Book 9, Page 37 of The Public Records of Lee County, Florida which is described as follows:

Beginning at the Northeasterly corner of Lot 2 of said Gulfshore subdivision; thence N 42° 07' 25 " W for 77.00 feet along the Southwesterly right-of-way of Gulfshore Court; thence N 47° 52' 35" E for 76.76 feet along the northwesterly right of way of Gulfshore Court; 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 ft; 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 57.08 feet; thence S 47° 52 ' 35 " W for 297 feet more or less to the mean High Water Line of the Gulf of Mexico; thence Southeasterly along said mean high water line for 150 feet more or less to the intersection with a line that bears S 47° 52' 35" W from the Point o Beginning; thence N 47° 52 ' 35 " E for 410 feet more or less along the southeasterly lot line of Lot 2 of said Gulfshore Subdivision to the Point of Beginning.

Exhibit B

Conditions for Case # DCI 2001- 00027

1. Compliance with the new Master Concept Plan dated 6/12/01.
2. The size of the units are not limited to a maximum of 1000 square feet and 550 square feet. However, in no case will the total number of units exceed 92 and the total area dedicated to the units may not exceed a total of 85,250 square feet.
3. The alternative parking surface must be a stabilized surface of clean (washed) angular gravel or other similar porous material over a well-drained base. The surface will be continually maintained in a dust free manner. Stabilization may be accomplished by turfblocks or proprietary cellular or modular porous paving systems installed in accordance with manufacturer's specifications.
4. The disabled parking spaces must be provided with a smooth surface without gaps or holes which would create a danger to the user.
5. No parking bumpers are required for the valet parking on the north side of Estero Boulevard, however parking bumpers must be used to designate the parking spaces on the south side of Estero Boulevard. Parking stripes will not be required on the alternative surface.
6. The building may have 9 stories over one ground level and one service level. The service and ground levels are limited to the accessory uses listed in Note #5 of the Master Concept Plan. In no case will dwelling units be permitted in the service level and in no case shall the structure exceed 92' above base flood elevation.
7. Approval of the amendment to the Master Concept Plan does not constitute an approval of the White Sand Villas floor plans submitted in support of the application.
8. All previous approvals and conditions, including those adopted in Resolution Number 00-07/07A, remain in full effect, except as altered by this amendment.
9. This development must comply with all requirements of the Town of Fort Myers Beach LDC at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.
10. The 9' x 16' parking spaces are limited to the 8 parking spaces located adjacent to the view corridor, identified as 'E' on the Master Concept Plan.
11. Subject to the approval of the MPD rezoning on the adjacent property (DCI2000-00071), a dedicated 36' view corridor shall be established as depicted on the Master Concept Plan. The eight parking spaces may encroach into the corridor, but no structures are permitted within the 36' view corridor. Use of the corridor within the PUD portion of the Pink Shell Resort must be consistent with all approvals and conditions in Case DCI2000-00071.

#30

Approved
#30
#1000b

#30

RESOLUTION OF THE TOWN COUNCIL OF
THE TOWN OF FORT MYERS BEACH, FLORIDA
RESOLUTION NUMBER 00-07

WHEREAS, Pink Shell Resort has filed a request to amend the Commercial Planned Development (CPD – Pink Shell Bay Side) to remove 47 units and then amend the Planned Unit Development (Pink Shell Gulf side) to add 47 units to a 45 unit building, increasing the height of the building from 6 stories over parking to 9 stories over recreation area and lobby/administration area.; and,

WHEREAS, the subject property is located at 275 Estero Blvd., Fort Myers Beach, Florida, and is described more particularly as:

LEGAL DESCRIPTION: A tract or parcel of land lying in Section 24, Township 46 South, Range 23 East, Lee County, Florida, more particularly described in Exhibit "A" attached hereto; and,

WHEREAS, the applicant has indicated the property's current STRAP number is: 24-46-23-W1-0070.0350; and,

WHEREAS, at public hearing the LPA gave full and complete consideration to the recommendations of the Staff, the documents in the file, and the testimony of all interested persons; and,

WHEREAS a hearing was held and the council considered the following criteria, whenever applicable:

- a. Whether there exist changed or changing conditions that make approval of the request appropriate.
- b. The testimony of any applicant.
- c. The recommendation of staff.
- d. The testimony of the public.
- e. Whether the request is consistent with the goals, objectives, policies and intent of the Town Plan.
- f. Whether the request meets or exceeds all performance and locational standards set forth for the proposed use.
- g. Whether the request will protect, conserve or preserve environmentally critical areas and natural resources.
- h. Whether the request will be compatible with existing or planned uses.
- i. Whether the request will cause damage, hazard, nuisance or other detriment to persons or property.
- j. Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use set forth in this chapter.

NOW THEREFORE BE IT RESOLVED THAT THE APPLICATION IS APPROVED TO:

- (a) amend the Commercial Planned Development (Pink Shell Bay Side) to remove 47 units; and,
- (b) to amend the Planned Unit Development (Pink Shell gulf Side) to add 47 units to a 45 unit building, increasing the height of the building from 6 stories over parking to 9 stories over a recreation area and lobby/administration area;

SUBJECT TO THE FOLLOWING conditions and requirements that are necessary for the protection of the health, safety, comfort, convenience and welfare of the general public and that are reasonably related to the request:

the conditions numbers 1 through 10 as found on page 2 and page 3 of the staff report dated December 7, 1999 (and attached hereto as Exhibit "B") except that condition #1 on page 2 is amended to change the date from November 30, 1999 to ~~November 22, 1999~~ and the title is changed from "Conceptual Landscape Plan" a "Master Concept Plan". The Master Concept Plan is attached as Exhibit "C".

The foregoing resolution was adopted by the Fort Myers Beach Town Council upon being put to a vote, the result was as follows:

Anita T. Cerceda	aye
Daniel Hughes	absent
John Mulholland	aye
Garr Reynolds	nay
Ray Murphy	aye

Stamped received date 12/15/99

APPLICATION DULY GRANTED this 10th day of January, 2000.

ATTEST:

TOWN OF FORT MYERS BEACH

By: *Marsha Segal-George*
Marsha Segal-George, Town Clerk

By: *John Mulholland*
John Mulholland, Mayor

Approved as to form by:

Richard V.S. Roosa
Richard V.S. Roosa, Town Attorney

II. RECOMMENDATION:

Staff recommends **APPROVAL** of the Applicant's request a) to amend the Commercial Planned Development (Pink Shell Bay Side) to remove 47 units and request b) to amend the Planned Unit Development (Pink Shell Gulf Side) to add 47 units to a 45 unit building, increasing the height of the building from 6 stories over parking to 9 stories over recreation area and lobby/administration area with the following conditions:

Conditions

1. The development of this project must be consistent with the one page Master Concept Plan entitled "Pink Shell PUD and CPD Conceptual Landscape Plan" stamped received November 30, 1999, except as modified by the conditions below. 121
2. This development must comply with all requirements of the Town of Fort Myers Beach LDC at time of local development order approval, except as may be granted by deviation as part of this planned development.
3. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.
4. Within 90 days of the approval of the requested amendment, the applicant must have approved and recorded a document that assures binding permanent restrictions are placed on the 3.2 acre bay-side property to assure all development rights of hotel/motel units and dwelling units have been transferred to the gulf-side parcel, to guarantee the permanence of the transfer. The document will contain language that assures the view corridor will be maintained in perpetuity with a visual, ecological and educational interpretive walk way.
5. Treatment of the surface water run-off from the parking lots located on the bay-side parcel, will be in a natural system created as a flow-way detention system located in the areas shown to be planted with sod on the MCP. This system will be planted with indigenous native plant materials sufficient to mimic a natural system. The system design and type of plantings will be approved at the time of local development order. 10
b
6. A landscaped buffer that is no less than 10 feet wide will be located on the south property line of the bay-side parcel and will be incorporated into the park. The buffer will contain no less than 5 trees and 14 shrubs per 100 linear feet. Plant materials used will be indigenous native vegetation.
7. To improve environmental conditions along the shoreline of the Estero Bay Aquatic Preserve the applicant will place rip-rap rock along the shoreline of the bay-side parcel. 20 c
8. Landscaping for the gulf-side parcel, along Estero Boulevard, will mimic the design of the landscaped area on the bay-side of Estero Boulevard by meandering into the right-of-way. Shrubs located in the landscaped area, between the parking lot and Estero Boulevard, will be maintained at a height of no less than 36 inches. Trees will be increased to no less than 5 per 100 linear feet.

9. Landscaping located between the parking lots and Estero Boulevard on the bay-side parcel, will be maintained at a height of no less than 36 inches.
10. The dune restoration plan will be approved at the time of local development order and will be subject to the following conditions:
 - a. Location of the restoration area will be generally as shown on the MCP.
 - b. Plant species will consist of a mix of sea oats, beach panic grass, railroad vine and beach sunflower in lines planted at 1.5 feet on center.
 - c. The existing pool will be demolished after the new pool is completed.
 - d. To allow the plants to become established, the vegetation will be temporarily fenced with ropes and bollards or a similar fencing. Orange construction fence is prohibited.
 - e. No more than two winding pathways will be permitted to provide beach access. One may be at the northern end of the property and a second adjacent to the existing pool bar. The pathways will be delineated with ropes or bollards.
 - f. The beach vegetation project will be coordinated with and integrated with the Town's beach restoration project.

•• Findings and Conclusions:

Based upon an analysis of the application and the standards for review of planned development rezonings, staff makes the following findings and conclusions:

1. The applicant has proven entitlement to the amendment by demonstrating compliance with the Town of Fort Myers Beach Comprehensive Plan, the Land Development Code, and other applicable codes and regulations.
2. With the recommended conditions the requested amendment:
 - a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b) is consistent with the densities, intensities and general uses set forth in the Town of Fort Myers Beach Comprehensive Plan;
 - c) is compatible with existing or planned uses in the surrounding area; and
 - d) will not adversely affect environmentally critical areas or natural resources.
3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.

4. Urban services as defined by the Lee Plan, are or will be, available and adequate to serve the proposed land use.
5. The proposed use or mix of uses is appropriate at the subject location.
6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.
7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

III. **BACKGROUND INFORMATION AND ANALYSIS:**

Introduction/Synopsis

Requested is an amendment to the Pink Shell Resort Planned Unit Development (PUD)/Commercial Planned Development (CPD). The amendment proposes to transfer 47 units from the bay-side CPD to a 45 unit 6-story building on the gulf-side PUD; increasing the height of the building to 9 stories over recreation area and lobby/administration area. The units eliminated in the CPD would be replaced by a valet parking lot and an interpretive park with a walkway. The specific issue raised by this amendment are consistent with the Town of Fort Myers Beach Comprehensive Plan which will be discussed in detail in this report.

Pink Shell Resort has a complicated zoning history. A codification and summary of all approvals thru 1998 is attached as Attachment B in Administrative Amendment PUD-98-029. The rezoning to PUD was granted in 1982 when the Lee County Board of County Commissioners approved development of 182 new units in buildings not to exceed 6 stories over parking and recognized 7 existing motel units located on the bay side. Since this approval the Pink Shell Resort has benefitted from numerous PUD amendments and administrative amendments including the rezoning in 1995 of the bay-side parcel to CPD. This rezoning approved two new efficiency hotel/motel buildings, one with 42 units in a 6-story building (over parking) and the other owned by Peter Lisich for 12 units in a 4-story building (over parking). Also approved in the CPD was a 5,000 square foot building for meeting space to be used for conferences. The CPD also recognized existing development to remain which included 3 single-family cottages, 1 duplex cottage, and an existing 2-story building that houses the welcome center of the "entire" Pink Shell Resort. This building includes administrative offices, a small convenience store and a restaurant. The commercial uses are limited to use by the guests of the hotel and the following square footage of each:

Administrative Office Space	3,500 sq. ft.
Restaurant/Retail area	2,500 sq. ft.
Outdoor Deli Deck	1,050 sq. ft.
Conference Center	5,000 sq. ft.
Bait and Tackle Shop	<u>150 sq. ft.</u>
	12,200 sq. ft. total

The CPD was last amended in February of this year by eliminating 7 units proposed in the Lisich building.

RM-2

MULTI-FAMILY (INTERV

N. 47° 52' 35" E 410' ±

1. DEVIATION FROM LDC SECTION 34-1040(b) REQUIRED MINIMUM SETBACK FROM PUD BOUNDARIES OF (A) +/- 41' TO A MINIMUM OF +/- 22', AND (B) A MINIMUM SETBACK OF FROM +/- 20' TO +/- 7'.
2. DEVIATION FROM LDC SECTION 34-1040(e) FROM THE REQUIRED BUILDING SEPARATION OF +/- 75' TO +/- 55' (C).

✱ EXISTING RESIDENTIAL UNITS ON PARCEL TO BE ADDED TO PUD APPROVAL

PARKING COUNT EXISTING & PROPOSED

EXISTING:

- ALL PREVIOUS PHASES HAVE INDIVIDUALLY SATISFIED THEIR PARKING REQUIREMENTS

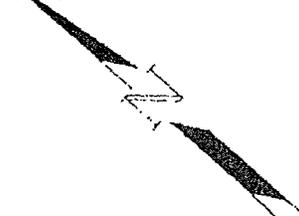
NEW:

- 92 UNIT BUILDING
 REQUIRED: 1.5 SPACES PER UNIT = 138
 PROVIDED: BEACHSIDE - 62 SPACES
 VALET PARKING - 113 SPACES
 TOTAL PROVIDED - 175 SPACES
- NEW AND EXISTING RESORT SERVICES (BAYSIDE)
 PROVIDED - 10 SPACES

APPROVED
Master Concept Plan

Site Plan # 00-07/07A Page 1 of 1
Subject to conditions in Resolution TC-00-07/07A
Case # 95-01-034-03Z 03.01

TOWN OF FORT MYERS BEACH



SCALE: 1" = 40'

REVISION 12/15/99

LEE COUNTY RECEIVED

99 DEC 22 AM 9:54

COUN. DEV/
PUB. WORKS CNTR.
SECOND FLOOR

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PINK SHELL P U D &

MASTER CONCEPT PLAN

REVISIONS	△ 04/20/99	△ 10/04/99	△ 12/15/99	△	△
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DATE DRAWN	08/17/98	ISSUE DATE	
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JOB. NO. 98011	SP-C
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**RESOLUTION OF THE TOWN COUNCIL OF
THE TOWN OF FORT MYERS BEACH, FLORIDA
RESOLUTION 00-07A
Amending Resolution 00-07**

WHEREAS, Pink Shell Resort has filed a request to correct a scrivener's error in the legal description of the Bayside Parcel (CPD Parcel) in Case Number 95-01-034.03Z 03.01; and

WHEREAS, the subject property is located at 275 Estero Boulevard, Fort Myers Beach, Florida; and

WHEREAS, due to a scrivener's error, Resolution Number 00-07 did not accurately reflect the correct legal description of the Bayside Parcel making it necessary to amend the resolution reflecting the correct legal description described as follows:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

Lots 2,3,4,5,6,8,9 and 10 of Gulfshore, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court in Plat Book 9, Page 88, Public Records of Lee County, Florida;

Lots 34, 35, and 36 and Northwesterly 25 feet of Lot 33 of Unit No. 4, Island Shores, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court in Plat Book 9, Page 37, Public Records of Lee County, Florida;

Lots 29 through 32 and the Northwest ½ of Lot 28 inclusive, Block "D", Island Shores, Unit No. 4, a subdivision as recorded in Plat Book 9, Page 37 and Lots 33-36, inclusive, Block "D", Island Shores Club Section, a Subdivision lying in Section 24, Township 46 South, Range 23 East, Lee County, Florida, as recorded in Plat Book 9, Page 41 of the Public Records of Lee County, Florida and Lot 29, Block D, Unit No. 4, Island Shores, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court in Plat Book 9, Page 37, Lee County, Florida.

Less and Except the Following:

Tract or parcel of land lying in Section 24, Township 46 South, Range 23 East, Lee County, Florida also being part of Lots 2,3,4,8 and 9 of Gulfshore Subdivision, Plat Book 9, Page 88 also part of Lots 33 and 34 Island Shores Unit No. 4, Plat Book 9, Page 37 of The Public Records of Lee County, Florida which is described as follows:

Beginning at the Northeasterly corner of Lot 2 of said Gulfshore subdivision; thence N 42° 07' 25 " W for 77.00 feet along the Southwesterly right-of-way of Gulfshore Court; thence N 47° 52' 35" E for 76.76 feet along the northwesterly right of way of Gulfshore Court; 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 ft; 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 57.08 feet; thence S 47° 52 ' 35 " W for 297 feet more or less to the mean High Water Line of the Gulf of Mexico; thence Southeasterly along said mean high water line for 150 feet more or less to the intersection with a line that bears S 47° 52' 35" W from the Point o Beginning; thence N 47° 52 ' 35 " E for 410 feet more or less along the southeasterly lot line of Lot 2 of said Gulfshore Subdivision to the Point of Beginning.

WHEREAS, the Pink Shell Master Concept Plan correctly depicts the above described property; and

WHEREAS, STRAP Number 24-46-23-W1-0070.0350 correctly identifies the subject property; and

WHEREAS; the mailed notices to the surrounding property owners were accurate.

THEREFORE BE IT RESOLVED THAT THE CORRECTION OF LEGAL DESCRIPTION IS APPROVED/DENIED.

The foregoing resolution was adopted by the Fort Myers Beach Town Council upon being put to vote, the result was as follows:

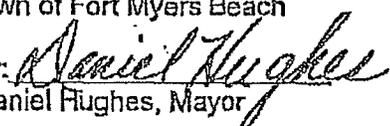
Anita T. Cereceda	Aye
Daniel Hughes	Aye
Terry Cain	Aye
Garr Reynolds	Aye
Ray Murphy	Aye

DULY PASSED AND ADOPTED this 29 day of June, 2000.

ATTEST:

By: 
Marsha Segal-George, Town Clerk

Town of Fort Myers Beach

By: 
Daniel Hughes, Mayor

Approved as to form by:

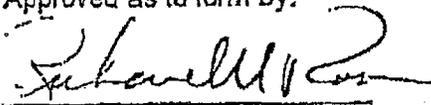

Richard V.S. Roosa, Town Attorney

EXHIBIT "A"
PINK SHELL RESORT
95-01-034.03Z 03.01

lots 2, 3, 4, 5, 6, 8, 9 and 10 of GULFSHORE, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat Book 9, Page 88, Public Records of Lee County, Florida;

Lots 34, 35 and 36 and Northwesterly 25 feet of Lot 33 of Unit No. 4, ISLAND SHORES, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat Book 9, Page 37, Public Records of Lee County, Florida;

Lots 39, 40, 41 and 42, ISLAND SHORES CLUB SECTION, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat Book 9, Page 41, Public Records of Lee County, Florida;

LESS AND EXCEPT THE FOLLOWING:

Tract or parcel of land lying in Section 24, Township 46 South, Range 23 East, Lee County, Florida, also being part of Lots 2, 3, 4, 8 and 9 of GULFSHORE SUBDIVISION, Plat Book 9, Page 88, also part of Lots 33 and 34 of Island Shores Unit No. 4, Plat Book 9, Page 37 of the Public Records of Lee County, Florida which is described as follows:

Beginning at the Northeasterly corner of Lot 2 of said GULFSHORE SUBDIVISION; thence North 42 degrees 07'25" West for 77.00 feet along the Southwesterly right-of-way of Gulfshore Court; thence North 47 degrees 52'35" East for 76.76 feet along the Northwesterly right-of-way of Gulfshore Court; thence North 42 degrees 07'25" West for 24.00 feet; thence South 47 degrees 52'35" West for 2.50 feet; thence North 42 degrees 07'25" West for 43.54 feet; thence North 47 degrees 52'35" East for 2.50 feet; thence North 42 degrees 07'25" West for 50.00 feet; thence North 40 degrees 31'28" East for 14.49 feet; thence North 50 degrees 19'25" West for 27.57 feet; thence North 59 degrees 22'01" West for 20.23 feet; thence South 39 degrees 40'35" West for 31.50 feet; thence South 59 degrees 17'28" East for 2.30 feet; thence South degrees 21'33" West for 15.24 feet; thence North 58 degrees 42'37" West for 3.31 feet; thence South 29 degrees 58'13" West for 29.45 feet; thence South 48 degrees 42'33" West for 77.19 feet; thence South 40 degrees 09'10" East for 31.53 feet; thence South 07 degrees 36'21" East for 57.08 feet; thence South 47 degrees 52'35" West for 297 feet more or less to mean high water line of the Gulf of Mexico; thence Southeasterly along said mean high water line for 150 feet more or less to the intersection with a line that bears South 47 degrees 52'35" West from the Point of Beginning; thence North 47 degrees 52'35" East for 410 feet more or less along the Southeasterly lot line of Lot 2 of said Gulfshore Subdivision to the Point of Beginning.

In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

Lots 30 through 32, inclusive, Block "D", ISLAND SHORES, Unit 4, a subdivision as recorded in Plat Book 9, Page 37, and Lots 33, 34, 36, 38 and 39, inclusive, Block "D", ISLAND SHORES CLUB SECTION, a subdivision lying in Section 24, Township 46 South, Range 23 East, Lee County, Florida, as recorded in Plat book 9, Page 41 of the Public Records of Lee County, Florida and Lot 29, Block D, Unit No. 4, ISLAND SHORES, according to the map or plat thereof on file on recorded in the Office of the Clerk of the Circuit Court in Plat Book 9, Page 37, excepting therefrom begin at a corner common to Lots 28 and 29, Block D, of that certain subdivision known as Unit No. 4, ISLAND SHORES, 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 9, Page 37 on the Northeasterly side of Estero Boulevard, run Northwesterly along the Northeasterly side of Estero Boulevard for 50 feet; thence Northeasterly and perpendicular to the Northeasterly side of Estero Boulevard to the waters of the Mantanzas Pass, thence Southeasterly along the waters of the Mantanzas Pass to an intersection with the line common to said Lots 28 and 29; thence Southwesterly with the line common to said Lots 28 and 29; thence Southwesterly with the line common to said Lots 28 and 29; thence Southwesterly along said common line to the Point of Beginning.

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA RESOLUTION NUMBER 99-7

WHEREAS, Peter and Susan Lisich in reference to Pink Shell Resort filed a request to amend the Commercial Planned Development (CPD) to reduce the number of permitted hotel units for the proposed 12 unit building. The reduction will result in the elimination of 7 hotel units and the construction of the proposed 12 unit building. The existing 5 unit building remains; and

WHEREAS, the subject property is located at 131 Estero Blvd., Fort Myers Beach, Florida, and is described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

Lot 37, Block D, ISLAND SHORES CLUB SECTION SUBDIVISION, as recorded in Plat Book 9, Page 41, of the Public Records of Lee County, Florida, lying in Section 24, Township 46 South, Range 23 East, Lee County, Florida.

WHEREAS, the applicant has indicated the property's current STRAP number is: 24-46-23-W1-0080D.0370; and

WHEREAS a hearing was held and the council considered the following criteria, whenever applicable:

- a. Whether there exist changed or changing conditions that make approval of the request appropriate.
b. The testimony of any applicant.
c. The recommendation of staff.
d. The testimony of the public.
e. Whether the request is consistent with the goals, objectives, policies and intent of the Town Plan.
f. Whether the request meets or exceeds all performance and locational standards set forth for the proposed use.
g. Whether the request will protect, conserve or preserve environmentally critical areas and natural resources.
h. Whether the request will be compatible with existing or planned uses.
i. Whether the request will cause damage, hazard, nuisance or other detriment to persons or property.
j. Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use set forth in this chapter.

NOW THEREFORE BE IT RESOLVED THAT THE APPLICATION IS APPROVED SUBJECT TO THE FOLLOWING conditions and requirements that are necessary for the protection of the health, safety, comfort, convenience and welfare of the general public and that are reasonably related to the request:

- 1. The use of Lot 37, Block D must be consistent with the 1 page Master Concept Plan entitled "Pink Shell CPD", stamped received September 14, 1998, last revised September 7, 1998, except as modified below. This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned

95-01-034.032 02.

development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the Lot 37, Block D of Island Shores Club Section;

- a. Schedule of uses
Accessory uses, buildings and structures: Docks, seawalls, fences, walls, non roofed accessory structures, residential accessory structures, signs in compliance with Chapter 30 dwelling unit, existing Sunit multiple-family building
- b. Site Development Regulations
Street – 25 feet, Side Yard – 20 feet, Waterbody – 25 feet

3. The conditions of approval of resolution Z-95-017 remain in full force and effect except as amended herein:

- a. SECTION A. CONDITIONS, subsection 2. Is amended from 59 units to 52 units.
- b. SECTION B. DEVIATIONS: #2 and #8 are hereby rescinded in their application to Lot 37, Block D of Island Shores Club Section.

4. The Development Order originally issued for a 12 unit building must be amended to allow only 5 units.

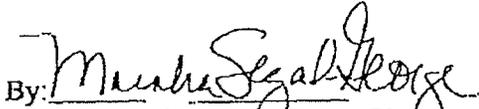
The foregoing resolution was adopted by the Fort Myers Beach Town Council upon being put to a vote, the result was as follows:

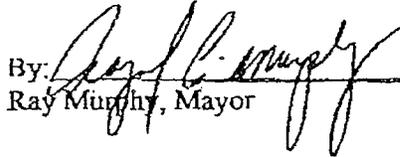
Anita T. Cereceda	nay
Daniel Hughes	aye
John Mulholland	aye
Garr Reynolds	nay
Ray Murphy	aye

APPLICATION DULY GRANTED this 22nd day of February, 1999.

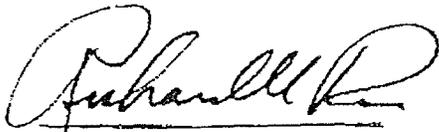
ATTEST:

TOWN OF FORT MYERS BEACH

By: 
Marsha Segal-George, Town Clerk

By: 
Ray Murphy, Mayor

Approved as to form by:


Richard V.S. Roosa, Town Attorney

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Boykin Lodging Company, the general partner of Boykin Hotel Properties, L.P., filed an application for administrative approval of an amendment to a Planned Unit Development on a project known as Pink Shell on property located at 275 Estero Boulevard, Fort Myers Beach, described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

Lots 2, 3, 4, 5, 6, 8, 9 and 10 of GULFSHORE, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat Book 9, Page 88, Public Records of Lee County, Florida;

Lots 34, 35 and 36 and Northwesterly 25 feet of Lot 33 of Unit No. 4, ISLAND SHORES, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat Book 9, Page 37, Public Records of Lee County, Florida;

Lots 39, 40, 41 and 42, ISLAND SHORES CLUB SECTION, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat Book 9, Page 41, Public Records of Lee County, Florida;

LESS AND EXCEPT THE FOLLOWING:

Tract or parcel of land lying in Section 24, Township 46 South, Range 23 East, Lee County, Florida, also being part of Lots 2, 3, 4, 8 and 9 of GULFSHORE SUBDIVISION, Plat Book 9, Page 88, also part of Lots 33 and 34 of ISLAND SHORES UNIT NO. 4, Plat Book 9, Page 37 of the Public Records of Lee County, Florida which is described as follows:

Beginning at the Northeasterly corner of Lot 2 of said GULFSHORE SUBDIVISION;

THENCE N42°07'25"W for 77.00 feet along the Southwesterly right-of-way of Golfshore Court;

THENCE N47°52'35"E for 76.76 feet along the Northwesterly right-of-way of Golfshore Court;

THENCE N42°07'25"W for 24.00 feet;

THENCE S47°52'35"W for 2.50 feet;

THENCE N42°07'25"W for 43.54 feet;

THENCE N47°52'35"E for 2.50 feet;

THENCE N42°07'25"W for 50.00 feet;

THENCE N40°31'28"E for 14.49 feet;

THENCE N50°19'25"W for 27.57 feet;

THENCE N59°22'01"W for 20.23 feet;

THENCE S39°40'35"W for 31.50 feet;
 THENCE S59°17'28"E for 2.30 feet;
 THENCE S30°21'33"W for 15.24 feet;
 THENCE N58°42'37"W for 3.31 feet;
 THENCE S29°58'13"W for 29.45 feet;
 THENCE S48°42'33"W for 77.19 feet;
 THENCE S40°09'10"E for 31.53 feet;
 THENCE S07°36'21"E for 57.08 feet;
 THENCE S47°52'35"W for 297 feet more or less to mean high water line of
 the Gulf of Mexico;
 THENCE Southeasterly along said mean high water line for 150 feet more or
 less to the intersection with a line that bears S47°52'35"W from the POINT
 OF BEGINNING;
 THENCE N47°52'35"E for 410 feet more or less along the Southeasterly lot
 line of Lot 2 of said GULFSHORE SUBDIVISION to the POINT OF
 BEGINNING.

WHEREAS, the Pink Shell PUD was originally approved via Resolution Z-82-170 on June 21, 1982 by the Lee County Board of County Commissioners; and

WHEREAS, the Pink Shell PUD has benefitted from numerous PUD amendments and Administrative Amendments since its original approval; and

WHEREAS, Boykin Lodging Company, the general partner of Boykin Hotel Properties, L.P. recently acquired part of the Pink Shell PUD located on Fort Myers Beach, Florida and has requested an Administrative Amendment to summarize and clarify the current status of the development; and

WHEREAS, it is in the best interest of the Boykin Lodging Company and the Town of Fort Myers Beach to clarify the current status of the Pink Shell PUD development so as to avoid possible misunderstanding in the future; and

WHEREAS, the Director of the Department of Community Development has determined that:

1. The Pink Shell PUD, was originally approved with conditions, pursuant to Resolution Z-82-170 on June 21, 1982 by the Lee County Board Of County Commissioners. The PUD included a site plan showing a five phase development (indicated below) and limiting development to 182 new units in buildings not to exceed six stories over parking.

Phase I	42 units	
Phase II	20 units	
Phase III	90 units	
Phase IV	20 units	
Phase V	10 units	=
TOTAL	182 units	

2. Resolution Z-82-170 and the amending resolutions and administrative amendments adopted thereafter appear to contain some minor inconsistencies in the legal description. Based on approved site plans, STRAP numbers, and common descriptions, the intent of the resolutions and administrative amendments was to rezone the following parcels, all in Section 24, Township 46 South, Range 23 East, Lee County, Florida, to PUD District:

Lots 29 and 30, and the westerly 25 feet of Lot 33, and all of lots 34 through 36, of Island Shores Unit 4 as recorded in Plat Book 9 at page 37, Public Records of Lee County, Florida, together with,

Lots 2 through 4 and Lots 8 through 10, Gulf Shore, Plat Book 9 at page 88, together with,

Lots 39 through 42 Island Shores Club Section, Plat Book 9 at Page 41; together with,

Lots 38 and 39, Block "D", Island Shores Club Section, together with,

The West Half (W½) of Lot 29 and all of lots 30 through 32 Block "D", Island Shores Unit 4, together with,

Lots 33 and 34 Block "D", Island Shores Club Section.

3. Phase I received FINAL PUD approval pursuant to Resolution ZAB-83-353, Case No. 83-9-12-DCI for 42 units. Phase I is located on Lots 29 and 30 of Island Shores Unit 4 as recorded in Plat Book 9, at Page 37, Public Records of Lee County, Florida.
4. Phases II through V received Final PUD site plan approval with conditions, on November 19, 1984, pursuant to Resolution ZAB-84-196 and ZAB-84-196A. A Phasing Plan dated March 1984, with a "Revision to comply with regulations" notation dated 9/6/84 and stamped "For Review and Approval Use Only" SP-84-196 and 83-9-12-DCI shows the following:

Phase II	1 20 unit, 4 story building
Phase III	2 24 unit, 6 story buildings
	1 20 unit, 5 story buildings
	1 22 unit, 5 story buildings
Phase IV	1 20 unit, 4 story building
Phase V	1 10 unit, 3 story building (in addition to existing 7 motel units in office building)

TOTAL 140 units plus existing 7 motel units = 147 units.

5. On May 11, 1987 the Board of County Commissioners adopted Resolution ZAB-87-076 concerning Consumption on Premises in Phase V.

6. Between 1987 and 1991 several Administrative amendments were approved which did not increase the over-all density but did allow for transferring density between Phases II, III and IV as well as permitting:
 - a. development of a 60 unit, six-story over parking structure;
 - b. constructing a sandwich/beer-wine Chickeè stand near the beach by reducing, by an equal amount, the square footage of the restaurant/lounge in Phase V;
 - c. combining two buildings at the north end into one building; and
 - d. transfer of rental office from Phase V.
7. On November 15, 1991 the Director of the Department of Community Development approved Administrative Approval #PUD-91-010 (corrected by Administrative Approval #PUD-91-010A on January 29, 1992), with conditions which:
 - a. approved the general location of a proposed building in Phase III and allowed 42 units within this building;
 - b. allowed 30% of the parking to have 8X16 foot parking spaces with the remaining spaces to be 9X18 foot spaces;
 - c. extended the consumption on the premises (COP) for Phase V approved pursuant to a 1987 Resolution to May 11, 1995.

The Administrative Approval restated that the total number of units permitted in Phases II through V was 147;

8. On June 30, 1993 the Director of Community Development approved an Administrative Approval #PUD-93-014 authorizing the relocation of the pool and spa from Phases II and IV to Phase III. The approval also confirmed 1.5 parking spaces per unit were required, the setback between the proposed building in Phase III and any other building is 25 feet, and a 5 foot buffer at the south end of the property in Phase III is required.
9. On October 4, 1993 the Board of County Commissioners adopted Resolution Z-93-057 [Case #83-09-12-DCI(d)] to amend a portion of the final PUD plan in Phase III to allow the 42 unit - six story building which was the subject of Administrative Approval dated July 12, 1989, PUD-91-010 and PUD-91-010A, to have a height of seven stories with a 42 foot setback from Gulfshore Court subject to the following requirements:
 - a. Conversion of the remaining six motel units to administrative office as set forth in Resolution PUD-91-010;
 - b. Converting quadrplex number 112-115 to a duplex pursuant to Resolution PUD-91-010;
 - c. Removing cottages 106 through 109 and 118 through 120 (superseding a condition in Resolution PUD-91-010); and

- d. Providing a bike-path bond. Note: Obligation was satisfied and bond was released in October 1996.
10. On November 6, 1995 the Board of County Commissioners adopted Resolution Z-95-017 (Case 95-01-034.03Z) which rezoned that portion of the original PUD located on the Bay side and some additional land zoned RM-2 to Commercial Planned Development (CPD).
11. On December 22, 1995 the Director of Community Development approved Administrative Amendment PUD-95-041 which officially removed the PUD portion of Pink Shell located on the Bay side of the development from the PUD subject to conditions that all existing development must be in compliance with the Master Concept Plan dated November 17, 1995. This site plan indicated a total of 139 units in Phases II, III and IV. There appears to be ample evidence historically that the 139 units should read 147 units.

WHEREAS, THE PURPOSE OF THIS REQUEST IS TO CODIFY ALL PRIOR APPROVALS INTO ONE APPROVAL, SUMMARIZE WHAT DEVELOPMENT CURRENTLY EXISTS, AND ESTABLISH WHAT ADDITIONAL DEVELOPMENT MAY BE PERMITTED;

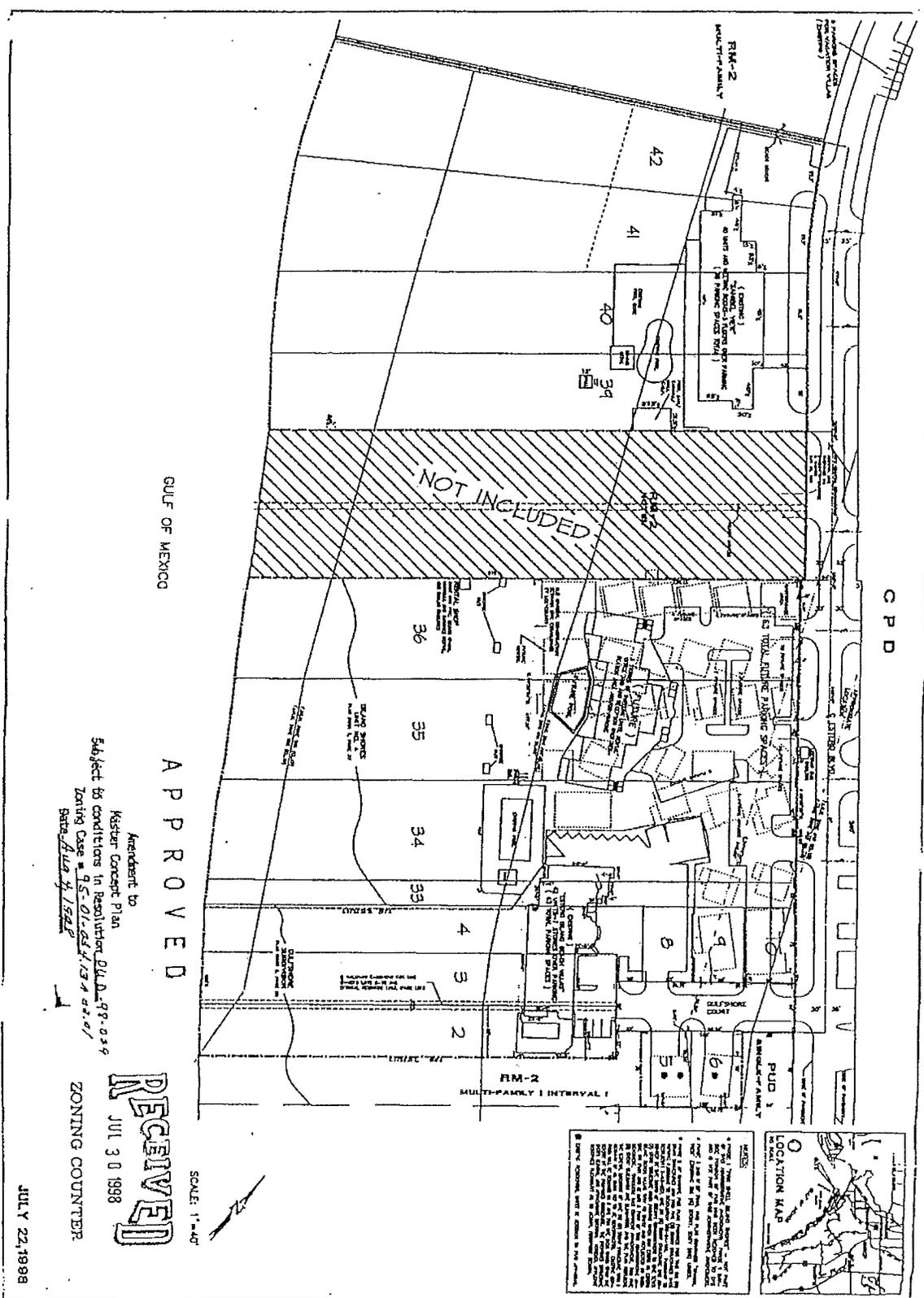
NOW THEREFORE, the Director of Community Development has determined that:

1. The original Pink Shell Resort was approved for 189 (182 new plus 7 existing) units to be developed on property described as:
 - Lots 29 and 30, and the westerly 25 feet of Lot 33, and all of lots 34 through 36, of Island Shores Unit 4 as recorded in Plat Book 9 at page 37, Public Records of Lee County, Florida, together with,
 - Lots 2 through 4 and Lots 8 through 10, Gulf Shore, Plat Book 9 at page 88, together with,
 - Lots 39 through 42 Island Shores Club Section, Plat Book 9 at Page 41; together with,
 - Lots 38 and 39, Block "D", Island Shores Club Section, together with,
 - The West Half (W½) of Lot 29 and all of lots 30 through 32 Block "D", Island Shores Unit 4, together with,
 - Lots 33 and 34 Block "D", Island Shores Club Section.
2. Lots 38 and 39, Block "D", Island Shores Club Section, together with the West Half (W½) of Lot 29 and all of lots 30 through 32 Block "D", Island Shores Unit 4, together with Lots 33 and 34 Block "D", Island Shores Club Section were rezoned to CPD pursuant to Resolution Z-98-017.

3. 42 units were developed on Lots 29 and 30 of Island Shores Unit 4 as recorded in Plat Book 9, at Page 37, Public Records of Lee County, Florida, and are known as "Island Shores Condominium";
4. 60 units were developed in a five-story (over parking) building on Lots 39 through 42 Island Shores Club Section, Plat Book 9 at Page 41, and are known as "Sanibel View";
5. 42 units were developed in a seven-story (over parking) building on Lots 2 through 4 and Lots 8 through 10, Gulf Shore, Plat Book 9 at page 88, together with a portion of the westerly 25 feet of Lot 33 and part of lot 34 of Island Shores Unit 4 as recorded in Plat Book 9 at page 37, and are known as "Estero Island Beach Villas".
6. Based upon the site plan submitted for PUD-95-041, there are 30 existing cottage units located on the remaining portion of lots 34-36 and the westerly 25 feet of Lot 33 of Island Shores Unit 4 and two duplexes (4 units total) on lots 9 & 10 Gulf Shore.
7. A single cottage and a duplex cottage located on lots 5 & 6 Gulf Shore are part of the Pink Shell Resort but are not part of the PUD.
8. Of the 189 units originally approved, 144 new units have been constructed as indicated above and there are 30 existing cottages. This leaves 15 units left to be constructed.
9. The original PUD plan provided for two six-story buildings and two five-story buildings. One of the six-story buildings was constructed as a seven-story (over parking) building pursuant to Resolution Z-93-057. The applicant has submitted a revised site plan deleting the two five-story buildings, and showing the proposed general location of the remaining six-story (over parking) building, an existing and a proposed swimming pool, 63 parking spaces, four existing chickee huts and an existing jet ski stand, all to be located on the remaining portion of lots 34-36, the westerly 25 feet of Lot 33 of Island Shores Unit 4, and lots 9 & 10 Gulf Shore as indicated on the site plan labeled "Master Concept Plan", dated July 22, 1998, and stamped received July 30, 1998.
10. The proposed six-story building may contain a maximum of 45 units as follows: The first 15 units represent the number of units left from the original approval. Any units proposed in addition to the first fifteen units may be permitted only if the existing cottages are removed, on a one for one basis, for each unit in the proposed building.
11. This Administrative Approval and attached revised PUD plan includes all prior approvals and supersedes all prior approvals.

DULY SIGNED this 4th day of August, A.D., 1998.

BY: Mary Gibbs
 Mary Gibbs, Director
 Department of Community Development



GULF OF MEXICO

APPROVED

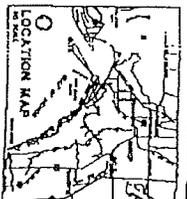
Amendment to
 Master Concept Plan
 Subject to conditions in Resolution D.U.D.-98-034
 Zoning Case # 95-01-084/134 ss.01/
 Date: July 14, 1998

RECEIVED
 JUL 30 1998
 ZONING COUNTER

JULY 22, 1998

SCALE: 1" = 40'

NOTES:
 1. THIS PLAN SHALL BE SUBJECT TO THE CITY OF FORT MYERS ZONING ORDINANCE AND THE CITY OF FORT MYERS SUBDIVISION ORDINANCE.
 2. THE CITY ENGINEER SHALL REVIEW THIS PLAN FOR CONFORMANCE WITH THE CITY OF FORT MYERS SUBDIVISION ORDINANCE.
 3. THE CITY ENGINEER SHALL REVIEW THIS PLAN FOR CONFORMANCE WITH THE CITY OF FORT MYERS ZONING ORDINANCE.
 4. THE CITY ENGINEER SHALL REVIEW THIS PLAN FOR CONFORMANCE WITH THE CITY OF FORT MYERS ZONING ORDINANCE.
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 7. THE CITY ENGINEER SHALL REVIEW THIS PLAN FOR CONFORMANCE WITH THE CITY OF FORT MYERS ZONING ORDINANCE.
 8. THE CITY ENGINEER SHALL REVIEW THIS PLAN FOR CONFORMANCE WITH THE CITY OF FORT MYERS ZONING ORDINANCE.



S2

PINK SHELL P U D
 50.5 ACRES PHASES I, II, AND IV, ADMINISTRATIVE AND RESIDENT - 108.6 ACRES
MASTER CONCEPT PLAN

**Gora
 McGahey**
 ASSOCIATES IN
 ARCHITECTURE

43 Barkley Circle Suite 202
 Fort Myers, Florida 33907
 813-273-0225 Fax 813-273-7132

24

ADMINISTRATIVE AMENDMENT PUD-95-041

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Florida Income Fund III filed an application for administrative approval of an amendment to a Planned Unit Development on a project known as Pink Shell for request on property located at 275 Estero Boulevard, Fort Myers Beach, described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

SUBJECT PROPERTY:

Section 24, Township 46 South, Range 25 East, Lee County, Florida.
Lots 29 & 30 of ISLAND SHORES UNIT 4 as recorded in Plat Book 9 at Page 37, Public Records of Lee County, Florida.

TOGETHER WITH:

The Westerly 25 feet of Lot 33 and all of Lots 34 through 36, ISLAND SHORES UNIT 4, Plat Book 9 at Page 37, together with Lots 2 through 4 and Lots 8 through 10, GULF SHORE, Plat Book 9 at Page 88.

TOGETHER WITH:

Lot 40, less the Northwesterly 6.5 feet and all of Lot 39, ISLAND SHORES CLUB SECTION, Plat Book 9 at Page 41.

TOGETHER WITH:

The Northwesterly 6.5 feet and all of Lot 39, ISLAND SHORES CLUB SECTION, Plat Book 9 at Page 41.

TOGETHER WITH:

The Northwesterly 6.5 feet of Lot 40 and Lots 41 and 42 and Lots 38 and 39, Block 'D', ISLAND SHORES CLUB SECTION.

TOGETHER WITH:

The West Half (W 1/2) of Lot 29 and all of Lots 30 through 32, Block 'D', ISLAND SHORES UNIT 4.

Continued ...

TOGETHER WITH:
Lots 33 and 34, Block 'D', ISLAND SHORES CLUB SECTION.

TOGETHER WITH:
Lots 5 and 6, GULF SHORE SUBDIVISION, Plat Book 9 at Page 88.
All in Section 24, Township 46 South, Range 23 East, Lee County,
Florida.

LESS:
The Northwest Half (NW¼) of Lots 29 through 32, inclusive, Block 'D',
ISLAND SHORES UNIT 4, a subdivision as recorded in Plat Book 9,
Page 37, and Lots 33 through 36, inclusive, and Lots 37 through 39,
inclusive, Block 'D', ISLAND SHORES CLUB SECTION, a subdivision
lying in Section 24, Township 46 South, Range 23 East, Lee County,
Florida, as recorded in Plat Book 9, Page 41 of the Public Records of
Lee County, Florida.

WHEREAS, the property was originally rezoned in case number 83-09-12-DCI [with
subsequent amendments in case numbers 83-09-12-DCI, 83-09-12-DCI(a), 83-09-12-
DCI(b), 83-09-12-DCI(c), 83-09-12-DCI(d), and 95-01-034.03Z]; and

WHEREAS, case number 95-01-034.03Z rezoned that portion of the Pink Shell
Resort PUD located on the bay side of Estero Boulevard to CPD; and

WHEREAS, the Lee County Land Development Code provides for certain
administrative changes to planned development master concept plans and planned unit
development final development plans; and

WHEREAS, the subject application and plans eliminate that portion of the Pink Shell
Resort located on the Bay side of Estero Boulevard; and

WHEREAS, the subject application and plans have been reviewed by the Lee
County Department of Community Development in accordance with applicable regulations
for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or
intensity within the development; does not decrease buffers or open space required by the
LDC; does not underutilize public resources or infrastructure; does not reduce total open
space, buffering, landscaping or preservation areas; and does not otherwise adversely
impact on surrounding land uses.

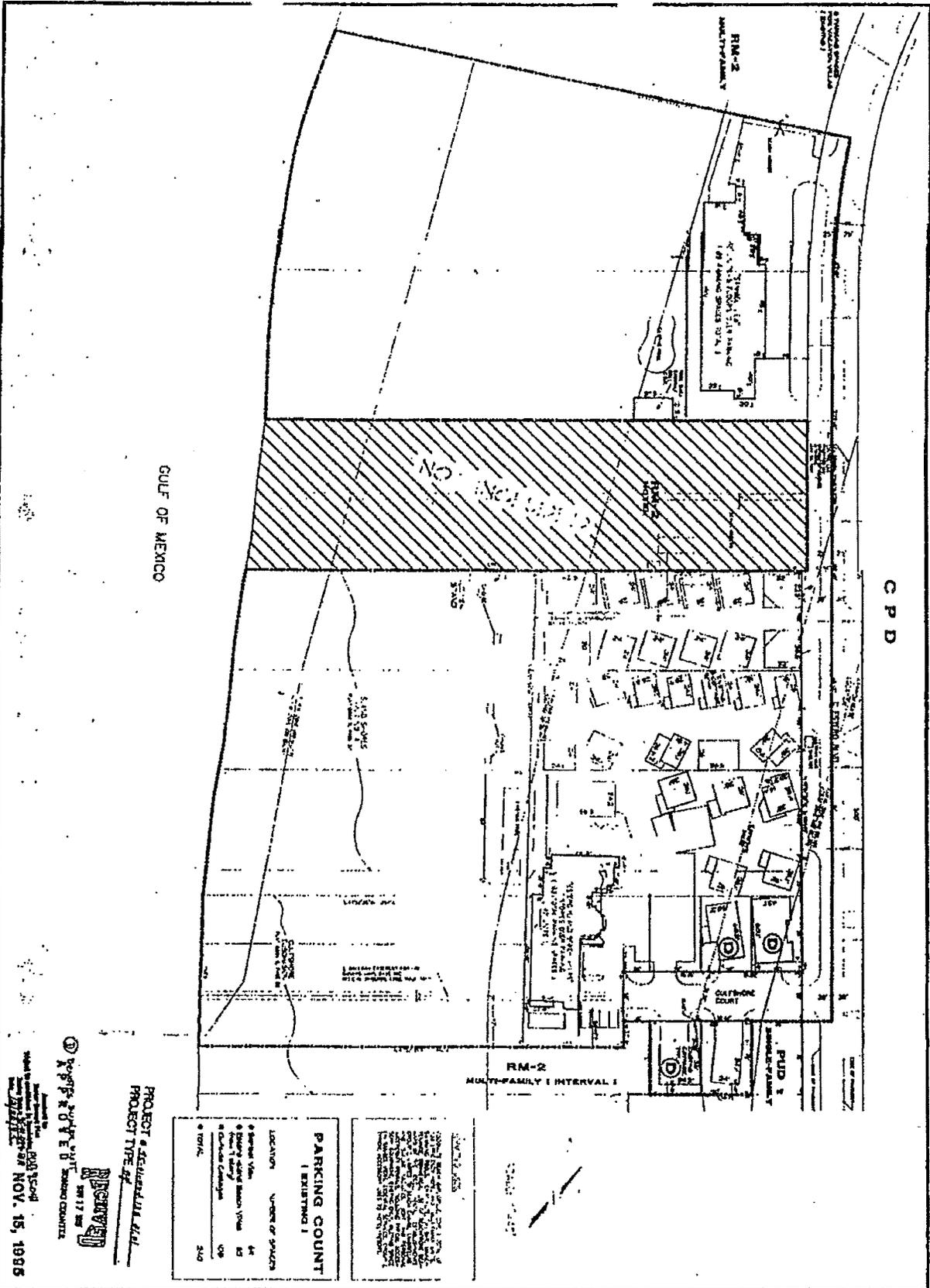
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Planned Unit Development is **APPROVED to eliminate that portion of the Pink Shell development located on the Bay side of Estero Boulevard.**

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, dated received November 17, 1995.**
2. **The terms and conditions of the original zoning resolutions remain in full force and effect.**
3. **Site Plan PUD-95-041 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
4. **This approval will be null and void if the approval in Case 95-01-034.03Z is rescinded.**

DULY SIGNED this 22nd day of December, A.D., 1995.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development



GOLF OF MEXICO

CPD

RM-2
MULTI-FAMILY INTERVAL 1

PUD 1

PARKING COUNT	
EXISTING	
LOCATION	NUMBER OF SPACES
• Surface	42
• Struct. (above/below ground)	0
• Total	42
• TOTAL	510

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

PROJECT & SECURITY PLAN
PROJECT TYPE: PUD
NOV. 15, 1985
RECEIVED
NOV 17 1985
PROJECT & SECURITY PLAN
NOV 15 1985

SI

PINK SHELL P U D
10.92 ± ACRES
MASTER CONCEPT PLAN

Gora McGahey
ASSOCIATES IN ARCHITECTURE
43 Barkley Circle Suite 202
Fort Myers, Florida 33907
813-275-0225

DATE: 11/15/85
SCALE: 1" = 100'

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Florida Income Fund III, et al, filed an application for a rezoning from RM-2 (Residential Multiple Family) and PUD (Planned Unit Development) to Commercial Planned Development, in reference to Pink Shell Resort; and

WHEREAS, the subject property is located at 275 Estero Boulevard, Fort Myers Beach, and is described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

The Northwest Half (NW $\frac{1}{2}$) of Lots 29 through 32, inclusive, Block "D", ISLAND SHORES, Unit 4, a subdivision as recorded in Plat Book 9, Page 37, and Lots 33 through 36, inclusive, and Lots 37 through 39, inclusive, Block "D", ISLAND SHORES CLUB SECTION, a subdivision lying in Section 24, Township 46 South, Range 23 East, Lee County, Florida, as recorded in Plat Book 9, Page 41 of the Public Records of Lee County, Florida.

WHEREAS, the applicant has indicated the property's current STRAP numbers are: 24-46-23-07-00000.0350 (a portion of), and 24-46-23-08-00000.0370; and

WHEREAS, Florida Income Fund III and Peter & Susan Lisich, fee simple owners of the subject parcels, authorized Carleton Ryffel to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was properly advertised and held on October 3, 1995 before the Lee County Hearing Examiner, who gave full consideration of the evidence available; and

WHEREAS, a public hearing was properly advertised and held on November 6, 1995, before the Lee County Board of County Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board APPROVES with conditions the Applicants' request for a rezoning from RM-2 and PUD to Commercial Planned Development.

SECTION A. CONDITIONS:

The rezoning and Master Concept Plan are subject to the following conditions:

1. The development of this project must be in accordance with the one-page Master Concept Plan, entitled "Pink Shell CPD," stamped received August 15, 1995, except as modified herein. This approval supersedes all previous zoning actions taken on the subject properties. The development of the parcel must comply with all state and county development regulations, except as specifically modified by this approval.
2. Permitted uses are limited to the following:
Efficiency Hotel/Motel Rental Units - maximum total of 59 units
Administrative Offices
Conference Center (meeting rooms)
Commercial Recreation, Groups II and III, limited to coin operated amusements, pools, tennis courts and similar uses
Bar and Cocktail Lounge, in conjunction with restaurant use only
Bait and Tackle Shop
Consumption on Premises
Restaurants, Groups II and III
Rental Establishments, Groups I and II, limited to movies, video tapes, bicycles, beach chairs, umbrellas and similar facilities
Boat Rentals, including typical accessory equipment, existing only
Boat Ramp and Dockage, existing only
Essential Services, Group I
Specialty Retail Shops, Group I
Signs, in accordance with LDC Chapter 30
Transportation Services, Group I, existing only
3. The existing and proposed development must be in accordance with the building setbacks, dimensions and heights shown on the Master Concept Plan, except as modified herein.
4. All new development and redevelopment must have a minimum building separation of ten feet.
5. Parking must be in accordance with the "Parking Count" table on the Master Concept Plan and must include a minimum of 1.5 spaces per rental unit.
6. ~~The commercial uses must be limited to use by the guests of the Hotel and must be limited to the following maximum square footages:~~

9
LPA

Administrative Office Space	3,700 sq.ft.
Restaurant/Retail area	2,500 sq.ft.
Outdoor/Deli Deck	1,050 sq.ft.
Conference Center	5,000 sq.ft.
Bait and Tackle Shop	150 sq.ft.

Handwritten notes:
 k p A
 7-27
 6-17

7. The permitted commercial uses are limited as follows:
 - a. Signage must be prominently displayed indicating that the commercial uses are for hotel/motel guests only.
 - b. Advertising of the commercial uses is prohibited except in connection with advertising for the hotel/motel operation.
 - c. Outdoor entertainment must be limited to the existing deck and to the hours between 7:00 a.m. and 11:00 p.m.
 - d. The restaurant may not exceed 150 seats. ¹⁰
8. This zoning approval does not address the mitigation of the project's pedestrian or traffic impacts. Additional conditions may be required at the time of local Development Order approval in accordance with the LDC or other Lee County Ordinance.
9. Approval of this rezoning does nothing more than change the zoning district wherein the property lies. It does not grant or vest the developer with present or future development rights that may exceed the Lee Plan use restrictions set forth in the 2010 (Roberts) Overlay or any other Lee Plan provision.

SECTION B. DEVIATIONS:

The Master Concept Plan deviates from several Lee County development standards. The proposed deviations are granted or denied as set forth below:

1. Deviation (1) requests relief from LDC Section 34-2194(b) regarding waterbody setbacks, to allow a 25-foot setback for the proposed 42-unit building, and a 5-foot setback for the proposed conference building, as depicted on the Master Concept Plan. This deviation is APPROVED with the condition that riprap must be installed along the seawalled shoreline and adjacent to both the existing deck and proposed "Conference Center" building.
2. Deviation (2) requests relief from LDC Section 34-2175(3) from the permitted maximum structure height of 35 feet above grade to allow 60 feet and 45 feet above minimum flood elevation for new construction only. This deviation is APPROVED.

3. Deviation (3) requests relief from LDC Section 34-1802(1)c which requires a minimum 100-foot lot depth for efficiency hotel units, to allow a minimum lot depth of 75 feet. This deviation is APPROVED.
4. Deviation (4) requests relief from LDC Section 34-1802(6) which requires a maximum floor area of 550 square feet for new efficiency rooms, to allow 750 square feet. This deviation is DENIED.
5. Deviation (5) requests relief from LDC Section 34-935(c)(2) which requires a minimum 25-foot perimeter pavement setback for parking or internal drives, to allow ten feet. This deviation is APPROVED.
6. Deviation (6) requests relief from LDC Section 10-285(a) which requires a 330-foot connection separation, to allow all driveway connections as shown on the Master Concept Plan. This deviation is APPROVED.
7. Deviation (7) requests relief from LDC Section 10-414 which requires buffering of adjacent properties, to allow existing vegetation for existing structures only. This deviation is APPROVED with the condition that the deviation applies only to the existing development.
8. Deviation (8) requests relief from LDC Section 34-2174(a)(1) which requires street setbacks of 38 feet and 35 feet (due to building height measurement from minimum flood elevation), to allow 26 feet and 25 feet, respectively, for new construction only. This deviation is APPROVED with the condition that the setbacks apply as depicted on the Master Concept Plan.

SECTION C. MASTER CONCEPT PLAN:

A reduced copy of the one-page Master Concept Plan entitled "Pink Shell CPD," stamped received August 15, 1995, is attached and incorporated into this Resolution by reference.

SECTION D. FINDINGS AND CONCLUSIONS:

The following findings and conclusions were made in conjunction with the approval of the requested CPD rezoning:

1. The predominant uses of the surrounding property makes approval of the CPD, as conditioned, appropriate.
2. The CPD, as conditioned:

- (a) will not have an adverse impact on the intent of the Land Development Code.
 - (b) is consistent with the goals, objectives, policies, and intent of the Lee Plan, and with the densities, intensities, and general uses set forth for the proposed use.
 - (c) meets or exceeds all performance and locational standards set forth for the proposed use.
 - (d) will protect, conserve, preserve all protected and endangered species, natural habitat and vegetation, in accordance with the Lee Plan and other Lee County development regulations.
 - (e) will be compatible with existing or planned uses and will not cause damage, hazard, nuisance, or other detriment to persons or property.
 - (f) will not place 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.
3. The Hotel/Motel uses, as conditioned, are in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the use, as set forth in the Land Development Code.
 4. The proposed use is appropriate on the subject property and in the vicinity of the subject property.
 5. The conditions are reasonably related to the impacts expected from or created by the proposed development.
 6. The conditions and other Lee County development regulations provide sufficient safeguards to the public health, safety and welfare.
 7. The deviations, as conditioned, enhance the achievement of the objectives of the CPD and preserve and promote the protection of the public health, safety and welfare.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner St. Cerny, and seconded by Commissioner Coy and, upon being put to a vote, the result was as follows:

John E. Manning	ABSENT
Douglas R. St. Cerny	AYE
Ray Judah	AYE
Andrew W. Coy	AYE
John E. Albion	AYE

DULY PASSED AND ADOPTED this 6th day of November, A.D., 1995.

ATTEST:
CHARLIE GREEN, CLERK

BY: Ruth Tappin
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: John E. Albion
Chairman

Approved as to form by:

Annunzio Calais
County Attorney's Office

FILED

NOV 7 1995

CLERK CIRCUIT COURT
BY: Ruth T. D.C.

CASE NUMBER 95-01-034.03Z
ZON4769

RESOLUTION NUMBER Z-95-017

Page 6 of 6

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

#1210

WHEREAS, Florida Income Fund III, in reference to Pink Shell Resort, has properly filed an application for an amendment to the Final PUD Site Plan; and

WHEREAS, the subject property is located at 275 Estero Boulevard, Fort Myers Beach, described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

All of Lots 2, 3, 4 and 8 of GULF SHORE, Plat Book 9, Page 88, and Lot 33;

LESS the Easterly 100 feet thereof and Lot 34;

LESS the Northerly 50 feet thereof and the Easterly 100 feet thereof, ISLAND SHORES, Unit 4, Plat Book 9, Page 37, all in Lee County, Florida.

WHEREAS, the applicant has indicated the property's current STRAP number is 24-46-23-07-00000.0350; and

WHEREAS, proper authorization has been given to Carleton Ryffel, by Mariner Capital Management, Inc., the owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and the Lee County Hearing Examiner fully reviewed the matter in a public hearing held on Tuesday, August 24, 1993 and continued to August 30, 1993; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE WITH CONDITIONS an amendment to the PUD Site Plan.

The amendment and Master Concept Plan, which deviate from certain Lee County Standards, are subject to the following conditions:

1. The development of the subject property shall be in accordance with the three-page PUD Development Plan Amendment entitled "Pink Shell Resort Final PUD Development Plan (Phases II through V)"; "Exhibit 1, Amendment to Final PUD Plan, Pink Shell"; "Exhibit 2, Cottages to be Removed for new 42-unit Building"; stamped received July 22, 1993, except as modified herein. This approval does not relieve this development from compliance with all other applicable federal, state or local regulations.
2. The proposed 42 unit, seven-story building in Phase III shall comply with the following development regulations:
 - maximum height - 7 stories
 - minimum street setback from Gulf Shore Court - 42 feet
 - maximum number of units within new building - 42
3. Parking shall be in accordance with Section 202.16 of the Zoning Ordinance and as modified in Administrative Approval PUD-91-010.
4. The following commitments currently applicable to the Pink Shell Resort through the original development approval and subsequent amendments shall be completed prior to a Certificate of Compliance for the proposed 42 unit building:
 - Conversion of the remaining 6 motel units to Administrative Office use, per Resolution PUD-91-010
 - The existing quadruplex numbered 112, 113, 114 and 115 shall be converted into a duplex, per Resolution PUD-91-010
 - The removal of cottages/units 106 through 109 and 118 through 120 (supersedes condition #5.b. per Resolution PUD-91-010)
5. Prior to issuance of a Certificate of Compliance for the 42 unit, seven story building in Phase III, the developer shall bond, in its entirety, the required bike path along the project's frontage on Estero Boulevard.

The developer of Pink Shell Resort PUD will cooperate with the Lee County Community Redevelopment Agency on the timing and design of the bike path and landscaping along Estero Boulevard, but both the bike path and landscaping shall be fully constructed/planted and certified as complete no later than twelve months after a Certificate of Compliance is approved for the 42 unit, seven story building in Phase III.
6. All other conditions of approval/commitments shall be completed in accordance with the specific time frames given.
7. Prior to Certificate of Occupancy, the developer shall provide signage at the building clearly marking the eight-foot public beach access located under the 42 unit, seven story building in Phase III.
8. A deviation is APPROVED to allow a 42-foot setback from Gulf Shore Court instead of the 47 feet required by the Zoning Ordinance.

Site Plan 93-057 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this approval of an amendment to the PUD Site Plan:

- A. That the proposed residential development within the project, along with the preservation of additional open space by building horizontally rather than vertically on the site, makes approval of the amendment to the Planned Unit Development (PUD) zoning, as conditioned, appropriate.

- B. That the amended PUD, as conditioned, will not have an adverse impact on the intent of the Zoning Ordinance.
- C. That the PUD, 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 for the proposed use.
- D. That the PUD, as conditioned, meets or exceeds all performance and locational standards set forth for the proposed use.
- E. That the PUD, as conditioned, will be compatible with existing or planned uses and will not cause damage, hazard, nuisance, or other detriment to persons or property.
- F. That the PUD, as conditioned, will not place 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.
- H. That the residential uses, as conditioned in this recommendation, will be in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the use, as set forth elsewhere in the Zoning Ordinance.
- I. That the proposed use is appropriate on the subject property and in the vicinity of the subject property.
- J. That the recommended conditions are reasonably related to the impacts expected from or created by the proposed development.
- K. That the recommended conditions and other Lee County development regulations provide sufficient safeguards to the public, health, safety and welfare.
- L. That the deviation, as conditioned, enhances the achievement of the objectives of the PUD and preserve and promote the protection of the public's health, safety and welfare.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Ray Judah, and seconded by Commissioner Franklin Mann and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Carmy	Aye
Ray Judah	Aye
Franklin E. Mann	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 4th day of October, A.D., 1993.

ATTEST:
CHARLIE GREEN, CLERK

BY: Charlie Green
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: J. Manning
Chairman

Approved as to form by:

Anna Marie Collins
County Attorney's Office

FILED

OCT 18 1993

CLERK CIRCUIT COURT
BY efw D.C.

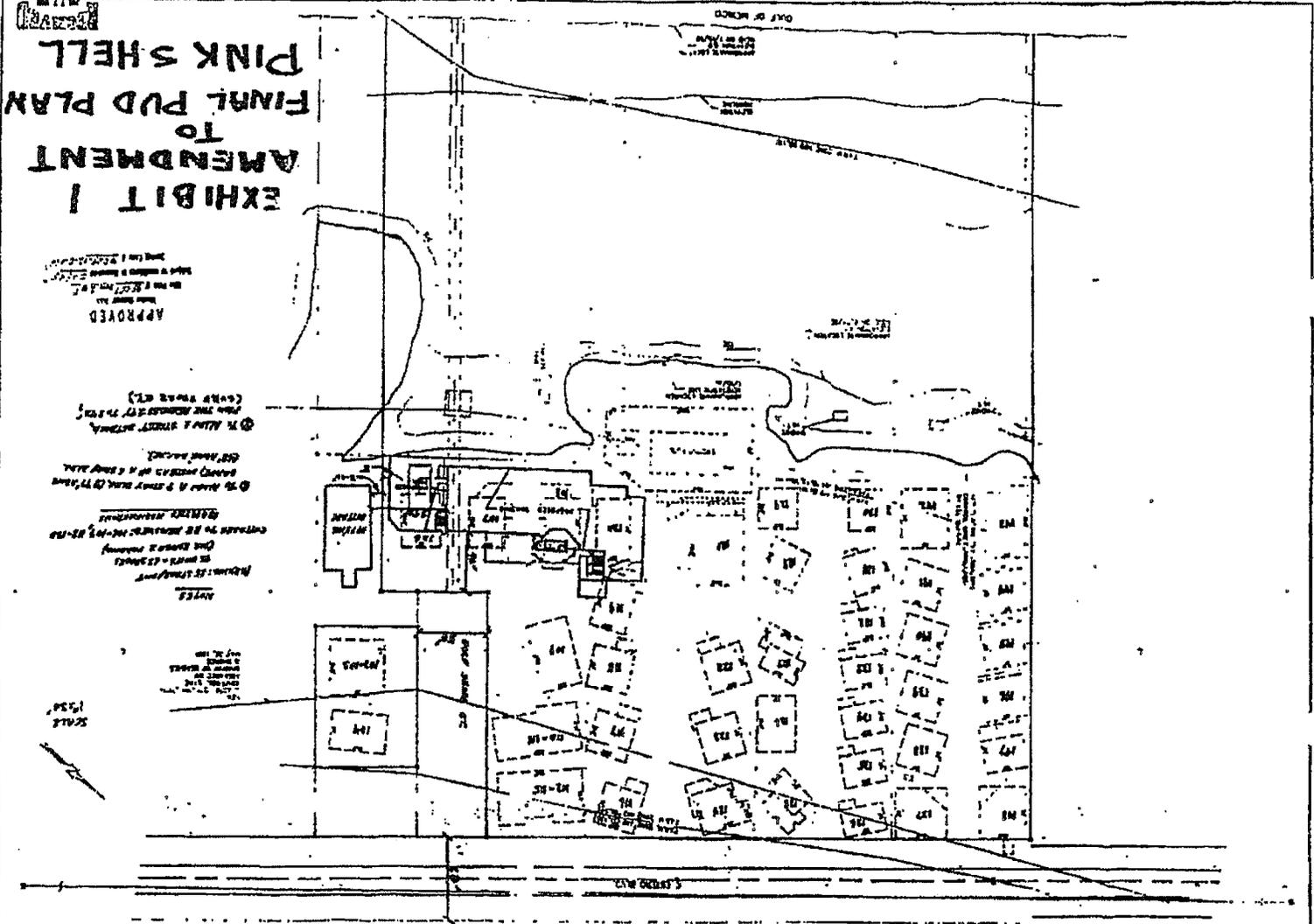


EXHIBIT I
AMENDMENT
TO
FINAL PUD PLAN
PINK SHELL

APPROVED
 [Signature]
 [Title]

- NOTES**
- 1. [Illegible text]
 - 2. [Illegible text]
 - 3. [Illegible text]
 - 4. [Illegible text]
 - 5. [Illegible text]
 - 6. [Illegible text]
 - 7. [Illegible text]
 - 8. [Illegible text]
 - 9. [Illegible text]
 - 10. [Illegible text]

SCALE
 1" = 20'

OUT OF RECORD
 [Illegible text]

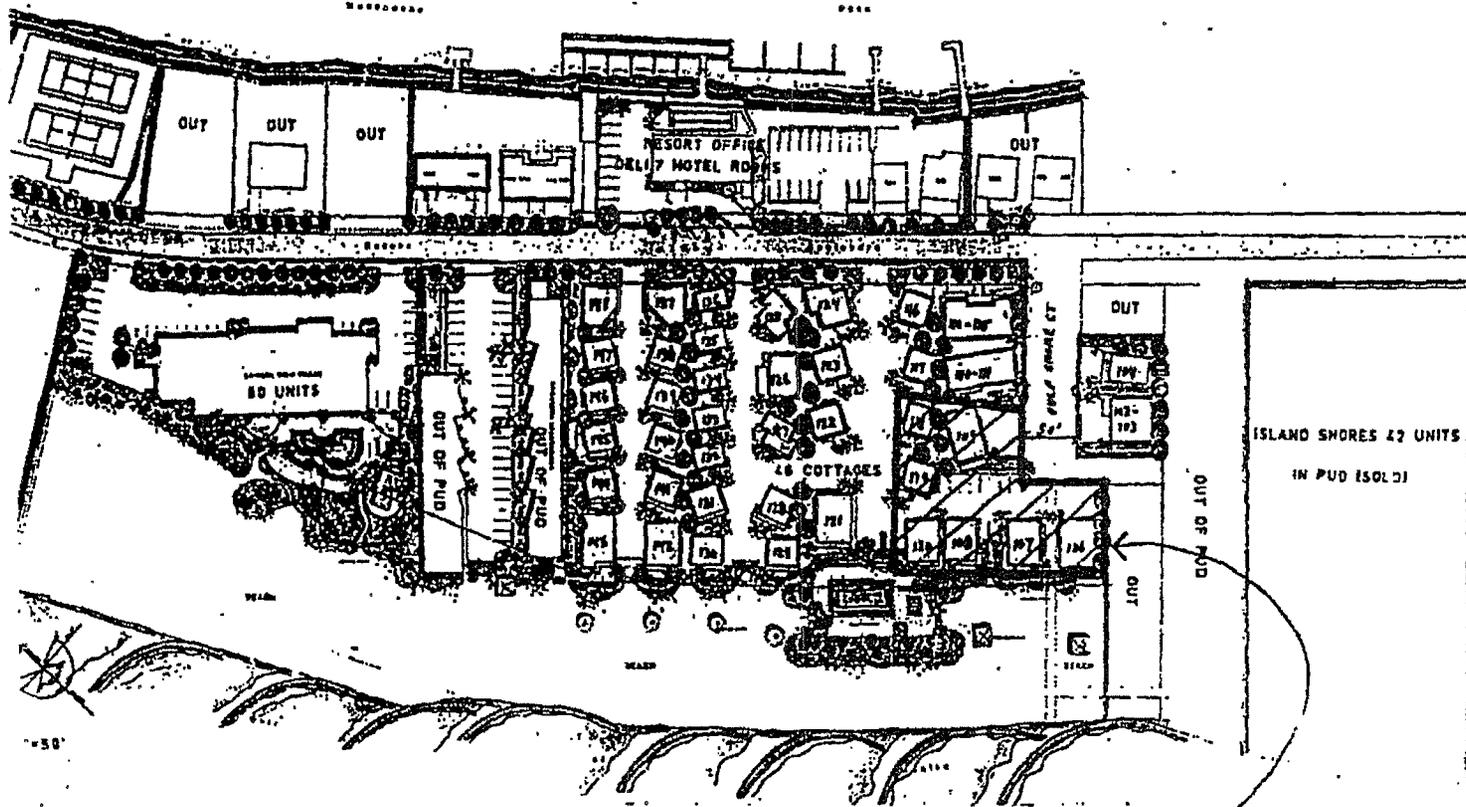
[Illegible text]

[Illegible text]

CITY STREET

EXHIBIT 2

COTTAGES TO BE REMOVED FOR NEW 42 UNIT BUILDING



NOTE: THIS PLAN IS DESIGNED TO BE A GENERAL LOCATION OF USES. IT IS NOT A SURVEY.

COTTAGES TO BE REMOVED SHOWN IN CROSS-HATCH

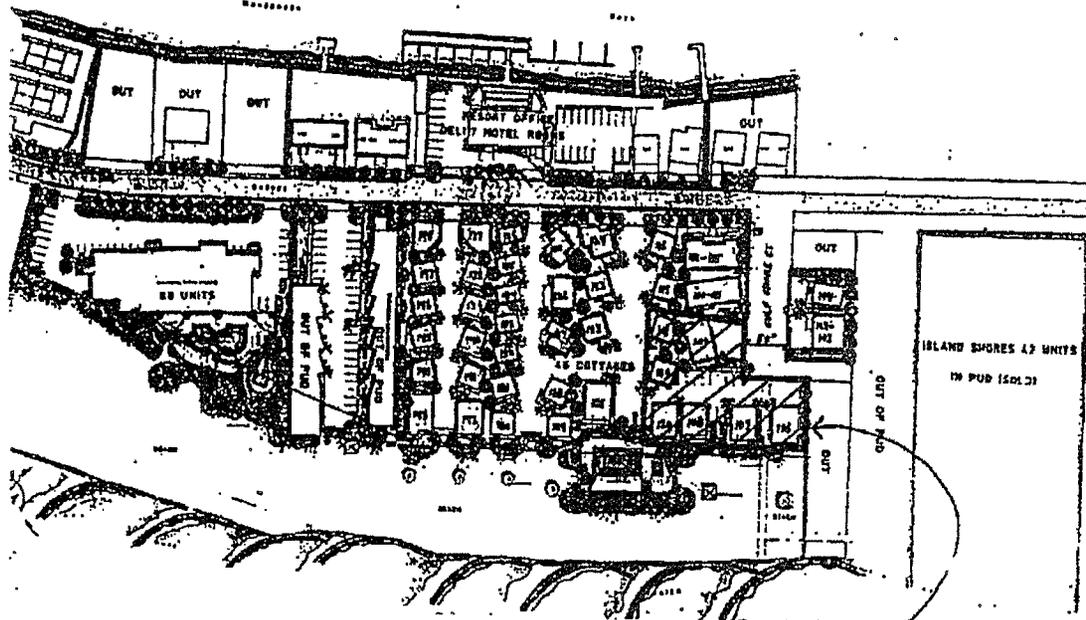
#S 106-109, 118-120

APPROVED
Master Control Plan
The Plan is RECEIVED
Subject to Conditions of 2022-03
Issued Date: 07.22.22 P. 1-1

REC-3
JUL 22

EXHIBIT 2

COTTAGES TO BE REMOVED FOR
NEW 42 UNIT BUILDING



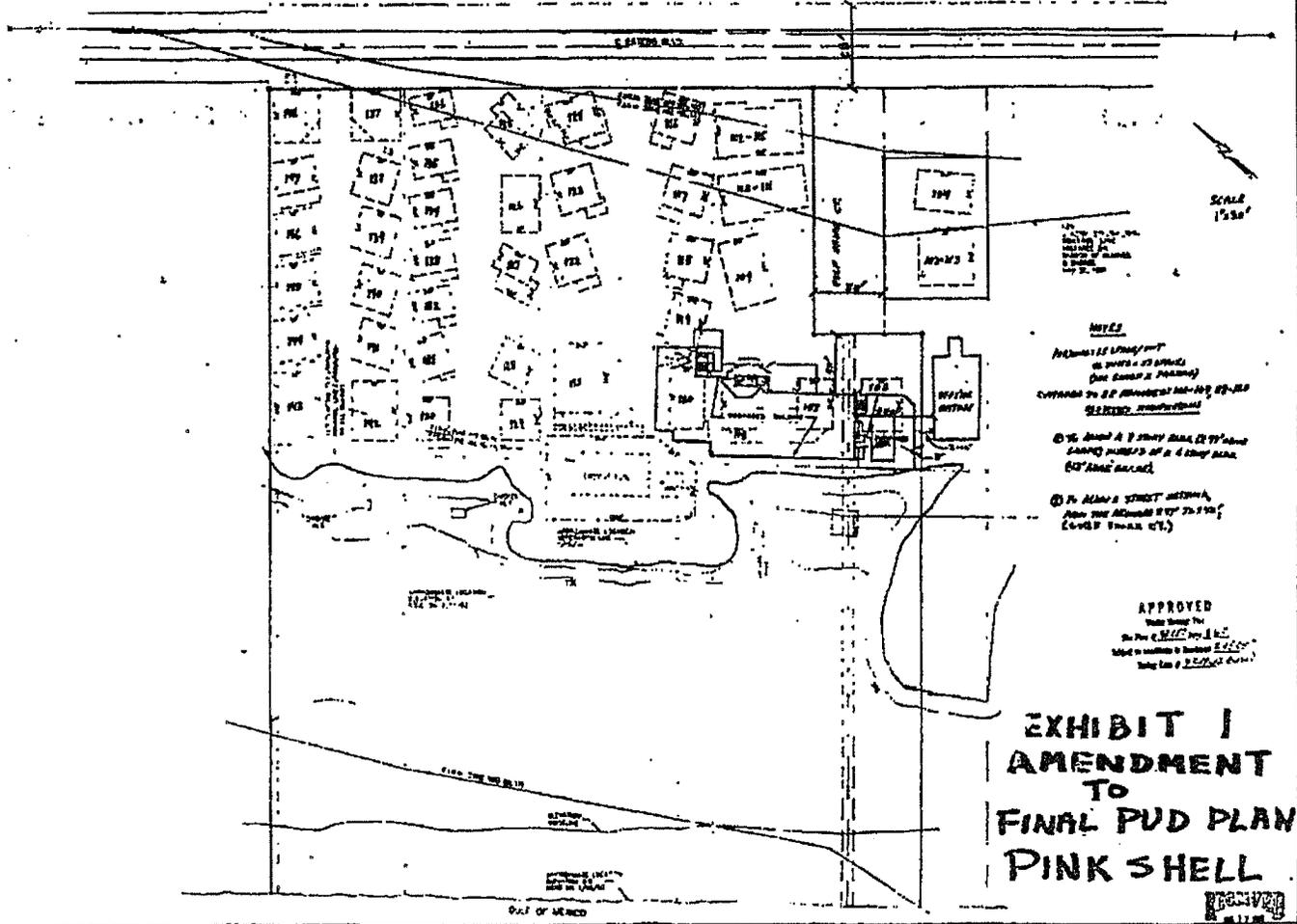
NOTE: THIS PLAN IS DESIGNED TO BE A GENERAL LOCATION OF USES. IT IS NOT A SURVEY.

COTTAGES TO BE REMOVED SHOWN IN CROSS-HATCH

*S 106-109, 118-120

APPROVED
By: [Signature]
The City of [City Name]
Date: [Date]

RECEIVED
JUN 22 1968



SCALE
1"=50'

- NOTES**
- 1. EXISTING LOTS 179-200 AS SHOWN ON THE 1998 ZONING MAP (SEE MAP 179-200) CONTAIN TO BE AMENDED TO 179-200 20' WIDE STRIP, UNDEVELOPED
 - 2. 179-200 A 2 STORY BLDG (20' WIDE STRIP) PART OF A 4 STORY BLDG (20' WIDE STRIP)
 - 3. 179-200 STREET DESIGN, FROM THE ALIGNED 179' TO 179' (179' FROM ST.)

APPROVED
 [Signature]
 [Title]

**EXHIBIT I
 AMENDMENT
 TO
 FINAL PUD PLAN
 PINK SHELL**

RECEIVED
 [Date]

ADMINISTRATIVE APPROVAL AMENDMENT NUMBER PUD-93-014A

ADMINISTRATIVE APPROVAL
AMENDMENT

LEE COUNTY, FLORIDA

(Correcting and clarifying Resolution AAA-PUD-93-014)

WHEREAS, Lee County Zoning & Development Review Division has properly filed for a correction of Resolution AAA-PUD-93-014 to correct scrivener's error in condition 1; and

WHEREAS, Florida Income Fund III has filed an application for administrative approval of an amendment to a Planned Unit Development on a project known as Pink Shell Resort for the following:

- a) Relocate a swimming pool and spa, previously approved to be located in Phases II and IV, to Phase III;
- b) To allow the Director of the Department of Community Development to have the option of requiring a lesser level of detail than required for administrative changes and amendments to an approved Final PUD as set forth in Section 484.H., for Changes and Amendments. At minimum, the administrative request for a change or amendment shall be on the official Application for an Administrative Amendment as provided by the Department and shall include a clearly legible Master Concept Plan as described in Section 804.03.C.b.1. of the Lee County Zoning Ordinance #86-17, as amended.
- c) Confirmation of the following:
 - 1) The parking requirement for the residential/hotel/motel units is a minimum of 1.5 spaces per unit.
 - 2) The setback between the proposed building in Phase III and any other building is 25 feet.
 - 3) The 5 foot buffer at the south end of the property in Phase III is required.

The subject property is located at 275 Estero Boulevard, described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

The Westerly 25 feet of Lot 33 and all of Lots 34 through 36, ISLAND SHORES Unit 4, Plat Book 9 at Page 37, together with Lots 2 through 4 and Lots 8 through 10, GULF SHORE, Plat Book 9 at Page 88.

TOGETHER WITH,

Lot 40 less Northwesterly 6.5 feet and all of Lot 39, ISLAND SHORES CLUB SECTION, Plat Book 9 at Page 41.

TOGETHER WITH,

The Northwesterly 6.5 feet and all of Lot 39, ISLAND SHORES CLUB SECTION, Plat Book 9 at Page 41.

TOGETHER WITH,

The Northwesterly 6.5 feet of Lot 40 and Lots 41 & 42 and Lots 38 & 39, Block D, ISLAND SHORES CLUB SECTION.

TOGETHER WITH,

The West Half (W $\frac{1}{2}$) of Lot 29 and all of Lots 30 through 32, Block D, ISLAND SHORES Unit 4, together with Lots 33 & 34, Block D, ISLAND SHORES CLUB SECTION.

TOGETHER WITH,
Lots 5 & 6, GULF SHORE SUBDIVISION, Flat Book 9 at Page 88.

All in Section 24, Township 46 South, Range 23 East, Lee County, Florida.

WHEREAS, the property was granted PUD zoning in Hearing number 82-03-28-DCI [Resolution Z-82-170], and Final PUD Site Plan Approval for Phase I in Hearing number 83-09-12-DCI [(Resolution ZAB-83-353 and Resolution ZAB-84-196) (with subsequent amendments in Resolution numbers Z-87-076, PUD-91-010 and PUD-91-010A)]; and

WHEREAS, Lee County Ordinance 89-04 amends the Zoning Ordinance (Ordinance No. 86-17) to provide for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures.

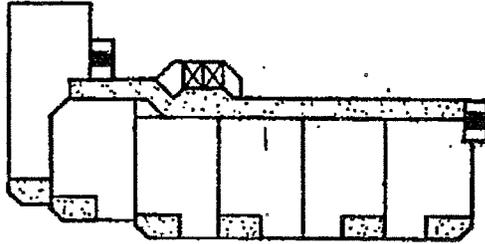
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Planned Unit Development in reference to requests b) and c) is APPROVED.

APPROVAL for request a) is subject to the following conditions:

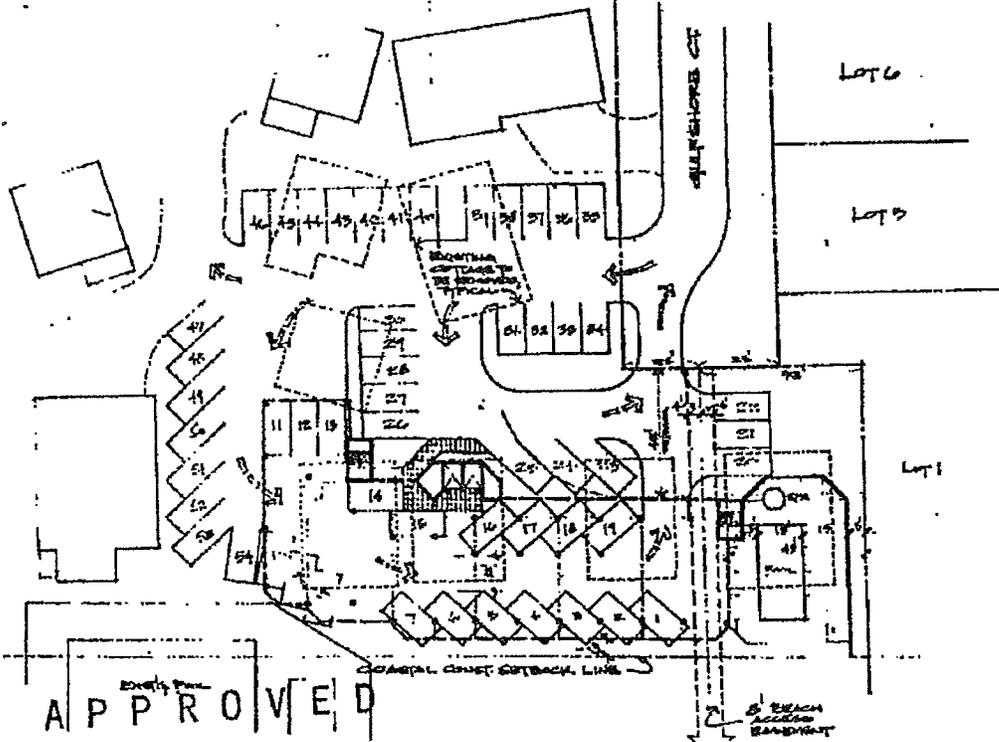
1. The relocation of the swimming pool with spa shall be permitted per the site plan #PUD-93-014 attached hereto and incorporated herein by reference as a reduced copy of the Final PUD Plan for the purposes of reflecting the location of the swimming pool. The swimming pool with spa shall be located no closer than 20 feet to the side (east) property line. The swimming pool deck shall not encroach into the required 5 foot buffer. The buffer shall, at minimum include 5 trees and 18 shrubs per 100 linear feet. The buffer shall consist of native, coastal dune plants.
2. The terms and conditions of the original zoning resolution(s) remain in full force and effect.

DULY SIGNED this 9th day of July, A.D., 1993.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development



TYPICAL FLOOR PLAN (units @ 1000 sq. ft.)



APPROVED

Amendment to
 Master Concept Plan
 Subject to conditions in Resolution **99A-PUD-93-014**
 Zoning Case # **83-09-12-DC1(G)**
 Date **06/30/93**

RECEIVED
 MAR 18 1993

ZONING COUNTER

PINK SHELL RESORT SITE STUDY
 1-2nd 3rd 4th 5th 6th floors over parking
 parking req'd / provided = 54 spaces (1.5 ft. x 30 ft.)
 PERM. 4, 1993

**EXHIBIT THREE: A
 PROPOSED NEW BLOC**

27

ADMINISTRATIVE APPROVAL AMENDMENT NUMBER PUD-93-014

ADMINISTRATIVE APPROVAL
AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Florida Income Fund III has filed an application for administrative approval of an amendment to a Planned Unit Development on a project known as Pink Shell Resort for the following:

- a) Relocate a swimming pool and spa, previously approved to be located in Phases II and IV, to Phase III;
- b) To allow the Director of the Department of Community Development to have the option of requiring a lesser level of detail than required for administrative changes and amendments to an approved Final PUD as set forth in Section 484.H., for Changes and Amendments. At minimum, the administrative request for a change or amendment shall be on the official Application for an Administrative Amendment as provided by the Department and shall include a clearly legible Master Concept Plan as described in Section 804.03.C.b.1. of the Lee County Zoning Ordinance #86-17, as amended.
- c) Confirmation of the following:
 - 1) The parking requirement for the residential/hotel/motel units is a minimum of 1.5 spaces per unit.
 - 2) The setback between the proposed building in Phase III and any other building is 25 feet.
 - 3) The 5 foot buffer at the south end of the property in Phase III is required.

The subject property is located at 275 Estero Boulevard, described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

The Westerly 25 feet of Lot 33 and all of Lots 34 through 36, ISLAND SHORES Unit 4, Plat Book 9 at Page 37, together with Lots 2 through 4 and Lots 8 through 10, GULF SHORE, Plat Book 9 at Page 88.

TOGETHER WITH,

Lot 40 less Northwesterly 6.5 feet and all of Lot 39, ISLAND SHORES CLUB SECTION, Plat Book 9 at Page 41.

TOGETHER WITH,

The Northwesterly 6.5 feet and all of Lot 39, ISLAND SHORES CLUB SECTION, Plat Book 9 at Page 41.

TOGETHER WITH,

The Northwesterly 6.5 feet of Lot 40 and Lots 41 & 42 and Lots 38 & 39, Block D, ISLAND SHORES CLUB SECTION.

TOGETHER WITH,

The West Half (½) of Lot 29 and all of Lots 30 through 32, Block D, ISLAND SHORES Unit 4, together with Lots 33 & 34, Block D, ISLAND SHORES CLUB SECTION.

TOGETHER WITH,

ADMINISTRATIVE APPROVAL AMENDMENT NUMBER PUD-91-010A

ADMINISTRATIVE APPROVAL

AMENDMENT

LEE COUNTY, FLORIDA

AMENDING & CORRECTING RESOLUTION AAA-PUD-91-010

WHEREAS, Florida Income Fund III has filed an application for administrative approval of an amendment to a Planned Unit Development on a project known as Pink Shell Resort and has been granted approval pursuant to Resolution AAA-PUD-91-010; and

WHEREAS, a scrivener's error in Condition #2 is corrected as follows:

2. The maximum number of dwelling units within the proposed building shall not exceed ~~35~~ 42.

This project is located at 275 Estero Boulevard, Fort Myers Beach, described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

Lots 29 & 30 of ISLAND SHORES Unit 4 as recorded in Plat Book 9 at Page 37, Public Records of Lee County, Florida, lying in Section 24, Township 46 South, Range 23 East, Lee County, Florida;

TOGETHER WITH,
The Westerly 25 feet of Lot 33 and all of Lots 34 through 36, ISLAND SHORES Unit 4, Plat Book 9 at Page 37;

TOGETHER WITH,
Lots 2 through 4 and Lots 8 through 10, GULF SHORE, Plat Book 9 at Page 88;

TOGETHER WITH,
Lot 40 LESS Northwesterly 6.5 feet and all of Lot 39, ISLAND SHORES CLUB SECTION, Plat Book 9 at Page 41;

TOGETHER WITH,
The Northwesterly 6.5 feet and all of Lot 39, ISLAND SHORES CLUB SECTION, Plat Book 9 at Page 41;

TOGETHER WITH,
The Northwesterly 6.5 feet of Lot 40 and Lots 41 and 42 and Lots 38 and 39, Block "D", ISLAND SHORES CLUB SECTION;

TOGETHER WITH,
The West Half (W $\frac{1}{2}$) of Lot 29 and all of Lots 30 through 32, Block "D", ISLAND SHORES Unit 4;

WHEREAS, Condition No. 2 was incorrectly restricted to a maximum of 35 dwelling units in the new proposed building in Phase III per Resolution Number AAA-PUD-91-010.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to a Planned Unit Development is APPROVED for a maximum of 42 dwelling units in the proposed building per Resolution Number AAA-PUD-91-010 subject to the following condition:

1. The terms and conditions of the original zoning resolution and of the subsequent administrative approvals as modified previously and herein shall remain in full force and effect.

DULY SIGNED this 29th day of January, A.D., 1992

BY: Mary Gibbs
Mary Gibbs
Acting Director
Department of Community Development

ADMINISTRATIVE APPROVAL AMENDMENT NUMBER PUD-91-010

ADMINISTRATIVE APPROVAL

AMENDMENT

LEE COUNTY, FLORIDA

WHEREAS, Florida Income Fund III has filed an application for administrative approval of an amendment to a Planned Unit Development on a project known as Pink Shell Resort for the following requests: to approve the general location of the new proposed building in Phase III and to allow a maximum of 35 units within this building to be transferred from Phase III and Phase V. Also requested, is to allow the required parking for this building to include a parking area to be located northeast of this building, replacing two existing cottages as shown on Exhibit 2, and to allow 30% of the required parking for this building only to be long term, compact spaces of 8 feet by 16 feet, with the remainder of the spaces to be 9 feet by 18 feet and also to allow the extension of the Consumption on Premises approved per Resolution Z-87-076 for three years beyond the May 11, 1992 expiration date. Also requested is a correction to the legal description of Resolution Z-82-170 to include lots 5 & 6 of the Gulf Shore Subdivision, Plat Book 9 at Page 88. This project is located at 275 Estero Boulevard, Fort Myers Beach, described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

SUBJECT PROPERTY: Sec. 24, Twp. 46S, Rge. 25E, Lee County, Florida. Lots 29 & 30 of Island Shores Unit 4 as recorded in Plat Book 9 at Page 37, Public Records of Lee County, Florida.

TOGETHER WITH,

The Westerly 25 feet of Lot 33 and all of Lots 34 through 36, Island Shores Unit 4, Plat Book 9 at Page 37, together with Lots 2 through 4 and Lots 8 through 10, Gulf Shpre, Plat Book 9 at Page 88.

TOGETHER WITH,

Lot 40 less Northwesterly 6.5 feet and all of Lot 39, Island Shores Club Section, Plat Book 9 at Page 41.

TOGETHER WITH,

The Northwesterly 6.5 feet and all of Lot 39, Island Shores Club Section, Plat Book 9 at Page 41.

TOGETHER WITH,

The Northwesterly 6.5 feet of Lot 40 and Lots 41 and 42 and Lots 38 and 39, Block "D", Island Shores Club Section.

TOGETHER WITH,

The West Half (1/2) of Lot 29 and all of Lots 30 through 32, Block "D", Island Shores Unit 4, together with Lots 33 and 34, Block "D", Island Shores Club Section.

TOGETHER WITH,

Lots 5 & 6 Gulf Shore Subdivision, Plat Book 9 at Page 88.

All in Section 24, Township 46 South, Range 23 East, Lee County, Florida.

WHEREAS, the property was originally rezoned to Planned Unit Development, in hearing number 82-3-28-DCI; Resolution number Z-82-170; with the following eight (8) conditions:

1. Reduction of density for a total of 182 units;
2. PUD will be phased over a minimum of 10 years;
3. No building will exceed 6 stories over parking;
4. Construct a bike path the length of the development;
5. Must provide 3 beach access points;
6. Must provide contribution in the amount of \$8,100.00 toward improvements to Estero Boulevard;
7. Must provide a street-scaping plan; and
8. Must provide 6 additional parking spaces for condominium owners at end of the resort.

WHEREAS, the property was granted Final PUD Site Plan Approval for Phase I in hearing number 83-9-12-DCI, Resolution number ZAB-83-353.

WHEREAS, the property was granted Final PUD Site Plan Approval for Phases II thru V in hearing number 83-9-12-DCI, Resolution number ZAB-84-196; with the following four (4) conditions:

1. Prior to issuance of a final development order, landscape plans shall be submitted to fulfill condition #7 of the preliminary approval, which is to landscape both sides of Estero Boulevard.
2. The 6 parking spaces are for the exclusive use of the Pink Shell Vacation Villas, to fulfill condition #8 of the preliminary approval.
3. Existing buildings shown on these plans are not part of the PUD approval and any nonconforming buildings are not modified by this approval.
4. Prior to issuance of a preliminary development order, the beach access agreements, as amended, shall be executed and recorded into the Official Records.

WHEREAS, the property was granted approval for an amendment to Final PUD approval for a consumption on premises in Phase V for a temporary lounge in hearing number 83-9-12(a)-DCI, Resolution number Z-87-076; with the following three (3) conditions:

1. The COP use shall be limited to the 350 square foot recreation room of the existing office and model center building located in Phase V until the restaurant and minimarket are constructed, at which time the COP may be transferred to that structure if reviewed and approved by the Board of County Commissioners and state regulations.
2. The temporary lounge and COP shall be restricted to the residents and guests of Pink Shell.
3. This approval is limited to 5 years unless the COP is transferred to the restaurant and the minimarket. After 5 years, if the restaurant has not been constructed, this approval shall expire and the applicant shall resubmit a new application, the lounge shall cease operation, and this approval shall be suspended.

WHEREAS, the property was granted administrative changes to the Final PUD Site Plan governed by Resolutions Z-82-170, ZAB-83-353, ZAB-84-196 and

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Approval for an amendment to a Planned Unit Development is APPROVED for a maximum of 35 dwelling units in the proposed building, to allow 30% of the required parking for the proposed building to have 8 feet by 16 feet spaces with the remainder having 9 feet by 18 feet spaces, to allow the required parking for the proposed building to include the proposed parking area adjacent to the building site, and to allow the transfer of 35 dwelling units from Phase III and Phase V to the proposed building. Also recommended for approval is a three year extension for the consumption on premises to May 11, 1995 and finally, to approve the correction of the legal description of Resolution Z-82-170 to include Lots 5 & 6 of the Gulf Shore Subdivision, Plat Book 9 at Page 88.

Approval is subject to the following conditions:

1. The maximum number of dwelling units within the PUD project (excluding Phase I with 42 units and including the 7 motel units in Phase V) shall not exceed 147.
2. The maximum number of dwelling units within the proposed building shall not exceed 35. (See Exhibit 2)
3. The height of the proposed building shall not exceed six stories over parking.
4. The requested deviation from parking requirements shall apply to the proposed building and proposed adjacent parking area only. (See Exhibit 2)
5. The applicant will be required to complete the following prior to issuance of a Certificate of Compliance by the Division of Development Review:
 - a) As shown on Exhibit 4 in Phase III, the existing quadruplex numbered 112, 113, 114 and 115 shall be converted into a duplex allowing two units to be transferred to the new building.
 - b) Also, units numbered 102, 103, 104, 105, 107 and 108 will be razed allowing six units to be transferred to the new building. *seven* 109 118 119
120
6. Transferring the existing (7) motel units in Phase V shall be permitted with the condition that conversion of that floor area shall be for administrative offices only as defined in the Zoning Ordinance.
7. Approval of the three year extension of the Consumption on Premises shall be conditioned per Resolution Z-87-076.
8. The applicant shall comply with the Lee County Sea Turtle Protection Ordinance #89-09 lighting limitations for new construction. The applicant shall indicate techniques to be used in lighting compliance for the Division of Environmental Sciences staff review and approval prior to the Lee County Final Development Order approval.

9. The applicant shall be required to provide a beach/dune vegetation planting plan to mitigate beach system impacts. The planting plan shall include plant quantity by species, plant size, planting success criteria and a minimum 3 year monitoring plan. The planting plan shall be submitted, and is subject to approval by, the Division of Environmental Sciences prior to Final Development Order approval.
10. The applicant shall obtain a permit for activities seaward of the Coastal Construction Control Line from the Florida Department of Natural Resources, Division of Beaches & Shores, Bureau of Coastal Engineering & Regulation prior to Lee County building permit approval.
11. The terms and conditions of the original zoning resolutions and subsequent administrative approval as modified previously and herein, remain in full force and effect.
12. The following Site Plans stamped received on October 25, 1991, are attached hereto and incorporated herein by reference:

Exhibit 1: "Approved Resort Plan"

Exhibit 2: "New Building Footprint/General Location"

Exhibit 3: "Location of Planned or Existing Units"

Exhibit 4: "As Built Plan"

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Planned Unit Development is APPROVED as conditioned.

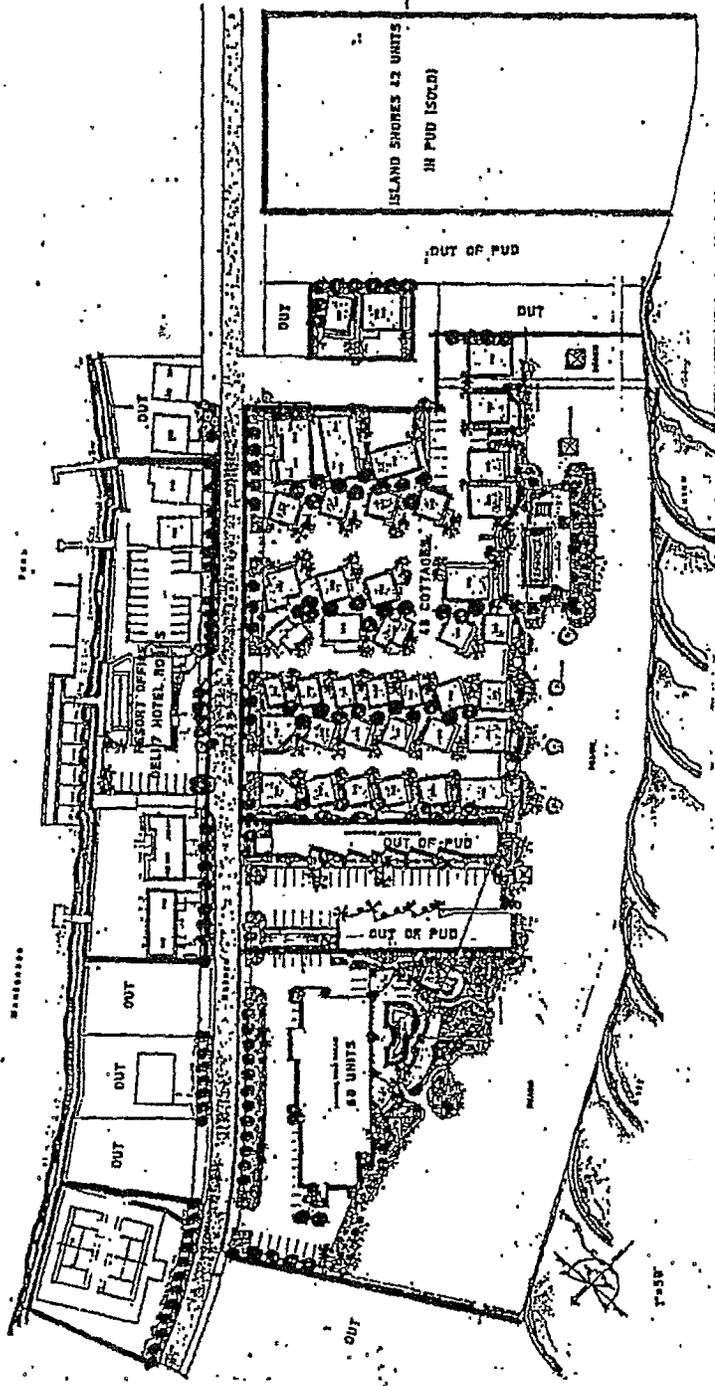
DULY SIGNED this 15th day of November, A.D., 1991.

BY:

Mary Gibbs

Mary Gibbs
Acting Director
Department of Community Development

APPROVED
By _____
Date _____
Title _____



NOTE: THIS PLAN IS DESIGNED TO BE A GENERAL LOCATION OF USES, IT IS NOT A SURVEY.

EXHIBIT 4
AS BUILT PLAN

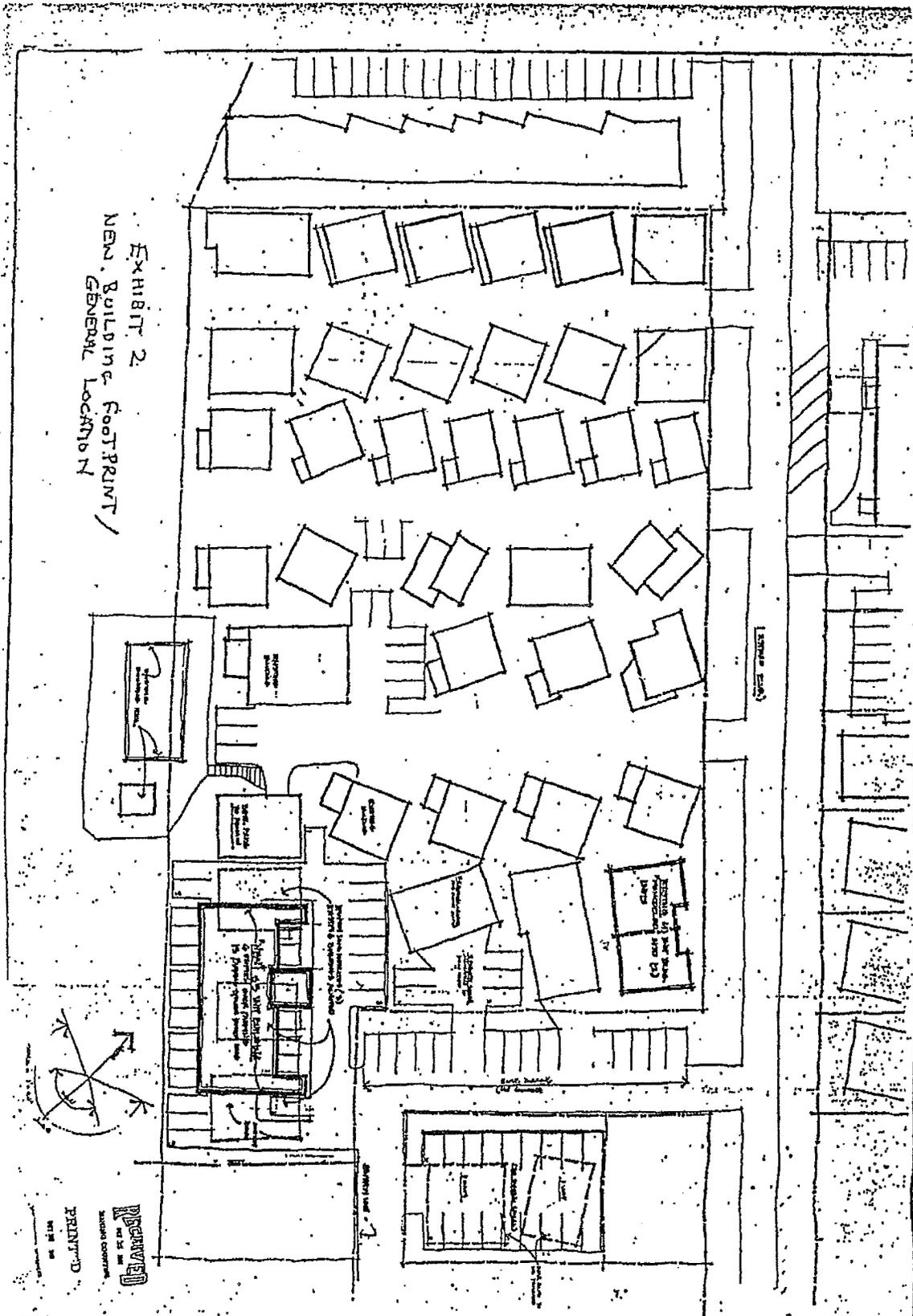


EXHIBIT 2
NEW BUILDING FOOTPRINT /
GENERAL LOCATION



PRINTED
ON 20 1988
ARCHITECTURAL
RESOURCES CORPORATION

ARCHITECTURAL RESOURCES CORP., BEACHES & BAYFRONTS, INC. & OTHERS MAKE THESE DOCUMENTS TO THE ORIGINAL SITE BY PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, SHARDS OR ALIENATIONS ARE PROHIBITED.

	BEACH FRONT ONE PLAN "A" / PINK SHELL RESORT / FORT MYERS BEACH, FLORIDA	A. P. D. S. O. Approved by: State Council on Planning and Zoning / Planning Commission / Planning Board / Date: 11/17/88	J. W. H. H. H. J. W. H. H. H. J. W. H. H. H. J. W. H. H. H.
	ARCHITECTURAL RESOURCES CORPORATION, 1830 ROYAL PALM SQUARE, SUITE 200, FORT MYERS, FLORIDA 33901, TEL: 889-2525		

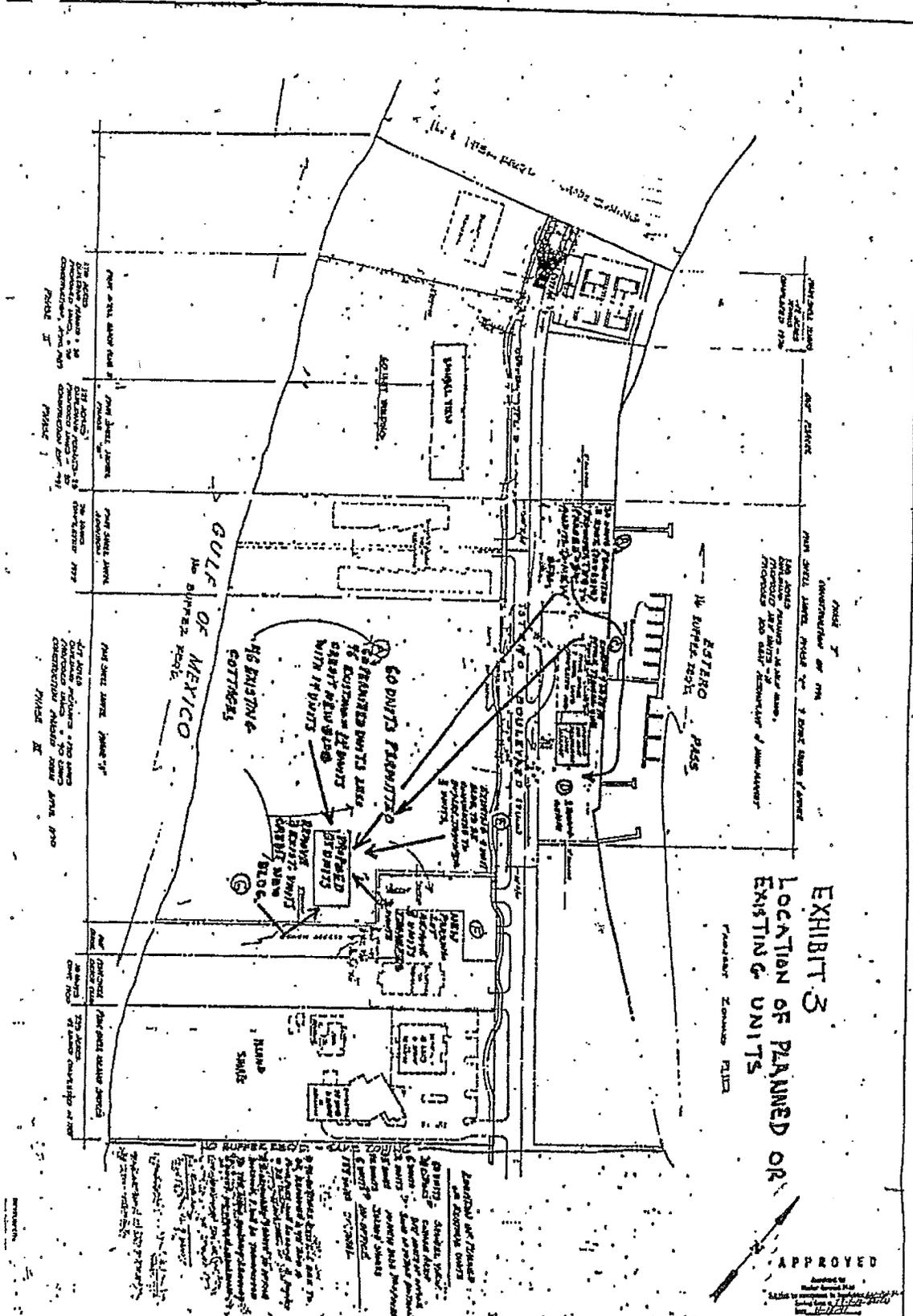


EXHIBIT 3
LOCATION OF PLANNED OR
EXISTING UNITS

Franklin Zoubeir P.L.L.C.

APPROVED

Scale: 1" = 100'

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	10/1/78	G.L.
2	REVISED PLAN	10/15/78	G.L.
3	FINAL PLAN	10/30/78	G.L.

GORDON G. LEWIS

PLANNING ENGINEER

1000 ...

24

ADMINISTRATIVE AMENDMENT PUD-95-041

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Florida Income Fund III filed an application for administrative approval of an amendment to a Planned Unit Development on a project known as Pink Shell for request on property located at 275 Estero Boulevard, Fort Myers Beach, described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

SUBJECT PROPERTY:

Section 24, Township 46 South, Range 25 East, Lee County, Florida.
Lots 29 & 30 of ISLAND SHORES UNIT 4 as recorded in Plat Book 9 at Page 37, Public Records of Lee County, Florida.

TOGETHER WITH:

The Westerly 25 feet of Lot 33 and all of Lots 34 through 36, ISLAND SHORES UNIT 4, Plat Book 9 at Page 37, together with Lots 2 through 4 and Lots 8 through 10, GULF SHORE, Plat Book 9 at Page 88.

TOGETHER WITH:

Lot 40, less the Northwesterly 6.5 feet and all of Lot 39, ISLAND SHORES CLUB SECTION, Plat Book 9 at Page 41.

TOGETHER WITH:

The Northwesterly 6.5 feet and all of Lot 39, ISLAND SHORES CLUB SECTION, Plat Book 9 at Page 41.

TOGETHER WITH:

The Northwesterly 6.5 feet of Lot 40 and Lots 41 and 42 and Lots 38 and 39, Block 'D', ISLAND SHORES CLUB SECTION.

TOGETHER WITH:

The West Half (W 1/2) of Lot 29 and all of Lots 30 through 32, Block 'D', ISLAND SHORES UNIT 4.

Continued ...

TOGETHER WITH:

Lots 33 and 34, Block 'D', ISLAND SHORES CLUB SECTION.

TOGETHER WITH:

Lots 5 and 6, GULF SHORE SUBDIVISION, Plat Book 9 at Page 88.
All in Section 24, Township 46 South, Range 23 East, Lee County,
Florida.

LESS:

The Northwest Half (NW¼) of Lots 29 through 32, inclusive, Block 'D',
ISLAND SHORES UNIT 4, a subdivision as recorded in Plat Book 9,
Page 37, and Lots 33 through 36, inclusive, and Lots 37 through 39,
inclusive, Block 'D', ISLAND SHORES CLUB SECTION, a subdivision
lying in Section 24, Township 46 South, Range 23 East, Lee County,
Florida, as recorded in Plat Book 9, Page 41 of the Public Records of
Lee County, Florida.

WHEREAS, the property was originally rezoned in case number 83-09-12-DCI [with
subsequent amendments in case numbers 83-09-12-DCI, 83-09-12-DCI(a), 83-09-12-
DCI(b), 83-09-12-DCI(c), 83-09-12-DCI(d), and 95-01-034.03Z]; and

WHEREAS, case number 95-01-034.03Z rezoned that portion of the Pink Shell
Resort PUD located on the bay side of Estero Boulevard to CPD; and

WHEREAS, the Lee County Land Development Code provides for certain
administrative changes to planned development master concept plans and planned unit
development final development plans; and

WHEREAS, the subject application and plans eliminate that portion of the Pink Shell
Resort located on the Bay side of Estero Boulevard; and

WHEREAS, the subject application and plans have been reviewed by the Lee
County Department of Community Development in accordance with applicable regulations
for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or
intensity within the development; does not decrease buffers or open space required by the
LDC; does not underutilize public resources or infrastructure; does not reduce total open
space, buffering, landscaping or preservation areas; and does not otherwise adversely
impact on surrounding land uses.

ADMINISTRATIVE AMENDMENT PUD-95-041

Page 2 of 3

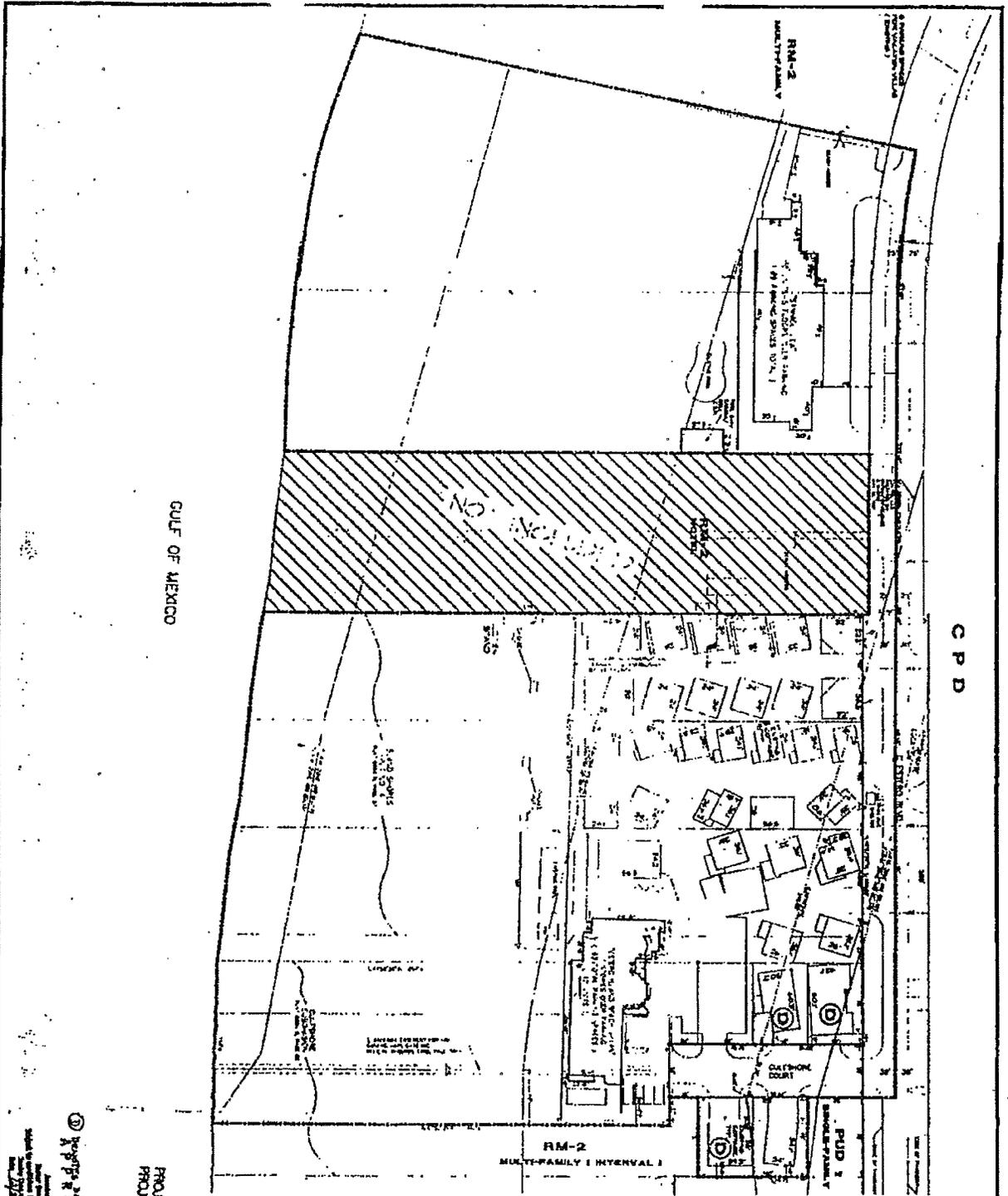
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Planned Unit Development is **APPROVED** to eliminate that portion of the Pink Shell development located on the Bay side of Estero Boulevard.

Approval is subject to the following conditions:

1. The Development must be in compliance with the amended Master Concept Plan, dated received November 17, 1995.
2. The terms and conditions of the original zoning resolutions remain in full force and effect.
3. Site Plan PUD-95-041 is hereby APPROVED and adopted. A reduced copy is attached hereto.
4. This approval will be null and void if the approval in Case 95-01-034.03Z is rescinded.

DULY SIGNED this 22nd day of December, A.D., 1995.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development



GULF OF MEXICO

CPD

PROJECT: *Academy Hill*
 PROJECT TYPE: *ap*

Prepared by
 GORAMCGAHEY
 NOV 17 1985

NOV 15 1985

PARKING COUNT
(EXISTING)

LOCATION	NUMBER OF SPACES
① Surface Vehicle	47
② Existing - Single Family Vehicle	10
③ Existing - Garage	00
④ Existing - Other	00
⑤ TOTAL	57

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

ST <small>OF 11 SHEETS</small>	PINK SHELL P U D <small>10.92 ± ACRES</small>	Gora McGahey <small>ASSOCIATES IN ARCHITECTURE</small> <small>43 Barkley Circle Suite 202 Fort Myers, Florida 33907 813-275-0225</small>		
	MASTER CONCEPT PLAN			

#2

RESOLUTION NUMBER Z-95-017

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Florida Income Fund III, et al, filed an application for a rezoning from RM-2 (Residential Multiple Family) and PUD (Planned Unit Development) to Commercial Planned Development, in reference to Pink Shell Resort; and

WHEREAS, the subject property is located at 275 Estero Boulevard, Fort Myers Beach, and is described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

The Northwest Half (NW $\frac{1}{2}$) of Lots 29 through 32, inclusive, Block "D", ISLAND SHORES, Unit 4, a subdivision as recorded in Plat Book 9, Page 37, and Lots 33 through 36, inclusive, and Lots 37 through 39, inclusive, Block "D", ISLAND SHORES CLUB SECTION, a subdivision lying in Section 24, Township 46 South, Range 23 East, Lee County, Florida, as recorded in Plat Book 9, Page 41 of the Public Records of Lee County, Florida.

WHEREAS, the applicant has indicated the property's current STRAP numbers are: 24-46-23-07-00000.0350 (a portion of), and 24-46-23-08-00000.0370; and

WHEREAS, Florida Income Fund III and Peter & Susan Lisich, fee simple owners of the subject parcels, authorized Carleton Ryffel to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was properly advertised and held on October 3, 1995 before the Lee County Hearing Examiner, who gave full consideration of the evidence available; and

WHEREAS, a public hearing was properly advertised and held on November 6, 1995, before the Lee County Board of County Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board APPROVES with conditions the Applicants' request for a rezoning from RM-2 and PUD to Commercial Planned Development.

SECTION A. CONDITIONS:

The rezoning and Master Concept Plan are subject to the following conditions:

1. The development of this project must be in accordance with the one-page Master Concept Plan, entitled "Pink Shell CPD," stamped received August 15, 1995, except as modified herein. This approval supersedes all previous zoning actions taken on the subject properties. The development of the parcel must comply with all state and county development regulations, except as specifically modified by this approval.
2. Permitted uses are limited to the following:
 - Efficiency Hotel/Motel Rental Units - maximum total of 59 units
 - Administrative Offices
 - Conference Center (meeting rooms)
 - Commercial Recreation, Groups II and III, limited to coin operated amusements, pools, tennis courts and similar uses
 - Bar and Cocktail Lounge, in conjunction with restaurant use only
 - Bait and Tackle Shop
 - Consumption on Premises
 - Restaurants, Groups II and III
 - Rental Establishments, Groups I and II, limited to movies, video tapes, bicycles, beach chairs, umbrellas and similar facilities
 - Boat Rentals, including typical accessory equipment, existing only
 - Boat Ramp and Dockage, existing only
 - Essential Services, Group I
 - Specialty Retail Shops, Group I
 - Signs, in accordance with LDC Chapter 30
 - Transportation Services, Group I, existing only
3. The existing and proposed development must be in accordance with the building setbacks, dimensions and heights shown on the Master Concept Plan, except as modified herein.
4. All new development and redevelopment must have a minimum building separation of ten feet.
5. Parking must be in accordance with the "Parking Count" table on the Master Concept Plan and must include a minimum of 1.5 spaces per rental unit.
6. ~~The commercial uses must be limited to use by the guests of the Hotel and must be limited to the following maximum square footages:~~ 9

Administrative Office Space	3,700 sq.ft.
Restaurant/Retail area	2,500 sq.ft.
Outdoor Deli Deck	1,050 sq.ft.
Conference Center	5,000 sq.ft.
Bait and Tackle Shop	150 sq.ft.

7. The permitted commercial uses are limited as follows:
 - a. Signage must be prominently displayed indicating that the commercial uses are for hotel/motel guests only.
 - b. Advertising of the commercial uses is prohibited except in connection with advertising for the hotel/motel operation.
 - c. Outdoor entertainment must be limited to the existing deck and to the hours between 7:00 a.m. and 11:00 p.m.
 - d. The restaurant may not exceed 150 seats.
8. This zoning approval does not address the mitigation of the project's pedestrian or traffic impacts. Additional conditions may be required at the time of local Development Order approval in accordance with the LDC or other Lee County Ordinance.
9. Approval of this rezoning does nothing more than change the zoning district wherein the property lies. It does not grant or vest the developer with present or future development rights that may exceed the Lee Plan use restrictions set forth in the 2010 (Roberts) Overlay or any other Lee Plan provision.

SECTION B. DEVIATIONS:

The Master Concept Plan deviates from several Lee County development standards. The proposed deviations are granted or denied as set forth below:

1. Deviation (1) requests relief from LDC Section 34-2194(b) regarding waterbody setbacks, to allow a 25-foot setback for the proposed 42-unit building, and a 5-foot setback for the proposed conference building, as depicted on the Master Concept Plan. This deviation is APPROVED with the condition that riprap must be installed along the seawalled shoreline and adjacent to both the existing deck and proposed "Conference Center" building.
2. Deviation (2) requests relief from LDC Section 34-2175(3) from the permitted maximum structure height of 35 feet above grade to allow 60 feet and 45 feet above minimum flood elevation for new construction only. This deviation is APPROVED.

3. Deviation (3) requests relief from LDC Section 34-1802(1)c which requires a minimum 100-foot lot depth for efficiency hotel units, to allow a minimum lot depth of 75 feet. This deviation is APPROVED.
4. Deviation (4) requests relief from LDC Section 34-1802(6) which requires a maximum floor area of 550 square feet for new efficiency rooms, to allow 750 square feet. This deviation is DENIED.
5. Deviation (5) requests relief from LDC Section 34-935(c)(2) which requires a minimum 25-foot perimeter pavement setback for parking or internal drives, to allow ten feet. This deviation is APPROVED.
6. Deviation (6) requests relief from LDC Section 10-285(a) which requires a 330-foot connection separation, to allow all driveway connections as shown on the Master Concept Plan. This deviation is APPROVED.
7. Deviation (7) requests relief from LDC Section 10-414 which requires buffering of adjacent properties, to allow existing vegetation for existing structures only. This deviation is APPROVED with the condition that the deviation applies only to the existing development.
8. Deviation (8) requests relief from LDC Section 34-2174(a)(1) which requires street setbacks of 38 feet and 35 feet (due to building height measurement from minimum flood elevation), to allow 26 feet and 25 feet, respectively, for new construction only. This deviation is APPROVED with the condition that the setbacks apply as depicted on the Master Concept Plan.

SECTION C. MASTER CONCEPT PLAN:

A reduced copy of the one-page Master Concept Plan entitled "Pink Shell CPD," stamped received August 15, 1995, is attached and incorporated into this Resolution by reference.

SECTION D. FINDINGS AND CONCLUSIONS:

The following findings and conclusions were made in conjunction with the approval of the requested CPD rezoning:

1. The predominant uses of the surrounding property makes approval of the CPD, as conditioned, appropriate.
2. The CPD, as conditioned:

- (a) will not have an adverse impact on the intent of the Land Development Code.
 - (b) is consistent with the goals, objectives, policies, and intent of the Lee Plan, and with the densities, intensities, and general uses set forth for the proposed use.
 - (c) meets or exceeds all performance and locational standards set forth for the proposed use.
 - (d) will protect, conserve, preserve all protected and endangered species, natural habitat and vegetation, in accordance with the Lee Plan and other Lee County development regulations.
 - (e) will be compatible with existing or planned uses and will not cause damage, hazard, nuisance, or other detriment to persons or property.
 - (f) will not place 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.
3. The Hotel/Motel uses, as conditioned, are in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the use, as set forth in the Land Development Code.
 4. The proposed use is appropriate on the subject property and in the vicinity of the subject property.
 5. The conditions are reasonably related to the impacts expected from or created by the proposed development.
 6. The conditions and other Lee County development regulations provide sufficient safeguards to the public health, safety and welfare.
 7. The deviations, as conditioned, enhance the achievement of the objectives of the CPD and preserve and promote the protection of the public health, safety and welfare.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner St. Cerny, and seconded by Commissioner Coy and, upon being put to a vote, the result was as follows:

John E. Manning	ABSENT
Douglas R. St. Cerny	AYE
Ray Judah	AYE
Andrew W. Coy	AYE
John E. Albion	AYE

DULY PASSED AND ADOPTED this 6th day of November, A.D., 1995.

ATTEST:
CHARLIE GREEN, CLERK

BY: *Pete Ferguson*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *John E. Albion*
Chairman

Approved as to form by:

Ann Marie Adams
County Attorney's Office

FILED

NOV 7 1995

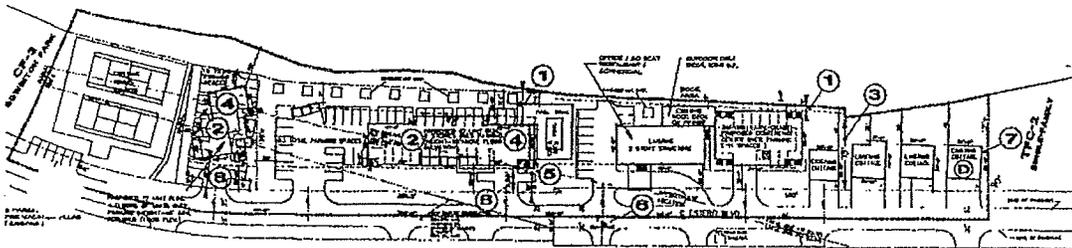
CLERK CIRCUIT COURT
BY *Pete F.* D.C.

CASE NUMBER 95-01-034.03Z
ZON4769

RESOLUTION NUMBER Z-95-017

Page 6 of 6

MATANZAS PASS



PUD

RM-2

PUD

SCHEDULE OF DEVIATIONS

- ① Deviation from LDC Section 22-20(4)(a) subject to the amount of water from 200 to 250 and from 20 to 25. (Setbacks based on building height and required floor area.)
- ② Deviation from LDC Section 22-20(4)(a) subject to the amount of water from 200 to 250 and from 20 to 25. (Setbacks based on building height and required floor area.)
- ③ Deviation from LDC Section 22-20(4)(a) subject to the amount of water from 200 to 250 and from 20 to 25. (Setbacks based on building height and required floor area.)
- ④ Deviation from LDC Section 22-20(4)(a) subject to the amount of water from 200 to 250 and from 20 to 25. (Setbacks based on building height and required floor area.)
- ⑤ Deviation from LDC Section 22-20(4)(a) subject to the amount of water from 200 to 250 and from 20 to 25. (Setbacks based on building height and required floor area.)
- ⑥ Deviation from LDC Section 22-20(4)(a) subject to the amount of water from 200 to 250 and from 20 to 25. (Setbacks based on building height and required floor area.)
- ⑦ Deviation from LDC Section 22-20(4)(a) subject to the amount of water from 200 to 250 and from 20 to 25. (Setbacks based on building height and required floor area.)
- ⑧ Deviation from LDC Section 22-20(4)(a) subject to the amount of water from 200 to 250 and from 20 to 25. (Setbacks based on building height and required floor area.)
- ⑨ Deviation from LDC Section 22-20(4)(a) subject to the amount of water from 200 to 250 and from 20 to 25. (Setbacks based on building height and required floor area.)

PARKING COUNT
EXISTING & PROPOSED

LOCATION	NUMBER OF SPACES
① Existing Building	1
② Building 1 (LDC 22-20)	17
③ Building 2 (LDC 22-20)	10
④ New 42 LDC Building	50
⑤ TOTAL	88
⑥ EXISTING PROPOSED	87

MASTER CONCEPT PLAN
3.20 ACRES
SCALE: 1"=40'

APPROVED
By the Board of Commissioners
July 29, 1984

PROJECT # 76-1114-001-001
PROJECT TYPE 1A

EXHIBIT IV-F
JULY 29, 1984

- REVISION 01-28-84
- REVISION 02-15-84
- REVISION 03-08-84
- REVISION 03-16-84
- REVISION 07-12-84
- REVISION 08-15-84

PROJECT NOTES AND SPECIFICATIONS TO THE MASTER CONCEPT PLAN

1. Refer to the General Specifications for the project.
2. Refer to the Zoning Ordinance for the project.
3. Refer to the LDC for the project.
4. Refer to the LDC for the project.
5. Refer to the LDC for the project.
6. Refer to the LDC for the project.
7. Refer to the LDC for the project.
8. Refer to the LDC for the project.
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12. Refer to the LDC for the project.
13. Refer to the LDC for the project.
14. Refer to the LDC for the project.
15. Refer to the LDC for the project.
16. Refer to the LDC for the project.
17. Refer to the LDC for the project.
18. Refer to the LDC for the project.
19. Refer to the LDC for the project.
20. Refer to the LDC for the project.

43 Babbler Circle Suite 202
Fort Myers, Florida 33907
813-277-0228

CORE McCahey AND ASSOCIATES

PINK SHELL C P D
MASTER CONCEPT PLAN

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

#21

WHEREAS, Florida Income Fund III, in reference to Pink Shell Resort, has properly filed an application for an amendment to the Final PUD Site Plan; and

WHEREAS, the subject property is located at 275 Estero Boulevard, Fort Myers Beach, described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

All of Lots 2, 3, 4 and 8 of GULF SHORE, Plat Book 9, Page 88, and Lot 33;

LESS the Easterly 100 feet thereof and Lot 34;

LESS the Northerly 50 feet thereof and the Easterly 100 feet thereof, ISLAND SHORES, Unit 4, Plat Book 9, Page 37, all in Lee County, Florida.

WHEREAS, the applicant has indicated the property's current STRAP number is 24-46-23-07-00000.0350; and

WHEREAS, proper authorization has been given to Carleton Kyffel, by Mariner Capital Management, Inc., the owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and the Lee County Hearing Examiner fully reviewed the matter in a public hearing held on Tuesday, August 24, 1993 and continued to August 30, 1993; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE WITH CONDITIONS an amendment to the PUD Site Plan.

The amendment and Master Concept Plan, which deviate from certain Lee County Standards, are subject to the following conditions:

1. The development of the subject property shall be in accordance with the three-page FUD Development Plan Amendment entitled "Pink Shell Resort Final FUD Development Plan (Phases II through V)"; "Exhibit 1, Amendment to Final FUD Plan, Pink Shell"; "Exhibit 2, Cottages to be Removed for new 42-unit Building"; stamped received July 22, 1993, except as modified herein. This approval does not relieve this development from compliance with all other applicable federal, state or local regulations.
2. The proposed 42 unit, seven-story building in Phase III shall comply with the following development regulations:
 - maximum height - 7 stories
 - minimum street setback from Gulf Shore Court - 42 feet
 - maximum number of units within new building - 42
3. Parking shall be in accordance with Section 202.16 of the Zoning Ordinance and as modified in Administrative Approval FUD-91-010.
4. The following commitments currently applicable to the Pink Shell Resort through the original development approval and subsequent amendments shall be completed prior to a Certificate of Compliance for the proposed 42 unit building:
 - Conversion of the remaining 6 motel units to Administrative Office use, per Resolution FUD-91-010
 - The existing quadraplex numbered 112, 113, 114 and 115 shall be converted into a duplex, per Resolution FUD-91-010
 - The removal of cottages/units 106 through 109 and 118 through 120 (supersedes condition #5.b. per Resolution FUD-91-010)
5. Prior to issuance of a Certificate of Compliance for the 42 unit, seven story building in Phase III, the developer shall bond, in its entirety, the required bike path along the project's frontage on Estero Boulevard.

The developer of Pink Shell Resort FUD will cooperate with the Lee County Community Redevelopment Agency on the timing and design of the bike path and landscaping along Estero Boulevard, but both the bike path and landscaping shall be fully constructed/planted and certified as complete no later than twelve months after a Certificate of Compliance is approved for the 42 unit, seven story building in Phase III.

6. All other conditions of approval/commitments shall be completed in accordance with the specific time frames given.
7. Prior to Certificate of Occupancy, the developer shall provide signage at the building clearly marking the eight-foot public beach access located under the 42 unit, seven story building in Phase III.
8. A deviation is APPROVED to allow a 42-foot setback from Gulf Shore Court instead of the 47 feet required by the Zoning Ordinance.

Site Plan 93-057 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this approval of an amendment to the FUD Site Plan:

- A. That the proposed residential development within the project, along with the preservation of additional open space by building horizontally rather than vertically on the site, makes approval of the amendment to the Planned Unit Development (FUD) zoning, as conditioned, appropriate.

- B. That the amended FUD, as conditioned, will not have an adverse impact on the intent of the Zoning Ordinance.
- G. That the FUD, 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 for the proposed use.
- D. That the FUD, as conditioned, meets or exceeds all performance and locational standards set forth for the proposed use.
- E. That the FUD, as conditioned, will be compatible with existing or planned uses and will not cause damage, hazard, nuisance, or other detriment to persons or property.
- F. That the FUD, as conditioned, will not place 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.
- H. That the residential uses, as conditioned in this recommendation, will be in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the use, as set forth elsewhere in the Zoning Ordinance.
- I. That the proposed use is appropriate on the subject property and in the vicinity of the subject property.
- J. That the recommended conditions are reasonably related to the impacts expected from or created by the proposed development.
- K. That the recommended conditions and other Lee County development regulations provide sufficient safeguards to the public, health, safety and welfare.
- L. That the deviation, as conditioned, enhances the achievement of the objectives of the FUD and preserve and promote the protection of the public's health, safety and welfare.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Ray Judah, and seconded by Commissioner Franklin Mann and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Franklin B. Mann	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 4th day of October, A.D., 1993.

ATTEST:
CHARLIE GREEN, CLERK

BY: Charlie Green
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: J. Manning
Chairman

Approved as to form by:

Ann Marie Collins
County Attorney's Office

FILED

OCT 13 1993

CLERK CIRCUIT COURT
BY efc D.C.

C. 15720, B. 17

SCALE
1"=30'

ALL LOTS AND STREETS
SHOWN ON THIS MAP
ARE SUBJECT TO THE
RECORDS OF THE
CITY OF LOS ANGELES

NOTES

SECTION: 15 37th/10th
IN 100'S - 40 100'S
(SEE MAP FOR PARKING)
OUTLINES TO BE REMOVED FOR 100'S 100'S 100'S
RECORDED MAPS/PLANS

① TO ALIGN A 7' STRIP ALONG 157th AND
BRIDGE WIDE AS OF A 6' STRIP ALONG
157th AND BRIDGE.

② TO ALIGN A STREET CENTERLINE
FROM THE CORNER 157th TO 157th
(OVER 1000 FT)

APPROVED

Under Seal for
the City of Los Angeles
by the Director of Public Works
Date: 10/15/1968

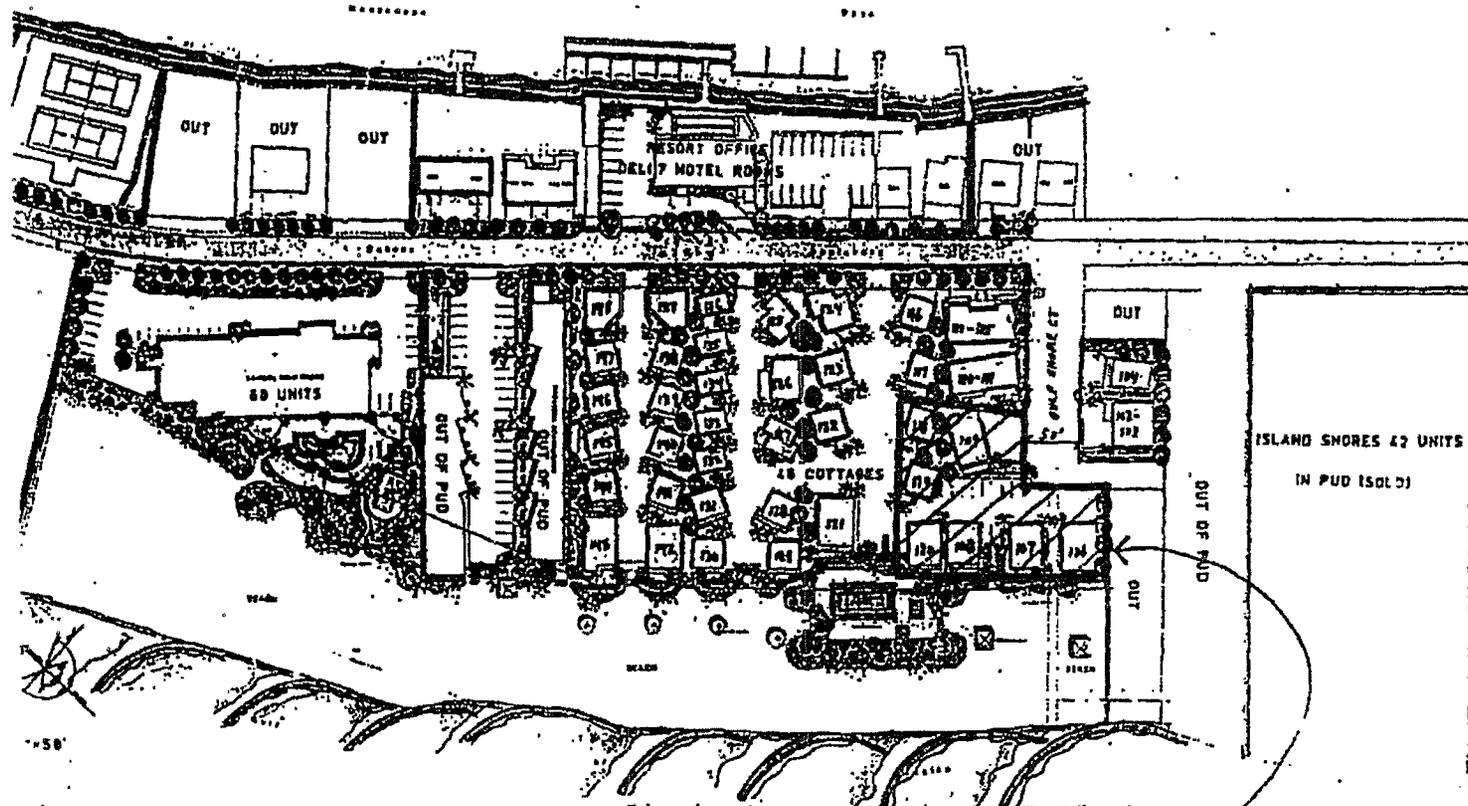
**EXHIBIT I
AMENDMENT
TO
FINAL PUD PLAN
PINK SHELL**

RECEIVED
CITY OF LOS ANGELES

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
100 N. GARDEN ST.
LOS ANGELES, CALIF. 90012

EXHIBIT 2

COTTAGES TO BE REMOVED FOR NEW 42 UNIT BUILDING



NOTE: THIS PLAN IS DESIGNED TO BE A GENERAL LOCATION OF USES, IT IS NOT A SURVEY.

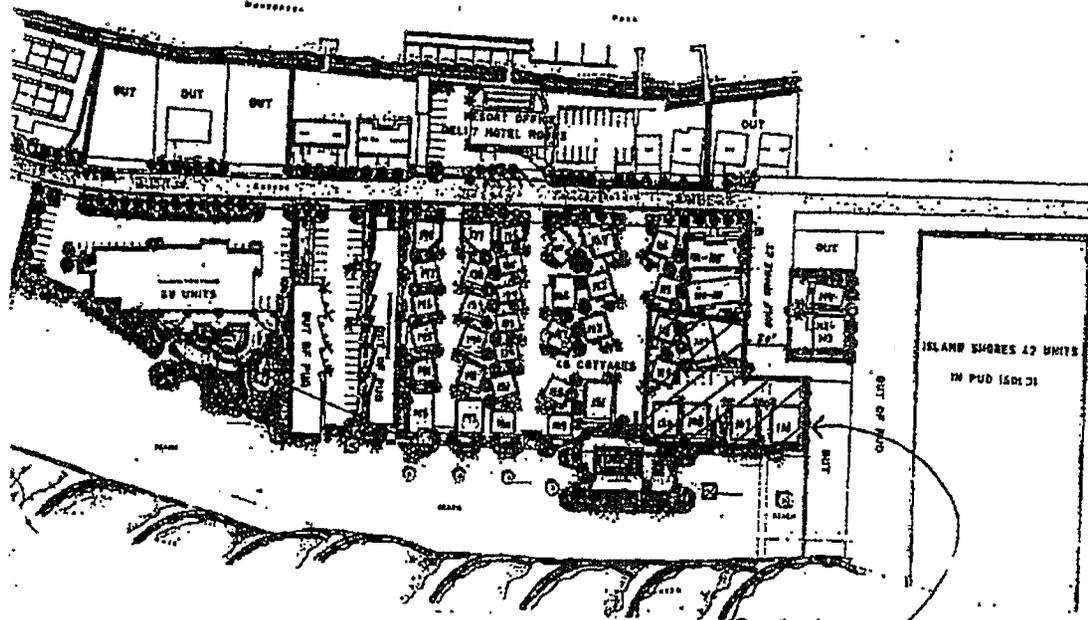
COTTAGES TO BE REMOVED SHOWN IN CROSS-HATCH

*S 106-109, 118-120

APPROVED
 Master Control Plan
 The City of Washoula, WA
 Subject to conditions & limitations 3/22/03
 Mayor Dale S. 9.7.02, 10.02.02

EXHIBIT 2

COTTAGES TO BE REMOVED FOR
NEW 42 UNIT BUILDING



NOTE: THIS PLAN IS DESIGNED TO BE A GENERAL LOCATION OF USES. IT IS NOT A SURVEY.
COTTAGES TO BE REMOVED SHOWN IN CROSS-HATCH
#S 106-109, 118-120

APPROVED
Mark Smith
The City of Seattle
Special to Engineer to Register 2/15/77
Issued Date 2.15.77

655377
M 11 78

ADMINISTRATIVE APPROVAL AMENDMENT NUMBER PUD-93-014A

ADMINISTRATIVE APPROVAL
AMENDMENT

LEE COUNTY, FLORIDA

(Correcting and clarifying Resolution AAA-PUD-93-014)

WHEREAS, Lee County Zoning & Development Review Division has properly filed for a correction of Resolution AAA-PUD-93-014 to correct scrivener's error in condition 1; and

WHEREAS, Florida Income Fund III has filed an application for administrative approval of an amendment to a Planned Unit Development on a project known as Pink Shell Resort for the following:

- a) Relocate a swimming pool and spa, previously approved to be located in Phases II and IV, to Phase III;
- b) To allow the Director of the Department of Community Development to have the option of requiring a lesser level of detail than required for administrative changes and amendments to an approved Final PUD as set forth in Section 484.H., for Changes and Amendments. At minimum, the administrative request for a change or amendment shall be on the official Application for an Administrative Amendment as provided by the Department and shall include a clearly legible Master Concept Plan as described in Section 804.03.C.b.1. of the Lee County Zoning Ordinance #86-17, as amended.
- c) Confirmation of the following:
 - 1) The parking requirement for the residential/hotel/motel units is a minimum of 1.5 spaces per unit.
 - 2) The setback between the proposed building in Phase III and any other building is 25 feet.
 - 3) The 5 foot buffer at the south end of the property in Phase III is required.

The subject property is located at 275 Estero Boulevard, described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

The Westerly 25 feet of Lot 33 and all of Lots 34 through 36, ISLAND SHORES Unit 4, Plat Book 9 at Page 37, together with Lots 2 through 4 and Lots 8 through 10, GULF SHORE, Plat Book 9 at Page 88.

TOGETHER WITH,

Lot 40 less Northwesterly 6.5 feet and all of Lot 39, ISLAND SHORES CLUB SECTION, Plat Book 9 at Page 41.

TOGETHER WITH,

The Northwesterly 6.5 feet and all of Lot 39, ISLAND SHORES CLUB SECTION, Plat Book 9 at Page 41.

TOGETHER WITH,

The Northwesterly 6.5 feet of Lot 40 and Lots 41 & 42 and Lots 38 & 39, Block D, ISLAND SHORES CLUB SECTION.

TOGETHER WITH,

The West Half (W $\frac{1}{2}$) of Lot 29 and all of Lots 30 through 32, Block D, ISLAND SHORES Unit 4, together with Lots 33 & 34, Block D, ISLAND SHORES CLUB SECTION.

TOGETHER WITH,
Lots 5 & 6, GULF SHORE SUBDIVISION, Plat Book 9 at Page 88.

All in Section 24, Township 46 South, Range 23 East, Lee County, Florida.

WHEREAS, the property was granted PUD zoning in Hearing number 82-03-28-DCI [Resolution Z-82-170], and Final PUD Site Plan Approval for Phase I in Hearing number 83-09-12-DCI [(Resolution ZAB-83-353 and Resolution ZAB-84-196) (with subsequent amendments in Resolution numbers Z-87-076, PUD-91-010 and PUD-91-010A)]; and

WHEREAS, Lee County Ordinance 89-04 amends the Zoning Ordinance (Ordinance No. 86-17) to provide for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures.

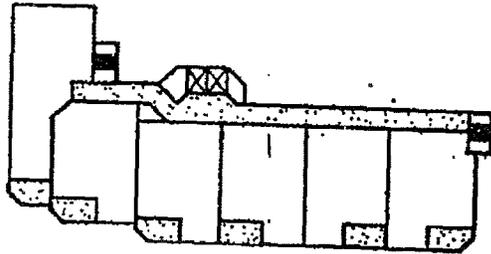
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Planned Unit Development in reference to requests b) and c) is APPROVED.

APPROVAL for request a) is subject to the following conditions:

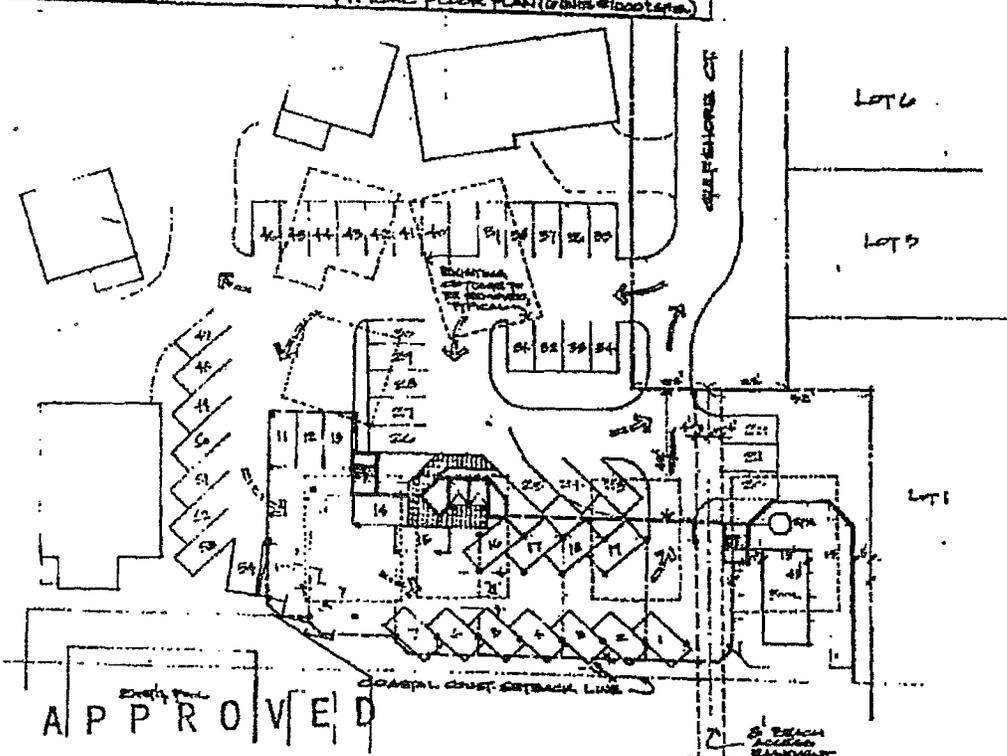
1. The relocation of the swimming pool with spa shall be permitted per the site plan #PUD-93-014 attached hereto and incorporated herein by reference as a reduced copy of the Final PUD Plan for the purposes of reflecting the location of the swimming pool. The swimming pool with spa shall be located no closer than 20 feet to the side (east) property line. The swimming pool deck shall not encroach into the required 5 foot buffer. The buffer shall, at minimum include 5 trees and 18 shrubs per 100 linear feet. The buffer shall consist of native, coastal dune plants.
2. The terms and conditions of the original zoning resolution(s) remain in full force and effect.

DULY SIGNED this 9th day of July, A.D., 1993.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development



TYPICAL FLOOR PLAN (UNITS #100-105)



APPROVED

Amendment to
 Master Concept Plan
 Subject to conditions in Resolution **ABA-PUD-93-014**
 Zoning Case # **83-09-12-DC1 (C)**
 Date **06/30/93**

RECEIVED
 MAY 15 1993

EXHIBIT THREE: A
 PROVIDED NEW BLDG.

PINK SHELL RESORT SITE STUDY
 PREPARED BY: [Redacted]
 PREPARED FOR: [Redacted]
 PREPARED IN: [Redacted]

STATEMENT OF WORK BY:
 [Redacted]

37

ADMINISTRATIVE APPROVAL AMENDMENT NUMBER PUD-93-014

ADMINISTRATIVE APPROVAL
AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Florida Income Fund III has filed an application for administrative approval of an amendment to a Planned Unit Development on a project known as Pink Shell Resort for the following:

- a) Relocate a swimming pool and spa, previously approved to be located in Phases II and IV, to Phase III;
- b) To allow the Director of the Department of Community Development to have the option of requiring a lesser level of detail than required for administrative changes and amendments to an approved Final PUD as set forth in Section 484.H., for Changes and Amendments. At minimum, the administrative request for a change or amendment shall be on the official Application for an Administrative Amendment as provided by the Department and shall include a clearly legible Master Concept Plan as described in Section 804.03.C.b.1. of the Lee County Zoning Ordinance #86-17, as amended.
- c) Confirmation of the following:
 - 1) The parking requirement for the residential/hotel/motel units is a minimum of 1.5 spaces per unit.
 - 2) The setback between the proposed building in Phase III and any other building is 25 feet.
 - 3) The 5 foot buffer at the south end of the property in Phase III is required.

The subject property is located at 275 Estero Boulevard, described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

The Westerly 25 feet of Lot 33 and all of Lots 34 through 36, ISLAND SHORES Unit 4, Plat Book 9 at Page 37, together with Lots 2 through 4 and Lots 8 through 10, GULF SHORE, Plat Book 9 at Page 88.

TOGETHER WITH,

Lot 40 less Northwesterly 6.5 feet and all of Lot 39, ISLAND SHORES CLUB SECTION, Plat Book 9 at Page 41.

TOGETHER WITH,

The Northwesterly 6.5 feet and all of Lot 39, ISLAND SHORES CLUB SECTION, Plat Book 9 at Page 41.

TOGETHER WITH,

The Northwesterly 6.5 feet of Lot 40 and Lots 41 & 42 and Lots 38 & 39, Block D, ISLAND SHORES CLUB SECTION.

TOGETHER WITH,

The West Half (½) of Lot 29 and all of Lots 30 through 32, Block D, ISLAND SHORES Unit 4, together with Lots 33 & 34, Block D, ISLAND SHORES CLUB SECTION.

TOGETHER WITH,

ADMINISTRATIVE APPROVAL AMENDMENT NUMBER PUD-91-010A

ADMINISTRATIVE APPROVAL

AMENDMENT

LEE COUNTY, FLORIDA

AMENDING & CORRECTING RESOLUTION AAA-PUD-91-010

WHEREAS, Florida Income Fund III has filed an application for administrative approval of an amendment to a Planned Unit Development on a project known as Pink Shell Resort and has been granted approval pursuant to Resolution AAA-PUD-91-010; and

WHEREAS, a scrivener's error in Condition #2 is corrected as follows:

2. The maximum number of dwelling units within the proposed building shall not exceed ~~35~~ 42.

This project is located at 275 Estero Boulevard, Fort Myers Beach, described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

Lots 29 & 30 of ISLAND SHORES Unit 4 as recorded in Plat Book 9 at Page 37, Public Records of Lee County, Florida, lying in Section 24, Township 46 South, Range 23 East, Lee County, Florida;

TOGETHER WITH,
The Westerly 25 feet of Lot 33 and all of Lots 34 through 36, ISLAND SHORES Unit 4, Plat Book 9 at Page 37;

TOGETHER WITH,
Lots 2 through 4 and Lots 8 through 10, GULF SHORE, Plat Book 9 at Page 88;

TOGETHER WITH,
Lot 40 LESS Northwesterly 6.5 feet and all of Lot 39, ISLAND SHORES CLUB SECTION, Plat Book 9 at Page 41;

TOGETHER WITH,
The Northwesterly 6.5 feet and all of Lot 39, ISLAND SHORES CLUB SECTION, Plat Book 9 at Page 41;

TOGETHER WITH,
The Northwesterly 6.5 feet of Lot 40 and Lots 41 and 42 and Lots 38 and 39, Block "D", ISLAND SHORES CLUB SECTION;

TOGETHER WITH,
The West Half (W $\frac{1}{2}$) of Lot 29 and all of Lots 30 through 32, Block "D", ISLAND SHORES Unit 4;

WHEREAS, Condition No. 2 was incorrectly restricted to a maximum of 35 dwelling units in the new proposed building in Phase III per Resolution Number AAA-PUD-91-010.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to a Planned Unit Development is APPROVED for a maximum of 42 dwelling units in the proposed building per Resolution Number AAA-PUD-91-010 subject to the following condition:

1. The terms and conditions of the original zoning resolution and of the subsequent administrative approvals as modified previously and herein shall remain in full force and effect.

DULY SIGNED this 29th day of January, A.D., 1992

BY: Mary Gibbs
Mary Gibbs
Acting Director
Department of Community Development

ADMINISTRATIVE APPROVAL AMENDMENT NUMBER PUD-91-010

ADMINISTRATIVE APPROVAL

AMENDMENT

LEE COUNTY, FLORIDA

WHEREAS, Florida Income Fund III has filed an application for administrative approval of an amendment to a Planned Unit Development on a project known as Pink Shell Resort for the following requests: to approve the general location of the new proposed building in Phase III and to allow a maximum of 35 units within this building to be transferred from Phase III and Phase V. Also requested, is to allow the required parking for this building to include a parking area to be located northeast of this building, replacing two existing cottages as shown on Exhibit 2, and to allow 30% of the required parking for this building only to be long term, compact spaces of 8 feet by 16 feet, with the remainder of the spaces to be 9 feet by 18 feet and also to allow the extension of the Consumption on Premises approved per Resolution Z-87-076 for three years beyond the May 11, 1992 expiration date. Also requested is a correction to the legal description of Resolution Z-82-170 to include lots 5 & 6 of the Gulf Shore Subdivision, Plat Book 9 at Page 88. This project is located at 275 Estero Boulevard, Fort Myers Beach, described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

SUBJECT PROPERTY: Sec. 24, Twp. 46S, Rge. 25E, Lee County, Florida. Lots 29 & 30 of Island Shores Unit 4 as recorded in Plat Book 9 at Page 37, Public Records of Lee County, Florida.

TOGETHER WITH,

The Westerly 25 feet of Lot 33 and all of Lots 34 through 36, Island Shores Unit 4, Plat Book 9 at Page 37, together with Lots 2 through 4 and Lots 8 through 10, Gulf Shore, Plat Book 9 at Page 88.

TOGETHER WITH,

Lot 40 less Northwesterly 6.5 feet and all of Lot 39, Island Shores Club Section, Plat Book 9 at Page 41.

TOGETHER WITH,

The Northwesterly 6.5 feet and all of Lot 39, Island Shores Club Section, Plat Book 9 at Page 41.

TOGETHER WITH,

The Northwesterly 6.5 feet of Lot 40 and Lots 41 and 42 and Lots 38 and 39, Block "D", Island Shores Club Section.

TOGETHER WITH,

The West Half (W $\frac{1}{2}$) of Lot 29 and all of Lots 30 through 32, Block "D", Island Shores Unit 4, together with Lots 33 and 34, Block "D", Island Shores Club Section.

TOGETHER WITH,

Lots 5 & 6 Gulf Shore Subdivision, Plat Book 9 at Page 88.

All in Section 24, Township 46 South, Range 23 East, Lee County, Florida.

WHEREAS, the property was originally rezoned to Planned Unit Development, in hearing number 82-3-28-DCI, Resolution number Z-82-170; with the following eight (8) conditions:

1. Reduction of density for a total of 182 units;
2. PUD will be phased over a minimum of 10 years;
3. No Building will exceed 6 stories over parking;
4. Construct a bike path the length of the development;
5. Must provide 3 beach access points;
6. Must provide contribution in the amount of \$8,100.00 toward improvements to Estero Boulevard;
7. Must provide a street-scaping plan; and
8. Must provide 6 additional parking spaces for condominium owners at end of the resort.

WHEREAS, the property was granted Final PUD Site Plan Approval for Phase I in hearing number 83-9-12-DCI, Resolution number ZAB-83-353.

WHEREAS, the property was granted Final PUD Site Plan Approval for Phases II thru V in hearing number 83-9-12-DCI, Resolution number ZAB-84-196; with the following four (4) conditions:

1. Prior to issuance of a final development order, landscape plans shall be submitted to fulfill condition #7 of the preliminary approval, which is to landscape both sides of Estero Boulevard.
2. The 6 parking spaces are for the exclusive use of the Pink Shell Vacation Villas, to fulfill condition #8 of the preliminary approval.
3. Existing buildings shown on these plans are not part of the PUD approval and any nonconforming buildings are not modified by this approval.
4. Prior to issuance of a preliminary development order, the beach access agreements, as amended, shall be executed and recorded into the Official Records.

WHEREAS, the property was granted approval for an amendment to Final PUD approval for a consumption on premises in Phase V for a temporary lounge in hearing number 83-9-12(a)-DCI, Resolution number Z-87-076; with the following three (3) conditions:

1. The COP use shall be limited to the 350 square foot recreation room of the existing office and model center building located in Phase V until the restaurant and minimarket are constructed, at which time the COP may be transferred to that structure if reviewed and approved by the Board of County Commissioners and state regulations.
2. The temporary lounge and COP shall be restricted to the residents and guests of Pink Shell.
3. This approval is limited to 5 years unless the COP is transferred to the restaurant and the minimarket. After 5 years, if the restaurant has not been constructed, this approval shall expire and the applicant shall resubmit a new application, the lounge shall cease operation, and this approval shall be suspended.

WHEREAS, the property was granted administrative changes to the Final PUD Site Plan governed by Resolutions Z-82-170, ZAB-83-353, ZAB-84-196 and

Z-87-076' on July 12, 1989 by the Zoning Director. The following eight (8) changes were granted administrative approval:

1. Changing the order of Phases I, II and III;
2. Transfer of density (20 units) from the existing cottages in Phase III to the proposed 4-story buildings in Phases-II and IV provided the applicant has Unified Control;
3. Parking for individual buildings is not required at specific locations, provided they are located in reasonable proximity and total parking for the entire PUD is met within its boundaries;
4. Changing interval ownership buildings to motels;
5. The two buildings at the north end of the property may be combined into one building;
6. Changing the 4-story buildings on the north end of Phases II and IV to a 6-story building;
7. Reduce the square footage of the restaurant and lounge in Phase V and construct a chicki hut in the amount of square footage reduced; and
8. Transfer the rental offices in Phase V to the cottage across the street in Phase III.

WHEREAS, the property was granted approval for use of the Consumption on Premises for the Chicki huts on the Sanibel View site per administrative approval dated June 19, 1989.

WHEREAS, the Consumption on Premises still applies to the proposed restaurant and minimarket in Phase V per Resolution Z-87-076.

WHEREAS, Phase I of the PUD known as Island Shores, which has 42 dwelling units, has been sold and is no longer part of the Pink Shell Resort. Therefore, any future development shall not include that portion of the PUD.

WHEREAS, the remaining Phases II, III, IV and V shall not exceed a total of 147 dwelling units.

WHEREAS, the transfer of dwelling units to the new building shall be as described in the attached letter dated received October 8, 1991 and as shown on the correlating Exhibit 3 and as conditioned below.

WHEREAS, Lee County Ordinance 89-04 amends the Zoning Ordinance (Ordinance No. 86-17) to provide for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Approval for an amendment to a Planned Unit Development is APPROVED for a maximum of 35 dwelling units in the proposed building, to allow 30% of the required parking for the proposed building to have 8 feet by 16 feet spaces with the remainder having 9 feet by 18 feet spaces, to allow the required parking for the proposed building to include the proposed parking area adjacent to the building site, and to allow the transfer of 35 dwelling units from Phase III and Phase V to the proposed building. Also recommended for approval is a three year extension for the consumption on premises to May 11, 1995 and finally, to approve the correction of the legal description of Resolution Z-82-170 to include Lots 5 & 6 of the Gulf Shore Subdivision, Plat Book 9 at Page 88.

Approval is subject to the following conditions:

1. The maximum number of dwelling units within the FUD project (excluding Phase I with 42 units and including the 7 motel units in Phase V) shall not exceed 147.
2. The maximum number of dwelling units within the proposed building shall not exceed 35. (See Exhibit 2)
3. The height of the proposed building shall not exceed six stories over parking.
4. The requested deviation from parking requirements shall apply to the proposed building and proposed adjacent parking area only. (See Exhibit 2)
5. The applicant will be required to complete the following prior to issuance of a Certificate of Compliance by the Division of Development Review:
 - a) As shown on Exhibit 4 in Phase III, the existing quadraplex numbered 112, 113, 114 and 115 shall be converted into a duplex allowing two units to be transferred to the new building.
 - b) Also, units numbered 102, 103, 104, 106, 107 and 108 will be razed allowing six units to be transferred to the new building. *seven* 109 118 119
120
6. Transferring the existing (7) motel units in Phase V shall be permitted with the condition that conversion of that floor area shall be for administrative offices only as defined in the Zoning Ordinance.
7. Approval of the three year extension of the Consumption on Premises shall be conditioned per Resolution Z-87-076.
8. The applicant shall comply with the Lee County Sea Turtle Protection Ordinance #89-09 lighting limitations for new construction. The applicant shall indicate techniques to be used in lighting compliance for the Division of Environmental Sciences staff review and approval prior to the Lee County Final Development Order approval.

9. The applicant shall be required to provide a beach/dune vegetation planting plan to mitigate beach system impacts. The planting plan shall include plant quantity by species, plant size, planting success criteria and a minimum 3 year monitoring plan. The planting plan shall be submitted, and is subject to approval by, the Division of Environmental Sciences prior to Final Development Order approval.
10. The applicant shall obtain a permit for activities seaward of the Coastal Construction Control Line from the Florida Department of Natural Resources, Division of Beaches & Shores, Bureau of Coastal Engineering & Regulation prior to Lee County building permit approval.
11. The terms and conditions of the original zoning resolutions and subsequent administrative approval as modified previously and herein, remain in full force and effect.
12. The following Site Plans stamped received on October 25 , 1991, are attached hereto and incorporated herein by reference:

Exhibit 1: "Approved Resort Plan"

Exhibit 2: "New Building Footprint/General Location"

Exhibit 3: "Location of Planned or Existing Units"

Exhibit 4: "As Built Plan"

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Planned Unit Development is APPROVED as conditioned.

DULY SIGNED this 15th day of November, A.D., 1991.

BY:

Mary Gibbs

Mary Gibbs
Acting Director
Department of Community Development

JUN 17 9 19 PM '87

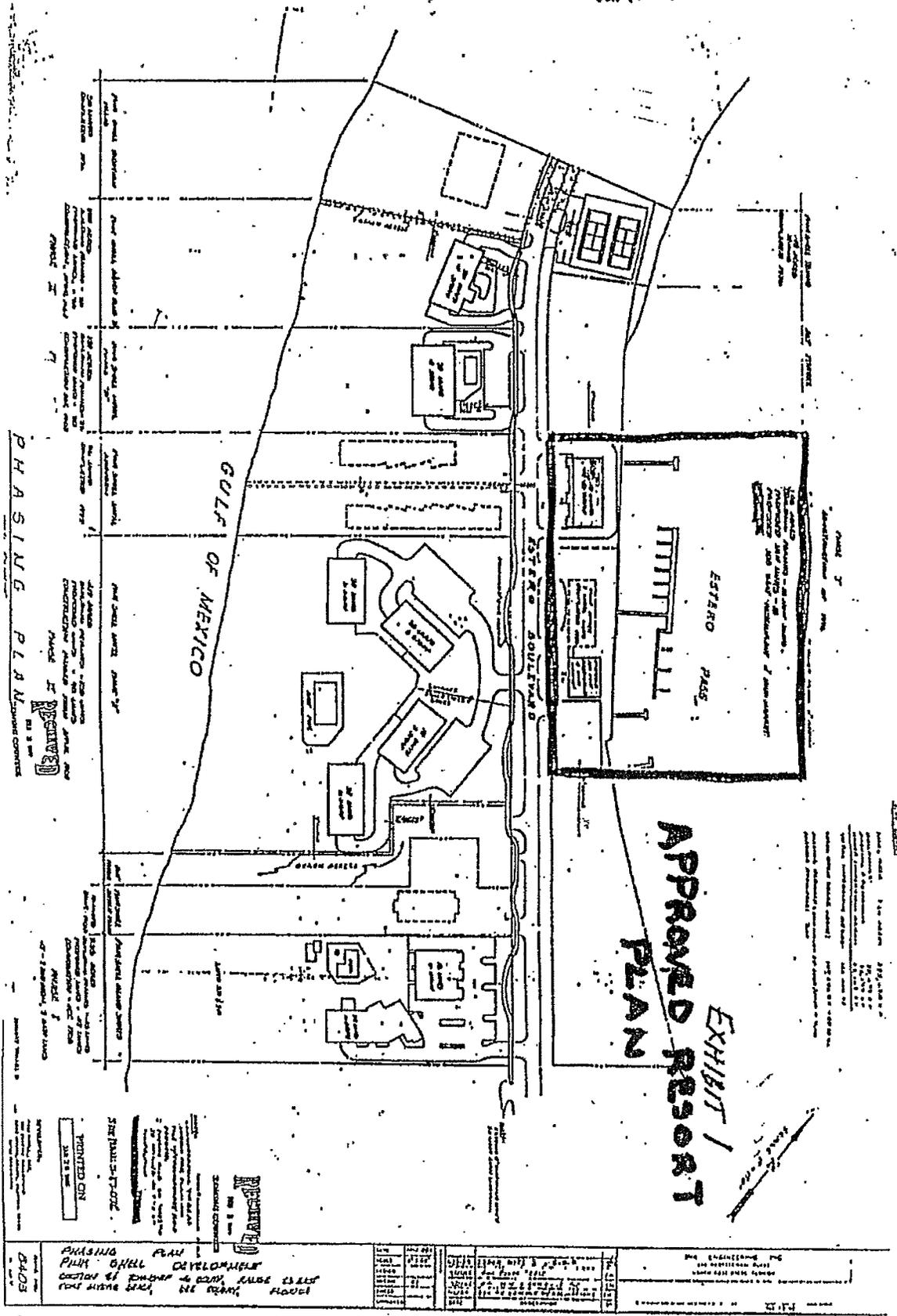


EXHIBIT 1
APPROVED RESORT
PLAN

PHASING PLAN
 PHASING COMPLEX

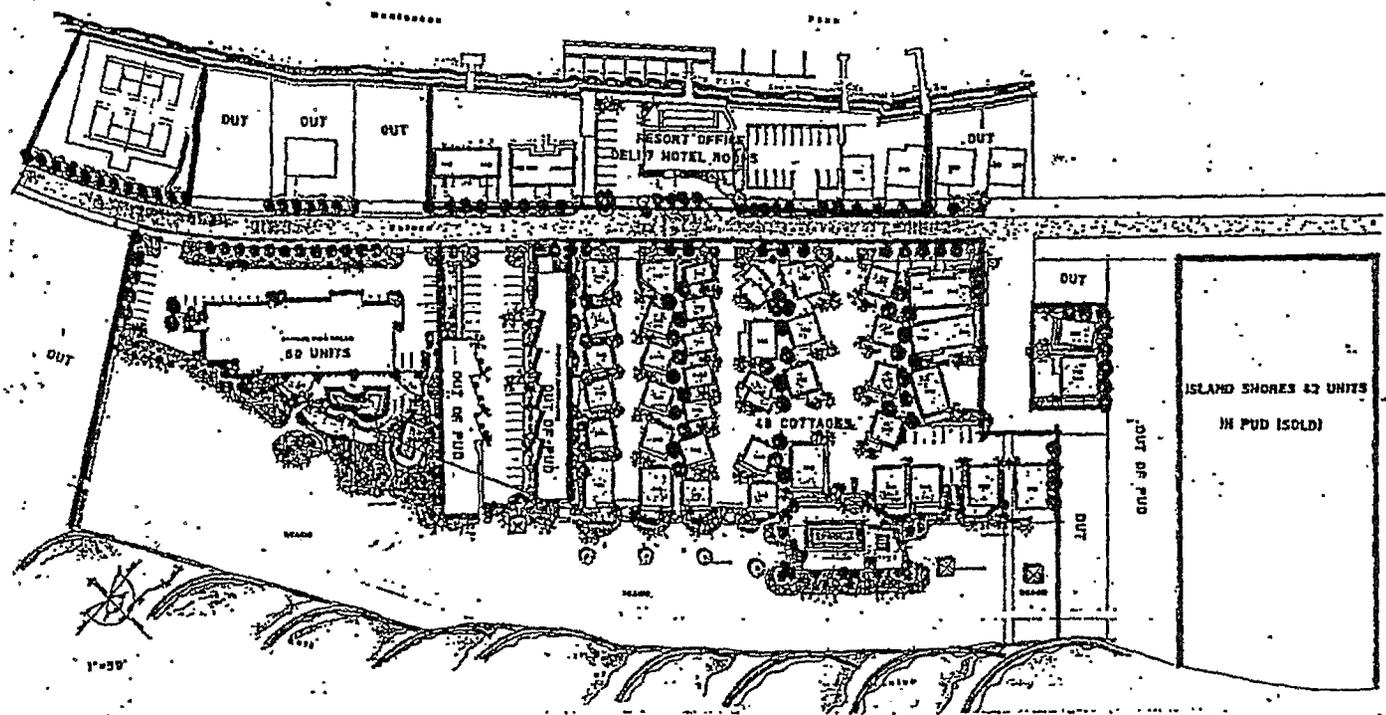
RECEIVED
 JUN 18 1987
 PLANNING DEPARTMENT
 JUNIATA COUNTY I.A.

PHASING PLAN
 PHASING COMPLEX
 DEVELOPMENT
 DESIGN BY ENGINEER & ARCHITECT
 FOR PHASE 1, 2 & 3

NO.	DATE	DESCRIPTION
1	6/17/87	APPROVED
2	6/17/87	APPROVED
3	6/17/87	APPROVED
4	6/17/87	APPROVED
5	6/17/87	APPROVED
6	6/17/87	APPROVED
7	6/17/87	APPROVED
8	6/17/87	APPROVED
9	6/17/87	APPROVED
10	6/17/87	APPROVED

THE ENGINEERING FIRM
 AND ARCHITECTURAL FIRM
 HAS BEEN PAID FOR THIS PLAN

APPROVED
[Signature]
[Title]
[Date]

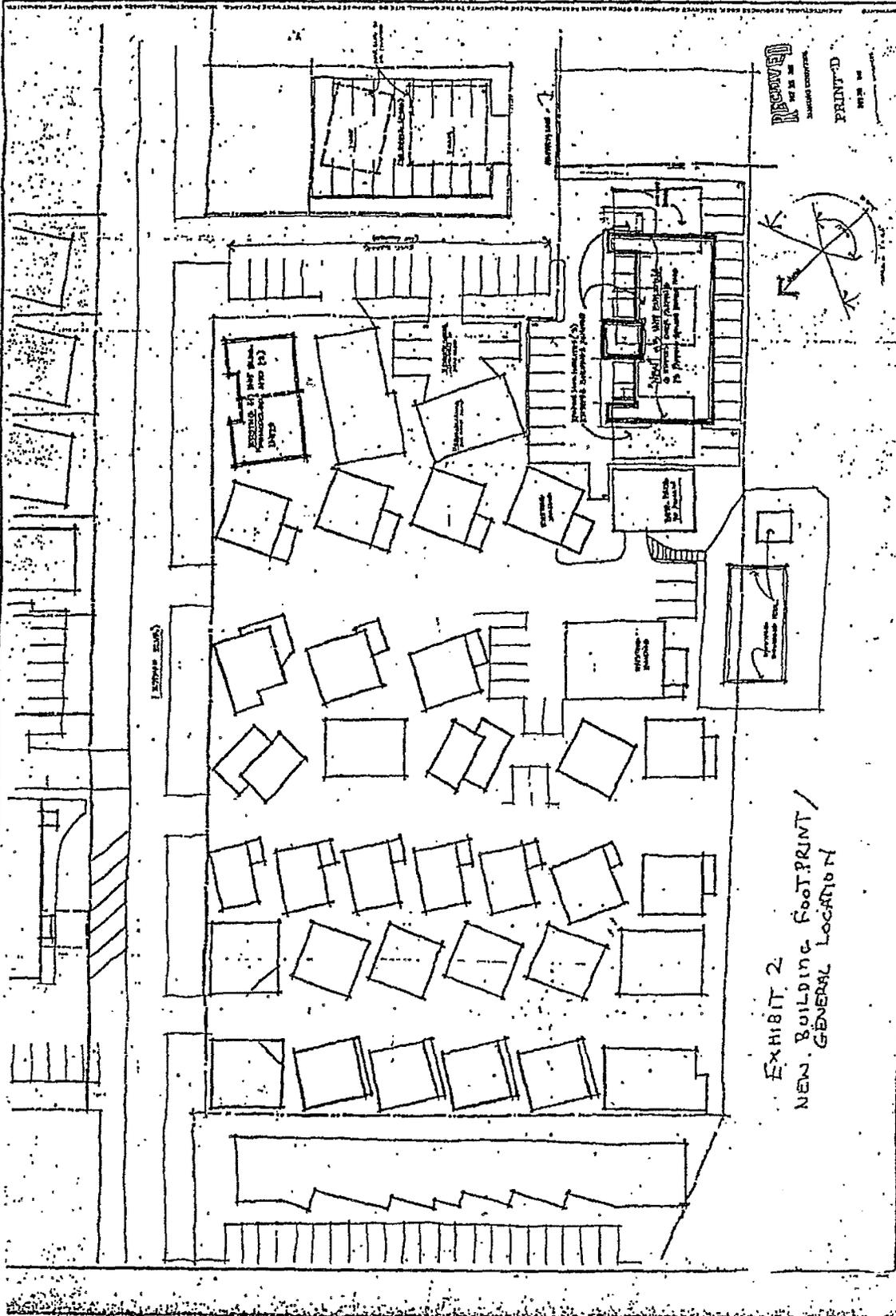
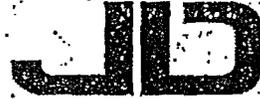


NOTE: THIS PLAN IS DESIGNED TO BE A GENERAL LOCATION OF USES. IT IS NOT A SURVEY.

EXHIBIT 4
AS BUILT PLAN

DATE: 11/11/03
DRAWN BY: J. H. HILL
CHECKED BY: J. H. HILL
SCALE: AS SHOWN
PROJECT: 03-001

BUILD FOOTPRINT AND FLOOR PLAN
PINE HILL RESORT
1011 W. STATE ROAD
FORT MYERS BEACH, FLORIDA



RECEIVED
NOV 25 2003
ARCHITECTURAL RESOURCES CORPORATION
PRINTED
11/25/03

EXHIBIT 2
NEW BUILDING FOOTPRINT /
GENERAL LOCATION

1050
Bill

1057

2451870

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: H. HERRINGTON, D.C.

REC 1 98 8 PG 1 2 98

(Correcting and clarifying Resolution ZAB-84-196)

WHEREAS, Lee County Division of Zoning and Development Review properly filed for a correction of Resolution ZAB-84-196, Pink Shell, Inc., to correct scrivener's error in the summary of the Board's vote; and

WHEREAS, the subject property is located on the north end of Estero Island, in Section 24, Township 46 South, Range 23 East, Lee County, Florida:

WHEREAS, a public hearing was duly noticed and held before the Lee County Zoning Board, and the Lee County Board of County Commissioners; and

WHEREAS, the Board of County Commissioners promptly and succinctly acted on the petition on November 19, 1984, and an official Resolution was prepared and filed entitled Resolution Number ZAB-84-196, which reflected the correct zoning however, the summary of the Board vote was incorrect; and

WHEREAS, due to scrivener's and staff error, the resolution did not accurately reflect the summary of the vote of the Board. It became necessary to prepare and file an amendment to the resolution reflecting the correct Board vote of Hearing Number 83-9-12 DCI; and

WHEREAS, this correction was brought before the Lee County Board of County Commissioners at a public hearing and the correction was approved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY FLORIDA, that Resolution ZAB-84-196 is hereby amended and corrected to provide as follows:

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a vote by Commissioner Roland Q. Roberts, and seconded by Commissioner Melvin Morgan, and upon being put to a vote, was as follows:

Porter J. Goss	Aye
Roland Kastwood	Aye
Roland Roberts	Aye
Bill Fussell	Aye
Melvin Morgan	Aye

4-35

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Mary Ann Wallace, and seconded by Commissioner Donald D. Slisher and, upon being put to a vote, the result was as follows:

John E. Manning	AYE
Charles L. Bigelow, Jr.	AYE
Mary Ann Wallace	AYE
Bill Fussell	AYE
Donald D. Slisher	AYE

DULY PASSED AND ADOPTED this 25th day of April, A.D., 1988.

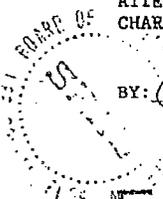
REF 988 PG 1299

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Clara J. Wauke
Deputy Clerk

BY: Bill Fussell
Chairman



FILED

MAY 9 1988

CLERK CIRCUIT COURT
BY Clara Wauke D.S.

Approved as to form by:
[Signature]
County Attorney's Office

RECORDED & REPROD VERIFIED
Charlie Green
CLERK CIRCUIT COURT
LEE COUNTY

MAY 11 5 24 AM '88

45.00
BILLED

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

2114865

08 10 5 3 26 1 3 27

BY H. FERRELL, L.C.

WHEREAS, Pink Shell, Inc., has properly filed an application for a Final PUD Development Plan Approval of Phase II thru Phase V, pursuant to Section 606.F.2, on a piece of property located on the north end of Estero Island, described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

The westerly 25 feet of Lot 33 and all of Lots 34 through 36, Island Shores Unit 4, Plat Book 9 at page 37, together with Lots 2 through 4 & Lots 8 through 10, Gulf Shore, Plat Book 9 at page 88. (Phase III)

together with,

Lot 40 less Northwesterly 6.5 feet and all of Lot 39, Island Shores Club section, Plat Book 9 at page 41. (Phase IV)

together with,

The northwesterly 6.5 feet of Lot 40 and Lots 41 & 42 Island Shores Club Section and Lots 38 & 39, Block "D", Island Shores Club Section (Phase II)

together with,

The west 1/4 of Lot 29 and all of Lots 30 through 32, Block "D", Island Shores Unit 4, together with Lots 33 & 34 Block "D", Island Shores Club Section. (Phase V)

All in Section 24, Township 46 South, Range 23 East, Lee County, Florida.

WHEREAS, proper authorization has been given to Kenneth A. Jones, of Humphrey, Jones & Myers PA, by Pink Shell, Inc., the owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Zoning Board, with full consideration of all the evidence available to the Zoning Board; and

WHEREAS, the Lee County Zoning Board fully reviewed the matter and recommended approval of the Final PUD plans for Pink Shell, Phases 2 thru 5, subject to conditions outlined in the Staff report dated September 19, 1984, except deleting conditions #1, #3, and #6; deleting the last 8 words of #4, and deleting the first 12 words of #7; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the Staff, the Local Planning Agency, the Zoning Board, the documents on file with the County, and the testimony of all interested persons:

LEGISLATIVE HISTORY:

The Local Planning Agency found the request to be inconsistent with the Comprehensive Plan due to Conservation and Coastal Zone, Objective 6 and Housing Policy 9.h, but with the proviso that Staff consideration was that the preliminary approval has already been granted for this PUD and that this request was for Final PUD (on Phase II through V only). The Final PUD approval was granted for Phase I in November 1983 and this specific request was for the remainder of the project. The Zoning Board recommended approval of the Final PUD plans for Pink Shell, Phases 2 thru 5, subject to conditions, and found that the Final PUD plans, including revisions dated September 21 and 24, 1984, were in substantial conformance with the approved preliminary PUD plan, except for certain issues which were addressed in the conditions adopted as part of the Zoning Board motion. The Zoning Appeals Board heard this request on November 13 and November 19, 1984, and approved the Final PUD plans subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS AS THE ZONING APPEALS BOARD, that the Zoning Appeals Board does hereby APPROVE the complete set of plans for Final PUD, Phases II through V, which consists of the eight pages submitted for a preliminary development order on September 7th with revisions to Pages 2, 5 and 6 dated September 21st and revisions to Page 3 dated September 24, 1984, which are in substantial compliance with the approved Preliminary PUD, and which are approved subject to the following conditions:

1. Prior to issuance of a final development order, landscape plans shall be included in the submission which are in substantial conformance with the "Streetscape Study" prepared by A. Gail Boorman & Associates dated April 6, 1981, to fulfill condition #7 of the preliminary approval, a commitment to landscape both sides of Estero Boulevard;
2. The 6 parking spaces shown on page 6 are for the exclusive use of the Pink Shell Vacation Villas, to fulfill condition #8 of the preliminary approval;
3. Existing buildings are shown on these plans which are not a part of this P.U.D. approval. Any non-conforming status of such buildings is not modified by this approval; and
4. Prior to issuance of a preliminary development order, the proposed beach access agreements, amended to include allowance for county maintenance of those easements, shall be executed and recorded into the Official Records of Lee County.

H 29

H 29

H 29

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Roberts, and seconded by Commissioner Morgan and, upon being put to a vote, was as follows:

Porter J. Goss Aye
Roland Eastwood Aye
Mary Ann Wallace Aye
Bill Fussell Aye
Donald D. Slisher Aye

REC 1853254234

DULY PASSED AND ADOPTED this 19th day of November, A.D., 1984.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Mary Ann Wallace
Deputy Clerk

BY: [Signature]
Chairman

Approved as to form by:

[Signature]
County Attorney's Office

FILED

JUN 19 1986

CLERK CIRCUIT COURT
BY Cindy Proia D.C.

REF 1853 PG 235
REC

CONSTRUCTION PLANS

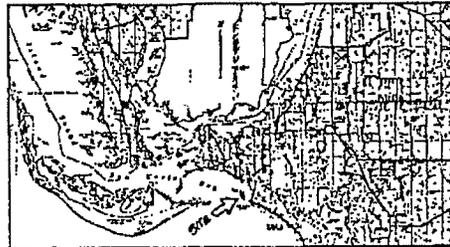
PINK SHELL

SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST

FORT MYERS BEACH, LEE COUNTY, FLORIDA

INDEX:

1. COVER SHEET
2. PHASING PLAN
- 2A. PHASING PLAN WALL S.T.P.
- 3-6. SITE DEVELOPMENT PLANS
7. SEWER, WATER & PAVING DETAILS



LOCATION MAP

DEVELOPER:

PINK SHELL, INC.
325 ESTERO BOULEVARD
FORT MYERS BEACH, FLORIDA 33931
(813) 463-0764

FOR REVIEW AND APPROVAL USE ONLY
NOT FOR CONSTRUCTION

INM ENGINEERING, INC.
280 PROFESSIONAL PLACE
N. FORT MYERS, FLORIDA 33903
(813) 998-8500

GORDON D. MEIERS
FL. REG. P.E. NO. 16478

83-9-12 DCI
SP-84-196

REVISED
SEP 27 1984

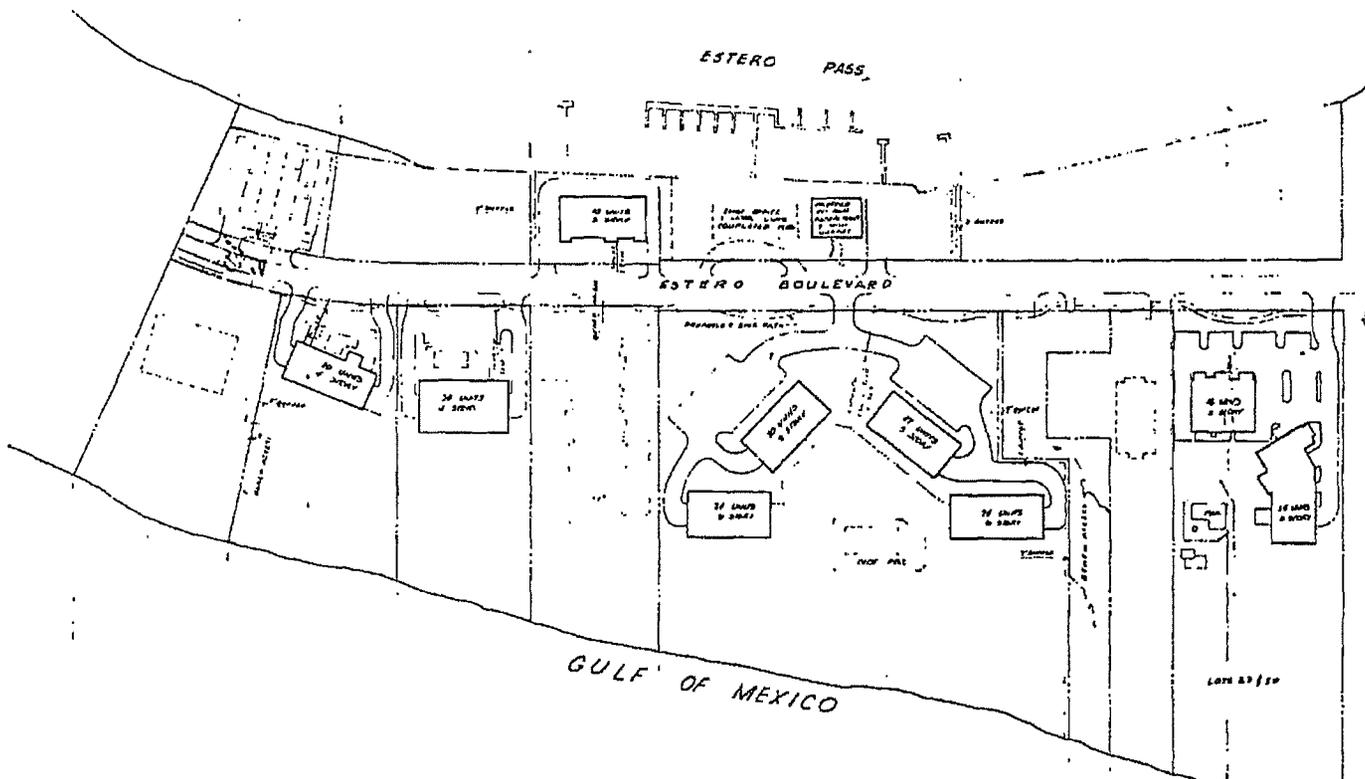
MARCH 1984 JOB NO 8403

REC 100 375-236

218 2010

TOTAL AREA	176 ACRES	112,870.00
DEVELOPABLE		10,411.40
RESERVED		16,118.00
TOTAL LAND AREA		26,529.40
TOTAL IMPROVABLE AREA		13,411.40
TOTAL OPEN SPACE AREA		131,340.60
RESERVED		16,118.00
DEVELOPABLE		15,293.60

PHASE I
CONSTRUCTION BY PH1
MIA SHELL HOTEL PHASE 'C' TRISTE VILLO OFFICE
100 ACRES
BUILDING PERMITS - 10 NEW UNITS
PROPOSED NEW UNITS - 10
PROPOSED 100 SEAT RESTAURANT & BANQUET



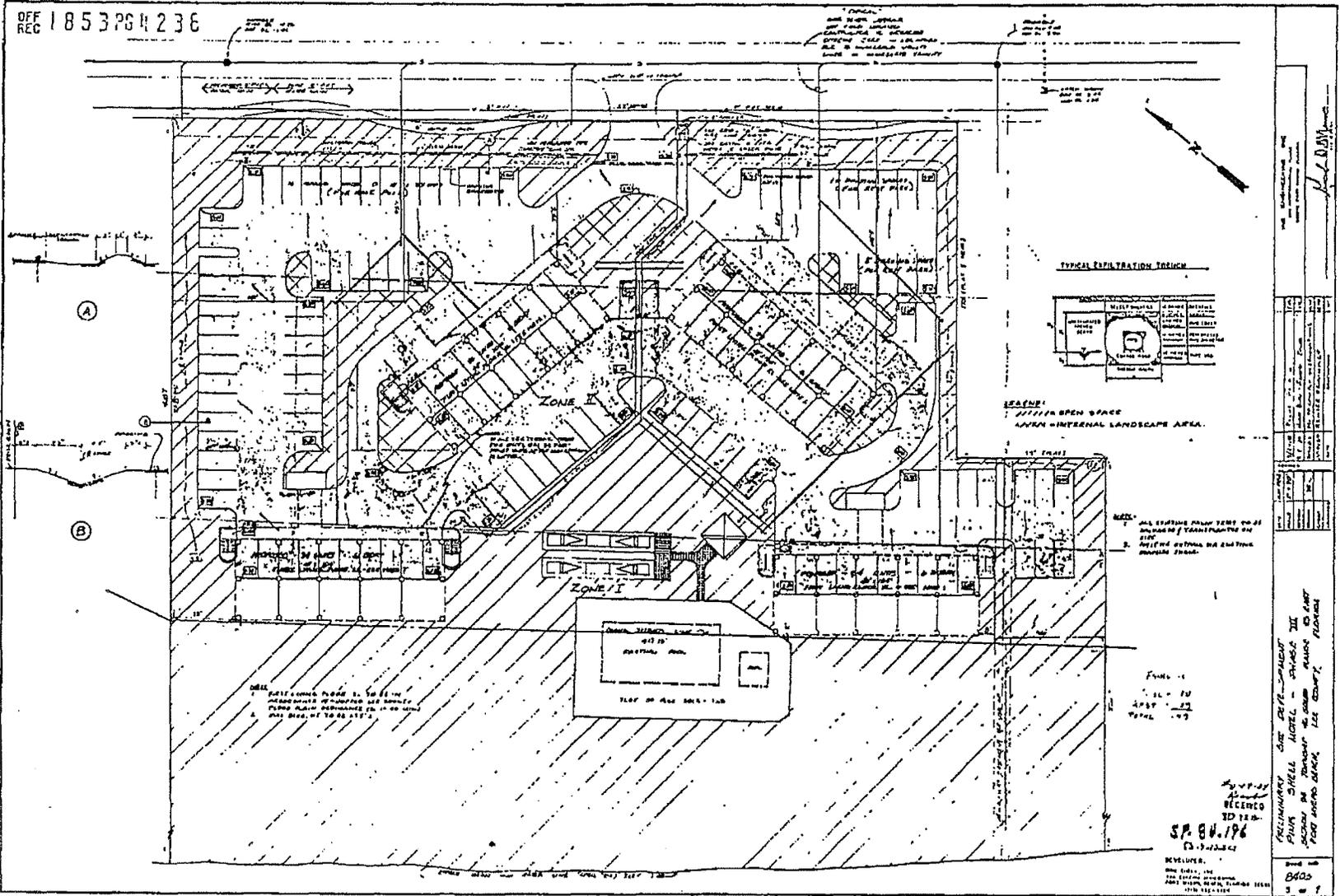
<p>MIA SHILL FACILITY (PH1) 30 UNITS COMPLETED 1976</p>	<p>MIA SHILL BEACH CLUB II 120 ACRES BUILDING PERMITS - 50 PROPOSED UNITS - 50 CONSTRUCTION BY PH2 PHASE II</p>	<p>MIA SHILL HOTEL PHASE 'B' 121 ACRES BUILDING PERMITS - 10 PROPOSED UNITS - 10 CONSTRUCTION BY PH1 PHASE I'</p>	<p>MIA SHILL HOTEL ADDITION 20 UNITS COMPLETED 1978</p>	<p>MIA SHILL HOTEL PHASE 'A' 121 ACRES BUILDING PERMITS - 120 UNITS PROPOSED UNITS - 10 UNITS CONSTRUCTION PHASED FROM APRIL 1980 PHASE III</p>	<p>OUT BUILDINGS MIA SHILL ISLAND SHORES PHASE 2000 PLAN 20 UNITS 125 ACRES BUILD PERMITS - 40 UNITS PROPOSED UNITS - 40 UNITS CONSTRUCTION - SET 1983 PHASE I AT 100 ACRES, 100 UNITS</p>
---	---	---	---	---	--

PHASING PLAN

FOR REVIEW AND APPROVAL USE ONLY
DATE 7-11-81
SP-84-196
S.J. B. LLOYD
DEVELOPER
MIA SHILL, INC.
112 1/2 MI. S.W. OF MIAMI
MIAMI BEACH, FLORIDA 33149
TEL: 305-531-1111

PHASING PLAN DEVELOPMENT
 PHASE I DEVELOPMENT
 SECTION 24, RANGE 28, EAST
 ROSTER 10000, TEE 20000, 20000

OFF REC 1853 PG 4 236



NO.	DATE	DESCRIPTION
1	10/15/66	PRELIMINARY SITE PLAN - ZONE I
2	10/15/66	PRELIMINARY SITE PLAN - ZONE II
3	10/15/66	PRELIMINARY SITE PLAN - ZONE III
4	10/15/66	PRELIMINARY SITE PLAN - ZONE IV
5	10/15/66	PRELIMINARY SITE PLAN - ZONE V
6	10/15/66	PRELIMINARY SITE PLAN - ZONE VI
7	10/15/66	PRELIMINARY SITE PLAN - ZONE VII
8	10/15/66	PRELIMINARY SITE PLAN - ZONE VIII
9	10/15/66	PRELIMINARY SITE PLAN - ZONE IX
10	10/15/66	PRELIMINARY SITE PLAN - ZONE X

PRELIMINARY SITE PLAN - ZONE III
 SHELL HOTEL - PHASE III

DATE: 10/15/66
 BY: J. D. BRYAN

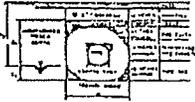
SCALE: 1" = 10'

DATE: 10/15/66

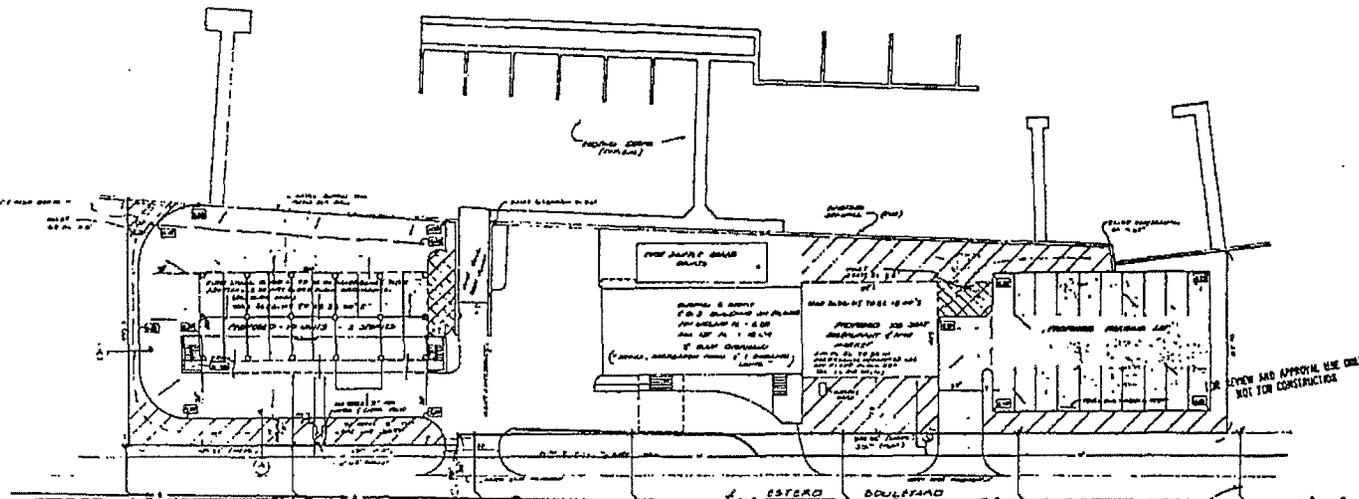
BY: J. D. BRYAN

SP. 80.176
 10/15/66

TYPICAL COINTEGRATED TOWER



MATANZAS PASS



REVIEW AND APPROVAL USE ONLY NOT FOR CONSTRUCTION

ALL REVISIONS SHALL BE TO BE BALANCED /
 THEREAFTER AND NOT
 IN THE INITIAL P/A AND DRAFTING STAGES

TYPICAL
 SEE DRAWINGS AND P/A FOR
 DIMENSIONS TO BE
 CONSTRUCTED TO BE
 SYSTEMS SHALL BE
 NOT TO BE CONSTRUCTED UNLESS
 THERE IS A SPECIFIC P/A

MADE: ... OPEN SPACE
 ... INTERNAL ... AREA

83- 9-12 DC
 SP-84-196

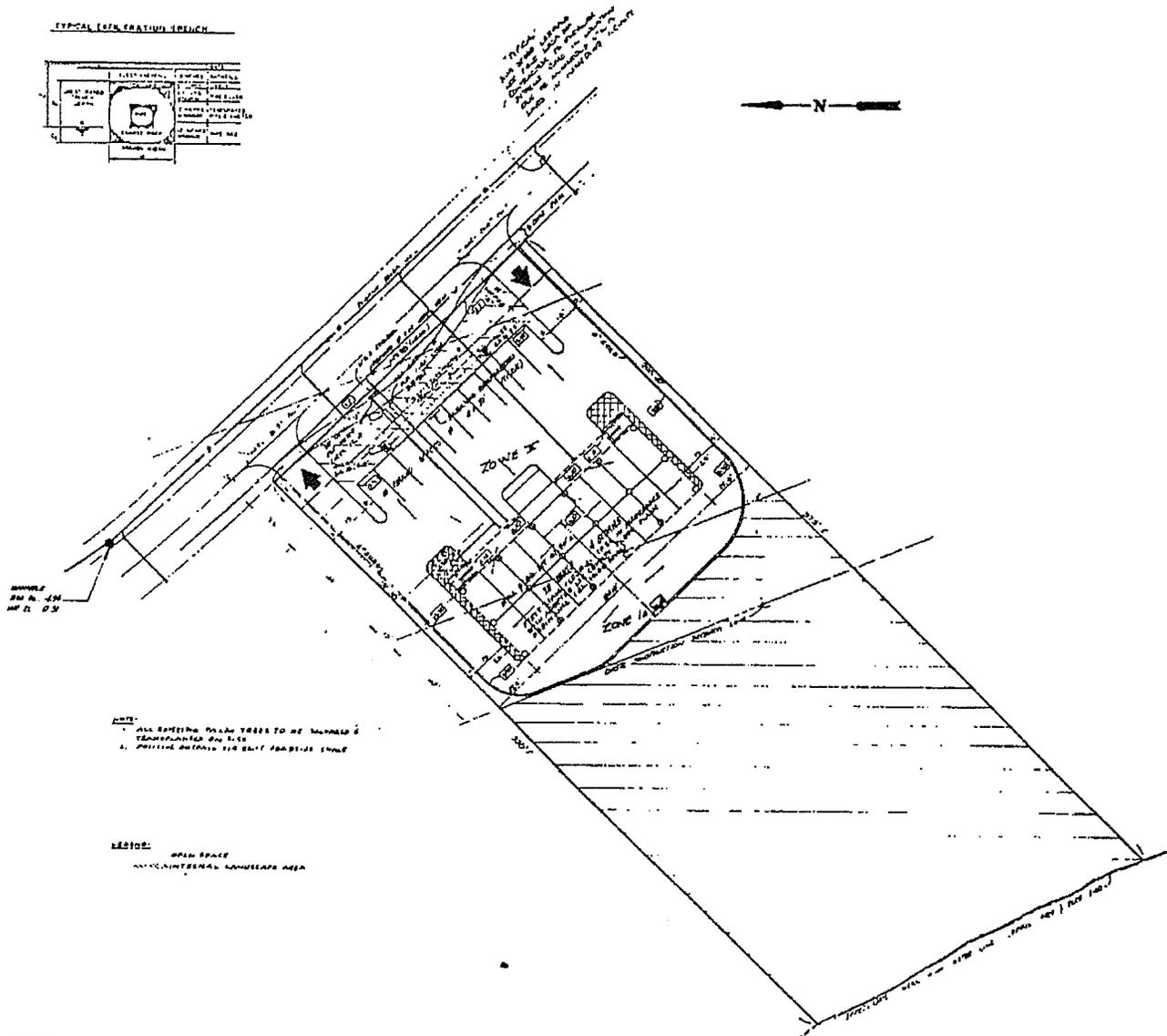
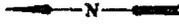
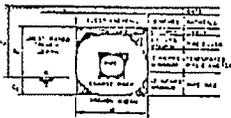
REVISIONS:
 NO. DATE BY
 1 10/10/83
 2 10/10/83
 3 10/10/83

NO.	DATE	BY	REVISIONS

PRELIMINARY SEE DEVELOPMENT
 FROM SMALL MODEL - PHASE II
 REVIEW IN THROUGH TO BE P/A
 FOR OTHER WORK, "SEE DRAWING", APPROVAL

(A)

TYPICAL EXHAUSTION DRENCH



SHOULDER
20' W. 1/4
1/4 E. 1/4

NOTE:
1. ALL EXISTING DRIVE YARDS TO BE MAINTAINED & RECONSTRUCTED FOR 20' W. 1/4 & 1/4 E. 1/4.
2. EXISTING DRIVE YARD TO BE MAINTAINED & RECONSTRUCTED FOR 20' W. 1/4 & 1/4 E. 1/4.

LEGEND:
OPEN SPACE
UNDEVELOPED LANDSCAPE AREA

FOR REVIEW AND APPROVAL USE ONLY
NOT FOR CONSTRUCTION

SP-84-196
8.5.12.001

DEVELOPER:
MAY 1984, 1985
100 EIGHTH AVENUE
SUITE 100, DENVER, CO 80202
TEL: 333-1111

PRELIMINARY SITE DEVELOPMENT PLAN SHELL HOTEL - PHASE III LOCATED AT INTERSECTION OF 8000' AVENUE & CAMP ROAD, ARAPAHO COUNTY, COLORADO	
SHEET NO. 1 OF 1	DATE: 8/5/84
DRAWN BY: [Name] CHECKED BY: [Name]	SCALE: AS SHOWN
PROJECT NO. SP-84-196	CLIENT: [Name]

REF 1853964241

GULF OF MEXICO

TYPICAL
FOR SHELTERING
OF AIRCRAFT
CONTRACTS TO PERFORM
DURING CASE OF EMERGENCY
DUE TO AIRCRAFT LOSS
AND IN AIRCRAFT LOSS

STANDARD TRUCK CURB

TYPE 1A

TYPE 1B

TYPE 1C

TYPE 1D

TYPE 1E

TYPE 1F

TYPE 1G

TYPE 1H

TYPE 1I

TYPE 1J

TYPE 1K

TYPE 1L

TYPE 1M

TYPE 1N

TYPE 1O

TYPE 1P

TYPE 1Q

TYPE 1R

TYPE 1S

TYPE 1T

TYPE 1U

TYPE 1V

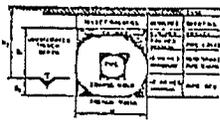
TYPE 1W

TYPE 1X

TYPE 1Y

TYPE 1Z

TYPICAL CELEBRATION FINISH



- 1. ALL EXISTING PAINT MUST BE REMOVED & REPAINTED WITH PAINT.
- 2. PAINTS MUST BE OF THE BEST QUALITY.

LEADS: ALL EXISTING LEADS TO BE REMOVED & REPAINTED WITH PAINT.

A

FOR REVIEW AND APPROVAL USE ONLY
NOT FOR CONSTRUCTION
SP-84-196

DATE: 12-12-68
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

PRELIMINARY SITE DEVELOPMENT
PLAN SHALL BE APPROVED BY THE
MAYOR OF THE CITY OF
SAN ANTONIO, TEXAS

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

WHEREAS, Pink Shell Development Corporation, has properly filed an application for: In the P.U.D. District, a Final P.U.D. Site Plan Approval for Phase I on a piece of property located at 394 Estero Boulevard, Fort Myers Beach, Florida, described more particularly as;

Section 24, Township 46S, Range 23E, Lee County, Florida.

Lots 29 and 30 in that certain subdivision known as Unit No. 4, Island Shores, according to the map or plat thereof recorded in Plat Book 9, Page 37, Public Records of Lee County, Florida.

WHEREAS, Genevieve Davis, Roxanna Smith, and Robert C. Davis, Jr., the owners of the subject parcel have given proper authorization to Beverly Myers Grady to act as their agent, and have given her the authority to pursue this zoning action; and,

WHEREAS, a public hearing was legally and properly held before the Lee County Zoning Board, with full consideration of all the evidence available to the Zoning Board; and,

WHEREAS, the Lee County Zoning Board fully reviewed the matter and recommended approval of the submitted Final Site Plan for Phase I, with the stipulation that the following four conditions be rectified prior to the Zoning Appeals Board Hearing: 1) plan fails to indicate a positive outfall from surface water retention; 2) plans do not contain service agreements for potable water and waste water; 3) plans do not indicate type and location treated waste-water disposal; and 4) location of WWTP, which is not in compliance

with regulations, should be brought into compliance or appropriate variance should be sought with evidence that requirements cannot be met.

WHEREAS, an appeal was timely filed by an aggrieved person/the Division of Community Development; and,

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and,

WHEREAS, the Board of County Commissioners considered the recommendations of the Staff, the Local Planning Authority, the Zoning Board, the documents on file with the County, and the testimony of all interested persons,

The Board of County Commissioners after full and complete consideration of the matter does hereby make the following findings of fact:

LEGISLATIVE HISTORY: This is a development of county impact and the staff comments are on an individual departmental basis. The Current Planning Department recommended approval of the final site plan for Phase I and commented that any differences between the preliminary plan and the final plan were not substantial. Current Planning also recommended approval following a concurrent review under the Development Standards Ordinance since the initial four exceptions concerning surface water retention, potable water and wastewater, wastewater disposal and wastewater treatment had been rectified prior to November 14, 1983, hearing. Since this was a final P.U.D. review, Long Range Planning deferred to the Current Planning Department for technical recommendations. The Department of Transportation recommended denial until the final site plan had been approved by the Staff Committee. The Division of Environmental Protection Services noted that the plan showed the parcel would tie into the Florida Cities Water Service, that due to a moratorium in the Fort Myers Beach Sewer System an alternative sewage disposal method would be necessary. Disaster Preparedness Agency had no objection to the approval, but noted that the minor impact on hurricane evacuation on this development would be compounded by the addition of other developments in this area. The Local Planning Agency found that the density would not be consistent with the Comprehensive Plan unless this was a "special innovative project". The Zoning Board recommended approval

of the final plan if the four exceptions noted by the Current Planning Department were corrected. The applicant represented that the Phase I density would be a total of 42 units and that the final total density would be 182 units. The Board of County Commissioners found that there was substantial compliance with the preliminary plan, but expressed reservations that the density, as approved, was appropriate. However, due to the litigation involved in this case and the binding court order which is in effect, they felt that they had no alternative but to approve the site plan for Phase I.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS AS THE ZONING APPEALS BOARD, that the Zoning Appeals Board does hereby grant a final P.U.D. site plan approval for Phase I.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon motion by Commissioner Roberts, and seconded by Commissioner Fussell, and upon being put to a vote, was as follows:

Roland Eastwood	Aye
Melvin Morgan	Aye
Bill Fussell	Aye
Porter Goss	Aye
Roland Roberts	Aye

DULY PASSED AND ADOPTED this 14th day of November, A.D., 1983.

ATTEST:
SAL GERACI, CLERK

BY: *Sal Geraci*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *R. Eastwood*
Chairman

Approved as to form by:
Shirley C. [Signature]
County Attorney

RESOLUTION NUMBER Z-82,170

The following resolution was adopted by the Lee County Zoning Board upon motion by Zoning Board Member Taylor, and seconded by Zoning Board Member Terrell, and upon poll of the members present the vote was as follows:

William Spikowski	No	Robert Terrell	Aye
Chuck Ross	Aye	Truman A. Morris	Absent
Thad Taylor	Aye	Monty Bishop	Aye
Thomas C. Smith	No		

WHEREAS Kenneth A. Jones, Esq., on behalf of Pink Shell Resorts has requested a change in zoning from RM-2 to FUD.

SUBJECT PROPERTY: Sec. 24, Twp. 46S, Rgs. 23E, Lee County, Florida.

Plan
Lots 29 & 30 of Island Shores Unit 4 as recorded in Plat Book 9 at Page 37; Public Records of Lee County, Florida.

together with,

The Westerly 25 feet of Lot 33 and all of Lots 34 through 36, Island Shores Unit 4, Plat Book 9 at Page 37, together with Lots 2 through 4 & Lots 8 through 10, Gulf Shore, Plat Book 9 at Page 88.

together with,

Lot 40 less Northwesterly 6.5 feet and all of Lot 39, Island Shores Club Section, Plat Book 9 at Page 41.

together with,

The Northwesterly 6.5 feet and all of Lot 39, Island Shores Club Section, Plat Book 9 at Page 41.

together with,

The Northwesterly 6.5 feet of Lot 40 and Lots 41 & 42 and Lots 38 & 39, Block "D", Island Shores Club Section.

together with,

The West 1/2 of Lot 29 and all of Lots 30 through 32, Block "D", Island Shores Unit 4, together with Lots 33 & 34 Block "D", Island Shores Club Section.

All in Section 24, Township 46 South, Range 23 East, Lee County, Florida.

WHEREAS, A Public Hearing of the Lee County Zoning Board was duly advertised and held, as required by law, and after hearing interested parties, and upon due and proper consideration having been given to the matter,

NOW THEREFORE BE IT RESOLVED by the Lee County Zoning Board, Lee County, Florida, that the Zoning Board hereby recommends that the change in zoning from RM-2 to FUD be approved per the plan as submitted with the removal of the

cul-de-sac and parking area and to continue the bike path with the money from those two portions.

UPON APPEAL, the following resolution was offered by Commissioner Roberts, and seconded by Commissioner Rodda, and upon poll of the members present the vote was as follows:

Mike Roeder	Absent
Harry Rodda	Aye
Roland Q. Roberts	Aye
Wade H. Scaffa	Aye
Ernie Averill	Aye

WHEREAS, an appeal was filed by The Division of Community Development and a Public Hearing of the Lee County Commissioners was duly advertised and held, as required by law, this Board after reviewing the records and the recommendation made by the Zoning Board and having given an opportunity to interested persons to be heard, and upon due and proper consideration having been given to this matter,

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Lee County, Florida, that the recommendation of the Zoning Board be set aside and the Board of County Commissioners hereby grants approval of the PUD plan as submitted with the removal of the cul-de-sac and parking area and to continue the bike path with the money from those two portions for a total of \$6,000.00 donation towards that construction and to include 8 points agreed to by Pink Shell as follows:

- 1) A reduction in density of 20%, from 21.2 units per acre to 17.1 units per acre or a total reduction in the number of units from 225 to 182.
- 2) The construction of the PUD will be phased over a minimum of 10 years.
- 3) No building at the resort will exceed 6 stories over parking.
- 4) Construction of a bike path the length of the development which is approximately one-quarter ($\frac{1}{4}$) of a mile or 1,350 feet.
- 5) Three (3) beach access points, public and semi-public.

6) Contribution toward improvements to Estero Boulevard, either curbing or widening in the amount of \$8,100.00.

7) A street-scaping plan which provides for vegetation and aesthetic considerations in the development of Estero Boulevard at that location.

8) Six (6) additional parking spaces for the condominium owners at the end of the resort property.

Site Plan #SP-82-170 is attached hereto and incorporated herein by reference

PASSED AND ADOPTED THIS 27th DAY OF APRIL, 1982 by the Lee County Zoning Board.

PASSED AND ADOPTED THIS 21st DAY OF JUNE, 1982 by the Lee County Commissioners.

RESOLUTION NUMBER Z-82-170 HEARING NUMBER 82-3-28 (DCI)

ATTEST:

SAL GERACI, CLERK

BY: Lisa Kent
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Ernest Quill
Chairman



Town of Fort Myers Beach

Community Development
2523 Estero Blvd Fort Myers Beach, Florida 33931
Phone: 239-765-0202 Fax: 239-765-0591

May 13, 2013

Beverly Grady
Roetzel & Andress
2320 First Street Suite 1000
Fort Myers, FL 33901

**Re: DCI2013-0001
Pink Shell CPD Amendment**

Dear: Ms. Grady,

The Community Development Department has reviewed the information provided for the above zoning application. The Town of Fort Myers Beach Land Development Code (LDC) required additional information for the application to be found sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various other Town reviewing departments.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the LDC requires that this application be considered withdrawn. Please feel free to contact me if you have any questions or require further clarification.

Sincerely,

Leslee Chapman
Zoning Coordinator
Town of Fort Myers Beach
Community Development

Town of Fort Myers Beach

Community Development

2523 Estero Blvd Fort Myers Beach, Florida 33931

Phone: 239-765-0202 Fax: 239-765-0591

ZONING REVIEW – Leslee Chapman

The application and drawings submitted for the referenced project have been reviewed in accordance with the LDC, Florida Statutes as well as other applicable codes and ordinances as adopted by the Town of Fort Myers Beach. Your application requires the following additional information:

Application for Public Hearing

Part III – Waivers

The application as submitted requests a waiver from the boundary survey requirement, with the justification being the request is to amend the schedule of uses and boundary surveys of the subject properties have been previously file with the Town.

Please provide a copy of the most recent survey on file in order for Staff to determine if a waiver is applicable for this application.

Supplement PH-D

E. Decision Making Compliance

Section 34-85(2)

The application, as submitted, does not specifically address the decision-making considerations listed in Section 34-85(2).

Please specifically address and answer each item in 34-85(2): a, b, c, g, h, I, j, k, and l, providing a more detailed explanation of how the requested amendment is in compliance.

Section 34-216(2)

The application, as submitted, does not specifically address the decision-making considerations listed in Section 34-216(2).

Please specifically address and answer each item in 34-216(2): a -d, providing a more detailed explanation of how the requested amendment is in compliance.

F. Schedule of Deviations and Justifications

Please provide the existing approved Schedule of Deviations for subject property as well as the proposed Schedule of Deviations.

Town of Fort Myers Beach

Community Development

2523 Estero Blvd Fort Myers Beach, Florida 33931

Phone: 239-765-0202 Fax: 239-765-0591

Master Concept Plan

The Narrative Exhibit A references amending the uses for Lots 38 and 39. Please provide an updated Master Concept Plan for the entire resort, indicating the location of these lots.

General Comments

Please provide all previous approvals on the subject property

Please make the corrections and resubmit with the necessary information so we can process your application. Please note that these comments represent only those of the reviewer signing below. Other comments may be forthcoming, and a re-submittal shall not occur until all reviewer comments are addressed.

Leslee Chapman
Zoning Coordinator
239-765-0202 ext 105

PLANNING REVIEW – Josh Overmyer, CFM

The application and drawings submitted for the referenced project have been reviewed in accordance with the LDC, Florida Statutes as well as other applicable codes and ordinances as adopted by the Town of Fort Myers Beach. Your application requires the following additional information:

LDC Sec. 34-85(3)a

Please provide all previous Comprehensive Plan analysis from prior zoning approvals on the subject property.

Please also provide analysis of the Comprehensive Plan for the subject request, including but not limited to Policy 4-C-3vi.

Please make the corrections and resubmit with the necessary information so we can process your application. Please note that these comments represent only those of the reviewer signing below. Other comments may be forthcoming, and a re-submittal shall not occur until all reviewer comments are addressed.

Josh Overmyer, CFM
Planning Coordinator
239-765-0202 ext 115

TRAFFIC IMPACT REVIEW – Walter Fluegel, AICP

The application and drawings submitted for the referenced project have been reviewed in accordance with the LDC, Florida Statutes as well as other applicable

Town of Fort Myers Beach

Community Development

2523 Estero Blvd Fort Myers Beach, Florida 33931

Phone: 239-765-0202 Fax: 239-765-0591

codes and ordinances as adopted by the Town of Fort Myers Beach. Your application requires the following additional information:

Please amend the traffic impact analysis to include an assessment of trips reduced by the recently installed trolley/bus pull-off lanes on North Estero, in front of the subject property. Please also include a comparison of the reductions to the proposed peak hour trips associated with the proposed use.

Please make the corrections and resubmit with the necessary information so we can process your application. Please note that these comments represent only those of the reviewer signing below. Other comments may be forthcoming, and a re-submittal shall not occur until all reviewer comments are addressed.

Walter Fluegel, AICP
Community Development Director
239-765-0202 ext 137



Town of Fort Myers Beach

COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for PUBLIC HEARING

This is a two part application. Please be sure to fill out this form, which requires general information, as well as the Supplemental Form application specific to action requested for the subject property. Please submit *one ORIGINAL paper copy, eleven (11) copies* and *one digital/electronic copy* of all required applications, supplemental information, exhibits and documents. Please do not print and copy the instructions at the end of the application.

PROJECT NUMBER: _____ DATE: _____

Site Address: Pink Shell Resort: 171-191, 200, 251-281 and 275/322 Estero Blvd.

STRAP Number: 24-46-23-W1-00700.0320; 24-46-23-W1-00700.0330; 24-46-23-W1-00700.0290

Applicant: New Pink Shell, LLC, c/o Beverly Grady 24-46-23-W1-00700.0340; 24-46-23-W1-00700.037A Phone: 239-338-4207

Contact Name: Beverly Grady, Roetzel & Andress Phone: 239-338-4207

Email: bgrady@ralaw.com Fax: 239-337-0970

Current Zoning District: CPD

Future Land Use Map (FLUM) Category: Mixed Residential; Recreation

FLUM Density Range: 6 units per acre Platted Overlay: YES NO

ACTION REQUESTED

SUPPLEMENTAL FORM REQUIRED

- | | |
|---|--------------------------|
| <input type="checkbox"/> Special Exception | PH-A |
| <input type="checkbox"/> Variance | PH-B |
| <input type="checkbox"/> Conventional Rezoning | PH-C |
| <input checked="" type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential | PH-D |
| <input type="checkbox"/> Master Concept Plan Extension | PH-E |
| <input type="checkbox"/> Appeal of Administrative Action | PH-F |
| <input type="checkbox"/> Vacation of Platted Right-of-way and Easement | PH-G |
| <input type="checkbox"/> Other – cite LDC Section: _____ | attach on separate sheet |

PART I - General Information

A. Applicant*: New Pink Shell, LLC, c/o Beverly Grady Phone: 239-338-4207

**Applicant must submit a statement under oath that he/she is the authorized representative of the property owner. Please see PART III to complete the appropriate Affidavit form for the type of applicant.*

Applicant Mailing Address: 2320 First Street, Suite 1000, Ft. Myers, FL 33901

Email: bgrady@ralaw.com Fax: 239-337-0970

Contact Name: Beverly Grady, Roetzel & Andress Phone: 239-338-4207

B. Relationship of Applicant to subject property:

- | | | |
|--|---|--|
| <input type="checkbox"/> Owner* | <input type="checkbox"/> Land Trust* | <input type="checkbox"/> Partnership* |
| <input checked="" type="checkbox"/> Corporation* | <input type="checkbox"/> Association* | <input type="checkbox"/> Condominium* |
| <input type="checkbox"/> Subdivision* | <input type="checkbox"/> Timeshare Condo* | <input type="checkbox"/> Contract Purchaser* |
| <input checked="" type="checkbox"/> Authorized Representative* | <input type="checkbox"/> Other* (please indicate) _____ | |

**Applicant must submit a statement under oath that he/she is the authorized representative of the property owner. Please see PART III to complete the appropriate Affidavit form for the type of applicant.*

C. Authorized Agent(s). Please list the name of Agent authorized to receive correspondence Agents

Name: Beverly Grady, Roetzel & Andress Phone: 239-338-4207

Address: 2320 First Street, Suite 1000, Ft. Myers, FL 33901

Email: bgrady@ralaw.com Fax: 239-337-0970

D. Other Agent(s). Please list the names of all Authorized Agents (attach extra sheets if necessary)

Name: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

Name: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

Name: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

PART II - Nature of Request

Requested Action (each request requires a separate application)

- Special Exception
 - Variance from LDC Section _____ - _____
 - Conventional Rezoning from _____ to _____
 - Planned Development
 - Rezoning from _____ to Commercial PD Residential PD
 - Amendment. List the project number: add recreational facilities, commercial membership
 - Extension/reinstatement of Master Concept Plan. List project number: _____
 - Appeal of Administrative Action
 - Vacation Right-of-Way Easement
 - Other. Please Explain: _____
-
-

PART III - Waivers

Please indicate any specific submittal items that have been waived by the Director for the request. Attach a copy of the signed approval as Exhibit 3-1. (Use additional sheets if necessary)

- Code Section: 34-202(2) Description: Boundary survey
-
- Code Section: _____ Description: _____
-
- Code Section: _____ Description: _____
-

PART IV - Property Ownership

- Single Owner (individual or husband and wife)
 - Name: _____ Phone: _____
 - Mailing Address: _____
 - Email: _____ Fax: _____

Multiple Owners (including corporation, partnership, trust, association, condominium, timeshare, or subdivision)

Complete Disclosure of Interest Form (see below)

Attach list of property owners as Exhibit 4-1

Attach map showing property owners interests as Exhibit 4-2 (for multiple parcels)

For condominiums and timeshares see Explanatory Notes Part IV (Page 11)

DISCLOSURE OF OWNERSHIP INTEREST

STRAP: 24-46-23-W1-00700.037A

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 Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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 of Stock
Captiva Villas Development, LLC	_____
c/o Roetzal & Andress 2320 First St	_____
Fort Myers, FL 33901	_____
_____	_____
New Pink Shell, LLC	100%
_____	_____
_____	_____

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

Name and Address	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

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

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

Name, Address and Office	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract: _____

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

Name	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 certificate of compliance, a supplemental disclosure of interest must be filed.

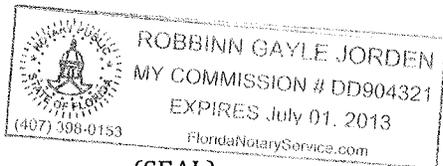
The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.


Signature

Robert W. Boykin
Printed Name

STATE OF FLORIDA 
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 2/28/2013 by Robert W. Boykin, as Manager of New Pink Shell, LLC, Manager of Captiva Villas Development, LLC, who is personally known to me or who has produced _____ as identification.



(SEAL)


Signature

Robbinn Gayle Jordan
Printed Name

Multiple Owners (including corporation, partnership, trust, association, condominium, timeshare, or subdivision)

Complete Disclosure of Interest Form (see below)

Attach list of property owners as Exhibit 4-1

Attach map showing property owners interests as Exhibit 4-2 (for multiple parcels)

For condominiums and timeshares see Explanatory Notes Part IV (Page 11)

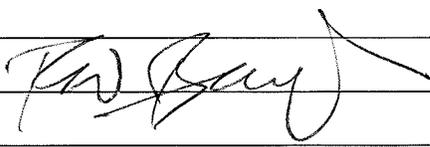
DISCLOSURE OF OWNERSHIP INTEREST

STRAP: 24-46-23-W1-00700.0320; 24-46-23-W1-00700.0330; 24-46-23-W1-00700.0290;

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 Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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 of Stock
JABO, LLC	_____
8015 W Kenton Cir., #220, Huntersville NC 28078	_____
Robert Boykin 	50%
Jack Boykin	50%
_____	_____

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

Name and Address	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

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

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

Name, Address and Office	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract: _____

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

Name	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 certificate of compliance, 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.

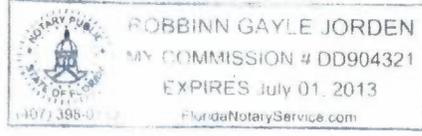
Signed on 1st page (Pg 4)

Signature

Robert W. Boykin
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on _____ (date) by Robert W. Boykin as Manager of JABO, LLC, who is personally known to me or who has produced _____ (type of identification) as identification.



(SEAL)

[Handwritten Signature]
Signature

Robbinn Gayle Jordan
Printed Name

PART V – Property Information

24-46-23-W1-00700.0340;
24-46-23-W1-00700.037A

A. Legal Description:

STRAP: 24-46-23-W1-00700.0320; 24-46-23-W1-00700.0330; 24-46-23-W1-00700.0290

Property Address: Pink Shell Resort: 171-191, 200, 251-281 and 275/322 Estero Blvd.

Is the subject property within a platted subdivision recorded in the official Plat Books of Lee County? No. Attach a legible copy of the legal description as Exhibit 5-1.

Yes. Property identified in subdivision: _____

Book: _____ Page: _____ Unit: _____ Block: _____ Lot(s): _____

B. Boundary Survey:

Attach a Boundary Survey of the property meeting the minimum standards of Chapter 61G17-6 of the Florida Administrative Code. 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. Attach and label as Exhibit 5-2.

A waiver is attached.

C. Property Dimensions:

Width (please provide an average width if irregular in shape) 5 parcels of varying width _____ feet

Depth (please provide an average width if irregular in shape) 5 parcels of varying depth _____ feet

Frontage on street: _____ feet. Frontage on waterbody: _____ feet

Total land area: see maps and legal description acres square feet

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

from Sky Bridge go north on Estero Blvd., one mile. Pink Shell Resort is located on both sides of

Estero Blvd.

Attach Area Location Map as Exhibit 5-3

E. Property Restrictions (check applicable):

There are no deed restrictions and/or covenants on the subject property.

A list of deed restrictions and/or covenants affecting the subject property is attached as Exhibit 5-4.

A narrative statement detailing how the restrictions/covenants may or may not affect the request is attached as Exhibit 5-5.

F. Surrounding Property Owners (these items can be obtained from the Lee County Property Appraiser):

- Attach a list of surrounding property owners within 500 feet as Exhibit 5-6.
- Attach a map showing the surrounding property owners as Exhibit 5-7.
- Provide Staff with two (2) sets of surrounding property owner mailing labels.

G. Future Land Use Category (see Future Land Use Map):

- | | |
|---|--|
| <input type="checkbox"/> Low Density | <input type="checkbox"/> Marina |
| <input checked="" type="checkbox"/> Mixed Residential | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Boulevard | <input type="checkbox"/> Wetlands |
| <input type="checkbox"/> Pedestrian Commercial | <input type="checkbox"/> Platted Overlay |

H. Zoning (see official Zoning Map):

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

PART VII

AFFIDAVIT

APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Beverly Grady, Roetzel & Andress (name), as Agent (title) of New Pink Shell, LLC (company), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

New Pink Shell, LLC, c/o Beverly Grady
Name of Entity (corporation, partnership, LLP, LLC, etc)

Beverly Grady
Signature

Agent
Title

Beverly Grady
Typed or Printed Name

2/12/13
Date

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 2/12/13 (date) by Beverly Grady (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification.



Catherine Louise
Signature

Catherine Louise
Printed Name

LETTER OF AUTHORIZATION

TO FORT MYERS BEACH COMMUNITY DEVELOPMENT

The undersigned does hereby swear or affirm that it is the owner of the property known as **STRAP No. 24-46-23-W1-00700.037A, Captiva Villas C/E, Pink Shell Resort as described in OR 4161 Pg 3372; Fort Myers Beach, Florida.**

The undersigned hereby designates NEW PINK SHELL, LLC, to be its agent to file an Application for Public Hearing regarding the above-referenced properties.

CAPTIVA VILLAS DEVELOPMENT, LLC

By: 

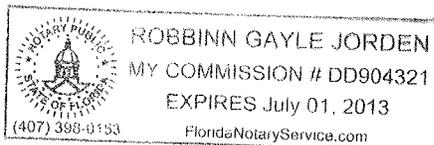
Robert W. Boykin
Name

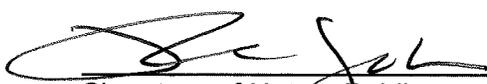
Its: Manager of New Pink Shell, LLC, Manager of Captiva Villas, LLC

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 28 day of February, 2013, by Robert W. Boykin, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

(SEAL)





Signature of Notary Public

Robbinn Gayle Jordan

(Name typed, printed or stamped)

LETTER OF AUTHORIZATION

TO FORT MYERS BEACH COMMUNITY DEVELOPMENT

The undersigned does hereby swear or affirm that it is the owner of the properties known as STRAP Nos. 24-46-23-W1-00700.0290; 24-46-23-W1-00700.0320; 24-46-23-W1-00700.0330; and 24-46-23-W1-00700.0340; Fort Myers Beach, Florida.

The undersigned hereby designates NEW PINK SHELL, LLC, to be its agent to file an Application for Public Hearing regarding the above-referenced properties.

JABO, LLC

By:

[Handwritten signature of Robert W. Boykin]

Robert W. Boykin

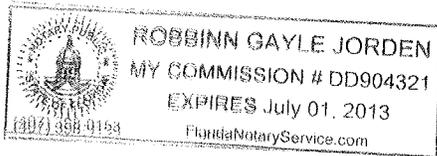
Name

Its: Manager

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 28 day of February, 2013, by Robert W. Boykin, who is personally known to me or who has produced as identification and who did (did not) take an oath.

(SEAL)



[Handwritten signature of Robbinn Gayle Jordan]

Signature of Notary Public

Robbinn Gayle Jordan

(Name typed, printed or stamped)

LETTER OF AUTHORIZATION

TO FORT MYERS BEACH COMMUNITY DEVELOPMENT

The undersigned does hereby swear or affirm that it is the authorized applicant of the properties known as STRAP Nos. 24-46-23-W1-00700.037A; 24-46-23-W1-00700.0290; 24-46-23-W1-00700.0320; 24-46-23-W1-00700.0330; 24-46-23-W1-00700.0340; and 28-46-24-W4-00012.0010, Fort Myers Beach, Florida.

The undersigned hereby designates Beverly Grady on behalf of Roetzel and Andress, a Legal Professional Association, to be its agent to file an Application for Public Hearing regarding the above-referenced properties.

NEW PINK SHELL, LLC

By: [Handwritten Signature]

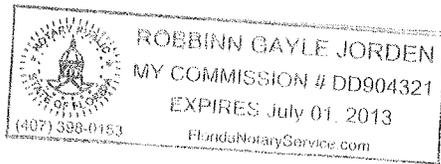
Robert W. Boykin
Name

Its: Manager

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 28 day of February, 2013, by Robert W. Boykin, who is personally known to me or who has produced as identification and who did (did not) take an oath.

(SEAL)



[Handwritten Signature]
Signature of Notary Public

Robbinn Gayle Jordan
(Name typed, printed or stamped)

LIST OF PROPERTY OWNERS
EXHIBIT 4 -1

<u>Owner</u>	<u>Strap No.</u>	<u>Map No.</u>
Captiva Villas Development, LLC	24-46-23-W1-00700.037A	1
JABO, LLC	24-46-23-W1-00700.0290	2
	24-46-23-W1-00700.0320	3
	24-46-23-W1-00700.0330	4
	24-46-23-W1-00700.0340	5

LIST OF PROPERTY OWNERS
EXHIBIT 4 -1



Ex 4-2

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2,3,4,5,6,8,9 AND 10 OF GULFSHORE, A SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 88, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

LOTS 34,35, AND 36 AND NORTHWESTERLY 25 FEET OF LOT 33 OF UNIT NO. 4, ISLAND SHORES, A SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 37, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOTS 29 THROUGH 32 AND THE NORTHWEST 1/2 OF LOT 28, OF BLOCK "D", UNIT NO. 4, ISLAND SHORES, A SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 37 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOTS 33,34,35,36,38 AND 39, BLOCK "D", ISLAND SHORES CLUB SECTION, A SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 41 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOTS 37 THROUGH 42 OF ISLAND SHORES CLUB SECTION, A SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 41 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LESS ANY PORTION THEREOF LYING BELOW THE MEAN HIGH TIDE LINE OF THE MANTANZAS PASS AND THE EROSION CONTROL LINE OF THE GULF OF MEXICO.

LESS AND EXCEPT THE FOLLOWING:

A TRACT OR PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA ALSO BEING PART OF LOTS 2,3,4,8 AND 9 OF GULFSHORE SUBDIVISION, PLAT BOOK 9, PAGE 88 ALSO PART OF LOTS 33 AND 34 OF ISLAND SHORES UNIT NO. 4, PLAT BOOK 9, PAGE 37 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 2 OF SAID GULFSHORE SUBDIVISION; THENCE N.42°07'25"W. FOR 77.00 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY OF GULFSHORE COURT; THENCE N.47°52'35"E. FOR 76.76 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY OF GULFSHORE COURT; 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 57.08 FEET; THENCE S.47°52'35"W. FOR 233.95 FEET TO A POINT ON THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 70, PAGE 25 OF THE PUBLIC RECORDS OF LEE, COUNTY, FLORIDA; THENCE S.34°48'21"E. ALONG SAID EROSION CONTROL LINE FOR 40.76 FEET; THENCE S.37°26'30"E. FOR 108.35 FEET TO THE SOUTHEREASTERLY LINE OF SAID LOT 2; THENCE N.47°52'35"E. ALONG SAID SOUTHEREASTERLY LINE FOR 351.39 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT SANIBEL VIEW VILLAS, A CONDOMINIUM AS RECORDED IN O.R. 3559, PAGE 222 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND WHITE SAND VILLAS, A CONDOMINIUM AS RECORDED IN O.R. 4203, PAGE 2100 OF SAID PUBLIC RECORDS.





ALL-STATE LEGAL®
EXHIBIT
5-3

PROPERTY RESTRICTIONS (E)
EXHIBIT 5 - 5

The additional use requested does not affect the deed restrictions (declarations) regarding the Pink Shell Resort.



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: July 30, 2012
Buffer Distance: 500 ft
Parcels Affected: 426
Subject Parcel: 24-46-23-W1-00700.0330, 24-46-23-W1-00700.0340,
 24-46-23-W1-00700.0320, 24-46-23-W1-00700.0290,
 24-46-23-W1-04000.00CE, 24-46-23-W1-04100.00CE

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
WINDWARD PASSAGE RESORT CONDO VACATION RESORTS INTL PO BOX 540669 MERRITT ISLAND FL 32954	24-46-23-W1-00700.028B 406 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 4 PB 9 PG 37 LOT PT 28
CAPTIVA VILLAS DEVELOPMENT LLC 45 W PROSPECT AVE STE 1500 CLEVELAND OH 44115	24-46-23-W1-00700.037A CAPTIVA VILLAS C/E FORT MYERS BEACH FL	PINK SHELL RESORT DESC IN OR 4161PG 3372
GRAY DAVID LEE 431 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-0070D.022B 431 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 4 BLK.D PB 9 PG 37 NWLY 50 FT LOT 22
MCCHESENEY KEVIN E 417 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-0070D.0230 417 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 4 BLK D PB 9 PG 37 LOT 23
MASSA MARY 353 CLIFTON AVE KINGSTON NY 12401	24-46-23-W1-0070D.0240 405 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 4 BLK D PB 9 PG 37 LOT 24
SMITH ROXANNA L 21521 MADERA RD FORT MYERS BEACH FL 33931	24-46-23-W1-0070D.0250 385 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 4 BLK.D PB 9 PG 37 LOT 25
SMITH ROXANNA L 21521 MADERA RD FORT MYERS BEACH FL 33931	24-46-23-W1-0070D.0260 325/327 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 4 BLK.D PB 9 PG 37 LOT 26
SMITH ROXANNA L 21521 MADERA RD FORT MYERS BEACH FL 33931	24-46-23-W1-0070D.027A 319 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 4 BLK D PB 9 PG 37 E 1/2 LOT 27
EDWARDS PAUL G L/E 315 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-0070D.027B 315 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 4 BLK.D PB 9 PG 37 W 1/2 LOT 27
LINK G ARDEN + DOROTHY G PO BOX 66 COOPERSBURG PA 18036	24-46-23-W1-0070D.028A 309 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES UNIT 4 BLK.D PB 9 PG 37 THE SELY 1/2 LOT 28
LISICH PETER + SUSAN J 131 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-0080D.0370 131/133 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES CLUB SEC BLK D PB 9 PG 41 LOT 37
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	24-46-23-W1-0080D.0400 50 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES CLUB SEC BLK D PB 9 PG 41 LTS 40-43 BLK E + BLK F LTS 45-48
ROWE CHRISTOPHER + HENRIETTA 16256 EDMONT DR FORT MYERS FL 33908	24-46-23-W1-00900.0010 324 ESTERO BLVD FORT MYERS BEACH FL 33931	GULF SHORE PB 9 PG 88 LOT 1



OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
BRYANT JAMES F + INEZ I TR 320 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-00900.0070 320 ESTERO BLVD FORT MYERS BEACH FL 33931	GULF SHORE SUBD. PB 9 PG 88 LOT 7
PINK SHELL VACATION VILLAS 15751 SAN CARLOS BLVD STE 8 FORT MYERS FL 33908	24-46-23-W1-02100.00CE 102 ESTERO BLVD FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS COMMON AREA OR 1173 PG 1496
CHAMBRE DENISE PO BOX 07264 FORT MYERS FL 33919	24-46-23-W1-02100.1310 100 ESTERO BLVD #131 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 131
GROVER PEGGY C TR 100 ESTERO BLVD #132 FORT MYERS BEACH FL 33931	24-46-23-W1-02100.1320 100 ESTERO BLVD #132 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 132
HARRINGTON JOANNE 6000 RIVERSIDE DR #B133 DUBLIN OH 43017	24-46-23-W1-02100.1330 100 ESTERO BLVD #133 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 133
SHENKO WILLIAM E JR + LINDA M 581 CARLOS CIR FORT MYERS BEACH FL 33931	24-46-23-W1-02100.1340 100 ESTERO BLVD #134 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 134
ALEXANDER RICHARD 8 SCHARBACH DR MARCY NY 13403	24-46-23-W1-02100.1350 100 ESTERO BLVD #135 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 135
CLIFFORD JUDITH E + 9820 STERLING DR MIAMI FL 33157	24-46-23-W1-02100.2310 100 ESTERO BLVD #231 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 231
CUDZIK RUTH E 582 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-02100.2320 100 ESTERO BLVD #232 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 232
LUCAS CHARLES + CARRIE APT 1603 12601 MASTIQUE BEACH BLVD FORT MYERS FL 33908	24-46-23-W1-02100.2330 100 ESTERO BLVD #233 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 233
BOSWORTH KENNETH W TR + 51159 DEER PATH DR GRANGER IN 46530	24-46-23-W1-02100.2340 100 ESTERO BLVD #234 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 234
SEIBEL RICHARD J + MARY D TR 6601 DANIEL CT FORT MYERS FL 33908	24-46-23-W1-02100.2350 100 ESTERO BLVD #235 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 235
FITZ G ROBERT + DEBRA A 100 ESTERO BLVD #331 FORT MYERS BEACH FL 33931	24-46-23-W1-02100.3310 100 ESTERO BLVD #331 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 331
MCCOY RICHARD W + KAREN C 51159 DEER PATH DR GRANGER IN 46530	24-46-23-W1-02100.3320 100 ESTERO BLVD #332 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 332
WISER JAMES B + SUE A 16960 TIMBERLAKES DR FORT MYERS FL 33908	24-46-23-W1-02100.3330 100 ESTERO BLVD #333 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 333
SCHOLZ W W + ANGELA L 105 BENTLEY DR LATHAM NY 12110	24-46-23-W1-02100.3340 100 ESTERO BLVD #334 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 334
BORNEMAN DAVID C 3544 GORDON RD ELKHART IN 46516	24-46-23-W1-02100.3350 100 ESTERO BLVD #335 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 335
OUDERSLUYS CAROL S TR + 7117 PELICAN BAY BLVD #1901 NAPLES FL 34108	24-46-23-W1-02100.4310 100 ESTERO BLVD #431 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 431
CICCONE SANTO 25% + 1239 CEDAR RD SOUTHPORT CT 06890	24-46-23-W1-02100.4320 100 ESTERO BLVD #432 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 432

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MCGINNITY THOMAS D 440 HIGH CLIFF LN TARRYTOWN NY 10591	24-46-23-W1-02100.4330 100 ESTERO BLVD #433 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 433
RYFFEL-KRAGH AMY 5860 SW 116TH PLACE RD OCALA FL 34476	24-46-23-W1-02100.4340 100 ESTERO BLVD #434 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 434
D AND L DEVELOPMENT INC PO BOX 327 MOUNT PLEASANT IA 52641	24-46-23-W1-02100.4350 100 ESTERO BLVD #435 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 435
RYREAL FLORIDA LLC MARY K HERMAN 27 STANTON LN STAMFORD CT 06902	24-46-23-W1-02100.5310 100 ESTERO BLVD #531 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 531
FLANAGAN MICHAEL P + ANNA L 4719 THORNAPPLE LN LANSING MI 48917	24-46-23-W1-02100.5320 100 ESTERO BLVD #532 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 532
OSHITA YANCY M + JILL 68 WESTGATE DR ANNANDALE NJ 08801	24-46-23-W1-02100.5330 100 ESTERO BLVD #533 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 533
SCROGGIE PHYLLIS T TR 11224 CALLAWAY GREENS DR FORT MYERS FL 33913	24-46-23-W1-02100.5340 100 ESTERO BLVD #534 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 534
BRADLEY FAMILY LIMITED PTNSHIP 10431 WOODLAND RIDGE W FORT WAYNE IN 46804	24-46-23-W1-02100.5350 100 ESTERO BLVD #535 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 535
PINK SHELL PROPERTIES LLC 648 ELDER LN WINNETKA IL 60093	24-46-23-W1-02100.6310 100 ESTERO BLVD #631 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 631
OUDERSLUYS CAROL S 7117 PELICAN BAY BLVD STE 1901 NAPLES FL 34108	24-46-23-W1-02100.6320 100 ESTERO BLVD #632 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 632
BRADLEY JEANNE B TR 100 ESTERO BLVD #633 FORT MYERS BEACH FL 33931	24-46-23-W1-02100.6330 100 ESTERO BLVD #633 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 633
MCINTYRE CRAIG A 8227 GRADY RD NORTH FORT MYERS FL 33917	24-46-23-W1-02100.6340 100 ESTERO BLVD #634 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 634
HALLER ROBERT W + CELIA M TR PO BOX 337 SYRACUSE IN 46567	24-46-23-W1-02100.6350 100 ESTERO BLVD #635 FORT MYERS BEACH FL 33931	PINK SHELL VACATION VILLAS OR 1173 PG 1496 UNIT 635
PINK SHELL BEACH CLUB CONDO 275 ESTERI BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-02400.00CE 328 ESTERO BLVD FORT MYERS BEACH FL 33931	PINK SHELL BEACH CLUB I CONDO A TIME-SHARE COMMON AREA DESC IN OR BK 2606 PG 3252
PINK SHELL BEACH CLUB VACATION RESORTS INTL PO BOX 540669 MERRITT ISLAND FL 32954	24-46-23-W1-02400.1910 326 ESTERO BLVD #191 FORT MYERS BEACH FL 33931	PINK SHELL BEACH CLUB I A TIME-SHARE OR1429-2219 UNITS 191-593 / 15 UNITS
WINDWARD PASSAGE RESORT VACATION RESORTS INTL PO BOX 540669 MERRITT ISLAND FL 32954	24-46-23-W1-03000.0010 418 ESTERO BLVD FORT MYERS BEACH FL 33931	WINDWARD PASSAGE RESORT A TIME-SHARE OR1578-0728 UNIT 1 THRU 408 / 52 UNITS
WINDWARD PASSAGE RESORT 418 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-03000.00CE 420 ESTERO BLVD FORT MYERS BEACH FL 33931	WINDWARD PASSAGE RESORT CONDO A TIME-SHARE COMMON AREA OR BK 1578 PG 0728
FRITZ SISTERS LLC N29474 COUNTY ROAD D BLAIR WI 54616	24-46-23-W1-03000.5010 418 ESTERO BLVD #501 FORT MYERS BEACH FL 33931	WINDWARD PASSAGE RESORT CONDO OR 1578 PG 728 UNIT 501
FRITZ LAURA L 814 W MOUNT PLEASANT RD EVANSVILLE IN 47711	24-46-23-W1-03000.5020 418 ESTERO BLVD #502 FORT MYERS BEACH FL 33931	WINDWARD PASSAGE RESORT CONDO OR 1578 PG 728 UNIT 502

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ISLAND SHORES CONDO 394 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-03300.00CE 394 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO COMMON AREA DESC OR BK 1817 PG 1137 + CPB 12 PG 34
SCHERER JEFFREY J + DEBRA E 15548 RED OAKS RD SE PRIOR LAKE MN 55372	24-46-23-W1-03300.1010 394 ESTERO BLVD #101 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 101+(XF-SP#2)
BORNEMAN DAVID C + DINA E 394 ESTERO BLVD #102 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.1020 394 ESTERO BLVD #102 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 102+(XF-GAR# 22)
FIGURA MICHAEL A TR 1/2 INT 5 DEERFIELD RIDGE RD CHESTERFIELD MO 63005	24-46-23-W1-03300.1030 394 ESTERO BLVD #103 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 103+(XF-SP#5)
ROBINSON GENE A + CAROL L TR 394 ESTERO BLVD #104 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.1040 394 ESTERO BLVD #104 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 104+(XF-SP#4)
SIEVERTSEN DOLORES C TR KAREN POST 4844 89TH PL KENOSHA WI 53142	24-46-23-W1-03300.1050 392 ESTERO BLVD #105 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 105+(XF-SP#60)
EASTON FAMILY LLC 24523 WEST PELLINORE DR JOLIET IL 60404	24-46-23-W1-03300.1060 392 ESTERO BLVD #106 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 106+(XF-GAR#30)
EASTON MELODEE M TR 24523 W PELLINORE DR JOLIET IL 60404	24-46-23-W1-03300.1070 392 ESTERO BLVD #107 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 107+(XF-SP#59)
YORDY HAROLD C + PHYLLIS J 394 ESTERO BLVD APT 201 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.2010 394 ESTERO BLVD #201 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 201+(XF-GAR#23)
ROHRBACHER MICHAEL + DIANE L 394 ESTERO BLVD #202 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.2020 394 ESTERO BLVD #202 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 202+(XF-GAR#20)
LOVELESS ENTERPRISES INC 17564 HONEY CREEK RD GILLESPIE IL 62033	24-46-23-W1-03300.2030 394 ESTERO BLVD #203 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 203+(XF-SP#11)
DANGELO DANIEL A + JANE M 394 ESTERO BLVD #204 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.2040 394 ESTERO BLVD #204 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 204+(XF-SP#15)
ENGELSMAN JAMES + RHONDA 1184 6TH AVE ZEELAND MI 49464	24-46-23-W1-03300.2050 392 ESTERO BLVD #205 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 205+(XF-GAR#26)
HENSLEY DANIEL L + SHERYL A PO BOX 767 BUFFALO MN 55313	24-46-23-W1-03300.2060 392 ESTERO BLVD #206 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 206+(XF-SP#57)
SCHWARTZ STEVEN E TR 501 VINTAGE DR LAKE IN THE HILLS IL 60156	24-46-23-W1-03300.2070 392 ESTERO BLVD #207 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 207+(XF-SP#52)
MOODY CHERIE B TR PO BOX 20347 COLUMBUS OH 43220	24-46-23-W1-03300.3010 394 ESTERO BLVD #301 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 301+(XF-GAR#18)
HICKMAN GLENN H TR 1206 E OHIO ST MONTICELLO IN 47960	24-46-23-W1-03300.3020 394 ESTERO BLVD #302 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 302+(XF-SP#14)
ARENS ROBERT W + JANE R TR N95 W8120 CRANES CROSSING CEDARBURG WI 53012	24-46-23-W1-03300.3030 394 ESTERO BLVD #303 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 303+(XF-SP#55)
MAREK CHARLES B JR + 4021 BAY DR MIDDLE RIVER MD 21220	24-46-23-W1-03300.3040 394 ESTERO BLVD #304 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 304+(XF-SP#16)

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WELLS GWENDOLYN M 33.34% + 4021 BAY DR MIDDLE RIVER MD 21220	24-46-23-W1-03300.3050 392 ESTERO BLVD #305 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 305 +(XF-GAR#31)
KUEHN BROTHERS PROPERTIES LLC PO BOX 265 SPRING VALLEY MN 55975	24-46-23-W1-03300.3060 392 ESTERO BLVD #306 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 306 +(XF-SP#56)
LIOTTA SAVATORE + CONCETTA 6 OAK BROOK CLUB DR APT J101 OAK BROOK IL 60523	24-46-23-W1-03300.3070 392 ESTERO BLVD #307 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 307 +(XF-SP#61)
KRINKIE BRUCE + JODI 6881 BLACKDUCK DR LINO LAKES MN 55014	24-46-23-W1-03300.4010 394 ESTERO BLVD #401 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 401 +(XF-GAR#19)
ROXIN UWE PAUL RUDOLF + BLANK HAUPTSTR 105 D-22587 HAMBURG GERMANY	24-46-23-W1-03300.4020 394 ESTERO BLVD #402 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 402 +(XF-SP#13)
WAKIM KHALIL + DANA D 1601 WILLIAMS WAY E ANDERSON IN 46011	24-46-23-W1-03300.4030 394 ESTERO BLVD #403 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 403 +(XF-SP#9)
ATKINSON JOHN M + BONNIE J 8417 ARROWHEAD FARM BURR RIDGE IL 60527	24-46-23-W1-03300.4040 394 ESTERO BLVD #404 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 404 +(XF-GAR#21)
STUTZ PATRICIA A TR 392 ESTERO BLVD #405 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.4050 392 ESTERO BLVD #405 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 405 +(XF-GAR#27)
COVERT ROBERT + LOUISE B 9403 GIBSON DR POWELL OH 43065	24-46-23-W1-03300.4060 392 ESTERO BLVD #406 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 406 +(XF-SP#58)
DEMARY CHESTER W TR 392 ESTERO BLVD #407 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.4070 392 ESTERO BLVD #407 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 407 +(XF-SP#49)
BENES ANDREW C + JENNIFER J TR 1127 HIGHLAND POINTE DR SAINT LOUIS MO 63131	24-46-23-W1-03300.5010 394 ESTERO BLVD #501 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 501 +(XF-SP#10)
BYERS JOAN B TR 394 ESTERO BLVD #502 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.5020 394 ESTERO BLVD #502 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 502 +(XF-SP#8)
GERMAN PATRICIA A TR 394 ESTERO BLVD #503 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.5030 394 ESTERO BLVD #503 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 503 +(XF-GAR#25)
CAPENIGRO ANTHONY T + MARGARET 22 W 160 PINEGROVE CT GLEN ELLYN IL 60137	24-46-23-W1-03300.5040 394 ESTERO BLVD #504 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 504 +(XF-SP#3)
FREIBURGER SHELIA J TR 1061 W 136TH ST CARMEL IN 46032	24-46-23-W1-03300.5050 392 ESTERO BLVD #505 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 505 +(XF-SP#51)
SMITH ROXANNA L 21521 MADERA RD FORT MYERS BEACH FL 33931	24-46-23-W1-03300.5060 392 ESTERO BLVD #506 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 506 +(XF-SP#53)
SMITH ROXANNA L 21521 MADERA RD FORT MYERS BEACH FL 33931	24-46-23-W1-03300.5070 392 ESTERO BLVD #507 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 507 +(XF-GAR#28)
LLOYD JOHN D + STEPHANIE J 15515 ALLEN BLVD PRIOR LAKE MN 55372	24-46-23-W1-03300.6010 394 ESTERO BLVD #601 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 601 +(XF-GAR#24)
SCHMIDT SHIRLEY D 15028 WILLISTON LN MINNETONKA MN 55345	24-46-23-W1-03300.6020 394 ESTERO BLVD #602 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 602 +(XF-SP#1)

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MIDDLESWARTH DAVID B 500 MEADOW LN MIDDLEBURG PA 17842	24-46-23-W1-03300.6030 394 ESTERO BLVD #603 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 603 +(XF-SP#17)
MILLIRON MARY N TR 2384 SR 39 NW MANSFIELD OH 44903	24-46-23-W1-03300.6040 394 ESTERO BLVD #604 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 604 +(XF-SP#12)
LANDISI ANNE MARIE T TR 392 ESTERO BLVD #605 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.6050 392 ESTERO BLVD #605 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 605 +(XF-SP#50)
MCSPEDON JOSEPH H + HEATHER 392 ESTERO BLVD APT 606 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.6060 392 ESTERO BLVD #606 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 606 +(XF-GAR#29)
NUNN JOYCE M 392 ESTERO BLVD #607 FORT MYERS BEACH FL 33931	24-46-23-W1-03300.6070 392 ESTERO BLVD #607 FORT MYERS BEACH FL 33931	ISLAND SHORES CONDO OR 1817 PG 1137 UNIT 607 +(XF-SP#54)
ESTERO ISLAND BEACH VILLAS CONDO PHASES 1 + 2 250 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-03600.00CE 252 ESTERO BLVD FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS CONDO PHS 1+2 DESC OR2574 PG0734 CE:LAND ONLY
BOERMAN EDWIN J + JANIS L 613 BERKSHIRE CT DOWNERS GROVE IL 60516	24-46-23-W1-03600.1010 250 ESTERO BLVD #101 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR 2574 PG 0734 PH 1 UNIT 101
LOWERY BARBARA B TR 5313 NAUTILUS DR CAPE CORAL FL 33904	24-46-23-W1-03600.1020 250 ESTERO BLVD #102 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR 2574 PG 0734 PH 1 UNIT 102
JOHNSON GORDON R + HOPE Y 6409 DORON LN EDINA MN 55439	24-46-23-W1-03600.1030 250 ESTERO BLVD #103 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR 2574 PG 0734 PH 1 UNIT 103
FM BEACH LLC 100 NORTH POND DR STE F WALLED LAKE MI 48390	24-46-23-W1-03600.1040 250 ESTERO BLVD #104 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR 2574 PG 0734 PH 1 UNIT 104
HULL PETER H + 1982 AUTUMN BROOK TRL HINCKLEY OH 44233	24-46-23-W1-03600.1050 250 ESTERO BLVD #105 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 105
PLACE ANDREW W TR 1628 ROCK WOOD LN MISHAWAKA IN 46545	24-46-23-W1-03600.1060 250 ESTERO BLVD #106 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 106
BASSEL ROBERT N + 9008 HACK RD CLINTON MI 49236	24-46-23-W1-03600.2010 250 ESTERO BLVD #201 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 201
BRUTUS BEACH LLC TIMOTHY SCHLACHTER 8738 BIG CYPRESS CIR SYLVANIA OH 43560	24-46-23-W1-03600.2020 250 ESTERO BLVD #202 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 202
GILLIAN TIMOTHY E + DOROTHY J 512 MARENGO AVE FOREST PARK IL 60130	24-46-23-W1-03600.2030 250 ESTERO BLVD #203 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 203
SCHUBERT CHARLES B + AMY L 344 HAMBLETONIAN DR OAK BROOK IL 60523	24-46-23-W1-03600.2040 250 ESTERO BLVD #204 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 204
OLTMAN MURRAY W TR + 36490 OLD MILL BRIDGE RD FRANKFORD DE 19945	24-46-23-W1-03600.2050 250 ESTERO BLVD #205 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 205
SEQUEIRA THOMAS M + LYNNETTE 6960 NORVALE CIR W GATES MILLS OH 44040	24-46-23-W1-03600.2060 250 ESTERO BLVD #206 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 206
KOUMJIAN RICHARD H + BARBARA F 14220 ROYAL HARBOUR CT #511 FORT MYERS FL 33908	24-46-23-W1-03600.3010 250 ESTERO BLVD #301 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 301

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BROWN DAVID L TR + 13 WARD LN CINCINNATI OH 45246	24-46-23-W1-03600.3020 250 ESTERO BLVD #302 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 302
PETTY JOHN T TR 974 TEALWOOD LN SOUTH BEND IN 46614	24-46-23-W1-03600.3030 250 ESTERO BLVD #303 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 303
BLIGH DOUGLAS L + LINDA K TR PO BOX 2482 FORT MYERS BEACH FL 33932	24-46-23-W1-03600.3040 250 ESTERO BLVD #304 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 304
ADENT BARBARA J TR 1/2INT + 1022 GROUSE WAY VENICE FL 34285	24-46-23-W1-03600.3050 250 ESTERO BLVD #305 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 305
WALZ PATRICIA M TR 19591 ROOSEVELT RD SOUTH BEND IN 46614	24-46-23-W1-03600.3060 250 ESTERO BLVD #306 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 306
WALZ JAMES E + MARGERY L 2415 TOPSWOOD LN SOUTH BEND IN 46614	24-46-23-W1-03600.4010 250 ESTERO BLVD #401 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 401
ANG JOSEPH F + 9106 WHISTLING SWAN LN MANLIUS NY 13104	24-46-23-W1-03600.4020 250 ESTERO BLVD #402 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 402
RUSCH JOHN H + N 5429 POPLAR RD SHAWANO WI 54166	24-46-23-W1-03600.4030 250 ESTERO BLVD #403 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 403
LUTHER JEFFREY + DEBRA 5017 S OLD YANTON PL SIOUX FALLS SD 57108	24-46-23-W1-03600.4040 250 ESTERO BLVD #404 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 404
DEWHIRST NED E + J RENEE + 12395 MCGREGOR WOODS CIR FORT MYERS FL 33908	24-46-23-W1-03600.4050 250 ESTERO BLVD #405 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 405
CLENNON LAWRENCE 20641 W COUNTY RD WILMINGTON IL 60481	24-46-23-W1-03600.4060 250 ESTERO BLVD #406 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 406
WENTWORTH JEFFREY R 3630 LOWER SPRINGBORO RD WAYNESVILLE OH 45068	24-46-23-W1-03600.5010 250 ESTERO BLVD #501 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 501
ANDREWS BERNARD C TR 3875 E LAKE RD SHEFFIELD LAKE OH 44054	24-46-23-W1-03600.5020 250 ESTERO BLVD #502 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 502
CONNOLLY PAUL A + KATHLEEN G 649 OLD HIGHWAY 8 NW APT 149 NEW BRIGHTON MN 55112	24-46-23-W1-03600.5030 250 ESTERO BLVD #503 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 503
BENECKE DEXTER L TR + PO BOX 26 RIDGEVILLE CORNERS OH 43555	24-46-23-W1-03600.5040 250 ESTERO BLVD #504 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 504
VIEAU MARK R + SHERYL L 5994 N PIKE LAKE RD DULUTH MN 55811	24-46-23-W1-03600.5050 250 ESTERO BLVD #505 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 505
BOUCHER JUDITH E TR 18532 DEEP PASSAGE LN FORT MYERS BEACH FL 33931	24-46-23-W1-03600.5060 250 ESTERO BLVD #506 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 506
PETTY JEANETTE L TR 21420 CARLTON AVE CASSOPOLIS MI 49031	24-46-23-W1-03600.6010 250 ESTERO BLVD #601 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 601
LEVEE STUART E + CAROL A 32901 CAYUGA HEIGHTS LN NILES MI 49120	24-46-23-W1-03600.6020 250 ESTERO BLVD #602 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 602

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FARMER ANNA MEGAN TR 240 17TH ST SW NAPLES FL 34117	24-46-23-W1-03600.6030 250 ESTERO BLVD #603 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 603
SEQUEIRA THOMAS M + LYNNETTE 6960 NORVALE CIR W GATES MILLS OH 44040	24-46-23-W1-03600.6040 250 ESTERO BLVD #604 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 604
LISICH PETER + SUSAN J 131 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-03600.6050 250 ESTERO BLVD #605 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 605
BAKER DIANA R TR + 6823 W 132ND TER LEAWOOD KS 66209	24-46-23-W1-03600.6060 250 ESTERO BLVD #606 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG 0734 PH 1 UNIT 606
DAVID L PETTY FLP 1721W BIKE ST BREMEN IN 46506	24-46-23-W1-03600.7010 250 ESTERO BLVD #701 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG0824 PH 2 UNIT 701
MASON GEORGE E + ALICIA D 416 SW 32ND CT CAPE CORAL FL 33991	24-46-23-W1-03600.7020 250 ESTERO BLVD #702 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG0824 PH 2 UNIT 702
RINGER DIANA L 250 ESTERO BLVD FORT MYERS BEACH FL 33931	24-46-23-W1-03600.7030 250 ESTERO BLVD #703 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG0824 PH 2 UNIT 703
MORRIS SCOTT A + KATHERINE TR 42053 SUTTERS LN NORTHVILLE MI 48168	24-46-23-W1-03600.7040 250 ESTERO BLVD #704 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG0824 PH 2 UNIT 704
VIEAU MARK R + SHERYL L 5994 N PIKE LAKE RD DULUTH MN 55811	24-46-23-W1-03600.7050 250 ESTERO BLVD #705 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG0824 PH 2 UNIT 705
WATKINS JOHN JAY TR PO BOX 250 LABELLE FL 33975	24-46-23-W1-03600.7060 250 ESTERO BLVD #706 FORT MYERS BEACH FL 33931	ESTERO ISLAND BEACH VILLAS DESC OR2574 PG0824 PH 2 UNIT 706
SANIBEL VIEW VILLAS CONDO ASOC	24-46-23-W1-03700.00CE 142 ESTERO BLVD FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO AS DESC IN OR 3559 PG 222 COMMON ELEMENTS
DEUTSCH RANDALL P + KAREN M 0S850 SPRING GREEN WAY BATAVIA IL 60510	24-46-23-W1-03700.2101 140 ESTERO BLVD #2101 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2101
PITBLADDO VICKI BOND 5389 FAIRFIELD WAY FORT MYERS FL 33919	24-46-23-W1-03700.2102 140 ESTERO BLVD #2102 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2102
WATTS WILLIARD J + LINDA D PO BOX 514 CHESANING MI 48616	24-46-23-W1-03700.2103 140 ESTERO BLVD #2103 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2103
ROE FAMILY LLC ROBERT F ROE 23 WOODSHIRE DR FREELAND MI 48623	24-46-23-W1-03700.2104 140 ESTERO BLVD #2104 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2104
RBM LEASING + MANAGEMENT INC 50 WILLOW LN WINONA MN 55987	24-46-23-W1-03700.2105 140 ESTERO BLVD #2105 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2105
BOGGS TRENTON G + HOLLY M 11817 AUTUMN TREE DR FORT WAYNE IN 46845	24-46-23-W1-03700.2106 140 ESTERO BLVD #2106 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2106
BURNS MICHELE CHAMBRE 140 ESTERO BLVD UNIT 2107 FORT MYERS BEACH FL 33931	24-46-23-W1-03700.2107 140 ESTERO BLVD #2107 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2107
NORRIS MARY JANE O 1906 LEO LN ALEXANDRIA VA 22308	24-46-23-W1-03700.2108 140 ESTERO BLVD #2108 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2108

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SHEMROSKE MARK + TRIS 50 W 75TH ST #101 WILLOWBROOK IL 60527	24-46-23-W1-03700.2109 140 ESTERO BLVD #2109 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2109
CHAMBRE ANDRE G TR + 4560 ESTERO BLVD # 501 FORT MYERS BEACH FL 33931	24-46-23-W1-03700.2110 140 ESTERO BLVD #2110 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2110
HART RANDALL D + 3547 STATE ROUTE 7 NEW WATERFORD OH 44445	24-46-23-W1-03700.2111 140 ESTERO BLVD #2111 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2111
NEW PINK SHELL RENTAL LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-03700.2112 140 ESTERO BLVD #2112 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2112
GERBERS JEFFREY R + TRACY L 13595 EAST 114TH RD FISHERS IN 46037	24-46-23-W1-03700.2201 140 ESTERO BLVD #2201 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2201
BURNS MICHELE 1512 REYNARD DR FORT MYERS FL 33912	24-46-23-W1-03700.2202 140 ESTERO BLVD #2202 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2202
GRAY JACK + 39821 GRAND AVE NORTH BRANCH MN 55056	24-46-23-W1-03700.2203 140 ESTERO BLVD #2203 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2203
PISTO PHILIP + MARIA F TR 53541 EIGHT MILE RD NORTHVILLE MI 48167	24-46-23-W1-03700.2204 140 ESTERO BLVD #2204 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2204
WAZNEY JOHN L + MARION 38621 DODDS LANDING DR WILLOUGHBY OH 44094	24-46-23-W1-03700.2205 140 ESTERO BLVD #2205 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2205
RICHTER JULIETTE 1832 BANK ST BALTIMORE MD 21231	24-46-23-W1-03700.2206 140 ESTERO BLVD #2206 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2206
RICHTER FRANK J + LORETTA M 647 SIGNAL HILL RD BARRINGTON IL 60010	24-46-23-W1-03700.2207 140 ESTERO BLVD #2207 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2207
WIEDER FLORENCE + ROBERT TR 405 ROYAL BONNET CT FORT MYERS FL 33908	24-46-23-W1-03700.2208 140 ESTERO BLVD #2208 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2208
HART RANDALL D + NEW YORK LIFE 153 S MAIN ST COLUMBIANA OH 44408	24-46-23-W1-03700.2209 140 ESTERO BLVD #2209 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2209
VLJ LLC 3242 BAY ROAD SOUTH DR INDIANAPOLIS IN 46240	24-46-23-W1-03700.2210 140 ESTERO BLVD #2210 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2210
BAER DENNIS L + JEAN M 1418 SAND CASTLE RD SANIBEL FL 33957	24-46-23-W1-03700.2211 140 ESTERO BLVD #2211 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2211
MESKIN ROBERT L 7 PACKARD DR MIDDLETOWN NJ 07748	24-46-23-W1-03700.2212 140 ESTERO BLVD #2212 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2212
CHAMBRE CHRISTINE + PAUL A TR 1066 N WATERWAY DR FORT MYERS FL 33919	24-46-23-W1-03700.2301 140 ESTERO BLVD #2301 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2301
CHAMBRE ANDRE G TR + 4560 ESTERO BLVD # 501 FORT MYERS BEACH FL 33931	24-46-23-W1-03700.2302 140 ESTERO BLVD #2302 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2302
BUTCHER LOIS M TR 4008 TURF LN FORT WAYNE IN 46804	24-46-23-W1-03700.2303 140 ESTERO BLVD #2303 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2303

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VIEAU MARK R + SHERYL L 5994 N PIKE LAKE RD DULUTH MN 55811	24-46-23-W1-03700.2304 140 ESTERO BLVD #2304 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2304
ENTRUST IRA SW FLORIDA LLC CAROL BACH 2282 HORSESHOE DR WEST BLOOMFIELD MI 48322	24-46-23-W1-03700.2305 140 ESTERO BLVD #2305 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2305
FOGARTY PHILIP 41W089 BRIDLE CREEK DR SAINT CHARLES IL 60175	24-46-23-W1-03700.2306 140 ESTERO BLVD #2306 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2306
MAZUR BRYAN T + ALMA 2600 QUEEN MARGARET DR LEWISVILLE TX 75056	24-46-23-W1-03700.2307 140 ESTERO BLVD #2307 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2307
URKOVICH RONALD S + SANDRA M 5690 PINETREE SANIBEL FL 33957	24-46-23-W1-03700.2308 140 ESTERO BLVD #2308 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2308
CHAMBRE DENISE D TR + PO BOX 07264 FORT MYERS FL 33919	24-46-23-W1-03700.2309 140 ESTERO BLVD #2309 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2309
THOMAS BEVERLY N TR + 463 CRYSTAL CT CRYSTAL LAKE IL 60014	24-46-23-W1-03700.2310 140 ESTERO BLVD #2310 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2310
KOHLER EDWARD + MARGARET A + 1709 OAK FOREST DR THE VILLAGES FL 32162	24-46-23-W1-03700.2311 140 ESTERO BLVD #2311 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2311
HAAG MAUREEN E 12657 COCONUT CREEK CT FORT MYERS FL 33908	24-46-23-W1-03700.2312 140 ESTERO BLVD #2312 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2312
STEIDL DANIEL G + 9245 COACH HOUSE LN ESTERO FL 33928	24-46-23-W1-03700.2401 140 ESTERO BLVD #2401 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2401
MORGAN CAPITAL COMPANY LLC 706 ARBOR BROOK DR CARY NC 27519	24-46-23-W1-03700.2402 140 ESTERO BLVD #2402 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2402
CLASSE PROPERTIES LLC ROGER BLAUWKAMP 494 E 64TH ST HOLLAND MI 49423	24-46-23-W1-03700.2403 140 ESTERO BLVD #2403 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2403
MASSARO ANTHONY C + LAURA J 470 POTOMAC LN ELK GROVE VILLAGE IL 60007	24-46-23-W1-03700.2404 140 ESTERO BLVD #2404 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2404
VIEAU MARK R + SHERYL L 5994 NORTH PIKE LAKE RD DULUTH MN 55811	24-46-23-W1-03700.2405 140 ESTERO BLVD #2405 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2405
SINNEMA STEVEN + ARLENE 21 2ND AV SEASIDE HEIGHTS NJ 08751	24-46-23-W1-03700.2406 140 ESTERO BLVD #2406 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2406
PINKERTON RICHARD A + ROSE M 406 WAYNE ST JOHNSTOWN PA 15905	24-46-23-W1-03700.2407 140 ESTERO BLVD #2407 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2407
K + B CONSTRUCTION CO LLC 3901E HAGAN ST STE F BLOOMINGTON IN 47401	24-46-23-W1-03700.2408 140 ESTERO BLVD #2408 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2408
PAOLI KENNETH N + 2033 GLADSTONE DR WHEATON IL 60187	24-46-23-W1-03700.2409 140 ESTERO BLVD #2409 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2409
SCHMIDT EDWIN H 15028 WILLISTON LN MINNETONKA MN 55345	24-46-23-W1-03700.2410 140 ESTERO BLVD #2410 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2410

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SIBIGA PHILLIP M 39 IVES ST UNIT 501 HAMDEN CT 06518	24-46-23-W1-03700.2411 140 ESTERO BLVD #2411 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2411
MAPLE LANES PROPERTIES LLC 105 MAPLE LN WINONA MN 55987	24-46-23-W1-03700.2412 140 ESTERO BLVD #2412 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2412
SHORELAND HOLDINGS LLC 1411 SE 47TH ST STE 1 CAPE CORAL FL 33904	24-46-23-W1-03700.2501 140 ESTERO BLVD #2501 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2501
CAMPBELL FLP 2 21557 SHOREVISTA LN NOBLESVILLE IN 46062	24-46-23-W1-03700.2502 140 ESTERO BLVD #2502 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2502
CAMPBELL FAMILY LTD PTNRSH I 1375 N 800 W TIPTON IN 46072	24-46-23-W1-03700.2503 140 ESTERO BLVD #2503 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2503
KACEL STEVEN N + 1642 MCCRAREN RD HIGHLAND PARK IL 60035	24-46-23-W1-03700.2504 140 ESTERO BLVD #2504 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2504
CHAMBRE ANDRE G + DIANE D 4560 ESTERO BLVD APT 501 FORT MYERS BEACH FL 33931	24-46-23-W1-03700.2505 140 ESTERO BLVD #2505 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2505
KANE PATRICK J + MARYANNE 4054 TROON DR UNIONTOWN OH 44685	24-46-23-W1-03700.2506 140 ESTERO BLVD #2506 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2506
THELMA + LOUISE INC 6626 KESTREL CIR FORT MYERS FL 33966	24-46-23-W1-03700.2507 140 ESTERO BLVD #2507 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2507
SNIPES PATSY C 2338 HENDERSON MILL CT ATLANTA GA 30345	24-46-23-W1-03700.2508 140 ESTERO BLVD #2508 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2508
ROWE RICHARD TR 9990 CYPRESS LAKE DR FORT MYERS FL 33919	24-46-23-W1-03700.2509 140 ESTERO BLVD #2509 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2509
FRALICH BRAD + KATHY + 10882 JILLIAN RD ORLAND PARK IL 60467	24-46-23-W1-03700.2510 140 ESTERO BLVD #2510 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2510
SEITZ DAVID A + DIANE L 8327 BLUE HERON COVE HUNTSVILLE OH 43324	24-46-23-W1-03700.2511 140 ESTERO BLVD #2511 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2511
RBM LEASING + MANAGEMENT INC 50 WILLOW LN WINONA MN 55987	24-46-23-W1-03700.2512 140 ESTERO BLVD #2512 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT 2512
JABO LLC 8015 W KENTON CIR STE 220 HUNTSVILLE NC 28078	24-46-23-W1-037CU.00E1 140 ESTERO BLVD #CUE1 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT CU-E1
JABO LLC 8015 W KENTON CIR STE 220 HUNTSVILLE NC 28078	24-46-23-W1-037CU.0101 140 ESTERO BLVD #C101 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT CU-101
JABO LLC 8015 W KENTON CIR STE 220 HUNTSVILLE NC 28078	24-46-23-W1-037CU.0201 140 ESTERO BLVD #C201 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT CU-201
JABO LLC 8015 W KENTON CIR STE 220 HUNTSVILLE NC 28078	24-46-23-W1-037CU.0301 140 ESTERO BLVD #C301 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT CU-301
JABO LLC 8015 W KENTON CIR STE 220 HUNTSVILLE NC 28078	24-46-23-W1-037CU.0401 140 ESTERO BLVD #C401 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT CU-401

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JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-037CU.0501 140 ESTERO BLVD #C501 FORT MYERS BEACH FL 33931	SANIBEL VIEW VILLAS CONDO DESC IN OR 3559 PG 222 UNIT CU-501
CREA ERNEST P + PAMELA J 3345 BAY ROAD NORTH DR INDIANAPOLIS IN 46240	24-46-23-W1-0400R.0101 200 ESTERO BLVD #101 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-101
PANETTA RONALD J + NANCY I 26445 DOXTATOR ST DEARBORN HEIGHTS MI 48127	24-46-23-W1-0400R.0102 200 ESTERO BLVD #102 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-102
STARK DUSAULT LLC 16964 VERONA LN NAPLES FL 34110	24-46-23-W1-0400R.0103 200 ESTERO BLVD #103 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-103
STARK DUSAULT LLC 16964 VERONA LN NAPLES FL 34110	24-46-23-W1-0400R.0104 200 ESTERO BLVD #104 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-104
JACKSON LAND CO LLC 126 S 7TH ST MIAMISBURG OH 45342	24-46-23-W1-0400R.0105 200 ESTERO BLVD #105 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-105
SCHAEFER DAVID + KIM 5742 TUSCANY LN WAUNAKEE WI 53597	24-46-23-W1-0400R.0106 200 ESTERO BLVD #106 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-106
COOK THOMAS J TR 4918 DENISON AVE CLEVELAND OH 44102	24-46-23-W1-0400R.0107 200 ESTERO BLVD #107 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-107
COOK THOMAS TR + 4918 DENISON AVE CLEVELAND OH 44102	24-46-23-W1-0400R.0108 200 ESTERO BLVD #108 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-108
ROXIE SMITH FAMIY LLC 21521 MADERA FORT MYERS BEACH FL 33931	24-46-23-W1-0400R.0201 200 ESTERO BLVD #201 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-201
CLIFFORD DANIEL + SANDRA 7660 BANNING WAY INVER GROVE HEIGHTS MN 55077	24-46-23-W1-0400R.0202 200 ESTERO BLVD #202 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-202
BEACH COAST PROPERTIES LLC 2104 W FIRST ST #2604 APT D FORT MYERS FL 33901	24-46-23-W1-0400R.0203 200 ESTERO BLVD #203 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-203
LOFFRENO CHRISTIAN P 18120 SAN CARLOS BLVD APT 704 FORT MYERS BEACH FL 33931	24-46-23-W1-0400R.0204 200 ESTERO BLVD #204 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-204
KELLEY KRIS S + MONICA 26608 GREENVILLE DR PERRYSBURG OH 43551	24-46-23-W1-0400R.0205 200 ESTERO BLVD #205 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-205
WHITE SAND VILLAS LLC 522 4TH ST STE 200 SIOUX CITY IA 51101	24-46-23-W1-0400R.0206 200 ESTERO BLVD #206 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-206
KARETA KENNETH C + CHRISTINE J 4138 RICH DR WATERFORD MI 48329	24-46-23-W1-0400R.0207 200 ESTERO BLVD #207 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-207
DISILVESTRO LYNN M TR 8649 W STOLTING RD NILES IL 60714	24-46-23-W1-0400R.0208 200 ESTERO BLVD #208 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-208
SEILER/OCONNOR LLC 720 HAGADORN RD MASON MI 48854	24-46-23-W1-0400R.0301 200 ESTERO BLVD #301 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-301
CREGAR DENNIS +ROBIN PO BOX 2273 BRIGHTON MI 48116	24-46-23-W1-0400R.0302 200 ESTERO BLVD #302 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-302

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SCHAD TERRY G 16246 CROWN ARBOR WY FORT MYERS FL 33908	24-46-23-W1-0400R.0303 200 ESTERO BLVD #303 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-303
LEWIS RANDY + TERRY 3221 LINDEN CIR PRIOR LAKE MN 55372	24-46-23-W1-0400R.0304 200 ESTERO BLVD #304 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-304
RICHTER FRANK J + LORETTA M 647 SIGNAL HILL RD NORTH BARRINGTON IL 60010	24-46-23-W1-0400R.0305 200 ESTERO BLVD #305 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-305
BEELEY ROBERT A PO BOX 1327 TOMBALL TX 77377	24-46-23-W1-0400R.0306 200 ESTERO BLVD #306 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-306
BETZRUHEN LLC VANDONGEN + ASSOC PO BOX 3230 GRAND RAPIDS MI 49501	24-46-23-W1-0400R.0307 200 ESTERO BLVD #307 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-307
MCMINN OLDSMOBILE INC 226 PORTMAN LN BRIDGEVILLE PA 15017	24-46-23-W1-0400R.0308 200 ESTERO BLVD #308 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-308
CREGAR DENNIS + ROBIN PO BOX 2273 BRIGHTON MI 48116	24-46-23-W1-0400R.0309 200 ESTERO BLVD #309 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-309
SEILER MARK A TR 780 HAWKSMOORE DR CLARKSTON MI 48348	24-46-23-W1-0400R.0310 200 ESTERO BLVD #310 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-310
VICKERY STEVEN B + CONSTANCE J 5148 N MERIDIAN ST INDIANAPOLIS IN 46208	24-46-23-W1-0400R.0401 200 ESTERO BLVD #401 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-401
ENTRUST IRA SW FLORIDA LLC HARVEY SHEREN 1001 ISLA VERDE SQ VERO BEACH FL 32963	24-46-23-W1-0400R.0402 200 ESTERO BLVD #402 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-402
SHEREN HARVEY D 1001 ISLA VERDE SQ VERO BEACH FL 32963	24-46-23-W1-0400R.0403 200 ESTERO BLVD #403 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-403
SCHMIDT SHIRLEY D 15028 WILLISTON LN MINNETONKA MN 55345	24-46-23-W1-0400R.0404 200 ESTERO BLVD #404 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-404
SCHNECK PROPERTY MANAGEMENT 6105 BERKLEY BLVD MILWAUKEE WI 53217	24-46-23-W1-0400R.0405 200 ESTERO BLVD #405 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-405
MAHER CHARLES S + LOUISE M 326 NORTHVIEW RD DAYTON OH 45419	24-46-23-W1-0400R.0406 200 ESTERO BLVD #406 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-406
MAHER CHARLES S + LOUISE M 326 NORTHVIEW RD DAYTON OH 45419	24-46-23-W1-0400R.0407 200 ESTERO BLVD #407 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-407
CUSACK MICHAEL J + PATRICIA M 19 MEADOWVIEW LANE IPSWICH MA 01938	24-46-23-W1-0400R.0408 200 ESTERO BLVD #408 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-408
409 WHITE SAND VILLAS LLC 120 N GLENHURST DR BLOOMFIELD VILLAGE MI 48301	24-46-23-W1-0400R.0409 200 ESTERO BLVD #409 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-409
200 ESTERO BOULEVARD LLC 46925 SUNNYBROOK LN NOVI MI 48374	24-46-23-W1-0400R.0410 200 ESTERO BLVD #410 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-410
NAGARATHINAM S V + NAGARATHINAM CHITHRA H/W 13332 MARQUETTE BLVD FORT MYERS FL 33905	24-46-23-W1-0400R.0501 200 ESTERO BLVD #501 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-501

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RADCLIFF BOBBIE TR 1521 WILTON LN SANIBEL FL 33957	24-46-23-W1-0400R.0502 200 ESTERO BLVD #502 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-502
GROSSKOPF MARK R N64W13789 COBBERSTONR DR MENOMONEE FALLS WI 53051	24-46-23-W1-0400R.0503 200 ESTERO BLVD #503 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-503
LOAFMAN ZACHARY 2040 NW 60TH ST SEATTLE WA 98107	24-46-23-W1-0400R.0504 200 ESTERO BLVD #504 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-504
RIDDLE ROBERT G + PATRICIA TR 2212 PLATINUM DR SUN CITY CENTER FL 33573	24-46-23-W1-0400R.0505 200 ESTERO BLVD #505 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-505
BABINEAU JAMES + JODI BABINEAU 665 PINE CIR RICE LAKE WI 54868	24-46-23-W1-0400R.0506 200 ESTERO BLVD #506 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-506
NAGARATHINIM S V + CHITHRA 13332 MARQUETTE BLVD FORT MYERS FL 33905	24-46-23-W1-0400R.0507 200 ESTERO BLVD #507 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-507
BORKOWSKI DUANE 9395 ARBOR COURT PLYMOUTH MI 48170	24-46-23-W1-0400R.0508 200 ESTERO BLVD #508 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-508
CREGAR DENNIS + ROBIN PO BOX 2273 BRIGHTON MI 48116	24-46-23-W1-0400R.0509 200 ESTERO BLVD #509 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-509
MUELLER ROBERT C + MARGARET 516 HAWTHORN AVE BARTLETT IL 60103	24-46-23-W1-0400R.0510 200 ESTERO BLVD #510 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-510
KIEVIT KENNETH P + ANN R 29 DOGWOOD TERR STOCKHOLM NJ 07460	24-46-23-W1-0400R.0601 200 ESTERO BLVD #601 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-601
SCHANE JAMES R TR 8538 WASHINGTON ST DOWNERS GROVE IL 60516	24-46-23-W1-0400R.0602 200 ESTERO BLVD #602 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-602
NEW PINK SHELL RENTAL LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-0400R.0603 200 ESTERO BLVD #603 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-603
K + B CONSTRUCTION CO LLC 3901 E HAGAN ST STE F BLOOMINGTON IN 47401	24-46-23-W1-0400R.0604 200 ESTERO BLVD #604 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-604
NOHRDEN EULALIE TR 1869 CLOVERDALE DR ROCHESTER MI 48307	24-46-23-W1-0400R.0605 200 ESTERO BLVD #605 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-605
HOSKINS CHARLES K+JUDY K TR 801 W COLISUM BLVD FORT WAYNE IN 46808	24-46-23-W1-0400R.0606 200 ESTERO BLVD #606 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-606
LIOTTA VINCENZO S + CONCETTA M 1000 MERRY LN OAK BROOK IL 60523	24-46-23-W1-0400R.0607 200 ESTERO BLVD #607 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-607
BENECKE DEXTER L + JANIS K TR PO BOX 26 RIDGEVILLE CORNERS OH 43555	24-46-23-W1-0400R.0608 200 ESTERO BLVD #608 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-608
CHISRELLI SALVATORE + NORMA TR 907 LUCERNE PKWY CAPE CORAL FL 33904	24-46-23-W1-0400R.0609 200 ESTERO BLVD #609 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-609
DEVRIES JAMES D + 40 LANCASTER LN LINCOLNSHIRE IL 60069	24-46-23-W1-0400R.0610 200 ESTERO BLVD #610 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-610

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BACKSTRAND KENNETH + SUE 24 WINEWOOD CT FORT MYERS FL 33919	24-46-23-W1-0400R.0701 200 ESTERO BLVD #701 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-701
RHL ACCURATE MANAGEMENT CO 11680 HAMPTON GREENS DR FORT MYERS FL 33913	24-46-23-W1-0400R.0702 200 ESTERO BLVD #702 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-702
CAMPBELL FLP 2 21557 SHOREVISTA LN NOBLESVILLE IN 46062	24-46-23-W1-0400R.0703 200 ESTERO BLVD #703 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-703
CAMPBELL FLP 2 21557 SHOREVISTA LN NOBLESVILLE IN 46062	24-46-23-W1-0400R.0704 200 ESTERO BLVD #704 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-704
HOLMES M CHRISTINE TR ROY HOLMES PO BOX 486 GRAND HAVEN MI 49417	24-46-23-W1-0400R.0705 200 ESTERO BLVD #705 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-705
ZIMMERMAN ANTHONY + AMY R 1281AARON LN ERLANGER KY 41018	24-46-23-W1-0400R.0706 200 ESTERO BLVD #706 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-706
VIEAU MARK R + SHERYL L 5994 N PIKE LAKE RD DULUTH MN 55811	24-46-23-W1-0400R.0707 200 ESTERO BLVD #707 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-707
SECK EDWARD M + JODY K 2547 STATE ROAD 35 STE 4 LUCK WI 54853	24-46-23-W1-0400R.0708 200 ESTERO BLVD #708 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-708
ALASCIA SAMUEL R + KATHLEEN R 6251 WHITE BIRCH RD SYKESVILLE MD 21784	24-46-23-W1-0400R.0709 200 ESTERO BLVD #709 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-709
CUATRO AMIGOS PROPERTIES LLC 2623 HARRISON WOODS RD TERRE HAUTE IN 47805	24-46-23-W1-0400R.0710 200 ESTERO BLVD #710 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-710
DALY DONALD V JR + 39036 LAKE SHORE DR HARRISON TOWNSHIP MI 48045	24-46-23-W1-0400R.0801 200 ESTERO BLVD #801 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-801
TYSON FARRELL C II + MICHELE N PO BOX 100181 CAPE CORAL FL 33910	24-46-23-W1-0400R.0802 200 ESTERO BLVD #802 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-802
DEUTSCH RANDALL P 0S850 SPRING GREEN WAY BATAVIA IL 60510	24-46-23-W1-0400R.0803 200 ESTERO BLVD #803 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-803
RICHTER JULIETTE 1832 BANK ST BALTIMORE MD 21231	24-46-23-W1-0400R.0804 200 ESTERO BLVD #804 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-804
DURR KENNETH C 4830 WESTGATE RD MINNETONKA MN 55345	24-46-23-W1-0400R.0805 200 ESTERO BLVD #805 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-805
ZORNICK JOSEPH C + 2848 ASHTON TER OVIEDO FL 32765	24-46-23-W1-0400R.0806 200 ESTERO BLVD #806 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-806
FOUNDATION REALTY TRUST LLC 12207 ILLINOIS RD FORT WAYNE IN 46814	24-46-23-W1-0400R.0807 200 ESTERO BLVD #807 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-807
VENA ADAM T + PO BOX 88264 CAROL STREAM IL 60188	24-46-23-W1-0400R.0808 200 ESTERO BLVD #808 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-808
KGN + M PARTNERSHIP 4430 E HWY 12 ABERDEEN SD 57401	24-46-23-W1-0400R.0809 200 ESTERO BLVD #809 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-809

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CASH DOUGLAS A PO BOX 1317 BELOIT WI 53512	24-46-23-W1-0400R.0810 200 ESTERO BLVD #810 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-810
VIEAU MARK R + SHERYL 5994 N PIKE LAKE RD DULUTH MN 55811	24-46-23-W1-0400R.0811 200 ESTERO BLVD #811 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-811
FORZ PROPERTIES LLC 7371 HAVERHILL LN CANTON MI 48187	24-46-23-W1-0400R.0812 200 ESTERO BLVD #812 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-812
MURNANE JOHN 8939 BANYAN COVE CIR FORT MYERS FL 33919	24-46-23-W1-0400R.0P01 200 ESTERO BLVD #P01 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P01
TRI BOELTER PROPERTIES LLC 105 MAPLE LANE WINONA MN 55987	24-46-23-W1-0400R.0P02 200 ESTERO BLVD #P02 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P02
ASHTON VICTORIA M 75% + PO BOX 538 SANIBEL FL 33957	24-46-23-W1-0400R.0P03 200 ESTERO BLVD #P03 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P03
WHITE SAND PROPERTIES LLC SHEILA FINN-BOUCHARD APT 1804 12601 MASTIQUE BEACH BLVD FORT MYERS FL 33908	24-46-23-W1-0400R.0P04 200 ESTERO BLVD #P04 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P04
KING ROGER E 2022 GEORGIAN LN MORGANTOWN WV 26508	24-46-23-W1-0400R.0P05 200 ESTERO BLVD #P05 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P05
KAUFFMAN JOHN P + BARBARA 1/6+ 2219 FAIRVIEW AVE E APT HB4 SEATTLE WA 98102	24-46-23-W1-0400R.0P06 200 ESTERO BLVD #P06 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P06
200-P07 ESTERO BLVD INC 1565 RED CEDAR DR FORT MYERS FL 33907	24-46-23-W1-0400R.0P07 200 ESTERO BLVD #P07 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P07
COLE HARLEY J + BRENDA V PO BOX 101674 CAPE CORAL FL 33910	24-46-23-W1-0400R.0P08 200 ESTERO BLVD #P08 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P08
MD INVESTMENTS LAND MGMT LLC PO BOX 385 MOUNT PLEASANT MI 48804	24-46-23-W1-0400R.0P09 200 ESTERO BLVD #P09 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P09
SWIFT ALAN K TR + 3939 CRAYTON RD NAPLES FL 34103	24-46-23-W1-0400R.0P10 200 ESTERO BLVD #P10 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P10
LADEN SCOTT J 8651 KILKENNY CT FORT MYERS FL 33912	24-46-23-W1-0400R.0P11 200 ESTERO BLVD #P11 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P11
SWIFT ALAN K TR 50% + 3939 CRAYTON RD NAPLES FL 34103	24-46-23-W1-0400R.0P12 200 ESTERO BLVD #P12 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P12
MESKIN ROBERT + 7 PACKARD DR MIDDLETOWN NJ 07748	24-46-23-W1-0400R.0P13 200 ESTERO BLVD #P13 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT R-P13
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.00E1 200 ESTERO BLVD #E1 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-E1
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.00E2 200 ESTERO BLVD #E2 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-E2
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.00E3 200 ESTERO BLVD #E3 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-E3

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JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0101 200 ESTERO BLVD #C101 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-101
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0102 200 ESTERO BLVD #CU102 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-102
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0103 200 ESTERO BLVD #CU103 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-103
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0104 200 ESTERO BLVD #CU104 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-104
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0105 200 ESTERO BLVD #CU105 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-105
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0106 200 ESTERO BLVD #CU106 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-106
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0107 200 ESTERO BLVD #CU107 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-107
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0108 200 ESTERO BLVD #CU108 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-108
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0109 200 ESTERO BLVD #CU109 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-109
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0110 200 ESTERO BLVD #CU110 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-110
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0111 200 ESTERO BLVD #CU111 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-111
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0201 200 ESTERO BLVD #CU201 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-201
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0202 200 ESTERO BLVD #CU202 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-202
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0203 200 ESTERO BLVD #CU203 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-203
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0204 200 ESTERO BLVD #CU204 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-204
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0205 200 ESTERO BLVD #CU205 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-205
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0301 200 ESTERO BLVD #CU301 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-301
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0302 200 ESTERO BLVD #CU302 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-302
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0303 200 ESTERO BLVD #CU303 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-303

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JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0304 200 ESTERO BLVD #CU304 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-304
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0305 200 ESTERO BLVD #CU305 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-305
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0306 200 ESTERO BLVD #CU306 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-306
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0307 200 ESTERO BLVD #CU307 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-307
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0308 200 ESTERO BLVD #CU308 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-308
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0309 200 ESTERO BLVD #CU309 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-309
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0401 200 ESTERO BLVD #CU401 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-401
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0402 200 ESTERO BLVD #CU402 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-402
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0403 200 ESTERO BLVD #CU403 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-403
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0404 200 ESTERO BLVD #CU404 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-404
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0405 200 ESTERO BLVD #CU405 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-405
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0406 200 ESTERO BLVD #CU406 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-406
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0407 200 ESTERO BLVD #CU407 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-407
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0408 200 ESTERO BLVD #CU408 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-408
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0409 200 ESTERO BLVD #CU409 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-409
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0501 200 ESTERO BLVD #CU501 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-501
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0502 200 ESTERO BLVD #CU502 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-502
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0503 200 ESTERO BLVD #CU503 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-503
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0504 200 ESTERO BLVD #CU504 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-504

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JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0601 200 ESTERO BLVD #CU601 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-601
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0602 200 ESTERO BLVD #CU602 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-602
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0603 200 ESTERO BLVD #CU603 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-603
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0604 200 ESTERO BLVD #CU604 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-604
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0701 200 ESTERO BLVD #CU701 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-701
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0702 200 ESTERO BLVD #CU702 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-702
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0703 200 ESTERO BLVD #CU703 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-703
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0704 200 ESTERO BLVD #CU704 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-704
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0801 200 ESTERO BLVD #CU801 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-801
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0802 200 ESTERO BLVD #CU802 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-802
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0803 200 ESTERO BLVD #CU803 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-803
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0804 200 ESTERO BLVD #CU804 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-804
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G01 200 ESTERO BLVD #CUG01 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G01
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G02 200 ESTERO BLVD #G02 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G02
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G03 200 ESTERO BLVD #G03 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G03
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G04 200 ESTERO BLVD #G04 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G04
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G05 200 ESTERO BLVD #G05 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G05
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G06 200 ESTERO BLVD #G06 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G06
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G07 200 ESTERO BLVD #G07 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G07

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JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G08 200 ESTERO BLVD #G08 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G08
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G09 200 ESTERO BLVD #G09 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G09
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G10 200 ESTERO BLVD #G10 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G10
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G11 200 ESTERO BLVD #G11 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G11
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0G12 200 ESTERO BLVD #G12 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-G12
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M01 200 ESTERO BLVD #M01 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M01
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M02 200 ESTERO BLVD #M02 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M02
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M03 200 ESTERO BLVD #M03 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M03
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M04 200 ESTERO BLVD #M04 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M04
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M05 200 ESTERO BLVD #M05 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M05
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M06 200 ESTERO BLVD #M06 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M06
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M07 200 ESTERO BLVD #M07 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M07
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M08 200 ESTERO BLVD #M08 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M08
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M09 200 ESTERO BLVD #M09 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M09
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0M10 200 ESTERO BLVD #M10 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-M10
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0P01 200 ESTERO BLVD #P01 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-P01
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0P02 200 ESTERO BLVD #P02 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-P02
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0P03 200 ESTERO BLVD #P03 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-P03
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.0P04 200 ESTERO BLVD #P04 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-P04

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JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.1001 200 ESTERO BLVD #1001 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-1001
JABO LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-040CU.1002 200 ESTERO BLVD #1002 FORT MYERS BEACH FL 33931	WHITE SAND VILLAS DESC IN OR 4203 PG 2100 UNIT CU-1002
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-0410R.0101 190 ESTERO BLVD #101 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 101
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-0410R.0201 190 ESTERO BLVD #201 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 201
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-0410R.0202 190 ESTERO BLVD #202 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 202
CAMPBELL FLP 2 21557 SHOREVISTA LN NOBLESVILLE IN 46062	24-46-23-W1-0410R.0203 190 ESTERO BLVD #203 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 203
PETH NICK A PO BOX 580 WAYNESVILLE OH 45068	24-46-23-W1-0410R.0205 190 ESTERO BLVD #205 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 205
CRAIN RICHARD + 2200 MARYBEN DR LONG BEACH IN 46360	24-46-23-W1-0410R.0206 190 ESTERO BLVD #206 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 206
NELSON DANIEL JOHN +MARY CAROL 6236 BRISTOL PL FRISCO TX 75034	24-46-23-W1-0410R.0207 190 ESTERO BLVD #207 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 207
THREE KS INVESTMENTS LLC 7671 COUNTY RD 78 LABELLE FL 33935	24-46-23-W1-0410R.0301 190 ESTERO BLVD #301 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 301
LANDAU ANGELA + 2020 SE 27TH TER CAPE CORAL FL 33904	24-46-23-W1-0410R.0302 190 ESTERO BLVD #302 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 302
BEELEY ROBERT A PO BOX 1327 TOMBALL TX 77377	24-46-23-W1-0410R.0303 190 ESTERO BLVD #303 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 303
BALOTA DENNIS R + KATHLEEN J S97W23695 PAR AVE BIG BEND WI 53103	24-46-23-W1-0410R.0304 190 ESTERO BLVD #304 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 304
CHAMBRE PAUL A + CHRISTINE A 1066 N WATERWAY DR FORT MYERS FL 33919	24-46-23-W1-0410R.0305 190 ESTERO BLVD #305 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 305
CHARTRAND CHRISTOPHER W + 109 LAMBETH CT LYNCHBURG VA 24503	24-46-23-W1-0410R.0306 190 ESTERO BLVD #306 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 306
WENTWORTH JEFFREY R 3630 E LOWER SPRINGBORO RD WAYNESVILLE OH 45068	24-46-23-W1-0410R.0307 190 ESTERO BLVD #307 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 307
SHARMA ANIL B + RAJ L 2073 BERKLEY WAY LEHIGH ACRES FL 33971	24-46-23-W1-0410R.0401 190 ESTERO BLVD #401 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 401
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-0410R.0402 190 ESTERO BLVD #402 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 402
VIEAU MARK R + SHERYL L 5994 N PIKE LAKE RD DULUTH MN 55811	24-46-23-W1-0410R.0403 190 ESTERO BLVD #403 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 403

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PISTO PHILIP + MARIA TR 53541 EIGHT MILE RD NORTHVILLE MI 48167	24-46-23-W1-0410R.0404 190 ESTERO BLVD #404 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 404
VIEAU MARK R + SHERYL L 5994 N PIKE LAKE RD DULUTH MN 55811	24-46-23-W1-0410R.0405 190 ESTERO BLVD #405 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 405
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-0410R.0406 190 ESTERO BLVD #406 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 406
SAWYER FLP 881 TRAILWOOD DR YOUNGSTOWN OH 44512	24-46-23-W1-0410R.0407 190 ESTERO BLVD #407 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 407
501 CAPTIVA VILLAS LLC 120 N GLENHURST BLOOMFIELD HILLS MI 48301	24-46-23-W1-0410R.0501 190 ESTERO BLVD #501 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 501
LANDAU ANGELA + 2020 SE 27TH TER CAPE CORAL FL 33904	24-46-23-W1-0410R.0502 190 ESTERO BLVD #502 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 502
SCHAULS WILLIAM R + VALETTA TR 412A LEE ST DURAND WI 54736	24-46-23-W1-0410R.0503 190 ESTERO BLVD #503 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 503
CASTELVETERE FRED B 1146 AUTUMNVIEW DR ROCHESTER MI 48307	24-46-23-W1-0410R.0504 190 ESTERO BLVD #504 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 504
BALOTA DENNIS R + KATHLEEN J S97W23695 PAR AVE BIG BEND WI 53103	24-46-23-W1-0410R.0505 190 ESTERO BLVD #505 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 505
DANGELO ROBERT V 25543 RANCHWOOD DR FARMINGTON HILLS MI 48335	24-46-23-W1-0410R.0506 190 ESTERO BLVD #506 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 506
LOFFRENO CHRISTIAN 18120 SAN CARLOS BLVD UNIT 704 FORT MYERS BEACH FL 33931	24-46-23-W1-0410R.0507 190 ESTERO BLVD #507 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 507
CAMPBELL FLP 2 21557 SHOREVISTA LN NOBLESVILLE IN 46062	24-46-23-W1-0410R.0601 190 ESTERO BLVD #601 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 601
CAMPBELL FLP 2 21557 SHOREVISTA LN NOBLESVILLE IN 46062	24-46-23-W1-0410R.0602 190 ESTERO BLVD #602 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 602
CAMPBELL FLP 2 21557 SHOREVISTA LN NOBLESVILLE IN 46062	24-46-23-W1-0410R.0603 190 ESTERO BLVD #603 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 603
BYRNE WILLIAM M + DEBORAH L 10250 W 144TH PL ORLAND PARK IL 60462	24-46-23-W1-0410R.0604 190 ESTERO BLVD #604 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 604
CUSACK MICHAEL J 19 MEADOWVIEW LN IPSWICH MA 01938	24-46-23-W1-0410R.0605 190 ESTERO BLVD #605 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 605
DANGELO ROBERT V 25543 RANCHWOOD DR FARMINGTON HILLS MI 48335	24-46-23-W1-0410R.0606 190 ESTERO BLVD #606 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 606
WENTWORTH JEFFREY R 3630 E LOWER SPRINGBORO RD WAYNESVILLE OH 45068	24-46-23-W1-0410R.0607 190 ESTERO BLVD #607 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 607
KIEVIT KENNETH P + ANN R 70 MINA AVE CLIFTON NJ 07011	24-46-23-W1-0410R.0701 190 ESTERO BLVD #701 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 701

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CAMPBELL FLP 2 21557 SHOREVISTA LN NOBLESVILLE IN 46062	24-46-23-W1-0410R.0702 190 ESTERO BLVD #702 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 702
FOUNDATION REALTY TRUST LLC 12207 ILLINOIS RD FORT WAYNE IN 46814	24-46-23-W1-0410R.0703 190 ESTERO BLVD #703 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 703
GIPEAN INC PO BOX 245 SAINT JAMES NY 11780	24-46-23-W1-0410R.0704 190 ESTERO BLVD #704 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 704
CAPTIVA VILLAS LLC 3005 TWILIGHT DR CINCINNATI OH 45241	24-46-23-W1-0410R.0705 190 ESTERO BLVD #705 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 705
CRAIN RICHARD + 2200 MARYBEN DR LONG BEACH IN 46360	24-46-23-W1-0410R.0706 190 ESTERO BLVD #706 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 706
GOTSCHALL GEORGE W + ESTHER J 394 BEECHNUT HL AKRON OH 44333	24-46-23-W1-0410R.0707 190 ESTERO BLVD #707 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 RES UNIT 707
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-041CU.0101 190 ESTERO BLVD #CO101 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 COM UNIT 101
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-041CU.0201 190 ESTERO BLVD #CO201 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 COM UNIT 201
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-041CU.0301 190 ESTERO BLVD #CO301 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 COM UNIT 301
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-041CU.0401 190 ESTERO BLVD #CO401 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 COM UNIT 401
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-041CU.0501 190 ESTERO BLVD #CO501 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 COM UNIT 501
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-041CU.0601 190 ESTERO BLVD #CO601 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 COM UNIT 601
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-041CU.0701 190 ESTERO BLVD #CO701 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 COM UNIT 701
CAPTIVA VILLAS DEVELOPMENT LLC 8015 W KENTON CIR STE 220 HUNTERSVILLE NC 28078	24-46-23-W1-041CU.0G01 190 ESTERO BLVD #G01 FORT MYERS BEACH FL 33931	CAPTIVA VILLAS AS DESC IN INST #2006-478367 COM UNIT G01

426 RECORDS PRINTED

24-46-23-W1-00700.028B
WINDWARD PASSAGE RESORT CONDO
VACATION RESORTS INTL
PO BOX 540669
MERRITT ISLAND, FL 32954

24-46-23-W1-0070D.022B
GRAY DAVID LEE
431 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-0070D.0240
MASSA MARY
353 CLIFTON AVE
KINGSTON, NY 12401

24-46-23-W1-0070D.0260
SMITH ROXANNA L
21521 MADERA RD
FORT MYERS BEACH, FL 33931

24-46-23-W1-0070D.027B
EDWARDS PAUL G L/E
315 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-0080D.0370
LISICH PETER + SUSAN J
131 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-00900.0010
ROWE CHRISTOPHER + HENRIETTA
16256 EDGEMONT DR
FORT MYERS, FL 33908

24-46-23-W1-02100.00CE
PINK SHELL VACATION VILLAS
15751 SAN CARLOS BLVD STE 8
FORT MYERS, FL 33908

24-46-23-W1-02100.1320
GROVER PEGGY C TR
100 ESTERO BLVD #132
FORT MYERS BEACH, FL 33931

24-46-23-W1-02100.1340
SHENKO WILLIAM E JR + LINDA M
581 CARLOS CIR
FORT MYERS BEACH, FL 33931

24-46-23-W1-00700.037A
CAPTIVA VILLAS DEVELOPMENT LLC
45 W PROSPECT AVE STE 1500
CLEVELAND, OH 44115

24-46-23-W1-0070D.0230
MCCHESNEY KEVIN E
417 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-0070D.0250
SMITH ROXANNA L
21521 MADERA RD
FORT MYERS BEACH, FL 33931

24-46-23-W1-0070D.027A
SMITH ROXANNA L
21521 MADERA RD
FORT MYERS BEACH, FL 33931

24-46-23-W1-0070D.028A
LINK G ARDEN + DOROTHY G
PO BOX 66
COOPERSBURG, PA 18036

24-46-23-W1-0080D.0400
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

24-46-23-W1-00900.0070
BRYANT JAMES F + INEZ I TR
320 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-02100.1310
CHAMBRE DENISE
PO BOX 07264
FORT MYERS, FL 33919

24-46-23-W1-02100.1330
HARRINGTON JOANNE
6000 RIVERSIDE DR #B133
DUBLIN, OH 43017

24-46-23-W1-02100.1350
ALEXANDER RICHARD
8 SCHARBACH DR
MARCY, NY 13403



24-46-23-W1-02100.2310
CLIFFORD JUDITH E +
9820 STERLING DR
MIAMI, FL 33157

24-46-23-W1-02100.2330
LUCAS CHARLES + CARRIE
APT 1603
12601 MASTIQUE BEACH BLVD
FORT MYERS, FL 33908

24-46-23-W1-02100.2350
SEIBEL RICHARD J + MARY D TR
6601 DANIEL CT
FORT MYERS, FL 33908

24-46-23-W1-02100.3320
MCCOY RICHARD W + KAREN C
51159 DEER PATH DR
GRANGER, IN 46530

24-46-23-W1-02100.3340
SCHOLZ W W + ANGELA L
105 BENTLEY DR
LATHAM, NY 12110

24-46-23-W1-02100.4310
OUDERSLUYS CAROL S TR +
7117 PELICAN BAY BLVD #1901
NAPLES, FL 34108

24-46-23-W1-02100.4330
MCGINNITY THOMAS D
440 HIGH CLIFF LN
TARRYTOWN, NY 10591

24-46-23-W1-02100.4350
D AND L DEVELOPMENT INC
PO BOX 327
MOUNT PLEASANT, IA 52641

24-46-23-W1-02100.5320
FLANAGAN MICHAEL P + ANNA L
4719 THORNAPPLE LN
LANSING, MI 48917

24-46-23-W1-02100.5340
SCROGGIE PHYLLIS T TR
11224 CALLAWAY GREENS DR
FORT MYERS, FL 33913

24-46-23-W1-02100.2320
CUDZIK RUTH E
582 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-02100.2340
BOSWORTH KENNETH W TR +
51159 DEER PATH DR
GRANGER, IN 46530

24-46-23-W1-02100.3310
FITZ G ROBERT + DEBRA A
100 ESTERO BLVD #331
FORT MYERS BEACH, FL 33931

24-46-23-W1-02100.3330
WISER JAMES B + SUE A
16960 TIMBERLAKES DR
FORT MYERS, FL 33908

24-46-23-W1-02100.3350
BORNEMAN DAVID C
3544 GORDON RD
ELKHART, IN 46516

24-46-23-W1-02100.4320
CICCONE SANTO 25% +
1239 CEDAR RD
SOUTHPORT, CT 06890

24-46-23-W1-02100.4340
RYFFEL-KRAGH AMY
5860 SW 116TH PLACE RD
OCALA, FL 34476

24-46-23-W1-02100.5310
RYREAL FLORIDA LLC
MARY K HERMAN
27 STANTON LN
STAMFORD, CT 06902

24-46-23-W1-02100.5330
OSHITA YANCY M + JILL
68 WESTGATE DR
ANNANDALE, NJ 08801

24-46-23-W1-02100.5350
BRADLEY FAMILY LIMITED PTNSHIP
10431 WOODLAND RIDGE W
FORT WAYNE, IN 46804

24-46-23-W1-02100.6310
PINK SHELL PROPERTIES LLC
648 ELDER LN
WINNETKA, IL 60093

24-46-23-W1-02100.6320
OUDERSLUYS CAROL S
7117 PELICAN BAY BLVD STE 1901
NAPLES, FL 34108

24-46-23-W1-02100.6330
BRADLEY JEANNE B TR
100 ESTERO BLVD #633
FORT MYERS BEACH, FL 33931

24-46-23-W1-02100.6340
MCINTYRE CRAIG A
8227 GRADY RD
NORTH FORT MYERS, FL 33917

24-46-23-W1-02100.6350
HALLER ROBERT W + CELIA M TR
PO BOX 337
SYRACUSE, IN 46567

24-46-23-W1-02400.00CE
PINK SHELL BEACH CLUB CONDO
275 ESTERI BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-02400.1910
PINK SHELL BEACH CLUB
VACATION RESORTS INTL
PO BOX 540669
MERRITT ISLAND, FL 32954

24-46-23-W1-03000.0010
WINDWARD PASSAGE RESORT
VACATION RESORTS INTL
PO BOX 540669
MERRITT ISLAND, FL 32954

24-46-23-W1-03000.00CE
WINDWARD PASSAGE RESORT
418 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-03000.5010
FRITZ SISTERS LLC
N29474 COUNTY ROAD D
BLAIR, WI 54616

24-46-23-W1-03000.5020
FRITZ LAURA L
814 W MOUNT PLEASANT RD
EVANSVILLE, IN 47711

24-46-23-W1-03300.00CE
ISLAND SHORES CONDO
394 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.1010
SCHERER JEFFREY J + DEBRA E
15548 RED OAKS RD SE
PRIOR LAKE, MN 55372

24-46-23-W1-03300.1020
BORNEMAN DAVID C + DINA E
394 ESTERO BLVD #102
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.1030
FIGURA MICHAEL A TR 1/2 INT
5 DEERFIELD RIDGE RD
CHESTERFIELD, MO 63005

24-46-23-W1-03300.1040
ROBINSON GENE A + CAROL L TR
394 ESTERO BLVD #104
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.1050
SIEVERTSEN DOLORES C TR
KAREN POST
4844 89TH PL
KENOSHA, WI 53142

24-46-23-W1-03300.1060
EASTON FAMILY LLC
24523 WEST PELLINORE DR
JOLIET, IL 60404

24-46-23-W1-03300.1070
EASTON MELODEE M TR
24523 W PELLINORE DR
JOLIET, IL 60404

24-46-23-W1-03300.2010
YORDY HAROLD C + PHYLLIS J
394 ESTERO BLVD APT 201
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.2020
ROHRBACHER MICHAEL + DIANE L
394 ESTERO BLVD #202
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.2040
DANGELO DANIEL A + JANE M
394 ESTERO BLVD #204
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.2060
HENSLEY DANIEL L + SHERYL A
PO BOX 767
BUFFALO, MN 55313

24-46-23-W1-03300.3010
MOODY CHERIE B TR
PO BOX 20347
COLUMBUS, OH 43220

24-46-23-W1-03300.3030
ARENS ROBERT W + JANE R TR
N95 W8120 CRANES CROSSING
CEDARBURG, WI 53012

24-46-23-W1-03300.3050
WELLS GWENDOLYN M 33.34% +
4021 BAY DR
MIDDLE RIVER, MD 21220

24-46-23-W1-03300.3070
LIOTTA SAVATORE + CONCETTA
6 OAK BROOK CLUB DR APT J101
OAK BROOK, IL 60523

24-46-23-W1-03300.4020
ROXIN UWE PAUL RUDOLF +
BLANK HAUPTSTR 105
D-22587 HAMBURG,
GERMANY

24-46-23-W1-03300.4040
ATKINSON JOHN M + BONNIE J
8417 ARROWHEAD FARM
BURR RIDGE, IL 60527

24-46-23-W1-03300.4060
COVERT ROBERT + LOUISE B
9403 GIBSON DR
POWELL, OH 43065

24-46-23-W1-03300.2030
LOVELESS ENTERPRISES INC
17564 HONEY CREEK RD
GILLESPIE, IL 62033

24-46-23-W1-03300.2050
ENGELSMAN JAMES + RHONDA
1184 6TH AVE
ZEELAND, MI 49464

24-46-23-W1-03300.2070
SCHWARTZ STEVEN E TR
501 VINTAGE DR
LAKE IN THE HILLS, IL 60156

24-46-23-W1-03300.3020
HICKMAN GLENN H TR
1206 E OHIO ST
MONTICELLO, IN 47960

24-46-23-W1-03300.3040
MAREK CHARLES B JR +
4021 BAY DR
MIDDLE RIVER, MD 21220

24-46-23-W1-03300.3060
KUEHN BROTHERS PROPERTIES LLC
PO BOX 265
SPRING VALLEY, MN 55975

24-46-23-W1-03300.4010
KRINKIE BRUCE + JODI
6881 BLACKDUCK DR
LINO LAKES, MN 55014

24-46-23-W1-03300.4030
WAKIM KHALIL + DANA D
1601 WILLIAMS WAY E
ANDERSON, IN 46011

24-46-23-W1-03300.4050
STUTZ PATRICIA A TR
392 ESTERO BLVD #405
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.4070
DEMARY CHESTER W TR
392 ESTERO BLVD #407
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.5010
BENES ANDREW C + JENNIFER J TR
1127 HIGHLAND POINTE DR
SAINT LOUIS, MO 63131

24-46-23-W1-03300.5030
GERMAN PATRICIA A TR
394 ESTERO BLVD #503
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.5050
FREIBURGER SHELIA J TR
1061 W 136TH ST
CARMEL, IN 46032

24-46-23-W1-03300.5070
SMITH ROXANNA L
21521 MADERA RD
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.6020
SCHMIDT SHIRLEY D
15028 WILLISTON LN
MINNETONKA, MN 55345

24-46-23-W1-03300.6040
MILLIRON MARY N TR
2384 SR 39 NW
MANSFIELD, OH 44903

24-46-23-W1-03300.6060
MCSPEDON JOSEPH H + HEATHER
392 ESTERO BLVD APT 606
FORT MYERS BEACH, FL 33931

24-46-23-W1-03600.00CE
ESTERO ISLAND BEACH VILLAS
CONDO PHASES 1 + 2
250 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-03600.1020
LOWERY BARBARA B TR
5313 NAUTILUS DR
CAPE CORAL, FL 33904

24-46-23-W1-03600.1040
FM BEACH LLC
100 NORTH POND DR STE F
WALLED LAKE, MI 48390

24-46-23-W1-03300.5020
BYERS JOAN B TR
394 ESTERO BLVD #502
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.5040
CAPENIGRO ANTHONY T + MARGARET
22 W 160 PINEGROVE CT
GLEN ELLYN, IL 60137

24-46-23-W1-03300.5060
SMITH ROXANNA L
21521 MADERA RD
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.6010
LLOYD JOHN D + STEPHANIE J
15515 ALLEN BLVD
PRIOR LAKE, MN 55372

24-46-23-W1-03300.6030
MIDDLESWARTH DAVID B
500 MEADOW LN
MIDDLEBURG, PA 17842

24-46-23-W1-03300.6050
LANDISI ANNE MARIE T TR
392 ESTERO BLVD #605
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.6070
NUNN JOYCE M
392 ESTERO BLVD #607
FORT MYERS BEACH, FL 33931

24-46-23-W1-03600.1010
BOERMAN EDWIN J + JANIS L
613 BERKSHIRE CT
DOWNERS GROVE, IL 60516

24-46-23-W1-03600.1030
JOHNSON GORDON R + HOPE Y
6409 DORON LN
EDINA, MN 55439

24-46-23-W1-03600.1050
HULL PETER H +
1982 AUTUMN BROOK TRL
HINCKLEY, OH 44233

24-46-23-W1-03600.1060
PLACE ANDREW W TR
1628 ROCK WOOD LN
MISHAWAKA, IN 46545

24-46-23-W1-03600.2020
BRUTUS BEACH LLC
TIMOTHY SCHLACHTER
8738 BIG CYPRESS CIR
SYLVANIA, OH 43560

24-46-23-W1-03600.2040
SCHUBERT CHARLES B + AMY L
344 HAMBLETONIAN DR
OAK BROOK, IL 60523

24-46-23-W1-03600.2060
SEQUEIRA THOMAS M + LYNNETTE
6960 NORVALE CIR W
GATES MILLS, OH 44040

24-46-23-W1-03600.3020
BROWN DAVID L TR +
13 WARD LN
CINCINNATI, OH 45246

24-46-23-W1-03600.3040
BLIGH DOUGLAS L + LINDA K TR
PO BOX 2482
FORT MYERS BEACH, FL 33932

24-46-23-W1-03600.3060
WALZ PATRICIA M TR
19591 ROOSEVELT RD
SOUTH BEND, IN 46614

24-46-23-W1-03600.4020
ANG JOSEPH F +
9106 WHISTLING SWAN LN
MANLIUS, NY 13104

24-46-23-W1-03600.4040
LUTHER JEFFREY + DEBRA
5017 S OLD YANTON PL
SIOUX FALLS, SD 57108

24-46-23-W1-03600.4060
CLENNON LAWRENCE
20641 W COUNTY RD
WILMINGTON, IL 60481

24-46-23-W1-03600.2010
BASSEL ROBERT N +
9008 HACK RD
CLINTON, MI 49236

24-46-23-W1-03600.2030
GILLIAN TIMOTHY E + DOROTHY J
512 MARENGO AVE
FOREST PARK, IL 60130

24-46-23-W1-03600.2050
OLTMAN MURRAY W TR +
36490 OLD MILL BRIDGE RD
FRANKFORD, DE 19945

24-46-23-W1-03600.3010
KOUMJIAN RICHARD H + BARBARA F
14220 ROYAL HARBOUR CT #511
FORT MYERS, FL 33908

24-46-23-W1-03600.3030
PETTY JOHN T TR
974 TEALWOOD LN
SOUTH BEND, IN 46614

24-46-23-W1-03600.3050
ADENT BARBARA J TR 1/2INT +
1022 GROUSE WAY
VENICE, FL 34285

24-46-23-W1-03600.4010
WALZ JAMES E + MARGERY L
2415 TOPSWOOD LN
SOUTH BEND, IN 46614

24-46-23-W1-03600.4030
RUSCH JOHN H +
N 5429 POPLAR RD
SHAWANO, WI 54166

24-46-23-W1-03600.4050
DEWHIRST NED E + J RENEE +
12395 MCGREGOR WOODS CIR
FORT MYERS, FL 33908

24-46-23-W1-03600.5010
WENTWORTH JEFFREY R
3630 LOWER SPRINGBORO RD
WAYNESVILLE, OH 45068

24-46-23-W1-03600.5020
ANDREWS BERNARD C TR
3875 E LAKE RD
SHEFFIELD LAKE, OH 44054

24-46-23-W1-03600.5040
BENECKE DEXTER L TR +
PO BOX 26
RIDGEVILLE CORNERS, OH 43555

24-46-23-W1-03600.5060
BOUCHER JUDITH E TR
18532 DEEP PASSAGE LN
FORT MYERS BEACH, FL 33931

24-46-23-W1-03600.6020
LEVEE STUART E + CAROL A
32901 CAYUGA HEIGHTS LN
NILES, MI 49120

24-46-23-W1-03600.6040
SEQUEIRA THOMAS M + LYNNETTE
6960 NORVALE CIR W
GATES MILLS, OH 44040

24-46-23-W1-03600.6060
BAKER DIANA R TR +
6823 W 132ND TER
LEAWOOD, KS 66209

24-46-23-W1-03600.7020
MASON GEORGE E + ALICIA D
416 SW 32ND CT
CAPE CORAL, FL 33991

24-46-23-W1-03600.7040
MORRIS SCOTT A + KATHERINE TR
42053 SUTTERS LN
NORTHVILLE, MI 48168

24-46-23-W1-03600.7060
WATKINS JOHN JAY TR
PO BOX 250
LABELLE, FL 33975

24-46-23-W1-03700.2101
DEUTSCH RANDALL P + KAREN M
0S850 SPRING GREEN WAY
BATAVIA, IL 60510

24-46-23-W1-03600.5030
CONNOLLY PAUL A + KATHLEEN G
649 OLD HIGHWAY 8 NW APT 149
NEW BRIGHTON, MN 55112

24-46-23-W1-03600.5050
VIEAU MARK R + SHERYL L
5994 N PIKE LAKE RD
DULUTH, MN 55811

24-46-23-W1-03600.6010
PETTY JEANETTE L TR
21420 CARLTON AVE
CASSOPOLIS, MI 49031

24-46-23-W1-03600.6030
FARMER ANNA MEGAN TR
240 17TH ST SW
NAPLES, FL 34117

24-46-23-W1-03600.6050
LISICH PETER + SUSAN J
131 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-03600.7010
DAVID L PETTY FLP
1721 W BIKE ST
BREMEN, IN 46506

24-46-23-W1-03600.7030
RINGER DIANA L
250 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-03600.7050
VIEAU MARK R + SHERYL L
5994 N PIKE LAKE RD
DULUTH, MN 55811

24-46-23-W1-03700.00CE
SANIBEL VIEW VILLAS CONDO ASOC

24-46-23-W1-03700.2102
PITBLADDO VICKI BOND
5389 FAIRFIELD WAY
FORT MYERS, FL 33919

24-46-23-W1-03700.2103
WATTS WILLIARD J + LINDA D
PO BOX 514
CHESANING, MI 48616

24-46-23-W1-03700.2105
RBM LEASING + MANAGEMENT INC
50 WILLOW LN
WINONA, MN 55987

24-46-23-W1-03700.2107
BURNS MICHELE CHAMBRE
140 ESTERO BLVD UNIT 2107
FORT MYERS BEACH, FL 33931

24-46-23-W1-03700.2109
SHEMROSKE MARK +
TRIS
50 W 75TH ST #101
WILLOWBROOK, IL 60527

24-46-23-W1-03700.2111
HART RANDALL D +
3547 STATE ROUTE 7
NEW WATERFORD, OH 44445

24-46-23-W1-03700.2201
GERBERS JEFFREY R + TRACY L
13595 EAST 114TH RD
FISHERS, IN 46037

24-46-23-W1-03700.2203
GRAY JACK +
39821 GRAND AVE
NORTH BRANCH, MN 55056

24-46-23-W1-03700.2205
WAZNEY JOHN L + MARION
38621 DODDS LANDING DR
WILLOUGHBY, OH 44094

24-46-23-W1-03700.2207
RICHTER FRANK J + LORETTA M
647 SIGNAL HILL RD
BARRINGTON, IL 60010

24-46-23-W1-03700.2209
HART RANDALL D +
NEW YORK LIFE
153 S MAIN ST
COLUMBIANA, OH 44408

24-46-23-W1-03700.2104
ROE FAMILY LLC
ROBERT F ROE
23 WOODSHIRE DR
FREELAND, MI 48623

24-46-23-W1-03700.2106
BOGGS TRENTON G + HOLLY M
11817 AUTUMN TREE DR
FORT WAYNE, IN 46845

24-46-23-W1-03700.2108
NORRIS MARY JANE O
1906 LEO LN
ALEXANDRIA, VA 22308

24-46-23-W1-03700.2110
CHAMBRE ANDRE G TR +
4560 ESTERO BLVD # 501
FORT MYERS BEACH, FL 33931

24-46-23-W1-03700.2112
NEW PINK SHELL RENTAL LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-03700.2202
BURNS MICHELE
1512 REYNARD DR
FORT MYERS, FL 33912

24-46-23-W1-03700.2204
PISTO PHILIP + MARIA F TR
53541 EIGHT MILE RD
NORTHVILLE, MI 48167

24-46-23-W1-03700.2206
RICHTER JULIETTE
1832 BANK ST
BALTIMORE, MD 21231

24-46-23-W1-03700.2208
WIEDER FLORENCE + ROBERT TR
405 ROYAL BONNET CT
FORT MYERS, FL 33908

24-46-23-W1-03700.2210
VLJ LLC
3242 BAY ROAD SOUTH DR
INDIANAPOLIS, IN 46240

24-46-23-W1-03700.2211
BAER DENNIS L + JEAN M
1418 SAND CASTLE RD
SANIBEL, FL 33957

24-46-23-W1-03700.2212
MESKIN ROBERT L
7 PACKARD DR
MIDDLETOWN, NJ 07748

24-46-23-W1-03700.2301
CHAMBRE CHRISTINE + PAUL A TR
1066 N WATERWAY DR
FORT MYERS, FL 33919

24-46-23-W1-03700.2302
CHAMBRE ANDRE G TR +
4560 ESTERO BLVD # 501
FORT MYERS BEACH, FL 33931

24-46-23-W1-03700.2303
BUTCHER LOIS M TR
4008 TURF LN
FORT WAYNE, IN 46804

24-46-23-W1-03700.2304
VIEAU MARK R + SHERYL L
5994 N PIKE LAKE RD
DULUTH, MN 55811

24-46-23-W1-03700.2305
ENTRUST IRA SW FLORIDA LLC
CAROL BACH
2282 HORSESHOE DR
WEST BLOOMFIELD, MI 48322

24-46-23-W1-03700.2306
FOGARTY PHILIP
41W089 BRIDLE CREEK DR
SAINT CHARLES, IL 60175

24-46-23-W1-03700.2307
MAZUR BRYAN T + ALMA
2600 QUEEN MARGARET DR
LEWISVILLE, TX 75056

24-46-23-W1-03700.2308
URKOVICH RONALD S + SANDRA M
5690 PINETREE
SANIBEL, FL 33957

24-46-23-W1-03700.2309
CHAMBRE DENISE D TR +
PO BOX 07264
FORT MYERS, FL 33919

24-46-23-W1-03700.2310
THOMAS BEVERLY N TR +
463 CRYSTAL CT
CRYSTAL LAKE, IL 60014

24-46-23-W1-03700.2311
KOHLE EDWARD + MARGARET A +
1709 OAK FOREST DR
THE VILLAGES, FL 32162

24-46-23-W1-03700.2312
HAAG MAUREEN E
12657 COCONUT CREEK CT
FORT MYERS, FL 33908

24-46-23-W1-03700.2401
STEIDL DANIEL G +
9245 COACH HOUSE LN
ESTERO, FL 33928

24-46-23-W1-03700.2402
MORGAN CAPITAL COMPANY LLC
706 ARBOR BROOK DR
CARY, NC 27519

24-46-23-W1-03700.2403
CLASSE PROPERTIES LLC
ROGER BLAUWKAMP
494 E 64TH ST
HOLLAND, MI 49423

24-46-23-W1-03700.2404
MASSARO ANTHONY C + LAURA J
470 POTOMAC LN
ELK GROVE VILLAGE, IL 60007

24-46-23-W1-03700.2405
VIEAU MARK R + SHERYL L
5994 NORTH PIKE LAKE RD
DULUTH, MN 55811

24-46-23-W1-03700.2406
SINNEMA STEVEN + ARLENE
21 2ND AV
SEASIDE HEIGHTS, NJ 08751

24-46-23-W1-03700.2407
PINKERTON RICHARD A + ROSE M
406 WAYNE ST
JOHNSTOWN, PA 15905

24-46-23-W1-03700.2408
K + B CONSTRUCTION CO LLC
3901 E HAGAN ST STE F
BLOOMINGTON, IN 47401

24-46-23-W1-03700.2409
PAOLI KENNETH N +
2033 GLADSTONE DR
WHEATON, IL 60187

24-46-23-W1-03700.2410
SCHMIDT EDWIN H
15028 WILLISTON LN
MINNETONKA, MN 55345

24-46-23-W1-03700.2411
SIBIGA PHILLIP M
39 IVES ST UNIT 501
HAMDEN, CT 06518

24-46-23-W1-03700.2412
MAPLE LANES PROPERTIES LLC
105 MAPLE LN
WINONA, MN 55987

24-46-23-W1-03700.2501
SHORELAND HOLDINGS LLC
1411 SE 47TH ST STE 1
CAPE CORAL, FL 33904

24-46-23-W1-03700.2502
CAMPBELL FLP 2
21557 SHOREVISTA LN
NOBLESVILLE, IN 46062

24-46-23-W1-03700.2503
CAMPBELL FAMILY LTD PTNRSHIP I
1375 N 800 W
TIPTON, IN 46072

24-46-23-W1-03700.2504
KACEL STEVEN N +
1642 MCCRAREN RD
HIGHLAND PARK, IL 60035

24-46-23-W1-03700.2505
CHAMBRE ANDRE G + DIANE D
4560 ESTERO BLVD APT 501
FORT MYERS BEACH, FL 33931

24-46-23-W1-03700.2506
KANE PATRICK J + MARYANNE
4054 TROON DR
UNIONTOWN, OH 44685

24-46-23-W1-03700.2507
THELMA + LOUISE INC
6626 KESTREL CIR
FORT MYERS, FL 33966

24-46-23-W1-03700.2508
SNIPES PATSY C
2338 HENDERSON MILL CT
ATLANTA, GA 30345

24-46-23-W1-03700.2509
ROWE RICHARD TR
9990 CYPRESS LAKE DR
FORT MYERS, FL 33919

24-46-23-W1-03700.2510
FRALICH BRAD + KATHY +
10882 JILLIAN RD
ORLAND PARK, IL 60467

24-46-23-W1-03700.2511
SEITZ DAVID A + DIANE L
8327 BLUE HERON COVE
HUNTSVILLE, OH 43324

24-46-23-W1-03700.2512
RBM LEASING + MANAGEMENT INC
50 WILLOW LN
WINONA, MN 55987

24-46-23-W1-037CU.00E1
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-037CU.0101
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-037CU.0201
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-037CU.0301
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-037CU.0401
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-037CU.0501
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-0400R.0101
CREA ERNEST P + PAMELA J
3345 BAY ROAD NORTH DR
INDIANAPOLIS, IN 46240

24-46-23-W1-0400R.0102
PANETTA RONALD J + NANCY I
26445 DOXTATOR ST
DEARBORN HEIGHTS, MI 48127

24-46-23-W1-0400R.0103
STARK DUSAULT LLC
16964 VERONA LN
NAPLES, FL 34110

24-46-23-W1-0400R.0104
STARK DUSAULT LLC
16964 VERONA LN
NAPLES, FL 34110

24-46-23-W1-0400R.0105
JACKSON LAND CO LLC
126 S 7TH ST
MIAMISBURG, OH 45342

24-46-23-W1-0400R.0106
SCHAEFER DAVID + KIM
5742 TUSCANY LN
WAUNAKEE, WI 53597

24-46-23-W1-0400R.0107
COOK THOMAS J TR
4918 DENISON AVE
CLEVELAND, OH 44102

24-46-23-W1-0400R.0108
COOK THOMAS TR +
4918 DENISON AVE
CLEVELAND, OH 44102

24-46-23-W1-0400R.0201
ROXIE SMITH FAMIY LLC
21521 MADERA
FORT MYERS BEACH, FL 33931

24-46-23-W1-0400R.0202
CLIFFORD DANIEL + SANDRA
7660 BANNING WAY
INVER GROVE HEIGHTS, MN 55077

24-46-23-W1-0400R.0203
BEACH COAST PROPERTIES LLC
2104 W FIRST ST #2604 APT D
FORT MYERS, FL 33901

24-46-23-W1-0400R.0204
LOFFRENO CHRISTIAN P
18120 SAN CARLOS BLVD APT 704
FORT MYERS BEACH, FL 33931

24-46-23-W1-0400R.0205
KELLEY KRIS S + MONICA
26608 GREENVILLE DR
PERRYSBURG, OH 43551

24-46-23-W1-0400R.0206
WHITE SAND VILLAS LLC
522 4TH ST STE 200
SIOUX CITY, IA 51101

24-46-23-W1-0400R.0207
KARETA KENNETH C + CHRISTINE J
4138 RICH DR
WATERFORD, MI 48329

24-46-23-W1-0400R.0208
DISILVESTRO LYNN M TR
8649 W STOLTING RD
NILES, IL 60714

24-46-23-W1-0400R.0301
SEILER/OCONNOR LLC
720 HAGADORN RD
MASON, MI 48854

24-46-23-W1-0400R.0302
CREGAR DENNIS +ROBIN
PO BOX 2273
BRIGHTON, MI 48116

24-46-23-W1-0400R.0303
SCHAD TERRY G
16246 CROWN ARBOR WY
FORT MYERS, FL 33908

24-46-23-W1-0400R.0304
LEWIS RANDY + TERRY
3221 LINDEN CIR
PRIOR LAKE, MN 55372

24-46-23-W1-0400R.0305
RICHTER FRANK J + LORETTA M
647 SIGNAL HILL RD
NORTH BARRINGTON, IL 60010

24-46-23-W1-0400R.0306
BEELEY ROBERT A
PO BOX 1327
TOMBALL, TX 77377

24-46-23-W1-0400R.0307
BETZRUHEN LLC
VANDONGEN + ASSOC
PO BOX 3230
GRAND RAPIDS, MI 49501

24-46-23-W1-0400R.0308
MCMINN OLDSMOBILE INC
226 PORTMAN LN
BRIDGEVILLE, PA 15017

24-46-23-W1-0400R.0309
CREGAR DENNIS + ROBIN
PO BOX 2273
BRIGHTON, MI 48116

24-46-23-W1-0400R.0310
SEILER MARK A TR
780 HAWKSMOORE DR
CLARKSTON, MI 48348

24-46-23-W1-0400R.0401
VICKERY STEVEN B + CONSTANCE J
5148 N MERIDIAN ST
INDIANAPOLIS, IN 46208

24-46-23-W1-0400R.0402
ENTRUST IRA SW FLORIDA LLC
HARVEY SHEREN
1001 ISLA VERDE SQ
VERO BEACH, FL 32963

24-46-23-W1-0400R.0403
SHEREN HARVEY D
1001 ISLA VERDE SQ
VERO BEACH, FL 32963

24-46-23-W1-0400R.0404
SCHMIDT SHIRLEY D
15028 WILLISTON LN
MINNETONKA, MN 55345

24-46-23-W1-0400R.0405
SCHNECK PROPERTY MANAGEMENT
6105 BERKLEY BLVD
MILWAUKEE, WI 53217

24-46-23-W1-0400R.0406
MAHER CHARLES S + LOUISE M
326 NORTHVIEW RD
DAYTON, OH 45419

24-46-23-W1-0400R.0407
MAHER CHARLES S + LOUISE M
326 NORTHVIEW RD
DAYTON, OH 45419

24-46-23-W1-0400R.0408
CUSACK MICHAEL J + PATRICIA M
19 MEADOWVIEW LANE
IPSWICH, MA 01938

24-46-23-W1-0400R.0409
409 WHITE SAND VILLAS LLC
120 N GLENHURST DR
BLOOMFIELD VILLAGE, MI 48301

24-46-23-W1-0400R.0410
200 ESTERO BOULEVARD LLC
46925 SUNNYBROOK LN
NOVI, MI 48374

24-46-23-W1-0400R.0501
NAGARATHINAM S V +
NAGARATHINAM CHITHRA H/W
13332 MARQUETTE BLVD
FORT MYERS, FL 33905

24-46-23-W1-0400R.0503
GROSSKOPF MARK R
N64W13789 COBBERSTONR DR
MENOMONEE FALLS, WI 53051

24-46-23-W1-0400R.0505
RIDDLE ROBERT G + PATRICIA TR
2212 PLATINUM DR
SUN CITY CENTER, FL 33573

24-46-23-W1-0400R.0507
NAGARATHINIM S V + CHITHRA
13332 MARQUETTE BLVD
FORT MYERS, FL 33905

24-46-23-W1-0400R.0509
CREGAR DENNIS + ROBIN
PO BOX 2273
BRIGHTON, MI 48116

24-46-23-W1-0400R.0601
KIEVIT KENNETH P + ANN R
29 DOGWOOD TERR
STOCKHOLM, NJ 07460

24-46-23-W1-0400R.0603
NEW PINK SHELL RENTAL LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-0400R.0605
NOHRDEN EULALIE TR
1869 CLOVERDALE DR
ROCHESTER, MI 48307

24-46-23-W1-0400R.0607
LIOTTA VINCENZO S + CONCETTA M
1000 MERRY LN
OAK BROOK, IL 60523

24-46-23-W1-0400R.0609
CHISRELLI SALVATORE + NORMA TR
907 LUCERNE PKWY
CAPE CORAL, FL 33904

24-46-23-W1-0400R.0502
RADCLIFF BOBBIE TR
1521 WILTON LN
SANIBEL, FL 33957

24-46-23-W1-0400R.0504
LOAFMAN ZACHARY
2040 NW 60TH ST
SEATTLE, WA 98107

24-46-23-W1-0400R.0506
BABINEAU JAMES + JODI BABINEAU
665 PINE CIR
RICE LAKE, WI 54868

24-46-23-W1-0400R.0508
BORKOWSKI DUANE
9395 ARBOR COURT
PLYMOUTH, MI 48170

24-46-23-W1-0400R.0510
MUELLER ROBERT C + MARGARET
516 HAWTHORN AVE
BARTLETT, IL 60103

24-46-23-W1-0400R.0602
SCHANE JAMES R TR
8538 WASHINGTON ST
DOWNERS GROVE, IL 60516

24-46-23-W1-0400R.0604
K + B CONSTRUCTION CO LLC
3901 E HAGAN ST STE F
BLOOMINGTON, IN 47401

24-46-23-W1-0400R.0606
HOSKINS CHARLES K+JUDY K TR
801 W COLISUM BLVD
FORT WAYNE, IN 46808

24-46-23-W1-0400R.0608
BENECKE DEXTER L + JANIS K TR
PO BOX 26
RIDGEVILLE CORNERS, OH 43555

24-46-23-W1-0400R.0610
DEVRIES JAMES D +
40 LANCASTER LN
LINCOLNSHIRE, IL 60069

24-46-23-W1-0400R.0701
BACKSTRAND KENNETH + SUE
24 WINEWOOD CT
FORT MYERS, FL 33919

24-46-23-W1-0400R.0702
RHL ACCURATE MANAGEMENT CO
11680 HAMPTON GREENS DR
FORT MYERS, FL 33913

24-46-23-W1-0400R.0703
CAMPBELL FLP 2
21557 SHOREVISTA LN
NOBLESVILLE, IN 46062

24-46-23-W1-0400R.0704
CAMPBELL FLP 2
21557 SHOREVISTA LN
NOBLESVILLE, IN 46062

24-46-23-W1-0400R.0705
HOLMES M CHRISTINE TR
ROY HOLMES
PO BOX 486
GRAND HAVEN, MI 49417

24-46-23-W1-0400R.0706
ZIMMERMAN ANTHONY + AMY R
1281 AARON LN
ERLANGER, KY 41018

24-46-23-W1-0400R.0707
VIEAU MARK R + SHERYL L
5994 N PIKE LAKE RD
DULUTH, MN 55811

24-46-23-W1-0400R.0708
SECK EDWARD M + JODY K
2547 STATE ROAD 35 STE 4
LUCK, WI 54853

24-46-23-W1-0400R.0709
ALASCIA SAMUEL R + KATHLEEN R
6251 WHITE BIRCH RD
SYKESVILLE, MD 21784

24-46-23-W1-0400R.0710
CUATRO AMIGOS PROPERTIES LLC
2623 HARRISON WOODS RD
TERRE HAUTE, IN 47805

24-46-23-W1-0400R.0801
DALY DONALD V JR +
39036 LAKE SHORE DR
HARRISON TOWNSHIP, MI 48045

24-46-23-W1-0400R.0802
TYSON FARRELL C II + MICHELE N
PO BOX 100181
CAPE CORAL, FL 33910

24-46-23-W1-0400R.0803
DEUTSCH RANDALL P
0S850 SPRING GREEN WAY
BATAVIA, IL 60510

24-46-23-W1-0400R.0804
RICHTER JULIETTE
1832 BANK ST
BALTIMORE, MD 21231

24-46-23-W1-0400R.0805
DURR KENNETH C
4830 WESTGATE RD
MINNETONKA, MN 55345

24-46-23-W1-0400R.0806
ZORNICK JOSEPH C +
2848 ASHTON TER
OVIDO, FL 32765

24-46-23-W1-0400R.0807
FOUNDATION REALTY TRUST LLC
12207 ILLINOIS RD
FORT WAYNE, IN 46814

24-46-23-W1-0400R.0808
VENA ADAM T +
PO BOX 88264
CAROL STREAM, IL 60188

24-46-23-W1-0400R.0809
KGN + M PARTNERSHIP
4430 E HWY 12
ABERDEEN, SD 57401

24-46-23-W1-0400R.0810
CASH DOUGLAS A
PO BOX 1317
BELOIT, WI 53512

24-46-23-W1-0400R.0811
VIEAU MARK R + SHERYL
5994 N PIKE LAKE RD
DULUTH, MN 55811

24-46-23-W1-0400R.0812
FORZ PROPERTIES LLC
7371 HAVERHILL LN
CANTON, MI 48187

24-46-23-W1-0400R.0P01
MURNANE JOHN
8939 BANYAN COVE CIR
FORT MYERS, FL 33919

24-46-23-W1-0400R.0P02
TRI BOELTER PROPERTIES LLC
105 MAPLE LANE
WINONA, MN 55987

24-46-23-W1-0400R.0P03
ASHTON VICTORIA M 75% +
PO BOX 538
SANIBEL, FL 33957

24-46-23-W1-0400R.0P04
WHITE SAND PROPERTIES LLC
SHEILA FINN-BOUCHARD
APT 1804
12601 MASTIQUE BEACH BLVD
FORT MYERS, FL 33908

24-46-23-W1-0400R.0P05
KING ROGER E
2022 GEORGIAN LN
MORGANTOWN, WV 26508

24-46-23-W1-0400R.0P06
KAUFFMAN JOHN P + BARBARA 1/6+
2219 FAIRVIEW AVE E APT HB4
SEATTLE, WA 98102

24-46-23-W1-0400R.0P07
200-P07 ESTERO BLVD INC
1565 RED CEDAR DR
FORT MYERS, FL 33907

24-46-23-W1-0400R.0P08
COLE HARLEY J + BRENDA V
PO BOX 101674
CAPE CORAL, FL 33910

24-46-23-W1-0400R.0P09
MD INVESTMENTS LAND MGMT LLC
PO BOX 385
MOUNT PLEASANT, MI 48804

24-46-23-W1-0400R.0P10
SWIFT ALAN K TR +
3939 CRAYTON RD
NAPLES, FL 34103

24-46-23-W1-0400R.0P11
LADEN SCOTT J
8651 KILKENNY CT
FORT MYERS, FL 33912

24-46-23-W1-0400R.0P12
SWIFT ALAN K TR 50% +
3939 CRAYTON RD
NAPLES, FL 34103

24-46-23-W1-0400R.0P13
MESKIN ROBERT +
7 PACKARD DR
MIDDLETOWN, NJ 07748

24-46-23-W1-040CU.00E1
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.00E2
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.00E3
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0101
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0102
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0103
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0104
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0105
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0106
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0107
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0108
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0109
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0110
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0111
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0201
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0202
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0203
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0204
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0205
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0301
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0302
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0303
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0304
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0305
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0306
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0307
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0308
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0309
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0401
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0402
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0403
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0404
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0405
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0406
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0407
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0408
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0409
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0501
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0502
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0503
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0504
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0601
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0602
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0603
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0604
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0701
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0702
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0703
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0704
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0801
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0802
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0803
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0804
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G01
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G02
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G03
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G04
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G05
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G06
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G07
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G08
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G09
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G10
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G11
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G12
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M01
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M03
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M05
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M07
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M09
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0P01
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0P03
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.1001
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-0410R.0101
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-0410R.0202
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M02
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M04
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M06
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M08
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M10
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0P02
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0P04
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.1002
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-0410R.0201
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-0410R.0203
CAMPBELL FLP 2
21557 SHOREVISTA LN
NOBLESVILLE, IN 46062

24-46-23-W1-0410R.0205
PETH NICK A
PO BOX 580
WAYNESVILLE, OH 45068

24-46-23-W1-0410R.0206
CRAIN RICHARD +
2200 MARYBEN DR
LONG BEACH, IN 46360

24-46-23-W1-0410R.0207
NELSON DANIEL JOHN +MARY CAROL
6236 BRISTOL PL
FRISCO, TX 75034

24-46-23-W1-0410R.0301
THREE KS INVESTMENTS LLC
7671 COUNTY RD 78
LABELLE, FL 33935

24-46-23-W1-0410R.0302
LANDAU ANGELA +
2020 SE 27TH TER
CAPE CORAL, FL 33904

24-46-23-W1-0410R.0303
BEELEY ROBERT A
PO BOX 1327
TOMBALL, TX 77377

24-46-23-W1-0410R.0304
BALOTA DENNIS R + KATHLEEN J
S97W23695 PAR AVE
BIG BEND, WI 53103

24-46-23-W1-0410R.0305
CHAMBRE PAUL A + CHRISTINE A
1066 N WATERWAY DR
FORT MYERS, FL 33919

24-46-23-W1-0410R.0306
CHARTRAND CHRISTOPHER W +
109 LAMBETH CT
LYNCHBURG, VA 24503

24-46-23-W1-0410R.0307
WENTWORTH JEFFREY R
3630 E LOWER SPRINGBORO RD
WAYNESVILLE, OH 45068

24-46-23-W1-0410R.0401
SHARMA ANIL B + RAJ L
2073 BERKLEY WAY
LEHIGH ACRES, FL 33971

24-46-23-W1-0410R.0402
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-0410R.0403
VIEAU MARK R + SHERYL L
5994 N PIKE LAKE RD
DULUTH, MN 55811

24-46-23-W1-0410R.0404
PISTO PHILIP + MARIA TR
53541 EIGHT MILE RD
NORTHVILLE, MI 48167

24-46-23-W1-0410R.0405
VIEAU MARK R + SHERYL L
5994 N PIKE LAKE RD
DULUTH, MN 55811

24-46-23-W1-0410R.0406
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-0410R.0407
SAWYER FLP
881 TRAILWOOD DR
YOUNGSTOWN, OH 44512

24-46-23-W1-0410R.0501
501 CAPTIVA VILLAS LLC
120 N GLENHURST
BLOOMFIELD HILLS, MI 48301

24-46-23-W1-0410R.0502
LANDAU ANGELA +
2020 SE 27TH TER
CAPE CORAL, FL 33904

24-46-23-W1-0410R.0503
SCHAULS WILLIAM R + VALETTA TR
412A LEE ST
DURAND, WI 54736

24-46-23-W1-0410R.0504
CASTELVETERE FRED B
1146 AUTUMNVIEW DR
ROCHESTER, MI 48307

24-46-23-W1-0410R.0505
BALOTA DENNIS R + KATHLEEN J
S97W23695 PAR AVE
BIG BEND, WI 53103

24-46-23-W1-0410R.0506
DANGELO ROBERT V
25543 RANCHWOOD DR
FARMINGTON HILLS, MI 48335

24-46-23-W1-0410R.0507
LOFFRENO CHRISTIAN
18120 SAN CARLOS BLVD UNIT 704
FORT MYERS BEACH, FL 33931

24-46-23-W1-0410R.0601
CAMPBELL FLP 2
21557 SHOREVISTA LN
NOBLESVILLE, IN 46062

24-46-23-W1-0410R.0602
CAMPBELL FLP 2
21557 SHOREVISTA LN
NOBLESVILLE, IN 46062

24-46-23-W1-0410R.0603
CAMPBELL FLP 2
21557 SHOREVISTA LN
NOBLESVILLE, IN 46062

24-46-23-W1-0410R.0604
BYRNE WILLIAM M + DEBORAH L
10250 W 144TH PL
ORLAND PARK, IL 60462

24-46-23-W1-0410R.0605
CUSACK MICHAEL J
19 MEADOWVIEW LN
IPSWICH, MA 01938

24-46-23-W1-0410R.0606
DANGELO ROBERT V
25543 RANCHWOOD DR
FARMINGTON HILLS, MI 48335

24-46-23-W1-0410R.0607
WENTWORTH JEFFREY R
3630 E LOWER SPRINGBORO RD
WAYNESVILLE, OH 45068

24-46-23-W1-0410R.0701
KIEVIT KENNETH P + ANN R
70 MINA AVE
CLIFTON, NJ 07011

24-46-23-W1-0410R.0702
CAMPBELL FLP 2
21557 SHOREVISTA LN
NOBLESVILLE, IN 46062

24-46-23-W1-0410R.0703
FOUNDATION REALTY TRUST LLC
12207 ILLINOIS RD
FORT WAYNE, IN 46814

24-46-23-W1-0410R.0704
GIPEAN INC
PO BOX 245
SAINT JAMES, NY 11780

24-46-23-W1-0410R.0705
CAPTIVA VILLAS LLC
3005 TWILIGHT DR
CINCINNATI, OH 45241

24-46-23-W1-0410R.0706
CRAIN RICHARD +
2200 MARYBEN DR
LONG BEACH, IN 46360

24-46-23-W1-0410R.0707
GOTSCHALL GEORGE W + ESTHER J
394 BEECHNUT HL
AKRON, OH 44333

24-46-23-W1-041CU.0101
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-041CU.0201
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-041CU.0301
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-041CU.0401
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-041CU.0501
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-041CU.0601
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-041CU.0701
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-041CU.0G01
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-00700.028B
WINDWARD PASSAGE RESORT CONDO
VACATION RESORTS INTL
PO BOX 540669
MERRITT ISLAND, FL 32954

24-46-23-W1-0070D.022B
GRAY DAVID LEE
431 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-0070D.0240
MASSA MARY
353 CLIFTON AVE
KINGSTON, NY 12401

24-46-23-W1-0070D.0260
SMITH ROXANNA L
21521 MADERA RD
FORT MYERS BEACH, FL 33931

24-46-23-W1-0070D.027B
EDWARDS PAUL G L/E
315 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-0080D.0370
LISICH PETER + SUSAN J
131 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-00900.0010
ROWE CHRISTOPHER + HENRIETTA
16256 EDGEMONT DR
FORT MYERS, FL 33908

24-46-23-W1-02100.00CE
PINK SHELL VACATION VILLAS
15751 SAN CARLOS BLVD STE 8
FORT MYERS, FL 33908

24-46-23-W1-02100.1320
GROVER PEGGY C TR
100 ESTERO BLVD #132
FORT MYERS BEACH, FL 33931

24-46-23-W1-02100.1340
SHENKO WILLIAM E JR + LINDA M
581 CARLOS CIR
FORT MYERS BEACH, FL 33931

24-46-23-W1-00700.037A
CAPTIVA VILLAS DEVELOPMENT LLC
45 W PROSPECT AVE STE 1500
CLEVELAND, OH 44115

24-46-23-W1-0070D.0230
MCCHESNEY KEVIN E
417 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-0070D.0250
SMITH ROXANNA L
21521 MADERA RD
FORT MYERS BEACH, FL 33931

24-46-23-W1-0070D.027A
SMITH ROXANNA L
21521 MADERA RD
FORT MYERS BEACH, FL 33931

24-46-23-W1-0070D.028A
LINK G ARDEN + DOROTHY G
PO BOX 66
COOPERSBURG, PA 18036

24-46-23-W1-0080D.0400
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

24-46-23-W1-00900.0070
BRYANT JAMES F + INEZ I TR
320 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-02100.1310
CHAMBRE DENISE
PO BOX 07264
FORT MYERS, FL 33919

24-46-23-W1-02100.1330
HARRINGTON JOANNE
6000 RIVERSIDE DR #B133
DUBLIN, OH 43017

24-46-23-W1-02100.1350
ALEXANDER RICHARD
8 SCHARBACH DR
MARCY, NY 13403

24-46-23-W1-02100.2310
CLIFFORD JUDITH E +
9820 STERLING DR
MIAMI, FL 33157

24-46-23-W1-02100.2320
CUDZIK RUTH E
582 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-02100.2330
LUCAS CHARLES + CARRIE
APT 1603
12601 MASTIQUE BEACH BLVD
FORT MYERS, FL 33908

24-46-23-W1-02100.2340
BOSWORTH KENNETH W TR +
51159 DEER PATH DR
GRANGER, IN 46530

24-46-23-W1-02100.2350
SEIBEL RICHARD J + MARY D TR
6601 DANIEL CT
FORT MYERS, FL 33908

24-46-23-W1-02100.3310
FITZ G ROBERT + DEBRA A
100 ESTERO BLVD #331
FORT MYERS BEACH, FL 33931

24-46-23-W1-02100.3320
MCCOY RICHARD W + KAREN C
51159 DEER PATH DR
GRANGER, IN 46530

24-46-23-W1-02100.3330
WISER JAMES B + SUE A
16960 TIMBERLAKES DR
FORT MYERS, FL 33908

24-46-23-W1-02100.3340
SCHOLZ W W + ANGELA L
105 BENTLEY DR
LATHAM, NY 12110

24-46-23-W1-02100.3350
BORNEMAN DAVID C
3544 GORDON RD
ELKHART, IN 46516

24-46-23-W1-02100.4310
OUDERSLUYS CAROL S TR +
7117 PELICAN BAY BLVD #1901
NAPLES, FL 34108

24-46-23-W1-02100.4320
CICCONE SANTO 25% +
1239 CEDAR RD
SOUTHPORT, CT 06890

24-46-23-W1-02100.4330
MCGINNITY THOMAS D
440 HIGH CLIFF LN
TARRYTOWN, NY 10591

24-46-23-W1-02100.4340
RYFFEL-KRAGH AMY
5860 SW 116TH PLACE RD
OCALA, FL 34476

24-46-23-W1-02100.4350
D AND L DEVELOPMENT INC
PO BOX 327
MOUNT PLEASANT, IA 52641

24-46-23-W1-02100.5310
RYREAL FLORIDA LLC
MARY K HERMAN
27 STANTON LN
STAMFORD, CT 06902

24-46-23-W1-02100.5320
FLANAGAN MICHAEL P + ANNA L
4719 THORNAPPLE LN
LANSING, MI 48917

24-46-23-W1-02100.5330
OSHITA YANCY M + JILL
68 WESTGATE DR
ANNANDALE, NJ 08801

24-46-23-W1-02100.5340
SCROGGIE PHYLLIS T TR
11224 CALLAWAY GREENS DR
FORT MYERS, FL 33913

24-46-23-W1-02100.5350
BRADLEY FAMILY LIMITED PTNSHIP
10431 WOODLAND RIDGE W
FORT WAYNE, IN 46804

24-46-23-W1-02100.6310
PINK SHELL PROPERTIES LLC
648 ELDER LN
WINNETKA, IL 60093

24-46-23-W1-02100.6320
OUDERSLUYS CAROL S
7117 PELICAN BAY BLVD STE 1901
NAPLES, FL 34108

24-46-23-W1-02100.6330
BRADLEY JEANNE B TR
100 ESTERO BLVD #633
FORT MYERS BEACH, FL 33931

24-46-23-W1-02100.6340
MCINTYRE CRAIG A
8227 GRADY RD
NORTH FORT MYERS, FL 33917

24-46-23-W1-02100.6350
HALLER ROBERT W + CELIA M TR
PO BOX 337
SYRACUSE, IN 46567

24-46-23-W1-02400.00CE
PINK SHELL BEACH CLUB CONDO
275 ESTERI BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-02400.1910
PINK SHELL BEACH CLUB
VACATION RESORTS INTL
PO BOX 540669
MERRITT ISLAND, FL 32954

24-46-23-W1-03000.0010
WINDWARD PASSAGE RESORT
VACATION RESORTS INTL
PO BOX 540669
MERRITT ISLAND, FL 32954

24-46-23-W1-03000.00CE
WINDWARD PASSAGE RESORT
418 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-03000.5010
FRITZ SISTERS LLC
N29474 COUNTY ROAD D
BLAIR, WI 54616

24-46-23-W1-03000.5020
FRITZ LAURA L
814 W MOUNT PLEASANT RD
EVANSVILLE, IN 47711

24-46-23-W1-03300.00CE
ISLAND SHORES CONDO
394 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.1010
SCHERER JEFFREY J + DEBRA E
15548 RED OAKS RD SE
PRIOR LAKE, MN 55372

24-46-23-W1-03300.1020
BORNEMAN DAVID C + DINA E
394 ESTERO BLVD #102
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.1030
FIGURA MICHAEL A TR 1/2 INT
5 DEERFIELD RIDGE RD
CHESTERFIELD, MO 63005

24-46-23-W1-03300.1040
ROBINSON GENE A + CAROL L TR
394 ESTERO BLVD #104
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.1050
SIEVERTSEN DOLORES C TR
KAREN POST
4844 89TH PL
KENOSHA, WI 53142

24-46-23-W1-03300.1060
EASTON FAMILY LLC
24523 WEST PELLINORE DR
JOLIET, IL 60404

24-46-23-W1-03300.1070
EASTON MELODEE M TR
24523 W PELLINORE DR
JOLIET, IL 60404

24-46-23-W1-03300.2010
YORDY HAROLD C + PHYLLIS J
394 ESTERO BLVD APT 201
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.2020
ROHRBACHER MICHAEL + DIANE L
394 ESTERO BLVD #202
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.2040
DANGELO DANIEL A + JANE M
394 ESTERO BLVD #204
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.2060
HENSLEY DANIEL L + SHERYL A
PO BOX 767
BUFFALO, MN 55313

24-46-23-W1-03300.3010
MOODY CHERIE B TR
PO BOX 20347
COLUMBUS, OH 43220

24-46-23-W1-03300.3030
ARENS ROBERT W + JANE R TR
N95 W8120 CRANES CROSSING
CEDARBURG, WI 53012

24-46-23-W1-03300.3050
WELLS GWENDOLYN M 33.34% +
4021 BAY DR
MIDDLE RIVER, MD 21220

24-46-23-W1-03300.3070
LIOTTA SAVATORE + CONCETTA
6 OAK BROOK CLUB DR APT J101
OAK BROOK, IL 60523

24-46-23-W1-03300.4020
ROXIN UWE PAUL RUDOLF +
BLANK HAUPTSTR 105
D-22587 HAMBURG,
GERMANY

24-46-23-W1-03300.4040
ATKINSON JOHN M + BONNIE J
8417 ARROWHEAD FARM
BURR RIDGE, IL 60527

24-46-23-W1-03300.4060
COVERT ROBERT + LOUISE B
9403 GIBSON DR
POWELL, OH 43065

24-46-23-W1-03300.2030
LOVELESS ENTERPRISES INC
17564 HONEY CREEK RD
GILLESPIE, IL 62033

24-46-23-W1-03300.2050
ENGELSMAN JAMES + RHONDA
1184 6TH AVE
ZEELAND, MI 49464

24-46-23-W1-03300.2070
SCHWARTZ STEVEN E TR
501 VINTAGE DR
LAKE IN THE HILLS, IL 60156

24-46-23-W1-03300.3020
HICKMAN GLENN H TR
1206 E OHIO ST
MONTICELLO, IN 47960

24-46-23-W1-03300.3040
MAREK CHARLES B JR +
4021 BAY DR
MIDDLE RIVER, MD 21220

24-46-23-W1-03300.3060
KUEHN BROTHERS PROPERTIES LLC
PO BOX 265
SPRING VALLEY, MN 55975

24-46-23-W1-03300.4010
KRINKIE BRUCE + JODI
6881 BLACKDUCK DR
LINO LAKES, MN 55014

24-46-23-W1-03300.4030
WAKIM KHALIL + DANA D
1601 WILLIAMS WAY E
ANDERSON, IN 46011

24-46-23-W1-03300.4050
STUTZ PATRICIA A TR
392 ESTERO BLVD #405
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.4070
DEMERY CHESTER W TR
392 ESTERO BLVD #407
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.5010
BENES ANDREW C + JENNIFER J TR
1127 HIGHLAND POINTE DR
SAINT LOUIS, MO 63131

24-46-23-W1-03300.5020
BYERS JOAN B TR
394 ESTERO BLVD #502
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.5030
GERMAN PATRICIA A TR
394 ESTERO BLVD #503
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.5040
CAPENIGRO ANTHONY T + MARGARET
22 W 160 PINEGROVE CT
GLEN ELLYN, IL 60137

24-46-23-W1-03300.5050
FREIBURGER SHELIA J TR
1061 W 136TH ST
CARMEL, IN 46032

24-46-23-W1-03300.5060
SMITH ROXANNA L
21521 MADERA RD
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.5070
SMITH ROXANNA L
21521 MADERA RD
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.6010
LLOYD JOHN D + STEPHANIE J
15515 ALLEN BLVD
PRIOR LAKE, MN 55372

24-46-23-W1-03300.6020
SCHMIDT SHIRLEY D
15028 WILLISTON LN
MINNETONKA, MN 55345

24-46-23-W1-03300.6030
MIDDLESWARTH DAVID B
500 MEADOW LN
MIDDLEBURG, PA 17842

24-46-23-W1-03300.6040
MILLIRON MARY N TR
2384 SR 39 NW
MANSFIELD, OH 44903

24-46-23-W1-03300.6050
LANDISI ANNE MARIE T TR
392 ESTERO BLVD #605
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.6060
MCSPEDON JOSEPH H + HEATHER
392 ESTERO BLVD APT 606
FORT MYERS BEACH, FL 33931

24-46-23-W1-03300.6070
NUNN JOYCE M
392 ESTERO BLVD #607
FORT MYERS BEACH, FL 33931

24-46-23-W1-03600.00CE
ESTERO ISLAND BEACH VILLAS
CONDO PHASES 1 + 2
250 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-03600.1010
BOERMAN EDWIN J + JANIS L
613 BERKSHIRE CT
DOWNERS GROVE, IL 60516

24-46-23-W1-03600.1020
LOWERY BARBARA B TR
5313 NAUTILUS DR
CAPE CORAL, FL 33904

24-46-23-W1-03600.1030
JOHNSON GORDON R + HOPE Y
6409 DORON LN
EDINA, MN 55439

24-46-23-W1-03600.1040
FM BEACH LLC
100 NORTH POND DR STE F
WALLED LAKE, MI 48390

24-46-23-W1-03600.1050
HULL PETER H +
1982 AUTUMN BROOK TRL
HINCKLEY, OH 44233

24-46-23-W1-03600.1060
PLACE ANDREW W TR
1628 ROCK WOOD LN
MISHAWAKA, IN 46545

24-46-23-W1-03600.2010
BASSEL ROBERT N +
9008 HACK RD
CLINTON, MI 49236

24-46-23-W1-03600.2020
BRUTUS BEACH LLC
TIMOTHY SCHLACHTER
8738 BIG CYPRESS CIR
SYLVANIA, OH 43560

24-46-23-W1-03600.2030
GILLIAN TIMOTHY E + DOROTHY J
512 MARENGO AVE
FOREST PARK, IL 60130

24-46-23-W1-03600.2040
SCHUBERT CHARLES B + AMY L
344 HAMBLETONIAN DR
OAK BROOK, IL 60523

24-46-23-W1-03600.2050
OLTMAN MURRAY W TR +
36490 OLD MILL BRIDGE RD
FRANKFORD, DE 19945

24-46-23-W1-03600.2060
SEQUEIRA THOMAS M + LYNNETTE
6960 NORVALE CIR W
GATES MILLS, OH 44040

24-46-23-W1-03600.3010
KOU MJIAN RICHARD H + BARBARA F
14220 ROYAL HARBOUR CT #511
FORT MYERS, FL 33908

24-46-23-W1-03600.3020
BROWN DAVID L TR +
13 WARD LN
CINCINNATI, OH 45246

24-46-23-W1-03600.3030
PETTY JOHN T TR
974 TEALWOOD LN
SOUTH BEND, IN 46614

24-46-23-W1-03600.3040
BLIGH DOUGLAS L + LINDA K TR
PO BOX 2482
FORT MYERS BEACH, FL 33932

24-46-23-W1-03600.3050
ADENT BARBARA J TR 1/2INT +
1022 GROUSE WAY
VENICE, FL 34285

24-46-23-W1-03600.3060
WALZ PATRICIA M TR
19591 ROOSEVELT RD
SOUTH BEND, IN 46614

24-46-23-W1-03600.4010
WALZ JAMES E + MARGERY L
2415 TOPSWOOD LN
SOUTH BEND, IN 46614

24-46-23-W1-03600.4020
ANG JOSEPH F +
9106 WHISTLING SWAN LN
MANLIUS, NY 13104

24-46-23-W1-03600.4030
RUSCH JOHN H +
N 5429 POPLAR RD
SHAWANO, WI 54166

24-46-23-W1-03600.4040
LUTHER JEFFREY + DEBRA
5017 S OLD YANTON PL
SIOUX FALLS, SD 57108

24-46-23-W1-03600.4050
DEWHIRST NED E + J RENEE +
12395 MCGREGOR WOODS CIR
FORT MYERS, FL 33908

24-46-23-W1-03600.4060
CLENNON LAWRENCE
20641 W COUNTY RD
WILMINGTON, IL 60481

24-46-23-W1-03600.5010
WENTWORTH JEFFREY R
3630 LOWER SPRINGBORO RD
WAYNESVILLE, OH 45068

24-46-23-W1-03600.5020
ANDREWS BERNARD C TR
3875 E LAKE RD
SHEFFIELD LAKE, OH 44054

24-46-23-W1-03600.5040
BENECKE DEXTER L TR +
PO BOX 26
RIDGEVILLE CORNERS, OH 43555

24-46-23-W1-03600.5060
BOUCHER JUDITH E TR
18532 DEEP PASSAGE LN
FORT MYERS BEACH, FL 33931

24-46-23-W1-03600.6020
LEVEE STUART E + CAROL A
32901 CAYUGA HEIGHTS LN
NILES, MI 49120

24-46-23-W1-03600.6040
SEQUEIRA THOMAS M + LYNNETTE
6960 NORVALE CIR W
GATES MILLS, OH 44040

24-46-23-W1-03600.6060
BAKER DIANA R TR +
6823 W 132ND TER
LEAWOOD, KS 66209

24-46-23-W1-03600.7020
MASON GEORGE E + ALICIA D
416 SW 32ND CT
CAPE CORAL, FL 33991

24-46-23-W1-03600.7040
MORRIS SCOTT A + KATHERINE TR
42053 SUTTERS LN
NORTHVILLE, MI 48168

24-46-23-W1-03600.7060
WATKINS JOHN JAY TR
PO BOX 250
LABELLE, FL 33975

24-46-23-W1-03700.2101
DEUTSCH RANDALL P + KAREN M
0S850 SPRING GREEN WAY
BATAVIA, IL 60510

24-46-23-W1-03600.5030
CONNOLLY PAUL A + KATHLEEN G
649 OLD HIGHWAY 8 NW APT 149
NEW BRIGHTON, MN 55112

24-46-23-W1-03600.5050
VIEAU MARK R + SHERYL L
5994 N PIKE LAKE RD
DULUTH, MN 55811

24-46-23-W1-03600.6010
PETTY JEANETTE L TR
21420 CARLTON AVE
CASSOPOLIS, MI 49031

24-46-23-W1-03600.6030
FARMER ANNA MEGAN TR
240 17TH ST SW
NAPLES, FL 34117

24-46-23-W1-03600.6050
LISICH PETER + SUSAN J
131 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-03600.7010
DAVID L PETTY FLP
1721 W BIKE ST
BREMEN, IN 46506

24-46-23-W1-03600.7030
RINGER DIANA L
250 ESTERO BLVD
FORT MYERS BEACH, FL 33931

24-46-23-W1-03600.7050
VIEAU MARK R + SHERYL L
5994 N PIKE LAKE RD
DULUTH, MN 55811

24-46-23-W1-03700.00CE
SANIBEL VIEW VILLAS CONDO ASOC

24-46-23-W1-03700.2102
PITBLADDO VICKI BOND
5389 FAIRFIELD WAY
FORT MYERS, FL 33919

24-46-23-W1-03700.2103
WATTS WILLIARD J + LINDA D
PO BOX 514
CHESANING, MI 48616

24-46-23-W1-03700.2105
RBM LEASING + MANAGEMENT INC
50 WILLOW LN
WINONA, MN 55987

24-46-23-W1-03700.2107
BURNS MICHELE CHAMBRE
140 ESTERO BLVD UNIT 2107
FORT MYERS BEACH, FL 33931

24-46-23-W1-03700.2109
SHEMROSKE MARK +
TRIS
50 W 75TH ST #101
WILLOWBROOK, IL 60527

24-46-23-W1-03700.2111
HART RANDALL D +
3547 STATE ROUTE 7
NEW WATERFORD, OH 44445

24-46-23-W1-03700.2201
GERBERS JEFFREY R + TRACY L
13595 EAST 114TH RD
FISHERS, IN 46037

24-46-23-W1-03700.2203
GRAY JACK +
39821 GRAND AVE
NORTH BRANCH, MN 55056

24-46-23-W1-03700.2205
WAZNEY JOHN L + MARION
38621 DODDS LANDING DR
WILLOUGHBY, OH 44094

24-46-23-W1-03700.2207
RICHTER FRANK J + LORETTA M
647 SIGNAL HILL RD
BARRINGTON, IL 60010

24-46-23-W1-03700.2209
HART RANDALL D +
NEW YORK LIFE
153 S MAIN ST
COLUMBIANA, OH 44408

24-46-23-W1-03700.2104
ROE FAMILY LLC
ROBERT F ROE
23 WOODSHIRE DR
FREELAND, MI 48623

24-46-23-W1-03700.2106
BOGGS TRENTON G + HOLLY M
11817 AUTUMN TREE DR
FORT WAYNE, IN 46845

24-46-23-W1-03700.2108
NORRIS MARY JANE O
1906 LEO LN
ALEXANDRIA, VA 22308

24-46-23-W1-03700.2110
CHAMBRE ANDRE G TR +
4560 ESTERO BLVD # 501
FORT MYERS BEACH, FL 33931

24-46-23-W1-03700.2112
NEW PINK SHELL RENTAL LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-03700.2202
BURNS MICHELE
1512 REYNARD DR
FORT MYERS, FL 33912

24-46-23-W1-03700.2204
PISTO PHILIP + MARIA F TR
53541 EIGHT MILE RD
NORTHVILLE, MI 48167

24-46-23-W1-03700.2206
RICHTER JULIETTE
1832 BANK ST
BALTIMORE, MD 21231

24-46-23-W1-03700.2208
WIEDER FLORENCE + ROBERT TR
405 ROYAL BONNET CT
FORT MYERS, FL 33908

24-46-23-W1-03700.2210
VLJ LLC
3242 BAY ROAD SOUTH DR
INDIANAPOLIS, IN 46240

24-46-23-W1-03700.2211
BAER DENNIS L + JEAN M
1418 SAND CASTLE RD
SANIBEL, FL 33957

24-46-23-W1-03700.2212
MESKIN ROBERT L
7 PACKARD DR
MIDDLETOWN, NJ 07748

24-46-23-W1-03700.2301
CHAMBRE CHRISTINE + PAUL A TR
1066 N WATERWAY DR
FORT MYERS, FL 33919

24-46-23-W1-03700.2302
CHAMBRE ANDRE G TR +
4560 ESTERO BLVD # 501
FORT MYERS BEACH, FL 33931

24-46-23-W1-03700.2303
BUTCHER LOIS M TR
4008 TURF LN
FORT WAYNE, IN 46804

24-46-23-W1-03700.2304
VIEAU MARK R + SHERYL L
5994 N PIKE LAKE RD
DULUTH, MN 55811

24-46-23-W1-03700.2305
ENTRUST IRA SW FLORIDA LLC
CAROL BACH
2282 HORSESHOE DR
WEST BLOOMFIELD, MI 48322

24-46-23-W1-03700.2306
FOGARTY PHILIP
41W089 BRIDLE CREEK DR
SAINT CHARLES, IL 60175

24-46-23-W1-03700.2307
MAZUR BRYAN T + ALMA
2600 QUEEN MARGARET DR
LEWISVILLE, TX 75056

24-46-23-W1-03700.2308
URKOVICH RONALD S + SANDRA M
5690 PINETREE
SANIBEL, FL 33957

24-46-23-W1-03700.2309
CHAMBRE DENISE D TR +
PO BOX 07264
FORT MYERS, FL 33919

24-46-23-W1-03700.2310
THOMAS BEVERLY N TR +
463 CRYSTAL CT
CRYSTAL LAKE, IL 60014

24-46-23-W1-03700.2311
KOHLE EDWARD + MARGARET A +
1709 OAK FOREST DR
THE VILLAGES, FL 32162

24-46-23-W1-03700.2312
HAAG MAUREEN E
12657 COCONUT CREEK CT
FORT MYERS, FL 33908

24-46-23-W1-03700.2401
STEIDL DANIEL G +
9245 COACH HOUSE LN
ESTERO, FL 33928

24-46-23-W1-03700.2402
MORGAN CAPITAL COMPANY LLC
706 ARBOR BROOK DR
CARY, NC 27519

24-46-23-W1-03700.2403
CLASSE PROPERTIES LLC
ROGER BLAUWKAMP
494 E 64TH ST
HOLLAND, MI 49423

24-46-23-W1-03700.2404
MASSARO ANTHONY C + LAURA J
470 POTOMAC LN
ELK GROVE VILLAGE, IL 60007

24-46-23-W1-03700.2405
VIEAU MARK R + SHERYL L
5994 NORTH PIKE LAKE RD
DULUTH, MN 55811

24-46-23-W1-03700.2406
SINNEMA STEVEN + ARLENE
21 2ND AV
SEASIDE HEIGHTS, NJ 08751

24-46-23-W1-03700.2407
PINKERTON RICHARD A + ROSE M
406 WAYNE ST
JOHNSTOWN, PA 15905

24-46-23-W1-03700.2408
K + B CONSTRUCTION CO LLC
3901 E HAGAN ST STE F
BLOOMINGTON, IN 47401

24-46-23-W1-03700.2409
PAOLI KENNETH N +
2033 GLADSTONE DR
WHEATON, IL 60187

24-46-23-W1-03700.2410
SCHMIDT EDWIN H
15028 WILLISTON LN
MINNETONKA, MN 55345

24-46-23-W1-03700.2411
SIBIGA PHILLIP M
39 IVES ST UNIT 501
HAMDEN, CT 06518

24-46-23-W1-03700.2412
MAPLE LANES PROPERTIES LLC
105 MAPLE LN
WINONA, MN 55987

24-46-23-W1-03700.2501
SHORELAND HOLDINGS LLC
1411 SE 47TH ST STE 1
CAPE CORAL, FL 33904

24-46-23-W1-03700.2502
CAMPBELL FLP 2
21557 SHOREVISTA LN
NOBLESVILLE, IN 46062

24-46-23-W1-03700.2503
CAMPBELL FAMILY LTD PTNRSHIP I
1375 N 800 W
TIPTON, IN 46072

24-46-23-W1-03700.2504
KACEL STEVEN N +
1642 MCCRAREN RD
HIGHLAND PARK, IL 60035

24-46-23-W1-03700.2505
CHAMBRE ANDRE G + DIANE D
4560 ESTERO BLVD APT 501
FORT MYERS BEACH, FL 33931

24-46-23-W1-03700.2506
KANE PATRICK J + MARYANNE
4054 TROON DR
UNIONTOWN, OH 44685

24-46-23-W1-03700.2507
THELMA + LOUISE INC
6626 KESTREL CIR
FORT MYERS, FL 33966

24-46-23-W1-03700.2508
SNIPES PATSY C
2338 HENDERSON MILL CT
ATLANTA, GA 30345

24-46-23-W1-03700.2509
ROWE RICHARD TR
9990 CYPRESS LAKE DR
FORT MYERS, FL 33919

24-46-23-W1-03700.2510
FRALICH BRAD + KATHY +
10882 JILLIAN RD
ORLAND PARK, IL 60467

24-46-23-W1-03700.2511
SEITZ DAVID A + DIANE L
8327 BLUE HERON COVE
HUNTSVILLE, OH 43324

24-46-23-W1-03700.2512
RBM LEASING + MANAGEMENT INC
50 WILLOW LN
WINONA, MN 55987

24-46-23-W1-037CU.00E1
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-037CU.0101
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-037CU.0201
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-037CU.0301
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-037CU.0401
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-037CU.0501
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-0400R.0101
CREA ERNEST P + PAMELA J
3345 BAY ROAD NORTH DR
INDIANAPOLIS, IN 46240

24-46-23-W1-0400R.0102
PANETTA RONALD J + NANCY I
26445 DOXTATOR ST
DEARBORN HEIGHTS, MI 48127

24-46-23-W1-0400R.0103
STARK DUSAULT LLC
16964 VERONA LN
NAPLES, FL 34110

24-46-23-W1-0400R.0104
STARK DUSAULT LLC
16964 VERONA LN
NAPLES, FL 34110

24-46-23-W1-0400R.0105
JACKSON LAND CO LLC
126 S 7TH ST
MIAMISBURG, OH 45342

24-46-23-W1-0400R.0106
SCHAEFER DAVID + KIM
5742 TUSCANY LN
WAUNAKEE, WI 53597

24-46-23-W1-0400R.0107
COOK THOMAS J TR
4918 DENISON AVE
CLEVELAND, OH 44102

24-46-23-W1-0400R.0108
COOK THOMAS TR +
4918 DENISON AVE
CLEVELAND, OH 44102

24-46-23-W1-0400R.0201
ROXIE SMITH FAMIY LLC
21521 MADERA
FORT MYERS BEACH, FL 33931

24-46-23-W1-0400R.0202
CLIFFORD DANIEL + SANDRA
7660 BANNING WAY
INVER GROVE HEIGHTS, MN 55077

24-46-23-W1-0400R.0203
BEACH COAST PROPERTIES LLC
2104 W FIRST ST #2604 APT D
FORT MYERS, FL 33901

24-46-23-W1-0400R.0204
LOFFRENO CHRISTIAN P
18120 SAN CARLOS BLVD APT 704
FORT MYERS BEACH, FL 33931

24-46-23-W1-0400R.0205
KELLEY KRIS S + MONICA
26608 GREENVILLE DR
PERRYSBURG, OH 43551

24-46-23-W1-0400R.0206
WHITE SAND VILLAS LLC
522 4TH ST STE 200
SIOUX CITY, IA 51101

24-46-23-W1-0400R.0207
KARETA KENNETH C + CHRISTINE J
4138 RICH DR
WATERFORD, MI 48329

24-46-23-W1-0400R.0208
DISILVESTRO LYNN M TR
8649 W STOLTING RD
NILES, IL 60714

24-46-23-W1-0400R.0301
SEILER/OCONNOR LLC
720 HAGADORN RD
MASON, MI 48854

24-46-23-W1-0400R.0302
CREGAR DENNIS +ROBIN
PO BOX 2273
BRIGHTON, MI 48116

24-46-23-W1-0400R.0303
SCHAD TERRY G
16246 CROWN ARBOR WY
FORT MYERS, FL 33908

24-46-23-W1-0400R.0304
LEWIS RANDY + TERRY
3221 LINDEN CIR
PRIOR LAKE, MN 55372

24-46-23-W1-0400R.0305
RICHTER FRANK J + LORETTA M
647 SIGNAL HILL RD
NORTH BARRINGTON, IL 60010

24-46-23-W1-0400R.0306
BEELEY ROBERT A
PO BOX 1327
TOMBALL, TX 77377

24-46-23-W1-0400R.0307
BETZRUHEN LLC
VANDONGEN + ASSOC
PO BOX 3230
GRAND RAPIDS, MI 49501

24-46-23-W1-0400R.0308
MCMINN OLDSMOBILE INC
226 PORTMAN LN
BRIDGEVILLE, PA 15017

24-46-23-W1-0400R.0309
CREGAR DENNIS + ROBIN
PO BOX 2273
BRIGHTON, MI 48116

24-46-23-W1-0400R.0310
SEILER MARK A TR
780 HAWKSMOORE DR
CLARKSTON, MI 48348

24-46-23-W1-0400R.0401
VICKERY STEVEN B + CONSTANCE J
5148 N MERIDIAN ST
INDIANAPOLIS, IN 46208

24-46-23-W1-0400R.0402
ENTRUST IRA SW FLORIDA LLC
HARVEY SHEREN
1001 ISLA VERDE SQ
VERO BEACH, FL 32963

24-46-23-W1-0400R.0403
SHEREN HARVEY D
1001 ISLA VERDE SQ
VERO BEACH, FL 32963

24-46-23-W1-0400R.0404
SCHMIDT SHIRLEY D
15028 WILLISTON LN
MINNETONKA, MN 55345

24-46-23-W1-0400R.0405
SCHNECK PROPERTY MANAGEMENT
6105 BERKLEY BLVD
MILWAUKEE, WI 53217

24-46-23-W1-0400R.0406
MAHER CHARLES S + LOUISE M
326 NORTHVIEW RD
DAYTON, OH 45419

24-46-23-W1-0400R.0407
MAHER CHARLES S + LOUISE M
326 NORTHVIEW RD
DAYTON, OH 45419

24-46-23-W1-0400R.0408
CUSACK MICHAEL J + PATRICIA M
19 MEADOWVIEW LANE
IPSWICH, MA 01938

24-46-23-W1-0400R.0409
409 WHITE SAND VILLAS LLC
120 N GLENHURST DR
BLOOMFIELD VILLAGE, MI 48301

24-46-23-W1-0400R.0410
200 ESTERO BOULEVARD LLC
46925 SUNNYBROOK LN
NOVI, MI 48374

24-46-23-W1-0400R.0501
NAGARATHINAM S V +
NAGARATHINAM CHITHRA H/W
13332 MARQUETTE BLVD
FORT MYERS, FL 33905

24-46-23-W1-0400R.0503
GROSSKOPF MARK R
N64W13789 COBBERSTONR DR
MENOMONEE FALLS, WI 53051

24-46-23-W1-0400R.0505
RIDDLE ROBERT G + PATRICIA TR
2212 PLATINUM DR
SUN CITY CENTER, FL 33573

24-46-23-W1-0400R.0507
NAGARATHINIM S V + CHITHRA
13332 MARQUETTE BLVD
FORT MYERS, FL 33905

24-46-23-W1-0400R.0509
CREGAR DENNIS + ROBIN
PO BOX 2273
BRIGHTON, MI 48116

24-46-23-W1-0400R.0601
KIEVIT KENNETH P + ANN R
29 DOGWOOD TERR
STOCKHOLM, NJ 07460

24-46-23-W1-0400R.0603
NEW PINK SHELL RENTAL LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-0400R.0605
NOHRDEN EULALIE TR
1869 CLOVERDALE DR
ROCHESTER, MI 48307

24-46-23-W1-0400R.0607
LIOTTA VINCENZO S + CONCETTA M
1000 MERRY LN
OAK BROOK, IL 60523

24-46-23-W1-0400R.0609
CHISRELLI SALVATORE + NORMA TR
907 LUCERNE PKWY
CAPE CORAL, FL 33904

24-46-23-W1-0400R.0502
RADCLIFF BOBBIE TR
1521 WILTON LN
SANIBEL, FL 33957

24-46-23-W1-0400R.0504
LOAFMAN ZACHARY
2040 NW 60TH ST
SEATTLE, WA 98107

24-46-23-W1-0400R.0506
BABINEAU JAMES + JODI BABINEAU
665 PINE CIR
RICE LAKE, WI 54868

24-46-23-W1-0400R.0508
BORKOWSKI DUANE
9395 ARBOR COURT
PLYMOUTH, MI 48170

24-46-23-W1-0400R.0510
MUELLER ROBERT C + MARGARET
516 HAWTHORN AVE
BARTLETT, IL 60103

24-46-23-W1-0400R.0602
SCHANE JAMES R TR
8538 WASHINGTON ST
DOWNERS GROVE, IL 60516

24-46-23-W1-0400R.0604
K + B CONSTRUCTION CO LLC
3901 E HAGAN ST STE F
BLOOMINGTON, IN 47401

24-46-23-W1-0400R.0606
HOSKINS CHARLES K+JUDY K TR
801 W COLISUM BLVD
FORT WAYNE, IN 46808

24-46-23-W1-0400R.0608
BENECKE DEXTER L + JANIS K TR
PO BOX 26
RIDGEVILLE CORNERS, OH 43555

24-46-23-W1-0400R.0610
DEVRIES JAMES D +
40 LANCASTER LN
LINCOLNSHIRE, IL 60069

24-46-23-W1-0400R.0701
BACKSTRAND KENNETH + SUE
24 WINEWOOD CT
FORT MYERS, FL 33919

24-46-23-W1-0400R.0703
CAMPBELL FLP 2
21557 SHOREVISTA LN
NOBLESVILLE, IN 46062

24-46-23-W1-0400R.0705
HOLMES M CHRISTINE TR
ROY HOLMES
PO BOX 486
GRAND HAVEN, MI 49417

24-46-23-W1-0400R.0707
VIEAU MARK R + SHERYL L
5994 N PIKE LAKE RD
DULUTH, MN 55811

24-46-23-W1-0400R.0709
ALASCIA SAMUEL R + KATHLEEN R
6251 WHITE BIRCH RD
SYKESVILLE, MD 21784

24-46-23-W1-0400R.0801
DALY DONALD V JR +
39036 LAKE SHORE DR
HARRISON TOWNSHIP, MI 48045

24-46-23-W1-0400R.0803
DEUTSCH RANDALL P
0S850 SPRING GREEN WAY
BATAVIA, IL 60510

24-46-23-W1-0400R.0805
DURR KENNETH C
4830 WESTGATE RD
MINNETONKA, MN 55345

24-46-23-W1-0400R.0807
FOUNDATION REALTY TRUST LLC
12207 ILLINOIS RD
FORT WAYNE, IN 46814

24-46-23-W1-0400R.0809
KGN + M PARTNERSHIP
4430 E HWY 12
ABERDEEN, SD 57401

24-46-23-W1-0400R.0702
RHL ACCURATE MANAGEMENT CO
11680 HAMPTON GREENS DR
FORT MYERS, FL 33913

24-46-23-W1-0400R.0704
CAMPBELL FLP 2
21557 SHOREVISTA LN
NOBLESVILLE, IN 46062

24-46-23-W1-0400R.0706
ZIMMERMAN ANTHONY + AMY R
1281 AARON LN
ERLANGER, KY 41018

24-46-23-W1-0400R.0708
SECK EDWARD M + JODY K
2547 STATE ROAD 35 STE 4
LUCK, WI 54853

24-46-23-W1-0400R.0710
CUATRO AMIGOS PROPERTIES LLC
2623 HARRISON WOODS RD
TERRE HAUTE, IN 47805

24-46-23-W1-0400R.0802
TYSON FARRELL C II + MICHELE N
PO BOX 100181
CAPE CORAL, FL 33910

24-46-23-W1-0400R.0804
RICHTER JULIETTE
1832 BANK ST
BALTIMORE, MD 21231

24-46-23-W1-0400R.0806
ZORNICK JOSEPH C +
2848 ASHTON TER
OVIEDO, FL 32765

24-46-23-W1-0400R.0808
VENA ADAM T +
PO BOX 88264
CAROL STREAM, IL 60188

24-46-23-W1-0400R.0810
CASH DOUGLAS A
PO BOX 1317
BELOIT, WI 53512

24-46-23-W1-0400R.0811
VIEAU MARK R + SHERYL
5994 N PIKE LAKE RD
DULUTH, MN 55811

24-46-23-W1-0400R.0812
FORZ PROPERTIES LLC
7371 HAVERHILL LN
CANTON, MI 48187

24-46-23-W1-0400R.0P01
MURNANE JOHN
8939 BANYAN COVE CIR
FORT MYERS, FL 33919

24-46-23-W1-0400R.0P02
TRI BOELTER PROPERTIES LLC
105 MAPLE LANE
WINONA, MN 55987

24-46-23-W1-0400R.0P03
ASHTON VICTORIA M 75% +
PO BOX 538
SANIBEL, FL 33957

24-46-23-W1-0400R.0P04
WHITE SAND PROPERTIES LLC
SHEILA FINN-BOUCHARD
APT 1804
12601 MASTIQUE BEACH BLVD
FORT MYERS, FL 33908

24-46-23-W1-0400R.0P05
KING ROGER E
2022 GEORGIAN LN
MORGANTOWN, WV 26508

24-46-23-W1-0400R.0P06
KAUFFMAN JOHN P + BARBARA 1/6+
2219 FAIRVIEW AVE E APT HB4
SEATTLE, WA 98102

24-46-23-W1-0400R.0P07
200-P07 ESTERO BLVD INC
1565 RED CEDAR DR
FORT MYERS, FL 33907

24-46-23-W1-0400R.0P08
COLE HARLEY J + BRENDA V
PO BOX 101674
CAPE CORAL, FL 33910

24-46-23-W1-0400R.0P09
MD INVESTMENTS LAND MGMT LLC
PO BOX 385
MOUNT PLEASANT, MI 48804

24-46-23-W1-0400R.0P10
SWIFT ALAN K TR +
3939 CRAYTON RD
NAPLES, FL 34103

24-46-23-W1-0400R.0P11
LADEN SCOTT J
8651 KILKENNY CT
FORT MYERS, FL 33912

24-46-23-W1-0400R.0P12
SWIFT ALAN K TR 50% +
3939 CRAYTON RD
NAPLES, FL 34103

24-46-23-W1-0400R.0P13
MESKIN ROBERT +
7 PACKARD DR
MIDDLETOWN, NJ 07748

24-46-23-W1-040CU.00E1
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.00E2
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.00E3
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0101
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0102
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0103
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0104
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0105
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0106
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0107
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0108
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0109
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0110
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HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0111
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0201
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0202
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0203
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0204
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0205
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0301
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0302
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0303
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0304
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0305
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24-46-23-W1-040CU.0306
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24-46-23-W1-040CU.0307
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24-46-23-W1-040CU.0309
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HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0401
JABO LLC
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HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0402
JABO LLC
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HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0403
JABO LLC
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24-46-23-W1-040CU.0404
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24-46-23-W1-040CU.0405
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24-46-23-W1-040CU.0601
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HUNTERSVILLE, NC 28078

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24-46-23-W1-040CU.0802
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HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0804
JABO LLC
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HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G01
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24-46-23-W1-040CU.0G02
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8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G03
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HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G04
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24-46-23-W1-040CU.0G05
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HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G06
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24-46-23-W1-040CU.0G08
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HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G09
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HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G10
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HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G11
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8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0G12
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8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M01
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M02
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M03
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M04
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M05
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M06
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M07
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M08
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M09
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0M10
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0P01
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0P02
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8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0P03
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.0P04
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.1001
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-040CU.1002
JABO LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-0410R.0101
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-0410R.0201
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-0410R.0202
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-0410R.0203
CAMPBELL FLP 2
21557 SHOREVISTA LN
NOBLESVILLE, IN 46062

24-46-23-W1-0410R.0205
PETH NICK A
PO BOX 580
WAYNESVILLE, OH 45068

24-46-23-W1-0410R.0206
CRAIN RICHARD +
2200 MARYBEN DR
LONG BEACH, IN 46360

24-46-23-W1-0410R.0207
NELSON DANIEL JOHN +MARY CAROL
6236 BRISTOL PL
FRISCO, TX 75034

24-46-23-W1-0410R.0301
THREE KS INVESTMENTS LLC
7671 COUNTY RD 78
LABELLE, FL 33935

24-46-23-W1-0410R.0302
LANDAU ANGELA +
2020 SE 27TH TER
CAPE CORAL, FL 33904

24-46-23-W1-0410R.0303
BEELEY ROBERT A
PO BOX 1327
TOMBALL, TX 77377

24-46-23-W1-0410R.0304
BALOTA DENNIS R + KATHLEEN J
S97W23695 PAR AVE
BIG BEND, WI 53103

24-46-23-W1-0410R.0305
CHAMBRE PAUL A + CHRISTINE A
1066 N WATERWAY DR
FORT MYERS, FL 33919

24-46-23-W1-0410R.0306
CHARTRAND CHRISTOPHER W +
109 LAMBETH CT
LYNCHBURG, VA 24503

24-46-23-W1-0410R.0307
WENTWORTH JEFFREY R
3630 E LOWER SPRINGBORO RD
WAYNESVILLE, OH 45068

24-46-23-W1-0410R.0401
SHARMA ANIL B + RAJ L
2073 BERKLEY WAY
LEHIGH ACRES, FL 33971

24-46-23-W1-0410R.0402
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-0410R.0403
VIEAU MARK R + SHERYL L
5994 N PIKE LAKE RD
DULUTH, MN 55811

24-46-23-W1-0410R.0404
PISTO PHILIP + MARIA TR
53541 EIGHT MILE RD
NORTHVILLE, MI 48167

24-46-23-W1-0410R.0405
VIEAU MARK R + SHERYL L
5994 N PIKE LAKE RD
DULUTH, MN 55811

24-46-23-W1-0410R.0406
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-0410R.0407
SAWYER FLP
881 TRAILWOOD DR
YOUNGSTOWN, OH 44512

24-46-23-W1-0410R.0501
501 CAPTIVA VILLAS LLC
120 N GLENHURST
BLOOMFIELD HILLS, MI 48301

24-46-23-W1-0410R.0502
LANDAU ANGELA +
2020 SE 27TH TER
CAPE CORAL, FL 33904

24-46-23-W1-0410R.0503
SCHAULS WILLIAM R + VALETTA TR
412A LEE ST
DURAND, WI 54736

24-46-23-W1-0410R.0504
CASTELVETERE FRED B
1146 AUTUMNVIEW DR
ROCHESTER, MI 48307

24-46-23-W1-0410R.0505
BALOTA DENNIS R + KATHLEEN J
S97W23695 PAR AVE
BIG BEND, WI 53103

24-46-23-W1-0410R.0506
DANGELO ROBERT V
25543 RANCHWOOD DR
FARMINGTON HILLS, MI 48335

24-46-23-W1-0410R.0507
LOFFRENO CHRISTIAN
18120 SAN CARLOS BLVD UNIT 704
FORT MYERS BEACH, FL 33931

24-46-23-W1-0410R.0601
CAMPBELL FLP 2
21557 SHOREVISTA LN
NOBLESVILLE, IN 46062

24-46-23-W1-0410R.0602
CAMPBELL FLP 2
21557 SHOREVISTA LN
NOBLESVILLE, IN 46062

24-46-23-W1-0410R.0603
CAMPBELL FLP 2
21557 SHOREVISTA LN
NOBLESVILLE, IN 46062

24-46-23-W1-0410R.0604
BYRNE WILLIAM M + DEBORAH L
10250 W 144TH PL
ORLAND PARK, IL 60462

24-46-23-W1-0410R.0605
CUSACK MICHAEL J
19 MEADOWVIEW LN
IPSWICH, MA 01938

24-46-23-W1-0410R.0606
DANGELO ROBERT V
25543 RANCHWOOD DR
FARMINGTON HILLS, MI 48335

24-46-23-W1-0410R.0607
WENTWORTH JEFFREY R
3630 E LOWER SPRINGBORO RD
WAYNESVILLE, OH 45068

24-46-23-W1-0410R.0701
KIEVIT KENNETH P + ANN R
70 MINA AVE
CLIFTON, NJ 07011

24-46-23-W1-0410R.0702
CAMPBELL FLP 2
21557 SHOREVISTA LN
NOBLESVILLE, IN 46062

24-46-23-W1-0410R.0703
FOUNDATION REALTY TRUST LLC
12207 ILLINOIS RD
FORT WAYNE, IN 46814

24-46-23-W1-0410R.0704
GIPEAN INC
PO BOX 245
SAINT JAMES, NY 11780

24-46-23-W1-0410R.0705
CAPTIVA VILLAS LLC
3005 TWILIGHT DR
CINCINNATI, OH 45241

24-46-23-W1-0410R.0706
CRAIN RICHARD +
2200 MARYBEN DR
LONG BEACH, IN 46360

24-46-23-W1-0410R.0707
GOTSCHALL GEORGE W + ESTHER J
394 BEECHNUT HL
AKRON, OH 44333

24-46-23-W1-041CU.0101
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-041CU.0201
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-041CU.0301
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-041CU.0401
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-041CU.0501
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-041CU.0601
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-041CU.0701
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

24-46-23-W1-041CU.0G01
CAPTIVA VILLAS DEVELOPMENT LLC
8015 W KENTON CIR STE 220
HUNTERSVILLE, NC 28078

VARIANCE REPORT

7/30/2012

Subject Parcels : 6 Affected Parcels : 426 Buffer Distance : 500 ft



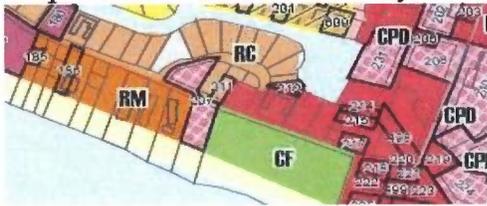
ALL-STATE LEGAL[®]
EXHIBIT
5-8



24-46-23-W1-00700.0330 et al.

440 220 0 440 Feet

Town of Fort Myers Beach
 Department of Community Development



Zoning Division

Supplement PH-D

**Additional Required Information for a
 Planned Development Application**

This is the second part of a two-part application. This part requests specific information for a planned development rezoning or an amendment to an approved planned development. Include this form with the Request for Public Hearing form.

Project Name: Pink Shell Recreation Amendment
Authorized Applicant: New Pink Shell, LLC, c/o Beverly Grady
LeePA STRAP Number(s): 24-46-23-W1-00700.0320; 24-46-23-W1-00700.0330; 24-46-23-W1-00700.0290; 24-36-23-W1-00700.0340; 24-36-23-W1-00700.037A

Current Property Status: CPD
Current Zoning: CPD
Future Land Use Map (FLUM) Category: Mixed Residential; Recreation
Platted Overlay? ___yes <input checked="" type="checkbox"/> no FLUM Density Range: 6 units per acre

Requested Action:

<input type="checkbox"/> DRI (with rezoning)	
<input checked="" type="checkbox"/> Planned Development (also check below)	ADD "RECREATIONAL FACILITIES COMMERCIAL IN CONJUNCTION WITH MEMBERSHIP
<input type="checkbox"/> Rezoning from:	to:
<input type="checkbox"/> Amendment to Master Concept Plan/attendant documentation	

E. Decision-making Compliance

Explain how the proposed development complies with the guidelines for decision-making embodied in LDC Section 34-85.

See attached Narrative Exhibit "A".

F. Schedule of deviations and written justification

Provide a list of the requested deviations keyed to the Master Concept Plan, and provide a written justification for each deviation. The location of each deviation should be indicated on the Master Concept Plan.

N/A

NARRATIVE
EXHIBIT “A”
TO SUPPLEMENT PH-D

Pink Shell Resort and Marina (hereinafter referred to as “Pink Shell”). New Pink Shell, LLC has been authorized by Captiva Villas Development, LLC, and JABO, LLC to amend the Pink Shell Resort CPD to add “Recreation, Commercial with membership” to the approved uses; and enable use of the parking area on Lots 38 and 39, Lot D Island Shores Club Section Plat Book 9, Page 41 for parking.

Pink Shell Resort is designated as Mixed Residential and Recreation as the Future Land Use designations. Pink Shell has a zoning designation of CPD (formerly PUD) on the Bayside CPD; a designation of CPD for White Sands (formerly PUD); and CPD for Captiva Villas (formerly MPD). Current use of the resort is guest units and residential dwelling units and assorted resort accessory uses.

The Mixed Residential designation in this area contains a number of resorts, hotels and high rise multi-family units. Immediately north of Pink Shell Resort is a regional beach park owned by Lee County which provides beach access and amenities to the Gulf of Mexico and the bay to Lee County residents and tourists. Fort Myers Beach is highly promoted by the Visitor, Tourist and Convention Bureau as a destination for families to enjoy the assets of the Gulf lifestyle.

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, Pink Shell Vacation Villas Condo, and Bowditch Park
<u>Southeast</u>	Mixed Residential	RM and CPD	High-rise condominiums, then cottages
<u>Enclave:</u>	Mixed Residential	CPD	Abaco Beach Property – Multi unit
<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 and terminates in a cul de sac at Bowditch Regional Beach Park.

NARRATIVE
EXHIBIT “A”
TO SUPPLEMENT PH-D

NARRATIVE
EXHIBIT “A”
TO SUPPLEMENT PH-D

Over the past decade a major financial commitment has been invested by Pink Shell into the Town of Fort Myers Beach with the construction of White Sands and with the construction of Captiva Villas, including wonderful recreation enhancements with aesthetic and creative pools, excellent food and beverage service, and beautiful beaches. The new marina will increase boaters’ interest in the asset of the Town of Fort Myers Beach. One of the major improvements has been the change in the view on the bay side. For decades the view of the bay was blocked by development. As part of the enhancement and renovation of Pink Shell Resort, those structures were removed and now there is a landscaped open vista to the bay with a walkway throughout the bayside parcel.

The purpose of this amendment is to request approval of the following use: “Recreation, Commercial Memberships” which will permit Pink Shell recreation facilities to be available to users through a membership program.

The membership program will provide an opportunity for use of the Pink Shell recreational amenities through a well-defined and limited membership program. This membership program would provide the opportunity for use of the resort to include the new marina, pools and pool deck, beach and beach chairs, wave runners, skiffs, spa, and food and beverage services.

The resort uses have been found to be consistent with the Comprehensive Plan and the Land Development Code and compatible with the neighborhood of multi-family, hotel and resort uses. Pink Shell is a lovely and intimate resort with capacity to share its amenities with residents of Lee County. This will provide the opportunity for Lee County residents to utilize the benefits of Pink Shell Resort and to invest in the Town of Fort Myers Beach.

Included with the addition of this use is a minor revision to the Conditions in Resolution 10-06, Section A Condition 1, to permit the use of this accessory parking lot by guests and members to Pink Shell as well as for employees.

Pink Shell is working with an expert transportation engineer, Ted Treesh, P.E., who is experienced in transportation throughout Southwest Florida and in particular in the Town of Fort Myers Beach, and who has past experience in working with Pink Shell. He has prepared a transportation analysis that the addition of the “recreation, commercial membership”, would not have an impact on Estero Boulevard as Pink Shell currently has adequate parking.

We respectfully submit that the request is a minor change to the Pink Shell resort and we request staff review and support.

NARRATIVE
EXHIBIT “A”
TO SUPPLEMENT PH-D

MEMORANDUM

TO: Ms. Beverly Grady
Roetzel & Andress

FROM: Ted B. Treesh
President

DATE: November 5, 2012

RE: Pink Shell Resort and Marina
Town of Fort Myers Beach, Florida
Trip Generation & Level of Service Analysis

TR Transportation Consultants, Inc. has completed a Trip Generation and Level of Service Analysis for the above referenced project in order to modify the zoning resolution to permit the Pink Shell resort to permit a membership program to utilize the recreation facilities on the property. The membership program will provide an opportunity for the use of Pink Shell recreational amenities through a well-defined and limited membership program. The membership program would provide the opportunity for the use of the resort to include the new marina, pools, pool deck, beach and beach chairs, wave runners, skiffs, spa, and the food and beverage services provided on the property.

TRIP GENERATION

In order to estimate the number of vehicle trips the proposed membership program will generate, it is necessary to make certain assumptions. Based on conversations with the operators of the resort, there will be approximately 350 memberships available for purchase. Discussions with other beach resorts in Southwest Florida that offer similar memberships to area residents indicate that during peak season, approximately twenty-five percent (25%) to thirty percent (30%) of the membership holders utilize the facilities on any given week. It was assumed that of the 30% that would visit during the week during peak season, approximately 30% of those visits would occur on a single weekday (Monday through Friday). It is anticipated that the majority of visits would occur on a weekend day. Therefore, the number of memberships anticipated to visit the facility on a given weekday during peak season was calculated as follows:

Total Number of Memberships = 350
 Number of Visits during a week
 (7 days) during peak season = 30% = 350 x 0.30 = 105 visits per week
 Number of Visits during a weekday (M – F) = 30% of weekly visits
 = 0.30 x 105 = 32 visits on a weekday during peak season

The number of vehicle trips that these memberships would generate during the peak hours was determined by utilizing the Institute of Transportation Engineer’s (ITE) report titled *Trip Generation*, 9th Edition. It was assumed that the 32 visits would generate similar trip characteristics as the Resort Hotel Land Use (Land Use Category 330) as contained in the ITE report, assuming each membership translated into one hotel room. This land use is a summary of trip generation data collected at resort style hotels across the United States. This is the most effective measure in translating the daily membership attendance into a vehicle trip generation. The equations for LUC 330 are attached to this memo for reference. Based on this data, the peak hour trip generation anticipated to occur during the peak season as a result of the Pink Shell permitting the purchase of up to 350 memberships is shown in **Table 1**. It should be noted that this does not take into account any membership holder that would arrive by boat to the Marina or by the public Fort Myers Beach trolley transportation service, which could potentially reduce even further the vehicle impact of the memberships.

Table 1
Peak Hour Trip Generation
32 Membership Visits per Day at the Pink Shell Resort & Marina

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
32 Daily Membership Visits	14	5	19	7	9	16

From Table 1, the trips were assigned to Estero Boulevard to determine what, if any, significant impact would be experienced. **Table 1A** and **2A** attached to this report indicate the distribution of trips to the surrounding roadway network. It is anticipated that a measurable amount of these trips will originate from the mainland, particularly during the peak season months.

A link Level of Service was performed based on the analysis year of 2012. Table 1A and Table 2A, attached, were created to demonstrate the methodology utilized to determine the existing as well as projected Level of Service on Estero Boulevard and San Carlos Boulevard. The Level of Service thresholds indicated in Table 1A were obtained from the Link Specific Level of Service Thresholds as provided by Lee County.

Pursuant to the Town of Fort Myers Beach Comprehensive Plan, Policy 7-I-2 states that *“The peak capacity of Estero Boulevard’s congested segments is 1,300 vehicles per hour. The minimum acceptable level-of-service standard for Estero Boulevard shall be that average monthly traffic flows from 10:00 A.M. to 5:00 P.M. during each month do not exceed that level for more than four calendar months in any continuous twelve-month period. Measurements from the permanent count station at Donora Boulevard shall be used for this standard.”*

Based on the 2012 Lee County Concurrency Management Report, the monthly averages for the count station at Donora Boulevard did not exceed 1,300 vehicles for any single month during 2011. Therefore, the anticipated trips shown in Table 1 that will be added to the roadway network will be in compliance with the Fort Myers Beach Comprehensive Plan limits for trips on Estero Boulevard.

The level of service analysis was also determined on the bridge leading to Fort Myers Beach as well as on San Carlos Boulevard. As indicated in Table 2A, the projected Level of Service on Estero Boulevard over the bridge is currently at LOS “C” during the peak season and LOS “E” on Estero Boulevard on the island. It should be noted that this facility (the bridge) as well as Estero Boulevard on the beach has been designated as *“Constrained”* by the County and Town of Fort Myers Beach, thereby permitting development up to the point where the Volume to Capacity (v/c) ratio reaches 1.85. As can be seen from Table 2A, the 2012 v/c ratio on Estero Boulevard on the island is 0.99 without the estimated peak hour trips generated from the membership users and approximately 0.99 with the trips from the membership users, or no measureable increase.

Based on this review, the modification of the zoning conditions to permit the sales of memberships to the Pink Shell resort will not have a noticeable impact on traffic along Estero Boulevard or San Carlos Boulevard.

Attachments

TABLE 1A
PEAK DIRECTION
PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES

Projected External Trips from Pink Shell Resort Memberships

AM PEAK HOUR PROJECT TRAFFIC =	19 VPH	IN=	14	OUT=	5
PM PEAK HOUR PROJECT TRAFFIC =	16 VPH	IN=	7	OUT=	9

<u>ROADWAY</u>	<u>SEGMENT</u>	LEVEL OF SERVICE THRESHOLDS										MAXIMUM REST/SPA	PROJ/ <u>LOS C</u>
		<u>CLASS</u>	<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>	<u>% PROJECT TRAFFIC</u>	<u>ADDITIONAL TRAFFIC</u>				
Estero Blvd	Mid Island to San Carlos	2LN	500	568	593	632	671	15%	2	0.4%			
	Bridge	2LNB	240	820	1050	1120	1120	85%	12	1.1%			
San Carlos Blvd.	N. of Main St.	4LN	0	0	1310	1830	1900	85%	12	0.9%			

Level of Service Thresholds taken from the 2011 Link Specific Service Volume Tables provided by Lee County DOT

**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS**

Projected External Trips from Pink Shell Resort Memberships

AM PEAK HOUR PROJECT TRAFFIC = 19 VPH IN= 14 OUT= 5
 PM PEAK HOUR PROJECT TRAFFIC = 16 VPH IN= 7 OUT= 9

ROADWAY	SEGMENT	PCS	ADI	2008 ADI	YRS OF GROWTH	ANNUAL RATE	PK SEASON PEAK DIR. ¹	2011 PK HR	2012 PK HR	RESULTANT PINK SHELL MEMBERSHIP TRAFFIC		2012 BCKGRND + NEW		2012 BCKGRND + NEW	
										AM PROJ TRAFFIC	PM PROJ TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC
Estero Blvd	Mid Island to San Carlos	44	16300	13700	9	0.00%	663	663	663	15%	2	1	665	664	
	Bridge	44	16300	13700	9	0.00%	879	879	879	85%	12	8	891	887	
San Carlos Blvd.	N. of Main St.	8	25100	22300	9	0.00%	918	918	918	85%	12	8	930	926	

¹ 2011 Peak Hour volumes were obtained from the 2011/2012-2012/2013 Lee County Concurrency Management Inventory and Projections Report

100TH HIGHEST HOUR LEVEL OF SERVICE

ROADWAY	SEGMENT	2012 LOS		2012 PROJ LOS	
		BCKGRND TRAFFIC	+ NEW AM	BCKGRND TRAFFIC	+ NEW AM
Estero Blvd	Mid Island to San Carlos	E	E	E	E
	Bridge	C	C	C	C
San Carlos Blvd.	V/C Ratio	0.99	0.99	0.99	0.99
	Max V/C Ratio Permitted	1.85	1.85	1.85	1.85
San Carlos Blvd.	N. of Main St.	C	C	C	C

season traffic. The town shall take advantage of any suitable opportunities to consolidate street connections into fewer access points onto Estero Boulevard.

OBJECTIVE 7-I
LEVEL-OF-SERVICE STANDARD — Maintain minimum acceptable levels of service for the transportation system.

POLICY 7-I-1
Traffic congestion is a serious problem at Fort Myers Beach, caused by a combination of high tourism demand for its beaches and past over-building relative to road capacity. Neither factor is within the control of the Town of Fort Myers Beach, although its residents must tolerate congestion every winter. This comprehensive plan seeks to manage congestion levels and encourage alternate means of mobility including walking, bicycling, and trolleys.

POLICY 7-I-2
The peak capacity of Estero Boulevard's congested segments is 1,300 vehicles per hour. The minimum acceptable level-of-service standard for Estero Boulevard shall be that average monthly traffic flows from 10:00 A.M. to 5:00 P.M. during each month do not exceed that level for more than four calendar months in any continuous twelve-month period. Measurements from the permanent count station at Donora Boulevard shall be used for this standard.

POLICY 7-I-3
Figure 18 of this element is hereby adopted as the future transportation map of the Town of Fort Myers Beach.

OBJECTIVE 7-J

PROTECTING PUBLIC ACCESS — Although no future right-of-way needs have been identified, some existing town and county rights-of-way are substandard and few are wider than needed. The town shall not vacate or acquiesce in the vacation of existing rights-of-way except where no public purpose would be served by retaining the right-of-way.

POLICY 7-J-1

RIGHTS-OF-WAY: Town and county rights-of-way are needed for the expansion of sidewalks and bike paths; for water accesses; for on-street parking; for public transit and road improvements; and for other public purposes. The town shall strictly limit vacations of rights-of-way and easements to preserve future access for these purposes.

POLICY 7-J-2

TRAFFIC IMPACT ANALYSES: A thorough traffic impact analysis is currently required only for major rezonings and very large development orders. The town shall amend its Land Development Code during 2010 to:

- i. decrease the thresholds for requiring traffic impact analyses;
- ii. require them to study the cumulative impacts of potential development; and
- iii. use the results in assessing whether impacts are acceptable, and whether an improved design could offset some of the impacts.

and the LDC. Further, the density stated in LDC Table 33-1052 is the maximum density permitted in the “Coastal Rural” land use category.

In accordance with the “810” rule in Policy 14.2.2, there have been restrictions placed on rezonings that could increase traffic on Pine Island Road. Lee County will continue this practice. The “910” rule of Policy 14.2.2 has also impacted development approvals on Pine Island.

Constrained Roads

Lee Plan Policy 37.2.2 addresses the maximum volume-to-capacity ratio allowed on constrained roads. It states:

A maximum volume-to-capacity (v/c) ratio of 1.85 is established for the constrained roads identified in Table 2(a) that lie in the unincorporated area. No permits will be issued by Lee County that cause the maximum volume-to-capacity ratio to be exceeded or that affect the maximum volume-to-capacity ratio once exceeded. Permits will only be issued when capacity enhancements and operational improvements are identified and committed for implementation that will maintain the volume-to-capacity ratio on the constrained segment at or below 1.85.

Based on traffic counts for 2011, the highest volume-to-capacity ratio on a constrained facility was 1.36 on McGregor Boulevard from Winkler Road to Tanglewood Boulevard. McGregor Boulevard from Tanglewood Boulevard to Colonial Boulevard had a volume-to-capacity ratio of 1.28. US 41 from Daniels Parkway to College Parkway had a volume-to-capacity ratio of 1.09 while the link from South Drive to Boy Scout Road had a volume-to-capacity ratio of 1.03. All other constrained facilities had a volume-to-capacity ratio less than 1.00. No facility will approach a volume-to-capacity ratio of 1.85 during the year 2012.

Estero Boulevard

The Town of Fort Myers Beach has adopted a different methodology for measuring the LOS on Estero Boulevard. Policy 7-I-2 of the Comprehensive Plan for the Town of Fort Myers Beach states: *“The peak capacity of Estero Boulevard’s congested segments is 1,300 vehicles per hour. The minimum acceptable level-of-service standard for Estero Boulevard shall be that average monthly traffic flows from 10:00 A.M. to 5:00 P.M. during each month do not exceed that level for more than four calendar months in any continuous twelve month period. Measurements from the Permanent Count Station at Donora Boulevard shall be used for this standard.”*

Data from the 2011 Traffic Counts (PCS #44) shows that the monthly averages were as follows:

MONTH	Average Vehicles/Hour	MONTH	Average Vehicles/Hour	MONTH	Average Vehicles/Hour
January	1,165	February	1,111	March	1,004
April	1,039	May	939	June	887
July	918	August	805	September	777
October	916	November	1,118	December	1,007

The standard of 1,300 vehicles per hour was not exceeded in any month in 2011, and will likely not be exceeded in 2012 during any four (4) calendar months.

De Minimus Impacts

The LDC provides guidance on what development constitutes a de minimus impact.

ECLDC Section 2-46(o).

De minimus impact. The Florida Legislature has found that a de minimus impact is consistent with Part II of Chapter 163. Therefore, the impact of a single-family home on an existing lot will constitute a de minimus impact on all roadways regardless of the level of deficiency of the roadway.

Other than single-family homes on existing lots, no impact will be de minimus if the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility would exceed 110 percent of the maximum volume at the adopted Level of Service of the affected transportation facility. Further, except for single family homes on existing lots, no impact will be de minimus if it would exceed the adopted Level of Service standard of any affected designated hurricane evacuation route.

Lee County will maintain records to ensure that the 110 percent criteria is not exceeded. Annually, Lee County will submit to the State Land Planning Agency a summary of the de minimus records along with its updated Capital Improvements Element. In the event the State Land Planning Agency determines that the 110 percent criteria has been exceeded, the County will be notified of the exceedence and no further de minimus exceptions for the applicable roadway will be granted until the volume is reduced below the 110 percent. The County will provide proof of the reduction to the State Land Planning Agency prior to issuing further de minimus exceptions”.

Consistent with this requirement, the following transportation facilities (road links) required monitoring based upon failure to meet the LOS standard reported in the 2011 Concurrency Management Report.

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2010 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR - BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLONIAL BLVD	SIX MILE PKWY	I-75	1	0.5	6LD	0	1,560	3,030	3,320	3,320	0	2,520	4,890	5,360	5,360
	I-75	SR 82	1	2.4	6LD	280	2,400	2,870	2,960	2,960	500	4,290	5,130	5,290	5,290
CORKSCREW RD	US 41	SANDY LN	4	0.5	4LD	0	0	1,050	1,870	1,920	0	0	2,020	3,600	3,710
	THREE OAKS PKWY	THREE OAKS PKWY	4	0.7	4LD	0	0	1,050	1,870	1,920	0	0	2,020	3,600	3,710
CYPRESS LAKE DR	I-75	BEN HILL GRIFFIN PKWY	4	0.8	4LD	0	0	1,050	1,870	1,920	0	0	2,020	3,600	3,710
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	3	0.5	4LD	0	0	1,050	1,870	1,920	0	0	2,020	3,600	3,710
DANIELS PKWY	WILDCAT RUN DR	ALICO RD	3	1.7	2LN	140	380	630	840	1,060	280	750	1,240	1,650	2,080
	ALICO RD	COUNTY LINE	3	2.6	2LN	140	380	630	840	1,060	280	750	1,240	1,650	2,080
DIEL PRADO BLVD	McGREGOR BLVD	SOUTH POINT BLVD	4	10.4	2LN	140	380	630	840	1,060	280	750	1,240	1,650	2,080
	SOUTH POINT BLVD	WINKLER RD	4	0.4	4LD	0	0	360	1,540	2,010	0	0	700	2,970	3,870
ESTHERO BLVD	WINKLER RD	SUMMERLIN RD	4	0.6	4LD	0	0	360	1,540	2,010	0	0	700	2,970	3,870
	SUMMERLIN RD	US 41	4	0.7	4LD	0	0	360	1,540	2,010	0	0	700	2,970	3,870
FOWLER ST	US 41	SUMMERLIN RD	4	0.9	6LD	0	0	550	2,370	3,040	0	0	1,060	4,360	5,860
	BIG PINE WAY	BIG PINE WAY	4	0.5	6LD	0	0	0	1,310	2,680	0	0	0	2,520	5,160
GLADIOLUS DR	METRO PKWY	METRO PKWY	4	0.6	6LD	0	0	0	1,310	2,680	0	0	0	2,520	5,160
	SIX MILE PKWY	SIX MILE PKWY	4	0.8	6LD	0	0	0	1,310	2,680	0	0	0	2,520	5,160
HICKORY BLVD	SIX MILE PKWY	PALOMINO DR	4	2.2	6LD	0	1,610	3,030	3,200	3,200	0	2,930	5,510	5,800	5,800
	PALOMINO DR	TREELINE AVE	4	0.6	6LD	0	1,610	3,030	3,200	3,200	0	2,930	5,510	5,800	5,800
MID ISLAND DR	I-75	TREELINE AVE	3	0.5	6LD	640	2,960	3,300	3,300	3,300	1,070	4,940	5,500	5,500	5,500
	TREELINE AVE	CHAMBERLIN PKWY	3	0.8	6LD	640	2,960	3,300	3,300	3,300	1,070	4,940	5,500	5,500	5,500
N AIRPORT RD	CHAMBERLIN PKWY	SR 82	3	3.8	4LD	420	1,920	2,180	2,180	2,180	700	3,200	3,650	3,650	
	SR 82	CAPE CORAL PKWY	5	0.3	6LD	0	0	0	1,880	2,820	0	0	0	3,550	5,330
PINE RIDGE RD	SE 46TH ST	CORNADO PKWY	5	0.7	6LD	0	0	0	1,880	2,820	0	0	0	3,550	5,330
	CORNADO PKWY	CORNWALLIS PKWY	5	1.3	6LD	0	0	0	1,880	2,820	0	0	0	3,550	5,330
SUMMERLIN RD	CORNWALLIS PKWY	VETERANS PKWY	5	0.8	6LD	0	0	0	1,880	2,820	0	0	0	3,550	5,330
	VETERANS PKWY	HANCOCK B. PKWY	5	3.0	6LD	0	0	950	2,510	2,840	0	1,830	4,830	5,480	
WINKLER RD	HANCOCK B. PKWY	NE 6TH ST	5	0.7	6LD	0	0	840	2,540	2,780	0	1,620	4,890	5,350	
	NE 6TH ST	SR 78	5	0.4	6LD	0	0	840	2,540	2,780	0	1,620	4,890	5,350	
WINKLER ST	HICKORY BLVD	AVENIDA PESCADORA	4	2.9	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	
	AVENIDA PESCADORA	MID ISLAND DR	4	1.2	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	
WINKLER ST	MID ISLAND DR	SAN CARLOS BLVD	4	1.8	2LD	500	568	593	632	671	980	1,113	1,162	1,239	
	SAN CARLOS BLVD	BEN HILL GRIFFIN PKWY	4	2.6	4LD	0	1,180	2,000	2,000	2,000	0	2,270	3,860	3,860	
WINKLER ST	US 41	N AIRPORT RD	1	1.0	6LD	0	0	0	1,180	2,560	0	0	0	2,230	
	N AIRPORT RD	COLONIAL BLVD	1	0.3	6LD	0	0	0	1,180	2,560	0	0	0	2,230	
WINKLER ST	COLONIAL BLVD	WINKLER AVE	1	0.5	4LD	0	0	980	1,650	1,680	0	1,850	3,120	3,160	
	WINKLER AVE	HANSON ST	1	1.3	4LD	0	0	980	1,650	1,680	0	1,850	3,120	3,160	
WINKLER ST	HANSON ST	SR 82	1	1.3	4LD	0	0	980	1,650	1,680	0	1,850	3,120	3,160	
	SR 82	McGREGOR BLVD	4	0.5	4LD	0	0	1,410	1,840	1,840	0	2,720	3,530	3,530	
WINKLER ST	McGREGOR BLVD	PINE RIDGE RD	4	1.6	4LD	0	0	1,410	1,840	1,840	0	2,720	3,530	3,530	
	PINE RIDGE RD	BASS RD	4	0.8	6LD	0	0	2,190	2,760	2,760	0	4,220	5,320	5,320	
WINKLER ST	BASS RD	WINKLER RD	4	0.5	6LD	0	470	2,410	3,010	3,060	0	910	4,640	5,790	
	WINKLER RD	SUMMERLIN RD	4	1.5	6LD	0	470	2,410	3,010	3,060	0	910	4,640	5,790	

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2010 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)						SERVICE VOLUMES (PEAK HOUR - BOTH DIRECTIONS)					
						A	B	C	D	E	A	B	C	D	E		
PINE ISLAND RD/ BAYSHORE RD (SR 78)	SANTA BARBARA BLVD	DEL PRADO BLVD	5	2.3	4LD	0	1,570	2,020	2,020	2,020	2,020	0	2,860	3,660	3,660	3,660	3,660
	DEL PRADO BLVD	BARNETT RD	5	2.1	4LD	0	1,570	2,020	2,020	2,020	2,020	0	2,860	3,660	3,660	3,660	3,660
	BARNETT RD	US 41	2	0.5	4LD	0	1,570	2,020	2,020	2,020	2,020	0	2,860	3,660	3,660	3,660	3,660
	US 41	BUSINESS 41	2	1.2	4LD	0	0	560	1,400	1,400	1,520	0	0	1,020	2,550	2,550	2,760
	BUSINESS 41	HART RD	2	1.1	4LD	120	1,600	2,060	2,060	2,060	2,060	220	2,910	3,740	3,740	3,740	3,740
	HART RD	BREWERS RD	2	0.4	4LD	120	1,600	2,060	2,060	2,060	2,060	220	2,910	3,740	3,740	3,740	3,740
	BREWERS RD	SLATER RD	2	0.8	4LD	120	1,600	2,060	2,060	2,060	2,060	220	2,910	3,740	3,740	3,740	3,740
	SLATER RD	I-75	2	2.9	4LD	120	1,600	2,060	2,060	2,060	2,060	220	2,910	3,740	3,740	3,740	3,740
	I-75	NALLE RD	2	0.6	2LN	140	380	650	870	1,090	1,090	270	720	1,230	1,650	2,060	2,060
	NALLE RD	SR 31	2	2.7	2LN	140	380	650	870	1,090	1,090	270	720	1,230	1,650	2,060	2,060
PONDELLA RD	SR 78	WESTWOOD RD	5	0.9	4LD	0	800	1,830	1,940	1,940	1,940	0	1,260	2,860	3,020	3,020	3,020
	WESTWOOD RD	ORANGE GROVE BLVD	2	0.6	4LD	0	800	1,830	1,940	1,940	1,940	0	1,260	2,860	3,020	3,020	3,020
	ORANGE GROVE BLVD	US 41	2	1.6	4LD	0	800	1,830	1,940	1,940	1,940	0	1,260	2,860	3,020	3,020	3,020
	US 41	BUS 41	2	0.6	4LD	0	800	1,830	1,940	1,940	1,940	0	1,260	2,860	3,020	3,020	3,020
	BUS 41	ESTERO BLVD	4	0.6	2LB	240	820	1,050	1,120	1,120	1,120	460	1,550	1,990	2,130	2,130	2,130
	ESTERO BLVD	MAIN ST	4	2.5	4LD	0	0	1,310	1,830	1,900	1,900	0	0	2,390	3,330	3,330	3,460
	MAIN ST	SUMMERLIN RD	4	1.1	2LN	140	380	650	870	1,090	1,090	210	1,460	1,930	2,000	2,000	
	SUMMERLIN RD	KELLY RD	4	0.6	4LN	0	0	980	1,240	1,300	1,300	0	0	1,850	2,340	2,450	
	KELLY RD	MCGREGOR BLVD	4	2.9	2LN	130	300	580	820	1,050	1,050	240	540	1,040	1,470	1,880	
	MCGREGOR BLVD	TOLL PLAZA	4	1.2	4LD	0	900	1,960	2,060	2,060	2,060	0	1,740	3,770	3,960	3,960	
SANIBEL CAUSEWAY SIX MILE CYPRESS	US 41	METRO PKWY	4	1.8	4LD	0	900	1,960	2,060	2,060	2,060	0	1,740	3,770	3,960	3,960	
	METRO PKWY	DANIELS PKWY	4	2.6	4LD	190	1,560	1,900	1,960	1,960	340	2,790	3,400	3,510	3,510	3,510	
	DANIELS PKWY	4 LANE END	4	2.1	4LD	0	0	1,420	1,800	1,800	0	0	0	2,630	3,340	3,340	
	4 LANE END	WAL-MART INTERSECTIO	4	0.3	6LD	0	0	0	2,210	2,720	2,720	0	0	4,100	5,030	5,030	
	WAL-MART INTERSECTIO	COLONIAL BLVD	2	4.0	2LN	140	360	590	800	1,010	1,010	270	680	1,120	1,510	1,910	
	COLONIAL BLVD	NALLE GRADE RD	2 & 3	1.4	2LN	170	470	780	1,050	1,320	1,320	340	930	1,530	2,060	2,590	
	NALLE GRADE RD	SR 78	2	1.3	2LN	170	470	780	1,050	1,320	1,320	340	930	1,530	2,060	2,590	
	SR 78	N. RIVER RD	2	2.0	2LN	170	470	780	1,050	1,320	1,320	340	930	1,530	2,060	2,590	
	N. RIVER RD	COUNTY LINE	1	1.3	4LD	0	490	1,630	1,980	1,980	1,980	0	840	2,770	3,380	3,380	
	COUNTY LINE	ORTIZ AVE	1	1.2	6LD	0	750	2,500	3,000	3,000	3,000	0	1,280	4,240	5,090	5,090	
SLATER RD SR 31	ORTIZ AVE	I-75	3	2.7	6LD	1,340	2,860	2,940	2,940	2,940	2,280	4,840	4,990	4,990	4,990	4,990	
	I-75	SR 31	3	2.5	4LD	880	1,870	1,960	1,960	1,960	1,500	3,170	3,310	3,310	3,310	3,310	
	SR 31	BUCKINGHAM RD	3	2.5	4LD	1,000	1,640	2,350	3,020	3,350	1,700	2,780	3,990	5,120	5,680	5,680	
	BUCKINGHAM RD	HICKEY CREEK RD	3	0.9	4LD	1,000	1,640	2,350	3,020	3,350	1,700	2,780	3,990	5,120	5,680	5,680	
	HICKEY CREEK RD	MITCHELL AVE	3	4.0	4LD	1,000	1,640	2,350	3,020	3,350	1,700	2,780	3,990	5,120	5,680		
	MITCHELL AVE	JOEL BLVD	3	2.2	4LD	1,000	1,640	2,350	3,020	3,350	1,700	2,780	3,990	5,120	5,680		
	JOEL BLVD	COUNTY LINE	6	7.9	2LN	160	370	620	850	1,060	290	670	1,110	1,520	1,900		
	COUNTY LINE	PINE ISLAND RD	6	3.3	2LN	160	370	620	850	1,060	290	670	1,110	1,520	1,900		
	PINE ISLAND RD	PINELAND RD	6	3.7	2LN	160	370	620	850	1,060	290	670	1,110	1,520	1,900		
	PINELAND RD	MAIN ST	6	3.7	2LN	160	370	620	850	1,060	290	670	1,110	1,520	1,900		

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2011 100th HIGHEST HR		EST 2012 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
ESTERO BL*	BIG CARLOS PASS	AVENIDA PESCADORA	2LN	E	726	A	418	A	418	A	427	Constrained v/c = 0.58; Design underway	09800
ESTERO BL*	AVENIDA PESCADORA	VOORHIS ST	2LN	E	726	A	555	A	556	A	556	Constrained v/c = 0.76; Design underway	09900
ESTERO BL*	VOORHIS ST	TROPICAL SHORES WAY	2LD	E	671	B	555	B	555	C	573	Constrained v/c = 0.83; Design underway	10000
ESTERO BL	TROPICAL SHORES WAY	CENTER ST	2LD	E	671	E	663	E	663	F	735	Constrained v/c = 0.99; Design underway	10100
ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	372	B	376	B	678		14400
ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	529	B	529	B	529		14450
EVERGREEN RD*	US 41	BUS 41	2LU	E	860	B	100	B	100	B	100		10200
FIDDLESTICKS BL*	GUARDHOUSE	DANIELS PKWY	2LD	E	860	B	333	B	333	B	365		10300
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,560	D	1,059	D	1,074	D	1,076		10400
FOWLER ST	N AIRPORT RD	COLONIAL BL	6LD	E	2,560	E	1,224	E	1,224	E	1,224		10500
FOWLER ST	COLONIAL BL	WINKLER AVE	4LD	E	1,680	D	989	D	989	D	989		10600
FOWLER ST	WINKLER AVE	HANSON ST	4LD	E	1,680	C	964	C	964	C	964		10700
FOWLER ST (SR 739)	HANSON ST	DR ML KING BL (SR 82)	4LD	E	1,680	D	1,012	D	1,012	D	1,012		10730
GASPARILLA BL*	FIFTH ST	CHARLOTTE COUNTY LINE	2LU	E	860	B	335	B	345	B	366	Constrained v/c = 0.39	10800
GLADIOLUS DR	McGREGOR BL	PINE RIDGE RD	4LD	E	1,840	C	520	C	520	C	578		10900
GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,015	C	1,029	C	1,117		11000
GLADIOLUS DR*	BASS RD	WINKLER RD	6LD	E	2,760	C	1,106	C	1,111	C	1,182		11100
GLADIOLUS DR*	WINKLER RD	SUMMERLIN RD	6LD	E	3,060	C	942	C	942	C	951		11200
GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	3,060	C	1,758	C	1,759	C	1,916		11300
GREENBRIAR BL	RICHMOND AVE	JOEL BL	2LU	E	860	B	68	B	74	B	74		11400
GUNNERY RD	IMMOKALEE RD (SR 82)	LEE BL	4LD	E	2,020	B	937	B	948	B	971		11500
GUNNERY RD	LEE BL	BUCKINGHAM RD	2LU	E	1,000	C	758	C	761	D	890		11600
HANCOCK BRIDGE PKWY	DEL PRADO BL	NE 24th AVE	4LD	E	2,020	B	985	B	985	B	985		11700
HANCOCK BRIDGE PKWY	NE 24th AVE	ORANGE GROVE BL	4LD	E	2,020	C	1,412	C	1,412	C	1,425		11800
HANCOCK BRIDGE PKWY*	ORANGE GROVE BL	MOODY RD	4LD	E	2,020	C	1,337	C	1,339	C	1,508		11900
HANCOCK BRIDGE PKWY	MOODY RD	U.S. 41	4LD	E	2,020	C	1,344	C	1,344	C	1,508		12000
HART RD	BAYSHORE RD (SR 78)	TUCKER LN	2LU	E	860	B	274	B	276	B	276		12100
HICKORY BL	BONITA BEACH RD	McLAUGHLIN BL	2LU	E	820	C	457	C	457	C	457	Constrained v/c = 0.56	12200
HICKORY BL	McLAUGHLIN BL	MELODY LN	2LU	E	820	C	313	C	315	C	320	Constrained v/c = 0.38	12300
HICKORY BL*	MELODY LN	BIG CARLOS PASS	2LU	E	820	C	395	C	395	C	395	Constrained v/c = 0.48	12400

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2011 100th HIGHEST HR		EST 2012 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PLANTATION RD	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LU	E	860	B	192	B	287	C	531		21900
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LU	E	860	C	685	C	695	F	952		22000
PLANTATION RD	IDLEWILD ST	COLONIAL BL	4LD	E	1,830	B	473	B	473	B	473		22050
PONDELLA RD	PINE ISLAND RD (SR 78)	ORANGE GROVE BL	4LD	E	1,940	C	835	C	835	C	835		22100
PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	1,940	C	1,148	C	1,148	C	1,225		22200
PONDELLA RD	US 41	BUSINESS 41	4LD	E	1,940	C	1,054	C	1,054	C	1,057		22300
PRICHETT PKWY*	BAYSHORE RD	RICH RD	2LU	E	860	B	72	B	72	B	466		22400
RANCHETTE RD*	PENZANCE BL	IDLEWILD ST	2LU	E	860	B	89	B	89	B	89		22500
RICH RD*	SLATER RD	PRITCHETT PKWY	2LU	E	860	B	54	B	54	B	54		22600
RICHMOND AVE*	LEELAND HEIGHTS BL	E 12th ST	2LU	E	860	B	70	B	74	B	93		22700
RICHMOND AVE*	E 12th ST	GREENBRIAR BL	2LU	E	860	B	56	B	64	B	64		22800
RIVER RANCH RD*	WILLIAMS RD	CORKSCREW RD	2LU	E	860	B	92	B	92	B	127		22900
SAN CARLOS BL (SR 865)	ESTERO BL	MAIN ST	2LB	E	1,120	C	1,040	C	1,040	D	1,064	Constrained in part w/c = 0.93	23000
SAN CARLOS BL (SR 865)	MAIN ST	SUMMERLIN RD	4LD	E	1,900	C	1,116	C	1,116	C	1,304		23100
SAN CARLOS BL (SR 865)	SUMMERLIN RD	KELLY RD	2LN	E	1,060	B	763	B	763	C	773		23180
SAN CARLOS BL (SR 865)	KELLY RD	GLADIOLUS RD	4LD	E	1,300	C	763	C	763	C	819		23200
SAN CARLOS BL (SCP)*	US 41	THREE OAKS PKWY	2LN	E	860	B	166	B	167	B	167		23230
SANIBEL BL*	US 41	LEE BL	2LN	E	860	B	359	B	359	B	371		23260
SHELL POINT BL*	McGREGOR BL	PALM ACRES	2LN	E	860	B	260	B	266	B	282		23400
SIX MILE CYPRESS PKWY (SR 739)	US 41	METRO PKWY	4LD	E	2,060	C	1,695	C	1,695	C	1,706	Metro Pkwy 6 Ln construction underway	23500
SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	2,060	C	1,202	C	1,221	C	1,392		23600
SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	4LD	E	1,960	B	729	B	786	B	909	4 Ln under construction	23700
SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,870	B	682	B	682	B	682		23800
SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,720	B	682	B	682	B	682		23900
SLATER RD	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LU	E	1,010	B	313	B	313	B	320		24000
SOUTH POINTE BL*	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	860	C	607	C	607	C	608		24100
SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	E	1,320	B	428	B	429	B	431		24200
SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	E	1,320	B	216	B	217	B	225		24300
STALEY RD	ORANGE RIVER BL	LUCKETT RD	2LU	E	860	B	176	B	177	B	202		24400
STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,060	B	275	B	282	D	628		24500
STRINGFELLOW RD*	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	C	565	C	593	D	727		24600
STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	C	494	C	497	D	632		24700
STRINGFELLOW RD*	PINELAND RD	MAIN ST	2LN	E	1,060	B	173	B	175	B	265		24800