

1. Requested Motion:

Meeting Date: May 5, 2014

To introduce the Ordinance 14-03, Historic Preservation Ordinance Amendments and set the public hearing date for May 19th at 6:30PM.

Why the action is necessary:

State law requires the title of an ordinance to be read at two separate meetings before adoption.

What the action accomplishes:

Furtheres the intent of Chapter 22 of the LDC by recognizing distinct Categories of Historic Importance.

2. Agenda:

- ☐ Consent
- ☐ Administrative
- ☒ Public Hearing

3. Requirement/Purpose:

- ☐ Resolution
- ☒ Ordinance
- ☐ Other Special Events Permit

4. Submitter of Information:

- ☐ Council
- ☒ Town Staff – Com. Dev.
- ☐ Town Attorney

5. Background:

On January 14, 2014, the LPA heard the proposed changes to the Historic Preservation regulations and recommended approval. The LPA had previously met regarding this matter in their capacity as the Historic Preservation Board on October 8, 2013, and recommended the changes to recognize different levels of historic importance.

Exhibits

Tab a – Draft Town Council Ordinance 14-03

Tab b – LPA Resolution 2014-001

Tab c – LPA Minutes from January 14, 2014

Tab d – LPA packet material prepared by HPB Chair Joanne Shamp

6. Alternative Action:

Decline to introduce the ordinance

7. Management Recommendations:

Introduce the ordinance and set the public hearing date for Ordinance 14-03 for May 19, 2014.

8. Recommended Approval:

Town Manager	Town Attorney	Finance Director	Public Works Director	Community Development Director	Park & Recreation Director	Town Clerk
				JRO		

9. Council Action:

☐ Approved ☐ Denied ☐ Deferred ☐ Other

ORDINANCE 14-03

AN ORDINANCE AMENDING CHAPTER 22 OF THE TOWN OF FORT MYERS BEACH LAND DEVELOPMENT CODE, "HISTORIC PRESERVATION;" AMENDING SECTION 22-1, "PURPOSE" AMENDING HISTORICAL SIGNIFICANCE TO INCLUDE CATEGORIES OF HISTORICAL IMPORTANCE; AMENDING SECTION 22-3 BY AMENDING THE DEFINITION OF HISTORIC RESOURCE; AMENDING SECTION 22-74 "POWERS AND DUTIES" AMENDING SIGNIFICANCE AND ELIGIBILITY TO EVALUATE LEVEL OF IMPORTANCE AND ELIGIBILITY; ADDING SECTION 22-75 "HISTORIC DISTRICTS" TO ESTABLISH FOUR HISTORIC DISTRICTS WITHIN THE TOWN; ADDING SECTION 22-76 "CATEGORIES OF HISTORIC IMPORTANCE" ESTABLISHING AND DEFINING FOUR LEVELS OF HISTORIC IMPORTANCE; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA AS FOLLOWS:

Section 1. Section 22-1 of the Town of Fort Myers Beach Land Development Code is hereby amended as follows:

Sec. 22-1. Purpose.

The purpose of this chapter is to identify, evaluate, preserve, and protect historical and archaeological sites and districts, and to promote the cultural, health, moral, economic, educational, aesthetic, and general welfare of the public by:

- (1) Establishing a historic preservation board with the power and duty to review historic sites, areas, structures, and buildings for possible designation as historic resources.
- (2) Empowering the historic preservation board to determine the category of historical significance importance of a ~~designated~~ historic resource and designate those of the highest importance.
- (3) Protecting designated historic resources by requiring the issuance of certificates of appropriateness and certificates to dig before allowing alterations to those resources.
- (4) Encouraging historic preservation by creating programs of technical assistance and financial incentives for preservation practices.
- (5) Stabilizing and improving property values through the revitalization of older residential and commercial neighborhoods.
- (6) Enhancing the town's attraction to visitors and the ensuing positive impact on the economy as a result of historic preservation activities.
- (7) Creating and promoting cultural and educational programs aimed at fostering a better understanding of the community's heritage.
- (8) Promoting the sensitive use of historic and archaeological sites, resources, and districts for the education, pleasure, and welfare of the people of the town and county.

- (9) Implementing the historic preservation element of the Fort Myers Beach Comprehensive Plan.

Section 2. Section 22-3 of the Town of Fort Myers Beach Land Development Code is hereby amended to define *Historic Resource* as follows:

Historic resource means any prehistoric or historic district, site, building, structure, object, or other real or personal property of historical, architectural or archaeological value. Historic resources may also include but are not limited to monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, or culture of the town, the county, the state or the United States. ~~Significant~~ Highly important historic resources may be “designated” by the town in accordance with §§ 22-201–22-204 of this chapter.

Section 3. Section 22-74 of the Town of Fort Myers Beach Land Development Code is hereby amended as follows:

Sec. 22-74. Powers and duties.

The historic preservation board shall have the following powers and duties:

- (1) To propose rules and procedures to implement the provisions of this chapter to the town council.
- (2) To maintain and update the findings of the historical and archaeological surveys and validate those findings.
- (3) To evaluate the ~~significance and eligibility~~ level of importance of historic resources, and eligibility for designation pursuant to this chapter.
- (4) To designate eligible historic resources pursuant to this chapter.
- (5) To nominate historic resources to the National Register of Historic Places.
- (6) To approve, deny, or approve with conditions applications for special certificates of appropriateness and certificates to dig applicable to historic resources designated pursuant to this chapter.
- (7) To issue certificates, place historical Markers and plaques, and administer other programs aimed at the proper recognition of designated historic resources.
- (8) To advise the town council on all matters related to historic preservation policy, including use, administration, and maintenance of town-owned designated sites and districts.
- (9) To recommend zoning and building code amendments to the town council to assist in the preservation of designated historic resources or districts.
- (10) To review and make recommendations to the town council on proposed amendments to the comprehensive plan or this code that may affect designated historic resources and districts or buildings, structures, districts, or sites eligible for designation.
- (11) To propose and recommend to the town council financial and technical incentive programs to further the objectives of historic preservation.
- (12) To increase the awareness of historic preservation and its community benefits by promoting public education programs.
- (13) To record and maintain records of the actions and decisions of the historic preservation board.

- (14) To apply for, in the name of the town only, grant assistance from state, federal or private sources for the purpose of furthering the objectives of historic preservation.
- (15) To perform any other function or duty assigned to it by the town council.

Section 4. To create a new Section 22-75 of the Town of Fort Myers Beach Land Development Code as follows:

Sec. 22-75 Historic Districts

Four (4) Fort Myers Beach historic districts (FMBHD) have been identified within the Town as follows:

- a. FMBHD1 – EARLY BAYSIDE COTTAGE DISTRICT: Primo Avenue to Pearl Street, includes first bayside canals and early structures.
- b. FMBHD2 – CORE HISTORIC VILLAGE: Bay Street area, including the Estero Island Historic Society and Matanzas Pass Preserve.
- c. FMBHD3 – CORE BEACHFRONT COTTAGE DISTRICT: Includes the early Gulf front cottages in the 3000 – 4000 block of Estero Blvd.
- d. FMBHD4 – SOUTH BEACHFRONT COTTAGE DISTRICT: Beginning near Sterling Street and continues south. Includes largest group of remaining cottages between Estero Boulevard and the beach.

Section 5. To create a new Section 22-76 of the Town of Fort Myers Beach Land Development Code as follows:

Sec. 22-76. Categories of Historic Importance.

Upon petition or application, the historic preservation board will evaluate the importance of structures/sites within the town's heritage and issue a determination of Category of Historic Importance (CHI) as follows:

- a. CHI-1 - Historic Designation: Assigned to historic and/or archaeological resources that meet the requirement standards for county, state and/or national registration. Subject to LDC Chapter 22, Article II, Division 3 and Division 4.
- b. CHI2 - Historic Recognition: Assigned to resources that meet the criteria of importance to the cultural, religious, educational, commercial, and tourism historical development and/or archaeological resources of the town.
- c. CHI3 - Historic Significance: Assigned to resources that on an individual basis do not constitute a significant site, but do contribute to the overall significance of a district.
- d. CHI4 - Historic Interest: assigned to areas and vistas that offer insight into understanding the history of the town, the lifestyle of its inhabitants, the historic use of its natural resources and trends in its development.

Section 6. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 7. Effective Date. This ordinance shall take effect immediately upon adoption by the Town Council.

The foregoing Ordinance was adopted by the Town Council upon a motion by _____ and seconded by _____ and upon being put to a vote, the result was as follows:

Anita Cereceda, Mayor
Alan Mandel
Summer Stockton

Dan Andre, Vice Mayor
Rexann Hosafros

DULY PASSED AND ADOPTED THIS ____ DAY OF _____ 2014, BY THE
TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH

ATTEST:

By: _____
Anita T. Cereceda, Mayor

By: _____
Michelle D. Mayher, Town Clerk

Approved as to form and legal sufficiency:

By: _____
FOWLER WHITE BOGGS, Town Attorney

RESOLUTION OF THE LOCAL PLANNING AGENCY OF
THE TOWN OF FORT MYERS BEACH FLORIDA
RESOLUTION NUMBER 2014-001
AMENDMENTS TO HISTORIC PRESERVATION REGULATIONS IN THE LAND
DEVELOPMENT CODE
CHAPTER 22, ARTICLE I, AND CHAPTER 22 ARTICLE II, DIVISION 2

WHEREAS, the Local Planning Agency (LPA) as established through Chapter 34, Article II, Division 3 of the Land Development Code of the Town of Fort Myers Beach is designated to serve as the Historic Preservation Board (HPB) for the Town; and

WHEREAS, the Land Development Code Sec. 22-71 to 22-74 vests the HPB with the power, authority and jurisdiction to designate, regulate and administer historical, cultural, archaeological and architectural resources as prescribed by Chapter 22; and

WHEREAS, the Local Planning Agency is statutorily responsible under Chapter 163, Florida Statutes, and the Town of Fort Myers Beach Land Development Code (LDC) Section 34-120 to review and make recommendation to Town Council concerning proposed land development regulations, land development codes, or amendments thereto, and performing such other reviews as are requested by the Town Council; and

WHEREAS, the Comprehensive Plan of the Town of Fort Myers Beach, POLICY 13-F-6 states that by 1999, the Town shall begin the process for formally designating one or more historic districts which would include most of the buildings listed on the Florida Master File; and

WHEREAS, the Comprehensive Plan of the Town of Fort Myers Beach, POLICY 13-F-32 seeks to review and update Lee County's 1986 and 1992 surveys of historic buildings on Estero Island; and

WHEREAS, following proper notice and as required under the LDC, the LPA conducted a public hearing on January 14, 2014 to consider a Town Ordinance amending certain sections of the LDC, which is attached hereto as Exhibit A and is hereby incorporated by reference; and

WHEREAS, the aforementioned Ordinance, if passed, would create four historic districts in the Town and amend regulations relating to the designation of historic resources, as is more fully set forth in the proposed Ordinance.

NOW THEREFORE BE IT RESOLVED, that the LPA recommends that Town Council **APPROVE** and adopt the proposed Town Ordinance amending Chapter 22, Article I, Section 22-1, "Purpose," and Chapter 22, Article I, Section 22-3 "Definitions," and Chapter 22, Article II, Section 22-75, "Historic Districts," and Chapter 22, Article II, Section 22-6, "Categories of Historic Importance," in the Land Development Code and recommends the following findings of fact and conclusions of law:

PROPOSED FINDINGS OF FACT AND CONCLUSIONS OF LAW:

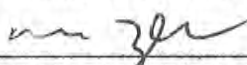
1. The proposed ordinance will promote the appreciation and sensitive use of historic and archaeological sites, resources and districts for the education, pleasure, and welfare of the people of the town and visitors from around the world.
2. The proposed ordinance will promote implementation of historic preservation as contemplated by the Fort Myers Beach Comprehensive Plan.
3. The proposed ordinance will assist the Historic Preservation Board with their duty to review historic sites, areas, structures and buildings for possible designation as historic resources pursuant to LDC Chapter 22.
4. The proposed ordinance will assist in promoting education and recognition programs aimed at fostering a better understanding of the community's heritage.
5. The LPA hereby recommends the following revision(s) to the proposed ordinance:

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

Hank Zuba, Chair	AYE	Joanne Shamp, Vice Chair	AYE
Al Durrett	AYE	John Kakatsch	AYE
Jane Plummer	AYE	Chuck Bodenhafer	AYE
Jim Steele	AYE		

DULY PASSED AND ADOPTED THIS 14th day of January, 2014.

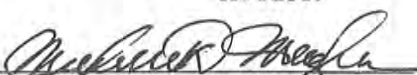
Local Planning Agency of the Town of Fort Myers Beach

BY: 
Hank Zuba, LPA Chair

Approved as to legal sufficiency:

By: 
Fowler White Boggs
LPA Attorney

ATTEST:

By: 
Michelle Mayher
Town Clerk

FORT MYERS BEACH LAND DEVELOPMENT CODE

CHAPTER 22 HISTORIC PRESERVATION

Sec. 22-1. Purpose.

Sec. 22-2. Applicability.

Sec. 22-3. Definitions.

Sec. 22-4. Penalty.

Secs. 22-5--22-40. Reserved.

Division 1. Generally

Sec. 22-41. Appeals.

Secs. 22-42--22-70. Reserved.

Division 2. Historic Preservation Board

Sec. 22-71. General authority.

Sec. 22-72. Reserved.

Sec. 22-73. Reserved.

Sec. 22-74. Powers and duties.

Secs. 22-75--22-100. Reserved.

Division 3. Certificate of Appropriateness

Sec. 22-101. Required.

Sec. 22-102. Regular certificate of appropriateness.

Sec. 22-103. Special certificate of appropriateness.

Sec. 22-104. Demolition.

Sec. 22-105. Moving permits.

Division 4. Archaeological sites

Sec. 22-106. Archaeological sites.

Secs. 22-107--22-140. Reserved.

Division 1. Generally

Secs. 22-141--22-170. Reserved.

Division 2. Incentives

Sec. 22-171. Financial assistance.

Sec. 22-172. Nomination to National Register of Historic Places.

Sec. 22-173. Relief from building regulations.

Sec. 22-174. Relief from zoning and development regulations.

Sec. 22-175. Variances from floodplain regulations.

Secs. 22-176--22-200. Reserved.

Division 3. Designation Procedure

Sec. 22-201. Initiation of designation process.

Sec. 22-202. Designation report.

Sec. 22-203. Required notices; action by historic preservation board.

Sec. 22-204. Criteria for designation.

Sec. 22-205. Amendment or withdrawal of designation.

Secs. 22-206--22-240. Reserved.

Sec. 22-241. Ordinary maintenance and repair.

Sec. 22-242. Correction of deficiencies generally.

Sec. 22-243. Unsafe structures.

Sec. 22-244. Emergency work.

Sec. 22-245. Demolition by neglect.

Sec. 22-1. Purpose.

The purpose of this chapter is to identify, evaluate, preserve, and protect historical and archaeological sites and districts, and to promote the cultural, health, moral, economic, educational, aesthetic, and general welfare of the public by:

- (1) Establishing a historic preservation board with the power and duty to review historic sites, areas, structures, and buildings for possible designation as historic resources.
- (2) Empowering the historic preservation board to determine the *category of historical significance and importance* of a designated historic resource *and designate those of the highest importance*.
- (3) Protecting designated historic resources by requiring the issuance of certificates of appropriateness and certificates to dig before allowing alterations to those resources.
- (4) Encouraging historic preservation by creating programs of technical assistance and financial incentives for preservation practices.
- (5) Stabilizing and improving property values through the revitalization of older residential and commercial neighborhoods.
- (6) Enhancing the town's attraction to visitors and the ensuing positive impact on the economy as a result of historic preservation activities.
- (7) Creating and promoting cultural and educational programs aimed at fostering a better understanding of the community's heritage.
- (8) Promoting the sensitive use of historic and archaeological sites, resources, and districts for the education, pleasure, and welfare of the people of the town and county.
- (9) Implementing the historic preservation element of the Fort Myers Beach Comprehensive Plan.

Sec. 22-2. Applicability.

- (a) This chapter shall govern and be applicable to all property located in the incorporated area of the town.
- (b) Nothing contained in this chapter shall be deemed to supersede or conflict with applicable building and zoning codes except as specifically provided in this chapter.

Sec. 22-3. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Archaeological site means an individual historic resource recognized for its prehistoric or historic artifacts and features.

Archaeologist means a person who is qualified under the professional standards of the Florida Archaeological Council or the Society of Professional Archaeologists to conduct archaeological surveys, assessments, or excavations, or is recognized as qualified to perform those tasks by the county.

Area of archaeological sensitivity means an area identified in the survey entitled "An Archaeological Site Inventory and Zone Management Plan For Lee County, Florida" (Piper Archaeological Research, Inc., 1987), as known or being likely to yield information on the history and prehistory of the town based on prehistoric settlement patterns and existing topographical features. Areas of archaeological sensitivity are divided into the following categories:

- (1) **Sensitivity Level 1:** Those areas containing known archaeological sites that are considered to be significant or potentially significant historic resources. These areas include sites listed on the National Register of Historic Places and those considered eligible or potentially eligible for listing on the National Register of Historic Places or local historic resource designation.
- (2) **Sensitivity Level 2:** Those areas containing known archaeological sites that have not been assessed for significance but are likely to conform to the criteria for local designation, or areas where there is a high likelihood that unrecorded sites of potential significance are present.

Building means any structure, either temporary or permanent, having a roof intended to be impervious to weather, and used or built for the shelter or enclosure of persons, animals, or property of any kind.

Building official means the same officer as appointed by the town manager through § 6-44.

Certificate of appropriateness means a written authorization by the director or the historic preservation board to the owners of a designated historic resource or any building, structure, or site within a designated historic district, allowing a proposed alteration, relocation, or the demolition of a building, structure, or site. Certificates of appropriateness are divided into the following two classes:

(1) **Regular certificate of appropriateness** means a certificate of appropriateness issued by the director allowing minor activities which require the issuance of a building permit but which will result in little or no change in appearance.

(2) **Special certificate of appropriateness** means a certificate of appropriateness issued directly by the historic preservation board and required for any proposed work that will result in alteration, demolition, relocation, reconstruction, new construction, or excavation, but which does not qualify for a regular certificate of appropriateness.

Certificate to dig means a certificate issued by the director or the historic preservation board authorizing certain clearing, digging, archaeological investigation, or archaeological development projects that may involve the exploration of established or suspected archaeological sites in areas of archaeological sensitivity level 1 or 2.

Contributing property means any building, structure, or site which contributes to the overall historic significance of a designated historic district and was present during the period of historic significance and possesses historic integrity reflecting the character of that time or is capable of yielding important information about the historically significant period, or which independently meets the criteria for designation as a historic resource.

Demolition means the complete removal of a building or structure, or portions thereof, from a site.

Demolition by neglect means the willful abandonment of a building or structure by the owner resulting in such a state of deterioration that its self-destruction is inevitable or where demolition of the building or structure to remove a health and safety hazard is a likely result.

Designated means that the town has established the historical, cultural, architectural, aesthetic, or archaeological significance of a specific historic resource or district in accordance with §§ 22-201–22-204 of this chapter.

Designation report means a written document indicating the basis for the findings of the historic preservation board concerning the proposed designation of a historic resource or district pursuant to this chapter.

Director means the person to whom the town manager has delegated the authority to administer this chapter, or that person's designee.

Exterior means all outside surfaces of a building or structure visible from a public right-of-way or the street easement of the building or structure.

Guidelines mean specific criteria set out in a designation report for a historic district that, if adopted by the historic preservation board, will be used to evaluate alterations, demolitions, relocations, excavations, and new construction within a historic district.

Historic district means a geographically definable area designated pursuant to this chapter possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A historic district may also be comprised of individual elements separated geographically but linked by association or history. A historic district may contain both contributing and noncontributing properties.

Historic preservation board or board means the local planning agency, a board of citizens appointed by the town council in accordance with ch. 34, article II, division 3 of this code, that will administer the provisions of this chapter in addition to its other duties.

Historic resource means any prehistoric or historic district, site, building, structure, object, or other real or personal property of historical, architectural or archaeological value. Historic resources may also include but are not limited to monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, or culture of the town, the

county, the state or the United States. ~~Significant~~ *Highly important* historic resources may be "designated" by the town in accordance with §§ 22-201–22-204 of this chapter.

Historic resource database means the compilation of data gathered on historical and archaeological sites in the town, based on the findings of the surveys entitled "Historical and Architectural Survey, Lee County" (Florida Preservation Services 1986), "Historical Report and Survey Supplement for Lee County, Florida" (Janus Research 1992, and "An Archaeological Site Inventory and Zone Management Plan for Lee County, Florida" (Piper Archaeological Research 1987), and any subsequent historic or archaeological survey.

National Register of Historic Places means a federal listing maintained by the U.S. Department of the Interior of buildings, sites, structures, and districts that have attained a quality of significance as determined by the Historic Preservation Act of 1966 as amended, 16 USC 470, as such act may be amended, renumbered, or replaced, and its implementing regulation, 36 CFR 60, "National Register of Historic Places," as such regulations may be amended, renumbered, or replaced.

Noncontributing property means any building, structure or site which does not contribute to the overall historic significance of a designated historic district due to alterations, disturbances, or other changes and therefore no longer possesses historic integrity, or was not present during the period of historic significance or is incapable of yielding important information about that period.

Ordinary maintenance and repairs means work done to prevent deterioration, decay, or damage to a building or structure, or any part thereof, by restoring the building or structure as nearly as practicable to its condition prior to such deterioration, decay, or damage.

Owner means those individuals, partnerships, corporations, or public agencies holding fee simple title to real property. The term "owner" does not include individuals, partnerships, corporations, or public agencies holding easements or less than a fee simple interest (including leaseholds) in real property.

Structure means that which is built or constructed. The term "structure" shall be construed as if followed by the words "or part thereof."

Undue economic hardship means an onerous and excessive financial burden that would be placed upon a property owner by the failure to issue a special certificate of appropriateness for demolition, thereby amounting to the taking of the owner's property without just compensation.

Sec. 22-4. Penalty.

The director is authorized to pursue any one or combination of the enforcement mechanisms provided in this code (for example, § 1-5, or article V of ch. 2) for any violation of this chapter.

Secs. 22-5–22-40. Reserved.

Sec. 22-41. Appeals.

(a) Any owner of a building, structure, or site affected by the operation of this chapter may appeal a decision of the historic preservation board by filing a written notice of appeal within 15 days of the date the written decision of the historic preservation board was rendered. The notice of appeal shall state the decision being appealed, the grounds for the appeal, and a summary of the relief sought.

(b) Appeals shall be pursued using the procedure set forth in § 34-86 pertaining to appeals from administrative matters, except that the local planning agency shall not be required to hold a second public hearing to render a separate opinion from the decision it made while sitting as the historic preservation board.

Secs. 22-42–22-70. Reserved.

Sec. 22-71. General authority.

The local planning agency, as established through ch. 34, article II, division 3 of this code, shall serve as the historic preservation board for the Town of Fort Myers Beach. The historic preservation board is

hereby vested with the power, authority, and jurisdiction to designate, regulate, and administer historical, cultural, archaeological, and architectural resources in the town, as prescribed by this chapter.

Sec. 22-72. Reserved.

Sec. 22-73. Reserved.

Sec. 22-74. Powers and duties.

The historic preservation board shall have the following powers and duties:

- (1) To propose rules and procedures to implement the provisions of this chapter to the town council.
- (2) To maintain and update the findings of the historical and archaeological surveys and validate those findings.
- (3) To evaluate the ~~significance and eligibility~~ level of importance of historic resources, and eligibility for designation pursuant to this chapter.
- (4) To designate eligible historic resources pursuant to this chapter.
- (5) To nominate historic resources to the National Register of Historic Places.
- (6) To approve, deny, or approve with conditions applications for special certificates of appropriateness and certificates to dig applicable to historic resources designated pursuant to this chapter.
- (7) To issue certificates, place historical Markers and plaques, and administer other programs aimed at the proper recognition of designated historic resources.
- (8) To advise the town council on all matters related to historic preservation policy, including use, administration, and maintenance of town-owned designated sites and districts.
- (9) To recommend zoning and building code amendments to the town council to assist in the preservation of designated historic resources or districts.
- (10) To review and make recommendations to the town council on proposed amendments to the comprehensive plan or this code that may affect designated historic resources and districts or buildings, structures, districts, or sites eligible for designation.
- (11) To propose and recommend to the town council financial and technical incentive programs to further the objectives of historic preservation.
- (12) To increase the awareness of historic preservation and its community benefits by promoting public education programs.
- (13) To record and maintain records of the actions and decisions of the historic preservation board.
- (14) To apply for, in the name of the town only, grant assistance from state, federal or private sources for the purpose of furthering the objectives of historic preservation.
- (15) To perform any other function or duty assigned to it by the town council.

Sec. 22-75.—22-100. Reserved. Historic Districts

Four (4) Fort Myers Beach historic districts (FMBHD) have been identified within the town as follows:.

FMBHD1 – EARLY BAYSIDE COTTAGE

DISTRICT: Primo Avenue to Pearl Street, includes first bayside canals and early structures.

FMBHD2 – CORE HISTORIC VILLAGE:

Bay Street area, including the Estero Island Historic Society and Matanzas Pass Preserve.

FMBHD3 – CORE BEACHFRONT COTTAGE

DISTRICT: Includes the early Gulf front cottages in the 3000 – 4000 block of Estero Blvd.

FMBHD4 – SOUTH BEACHFRONT COTTAGE

DISTRICT: Beginning near Sterling Street and continues south. Includes largest group of remaining cottages between Estero Boulevard and the beach.

Sec. 22-76. Categories of Historic Importance.

Upon petition or application, the historic preservation board will evaluate the importance of structures/sites within the town's heritage and issue a determination of Category of Historic Importance (CHI) as follows:

CHI-1 - Historic Designation: Assigned to historic and/or archaeological resources that meet the requirement standards for county, state and/or national registration. Subject to LDC Chapter 22, Article II, Division 3 and Division 4.

CHI2 - Historic Recognition: Assigned to resources that meet the criteria of importance to the cultural, religious, educational, commercial, and tourism historical development and/or archaeological resources of the town.

CHI3 - Historic Significance: Assigned to resources that on an individual basis do not constitute a significant site,

but do contribute to the overall significance of a district.

CHI4 - Historic Interest: assigned to areas and vistas that offer insight into understanding the history of the town, the lifestyle of its inhabitants, the historic use of its natural resources and trends in its development.

Secs. 22-77–22-100. Reserved.

Sec. 22-101. Required.

(a) No building, moving or demolition permit shall be issued for a designated historic resource, or a building, structure, or site which is part of a designated historic or archaeological district, until a certificate of appropriateness has been issued.

(b) The criteria for issuance of a certificate of appropriateness (regular or special) shall be:

(1) *For designated historic resources and contributing properties in a historic district:*

a. The U.S. Secretary of the Interior's *Standards for Rehabilitation*, 36 CFR 67.7 (1990), as such standards may be amended, renumbered, or replaced, which are hereby adopted by reference as though set forth fully in this article. Guidance in interpreting the *Standards for Rehabilitation* may be found in the rehabilitation chapter of *The Secretary of the Interior's Standards for the Treatment of Historic Properties, With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, published by the Department of the Interior's National Park Service in 1995; and

b. The specific guidelines, if any, set out in the resolution designating the historic district where the property is located.

(2) *For noncontributing properties in a historic district:* The specific guidelines, if any, set out for noncontributing properties in the resolution designating the historic district where the property is located.

Sec. 22-102. Regular certificate of appropriateness.

(a) A regular certificate of appropriateness shall be required for work requiring a building permit and classified as ordinary maintenance and repair by this chapter, or for any work that will result, to the satisfaction of the director, in the close resemblance in appearance of the building, architectural feature, or landscape feature to its appearance when it was built or was likely to have been built, or to its appearance as it presently exists so long as the present appearance is appropriate to the style and materials.

(b) The director shall, within five working days from the date a complete application has been filed, approve, deny, or approve with conditions an application for a regular certificate of appropriateness presented by the owner of a designated historic resource or a property within a designated historic district. The findings of the director shall be mailed by certified mail, return receipt requested, to the applicant within two working days of the decision, accompanied by a statement explaining the decision. The applicant shall have an opportunity to appeal the director's decision by applying for a special certificate of appropriateness within 30 calendar days of the date the decision is issued.

Sec. 22-103. Special certificate of appropriateness.

(a) Required.

(1) A special certificate of appropriateness shall be issued by the historic preservation board prior to initiation of any work involving alteration, demolition, relocation, reconstruction, excavation, or new construction which will result in a change to the original appearance of a designated historic resource or a contributing property within a designated historic district.

(2) A special certificate of appropriateness is also required prior to any new construction, reconstruction, or alteration of a noncontributing property within a designated historic district, except where the director has issued a regular certificate of appropriateness for minor activities that will result in little or no change in appearance.

(3) A special certificate of appropriateness may also be issued to reverse or modify the director's decision regarding an application for a regular certificate of appropriateness or a conditional certificate to dig.

(b) Application. An applicant for a special certificate of appropriateness shall submit an application to the director accompanied by full plans and specifications, a site plan, and, in the case of sites involving buildings or structures, samples of materials as deemed appropriate by the historic preservation board to fully describe the proposed appearance, color, texture, materials, or design of the building or structure and any outbuilding, wall, courtyard, fence, landscape feature, paving, signage, or exterior lighting. The applicant shall provide adequate information to enable the historic preservation board to visualize the effect of the proposed action on the historic resource and on adjacent buildings and streetscapes within a historic district.

(c) Public hearing. The historic preservation board shall hold a public hearing upon an application for a special certificate of appropriateness affecting designated historic resources or districts. Notice of the public hearing shall be given to the property owners by certified mail, return receipt requested, and to other interested parties by an advertisement in a newspaper of general circulation at least five calendar days but no sooner than 20 calendar days prior to the date of hearing.

(d) Action of historic preservation board. The historic preservation board shall meet and act upon an application for a special certificate of appropriateness on or within 70 calendar days from the date the application and materials adequately describing the proposed action are received. The historic preservation board shall approve, deny, or approve the special certificate of appropriateness with conditions, or suspend action on the application for a period not to exceed 35 calendar days in order to seek technical advice from outside sources or to meet further with the applicant to revise or modify the application. Failure of the historic preservation board to act upon an application on or within 70 calendar days (if no additional information is required) or 105 calendar days (if additional information is required by the historic preservation board) from the date the application was received shall result in the immediate issuance of the special certificate of appropriateness applied for, without further action by the historic preservation board.

(e) Notice of decision. All decisions of the historic preservation board shall be in writing and shall include findings of fact. Evidence of approval of the application shall be by the special certificate of appropriateness issued by the historic preservation board or the director on the board's behalf. Notice of a decision shall be given to the applicant and to the building official, the director and any other appropriate public agency, as determined by the historic preservation board.

When an application is denied, the notice of the historic preservation board shall provide an adequate written explanation of its decision to deny the application. The director shall keep a record of the historic preservation board's actions under this chapter.

Sec. 22-104. Demolition.

(a) Demolition of a designated historic resource or a contributing property within a designated historic district may only occur pursuant to an order of a governmental body or board or an order of a court of competent jurisdiction and pursuant to approval of an application by the owner for a special certificate of appropriateness for demolition.

(b) Governmental agencies having the authority to demolish unsafe structures shall receive notice of the designation of historic resources and districts pursuant to article III of this chapter. The historic preservation board shall be deemed an interested party and shall be entitled to receive notice of any public hearings conducted by such agencies regarding demolition of any designated historic resource or contributing property to a designated historic district. The historic preservation board may make recommendations and suggestions to the governmental agency and the owner relative to the feasibility of and the public interest in preserving the designated resource.

(c) No permit for voluntary demolition of a designated historic resource or contributing site within a historic district shall be issued to the owner thereof until an application for a special certificate of appropriateness has been submitted to the historic preservation board and approved pursuant to the procedures in this article. The historic preservation board shall approve, deny, or approve with conditions the application for a special certificate of appropriateness for demolition. Refusal by the historic preservation board to grant a special certificate of appropriateness for demolition shall be evidenced by a written order detailing the public interest which is sought to be preserved. The historic preservation board may grant a special certificate of appropriateness for demolition which may provide for a delayed effective date of six months to allow the historic preservation board to seek possible alternatives to demolition. During the demolition delay period the historic preservation board may take such steps as it deems necessary to preserve the structure concerned, in accordance with the purpose of this chapter. Such steps may include but shall not be limited to consultation with civic groups, public agencies, and interested citizens, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving the building or other feature.

(d) The historic preservation board shall consider the following criteria in evaluating applications for certificates of appropriateness for demolition of designated historic resources or contributing properties within a designated historic district:

(1) Is the building or structure of such interest or quality that it would reasonably meet national, state, or local criteria for additional designation as a historic or architectural landmark?

(2) Is the building or structure of such design, craftsmanship, or material that it could be reproduced only with great difficulty or expense?

(3) Is the building or structure one of the last remaining examples of its kind in the neighborhood, the town, the county, or the region?

(4) Does the building or structure contribute significantly to the historic character of a designated historic district?

(5) Would retention of the building or structure promote the general welfare of the town by providing an opportunity for the study of local history or prehistory, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?

(6) Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

(7) Has demolition of the designated building or structure been ordered by the appropriate public agency due to unsafe conditions?

(e) Unless demolition has been ordered by a court of competent jurisdiction or another governmental body, a special certificate of appropriateness for demolition of a designated building or structure shall not be issued until there are definite plans for reuse of the property and a building permit or development order for the new construction has been applied for.

(f) If an undue economic hardship is claimed by the property owner as a result of the denial of a special certificate of appropriateness for demolition, the historic preservation board shall have the power to vary or modify adherence to its original decision no later than 35 calendar days from the date the original decision is issued. Any variance or modification of a prior order shall be based upon sufficient evidence submitted by the owner and a subsequent finding by the historic preservation board that retention of the building or structure would deny the owner of all economically viable use of the property, thus creating an undue economic hardship. The owner may present the following evidence as grounds for such a finding:

(1) For all property, the owner may present:

- a. The amount paid for the property, the date of purchase, and the party from whom purchased;
- b. The assessed value of the land and improvements thereon according to the two most recent property tax assessments;
- c. The amount of real estate taxes for the previous two years;
- d. The annual debt service, if any, for the previous two years;
- e. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- f. Any listings of the property for sale or lease, the price asked, and offers received, if any; and
- g. Any profitable adaptive uses for the property which have been considered by the owner.

(2) In addition to the items set forth in subsection (f)(1) of this section, the owner may present, for income-producing property:

- a. The annual gross income from the property for the previous two years;
- b. Itemized operating and maintenance expenses for the previous two years; and
- c. The annual cash flow, if any, for the previous two years.

Sec. 22-105. Moving permits.

The historic preservation board shall consider the following criteria for applications for special certificates of appropriateness for the moving of all historic resources and contributing properties located within a designated historic district:

- (1) The historic character and aesthetic interest the building or structure contributes to its present setting.
- (2) The reasons for the proposed move.
- (3) The proposed new setting and the general environment of the proposed new setting.
- (4) Whether the building or structure can be moved without significant damage to its physical integrity.
- (5) Whether the proposed relocation site is compatible with the historical and architectural character of the building or structure.
- (6) When applicable, the effect of the move on the distinctive historical and visual character of a designated historic district.

Sec. 22-106. Archaeological sites.

(a) **Identification.** The survey entitled "An Archaeological Site Inventory and Zone Management Plan for Lee County, Florida" (Piper Archaeological Research, Inc., 1987) was the basis for Figure 22-1, which shall be used:

- (1) to identify areas of archaeological sensitivity levels 1 and 2, for which certificates to dig must be obtained (see § 22-106(c)); and
- (2) as the initial database when considering the formal designation of areas of archaeological sensitivity level 1 as historic resources pursuant to §§ 22-201–22-204.

(b) **Certificate of appropriateness.** A certificate of appropriateness shall be required prior to the issuance of a development order or building permit for activity within an archaeological site that has been designated as a historic resource pursuant to §§ 22-201–22-204.

(1) An application for a certificate of appropriateness in accordance with §§ 22-101–22-105 shall be accompanied by full plans and specifications indicating areas of work that might affect the surface and subsurface of the archaeological site or sites.

(2) In reviewing the application for a special certificate of appropriateness for a designated archaeological site, the historic preservation board may also require any or all of the following:

- a. Scientific excavation and evaluation of the site by an archaeologist at the owner's expense.
- b. An archaeological survey, conducted by an archaeologist, containing an analysis of the impact of the proposed activity on the archaeological site.
- c. Proposal for mitigation measures.
- d. Protection or preservation of all or part of the designated archaeological site for green space, in exchange for incentives as provided in article III, division 2, of this chapter.

(c) *Certificate to dig.* A certificate to dig shall be required prior to or in conjunction with the issuance of a development order or building permit for activity within any area of archaeological sensitivity levels 1 and 2 that may involve new construction, filling, digging, removal of trees, or any other activity that may alter or reveal an interred archaeological site.

(1) If submerged or wetland areas, such as ponds, sloughs, or swamps, are also to be damaged by development or by dredge and fill activities, these shall also be assessed for their potential to contain significant archaeological sites.

(2) The purpose of a certificate to dig shall be to allow sufficient time to conduct any necessary investigations, including the location, evaluation, and protection of significant archaeological sites in areas suspected of having such archaeological sites.

(3) The director shall, within 15 calendar days of receipt of a complete application for a certificate to dig, approve the application for a certificate to dig, or approve the certificate to dig subject to specified conditions, including but not limited to a delay not to exceed 60 days to allow any necessary site excavation or additional archaeological assessment prior to commencement of the proposed construction activity. The director's decision shall be based on the application and any other guidelines which the historic preservation board may establish. If the approved certificate to dig requires archaeological excavation, the certificate shall specify a period of time during which excavation shall occur, not to exceed 60 days unless the owner agrees to an extension. The owner shall have an archaeologist conduct excavations as necessary during this period. The certificate to dig and any findings shall be mailed to the applicant by certified mail, return receipt requested, within seven calendar days of its review and approval.

(4) The applicant shall have the opportunity to appeal any conditions attached to a certificate to dig by applying for a special certificate of appropriateness within 30 calendar days of the date the conditional certificate to dig is issued. The historic preservation board shall convene no later than 50 calendar days after the date a completed application for a special certificate of appropriateness is filed. Approved certificates to dig shall contain an effective date not to exceed 60 calendar days, at which time the proposed activity may begin, unless the archaeological excavation should uncover evidence of such significance that it warrants designation of the archaeological site as a historic resource pursuant to §§ 22-201--22-204.

(5) All work performed pursuant to the issuance of a certificate to dig shall conform to the requirements of such certificate. It shall be the duty of the director to inspect work for compliance with such certificate. In the event of noncompliance, the director or the building official shall have the power to issue a stop work order and all work shall cease.

(d) *Human burials.* To knowingly disturb human burial remains is a third degree felony in the state, pursuant to F.S. ch. 872, pertaining to offenses concerning dead bodies and graves. The law includes prehistoric as well as historic period interments, and aboriginal burial mounds or cemeteries as well as historic period cemeteries. Procedures for dealing with the accidental discovery of unmarked human burials are outlined in F.S. ch. 872.

(1) If unmarked human burials are suspected or known in an area under consideration for any certificate of appropriateness or certificate to dig, the area shall be surveyed by a professional archaeologist to locate such remains.

(2) Procedures for dealing with human remains shall be carried out according to F.S. ch. 872. Any located human interments should be preserved in place if at all possible. If it is necessary to excavate or otherwise move the remains, every effort shall be made to identify and contact persons who may have a direct kinship, tribal, community, or ethnic relationship with the deceased in order to arrange for their appropriate reinterment or disposition.

Secs. 22-107--22-140. Reserved.

Secs. 22-141--22-170. Reserved.

Sec. 22-171. Financial assistance.

All properties designated as historic resources or as a contributing property to a designated historic district shall be eligible for any financial assistance set aside for historic preservation projects by the town, the county, the state, or the federal government, provided they meet any additional requirements of those financial assistance programs.

Sec. 22-172. Nomination to National Register of Historic Places.

The historic preservation board shall encourage and assist in the nomination of eligible properties to the National Register of Historic Places in order to make available to those property owners the investment tax credits for certified rehabilitations pursuant to the Tax Reform Act of 1986 and any other programs offered through the National Register of Historic Places.

Sec. 22-173. Relief from building regulations.

Designated historic resources and any property in a designated historic district may be eligible for administrative variances or other forms of relief from applicable building codes as follows: Repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, or continued use of a building or structure may be made without conformance to the technical requirements of the Standard Building Code when the proposed work has been approved by a regular or special certificate of appropriateness and also by the building official, pursuant to the authority granted to the building official by other ordinances or statutes, provided that:

- (1) The restored building will be no more hazardous based on considerations of life, fire, sanitation, and safety than it was in its original condition.
- (2) Plans and specifications are sealed by a Florida registered architect or engineer, if required by the building official.
- (3) The building official has required the minimum necessary corrections to be made before use and occupancy which will be in the public interest of health, safety, and welfare.

Sec. 22-174. Relief from zoning and development regulations.

The director may, by written administrative decision, approve any relief request for designated historic resources or any property in a designated historic district for matters involving setbacks, lot width, depth, area requirements, height limitations, open space requirements, parking requirements, and other similar relief from this code not related to a change in use of the property in question.

(1) Before granting relief, the director must find that:

- a. The relief will be in harmony with the general appearance and character of the community.
- b. The relief will not be injurious to the area involved or otherwise detrimental to the public health, safety, or welfare.
- c. The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner a reasonable use of his land.

(2) In granting any relief, the director may prescribe any appropriate conditions necessary to protect and further the interest of the area and abutting properties, including but not limited to:

- a. Landscape materials, walls and fences as required buffering.
- b. Modifications of the orientation of any openings.
- c. Modifications of site arrangements. The owner of a building, structure or site affected by the operation of this chapter and the decision of the director may appeal that decision according to the provisions of ch. 34.

Sec. 22-175. Variances from floodplain regulations.

Variances from the floodplain regulations may be requested pursuant to the terms of ch. 6, article IV.

Secs. 22-176--22-200. Reserved.

Sec. 22-201. Initiation of designation process.

The designation process under this chapter may be initiated by a written petition from the property owner, by a majority vote of the historic preservation board, or at the request of the town council. The historic resource database shall be used initially to identify buildings, structures, and sites potentially eligible for historic designation.

(1) *Designation proposed by owner.* When designation is requested by the owner, a written petition for designation shall be filed, accompanied by sufficient information to warrant further investigation of the property and to aid in the preparation of a designation report. The historic preservation board shall, based on the request and information presented, either ask the director to begin or assist in preparation of a designation report, accept and direct the filing of a designation report prepared by the owner, reject a report submitted for filing, or deny the designation petition. Upon the filing of a designation report, the historic preservation board may request the director to commence the designation and notice process.

(2) *Designation proposed by historic preservation board or town council.* Upon the recommendation of the director, a request by a member of the historic preservation board, or a request by the town council, the historic preservation board may ask the director to prepare or assist in preparation of a designation report. Upon completion of the designation report, the historic preservation board may, by majority vote, initiate the designation process by a motion asking the director to file the designation report and begin the notification process.

Sec. 22-202. Designation report.

Prior to the designation of any historic resource or historic district pursuant to this chapter, a designation report shall be filed with the historic preservation board. The designation report shall contain the following information:

(1) *Individual buildings or sites.* For individual historic or archaeological buildings, structures or sites:

- a. A physical description of the building, structure or site and its character-defining features, accompanied by photographs.
- b. A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter.
- c. A description of the existing condition of the building, structure, or site, including any potential threats or other circumstances that may affect the integrity of the building, structure, or site.
- d. A statement of rehabilitative or adaptive use proposals.
- e. A location map, showing relevant zoning and land use information.
- f. The director's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.

(2) *Historic districts.* For historic or archaeological districts:

- a. A physical description of the district, accompanied by photographs of buildings, structures, or sites within the district indicating examples of contributing and noncontributing properties within the district; also, a list of all contributing properties outside the proposed boundaries of the district.
- b. A description of typical architectural styles, character-defining features, and types of buildings, structures, or sites within the district.
- c. An identification of all buildings, structures, and sites within the district and the proposed classification of each as contributing, contributing with modifications, or noncontributing, with an explanation of the criteria utilized for the proposed classification.
- d. A statement of the historical, cultural, architectural, archaeological, or other significance of the district as defined by the criteria for designation established by this chapter.
- e. A statement of recommended boundaries for the district and a justification for those boundaries, along with a map showing the recommended boundaries.
- f. A statement of incentives requested, if any, and the specific guidelines which should be used in authorizing any alteration, demolition, relocation, excavation, or new construction within the boundaries of the district.

Sec. 22-203. Required notices; action by historic preservation board.

The historic preservation board shall hold timely public hearings upon every petition for designation made pursuant to this chapter. References in this chapter to calendar days shall include Saturdays, Sundays, and legal holidays. References in this chapter to working days exclude Saturdays, Sundays, and legal holidays.

(1) *Notice to owner.* The historic preservation board shall notify the property owners of its intent to consider a proposed designation at least 20 calendar days prior to the date of the public hearing. Notice shall be sent by certified mail, return receipt requested, to the record owners of the property as reflected by the current ad valorem tax roll. Prior to the hearing, the director shall furnish the owners with copies of the designation report and this chapter. The director shall make a reasonable effort to contact the owners after mailing the notice of intent to designate, answer the owner's questions, and address areas of concern prior to the public hearing.

(2) *Notification of public hearing.* For each proposed designation pursuant to this chapter, the historic preservation board shall hold a public hearing no sooner than 20 calendar days and no later than 70 calendar days from the date a designation report has been filed with the historic preservation board and notice of the intent to designate sent to the owners. Notice of the public hearing shall be published in a newspaper of general circulation at least five calendar days but no sooner than 20 calendar days prior to the date of the public hearing.

(3) *Decision deadlines.* Within 14 calendar days after the date of the public hearing, the historic preservation board shall render, by written resolution, its decision approving, denying, or approving with conditions a proposed designation pursuant to this chapter. The rendering of a decision by the historic preservation board shall constitute final administrative action. The historic preservation board shall notify the following parties of its actions and shall attach a copy of the resolution:

- a. The owner of the affected property.
- b. The building official.
- c. The county clerk.
- d. The county property appraiser.
- e. Any other county, municipal, state, or federal agency, including agencies with demolition powers, that may be affected by the decision of the historic preservation board.

(4) *Recording of designation.* All resolutions designating historic resources shall be recorded in the public records of the county within 25 calendar days of the date the historic preservation board renders its decision, unless an appeal of that decision has been filed within the time limits established by this chapter.

(5) *Suspension of activities.* Upon the filing of a designation report, no permits may be issued authorizing building, demolition, relocation, or excavation on the subject property until final administrative action occurs or the expiration of 75 calendar days from the date the designation report is filed with the historic preservation board, whichever occurs first, unless an appeal of the decision of the historic preservation board is filed. If an appeal is filed as provided in this chapter, the suspension of activities shall continue in effect for an additional 35 calendar days from the date the historic preservation board renders its decision or until the rendering of a decision on the appeal, whichever occurs first. The property owner may waive the suspension of activities deadlines set out in this section. Waivers shall be in the form of a notarized statement to the historic preservation board for inclusion in the board's files. The historic preservation board shall notify all affected government agencies of the suspension of activities upon the filing of a designation report. The suspension of activities expires after 60 days if no public hearing is held.

Sec. 22-204. Criteria for designation.

(a) *Significance generally.* The historic preservation board shall have the authority to designate historic resources based upon their significance in the town's or county's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship, or associations, and because they:

- (1) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, or architectural history that have contributed to the pattern of history in the community, the county, southwestern Florida, the state, or the nation;
- (2) Are associated with the lives of persons significant in our past;
- (3) Embody the distinctive characteristics of a type, period, style, or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;
- (4) Have yielded or are likely to yield information on history or prehistory; or
- (5) Are listed or have been determined eligible for listing in the National Register of Historic Places.

(b) ***Historical or cultural significance.*** A historic resource shall be deemed to have historical or cultural significance if it is:

- (1) Associated with the life or activities of a person of importance in local, state, or national history;
- (2) The site of a historic event with a significant effect upon the town, county, state, or nation;
- (3) Associated in a significant way with a major historic event;
- (4) Exemplary of the historical, political, cultural, economic, or social trends of the community in history; or
- (5) Associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.

(c) ***Architectural or aesthetic significance.*** A historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:

- (1) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;
- (2) Embodies the characteristics of an architectural style, period, or method of construction;
- (3) Is a historic or outstanding work of a prominent architect, designer, or landscape architect; or
- (4) Contains elements of design, detail, material, or craftsmanship which are of outstanding quality or which represented, in its time, a significant innovation, adaptation or response to the south Florida environment.

(d) ***Archaeological significance.*** A historic resource shall be deemed to have archaeological significance if it meets one or more of the following criteria:

- (1) There is an important historical event or person associated with the site;
- (2) The quality of the site or the data recoverable from the site is significant enough that it would provide unique or representative information on prehistoric or historical events;
- (3) The site was the locus of discrete types of activities such as habitation, religious, burial, fortification, etc.;
- (4) The site was the location of historic or prehistoric activities during a particular period of time; or
- (5) The site maintains a sufficient degree of environmental integrity to provide useful archaeological data.

Such integrity shall be defined as follows:

- a. The site is intact and has had little or no subsurface disturbance; or
- b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information.

(e) ***Not generally eligible.*** Properties not generally considered eligible for designation include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria described in this section or if they fall within one or more of the following categories:

- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
- (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.

- (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
- (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- (5) A property primarily commemorative in nature if design, age, tradition, or symbolic value have invested it with its own historical significance.
- (6) A building, structure, site, or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.

Sec. 22-205. Amendment or withdrawal of designation.

- (a) A request to amend or withdraw the designation of a historic resource shall be made and processed in accordance with the designation procedures and criteria in effect at the time the withdrawal is requested.
- (b) A withdrawal request shall also be evaluated as to the following factors:
 - (1) Whether any reduction or loss of historic or archaeological value was caused by the owner of the designated historic resource (as opposed to unavoidable actions of others or acts of god).
 - (2) Whether the owner of the designated historic resource has taken advantage of relief pursuant to this chapter that would not have been available without the historic designation.
 - (3) Whether the requested withdrawal would adversely affect other designated historic resources or nearby historic districts.

Secs. 22-206--22-240. Reserved.

Sec. 22-241. Ordinary maintenance and repair.

Nothing in this chapter shall be construed to prevent or discourage the ordinary maintenance and repair of the exterior elements of any historic resource or any property within a designated historic district when such maintenance and repair do not involve a change of design, appearance (other than color), or material, and do not require a building permit.

Sec. 22-242. Correction of deficiencies generally.

When the historic preservation board determines that the exterior of a designated historic resource, or a contributing property within a designated historic district, is endangered by lack of ordinary maintenance and repair, or that other improvements in visual proximity of a designated historic resource or historic district are endangered by lack of ordinary maintenance, or are in danger of deterioration to such an extent that it detracts from the desirable character of the designated historic resource or historic district, the historic preservation board may request appropriate officials or agencies of government to require correction of such deficiencies under the authority and procedures of applicable ordinances, laws, and regulations.

Sec. 22-243. Unsafe structures.

If the building official determines that any designated historic resource or contributing property is unsafe pursuant to the provisions of this code, the building official will immediately notify the historic preservation board by submitting copies of such findings. Where appropriate and not in conflict with this code, the historic preservation board shall encourage repair of the building or structure rather than demolition. The building official will, in these instances, take into consideration any comments and recommendations made by the historic preservation board. The historic preservation board may also endeavor to negotiate with the owner and interested parties, provided such actions do not interfere with procedures established in this code.

Sec. 22-244. Emergency work.

For the purpose of remedying an emergency condition determined to be imminently dangerous to life, health, or property, nothing contained in this chapter will prevent the temporary construction,

reconstruction, demolition, or other repairs to a historic structure, building, or site or a contributing or noncontributing property, structural improvement, landscape feature, or archaeological site within a designated historic district.

(1) Such temporary construction, reconstruction, or demolition must take place pursuant to permission granted by the building official, and only such work as is reasonably necessary to correct the emergency conditions may be carried out.

(2) The owner of a building or structure damaged by fire or natural calamity will be permitted to immediately stabilize the building or structure and to later rehabilitate it under the procedures required by this chapter.

(3) The owner may request a special meeting of the historic preservation board to consider an application for a certificate of appropriateness to provide for permanent repairs.

Sec. 22-245. Demolition by neglect.

If the director or the building official informs the historic preservation board that a designated historic resource or contributing property within a historic district is being demolished by neglect, as defined pursuant to this chapter, the historic preservation board shall notify the owners of record by certified mail of its preliminary findings and intent to hold a public hearing no later than 35 calendar days from the date the notice was sent to determine evidence of neglect. The owner shall have until the time of the public hearing to make necessary repairs to rectify the evidence of neglect as identified in the certified notice. Upon failure by the owner to abate the structural, health, or safety hazards identified in the initial notice within 35 calendar days, the historic preservation board shall hold a public hearing to consider recommending to the building official that the owner be issued a citation for code violation. The owner shall have the right to rebut the preliminary findings of the historic preservation board at the public hearing. If the historic preservation board finds that the building or structure is being demolished by neglect pursuant to this chapter, the historic preservation board may recommend to the building official that the owner be issued a citation for code violations and that penalties be instituted pursuant to this chapter.



**FORT MYERS BEACH
LOCAL PLANNING AGENCY (LPA)
MINUTES**

**Town Hall – Council Chambers
2523 Estero Boulevard
Fort Myers Beach, Florida
Tuesday, January 14, 2014**

I. CALL TO ORDER

Meeting was called to order at 9:02 a.m. by Chair Zuba; other members present:

Chuck Bodenhafer
Al Durrett
John Kakatsch
Jane Plummer
Joanne Shamp
James Steele
Hank Zuba

LPA Attorney, Marilyn Miller
Staff Present: Walter Fluegel, Community Development Director
Leslee Dulmer, Zoning Coordinator
Josh Overmyer, Planning Coordinator

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

IV. MINUTES

A. Minutes of December 10, 2013

MOTION: Ms. Shamp moved to approve the Minutes for December 10, 2013; second by Mr. Bodenhafer.

Zoning Coordinator Dulmer reported she distributed the 'official form' (LPA Member Steele's abstention form) that was to be adopted and included with the December 10th minutes.

VOTE: Motion approved, 7-0.

V. PUBLIC HEARING

A. DCI2013-0002 Matanzas Inn CPD Amendment

Chair Zuba opened the Public Hearing.

Zoning Coordinator Dulmer reported staff requested a continuance of case DCI2012-0002 as the Applicant was unable to provide staff with the revised materials in time for staff review; and added that a date certain would be for the LPA to discuss, and she suggested a date certain in March. She explained the document submittal and advertising deadlines to the Town for LPA meetings.

MOTION: Vice Chair Shamp moved to approve staff's request for a continuance of DCI2013-0002, Matanzas Inn CPD Amendment, to the March 11, 2014 LPA meeting with document submittal to staff by January 28, 2014; second by Mr. Steele.

VOTE: Motion approved, 7-0.

Chair Zuba closed the Public Hearing.

B. Houseboat, LLC

Chair Zuba opened the Public Hearing.

Chair Zuba asked if any LPA Board Member had ex-parte communication regarding this item. Mr. Durrett – none; Mr. Kakatsch – site visit; Mr. Smith: - site visit; Chair Zuba – site visit; Mr. Steele – site visit; Ms. Plummer – site visit and conversation; Vice Chair Shamp – site visit and conversation; Mr. Bodenhafer – site visit.

LPA Attorney Miller swore in the witnesses.

1. REZ2013-0001
2. SEZ2013-0005
3. VAR2013-0006

Attorney Grady, representing the Applicant (Houseboat, LLC – John Richard), reviewed the rezoning request for four parcels located at 420, 430, 440 Old San Carlos Boulevard and 1010 Second Street from Commercial Planned Development to the Downtown Zoning District. She described the shape and size of the subject property; and original zoning designation and prior CPD amendments by Town Council. She noted the Matanzas CPD was not contiguous to the remainder of the CPD; and that the subject property was located in the heart of the downtown core and the remainder of the CPD was under separate ownership and legally/physically separated. She explained the changing condition that made the rezoning appropriate was that the Town did not have the downtown district available at the time the property was originally rezoned a CPD; that the request was consistent with the Comprehensive Plan and the intent of the LDC; that all urban services were currently available; that the rezoning would have no impact on critically environmentally areas or natural resources; and was consistent with the existing planned uses and surrounding uses. She recommended the resolution provided to the LPA for the rezoning should include the fact that the subject property was legally and physically separated. Attorney Grady utilized a PowerPoint presentation to review the special exceptions for a shared parking and one ‘retail, large’ south parcel (existing and future); and valet parking on the south parcel (Slide #3); and full parcel – permanent and shared parking (Slide #4). She reviewed the Applicant’s request as it pertained to the Staff Variance and the Applicant’s Variance as follows:

Staff Variance

Variance #1 – 34-676(b)

Applicant Variance

Variance #1 – Section 34-676(b), parking lot location, to permit off-street parking in the side yard as depicted on the site plan

Staff Variance

Variance #2 – Table 10-8

Variance #3 – 10-416(d) to 2.5’ buffer

Variance #4 - 10-416(d) from C-F buffer to fence

Variance #5 – 34-676(b)(3) to 2.5’ buffer

Applicant Variance

Variance #2 – Reduced buffer (includes all 3 code sections)

Variance #3- A variance from LDC Section 10-416(c) internal Landscaping for parking lots to allow no internal landscape parking lot improvement

Staff Variance

Variance #6

Applicant Variance

Variance #4 – Section 34-2016(1) and (2) parking dimensions

Staff Variance

Variance #7 – 34-622(b) and 34-3131

Applicant Variance

Variance #5 – Section 34-622(b) and 34-3131 from visibility triangle for Second and Third Streets to allow reduced triangle as set forth in attached sketch (Exhibit 1 – Slide #13)

She reviewed the request under LDC 34-674(a) for an overhang of the building onto the right-of-way for a dimension of 12 feet. She explained that the Applicant accepted the conventional zoning; however, he did want the special exception for the parking and the retail.

Alexis Crespo of Waldrop Engineering representing the Applicant, reviewed the planning consistency of the subject application and how the requested variances, special exceptions, and rezoning would directly implement the intent for the Pedestrian-Commercial Future Land Use designation, as well as the Town's Downtown Zoning District, and specific regulations for the Old San Carlos Boulevard. She noted that the zoning request was a logical extension of the Downtown Zoning District; it was appropriate based on the surrounding zoning districts, land uses, infrastructure in place, and the property's location in the core of San Carlos Boulevard. She pointed out that the special exceptions for 'retail large and shared parking' were appropriate considering the Pedestrian-Commercial Land Use and the intent to cluster the intense-type uses into the downtown core. She reviewed how the proposed variances were suggested because it was Old San Carlos Boulevard with zero foot setbacks and unique design standards that could allow staff to view these variance requests in a different light than if proposed in a different location along the beach. She added that the Applicant would comply with the commercial design standards in place.

Vice Chair Shamp noted her concern for a sidewalk along Third Street; and she reported she liked the proposed buffer, but expressed her hope that they would be anchored in case of a wind storm. She questioned the 'permanent shared parking on Old San Carlos'.

Attorney Grady explained that the ultimate goal was to have the buildings along the entire front; and for continued development in the downtown area it would correlate with economic recovery.

Mr. John Richard, Applicant, noted the sidewalk was the Town right-of-way and he was "*all for it*".

Vice Chair Shamp questioned the parallel spots with the painted stripes.

Community Development Director Fluegel explained the primary use of the subject spaces was for a loading zone for the downtown businesses.

Vice Chair Shamp asked if the spaces would be removed and would a sidewalk be installed.

Community Development Director Fluegel explained there was probably space between the parking spaces and the subject property to install a sidewalk; however, he did not know the dimensions without a survey.

Mr. Richard expressed his view that the matter went beyond the scope of his application since the spaces were not his property but the Town's property.

Ms. Plummer asked if Mr. Richard intended to have the subject property look similar to what he did at Shipwreck.

Mr. Richard responded in the affirmative; and noted was his intention "*to make it look like a village*".

Mr. Durrett asked if the future building on the subject property was ground-level.

Mr. Richard responded in the affirmative.

Mr. Durrett asked FEMA regulations as it pertained to the future ground-level building.

Planning Coordinator Overmyer explained the subject property was in an "A Zone" for flood zone purposes, and commercial uses could be dry flood-proofed to one foot above the required base flood elevation.

Mr. Steele questioned the proposed height of the overhang above the sidewalk.

Mr. Richard explained it would be the same as the Shipwreck building.

Mr. Steele questioned the location of the property line.

Mr. Richard explained there was no right-of-way onto his property.

Chair Zuba questioned Attorney Grady for her suggested wording to include in the proposed resolution.

Attorney Grady requested the inclusion of the following in #2 of the Recommended Findings and Conclusions:

"The ~~only~~ changed condition that exists which supports the applicant's request for rezoning is 1) the existence of the DOWNTOWN zoning district and 2) the subject property is no longer part of the ~~original~~ larger CPD."

Chair Zuba noted his support of the rezoning and several of the variances; however, indicated concern regarding the parking setback and the sidewalk issue.

Attorney Grady explained the request was not a setback variance.

Discussion ensued regarding parking at the subject site; future conditions of where the parking and building would be situated; proposed 2.5' buffering; and the parking space dimension variance.

Mr. Steele questioned the accuracy of the parking spaces, as depicted on Diagram 11, and as it pertained to 18 spaces on each side.

Mr. Richard explained Diagram 11 was a possibility; however, that would be determined at the time of redevelopment.

Mr. Steele explained that a dimension of eight feet for a parking space concerned him.

Mr. Richard explained that he owned the property and would "*do something to make it work*"; and that he was asking for some "*wiggle room*".

Discussion ensued regarding parking space dimensions; and the notation of a transformer on the subject property which impacted parking.

Mr. Durrett asked what was the '*park once emphasis*'.

Community Development Director Fluegel explained the concept of '*park once emphasis*' which was to have people find a parking spot; get out of their vehicles once on the island; and stay out of their vehicle for their stay (i.e. utilizing a bicycle, walking, etc.) to mitigate traffic impacts on Estero Boulevard.

Zoning Coordinator Dulmer read into the record an email she received from Doug Sperin-Smith on November 4, 2013:

"Good afternoon, I just saw the notices for the upcoming LPA and Council meetings and I would like to reaffirm my suggestion that the Town maintain a strong stance on maintaining some kind of buffers wherever possible; in particular, the downtown core where there is a walking district. They really help the perception of the area and the Town. Thanks for your efforts, Doug."

She presented comments for Houseboat, LLC, REZ2013-0001, SEZ2013-0005, and VAR2013-0006, on behalf of the Town of Fort Myers Beach. She displayed a survey of the property location at 420, 430, 440 Old San Carlos Boulevard and 1010 Second Street and reviewed the property history:

- Originally part of the Matanzas CPD, approved by Lee County Z-95-074 (Exhibit B)
- Amended by Town Council in Resolution 99-05 (Exhibit C)
- Amended again by Resolution 03-35 (Exhibit D)
- Property sale in spring of 2013 created separate ownership within a single CPD
- New owner applied for rezoning (resulted in need for SEZ and VAR applications)

Zoning Coordinator Dulmer began her review of the Applicant's request by noting:

- November 12, 2013 LPA meeting – Applicant requested and was granted continuance to 1/14/14 meeting.
- Additional submittals – Submitted 12/16/13, included 1 additional special exception and 5 additional variance requests.

LPA Attorney Miller explained that when reviewing the publication one of the variance requests was not advertised (10-416(c) - internal buffering, Applicant's Variance #3), and that the LPA could exclude that variance today and did not necessitate continuing anything else.

Zoning Coordinator Dulmer continued the review of the Applicant's request:

- REZ2013-0001 – to rezone four parcels from Commercial Planned Development zoning to the Downtown Zoning District.
- SEZ2013-0005 – to include "retail store, large" as defined in LDC Chapter 34 as gross floor area larger than 5,000 square feet, as permitted use; *a request for a special exception to allow a parking lot, shared and permanent.*
- VAR2013-0006 – a variance request from 1) Section 34-676(b) parking lot location to permit off-street parking in the front and side yard as depicted on the site plan Exhibit E; 2) Table 10-8 from Type D buffer for Old San Carlos Boulevard and from Third Street to existing conditions;

3) Section 10-416(d) requiring buffer between parking and right-of-way to allow zero buffer; 4) Section 10-416(d) requiring a type C/F buffer along rear property line to allow existing six foot fence along rear property line; 5) Section 34-677(b)(3) requiring a buffer between off-street parking and a ROW to allow zero buffer; 6) Section 34-2016(1) and (2) parking dimensions; 7) Section 34-622(b) and 34-3131 from visibility triangle for Second and Third Streets to allow reduced triangle as set forth in sketch.

She reviewed the supporting regulations and request:

- REZ2013-0001 – to rezone four parcels from Commercial Planned Development zoning to the Downtown Zoning District.
 - Section 34-85 Rezonings
 - Section 34-85(2)a – staff does not find that any errors or ambiguity exist surrounding the subject property and its zoning category that require correction.
 - Section 34-85(2)b – The only changed condition that exists which supports the Applicant's request for rezoning is the existence of the Downtown Zoning District. At the time of the Matanzas CPD approval, the Town had not yet developed Town-specific zoning districts. Now that the Downtown district exists and the property has changed ownership, the Applicant is requesting the rezoning.
 - Section 34-85(2)c – Staff does not anticipate that the proposed rezoning from CPD to Downtown will have any negative impact on the intent of Chapter 34.
 - Section 34-85(2)g – As discussed in the analysis section of this report the request is generally consistent with the goals, objectives, policies, and intent as well the densities, intensities, and general uses of Comprehensive Plan.
 - Section 34-85(2)h – The Applicant has not submitted a plan for redevelopment with this request for rezoning. They have indicated to staff no immediate intention to change current uses on the subject property, merely a desire to obtain Downtown zoning. However, the current schedule of uses as adopted by Resolution 03-35 grants the full complement of land uses as designated by Downtown zoning.
 - Section 34-85(2)i – Urban services including water, sewer, and electric are available at the subject property. Any redevelopment or increase in density at the subject property will necessitate a thorough stormwater management plan and review prior to any permit or use approvals.
 - Section 34-85(2)j – As existing commercially zoned and developed lots located in the downtown core area along Old San Carlos Boulevard, the subject property does not include any sensitive and/or environmentally critical lands. However, should these parcels be redeveloped with uses as permitted within the Downtown Zoning District all applicable environmental codes including but not limited to Sea Turtle lighting requirements as found in LDC Section 14-79 would have to be met.
 - Section 34-85(2)k – With its central location within the downtown core area, the subject property's proposed change from CPD to Downtown zoning is clearly compatible with existing and planned uses. Further, with the approval of Resolution 03-35, and as contained in the approved schedule of uses for the Matanzas CPD, the subject property had already been granted the same uses that are allowed in the Downtown zoning district. However, the Town does retain land and property development controls, including but not limited to Section 34-671; Downtown zoning district regulations, Section 34-677;

Commercial Design Standards, FEMA flood elevation and substantial improvement compliance, and other sections of the Land Development Code. Any redevelopment will be subject to reviews utilizing the applicable specific land use regulations.

- Section 34-85(2)l – As evidenced by recent requests for zoning changes, Town Council has determined that the appropriate time to study traffic impacts is at the time of redevelopment or development order. The Applicant has indicated there are no current plans for redevelopment. The continuation of existing uses, therefore, will not increase any traffic burden on local streets or other local service facilities. Staff does not anticipate the requested rezoning from CPD to Downtown would generate any additional capacity or need for the Lee County School District or the Town's Parks and Recreation Department. At the time of redevelopment; however, plans will be thoroughly reviewed for any impacts.

She reported that staff recommended approval of the request for a rezoning to the Downtown Zoning District; and noted that conditions were not permitted on a rezoning request. She continued her presentation with a review of the special exception request and noted the supporting regulations:

- SEZ2013-0005 – to include 'Retail Store, large' as defined in LDC Chapter 34 as gross floor area larger than 5,000 square feet as a permitted use. *A request for a special exception to allow a parking lot, shared and permanent.*
 - Section 34-88(2) Considerations – in reaching its decision Town Council shall consider the following whenever applicable:
 - Section 34-88(2)(a) – *Whether there exist changed or changing conditions [that] make approval of the request appropriate.*
 - Section 34-88(2)(e) – *Whether the request is consistent with the goals, objectives, policies, and intent of the Fort Myers Beach Comprehensive Plan.*
 - Section 34-88(2)(f) – *Whether the request meets or exceeds all performance and locational standards set forth for the proposed use.*
 - Section 34-88(2)(g) – *Whether the request will protect, conserve, or preserve environmentally critical areas and natural resources.*
 - Section 34-88(2)(h) – *Whether the request would be compatible with existing or planned uses and not cause damage, hazard, nuisance or other detriment to persons or property.*
 - Section 34-88(2)(i) – *Whether the requested use will be in compliance with applicable general zoning provisions and supplemental regulations pertaining to the use set forth in LDC Chapter 34. .*

She stated staff was generally supportive of the uses on the subject property and reviewed the options available to the LPA:

- Approve
- Approve with conditions
- Deny
- Continue to a future meeting with a date certain
- Noted that denial created existing non-conforming conditions

She continued her presentation with a review of the variance requests; stated that staff recommended approval with conditions for the location of the parking lot; and noted the supporting regulations:

- VAR2013-0006 – a variance request from:

- Section 34-676(b) parking lot location to permit off-street parking in the front and side yard as depicted on the site plan Exhibit E. (She noted approval would allow redevelopment with parking in the front or side yard; and reminded that variances run with the land.)
- Table 10-8 from a Type D buffer for Old San Carlos Boulevard and from Third Street to existing conditions. (She discussed buffering and asked the LPA to make it very clear as to what type of plantings would be required if the Applicant went with the alternative buffer as they presented; and requested the LPA went with the reduced size buffer and that they clarify the plant material to be used.)
- *Section 10-416(d) requiring buffer between parking and ROW to allow zero buffer.*
- *Section 10-416(d) requiring a type C/F buffer along rear property line to allow existing six foot fence along rear property line.*
- *Section 34-677(b)(3) requiring a buffer between off-street parking and a ROW to allow zero buffer.*
- *Section 34-2016(1) and (2) parking dimensions.* (She noted that staff was uncomfortable with the proposed parking dimensions similar to the questions asked by the LPA during their questions/answers earlier; and noted 8' was a narrow parking space.)
- *Section 34-622(b) and 34-3131 from visibility triangle for Second and Third Streets to allow reduced triangle as set forth in sketch.*

Discussion ensued concerning redevelopment and parking (rear and side); and potential conditions as it pertained to requiring rear parking at time of redevelopment.

LPA Attorney Miller noted her concern with respect to Section 34-87, Variances, and existing buildings, setback, height, similar variances, and the enforceability. She noted the code addressed a variance for an 'existing building' and questioned if the variance could be conditioned to expire with any redevelopment of the lot.

Zoning Coordinator Dulmer asked if the condition could be at the time of redevelopment all parking must be provided in the rear.

Discussion continued regarding redevelopment and parking (rear and side); and potential for conditions as it pertained to requiring rear parking at time of redevelopment.

LPA Attorney Miller explained there needed to be care with some of the variances; that the requests needed to meet the requirements of a variance; and the requests needed to meet the justification of the criteria; and if the criteria were not met, she recommended denial. She discussed review to determine if there was something unique about the subject property, and what was the justification for the variance.

Zoning Coordinator Dulmer read the five criteria that must be met by Council when considering a variance:

- a. There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question, and the request is for a de minimis variance under circumstances or conditions where rigid compliance is not essential to protect public policy.

- b. The conditions justifying the variance are **not** the result of actions of the applicant taken after the adoption of the regulation in question.
- c. The variance granted **is** the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation to the property in question.
- d. The granting of the variance **will not** be injurious to the neighborhood or otherwise detrimental to the public welfare.
- e. The conditions or circumstances on the specific piece of property for which the variance is sought are **not** of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.

LPA Attorney Miller noted that if the property owner or a future buyer took the position that having the variance expired with redevelopment was not a valid condition then there could be a variance that runs with the land that could allow redevelopment.

Vice Chair Shamp questioned if staff agreed with the Applicant that the sidewalk along the subject property was part of the right-of-way and that the Town was using that as a loading zone area.

Community Development Director Fluegel explained the Town was not using it as a loading zone rather they were providing it for the business merchants in the downtown to use as a loading zone.

Zoning Coordinator Dulmer indicated that sidewalks, unless the property owner provided a sidewalk easement or was required to provide a sidewalk easement, they were generally provided within a jurisdiction's right-of-way.

Discussion continued regarding parking and redevelopment and potential variance conditions as it pertained to requiring rear parking at time of redevelopment; property ownership and the original Matanzas CPD as it related to parking; possible condition for buffering to include a landscape plan be submitted to staff for approval; and the requirements for a Type D buffer and consideration of a reduced buffer.

Zoning Coordinator Dulmer reviewed the buffer requirements for 'seasonal parking lots' (i.e. 36" minimum plant material or fence).

Chair Zuba asked if staff was in agreement with the requested 2.5' buffer.

Zoning Coordinator Dulmer stated staff recommended consistency of 5'.

Chair Zuba questioned staff's opinion regarding the visibility triangle.

Zoning Coordinator Dulmer replied that staff did not feel there was justification sufficient with the requirements set forth in Section 34-87 for staff to make a recommendation of approval for that request.

Attorney Grady explained that the Applicant requested the variance pertained to the definition of 'non-conforming' in the code (34-32(c)); and that no one was amending the code.

LPA Attorney Miller asked if Attorney Grady felt it was legal and valid to condition a variance that when the property was redeveloped that the variances essentially expired.

Attorney Grady explained that she had seen 'timing conditions' and saw them upheld; and how the condition had to have a rational nexus. She noted the Applicant had not asked for any relief from the 'build-to line'.

Community Development Director Fluegel made some general comments related to a photograph depicting landscape materials.

Mr. Richard reported the 'skim boards' were 41" tall.

Community Development Director Fluegel discussed the type of buffering used recently at two seasonal parking lots located in the Town.

Discussion ensued regarding a buffer that was purely fence without vegetation; and the proposed 2.5' buffer versus the 5' buffer.

Public Comment opened.

No speakers.

Public Comment closed.

Attorney Grady clarified that the variance requested for the parking within the front and side yards, as to the perimeter buffer, that it was three sections of the code that required the same thing and that the Applicant was offering the 2.5' buffer, as designed, which would be installed immediately. The variance for the internal parking of the landscapes which was left off could be addressed administratively, and suggested the LPA comment on it to give direction to staff. She explained the buffer of the fence was appropriate to the rear yard; and requested flexibility of the parking dimensions to allow the Applicant to maximize the parking. She recapped the request to the LPA was to grant the rezoning, the two special exceptions, and the variances.

Zoning Coordinator Dulmer asked the Applicant on Page 8 of the PowerPoint handout was it correct that Staff Variance #2, #3, #4, and #5 were all being rolled into Applicant Variance #2.

Attorney Grady responded in the affirmative; and noted that #2, #3, and #5 were the same thing.

MOTION: Vice Chair Shamp moved to recommend approval of REZ2013-0001, Houseboat, LLC Rezoning to rezone the subject property from CPD to the Downtown Zoning District with Recommended Findings and Conclusions:

- a) Approve.
- b) The ~~only~~ changed condition that exists which supports the applicant's request for rezoning is 1) the existence of the DOWNTOWN zoning district and 2)

the subject property is no longer part of the ~~original~~ larger CPD. At the time of the Matanzas CPD approval, the Town had not yet adopted Town-specific zoning districts. Now that the Downtown district exists and the property has changed ownership, the Applicant is requesting this rezoning. **Approve**

- c) Approve.
- d) Approve.
- e) Approve.
- f) Approve.
- g) Approve.
- h) Approve.
- i) Approve.

SECOND: Mr. Bodenhafer.

VOTE: Motion approved, 7-0.

MOTION: Vice Chair Shamp moved to recommend approval of SEZ2013-0005, Houseboat, LLC Special Exception with the Recommend Conditions of Approval:

1. Redevelopment be based upon the Comprehensive Plan of the Town and would require parking to be moved to the rear if any redevelopment occurs on the property.

Recommended Findings and Conclusions:

1. Do exist.
2. Is consistent.
3. Meets or exceeds.
4. Will.
5. Will; will not.
6. Will.

SECOND: Mr. Bodenhafer.

VOTE: Motion approved, 7-0.

LPA Attorney Miller indicated the LPA could include the condition regarding the parking and redevelopment since the LPA was making a recommendation to Council; and she would continue her legal research on the matter before it came before Council.

MOTION: Vice Chair Shamp moved to recommend approval of Resolution 2013-17, VAR2013-0006, Houseboat, LLC Variance and approval of the requested variance from the following sections:

1. Section 34-676(b), parking lot location, to permit off-street parking in the side yard as depicted on the site plan *Exhibit E*.

2. Table 10-8 Type D buffer, Section 10-416(d) requiring a buffer between the parking lot and ROW, Section 34-677(b)(3) requiring a buffer between off street parking and a ROW to allow a 2.5' along Old San Carlos and Third Street.

3. Section 10-416(d) requiring a type C/F buffer along the rear property line to allow an existing six (6') foot fence along rear property line.

4. Section 34-2016 (1) and (2) parking dimensions to allow the following:

Angle	Parking Dim.	One-Way	Two-Way
45°	8.5' x 18'	10'	20'
60°	8.5' x 18'	12'	20'
75°	8.5' x 18'	15'	20'
90°	8.5' x 18'	18'	20'

5. Section 34-622 (b) and 34-3131 from visibility triangle for Second and Third Streets to allow reduced triangle as set forth in attached sketch; and

6. Section 10-416 that Administrative Variance might be permitted for relief from internal landscape requirements.

RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant shall install a 2.5' wide buffer with a minimum height of 41."
2. Parking lot would be existing legal non-conforming and at the time of redevelopment, the parking lot variance allowing a front and side lot must come into compliance and be located in the rear of the subject property.
3. The LPA grants approval for a building overhang extending up to 12' into the right-of-way.

RECOMMENDED FINDINGS AND CONCLUSIONS:

- a. There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question, and the request is for a de minimis variance under circumstances or conditions where rigid compliance is not essential to protect public policy.
- b. The conditions justifying the variance are the result of actions of the applicant taken after the adoption of the regulation in question.
- c. The variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation to the property in question.
- d. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- e. The conditions or circumstances on the specific piece of property for which the variance is sought are not of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.

SECOND: Mr. Bodenhafer.

VOTE: Motion approved, 7-0.

Discussion was held concerning the parking lot space dimensions.

Chair Zuba closed the Public Hearing.

Recessed at approximately 11:08 a.m. – Reconvened at approximately 11:20 a.m.

C. Rusty's Shipwreck

Town of Fort Myers Beach – Local Planning Agency

January 14, 2014

Page 13 of 24

Chair Zuba opened the Public Hearing.

Chair Zuba asked if any LPA Board Member had ex-parte communication regarding this item. Mr. Durrett – none; Mr. Kakatsch – site visit; Mr. Smith: - site visit; Chair Zuba – site visit; Mr. Steele – site visit; Ms. Plummer – site visit; Vice Chair Shamp – site visit and conversation with Mr. Richard to discuss buffers and definition of marina; Mr. Bodenhafer – site visit.

LPA Attorney Miller swore in the witnesses.

1. REZ2013-0002
2. SEZ2013-0006
3. VAR2013-0007

Attorney Grady, representing the Applicant (Rusty's Shipwreck – John Richard, Trustee), reviewed the rezoning request for parcels located at 237, 245, 309, 320, and 330 Old San Carlos Boulevard from Commercial Planned Development to the Downtown Zoning District. She described the shape and size of the subject property; and original zoning designation and prior CPD amendments by Town Council. She noted that much of the description of the Comprehensive Plan and land development code of the core was previously stated, and she requested that the LPA approve that she incorporate that information by reference. She outlined the request of rezoning from CPD to the Downtown zoning with a special exception (PowerPoint Presentation - Slide #3) for shared parking, for retail large, for the existing wholesale use, and valet parking (South Parcel, PowerPoint Presentation - Slide #4) for the subject two parcels. She reviewed the Applicant's request as it pertained to the Staff Variance and the Applicant's Variance as follows:

South Parcel – Shared Parking & Retail Large; valet parking on south parcel; buffering; visibility triangle, parking dimension, internal landscaping.

Staff Variance

Variance #1 – 34-676(b)

Applicant Variance

Variance #1 – Section 34-676(b), parking front/side yard

Staff Variance

Variance #2 – Table 10-8

Applicant Variance

Variance #2 – Reduced buffer (included all 3 code sections)

Variance #4 – 34-676(b)(3)

Variance #5 – 10-416(d)

From required Type D buffer to 2.5' buffer alongside lot lines immediately and along Old San Carlos in two years, if no building is constructed. (Attorney Grady filed, for the record, the same photograph as used in the prior case.)

Staff Variance

Variance #3

Applicant Variance

Variance #3 – no interconnection (only for north parcel)

Staff Variance

Variance #6 – 34-622(b)

Applicant Variance

Variance #5 – visibility triangle on Third Street

and 34-3131

Staff Variance

Variance #7 – 34-2016(1)
and (2)

Applicant Variance

Variance #4 – parking lot dimensions (same requested in
previous case)

Staff Variance

Variance #8 – 10-416(c)
and 34-3131

Applicant Variance

Variance #3 – internal landscaping variance

North Parcel - Shared Parking & Retail Large and wholesale use; internal buffer, parking lot dimension, angled dimension, internal landscaping.

Staff Variance

Variance #7 – 34-2016(1)
and (2)

Applicant Variance

Variance #4 – parking lot dimensions

Staff Variance

Variance #8 – 10-416(c)
and 34-3131

Applicant Variance

Variance #3 – internal landscaping variance

Attorney Grady noted the Applicant was also requesting an overhang (12' into the right-of-way) consistent with other development along San Carlos Boulevard.

Alexis Crespo of Waldrop Engineering representing the Applicant, reviewed the planning consistency of the subject application and how the requested variances, special exceptions, and rezoning would directly implement the intent for the Pedestrian-Commercial Future Land Use designation, as well as the Town's Downtown Zoning District. She noted the planning context was very similar to the Houseboat LLC. She indicated that the zoning request was a logical extension of the Downtown Zoning District; it was appropriate based on the surrounding zoning districts, land uses, infrastructure in place, and the property's location. She pointed out that the special exceptions for 'retail large and shared parking' were appropriate considering the Comp Plan and the intent to cluster the intense-type uses into the downtown core. She reviewed how the proposed variances were suggested because it was Old San Carlos Boulevard with zero foot setbacks and unique design standards that could allow staff to view these variance requests in a different light than if proposed in a different location along the beach. She added that the Applicant would be improving the existing conditions of the parking lot with the addition of the 2.5' buffer. She pointed out that the Applicant would comply with the commercial design standards in place.

Ms. Plummer questioned the current number of parking spaces on the subject property.

Mr. Richard, Applicant, stated he did not have an accurate count at this time; and estimated it could be between 75 and 100 and added that he far exceeded the parking requirements.

Discussion ensued regarding parking lots, amount of parking spaces, and proposed valet parking.

Vice Chair Shamp distributed the LDC definition of 'marina'; reported the subject property had docking ability for 16 slips; and noted her concerns that in the Downtown Zoning District a 'marina' was existing and that a marina definition included more than 'dockage'. She questioned if the LPA could make a finding that the subject property had a 16 space docking facility as compared to a marina. She pointed out that her concerns related to the location of the subject property and the surrounding environmental and residential areas.

Attorney Grady indicated that not all marinas had everything listed in the definition and that the subject property had been licensed to have boat rentals for approximately the past 10 years. She submitted a copy of the Occupational License for the boat rentals (2003 through current). She noted a 'pump-out' facility existed at the site and that the Applicant wanted to continue that use. She explained her understanding from communications with staff, based on aerials, authorization from the Town to rent boats/slips, and the pump-out service all demonstrated sufficient water-dependent use for the Town to recognize the use.

Mr. Richard reported that patrons pay to park in the slips and then walk around the area; and occasionally there would be a 'live aboard'; there were pump-out services available; and there were boat rentals.

Discussion was held concerning Joint Use Agreements for nearby parking lots and parking space requirements.

Zoning Coordinator Dulmer presented comments for Rusty's Shipwreck, REZ2013-0002, SEZ2013-0006, and VAR2013-0007, on behalf of the Town of Fort Myers Beach. She displayed a survey of the property location at 237, 245, 309, 320, and 330 Old San Carlos Boulevard (north and south parcels) and reviewed the property history and Applicant's request:

- Originally part of the Rusty's CPD, approved by Town Council in Resolution 01-03 (Exhibit B)
- Amended Administratively amended in 2002 by ADD2002-00089A to add a development phase to the Master Concept Plan (since been constructed)
- November 12, 2013 LPA meeting – Applicant requested and was granted continuance to 1/14/14 meeting.
- Additional submittals – Submitted 12/16/13, included 1 additional special exception and 6 additional variance requests.

She reviewed the staff recommendations as follows:

- REZ2013-0002 – staff recommended approval of the requested rezoning from Commercial Planned Development to Downtown.
- SEZ2013-0006 – staff recommended approval of the request to add "Retail Store, large, Wholesale" and "Parking lot, shared permanent" to the north parcel of the subject property and "Parking lot, shared permanent" and "Retail Store, large" to the south parcel of the subject property as approved special exception uses on the subject property.

She reviewed the variance request and Resolution 2013-020 with respect to renumbering the requested variances as follows:

1. Section 34-676(b) parking lot location, to permit off-street parking in the front and side yard as depicted on the site plan in *Exhibit E*
2. Table 10-8 Type D buffer, Section 34-677(b)(3) requiring a buffer between off street parking and a ROW, and Section 10-416(d) requiring buffer between parking and ROW to allow a 2.5' buffer with a 41" minimum height
3. Section 34-676(c) parking lot location, to allow no rear yard connection between subject property and adjacent property
4. A variance from Section 34-622 (b) and 34-3131 from visibility triangle to allow reduced visibility triangle for access to Third Street pursuant to sketch as a result of Town approval of SOB structure in right of way
5. A variance from Section 34-2016 (1) and (2) parking dimensions to allow the following:

Angle	Parking Dim.	One-Way	Two-Way
45°	8' x 18'	10'	20'
60°	8' x 18'	12'	20'
75°	8' x 18'	15'	20'
90°	8' x 18'	18'	20'
6. A variance from LDC Section 10-416 (c) internal landscaping requirements for parking lots to allow no internal landscape parking lot improvements to include 2 (a) no tree requirement; 2(b) no internal landscape islands; 2(c) no 10' landscape island width; 2 (d) no landscape every 10 space requirement; 2(e) no median required; 2(f) no interior landscape of sod and grass and 2 (g) no tree grates

She noted that staff's recommendation for the variance requests mirror their recommendations for the previous case; and recommended a 5' buffer; however, based upon the action taken in the previous case the staff would support a consistent buffer. She pointed out the key requests different from the previous case were #3 – staff in support of the request and recommended **approval**; the proposed parking dimensions (similar to the previous case) - staff recommended **denial** as proposed by the Applicant; and relief from Section 10-416 (c) – staff recommended **denial** due the supporting materials and rationale were not provided to staff for review.

Vice Chair Shamp questioned if all ingress/egress onto Old San Carlos Boulevard had been reduced as much as possible.

Zoning Coordinator Dulmer responded in the affirmative.

Discussion was held concerning a buffer along the back of the subject property by the dock and the administrative approval of a permit.

Zoning Coordinator Dulmer pointed out the Applicant was requesting the buffer between the parking and the right-of-way that they would install the 2.5' (41") buffer on the side lots and was requesting two years before they would have to install it along Old San Carlos Boulevard. She reported staff would like to see it all at the same time.

Attorney Grady reviewed the Applicant's request concerning the visibility triangle since she believed the request established a solid basis.

Zoning Coordinator Dulmer explained staff recommended denial on the visibility triangle based upon the information submitted; however, staff could now recommend approval based upon what was presented today.

Attorney Grady reviewed the justification of the Applicant's request concerning Variance #6, internal landscaping requirement since the parking lots were located in the rear of the sites and was different in the downtown core. She noted the imposition of spacing requirements on a small downtown parcel has a substantial impact on the ability to provide parking.

Chair Zuba questioned the basis for the Applicant's request in this case to install the 2.5' (41") buffer on the side lots with a waiting period of two years before they would have to install it along Old San Carlos Boulevard.

Mr. Richard explained the subject property would probably be the first site to be redeveloped.

Discussion ensued regarding the buffers.

Public Comment opened.

No speakers.

Public Comment closed.

Vice Chair Shamp questioned where, similar to the previous case, would the LPA address moving the parking with respect to redevelopment.

LPA Attorney Miller recommended placing the condition in the variance and the special exception approval.

MOTION: Vice Chair Shamp moved to recommend approval of Resolution 2013-018, REZ2013-0002, Rusty's with Recommended Findings and Conclusions:

- a) Approve.
- b) Approve
- c) Approve.
- d) Approve.
- e) Approve.
- f) Approve.
- g) Approve.
- h) Approve.
- i) Approve.
- j) Approve.
- k) Approve.
- l) Approve.

SECOND: Mr. Bodenhafer.

Vice Chair Shamp explained she was concerned about the 'marina' use; however, the Applicant produced enough information to make her more comfortable about it.

LPA Attorney noted the chart in the LDC pertaining to the marine uses and that the Applicant had not requested a special exception. She explained if the Applicant wanted to modify the existing conditions they would have to seek a special exception.

Discussion was held concerning a marina and a multi-slip docking facility.

Community Development Director Fluegel explained the subject property marina would be called 'existing only' and would not permit an expansion of the number of slips or marina repair facilities or anything else within the marina definition.

Attorney Grady addressed a portion of the code as it pertained to the marina and 'existing only'. *Existing only*....it describes a specific land use that is permitted only if that use lawfully existed on the same property on August 1, 1986. Such lawfully existing use shall have the same rights as a permitted use and may be expand or reconstructed on the same parcel in accordance with all applicable regulations.

Attorney Grady stated that staff had found the use at Shipwreck to be existing as of August 1, 1986.

Zoning Coordinator Dulmer noted "*new uses were only permitted by special exception*".

VOTE: Motion approved, 7-0.

MOTION: Vice Chair Shamp moved to recommend approval of SEZ2013-0006, Rusty's Shipwreck Special Exception with the Recommended Findings and Conclusions:

1. Do exist.
2. Is consistent.
3. Meets or exceeds.
4. Will.
5. Will; will not.
6. Will.

SECOND: Mr. Steele.

Vice Chair Shamp asked if at this time the LPA should mention the marina.

LPA Attorney Miller noted the existing code.

Discussion was held concerning the marina.

VOTE: Motion approved, 7-0.

MOTION: Vice Chair Shamp moved to recommend approval of Resolution 2013-020, VAR2013-0007, Rusty's Shipwreck Variance and approval of the requested variance from the following sections:

1. Section 34-676(b) parking lot location, to permit off-street parking in the front and side yard as depicted on the site plan in *Exhibit E*
2. Table 10-8 Type D buffer, Section 34-677(b)(3) requiring a buffer between off street parking and a ROW, and Section 10-416(d) requiring buffer between parking and ROW to allow a 2.5' buffer with a 41" minimum height
3. Section 34-676(c) parking lot location, to allow no rear yard connection between subject property and adjacent property
4. A variance from Section 34-622 (b) and 34-3131 from visibility triangle to allow reduced visibility triangle for access to Third Street pursuant to sketch as a result of Town approval of SOB structure in right of way
5. A variance from Section 34-2016 (1) and (2) parking dimensions to allow the following:

Angle	Parking Dim.	One-Way	Two-Way
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75°	8.5' x 18'	15'	20'
90°	8.5' x 18'	18'	20'
6. A variance from LDC Section 10-416 (c) internal landscaping requirements for parking lots to allow no internal landscape parking lot improvements to include 2 (a) no tree requirement; 2(b) no internal landscape islands; 2(c) no 10' landscape island width; 2 (d) no landscape every 10 space requirement; 2(e) no median required; 2(f) no interior landscape of sod and grass and 2 (g) no tree grates; and

RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant shall install a 2.5' wide buffer with a minimum height of 41 inches.
2. Applicant may utilize the parking dimensions described in variance recommended approval #4 above, provided, however, at the time of redevelopment or the application of a building permit for the subject property, the parking space dimensions must come into compliance with all provisions of Section 34-2016.
3. At the time of redevelopment, the parking lot variance allowing a front and side lot will expire and the property must come into compliance and the parking lot must be located in the rear of the subject property
4. The LPA recommends approval of a building overhang extending up to 12' into the right-of-way.

RECOMMENDED FINDINGS AND CONCLUSIONS:

- a. There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question, and the request is for a de minimis variance under circumstances or conditions where rigid compliance is not essential to protect public policy.
- b. The conditions justifying the variance are not the result of actions of the applicant taken after the adoption of the regulation in question.
- c. The variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation to the property in question.

- d. The granting of the variance **will not** be injurious to the neighborhood or otherwise detrimental to the public welfare.
- e. The conditions or circumstances on the specific piece of property for which the variance is sought **are not** of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.

SECOND: Mr. Bodenhafer.

VOTE: Motion approved, 7-0.

Chair Zuba closed the Public Hearing.

Recessed at approximately 12:20 p.m. – Reconvened at approximately 12:28 p.m.

D. Ordinance 14-XX – Historic Preservation

Vice Chair Shamp (Historic Preservation Board Chair) explained how they were attempting to make *de minimus* changes to the Land Development Code to allow the code to fit the historical preservation and the vision of the Comprehensive Plan. She noted there were approximately 17 word changes within the proposed ordinance and historic districts and levels historic recognition were added. She briefly reviewed the steps of the review/approval process by the LPA, Council, and Historic Preservation Board for the subject ordinance; and the proposed amendments to the historical preservation regulations in the Land Development Code such as but not limited to the Historic Districts.

Public Comment opened.

No speakers.

Public Comment closed.

MOTION: Mr. Kakatsch moved to approve that the LPA recommended that the Town Council approve and adopt the proposed Town Ordinance 14-XX along with the proposed Findings of Fact and Conclusions of Law 1 through 5; second by Ms. Plummer.

VOTE: Motion approved, 7-0.

Vice Chair Shamp asked if she could present the matter to Town Council on behalf of the LPA.

Consensus approved Vice Chair Shamp's request to present the matter before Town Council on behalf of the LPA.

Discussion was held concerning the critical role between the HPB and HAC as they related to when historical structures were identified and designated.

E. Discussion on FEMA/Elevation Incentives

Community Development Director Fluegel gave a brief introduction on the FEMA/Elevation Incentives.

Planning Coordinator Overmyer distributed information from the Comprehensive Plan and LDC as it pertained to the Future Land Use Element and the Coastal Management Element. He noted that the Town's Comprehensive Plan update or Evaluation and Appraisal Report (EAR) was due to the State by August 1, 2016.

Vice Chair Shamp asked if the EAR was required.

Community Development Director Fluegel reported the law changed but what was in the Town's Comp Plan as far as the EAR process did not change; and noted that would be one of the issues to look at to determine if the Town wanted to change the EAR process.

Vice Chair Shamp questioned what were the type of limitations were in the EAR process.

Community Development Director Fluegel explained how the EAR process was an opportunity to do substantial overhauls of the Comp Plan.

Chair Zuba noted he would like to hear comments from staff regarding the 50% Rule; and outlined his questions such as but not limited to if the 50% Rule had been successful or unsuccessful.

Community Development Director Fluegel asked if the LPA wanted staff to proceed with breaking some things down into components (i.e. an overview on the 50% Rule) for presentation to the LPA.

Discussion was held concerning the 50% Rule; how the 50% Rule drives economic issues in real estate; ground-level homes on cement block as it pertained to increasing elevation; and the valuation method of a structure as it pertained to the 50% Rule.

Mr. Kakatsch was excused.

Discussion was held regarding the Community Rating System as it pertained to determining flood insurance rates; "free board" (requirement to build above the base flood elevation); and a community-bond issue type of approach for incentives (loan not a grant).

Vice Chair Shamp suggested the LPA start with a presentation on the introduction of the FEMA Regulations that related to the LPA discussion, the 50% Rule, and Hazard Mitigation; then pre-disaster build-back; then post-disaster; and then some discussion of disaster planning.

Discussion was held as to whether or not to hold separate meetings to discuss matters of the FEMA/Elevation Incentives.

Community Development Director Fluegel reported staff could conduct a workshop every other month and requested the LPA give staff the topics for the agenda.

Ms. Plummer was excused.

Discussion was held and staff expressed that they would prepare the matter for the LPA's first discussion at the March meeting.

Adjourn as LPA and reconvened as Historic Preservation Board – **Withdrawn from agenda**

Adjourn as Historic Preservation Board and reconvene as the LPA – **Withdrawn from agenda**

VI. LPA MEMBER ITEMS AND REPORTS

Vice Chair Shamp – questioned the status of a property that installed a green fence.

Zoning Coordinator Dulmer reported the subject property was approved for the development of seven single-family homes.

Mr. Durrett – no items or reports.

Mr. Bodenhafer – pointed out that at the last LPA meeting Mr. Kakatsch had made a motion that was approved to schedule a meeting the following week with the Town Manager and department heads; however, the meeting did not occur.

Community Development Director Fluegel reported Mr. Kakatsch reached out to him the following day and asked that we not have the meeting. He stated the LPA needed to rescind the motion or go ahead and schedule the meeting.

MOTION: Mr. Bodenhafer moved to continue the matter until the February LPA meeting; second by Mr. Steele.

VOTE: Motion approved, 5-0; Mr. Kakatsch and Ms. Plummer were excused.

Mr. Kakatsch – excused.

Ms. Plummer – excused.

Mr. Steele – no items or reports.

Chair Zuba – no items or reports.

VII. LPA ATTORNEY ITEMS

LPA Attorney Miller – no items or report.

VIII. COMMUNITY DEVELOPMENT DIRECTOR ITEMS

Community Development Director Fluegel – no items or reports.

IX. LPA ACTION ITEM LIST REVIEW

No discussion.

X. ITEMS FOR NEXT MONTH'S AGENDA

No discussion.

XI. PUBLIC COMMENT

None.

XII. ADJOURNMENT

MOTION: Motion by Mr. Bodenhafer, seconded by Mr. Steele to adjourn.

VOTE: Motion approved, 5-0; Mr. Kakatsch and Ms. Plummer were excused.

Meeting adjourned at 1:15 p.m.

Adopted **FEBRUARY 11, 2014 WITH** changes.

Motion by: **Shamp**; Second by: **Kakatsch**

Vote: **7-0**



Signature

End of document.

**FORT MYERS BEACH HISTORIC DISTRICT 1 (FMBHD1)
EARLY BAYSIDE COTTAGE DISTRICT**

SECTION 22-202(2)a.

PHYSICAL DESCRIPTION

This historic district encompasses the bayside residential area bounded by Estero Boulevard from Primo Street south to Chapel Street, and includes the first canals dredged on Estero Island as well as many early historic resources as identified by surveys entitled *"Historical and Architectural Survey, Lee County"* (Florida Preservation Services, 1986), *"Historical Report and Survey Supplement for Lee County, Florida"* (Janus Research 1992), and *"An Archaeological Site Inventory and Zone Management Plan for Lee County, Florida"* (Piper Archaeological Research 1987) and the *"2013 HPB Historic Resource Database"* as prepared by the ad hoc committee of the Historic Preservation Board of the Town of Fort Myers Beach.

EXAMPLES OF CONTRIBUTING PROPERTIES

Contributing properties include those which are: (a) original structures maintained in the original design, or (b) original structures remodeled to retain early features and reflect the cottage design heritage of Estero Island, or (c) are structures that contributed to the social, religious, educational or tourism heritage of Estero Island, or (d) are areas (vistas) where important events and activities have occurred, or (e) have archaeological importance or potential.



251 PEARL STREET (1948)



241-243 PRIMO DRIVE (1950)



243 PEARL STREET (1951)



216 MIRAMAR STREET (1932)



271 VIRGINIA AVENUE (1947)



204 OHIO AVENUE (1950)



166 CHAPEL STREET (1930)



213 OHIO AVENUE (1951)



275 OHIO AVENUE (1950)



291 OHIO AVENUE (1950)



260 PEARL STREET (1962)



261 FAIRWEATHER LANE (1961)



200 PEARL STREET (1946)



71 PEARL STREET (1949)



137 PEARL STREET (1939)



1249 ESTERO BOULEVARD (1940)



1207 ESTERO BOULEVARD (1960)



1207 ESTERO BOULEVARD

EXAMPLES OF NON-CONTRIBUTING PROPERTIES

Non-contributing properties include properties where structures have been modified or rebuilt in a style and scale not in accordance with the cottage design heritage of Estero Island.



1511 ESTERO BOULEVARD (1973)



1479 ESTERO BOULEVARD (1984)



275 PEARL STREET (2007)



391 PALERMO CIRCLE (2013)

LIST OF CONTRIBUTING PROPERTIES OUTSIDE THE DISTRICT

Many structures exist outside the proposed FMBHD1 EARLY BAYSIDE COTTAGE DISTRICT that were identified in the 1986 and 1992 Lee County survey, as well as others not identified due to the limited scope of the survey. Many of those structures/vistas will be contained within, and contributing to, the three additional historic districts (FMBHD2, FMBHD3, FMBHD4) proposed for Estero Island, which will contain the highest concentrations of historic structures in areas that represent the history of Estero Island. Those properties identified by the Lee County Survey of 1986 and 1992 that are not located within one of the four historic districts are limited and as follows:

NOT IN TOWN OF FORT MYERS BEACH (SHOULD BE DELETED FROM COMP PLAN LIST)

768 Oak Street		LEFB001	
782 Oak Street		LEFB002	
786 Oak Street		LEFB003	
Oak Street		LEFB004	
Oak Street		LEFB005	
1249 Oak Street		LEFTB006	LEFB006
San Carlos Drive			LEFB007
820 San Carlos Drive		LEFB010	
OUTSIDE 4 PROPOSED HISTORIC DISTRICTS			
323 Crescent Steet		LEFB011	8LL01103
340 Crescent Street	194624W40150E0170	LEFB012	8LL01104
1172 Estero Blvd	194624W40140B0020	LEFB014	8LL01116
1207 Estero Blvd	194624W40150D0050	LEFB015	8LL01153
81 Miramar Street	194624W40080C0050	LEFB020	8LL01133
73 Alva	194624W40070C0050	LEFB030	8LL01125
1550 I Street	194624W40070C0100	LEFB031	8LL01126
71 Avenue E	194624W40070B004A	LEFB038	8LL01107
1660 Estero Blvd	194624W40070B001B	LEFB039	
61 Miramar Street	194624W40080C0010	LEFB040	8LL01134
2101 Estero Blvd	194624W4004210000	LEFB045	8LL01106
451 Connecticut	294624W2001460010	LEFB050	8LL01101
Sanders Drive	DEMOLISHED	LEFB051	8LL01151
Sanders Drive	DEMOLISHED	LEFB052	8LL01152
Estero Blvd	No photo file found	LEFB061	
3000 Estero Blvd	No photo file found	LEFB072	
125 Madison Court	294624W10020D0140	LEFB073	8LL01127
2890 Seaview Street	304624W2003M00080	LEFB085	8LL01157
2878 Seaview Street	304624W2003M00070	LEFB086	8LL01158
2880 Seaview Street	304624W2003M00070	LEFB087	8LL01159
2880 Estero Blvd	304624W2003M0015A	LEFB088	8LL01160
53 Pompano Street	304624W20020B0240	LEFB089	8LL01145
2704/2706 Estero Blvd	304624W20020B0260	LEFB090	8LL01146
2686 Estero Blvd	194624W20020B0180	LEFB091	8LL01147
2450 Estero Blvd		LEFB092	8LL01130
Estero Blvd	demolished	LEFB093	8LL01131
Gulf Beach Road	demolished	LEFB094	8LL01132
67 Canal Street			8LL01535
1270 Estero Blvd	194624W40070F001A		8LL01544
2090 Estero Blvd	demolished		8LL01545
1480 I Street	194624W40070D0100		8LL01554

SECTION 22-202(2)b.

DESCRIPTION OF TYPICAL ARCHITECTURAL STYLES, CHARACTER-DEFINING FEATURES, AND TYPES OF BUILDINGS, STRUCTURES, OR SITES WITHIN THE DISTRICT

Early homesteaders settled on Estero Island in the late 1800's, many in fishing shacks. By the 1930's cottages were built as second homes for winter visitors. The dredging of bayside canals provided additional waterfront cottage lots, while dance halls and casinos were built as island attractions.

Frame vernacular cottages were designed for comfort and practicality in our subtropical climate at a time prior to running water, air conditioning and insect control. To minimize transport of materials from the mainland, designs were simple and scale was small. Airflow through the cottage was maximized by large windows, louvered shutters, high ceilings, and ceiling fans. Airflow under was encouraged by elevation on piers/pilings with lattice skirting. Shade was created by covered porches, wide eaves, and landscaping. Interior walls and floors were insect and mold resistant wood. Roofs were usually gable or hip, covered in pressed tin shingles or sheet metal. Gutters, rain barrels and cisterns captured rainwater. Siding was wood, later replaced by asbestos shingles after a hurricane in 1944. Fireplaces provided heat if needed, and were sometimes decorated with local shell and coral rock.

While early structures faced destruction by storms or the development of high-rise condominiums, many historic buildings remain standing. Precisely identifying the style of some structures can be difficult if they have been enlarged or updated. The variations serve to illustrate the evolution of our community's cottage style over time.

Architectural Styles:

- **WOOD FRAME (FRAME VERNACULAR):** Functional wood frame building built for subtropical climate. Lacks stylistic detail. Generally rectangular, one or two story, with single-story porch.



180 PEARL STREET

- **PILING HOUSE:** Frame vernacular but elevated on wood pilings. Near water or in storm surge prone location.



290 OHIO AVENUE

- BUNGALOW TYPE 1: Hip roof over one or one-and one-half story with low dorm on façade and inset porch.



265 CAROLINA AVENUE

- BUNGALOW TYPE 2: Front facing gable roof. One or more gables on façade. One dominant gable often above a porch.



251/253 OHIO AVENUE

- BUNGALOW TYPE 3: Gable parallel to the street with a cross gable intersecting at 90 degrees.



213 OHIO AVENUE

- BUNGALOW TYPE 4: Large one and one-half story house with gable parallel to street incorporating a dormer. Porch inset under main roof supported by posts.



1339 SANTOS ROAD

- MEDITERRANEAN REVIVAL: Arches, tile roof, stucco walls with niches and deep recessed openings.

- **MISSION:** Smooth or flat façade with little or no overhang, battered walls and rough textured stucco punctuated with window and door openings. Devoid of elaborate decoration. Rely on mass, arched openings clay tile roof and curvilinear parapets as features.



110 PEARL STREET

- **COMMERCIAL VERNACULAR:** Wood frame or concrete block. Simple and functional. False parapet for signage. Recessed storefront with covered sidewalk for access. Metal gable roof or flat composition material most common.



2301 ESTERO BOULEVARD (1961)

SECTION 22-202(2)c.

IDENTIFICATION OF ALL BUILDINGS, STRUCTURES AND SITES WITHIN DISTRICT AND PROPOSED CLASSIFICATION OF EACH AS CONTRIBUTING, CONTRIBUTING WITH MODIFICATIONS, OR NON-CONTRIBUTING, WITH AN EXPLANATION OF THE CRITERIA UTILIZED FOR THE PROPOSED CLASSIFICATION

CLASSIFICATIONS AND CRITERIA UTILIZED FOR PROPOSED CLASSIFICATION:

Each structure or site in the proposed historic district was evaluated according to the following criteria and assigned the appropriate classification. As years pass, more structures/sites may become eligible if they maintain their historic style integrity and become older than 50 years in age.

(C) CONTRIBUTING:

- At least 50 years old
- Maintains original exterior design integrity despite maintenance or minor remodeling over time
- Exhibits exterior/interior characteristics of early cottage design such as: wood frame, pine or treated pilings, lattice skirting, asbestos shingles, board/batten siding, front porch, dormers, widow walk, cupola, jalousie windows, shutters, rain barrel, cistern, balusters, slash pine wood flooring, early fireplace with chimney, or shell details.
- Is associated with important events or people in history of the town and island
- Is an archaeological resource
- Contributes to the scale and feeling of the historic district

(CM) CONTRIBUTING WITH MODIFICATION

- 50 years old structure has been remodeled from original but maintains cottage design integrity appropriate to scale and feeling of historic district
- Slightly less than 50 years old but retains original exterior cottage design
- Retains some exterior/interior characteristics of early cottage design such as: wood frame, pine or treated pilings, lattice skirting, asbestos shingles, board/batten siding, front porch, dormers, widow walk, cupola, jalousie windows, shutters, rain barrel, cistern, balusters, slash pine wood flooring, early fireplace with chimney, or shell details.
- Is associated with important events or people in history of the town and island
- Although vacant is a potential archaeological resource

(NC) NON-CONTRIBUTING

- Original structure has been torn down and replaced by new structure
- New structure does not reflect exterior cottage design and does not contribute to scale and feeling of historic district
- Site or structure are not associated with important events or people in history of the town and island
- Property is vacant of structure and does not indicate potential as archaeological resource

The historic resources are identified by surveys entitled *"Historical and Architectural Survey, Lee County"* (Florida Preservation Services, 1986), *"Historical Report and Survey Supplement for Lee County, Florida"* (Janus Research 1992), and *"An Archaeological Site Inventory and Zone Management Plan for Lee County, Florida"* (Piper Archaeological Research 1987) and the *"2013 HPB Historic Resource Database"* as prepared by the ad hoc committee of the Historic Preservation Board of the Town of Fort Myers Beach.

SEE INDEX 1: FMBHD1 Site Inventory

SECTION 22-202(2)d.

STATEMENT OF THE HISTORICAL, CULTURAL, ARCHITECTURAL, ARCHAEOLOGICAL, OR OTHER SIGNIFICANCE OF THE DISTRICT AS DEFINED BY THE CRITERIA FOR DESIGNATION ESTABLISHED BY THIS CHAPTER:

As stated in the Town of Fort Myers Beach Comprehensive Plan (page 13-16), *"The 1992 historic survey contained this conclusion about buildings it had surveyed: At this point in time (1992), the Fort Myers Beach/San Carlos Island area could be eligible as a local historic district, particularly the residential area north of Estero Boulevard between Primo and Chapel Streets. This area contains a number of older structures, many of them have been altered, but their scale, style and remaining historic fabric and features would contribute to the character of the district. The fact that many of the structures were moved and a number were placed on pilings after various hurricanes could be seen as an interesting adaptation phenomenon rather than as a historic detriment. In about six years (1998), the area could potentially be eligible as a National Register district, particularly if a number of the older altered structures were rehabilitated."*

The Comprehensive Plan (page 13-9) describes this district: *"Many of Estero Island's original settlers located in what is now called the near-town district between Primo Drive and Tropical Shores Way. On the Bay side of Estero Boulevard, many of the original buildings are still in use. Homes on some blocks sit on privately dredged canals that were dredged when the lots were created. Renovation and infill development have borrowed from the design tradition of cottages, using porches and decks, with fronts of houses facing the street."*

The FMB Comprehensive Plan further states (page 13-16) that *"Archaeological resources were surveyed in the Lee County Archaeological Site Survey and Zone Management Plan prepared in 1987. (Piper Archaeological Research 1987) It identifies "zones of archaeological sensitivity" identified by a predictive model that is based on characteristics of all*

known archaeological sites in Lee County.” On Estero Island, the zones identified include the wetlands at the end of Chapel Street.

According to Sec.22-204 of the Land Development Code of the Town of Fort Myers Beach, the proposed historic district meets the following criteria (Narrative follows references to applicable LDC criteria):

Sec. 22-204(a) *Significance Generally.*

(1) This district is associated with distinctive elements of the cultural, social, economic and architectural history of the island and the development of tourism in Lee County and the State of Florida.

Sec. 22-204 (c) *Architectural or aesthetic significance.*

(2) Embodies the characteristics of an architectural style, period, or method of construction.

The Fort Myers Beach Historic District 1 (FMBHD1) is associated with the patterns of land development and growth of the tourism industry in the State of Florida, as well as the development of a prosperous social and cultural community on Estero Island.

While water-only based access to Estero Island limited early development, building of a swing bridge brought new possibilities. This district was the point of early development for several reasons - the north end of the island was government owned, much of the south end was owned by the Koreshans, and the road was in poor condition, ending near Connecticut Street at the then Winkler Hotel.

Blocks of properties were purchased for the creation of residential subdivisions and early cottage courts. The Silver Sands Tourist Cabins (now Villas) was established in 1921 and still operates at 1207 Estero Boulevard. The district contains a variety of commercial properties on properties bordering Estero Boulevard.



Canals were dredged to create the maximum number of waterfront lots for development. The first canals were in this historic district at Primo and Palermo, and subsequent canals soon were dredged. The district, therefore, contains some of the oldest streets on the island. Cottages were purchased for weekend and vacation use by residents in Fort Myers, as well as second/vacation homes for people from all over the United States as the Florida tourism industry grew.

During World War II, this site at 501 Palermo was used as docking for small PT boats by the American military.



The island's first yacht club was located in this district, and the original structure still stands.



290 CAROLINA AVENUE (1935)

The climate necessitated specific architectural design features, and this district contains many of the earliest structures exhibiting characteristics built to accommodate those needs. They are of the small-scale simple frame vernacular cottages having minimized the transport of materials from the mainland. Lacking air conditioning, airflow through the cottage was maximized by large windows, louvered shutters, high ceilings, and ceiling fans. Airflow under was encouraged by elevation on piers/pilings with lattice skirting. Shade was created by covered porches, wide eaves, and landscaping. Interior walls and floors were insect and mold resistant wood. Roofs were usually gable or hip, covered in pressed tin shingles or sheet metal. Gutters, rain barrels and cisterns captured rainwater. Siding was wood, later replaced by asbestos shingles after a hurricane in 1944. Fireplaces provided heat if needed, and were sometimes decorated with local shell and coral rock. These architectural features are found in structures throughout proposed historic district FMBHD1.

SECTION 22-202(2)e. STATEMENT OF RECOMMENDED BOUNDARIES FOR THE DISTRICT AND A JUSTIFICATION FOR THOSE BOUNDARIES, ALONG WITH A MAP SHOWING THE RECOMMENDED BOUNDARIES.

The recommended boundaries for FMBHD1 are a rectangular district bounded on the west-northwest by the canal between Primo Drive and Crescent Street, on the south by Estero Boulevard, on the east-southeast by the southernmost properties on Chapel Street and on the north by Estero Bay. This area contains the first four canals, as well as the majority of the earliest structures based on the surveys entitled *"Historical and Architectural Survey, Lee County"* (Florida Preservation Services, 1986), *"Historical Report and Survey Supplement for Lee County, Florida"* (Janus Research 1992), and *"An Archaeological Site Inventory and Zone Management Plan for Lee County, Florida"* (Piper Archaeological Research 1987) and the *"2013 HPB Historic Resource Database"* as prepared by the ad hoc committee of the Historic Preservation Board of the Town of Fort Myers Beach.

Lee Property Appraiser GeoView Map



SECTION 22-202(2)f. STATEMENT OF INCENTIVES REQUESTED, IF ANY, AND THE SPECIFIC GUIDELINES WHICH SHOULD BE USED IN AUTHORIZING ANY ALTERATION, DEMOLITION, RELOCATION, EXCAVATION, OR NEW CONSTRUCTION WITHIN THE BOUNDARIES OF THE DISTRICT.

The incentive requested is establishment of the Categories of Historic Importance Determination Process by the Historic Preservation Board of the Town of Fort Myers Beach. By codifying this process, owners of eligible properties may apply for determination of the importance of the resource and placement of a plaque identifying the structure as a contributing resource within the historic district. Current Land Development Code regulations will provide guidelines for alteration, demolition, relocation, excavation, or new construction within the district only for resources *designated* in Category of Historic Importance 1 (CHI1) by a determination hearing with the Historic Preservation Board as requested and approved by the owner of said resource/structure. The process shall be funded by a nominal application fee to owners of properties seeking the CHI determination. The fee shall include plaque placement on qualifying historic structures/resources.

INDEX 1:
SITE INVENTORY
FMBHD1

(insert behind FMBHD1 EARLY CANAL DISTRICT)

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
8LLD1576	19-46-24-W4-0150D.0090	BOGGS RICHARD A + MARGARET A 163 PRIMO DR FORT MYERS BEACH FL 33931	163 PRIMO DR FORT MYERS BEACH FL 33931	C	1952	
		CRESCENT PARK ADD BLK D PB 4 PG 46 LT 9 + VAC R/W + LAND ADJ CANAL				
	19-46-24-W4-0150D.0100	BRIODY HUGH T + SUSAN S 167 PRIMO DR FORT MYERS BEACH FL 33931	167 PRIMO DR FORT MYERS BEACH FL 33931	C	1948	
		CRESCENT PARK ADD BLK D PB 4 PG 46 LT 10 + VAC R/W + LAND ADJ CANAL				
8LLD1578	19-46-24-W4-0060H.0190	RILEY SUSAN K TR 180 PRIMO DR FORT MYERS BEACH FL 33931	170 PRIMO DR FORT MYERS BEACH FL 33931	C	1937	
		VENETIAN GARDENS BLK H PB 6 PG 70 LOTS 19				
	19-46-24-W4-0150D.0110	TOWNLEY ARTHUR JAMES III PO BOX 2452 FORT MYERS BEACH FL 33932	171 PRIMO DR FORT MYERS BEACH FL 33931	C	1960	
		CRESCENT PARK ADD BLK D PB 4 PG 46 LT 11 + VAC R/W + LAND ADJ CANAL				
	19-46-24-W4-0060H.0180	RILEY CHRISTOPHER M + SUSAN K 180 PRIMO DR FORT MYERS BEACH FL 33931	180 PRIMO DR FORT MYERS BEACH FL 33931	C	1945	
		VENETIAN GARDENS BLK H PB 6 PG 70 LOT 18				
	19-46-24-W4-0060H.0170	LODS LANA LANIE 200 ROSA LN LAFAYETTE IN 47905	190 PRIMO DR FORT MYERS BEACH FL 33931	C	1950	
		VENETIAN GARDENS BLK H PB 6 PG 70 LOT 17				
	19-46-24-W4-0150D.0120	TOWNLEY ARTHUR J III PO BOX 2452 FORT MYERS BEACH FL 33932	191 PRIMO DR FORT MYERS BEACH FL 33931	C	1950	
		CRESCENT PARK ADD BLK D PB 4 PG 46 LOTS 12 + VAC R/W + LAND ADJ CANAL				
	19-46-24-W4-0060H.0160	MORRIS JEAN E TR 194 PRIMO DR FORT MYERS BEACH FL 33931	194 PRIMO DR FORT MYERS BEACH FL 33931	N	1980	
		VENETIAN GARDENS BLK H PB 6 PG 70 LOT 16				
	19-46-24-W4-0060H.0150	JACKSON SANDRA L + 22 LOCH ERNE RD MCDOUGALL ON P2A 2W7 CANADA	200 PRIMO DR FORT MYERS BEACH FL 33931		1974	
		VENETIAN GARDENS BLK H PB 6 PG 70 LOT 15				
	19-46-24-W4-0150D.0130	WORKMAN JOSEPH M TR 194 COCONUT DR FORT MYERS BEACH FL 33931	201 PRIMO DR FORT MYERS BEACH FL 33931	C	1950	
		CRESCENT PARK ADD BLK D PB 4 PG 46 LT 13 + VAC R/W + LAND ADJ CANAL				

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W4-0150D.0140	SWENSEN RICHARD D + JEANETTE 207 PRIMO DR FORT MYERS BEACH FL 33931 CRESCENT PARK ADD BLK D PB 4 PG 46 LT 14 + VAC R/W + LAND ADJ CANAL	207 PRIMO DR FORT MYERS BEACH FL 33931	C	1924	
	19-46-24-W4-0060H.0140	HALE OLOHA LLC PO BOX 395 PANACEA FL 32346 VENETIAN GARDENS BLK H PB 6 PG 70 LOT 14	212 PRIMO DR FORT MYERS BEACH FL 33931	N	1985	
	19-46-24-W4-0060H.0130	ANDERSON DEAN C + JACULINE A 904 7TH AVE NW JAMESTOWN ND 58401 VENETIAN GARDENS BLK H PB 6 PG 70 LOT 13	214 PRIMO DR FORT MYERS BEACH FL 33931	N	1990	
	19-46-24-W4-0150D.0150	REICH GREGORY G + SUSAN K 6615 YALE AV NEW GERMANY MN 55367 CRESCENT PARK ADD BLK D PB 4 PG 46 LT 15 + VAC R/W + LAND ADJ CANAL	215 PRIMO DR FORT MYERS BEACH FL 33931		1970	
	19-46-24-W4-0060H.0120	PETERSON NEIL WAYNE PO BOX 3124 ORLANDO FL 32802 VENETIAN GARDENS BLK H PB 6 PG 70 LOT 12	218 PRIMO DR FORT MYERS BEACH FL 33931		1978	
	19-46-24-W4-0060H.0110	LITTLE JENNIFER JEAN 220 PRIMO DR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK H PB 6 PG 70 LOT 11	220 PRIMO DR FORT MYERS BEACH FL 33931		1976	
	19-46-24-W4-0150D.016A	GORE HENRY + 223 PRIMO DR FORT MYERS BEACH FL 33931 CRESCENT PARK ADD BLK D PB 4 PG 46 LT 16 + VAC R/W + ADJ CANAL	221 PRIMO DR FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-0150D.0170	GORE HENRY + 223 PRIMO DR FORT MYERS BEACH FL 33931 CRESCENT PARK ADD BLK D PB 4 PG 46 LT 17 + VAC R/W + ADJ CANAL	223 PRIMO DR FORT MYERS BEACH FL 33931	N	1995	
	19-46-24-W4-0150D.0180	STEPANEK DAVID 225 PRIMO DR FORT MYERS BEACH FL 33931 CRESCENT PARK ADD BLK D PB 4 PG 46 LT 18 + VAC R/W + LAND ADJ CANAL	225 PRIMO DR FORT MYERS BEACH FL 33931	N	1992	
	19-46-24-W4-0060H.0090	ZINKOSKY CHARLES H + BARBARA A 17423 CAMERON DR NORTHVILLE MI 48168 VENETIAN GARDENS BLK H PB 6 PG 70 LOT 10 + S 1/2 LOT 9	230 PRIMO DR FORT MYERS BEACH FL 33931	C	1953	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W4-0150D.0190	ENNIS DAVID W + BONNIE L 239 PRIMO DR FORT MYERS BEACH FL 33931 CRESCENT PARK ADD BLK D PB 4 PG 46 LT 19 + VAC R/W + LAND ADJ CANAL	239 PRIMO DR FORT MYERS BEACH FL 33931	N	1976	
8LL01579	19-46-24-W4-0150D.0200	REDENIUS RICHARD R + NANCY G 5218 WILLIAMS DR FORT MYERS BEACH FL 33931 CRESCENT PARK ADD BLK D PB 4/46 LT20+ LT 21 LES N10+VAC ST+LAND ADJ	241/243 PRIMO DR FORT MYERS BEACH FL 33931	C	1951	
	19-46-24-W4-0060H.0080	AGEE JOHN P JR + PO BOX 140 NEW HOLLAND IL 62671 VENETIAN GARDENS BLK H PB 6 PG 70 LOT 8 + N 1/2 LOT 9	250 PRIMO DR FORT MYERS BEACH FL 33931	C	1953	
	19-46-24-W4-0060H.0070	DAWES COLIN F G + VALERIE A TEKELS DENE BEECH AVENUE CAMBERLEY GU15 2JT UNITED KINGDOM VENETIAN GARDENS BLK H PB 6 PG 70 LOT 7	258 PRIMO DR FORT MYERS BEACH FL 33931	C	1961	
8LL01580	19-46-24-W4-0150D.0230	MACMILLAN RAYMOND B + LORRAINE 52264 RANGE ROAD 232 SHERWOOD PARK AB T8B 1B8 CANADA CRESCENT PARK ADD BLK D PB 4 PG 46 LT 23 + VAC R/W + LAND ADJ CANAL	259 PRIMO DR FORT MYERS BEACH FL 33931	C	1957	
	19-46-24-W4-0060H.0060	ANGELINI ANTHONY D 260 PRIMO DR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK H PB 6 PG 70 LOT 6	260 PRIMO DR FORT MYERS BEACH FL 33931	C	1958	
	19-46-24-W4-0150D.0240	DMK INDUSTRIAL LLC 15775 PINE RIDGE RD FORT MYERS FL 33908 CRESCENT PARK ADD BLK D PB 4 PG 46 LT 24 + VAC R/W + LAND ADJ CANAL	265 PRIMO DR FORT MYERS BEACH FL 33931	N	1991	
	19-46-24-W4-0060H.0050	JONES BRIAN C + SIANN N 11 SAN JUAN COURT EASTBOURNE BN23 5TP UNITED KINGDOM VENETIAN GARDENS BLK H PB 6 PG 70 LOT 5	266 PRIMO DR FORT MYERS BEACH FL 33931	N	1990	
	19-46-24-W4-0060H.0040	LAUZON FLORENCE M + 270 PRIMO DR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK H PB 6 PG 70 LOTS PT.1 + 4 + VAC ALLEY	270 PRIMO DR FORT MYERS BEACH FL 33931	C	1945	
	19-46-24-W4-0150D.0250	FOGARTY EDWARD R + LORRAINE 271 PRIMO DR FORT MYERS BEACH FL 33931 CRESCENT PARK ADD BLK D PB 4 PG 46 LT 25 + S 46FT LT 26 + VAC R/W +	271 PRIMO DR FORT MYERS BEACH FL 33931	C	1941	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W4-0060H.0010	ALVIN N FUERST TRUST PO BOX 387 CORNISH FLAT NH 03746 VENETIAN GARDENS BLK H PB 6 PG 70 LOT 1 + PT LT 2 E 4FT LESS S 20FT	274 PRIMO DR FORT MYERS BEACH FL 33931			
	19-46-24-W4-0150D.0260	KOLAR THOMAS F + MELINDA D 277 PRIMO DR FORT MYERS BEACH FL 33931 CRESCENT PARK ADD BLD D PB 4 PG 46 LT 26 LESS S 46 FT + VAC R/W + LAND ADJ	277 PRIMO DR FORT MYERS BEACH FL 33931			
	19-46-24-W4-0060H.0020	TRANTINA GERALD + SHARON 280 PRIMO DR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK H PB 6 PG 70 LOT 2 LESS E 4 FT + PT LOT 4 + VAC ALLEY LESS E 4 FT + LESS PT TO LEE CTY	280 PRIMO DR FORT MYERS BEACH FL 33931			
	19-46-24-W4-0060H.0030	SYLVESTER FLORENCE L 292 PRIMO DR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK H PB 6 PG 70 LOT 3 LESS PT TO LEE CO.	292 PRIMO DR FORT MYERS BEACH FL 33931		1973	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W4-0060H.0280	DOLID PETER M + JILL B 1429 JAMAICA DR SANIBEL FL 33957 VENETIAN GARDENS BLK H PB 6 PG 70 LOT 28 + PT LOTS 26 + 29	117 PALERMO CIR FORT MYERS BEACH FL 33931	C	1952	
	19-46-24-W4-0060H.0270	ALEXANDER JAMES M TR 18 RIVERVIEW RD MONMOUTH BEACH NJ 07750 VENETIAN GARDENS BLK H PB 6 PG 70 LOT 27	121 PALERMO CIR FORT MYERS BEACH FL 33931	C	1937	
	19-46-24-W4-00600.Y000	VAN BURGESS ROBERT PO BOX 2717 FORT MYERS BEACH FL 33932 VENETIAN GARDENS BLK Y PB 6 PG 70 ALL BLK Y EXC NLY 11 FT	125/127 PALERMO CIR FORT MYERS BEACH FL 33931	C	1936	
	19-46-24-W4-0060A.0360	ABRAMOFF LAWRENCE + GLORIA 34 CHILTERN HILL DR WORCESTER MA 01602 VENETIAN GARDENS BLK A PB 6 PG 70 LOT 36 + S 1/2 OF BLK X LESS THE N 20 FT	126 PALERMO CIR FORT MYERS BEACH FL 33931	C	1952	
	19-46-24-W4-0060E.0090	DACRE ALBERT J 130 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS PB 6/70 BLK E S 1/2 OF LOT 9 + ALL OF BLK X LESS S 20 FT	130 PALERMO CIR FORT MYERS BEACH FL 33931	CM	1967	
	19-46-24-W4-0060G.0190	S + K SLOMSKI LLC 24265 TURNBERRY CT NAPERVILLE IL 60564 VENETIAN GARDENS BLK G PB 6 PG 70 LOT 19 NLY 11 FT BLK Y	139 PALERMO CIR FORT MYERS BEACH FL 33931	C	1953	
	19-46-24-W4-0060G.0180	LUMP THOMAS F + ANN C 145 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK G PB 6 PG 70 LOT 18	145 PALERMO CIR FORT MYERS BEACH FL 33931	C	1936	
	19-46-24-W4-0060G.0170	DAY BILLY WAYNE 3708 SHANNON RUN TRL LOUISVILLE KY 40299 VENETIAN GARDENS BLK G PB 6 PG 70 LOT 17	155 PALERMO CIR FORT MYERS BEACH FL 33931	C	1940	
8LL01565	19-46-24-W4-0060G.0150	MURAC JULIA A 201 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK G PB 6 PG 70 LOTS 15 + 16	201 PALERMO CIR FORT MYERS BEACH FL 33931	C	1947	
	19-46-24-W4-0060G.0140	HANNUM LEWIS G JR 211 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK G PB 6 PG 70 LOT 14	211 PALERMO CIR FORT MYERS BEACH FL 33931	C	1954	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W4-0060F.0280	FMB LLC 19806 PLATTE VIEW RD GRETNA NE 68028 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 28	212 PALERMO CIR FORT MYERS BEACH FL 33931	C	1952	
	19-46-24-W4-0060G.0130	GALLO CARL L + KATHLEEN L 7840 W 180TH TER MIAMI FL 33157 VENETIAN GARDENS BLK.G PB 6 PG 70 LOT 13	215 PALERMO CIR FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-0060F.0270	FITE DAVID MITCHELL + JULIE H 1314 RIVERVIEW AVE GLENWOOD SPRINGS CO 81601 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 27	220 PALERMO CIR FORT MYERS BEACH FL 33931	C	1948	
	19-46-24-W4-0060G.0120	GALLO CARL L + KATHLEEN L 7840 W 180TH TER MIAMI FL 33157 VENETIAN GARDENS BLK.G PB 6 PG 70 LOT 12	221 PALERMO CIR FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-0060F.0260	CARRINGTON BRETT A + KRISTIN L 27 TIMBERVIEW LN YORKVILLE IL 60560 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 26	222 PALERMO CIR FORT MYERS BEACH FL 33931	N	2012	
	19-46-24-W4-0060F.0250	FORT MYERS BEACH PO BOX 2434 FORT MYERS BEACH FL 33932 VENETIAN GARDENS BLK.F PB 6 PG 70 LOT 25	230 PALERMO CIR FORT MYERS BEACH FL 33931	CM	1966	
	19-46-24-W4-0060G.0100	BENDER JEREMY J + SHELIA K 2671 LEBANON RD LEBANON OH 45036 VENETIAN GARDENS BLK.G PB 6 PG 70 LOTS 10 + 11	231 PALERMO CIR FORT MYERS BEACH FL 33931	C	1935	
	19-46-24-W4-0060F.0240	OLSEN RONALD R + LINNEA L 234 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK.F PB 6 PG 70 LOT 24	234 PALERMO CIR FORT MYERS BEACH FL 33931	N	1973	
	19-46-24-W4-0060F.0220	SMITROVICH SHAW + 20044 WELS DR WOODLAND HILLS CA 91364 VENETIAN GARDENS BLK F PB 6 PG 70 LOTS 22 + 23	240 PALERMO CIR FORT MYERS BEACH FL 33931	C	1954	
	19-46-24-W4-0060G.0090	MOREHOUSE GARY D + SUSAN C 241 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK.G PB 6 PG 70 LOT 9	241 PALERMO CIR FORT MYERS BEACH FL 33931	C	1950	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W4-0060G.0080	BAKER-RULLMAN INVESTMENTS LLP 4135 BEXLEY DR BROOKFIELD WI 53045 VENETIAN GARDENS BLK G PB 6 PG 70 LOT 8	243 PALERMO CIR FORT MYERS BEACH FL 33931	C	1950	
	19-46-24-W4-0060F.0210	TARDIFF PATRICIA F 246 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 21	246 PALERMO CIR FORT MYERS BEACH FL 33931	C	1955	
	19-46-24-W4-0060G.0070	DUCLOS PAT + CINDY 247 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK G PB 6 PG 70 LOT 7	247 PALERMO CIR FORT MYERS BEACH FL 33931	C	1962	
	19-46-24-W4-0060G.0060	CIESINSKI HENRY T + DIANNE A PO BOX 2986 FORT MYERS BEACH FL 33932 VENETIAN GARDENS BLK G PB 6 PG 70 LOT 6	253 PALERMO CIR FORT MYERS BEACH FL 33931	C	1950	
	19-46-24-W4-0060F.0200	REILLY MICHAEL K PO BOX 2844 FORT MYERS BEACH FL 33932 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 20	254 PALERMO CIR FORT MYERS BEACH FL 33931	C	1956	
8LL01566	19-46-24-W4-0060G.0040	KLINE LYLE L 371 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK G PB 6 PG 70 LOTS 4 + 5	263 PALERMO CIR FORT MYERS BEACH FL 33931	C	1948	
	19-46-24-W4-0060F.0190	ZAGER DAVID 4145 FOWLER ST FORT MYERS FL 33901 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 19	270 PALERMO CIR FORT MYERS BEACH FL 33931	N	VACANT	
8LL01567	19-46-24-W4-0060G.0030	LANOUE PATRICK J + 331 LAKEVIEW DR BELLE RIVER ON NOR 1A0 CANADA VENETIAN GARDENS BLK G PB 6 PG 70 LOT 3	271 PALERMO CIR FORT MYERS BEACH FL 33931			
	19-46-24-W4-0060G.0020	RIVINGTON JOHN + CINDY 27 HERRIOTT ST PERTH ON K7H 1T3 CANADA VENETIAN GARDENS BLK G PB 6 PG 70 LOT 2	281 PALERMO CIR FORT MYERS BEACH FL 33931			
	19-46-24-W4-0060G.0010	ORLANDINI JOE 455 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK G PB 6 PG 70 LOT 1 + VAC ALLEY N TO BLK C AS DESC IN DB 136 PG 70 + CCMB 9 PG 465	291 PALERMO CIR FORT MYERS BEACH FL 33931			

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W4-0060C.0120	BDH ENTERPRISES LTD 42867 STATE ROUTE 517 COLUMBIANA OH 44408 VENETIAN GARDENS BLK C PB 6 PG 70 LOT 12	301 PALERMO CIR FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-0060C.0110	MACMILLAN RAYMOND B 52264 RANGE RD 232 SHERWOOD PARK AB T8B 1B8 CANADA VENETIAN GARDENS BLK C PB 6 PG 70 LOT 11	311 PALERMO CIR FORT MYERS BEACH FL 33931	N	1983	
	19-46-24-W4-0060C.0100	JOHNSON KEVIN W + NANCY M 4135 PINE RD FORT MYERS FL 33908 VENETIAN GARDENS BLK C PB 6 PG 70 LOT 10	321 PALERMO CIR FORT MYERS BEACH FL 33931	N	1988	
	19-46-24-W4-0060C.0090	JOHNSON STEPHEN D + LINDA M 9945 RAINTREE DR COLUMBUS IN 47201 VENETIAN GARDENS BLK.C PB 6 PG 70 LOT 9	331 PALERMO CIR FORT MYERS BEACH FL 33931	N	1978	
	19-46-24-W4-0060C.0070	KLINE LYLE L TR 371 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK C PB 6 PG 70 LOTS 7 + 8 W 1/2 LT 6	371 PALERMO CIR FORT MYERS BEACH FL 33931	N	1971	
	19-46-24-W4-0060C.0050	ALVAREZ RAMON J + PATRICIA A 793 W SHORE DR KINNELON NJ 07405 VENETIAN GARDENS BLK C PB 6 PG 70 WLY 37.5 FT LOT 5 + ELY 25 FT LOT 6	375 PALERMO CIR FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-0060F.0170	BEASLEY JOSEPH W + GEREMY 3130 EMATHIA ST MIAMI FL 33133 VENETIAN GARDENS BLK.F PB 6 PG 70 LOTS 17 + 18	380 PALERMO CIR FORT MYERS BEACH FL 33931	C	1957	
	19-46-24-W4-0060C.0040	ALVAREZ RAMON J + PATRICIA A 381 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK C PB 6 PG 70 LOT 4 + ELY 12.5 FT LOT 5	381 PALERMO CIR FORT MYERS BEACH FL 33931	N	1980	
	19-46-24-W4-0060F.0160	ALVAREZ RAMON J 793 WESTSHORE DR KINNELON NJ 07405 VENETIAN GARDENS BLK.F PB 6 PG 70 LOT 16	386 PALERMO CIR FORT MYERS BEACH FL 33931	C	1957	
	19-46-24-W4-0060F.0150	BURY JAMES E + MARIA T 1003 LIBERTY NEST CT DAVIDSONVILLE MD 21035 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 15	390 PALERMO CIR FORT MYERS BEACH FL 33931	C	1958	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W4 -0060C.0010	SCHIEL TINA M TR 5912 VERNON AVE SOUTH EDINA MN 55436 VENETIAN GARDENS PB 6 PG 70 BLK C LOTS 1 2 3 + BLK D LOT 1 LESS PT OF BLK C LOT 1 + PT OF BLK D LOT 1 DESC IN OR 4606 PG 3545	391 PALERMO CIR FORT MYERS BEACH FL 33931	N	2012	
	19-46-24-W4 -0060D.0010	BEASLEY ROBERT W + LINDA PO BOX 2665 FORT MYERS BEACH FL 33932 VENETIAN GARDENS PB 6 PG 70 PT OF BLK D LT 1 + PT OF BLK C LT 1 DESC IN OR 4606 PG 3545	401 PALERMO CIR FORT MYERS BEACH FL 33931	N	2006	
(delete) 8LL 01568	19-46-24-W4 -0060D.0020	LANOUE PATRICK + PATRICIA L 54 NOTRE DAME BOX 249 BELLE RIVER ON N0R 1A0 CANADA VENETIAN GARDENS BLK D PB 6 PG 70 LOT 2 + PT OF LOT 1	405 PALERMO CIR FORT MYERS BEACH FL 33931	N	2000	
	19-46-24-W4 -0060F.0140	RMM PROPERTIES LLC + 5837 RIVERSIDE DR FORT MYERS FL 33919 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 14	414 PALERMO CIR FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4 -0060D.0030	GILDAR EDWARD + 13 BOWEN ROAD APT 8 MIDLEVELS HONG KONG VENETIAN GARDENS BLK D PB 6 PG 70 LOT 3	415 PALERMO CIR FORT MYERS BEACH FL 33931	N	2002	
	19-46-24-W4 -0060F.0130	BALMES FREDERICK W JR + 424 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 13	424 PALERMO CIR FORT MYERS BEACH FL 33931	CM	1966	
	19-46-24-W4 -0060D.0040	DEWITT MARK TR 3932 E US HIGHWAY 30 WARSAW IN 46580 VENETIAN GARDENS BLK D PB 6 PG 70 LOT 4	425 PALERMO CIR FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4 -0060F.0120	MCCORMACK DENIS J 426 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 12	426 PALERMO CIR FORT MYERS BEACH FL 33931	N	2006	
	19-46-24-W4 -0060F.0110	MSD PROPERTY MANAGEMENT LLC PO BOX 1809 BONITA SPRINGS FL 34133 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 11	428 PALERMO CIR FORT MYERS BEACH FL 33931	CM	1961	
	19-46-24-W4 -0060D.0050	SHAW JOHN R + DEBRA G TR 429 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK D PB 6 PG 70 LOT 5	429 PALERMO CIR FORT MYERS BEACH FL 33931	N	2012	

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	19-46-24-W4-0060F.0100	FLEITZ STUART D 432 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 10	432 PALERMO CIR FORT MYERS BEACH FL 33931	C	1952	
	19-46-24-W4-0060D.0060	TYR INVESTMENTS LTD RR 1 WALLCAETOWN ON N0L 2M0 CANADA VENETIAN GARDENS BLK D PB 6 PG 70 LOT 6	433 PALERMO CIR FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-0060F.0090	ZURSCHMIEDE KEVIN P + 6059 DELFAIR LN MILFORD OH 45150 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 9	440 PALERMO CIR FORT MYERS BEACH FL 33931	C	1959	
	19-46-24-W4-0060D.0070	TYR INVESTMENTS LTD RR 1 WALLACETOWN ON N0L 2M0 CANADA VENETIAN GARDENS BLK D PB 6 PG 70 LOT 7	441 PALERMO CIR FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-0060F.0080	DRAKE TAMMY SUE 444 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 8	444 PALERMO CIR FORT MYERS BEACH FL 33931	C	1961	
	19-46-24-W4-0060D.0080	POWERS EDMUND J + PATRICIA A 8 HYLAND AVE GEORGETOWN ON L7G 3A2 CANADA VENETIAN GARDENS BLK D PB 6 PG 70 LOT 8	447 PALERMO CIR FORT MYERS BEACH FL 33931	C	1959	
	19-46-24-W4-0060F.0070	FRESE DONALD W 1470 S THAYER RD CRIDERSVILLE OH 45806 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 7	450 PALERMO CIR FORT MYERS BEACH FL 33931	C	1935	
	19-46-24-W4-0060D.0090	POWERS EDMUND J + PATRICIA A 8 HYLAND AVE GEORGETOWN ON L7G 3A2 CANADA VENETIAN GARDENS BLK D PB 6 PG 70 LOT 9	453 PALERMO CIR FORT MYERS BEACH FL 33931	C	1956	
	19-46-24-W4-0060D.0100	ORLANDINI JOSEPH B + SHANNON M 455 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK D PB 6 PG 70 LOT 10	455 PALERMO CIR FORT MYERS BEACH FL 33931	C	1959	
	19-46-24-W4-0060F.0060	MUNRO MARK K 456 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 6	456 PALERMO CIR FORT MYERS BEACH FL 33931	C	1935	

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8LL01569	19-46-24-W4 -0060D.0110	CURTIS MORRIS A + COLEEN E 459 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK D PB 6 PG 70 LOT 11	459 PALERMO CIR FORT MYERS BEACH FL 33931	C	1938	
	19-46-24-W4 -0060F.0010	HENNESSEY PATRICIA J + 460 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK.F PB 6 PG 70 LOT 1	460 PALERMO CIR FORT MYERS BEACH FL 33931	C	1935	
	19-46-24-W4 -0060D.0120	BAKER GARY W 6052 LAKE GRASMERE WAY FORT MYERS FL 33908 VENETIAN GARDENS BLK.D PB 6 PG 70 LOT 12	461 PALERMO CIR FORT MYERS BEACH FL 33931	N	?	
	19-46-24-W4 -0060D.0150	STOCKTON SUMMER L + 463 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK D PB 6 PG 70 PT LOT 15 + SLY 1/2 LT 14 DESC IN OR BK 3404 PG 4545	499 PALERMO CIR FORT MYERS BEACH FL 33931	N	VACANT 1935	
	19-46-24-W4 -0060E.0010	LUDVIGSEN MARK TR + 501 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK E PB 6 PG 70 LOTS 1 + 2 + PT LOT 15 + 20 FT STRIP N OF AND ADJ TO LTS 1 + 2 DESC IN OR BK 3404 PG 4545	501 PALERMO CIR FORT MYERS BEACH FL 33931	C	1935	
	19-46-24-W4 -0060E.0030	TEZAK WAYNE P + HELEN C 50 CHAPEL ST APT 4 FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK E PB 6 PG 70 LOTS 3 + 4	505 PALERMO CIR FORT MYERS BEACH FL 33931	C	1936	
	19-46-24-W4 -0060E.0050	KLINE LYLE L TR 371 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK E PB 6 PG 70 LOT 5	551 PALERMO CIR FORT MYERS BEACH FL 33931	N	?	
	19-46-24-W4 -0060F.0020	WEBER THOMAS L L/E 552 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK.F PB 6 PG 70 LOT 2	552 PALERMO CIR FORT MYERS BEACH FL 33931	N	1974	
	19-46-24-W4 -0060E.0060	ORLANDINI JOSEPH + 428 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK E PB 6 PG 70 LOT 6	561 PALERMO CIR FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4 -0060E.0070	JOTCAR INC 2110 PONDELLA RD CAPE CORAL FL 33909 VENETIAN GARDENS BLK E PB 6 PG 70 LOT 7	571 PALERMO CIR FORT MYERS BEACH FL 33931	N	VACANT	

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	19-46-24-W4-0060F.0030	WARD HERBERT H + MARIE A TR 4224 REAS LN NEW ALBANY IN 47150 VENETIAN GARDENS BLK.F PB 6 PG 70 LOT 3	580 PALERMO CIR FORT MYERS BEACH FL 33931	N	1980	
	19-46-24-W4-0060E.0080	BARNES BRYCE E + SONIA R 581 PALERMO CIR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK.E PB 6 PG 70 LOT 8 + LOT PT 9	581 PALERMO CIR FORT MYERS BEACH FL 33931	C	1949	
	19-46-24-W4-0060F.0040	SPECTRUM MARKETING 165 ANCHORAGE ST FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 4	584/586 PALERMO CIR FORT MYERS BEACH FL 33931	C	1937	
	19-46-24-W4-0060F.0050	SPECTRUM MARKETING 165 ANCHORAGE ST FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK F PB 6 PG 70 LOT 5	588/590 PALERMO CIR FORT MYERS BEACH FL 33931	C	1937	

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	19-46-24-W4-0060A.0370	WATTS SHEILA A TR + PO BOX 698 FORT MYERS FL 33902 VENETIAN GARDENS BLK A PB 6 PG 70 LOT 37	1321 SANTOS RD FORT MYERS BEACH FL 33931	C	1950	
	19-46-24-W4-0060A.0350	PARILLA DAVID R 1335 SANTOS RD FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK A PB 6 PG 70 LOT 35	1335 SANTOS RD FORT MYERS BEACH FL 33931	N	1977	
82201155 LEFB022	19-46-24-W4-0060A.0340	WILCOX LANCE 1339 SANTOS RD FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK A PB 6 PG 70 LOT 34	1339 SANTOS RD FORT MYERS BEACH FL 33931	C	1945	
	19-46-24-W4-0060A.0330	AULLS FRANK W JR + TRICIA M 1212 SW 53 TERR CAPE CORAL FL 33914 VENETIAN GARDENS BLK A PB 6 PG 70 LOT 33	1351 SANTOS RD FORT MYERS BEACH FL 33931	C	1938	
22201156 LEFB021	19-46-24-W4-0060A.0320	ESH LUCINDA JULIA KELLER TR 223 CAROLINA AV FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK A PB 6 PG 70 LOTS 32 + W 12 FT LOT 31	1401 SANTOS RD FORT MYERS BEACH FL 33931	C	1925	
	19-46-24-W4-0060A.0300	BAKER HENRY B + RR 3 BOX 114 SALLISAW OK 74955 VENETIAN GARDENS BLK A PB 6 PG 70 LOTS 30 31 LESS W 12 FT	1403 SANTOS RD FORT MYERS BEACH FL 33931	C	1950	

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	19-46-24-W4-00402.001A	BEATE ROTERMUND INC PO BOX 2311 BONITA SPRINGS FL 34133 HILLS T P SUBD PB 3 PG 84 PT LT 11 N 275 FT OF OR 1468 PG 1697	200 CAROLINA AVE FORT MYERS BEACH FL 33931	N	1997	
	19-46-24-W4-0060A.0210	SZYPERSKI KEITH P 219 CAROLINA AV FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK.A PB 6 PG 70 LOT 21	219 CAROLINA AVE FORT MYERS BEACH FL 33931	C	1953	
	19-46-24-W4-0060A.0200	ESH LUCINDA JULIA KELLER L/E 223 CAROLINA FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK.A PB 6 PG 70 LOT 20 + S 1/2 OF LOT 19	223 CAROLINA AVE FORT MYERS BEACH FL 33931	C	1953	
	19-46-24-W4-00402.0120	PIEC DANIEL J + JOYCE A 30032 AUTUMN LANE WARREN MI 48088 HILLS TP SUBD PB 3 PG 84 PT LOT 11 DESC OR 1365 PG 760	230 CAROLINA AVE FORT MYERS BEACH FL 33931	N	1982	
	19-46-24-W4-0060A.0180	RUTTER KENNETH + CARMEL 235 CAROLINA AVE FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK A PB 6 PG 70 LOT 18 + N 25 FT LOT 19	235 CAROLINA AVE FORT MYERS BEACH FL 33931	N	1968	
	19-46-24-W4-0060A.0170	WIDMEIER INVESTMENTS LLC 2267 JO ANN DR DUBUQUE IA 52002 VENETIAN GARDENS BLK.A PB 6 PG 70 LOT 17	237 CAROLINA AVE FORT MYERS BEACH FL 33931	N	1969	
	19-46-24-W4-0060A.0160	TOADVINE EDWARD 71 MIRAMAR ST FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK A PB 6 PG 70 LOT 16	239 CAROLINA AVE FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-0060A.0150	THOMAS PAMELA L PO BOX 6272 FORT MYERS BEACH FL 33932 VENETIAN GARDENS BLK A PB 6 PG 70 LOT 15	245 CAROLINA AVE FORT MYERS BEACH FL 33931	N	1999	
	19-46-24-W4-0060A.0140	ZIEGLER MICHAEL W + NANCY A 437 AUBURN ST ALLENTOWN PA 18103 VENETIAN GARDENS BLK A PB 6 PG 70 LOT 14	249 CAROLINA AVE FORT MYERS BEACH FL 33931	C	1950	
	19-46-24-W4-0060A.0130	GOODBREAD STEVEN B + LESLEY A 17660 BROADWAY AVE FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK.A PB 6 PG 70 LOT 13	251/255 CAROLINA AVE FORT MYERS BEACH FL 33931	C	1958	

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8LL01536	19-46-24-W4-0060A.0110	ROSSITER MARTIN T + CYNTHIA L 259 CAROLINA AVE FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK A PB 6 PG 70 LOTS 11 + 12	259 CAROLINA AVE FORT MYERS BEACH FL 33931	C	1952	
8LL01537	19-46-24-W4-0060A.0090	WALLACE RUTH R TR 110 BREEZY POINT RD # 12 ANTRIM NH 03440 VENETIAN GARDENS BLK A PB 6 PG 70 LOTS 9 + 10	265 CAROLINA AVE FORT MYERS BEACH FL 33931	C	1950	
	19-46-24-W4-0060A.0080	PROULX DONNA MARIA 179 BAY PINE DR CRAWFORDVILLE FL 32327 VENETIAN GARDENS BLK A PB 6 PG 70 LOT 8	267 CAROLINA AVE FORT MYERS BEACH FL 33931	N	1976	
	19-46-24-W4-0060A.0070	GERHART LINDA LEE TR 269 CAROLINA AVE FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK A PB 6 PG 70 LOT 7	269 CAROLINA AVE FORT MYERS BEACH FL 33931	N	1983	
	19-46-24-W4-0060A.0060	FAIRBAIRN ROXANNE LENA TR + 71 EASTVIEW AVE TIBURON CA 94920 VENETIAN GARDENS BLK A PB 6 PG 70 LOT 6	275 CAROLINA AVE FORT MYERS BEACH FL 33931	N	1998	
	19-46-24-W4-0060A.0050	ALEXANDER JAMES M TR 18 RIVERVIEW RD MONMOUTH BEACH NJ 07750 VENETIAN GARDENS BLK A PB 6 PG 70 LOT 5	283 CAROLINA AVE FORT MYERS BEACH FL 33931	C	1950	
8LL01538	19-46-24-W4-00403.0000	PROCTOR STEVEN J + BARBARA A 1 DAUCH DR DETROIT MI 48211 HILLS T P SUBD PB 3 PG 84 PT LOT 11	290 CAROLINA AVE FORT MYERS BEACH FL 33931	C	1935	
	19-46-24-W4-0060A.0010	A P INVESTMENTS INC 1622 COUNTY RD 22 BELLE RIVER ON N0R 1A0 CANADA VENETIAN GARDENS BLK A PB 6 PG 70 LOTS 1 THRU 4 INCL	293 CAROLINA AVE FORT MYERS BEACH FL 33931	N	1973	

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	19-46-24-05-00000.0080	DMK INDUSTRIAL LLC 15775 PINE RIDGE RD FORT MYERS FL 33908 SWANKS K.L.SUBD. PB 8 PG 81 LOTS 8 + 9	OSTEGO DR FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-05-00000.0100	LEE COUNTY PO BOX 398 FORT MYERS FL 33902 SWANKS K.L.SUBD. PB 8 PG 81 LOTS 10 11 + 12	OSTEGO DR FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-00402.0030	RATLIFF PHILIP MICHAEL + LYNN 211 OSTEGO DR FORT MYERS BEACH FL 33931 HILLS T P SUBD PB 3 PG 84 PT LOT 11 DESC OR 1352 PG 613 AKA BLK J LOT 13 1ST EDITION VENETIAN GARDENS	209/211 OSTEGO DR FORT MYERS BEACH FL 33931	N	1979	
	19-46-24-W4-00402.0050	ENOS JESSE EDWARD + ISABEL J 108 TROTTER PARK RD TEATICKET MA 02536 HILLS T P SUBD PB 3 PG 84 PT LOT 11 DESC IN OR 1351 PG 1680	210 OSTEGO DR FORT MYERS BEACH FL 33931	N	1982	
	19-46-24-W4-00402.0190	FALLON SANDRA J 4624 JOHNSON WESTERN SPRINGS IL 60558 HILLS TP SUBD PB 3 PG 84 PT LOT 11 DESC OR 1362 PG 115	220 OSTEGO DR FORT MYERS BEACH FL 33931	N	1990	
	19-46-24-W4-00402.0200	CRAWFORD DOROTHY PO BOX 5 PORT CARLING ON P0B 1J0 CANADA PARL IN S 1/4 AS DESC IN OR 1361 PG 1551 AKA BLK J LOT 15 VENETIAN GARDENS	231 OSTEGO DR FORT MYERS BEACH FL 33931	N	1985	
	19-46-24-W4-00402.0220	PEACOCK CAROLINE 253 OSTEGO DR FORT MYERS BEACH FL 33931 HILLS T P SUBD PB 3 PG 84 PT LOT 11 DESC OR 1361 PG 1549	253 OSTEGO DR FORT MYERS BEACH FL 33931	N	1985	
	19-46-24-W4-00402.0100	KRUEGER STEVEN E + KLAUDIA G UNIT 3130 BOX 77 DPO AA 34034 HILLS TP SUBD PB 3 PG 84 PT LOT 11 DESC OR 1380 PG 610	254 OSTEGO DR FORT MYERS BEACH FL 33931	N	1983	
	19-46-24-W4-00402.0130	MAGNUSON MARY L EST 256 OSTEGO DR FORT MYERS BEACH FL 33931 HILLS TP SUBD PB 3 PG 84PT LOT 11 DESC OR 1354 PG 853	256 OSTEGO DR FORT MYERS BEACH FL 33931	N	1983	
	19-46-24-W4-00402.0210	KYTE DONALD V + VERONICA J TR 257 OSTEGO DR FORT MYERS BEACH FL 33931 PARL IN S W 1/4 AS DESC IN OR 1436 PG 916 AKA BLK J LOT 17 VENETIAN GARDENS	257 OSTEGO DR FORT MYERS BEACH FL 33931	N	1998	

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	19-46-24-W4-00402.0170	LUTTRELL JOHN P 1/4 + 2144 TIM TAM DR SHELBYVILLE KY 40065 HILLS TP SUBD PB 3 PG 84 PT LOT 11 DESC OR 1357 PG 897	258 OSTEGO DR FORT MYERS BEACH FL 33931	N	1980	
	19-46-24-W4-00402.0160	GJ OSTEGO LLC 325 AUBURN AVE WINNETKA IL 60093 HILLS TP SUBD PB 3 PG 84PT LOT 11 DESC 1358 PG 1613	261 OSTEGO DR FORT MYERS BEACH FL 33931	N	1980	
	19-46-24-W4-00402.0040	SMITH JAMES ALDEN TR+ 1119 E WINONA AVE WARSAW IN 46580 HILLS T P SUBD PB 3 PG 84 PT LOT 11 DESC IN OR 1351 PG 1684	263 OSTEGO DR FORT MYERS BEACH FL 33931	N	1981	
	19-46-24-W4-00402.0110	HODAPP JAMES B + NOREEN TR 1481 PALOMINO WAY OVIEDO FL 32765 HILLS TP SUBD PB 3 PG 84 PT LOT 11 DESC OR 1358 PG 1621	266 OSTEGO DR FORT MYERS BEACH FL 33931	N	1981	
	19-46-24-W4-00402.0150	NEAF JAMES + 974 SOUTH SHORE DR IRVING NY 14081 HILLS TP SUBD PB 3 PG 84 PT LOT 11 DESC OR 1358 PG 1617	270 OSTEGO DR FORT MYERS BEACH FL 33931	N	1980	
	19-46-24-W4-00402.0090	ROYER CORY J + JESSICA A 19 P LAKESHORE DR LAKE LOTAWANA MO 64086 HILLS T P SUBD PB 3 PG 84 PT LOT 11 DESC OR 1353 PG 393	280 OSTEGO DR FORT MYERS BEACH FL 33931	N	1979	
	19-46-24-W4-00402.0060	NELSON GARY L + PEGGY S TR PO BOX 397 BAILEYS HARBOR WI 54202 HILLS T P SUBD PB 3/84 PT LT 11 DESC OR 1351/1688 AKA LT20BLK J	281 OSTEGO DR FORT MYERS BEACH FL 33931	N	1991	
	19-46-24-W4-00402.0080	MILLER H ANTHONY + CATHY JEAN 288 OSTEGO DR FORT MYERS BEACH FL 33931 HILLS T P SUBD PB 3 PG 84 PT LOT 11 DESC IN OR 1351 PG 1696	288 OSTEGO DR FORT MYERS BEACH FL 33931	N	1998	
	19-46-24-W4-00402.0140	GERHART LINDA LEE TR 269 CAROLINA ST FORT MYERS BEACH FL 33931 HILLS TP SUBD PB 3 PG 84 PT LOT 11 DESC OR 1363 PG 2351	291 OSTEGO DR FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-00402.0180	HOLSTEIN BERNICE S L/E 295 OSTEGO DR FORT MYERS BEACH FL 33931 HILLS TP SUBD PB 3 PG 84 PT LOT 11 DESC 1362 PG 119	295 OSTEGO DR FORT MYERS BEACH FL 33931	N	1989	
	19-46-24-W4-00402.0070	OSTEGO INC 1314 LAFAYETTE ST CAPE CORAL FL 33904 HILLS T P SUBD PB 3 PG 84 PT LOT 11 DESC IN OR 1351 PG 1692	300 OSTEGO DR FORT MYERS BEACH FL 33931	N	1981	

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82L01558	19-46-24-W4-0080A.0030	CODY JAMES B 116 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR BLK A PB 6 PG 31 LOT 3	116 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1936	
82L01559	19-46-24-W4-0080A.0040	KRATT REBECCA ANN 120 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR BLK A PB 6 PG 31 LOT 4	120 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1936	
	19-46-24-W4-0080A.0050	LARKIN JOHN J 358 CUMBERLAND COVE RD MONTEREY TN 38574 MIRAMAR BLK A PB 6 PG 31 LOT 5	122 MIRAMAR ST FORT MYERS BEACH FL 33931	CM	1971	
	19-46-24-W4-0080B.0040	RICHARDS JOHN M + KIMBERLEY 12470 RIVERSIDE DR FORT MYERS FL 33919 MIRAMAR PB 6 PG 31 BLK B LOT 4	123 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1953	
	19-46-24-W4-0080A.0060	CAVANAUGH RYAN P + SARAH M 151 HUMBOLDT ST DENVER CO 80209 MIRAMAR BLK A PB 6 PG 31 LOT 6 + PT OF 7 + 8	124 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1944	
	19-46-24-W4-0080B.0050	TAYLOR HAROLD W + JOYE 1711 WASHINGTON AVE VINCENNES IN 47591 MIRAMAR BLK B PB 6 PG 31 LOT 5	127 MIRAMAR ST FORT MYERS BEACH FL 33931	N	1993	
	19-46-24-W4-0080A.0070	WILLAUER ROBERT + GLORIA 146 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR BLK A PB 6 PG 31 PART OF LOTS 7 + 8 BEG AT	146 MIRAMAR ST FORT MYERS BEACH FL 33931	N	1973	
	19-46-24-W4-0080B.0060	SMITH HAROLD GLENN TR EST 341 W BALTIMORE AVE MEDIA PA 19063 MIRAMAR BLK B PB 6 PG 31 LOT 6	147 MIRAMAR ST FORT MYERS BEACH FL 33931	N	1972	
	19-46-24-W4-0080B.0070	CRUMBIE HELEN B TR 5856 TALLOWOOD CIR FORT MYERS FL 33919 MIRAMAR BLK B PB 6 PG 31 LOT 7	151 MIRAMAR ST FORT MYERS BEACH FL 33931	N	1971	
	19-46-24-W4-0080B.0080	CANEY CAROLYN A PO BOX 6547 FORT MYERS BEACH FL 33932 MIRAMAR BLK B PB 6 PG 31 LOT 8	157 MIRAMAR ST FORT MYERS BEACH FL 33931	N	2008	

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81101560	19-46-24-W4-0080A.0090	MARTIN STEVEN K + LAURIE A 158 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR BLK.A PB 6 PG 31 LOT 9	158 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1964	
	19-46-24-W4-0080B.0090	BARKER JOSEPH B L/E PO BOX 1736 MARTINSVILLE IN 46151 MIRAMAR BLK B PB 6 PG 31 LOT 9	159 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1956	
	19-46-24-W4-0080B.0100	VALAZQUEZ TIMOTHY + 163 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR BLK.B PB 6 PG 31 LOT 10	163 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1958	
	19-46-24-W4-0080A.0100	BEJUNE EDWARD W + MARJORIE C 164 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR BLK.A PB 6 PG 31 LOT 10	164 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1951	
	19-46-24-W4-0080A.0110	JAGO KEVIN + CHRISTIE L 911 SW 10TH TER FT LAUDERDALE FL 33315 MIRAMAR BLK.A PB 6 PG 31 LOT 11	170 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1951	
	19-46-24-W4-0080A.0120	BELLEFEUILLE SCOTT + JODI B 174 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR BLK A PB 6 PG 31 LOT 12	174 MIRAMAR ST FORT MYERS BEACH FL 33931	N	2011	
	19-46-24-W4-0080A.0130	KARST VERNON 186 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR BLK A PB6 PG31 LOT 13 + PT OF LOT 14	186 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1954	
	19-46-24-W4-0080B.0110	RUSK CHRISTOPHER J + JENNIFER 193 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR BLK B PB 6 PG 31 LOT 11	193 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1960	
	19-46-24-W4-0080B.0120	LEARMOUTH VIRGINIA + 201 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR BLK B PB 6 PG 31 LOT 12	201 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1958	
	19-46-24-W4-0080B.0130	CLAYTON LINDA + 205 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR BLK.B PB 6 PG 31 LOT 13	205 MIRAMAR ST FORT MYERS BEACH FL 33931	CM	1959	

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	19-46-24-W4-0080B.0140	HUNTER DONALD R + LESLIE J 268 BONNIEMERE RD SHELBYVILLE KY 40065 MIRAMAR BLK B PB 6 PG 31 LOT 14	207 MIRAMAR ST FORT MYERS BEACH FL 33931	N	1968	
	19-46-24-W4-0080B.0150	BARKER JOSEPH B + CYNTHIA J PO BOX 1736 MARTINSVILLE IN 46151 MIRAMAR BLK B PB 6 PG 31 LOT 15	209 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1957	
	19-46-24-W4-0080A.0150	BEAUDIN MARC + DIANE 210 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR BLK A PB 6 PG 31 LOT 15 + POR OF LT 14	210 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1932	
	19-46-24-W4-0080A.0160	HAFFERT GREG + MARY E 211 45TH ST SEA ISLE CITY NJ 08243 MIRAMAR BLK A PB 6 PG 31 LOT 16	216 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1932	
	19-46-24-W4-0080B.0160	SHELKEY SCOTT I 217 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR BLK B PB 6 PG 31 LOT 16	217 MIRAMAR ST FORT MYERS BEACH FL 33931	N	1977	
	19-46-24-W4-0080B.0170	KUEHN WAYNE + JUDY 225 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR BLK B PB 6 PG 31 LOT 17	225 MIRAMAR ST FORT MYERS BEACH FL 33931	N	2002	
	19-46-24-W4-0080A.0170	TRIBBLE KENNETH + LINDA H 226 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR BLK A PB 6 PG 31 LOT 17	226 MIRAMAR ST FORT MYERS BEACH FL 33931	N	1973	
	19-46-24-W4-0080B.0180	KING ROBERT C + PO BOX 190 SWEETSER IN 46987 MIRAMAR BLK B PB 6 PG 31 LOTS 18	235 MIRAMAR ST FORT MYERS BEACH FL 33931	N	1994	
	19-46-24-W4-0080A.0180	STROUD SUSAN J + 258 RUMSEY RD TORONTO ON M4G 1P9 CANADA MIRAMAR BLK A PB 6 PG 31 LOT 18	238 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1957	
	19-46-24-W4-0080A.0190	SPEEK ANTONIUS J + PAULINE PO BOX 143 GREELY ON K4P 1N4 CANADA MIRAMAR BLK A PB 6 PG 31 LOT 19	240 MIRAMAR ST FORT MYERS BEACH FL 33931	N	1973	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W4-0080B.0190	HOLMWOOD PAUL C + BETH L 10 FARMINGTON RD BUFFALO NY 14221 MIRAMAR BLK B PB 6 PG 31 LOT 19	241 MIRAMAR ST FORT MYERS BEACH FL 33931	N	2005	
	19-46-24-W4-0080A.0200	SMITH BARRY + CAROLYN H 211 BRIGHTON CIR STE 1 SHELBYVILLE KY 40065 MIRAMAR BLK A PB 6 PG 31 LOT 20	242 MIRAMAR ST FORT MYERS BEACH FL 33931	N	1972	
	19-46-24-W4-0080B.0200	VANDERSPOEL ARNOLD J + JACKIE 243 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR SUBD BLK B PB 6 PG 31 LOTS 20 21 LESS N10FT 21	243 MIRAMAR ST FORT MYERS BEACH FL 33931	CM	1961	
	19-46-24-W4-0080A.0210	REYNOLDS WAY LLC 1300 ELMBURG RD SHELBYVILLE KY 40065 MIRAMAR BLK A PB 6 PG 31 LOT 21	244 MIRAMAR ST FORT MYERS BEACH FL 33931	N	1972	
	19-46-24-W4-0080A.0220	CHESHER JOHN E + TERRI L 493 RIVERPOINTE DR #1 DAYTON KY 41074 MIRAMAR BLK A PB 6 PG 31 LOT 22	246 MIRAMAR ST FORT MYERS BEACH FL 33931	N	1972	
	19-46-24-W4-0080B.0220	BOURASSA OLGA K TR 247 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR SUBD PB 06/31 BLK B LT22 + N10 FT LT 21	247 MIRAMAR ST FORT MYERS BEACH FL 33931	N	1994	
	19-46-24-W4-0080A.0230	LEWINSKI LAWRENCE T + 1501 SAUTERN DR FORT MYERS FL 33919 MIRAMAR BLK A PB 6 PG 31 LOTS 23 + 24	250 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1946	
	19-46-24-W4-0080B.0230	MCKAY TIMOTHY EDWARD TR + 408 WEST 900 SOUTH HEBRON IN 46341 MIRAMAR BLK B PB 6 PG 31 LOT 23	251 MIRAMAR ST FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-0080B.0240	TELLO CHRISTOPHER + NATASCH 16531 SW 49TH CT MIRAMAR FL 33027 MIRAMAR BLK B PB 6 PG 31 LOT 24	255 MIRAMAR ST FORT MYERS BEACH FL 33931	N	?	
	19-46-24-W4-0080A.0250	JONES BOBBY R + BARBARA L 12800 SUTPHIN COURT FORT MYERS FL 33919 MIRAMAR BLK A PB 6 PG 31 LOT 25	260 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1959	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
82601561	19-46-24-W4-0080A.0260	WYSONG TERRY L + TOMII SCOTT 270 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR BLK A PB 6 PG 31 LOT 26 + PT LOT 27	270 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1947	
	19-46-24-W4-0080A.0270	OVIDO JUAN L 1530 BLUE POINT AVE APT A NAPLES FL 34102 MIRAMAR BLK A PB 6 PG 31 LOTS 27 28+29 OR 530 P 769	272 MIRAMAR ST FORT MYERS BEACH FL 33931	N	1984	
	19-46-24-W4-0080B.0260	MARTINEK PAULA 6650 HUNTINGTON LAKES CIR #202 NAPLES FL 34119 MIRAMAR BLK B PB 6 PG 31 LOTS 25 THRU 29	275 MIRAMAR ST FORT MYERS BEACH FL 33931	N	1978	
	19-46-24-W4-0080C.0010	DICKSON VIRGINIA M TR 707 HOOVER DIKE RD UNIT 802 CLEWISTON FL 33440 MIRAMAR BLK C PB 6 PG 31 LOT 1	61 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1940	
	19-46-24-W4-0080C.0030	NELSON PAUL G + KAREN E 142 REGATTA CT VALPARAISO IN 46385 MIRAMAR BLK C PB 6 PG 31 LOT 3	67 MIRAMAR ST FORT MYERS BEACH FL 33931	N	1991	
	19-46-24-W4-0080C.0040	TOADVINE EDWARD M + DIANE H 71 MIRAMAR ST FORT MYERS BEACH FL 33931 MIRAMAR BLK C PB 6 PG 31 LOT 4	71 MIRAMAR ST FORT MYERS BEACH FL 33931	N	1981	
	19-46-24-W4-0080C.0050	JORDAN JACK E + HOPE C 3127 SEA LN BREMEN IN 46506 MIRAMAR BLK C PB 6 PG 31 LOT 5	81 MIRAMAR ST FORT MYERS BEACH FL 33931	C	1928	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W4-0090F.0020	LETSOS EVANGELOS P TR 201 OHIO AVE FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK.F PB 8 PG 69 LOT 2	201 OHIO AVE FORT MYERS BEACH FL 33931	C	1940	
	19-46-24-W4-0090E.0010	SCHNORBACH JOHN R + BRENDA J 204 OHIO AV FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK.E PB 8 PG 69 LOT 1 LESS N 5 FT	204 OHIO AVE FORT MYERS BEACH FL 33931	C	1950	
	19-46-24-W4-0090F.0030	KEATES LOIS M 39 MILDRED DR FORT MYERS FL 33901 GULF BAY VIEW BLK F PB 8 PG 69 LOT 3	205/207 OHIO AVE FORT MYERS BEACH FL 33931	N	1973	
	19-46-24-W4-0090E.0020	HEERWAGEN PETER + ANNE 210 OHIO AVENUE SW FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK.E PB 8 PG 69 LOT 2 + N 5 FT LOT 1	210 OHIO AVE FORT MYERS BEACH FL 33931	N	1970	
	19-46-24-W4-0090F.0040	COURTER DARRELL + LOIS M 39 MILDRED DR FORT MYERS FL 33901 GULF BAY VIEW BLK.F PB 8 PG 69 LOT 4	213 OHIO AVE FORT MYERS BEACH FL 33931	CM	1971	
	19-46-24-W4-0090E.0030	ROYLANCE ROBERT C TR 250 SMITH LN CLARKSVILLE TN 37043 GULF BAY VIEW BLK E PB 8 PG 69 LOT 3	218 OHIO AVE FORT MYERS BEACH FL 33931	C	1946	
	19-46-24-W4-0090F.0050	MCHUGH FRANCIS + PAOLA 131 FAIRWAY AVE VERONA NJ 07044 GULF BAY VIEW BLK F PB 8 PG 69 LOT 5 LESS NLY 5 FT	219 OHIO AVE FORT MYERS BEACH FL 33931	CM	1955	
	19-46-24-W4-0090E.0040	POSEY JOSEPH 2308 SAYRE DR PRINCETON NJ 08540 GULF BAY VIEW BLK.E PB 8 PG 69 LOT 4	224 OHIO AVE FORT MYERS BEACH FL 33931	N	1975	
	19-46-24-W4-0090F.0060	PEACOCK CAROLINE G 253 OSTEGO DR FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK.F PB 8 PG 69 LOT 6 + NLY 5 FT LOT 5	225 OHIO AVE FORT MYERS BEACH FL 33931	C	1951	
8LL01562	19-46-24-W4-0090E.0050	SKORNICKA CHRISTOPHER J 226 OHIO AVE FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK E PB 8 PG 69 LOT 5	226/232 OHIO AVE FORT MYERS BEACH FL 33931	C	1945	

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	19-46-24-W4-0090F.0070	LABONTE DIANE C 239 OHIO AVE FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK.F PB 8 PG 69 LOT 7	239 OHIO AVE FORT MYERS BEACH FL 33931	CM	1966	
	19-46-24-W4-0090E.0060	PRICE JOHN C + CHRISTINE L 15929 TERNGLADE DR LITHIA FL 33547 GULF BAY VIEW BLK.E PB 8 PG 69 LOT 6	250 OHIO AVE FORT MYERS BEACH FL 33931	C	1955	
3LLD1563	19-46-24-W4-0090F.0080	SCHROYER FLOYD A + DOLORES 134 45TH ST SEA ISLE CITY NJ 08243 GULF BAY VIEW BLK.F PB 8 PG 69 LOT 8	251/253 OHIO AVE FORT MYERS BEACH FL 33931	C	1948	
	19-46-24-W4-0090E.0070	BILLINGS RICHARD E + 10843 E COUNTY ROAD 750 N BROWNSBURG IN 46112 GULF BAY VIEW BLK.E PB 8 PG 69 LOT 7	256 OHIO AVE FORT MYERS BEACH FL 33931	N	1971	
LL01588	19-46-24-W4-0090F.0090	JENKINS ROSE MARIE 1901-106 ESTERO BLVD FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK F PB 8 PG 69 LOT 9	259 OHIO AVE FORT MYERS BEACH FL 33931	C	1950	
	19-46-24-W4-0090E.0080	DULLARD ROBERT + DANA R PO BOX 2695 FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK E PB 8 PG 69 LOT 8	262 OHIO AVE FORT MYERS BEACH FL 33931	C	1952	
	19-46-24-W4-0090F.0100	ITEL HOWARD 265 OHIO AV FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK.F PB 8 PG 69 LOT 10	265 OHIO AVE FORT MYERS BEACH FL 33931	C	1952	
	19-46-24-W4-0090E.0090	VOYLES BRENT A + SHEILA 2230 GOLF MANOR BLVD VALRICO FL 33596 GULF BAY VIEW BLK E PB 8 PG 69 LOT 9	266 OHIO AVE FORT MYERS BEACH FL 33931	C	1957	
	19-46-24-W4-0090E.0100	LENTZ WILLIAM F 270 OHIO AVE FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK E PB 8 PG 69 LOT 10	270 OHIO AVE FORT MYERS BEACH FL 33931	C	1956	
	19-46-24-W4-0090F.0110	SOTB LLC 1101 NW 42ND PL CAPE CORAL FL 33993 GULF BAY VIEW BLK F PB 8 PG 69 LOTS 11 + 12	275 OHIO AVE FORT MYERS BEACH FL 33931	C	1950	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W4-0090E.0110	LYNN ROBERT F + LINDA S 713 MOUNT TABOR RD STE 4 NEW ALBANY IN 47150 GULF BAY VIEW BLK E PB 8 PG 69 LOT 11	278 OHIO AVE FORT MYERS BEACH FL 33931	C	1956	
	19-46-24-W4-0090F.0130	MORTON DOROTHY E TR 7460 LAKE BREEZE DR APT 102 FORT MYERS FL 33907 GULF BAY VIEW BLK F PB 8 PG 69 LOT 13	281 OHIO AVE FORT MYERS BEACH FL 33931	C	1956	
	19-46-24-W4-0090F.0140	TOMYN PROPERTIES LP 32600 N STATE ROUTE 44 LOCK HAVEN PA 17745 GULF BAY VIEW BLK F PB 8 PG 69 LOT 14	285 OHIO AVE FORT MYERS BEACH FL 33931	CM	1952	
	19-46-24-W4-0090E.0130	CAPP IRENE 286 OHIO AVE FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK E PB 8 PG 69 LOTS 13 + PT 14	286 OHIO AVE FORT MYERS BEACH FL 33931	C	1950	
	19-46-24-W4-0090E.0140	CROUSE NANCY S TR 290 OHIO ST FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK E PB 8 PG 69 N 45 FT LOT 14 + S 30 FT	290 OHIO AVE FORT MYERS BEACH FL 33931	C	1947	
	19-46-24-W4-0090F.0150	ALEXANDER MARY E 291 OHIO AVE FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK F PB 8 PG 69 LOT 15	291 OHIO AVE FORT MYERS BEACH FL 33931	C	1950	
	19-46-24-W4-0090E.015A	KELLY JOHN 292 OHIO AV FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK E PB 8 PG 69 N 1/2 LOT 15 S 1/2 LOT 16	292 OHIO AVE FORT MYERS BEACH FL 33931	CM	1950	
	19-46-24-W4-0090F.0160	SYLVES SHIRLEY 295 OHIO AVE FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK F PB 8 PG 69 LOT 16	295 OHIO AVE FORT MYERS BEACH FL 33931	C	1958	
	19-46-24-W4-0090E.016A	CULHANE JOHN M TR 2 ODELL DR STONY POINT NY 10980 GULF BAY VIEW BLK E PB 8 PG 69 PORT OF LOT 19 BLK F + N 1/2 LOT 16	296 OHIO AVE FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-0090F.0170	DOBBS BRADFIELD A + LAJEAN 297 OHIO AV FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK F PB 8 PG 69 LOT 17	297 OHIO AVE FORT MYERS BEACH FL 33931	C	1960	
	19-46-24-W4-0090F.0180	YANKE RONALD L 328 BUCKLIN ST LA SALLE IL 61301 GULF BAY VIEW BLK F PB 8 PG 69 PORT OF LOTS 18 + 19 AS DESC IN INST# 2008000153547	298 OHIO AVE FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-0090F.018A	NELSON GARY L + PEGGY S TR PO BOX 397 BAILEYS HARBOR WI 54202 GULF BAY VIEW BLK F PB 8 PG 69 PORT OF LOT 18 AS DESC IN INST# 2008000153547	300 OHIO AVE FORT MYERS BEACH FL 33931	N	2011	

(delete)
8LL01564

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	29-46-24-W3-0080C.0060	VOEGELI DANIEL K 2102 EASTGATE RD TOLEDO OH 43614 HYDE PARK BLK C PG 7 PG 20 LOTS 6 + 7	110 BAYVIEW AVE FORT MYERS BEACH FL 33931	C	1958	
	29-46-24-W3-0080B.0040	CARTEAUX JEFFREY F 9009 COLDWATER RD FORT WAYNE IN 46835 HYDE PARK BLK B PB 7 PG 20 LOTS 4 + 5	113 BAYVIEW AVE FORT MYERS BEACH FL 33931	N	2005	
	29-46-24-W3-0080C.0080	BERNER JEROME H TR 1424 FOREST DR PORTAGE MI 49002 HYDE PARK BLK C PB 7 PG 20 LOT 8	120 BAYVIEW AVE FORT MYERS BEACH FL 33931	N	1980	
	29-46-24-W3-0080B.0060	EASTERBROOK DAVID M + DIANNE M 123 BAYVIEW AVE FORT MYERS BEACH FL 33931 HYDE PARK BLK B PB 7 PG 20 LOTS 6 + 7.	123 BAYVIEW AVE FORT MYERS BEACH FL 33931	C	1954	
	29-46-24-W3-0080C.0090	OWEN JULIE H TR PO BOX 1563 RICHMOND IN 47375 HYDE PARK BLK C PB 7 PG 20 LOT 9	128 BAYVIEW AVE FORT MYERS BEACH FL 33931	CM	1968	
	29-46-24-W3-0080B.0080	NACARATO FRANCA + CARMELO 3220 PINE CONE CT MILFORD MI 48381 HYDE PARK BLK B PB 7 PG 20 LOTS 8 + 9 LESS N 19 FT OF LOT 8	131 BAYVIEW AVE FORT MYERS BEACH FL 33931	C	1952	
	29-46-24-W3-0080C.0100	BERRY JANIE G 134 BAYVIEW AVE FORT MYERS BEACH FL 33931 HYDE PARK BLK C PB 7 PG 20 LOT 10 + SWLY 1/2 OF LOT 11	134 BAYVIEW AVE FORT MYERS BEACH FL 33931	N	1989	
	29-46-24-W3-0080B.0100	COONEY EDWARD J + KAREN E 155 BAYVIEW AVE FORT MYERS BEACH FL 33931 HYDE PARK BLK B PB 7 PG 20 LOTS 10 + SWLY 1/2 LOT 11	155 BAYVIEW AVE FORT MYERS BEACH FL 33931		1965	
	29-46-24-W3-0080B.0120	CANEDY BRUCE M + PAMELA J 165 BAYVIEW AVE FORT MYERS BEACH FL 33931 HYDE PARK BLK B PB 7 PG 20 LOT 12 + NELY 1/2 LT 11	165 BAYVIEW AVE FORT MYERS BEACH FL 33931		1965	
	29-46-24-W3-0080C.0120	MCMULLEN WAYNE T + TAMMY L 170 BAYVIEW AVE FORT MYERS BEACH FL 33931 HYDE PARK BLK C PB 7 PG 20 LOT 12 + THE N E 1/2 OF 11 + SW 1/2 LT 13	170 BAYVIEW AVE FORT MYERS BEACH FL 33931	C	1957	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	29-46-24-W3-0080B.0130	PINTO ANTONIO C JR 175 BAYVIEW AVE FORT MYERS BEACH FL 33931 HYDE PARK BLK.B PB 7 PG 20 LOT 13 + PT LOT 14	175 BAYVIEW AVE FORT MYERS BEACH FL 33931		1965	
	29-46-24-W3-0080C.0140	THOMAS JACQUELINE M TR 180 BAYVIEW AVE FORT MYERS BEACH FL 33931 HYDE PARK BLK C PB 7 PG 20 LOTS 14 + 15 + PT LOT 13	180 BAYVIEW AVE FORT MYERS BEACH FL 33931		1965	
	29-46-24-W3-0080C.0160	GILCHRIST BRUCE + BEVERLY TR PO BOX 2892 FORT MYERS BEACH FL 33932 HYDE PARK BLK C PB 7 PG 20 LOT 16	184 BAYVIEW AVE FORT MYERS BEACH FL 33931	N	1988	
	29-46-24-W3-0080B.0150	BROWN EDWIN L + JAMIE L 185 BAYVIEW AVE FORT MYERS BEACH FL 33931 HYDE PARK BLK.B PB 7 PG 20 LOTS 15 + PT LOT 14	185 BAYVIEW AVE FORT MYERS BEACH FL 33931		1966	
	29-46-24-W3-0080C.0170	THOMAS BETTY L 186 BAYVIEW AVE FORT MYERS BEACH FL 33931 HYDE PARK BLK C PB 7 PG 20 LOT 17	186 BAYVIEW AVE FORT MYERS BEACH FL 33931	N	1988	
	29-46-24-W3-0080C.0180	DELORME ROBERT A + LINDA F 188 BAYVIEW AVE FORT MYERS BEACH FL 33931 HYDE PARK BLK C PB 7 PG 20 LOT 18	188 BAYVIEW AVE FORT MYERS BEACH FL 33931	N	1990	
	29-46-24-W3-0080C.0190	SCHEEL MANFRED + IRENE + BEUSSWEG 10 21339 LUNEBURG GERMANY HYDE PARK BLK C PB 7 PG 20 LOTS 19 + 20	190 BAYVIEW AVE FORT MYERS BEACH FL 33931	N	1981	
	29-46-24-W3-0080B.0160	SHELLY JOHN E JR + JEANETTE 76 HORSE SHOE DR MOSCOW PA 18444 HYDE PARK BLK.B PB 7 PG 20 LOT 16	191 BAYVIEW AVE FORT MYERS BEACH FL 33931	N	1992	
	29-46-24-W3-0080B.0170	MCCLOSKEY JOHN R + MARGARET I 211 SUNSET HILL BOYERTOWN PA 19512 HYDE PARK BLK B PB 7 PG 20 LOT 17	197 BAYVIEW AVE FORT MYERS BEACH FL 33931	N	1993	
	29-46-24-W3-0080B.0180	HOWARD DOROTHY B TR 1/2 INT + 205 BAYVIEW AVE FORT MYERS BEACH FL 33931 HYDE PARK BLK B PB 7 PG 20 LOTS 18 + 19	205 BAYVIEW AVE FORT MYERS BEACH FL 33931	N	1978	

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	19-46-24-W4-0090C.0030	HJ RENTALS LLC 821 W VERNON RD FARWELL MI 48622 GULF BAY VIEW BLK C PB 8 PG 69 LOT 3	134 VIRGINIA AVE FORT MYERS BEACH FL 33931	N	2005	
	19-46-24-W4-0090C.0040	HORGASH STEPHEN M + DEBORAH G 709 SHADDEN RD GRAY TN 37615 GULF BAY VIEW BLK C PB 8 PG 69 LOT 4	154 VIRGINIA AVE FORT MYERS BEACH FL 33931	C	1957	
	19-46-24-W4-0090C.0050	BARTELT NANCY J 200 VIRGINIA AVE FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK C PB 8 PG 69 LOT 5	200 VIRGINIA AVE FORT MYERS BEACH FL 33931	C	1957	
(delete) 81101586	19-46-24-W4-0090D.0010	HICKS DAVID T TR 9335 W HAMMER LN LAS VEGAS NV 89149 GULF BAY VIEW BLK D PB 8 PG 69 LOT 1	209 VIRGINIA AVE FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-0090C.0060	GOTTSCHALK RONALD L TR 1/2 + 168 W SPRING ST BOX 429 PORT AUSTIN MI 48467 GULF BAY VIEW BLK C PB 8 PG 69 LOT 6 + S 22.5 FT LT 7	210 VIRGINIA AVE FORT MYERS BEACH FL 33931	C	1948	
	19-46-24-W4-0090D.0020	REILLY MICHAEL + ROSANNA 211 VIRGINIA AVE FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK D PB 8 PG 69 LOT 2	211 VIRGINIA AVE FORT MYERS BEACH FL 33931	N	2009	
	19-46-24-W4-0090C.007C	CASALE RICHARD F + CAROL L 214 VIRGINIA AVE FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK C PB 8 PG 09 THE N 42 FT OF LOT 7	214 VIRGINIA AVE FORT MYERS BEACH FL 33931	N	1972	
	19-46-24-W4-0090D.0030	ALEXANDER JAMES M TR 18 RIVERVIEW RD MONMOUTH BEACH NJ 07750 GULF BAY VIEW BLK D PB 8 PG 69 LOT 3	215 VIRGINIA AVE FORT MYERS BEACH FL 33931	C	1900	
	19-46-24-W4-0090D.0040	NORWOOD DAN L 217 VIRGINIA AVE FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK D PB 8 PG 69 LOT 4	217 VIRGINIA AVE FORT MYERS BEACH FL 33931	N	2007	
	19-46-24-W4-0090C.007B	AMBER HOLDINGS GROUP PO BOX 2361 FORT MYERS BEACH FL 33932 GULF BAY VIEW BLK C PB 8 PG 69 THE S 55.5 FT LOT 8	218 VIRGINIA AVE FORT MYERS BEACH FL 33931	N	1976	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W4-0090C.0090	ANNE K MEANS LLC 5220 AVENIDA PESCADORA FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK C PB 8 PG 69 LOT 9 + N 10 FT LOT 8	224 VIRGINIA AVE FORT MYERS BEACH FL 33931	C	1957	
	19-46-24-W4-0090D.0050	HANS ALAN R 227 VIRGINIA AVE FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK D PB 8 PG 69 LOT 5	227 VIRGINIA AVE FORT MYERS BEACH FL 33931	N	1970	
	19-46-24-W4-0090C.0100	HANCOCK TERRY R 230 VIRGINIA AVE FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK C PB 8 PG 69 LOT 10	230 VIRGINIA AVE FORT MYERS BEACH FL 33931		1968	
	19-46-24-W4-0090D.0060	SCHIKORA MICHAEL 235 VIRGINIA AVE FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK.D PB 8 PG 69 S 50 FT OF LOT 6	235 VIRGINIA AVE FORT MYERS BEACH FL 33931	C	1957	
	19-46-24-W4-0090C.0110	KURTZ JAMES E + 1904 CLOVER ST ROCHESTER NY 14618 GULF BAY VIEW BLK.C PB 8 PG 69 LOT 11 + PT LOT 12	236 VIRGINIA AVE FORT MYERS BEACH FL 33931	N	2004	
	19-46-24-W4-0090C.0130	ANHUEF HELGA E PO BOX 2441 FORT MYERS BEACH FL 33932 GULF BAY VIEW BLK.C PB 8 PG 69 LOT 13 + N 1/2 LOT 12	240 VIRGINIA AVE FORT MYERS BEACH FL 33931	C	1958	
	19-46-24-W4-0090D.0070	HASKELL GEORGE F + PHYLLIS A 241 VIRGINIA AVE FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK D PB 8 PG 69 LOTS 7 + 8 + N 10 FT LOT 6	241 VIRGINIA AVE FORT MYERS BEACH FL 33931		2	
	19-46-24-W4-0090C.0140	TRUMBULL DEANNA 653 GALWAY DR IOWA CITY IA 52246 GULF BAY VIEW BLK C PB 8 PG 69 LOT 14 + S 27 FT OF LT 15	250 VIRGINIA AVE FORT MYERS BEACH FL 33931		2	
	19-46-24-W4-0090D.0090	NORWOOD DAN L 1906 ROSE CREEK PKWY E FARGO ND 58104 GULF BAY VIEW BLK D PB 8 PG 69 LOTS 9 + 10	251 VIRGINIA AVE FORT MYERS BEACH FL 33931		2	
	19-46-24-W4-0090C.0160	SOANFAMOUS LLC 3949 EVANS AVENUE STE 403 FORT MYERS FL 33901 GULF BAY VIEW BLK C PB 8 PG 69 LOT 16 + N 38 FT OF LT 15	260 VIRGINIA AVE FORT MYERS BEACH FL 33931		2	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W4-0090C.0170	GILLESPIE STEPHANIE M 270 VIRGINIA AVE FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK C PB 8 PG 69 LOTS 17 + 18	270 VIRGINIA AVE FORT MYERS BEACH FL 33931	C	1950	
	19-46-24-W4-0090D.0110	SURFUS JOHN D PO BOX 3053 FORT MYERS BEACH FL 33932 GULF BAY VIEW BLK D PB 8 PG 69 S53FT OF LOT 11	271 VIRGINIA AVE FORT MYERS BEACH FL 33931	C	1947	
	19-46-24-W4-0090D.0130	SURFUS JOHN D PO BOX 3053 FORT MYERS BEACH FL 33932 GULF BAY VIEW BLK D PB 8 PG 69 LOT 13 + N.27FT OF LT 12	271-275 VIRGINIA AVE FORT MYERS BEACH FL 33931	C	1947	
	19-46-24-W4-0090D.0120	SURFUS JOHN D PO BOX 3053 FORT MYERS BEACH FL 33932 GULF BAY VIEW BLK D PB 8 PG 69 S59.73FT OF LT 12 + N7FT OF LT 11	273 VIRGINIA AVE FORT MYERS BEACH FL 33931	C	1947	
	19-46-24-W4-0090D.0140	SURFUS JOHN D PO BOX 3053 FORT MYERS BEACH FL 33932 GULF BAY VIEW BLK D PB 8 PG 69 LOT 14 + S7FT OF LT 15	277 VIRGINIA AVE FORT MYERS BEACH FL 33931	C	1947	
	19-46-24-W4-0090D.0150	SURFUS JOHN D PO BOX 3053 FORT MYERS BEACH FL 33932 GULF BAY VIEW BLK D PB 8 PG 69 N53FT OF LOT 15	279/281 VIRGINIA AVE FORT MYERS BEACH FL 33931	C	1947	
	19-46-24-W4-0090C.0190	SCHMITT JOHN A 575 CARLOS CIR FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK.C PB 8 PG 69 LOT 19 + S 1/2 OF 20	280 VIRGINIA AVE FORT MYERS BEACH FL 33931		?	
	19-46-24-W4-0090D.0160	SURFUS JOHN D 291 VIRGINIA AV FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK.D PB 8 PG 69 LOT 16	285 VIRGINIA AVE FORT MYERS BEACH FL 33931	C	1958	
	19-46-24-W4-0090C.021A	STOVER LLOYD WILLIAM + 4755 WEST LANE EXCELSIOR MN 55331 GULF BAY VIEW BLK C PB 8 PG 69 LOTS 20 + 21-PART OF-BEG	286 VIRGINIA AVE FORT MYERS BEACH FL 33931	N	1977	
	19-46-24-W4-0090C.0210	SURFUS JOHN D PO BOX 3053 FORT MYERS BEACH FL 33932 GULF BAY VIEW BLK C PB 8 PG 69 LOTS 21 + E 28.48 FT OF	290 VIRGINIA AVE FORT MYERS BEACH FL 33931	N	1976	
	19-46-24-W4-0090C.0230	SURFUS JOHN D PO BOX 3053 FORT MYERS BEACH FL 33932 GULF BAY VIEW BLK C PB 8 PG 09 LOT 23 + WLY 46.52FT LT 22	291 VIRGINIA AVE FORT MYERS BEACH FL 33931	N	1975	

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8LL01144	19-46-24-W4-00423.003A	NEASE STEPHEN I + AMY B 1601 JACKSON ST STE 202 FORT MYERS FL 33901 BLK K LOT 3 CL YENTS SUBDIV U/R AS DESC IN INST #2010000098650	110 PEARL ST FORT MYERS BEACH FL 33931	C	1939	
	19-46-24-W4-00423.004A	NEASE STEPHEN I + AMY B 1601 JACKSON ST STE 202 FORT MYERS FL 33901 BLK K LOT 4 CL YENTS SUBDIV U/R AS DESC IN INST #2010000098651	124 PEARL ST FORT MYERS BEACH FL 33931	C	1939	
	19-46-24-W4-00435.0000	NEAF JAMES C 974 SOUTH SHORE DR IRVING NY 14081 PAR IN LOT 19 TP HILLS SUB PB 3 PG 83 DESC OR 2143 PG 2263	125 PEARL ST FORT MYERS BEACH FL 33931	C	1939	
	19-46-24-W4-00435.0040	AMRINE SHEILA 924 SYLVAN SHORES DR SOUTH VIENNA OH 45369 BEG SW COR LT 19 TP HILLS SUBD PB 3 PG 83 OR 1705 PG 3269 AKA LOT 4 BLK O C L YENTS SUBD U/R	129 PEARL ST FORT MYERS BEACH FL 33931	C	1939	
	19-46-24-W4-00423.005A	NEASE STEPHEN I + AMY B 1601 JACKSON ST STE 202 FORT MYERS FL 33901 BLK K LOT 5 CL YENTS SUBDIV U/R AS DESC IN INST #2010000098652	130 PEARL ST FORT MYERS BEACH FL 33931	C	1939	
	19-46-24-W4-00435.0030	ERICKSON KENNETH D + CELIA S 399 SNOW DR FORT MYERS FL 33919 T P HILLS SUB PB 3 PG 83 PT LOT 19 DESC IN OR 1508 PG 434	131 PEARL ST FORT MYERS BEACH FL 33931	C	1939	
	19-46-24-W4-00423.006A	NEASE STEPHEN I + AMY B 1601 JACKSON ST STE 202 FORT MYERS FL 33901 BLK K LOT 6 CL YENTS SUBDIV U/R AS DESC IN INST #2010000098653	134 PEARL ST FORT MYERS BEACH FL 33931	C	1939	
	19-46-24-W4-00435.0020	KATT RICHARD + SANDRA 31 E MAIN ST STONY POINT NY 10980 T P HILLS SUBD PB 3 PG 83 PT LOT 19 DESC IN OR 1416/1631 AKA LOT 6 CL YENT UNRECORDED	137 PEARL ST FORT MYERS BEACH FL 33931	C	1939	
	19-46-24-W4-00423.007A	NEASE STEPHEN I + AMY B 1601 JACKSON ST STE 202 FORT MYERS FL 33901 BLK K LOT 7 CL YENTS SUBDIV U/R AS DESC IN INST #2010000098654	140 PEARL ST FORT MYERS BEACH FL 33931	C	1939	
	19-46-24-W4-00436.0000	PERRY RALPH J + SHARON M W5114 COUNTY ROAD R WATERTOWN WI 53098 HILLS T.P.SUBD. PB 3 PG 84 PT LOT 19	149 PEARL ST FORT MYERS BEACH FL 33931	C	1952	

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	19-46-24-W4 -00423.0010	MCMILLAN MICHAEL 150 PEARL ST FORT MYERS BEACH FL 33931 HILLS T P SUBD PB 3/84 FR SW COR LT19 TH N380 TO POB TH W81 N50 E81 S50 POB	150 PEARL ST FORT MYERS BEACH FL 33931	CM	1968	
	19-46-24-W4 -00437.0000	CROPPER H STEWART JR +JOYCE A 5002 W 97TH ST OVERLAND PARK KS 66207 HILLS T P SUBD PB 3 PG 84 PT LOT 19	159 PEARL ST FORT MYERS BEACH FL 33931	C	1952	
	19-46-24-W4 -00423.0040	ZENISKY EDWARD J JR + MARIE TR 908 AMITY RD BETHANY CT 06524 HILLS T P SUBD PB 3 PG 84 PT OF LOT 19 AKA LT 9 YENTS UNREC	160 PEARL ST FORT MYERS BEACH FL 33931	C	1960	
	19-46-24-W4 -00423.0020	CURTISS DOROTHY L 22 GORDON AV SHELTON CT 06484 HILLS T.P.SUBD. PB 3 PG 84 LOT PT 19	162 PEARL ST FORT MYERS BEACH FL 33931	C	1960	
	19-46-24-W4 -00438.0000	WEVER VICKI 163 PEARL ST FORT MYERS BEACH FL 33931 HILLS T P SUBD PB 3 PG 84 LOT PT 19	163 PEARL ST FORT MYERS BEACH FL 33931	C	1952	
	19-46-24-W4 -00423.0030	JARVIS VINCENT CRAIG PO BOX 6131 FORT MYERS BEACH FL 33932 T P HILL SUBD PB 3 PG 84 PT LOT 19 DESC OR1133/1744 AKA BLK K LT 11 YENTS UNRE	170 PEARL ST FORT MYERS BEACH FL 33931	N	1976	
	19-46-24-W4 -00439.0000	MARSAM COURTVID LLC 179 BAY PINE DR CRAWFORDVILLE FL 32327 HILLS T P SUBD PB 3 PG 84 BEG 450.65 FT N OF SW COR	171 PEARL ST FORT MYERS BEACH FL 33931	N	1972	
86L01571	19-46-24-W4 -00424.0000	JAGOSZ GERALD J + DORIS 696 EAST SUGARBAY LN CEDAR MI 49621 HILLS T P SUBD PB 3 PG 84 PT LOT 19 AKA LOT 12 + WLY 10 FT OF LOT 23 + 24 BLK G PB 5/67 + WLY 10 FT OF VAC RD R/D OR 224 PG 848	180 PEARL ST FORT MYERS BEACH FL 33931	C	1946	
	19-46-24-W4 -00440.0000	BECHNER DAVID A + CONNIE J 1917 BACK CREEK RD HELTONVILLE IN 47436 LT 11 BLK O-C L YENTS SUB UNREC OF T P HILLS SUB BEG SW CORN LT 19 T P ETC	185 PEARL ST FORT MYERS BEACH FL 33931	C	1960	
	19-46-24-W4 -00412.0010	WASHEK MICHAEL 190 PEARL ST FORT MYERS BEACH FL 33931 HILLS T P SUBD PB3 PG 84 PT LT 19	190 PEARL ST FORT MYERS BEACH FL 33931	C	1946	

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82201142 LEFB019	19-46-24-W4-00426.0000	GALBRAITH BRAD A + LISSA B 456 TERRACINA WAY NAPLES FL 34119 HILLS T P SUBD PB 3 PG 84 PT LOT 19 AKA LOT 1 BLK N C L YENTS UNREC	195 PEARL ST FORT MYERS BEACH FL 33931	N	1978 ~~1945~~	
	19-46-24-W4-00412.0000	SALEMI BARBARA J 5057 RIVERMOOR OMRO W1 54963 HILLS T P SUBD PB 3 PG 84 PT LOT 19	200 PEARL ST FORT MYERS BEACH FL 33931	R	1946 ~~1978~~	
	19-46-24-W4-00427.0000	THORSON LESLIE E + CLEO G + 205 PEARL ST FORT MYERS BEACH FL 33931 HILLS T P SUBD PB 3 PG 84 PT LOT 19 AKA LOT 2 BLK N YENTS UNREC	205 PEARL ST FORT MYERS BEACH FL 33931	C	1940	
	19-46-24-W4-00413.0000	WILCOX JAMES R + MARY 23 BARREN RD ORTONVILLE MI 48462 HILLS T P SUBD PB 3 PG 84 PT LOT 19 FR SE COR OF LOT 19 N 770.2 TO POB W 80.88 N 50 FT E 80.88 FT S 50 FT TO POB	210 PEARL ST FORT MYERS BEACH FL 33931	C	1948	
	19-46-24-W4-00427.0010	PAPAGEORGIOU GEORGE EST 124 KINGSWAY CRES TORONTO ON M8X 2S2 CANADA HILLS T.P.SUBD. PB 3/84 LT PT 19 AKA BLK N LT 3 YENS S/D	211 PEARL ST FORT MYERS BEACH FL 33931	N	1973	
	19-46-24-W4-00414.0000	RAU ERNEST W + JOYCE L 461 SETTLES HILL RD ALTAMONT NY 12009 HILLS T.P.SUBD. PB 3 PG 84 PT LOT 19 AKA LT 4 BLK J C L YENTS UNREC	214/216 PEARL ST FORT MYERS BEACH FL 33931	@	1946	
	19-46-24-W4-00428.0000	STEININGER CHARLES E + LEAH R 217 PEARL ST FORT MYERS BEACH FL 33931 HILLS T.P.SUBD PB3/84 PT LT 19 FR SW COR LT19 TH N741 TO POB	217 PEARL ST FORT MYERS BEACH FL 33931	CM	1966	
	19-46-24-W4-00415.0000	ROY LEO C SR 220 PEARL ST FORT MYERS BEACH FL 33931 HILLS T P SUBD PB 3/84 PT LT 19 AKA LOTS 5 + 6 BLK J C L YENTS SUBD	220/222 PEARL ST FORT MYERS BEACH FL 33931	C	1940	
	19-46-24-W4-00429.0000	BROWN ANDREW C 126 COUSLEY DR SE PORT CHARLOTTE FL 33952 HILLS T P SUBD PB 3 PG 84 PT LOT 19 AKA LOT 6 + N 1/2 OF LOT 5 BLK N OF YENTS SUBD UNREC	223 PEARL ST FORT MYERS BEACH FL 33931	N	1968	
	19-46-24-W4-00415.0010	SWEENEY MICHAEL + GRACE + 7239 FORRESTWOOD DR INDEPENDENCE OH 44131 T.P.HILLS SUB PB3/84 PT LT 19 FR SE COR LT19 TH N970.2 TO POB OR2635/1819	230 PEARL ST FORT MYERS BEACH FL 33931	N	1969	

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		BURKS FRANK D JR PO BOX 364 NEW ALBANY IN 47151	231 PEARL ST FORT MYERS BEACH FL 33931	C	1950	
	19-46-24-W4-00429.0010	HILLS T.P.SUBD. PB3/84 PT LT19 FR SW COR LT19 TH N891 TO POB AKA LT7 BLK N				
		CONRAD JASON M + JILL A 11042 WOODVIEW DR DUBUQUE IA 52003	240 PEARL ST FORT MYERS BEACH FL 33931	C	1940	
	19-46-24-W4-00416.0000	HILLS T P SUBD PB 3 PG 84 PT LOT 19 AKA LOT 8 BLK J YENTS SUBD UNREC				
		JS APARTMENTS LLC 841 LINDA DR ALGONQUIN IL 60102	241 PEARL ST FORT MYERS BEACH FL 33931	N	2007	
	19-46-24-W4-00430.0000	HILLS T P SUBD PB3/84 PT LT19 FR SW COR LOT 19 TH N941 TO POB AKA LOT 8 BLK N				
		ROY RAYMOND W + JACQUELINE F 243 PEARL ST FORT MYERS BEACH FL 33931	243 PEARL ST FORT MYERS BEACH FL 33931	C	1951	
	19-46-24-W4-00430.0010	HILLS + P SUB PB 3 PG 84 PT LOT 19 BEG 990.65 FT N				
		KUESEL GARY + CATHY S 3402 STATE ROUTE 281 DESHLER OH 43516	244 PEARL ST FORT MYERS BEACH FL 33931	C	1950	
	19-46-24-W4-00417.0000	HILLS T P SUBD PB 3 PG 84 PT LT 19 AKA BLK J LOT 9 C L YENTS UNREC				
		SCHOLTZ DANIEL J + JO-ANNE M 94 WAXWING DR OTTAWA ON K1V 9H2 CANADA	247 PEARL ST FORT MYERS BEACH FL 33931	C	1952	
	19-46-24-W4-00431.0000	HILLS T P SUBD PB 3/84 PT LT 19-FR SW COR LT 19 RUN N1040.65 TO POB				
		BELLEFEUILLE EDWARD P + 249 PEARL ST FORT MYERS BEACH FL 33931	249 PEARL ST FORT MYERS BEACH FL 33931	CM	1948	
	19-46-24-W4-00432.0000	HILLS T.P.SUBD. PB 3 PG 84 PT LOT 19 AKA LT 11 BLK N CL YENTS UNREC				
		MICHIE JUDITH A PO BOX 693 SANIBEL FL 33957	250 PEARL ST FORT MYERS BEACH FL 33931	C	1946	
	19-46-24-W4-00418.0000	HILLS T.P.SUBD. PB 3 PG 84 PT LOT 19				
		CARTER EDWARD RUSSELL II + 251 PEARL ST FORT MYERS BEACH FL 33931	251 PEARL ST FORT MYERS BEACH FL 33931	C	1948	
	19-46-24-W4-00433.0000	HILLS T.P.SUBD. PB 3 PG 84 PT LOT 19 AKA LT 12 BLK N CL YENT UR				
		BANNAT ANNA MARIE 50% + 107 AVONDALE CIR SEVERNA PARK MD 21146	256 PEARL ST FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-00419.0010	HILLS T P SUBD PB 3 PG 84 PT LT 19 AKA BLK J LOT 11				

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	19-46-24-W4-00419.0000	BANNAT ANNA MARIA 50% + 107 AVONDALE CIR SEVERNA PARK MD 21146 HILLS T.P.SUBD. PB 3 PG 84 PT LT 19 AKA BLK J LT 12	260 PEARL ST FORT MYERS BEACH FL 33931	C	1962	
	19-46-24-W4-00434.0010	BAKER DONALD J 275 PEARL ST FORT MYERS BEACH FL 33931 HILLS T.P.SUBD. PB 3 PG 84 PT LOT 19 OR 1822 PG 2016 + S 1/2 OF RD R/W DESC IN INST 2005-48084 LESS PAR B IN INST 2006-111263	265 PEARL ST FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-00409.0000	ISLAND BAY MARINA LC 290 PEARL ST FORT MYERS BEACH FL 33931 HILLS T P SUBD PB 3 PG 84 PT LOT 19 BEG 1220.2 FT N	270-294 PEARL ST FORT MYERS BEACH FL 33931	C	?	
	19-46-24-W4-00434.0000	BAKER DONALD J 275 PEARL ST FORT MYERS BEACH FL 33931 HILLS T.P.SUBD. PB 3 PG 84 PT LOT 19 DESC IN INST 2006-111263 PARCEL B	275 PEARL ST FORT MYERS BEACH FL 33931	N	2007	
	19-46-24-W4-0100E.0020	ISLAND BAY MARINA LC 290 PEARL ST FORT MYERS BEACH FL 33931 WATSONS W.W.SUBD. BLK.E PB 5 PG 67 LOT 2 + S 80 FT LOT 1	290 PEARL ST FORT MYERS BEACH FL 33931	C	1944	
	19-46-24-W4-00425.0000	PORTER LORETTA A TR 293 PEARL ST FORT MYERS BEACH FL 33931 HILLS T P SUBD PB 3 PG 84 PT LOT 19 + N 1/2 OF RD R/W DESC IN INST 2005- 48084	293 PEARL ST FORT MYERS BEACH FL 33931	C	1964	
	19-46-24-W4-00444.0000	FRY DAVID + MONIQUE 41 PEARL ST FORT MYERS BEACH FL 33931 BEG 228 FT S + 50 FT E OF NW CORN OF LT 20 T P HILLS SUBD PB 3 PG 84 THN E 50 FT THN S TO GULF OF MEXICO THN W TO PTE DUE S OF POB THEN N TO POB	41 PEARL ST FORT MYERS BEACH FL 33931	N	2009	
	19-46-24-W4-00445.0000	RONNKVIST TOM 1470 WESTWOOD DR MINNETRISTA MN 55364 HILLS T.P.SUBD. PB 3 PG 84 BEG 216 FT S OF NW COR LOT	51 PEARL ST FORT MYERS BEACH FL 33931	C	1942	
	19-46-24-W4-00442.00A0	BUICE NANCY ANN 3437 SPINNAKER WAY ACWORTH GA 30102 T P HILLS SUBD PB 3 PG 84 BEG 100 FT S OF NW COR LOT	71 PEARL ST FORT MYERS BEACH FL 33931	C	1949	

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	19-46-24-W3-0100B.0030	VONPLINSKY MICHAEL 136 TROPICAL SHORES WAY FORT MYERS BEACH FL 33931 WATSONS W.W.SUBD. BLK.B PB 5 PG 67 LOTS 3 + 4	116 DELMAR AVE FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-0100G.0050	MALDONADO DENEANE 121 DELMAR AVE FORT MYERS BEACH FL 33931 WATSONS W W SUBD BLK G PB 5 PG 67 LOTS 5 + 6	121 DELMAR AVE FORT MYERS BEACH FL 33931	C	1946	
	19-46-24-W3-0100B.0050	BROWN LENNDA JOE TR 16210 LARSEN AVE GOWEN MI 49326 WATSONS W W SUBD BLK B PB 5 PG 67 LOTS 5 THRU 8 INCL	126 DELMAR AVE FORT MYERS BEACH FL 33931	CM	1946	
	19-46-24-W4-0100G.0070	FLANJACK CHARLES W + ALISE P 1512 BRAMAN AVE FORT MYERS FL 33901 WATSONS W.W.SUBD. BLK.G PB 5 PG 67 LOTS 7 + 8	127 DELMAR AVE FORT MYERS BEACH FL 33931	C	1946	
	19-46-24-W3-0100B.0090	LEIGH MARK H + 424 COUNTY RD 650 N SPARLAND IL 61565 WATSONS W.W.SUBD. BLK.B PB 5 PG 67 LOTS 9 + 10	128 DELMAR AVE FORT MYERS BEACH FL 33931	CM	1967	
	19-46-24-W3-0100B.0110	J CANE INVESTMENTS LLC 1016 SE 4TH ST BELLE GLADE FL 33430 WATSONS W.W.SUBD. BLK.B PB 5 PG 67 LOTS 11 + 12	130/132 DELMAR AVE FORT MYERS BEACH FL 33931	C	1954	
	19-46-24-W4-0100G.0090	ANNE K MEANS 2 LLC 5220 AVENDIA PESCADORA FORT MYERS BEACH FL 33931 WATSONS W W SUBD BLK G PB 5 PG 67 LOTS 9 + 10	131 DELMAR AVE FORT MYERS BEACH FL 33931	CM	1946	
	19-46-24-W4-0100G.0110	LORRAINE D ALBINO-HINKLEY TRUS 3045 ESTERO BLVD 3-4 FORT MYERS BEACH FL 33931 WATSONS W W SUBD BLK G PB 5 PG 67 LOTS 11 THRU 14 INCL	135 DELMAR AVE FORT MYERS BEACH FL 33931	CM	1947	
86601541	19-46-24-W3-0100B.0130	PEREZ WILLIAM + MARIA D 16 NW 39TH AVE CAPE CORAL FL 33993 WATSONS W. W. SUBD BLK B PB 5 PG 67 LOTS 13 + 14	136 DELMAR AVE FORT MYERS BEACH FL 33931	C	1957	
	19-46-24-W3-0100B.0150	F-MAR INVESTMENTS LLC 1016 SE 4TH ST BELLE GLADE FL 33430 WATSONS W. W. SUBD BLK B PB 5 PG 67 LOTS 15 + 16	138/140 DELMAR AVE FORT MYERS BEACH FL 33931	C	1954	

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	19-46-24-W3-0100B.0170	WINCHESTER JAY + BARBARA A 108 N HOFFMAN ST BELGRADE MT 59714 WATSONS W W SUBD BLK B PB 5 PG 67 LOTS 17 + 18	146 DELMAR AVE FORT MYERS BEACH FL 33931	N	1981	
	19-46-24-W4-0100G.0150	MICELI JACK A 1657 SW GEMINI LN PORT SAINT LUCIE FL 34984 WATSONS W.W.SUBD. BLK.G PB 5 PG 67 LOTS 15 16 + 17	149 DELMAR AVE FORT MYERS BEACH FL 33931	CM	1947	
	19-46-24-W3-0100B.0190	ALEXANDER JAMES M TR 18 RIVERVIEW RD MONMOUTH BEACH NJ 07750 WATSONS W W SUBD BLK B PB 5 PG 67 LOTS 19 THRU 21	150 DELMAR AVE FORT MYERS BEACH FL 33931	C	1950	
	19-46-24-W4-0100G.0180	BAKER ROBERT M + TERESA L 155 DELMAR AVE FORT MYERS BEACH FL 33931 WATSONS W.W.SUBD. BLK.G PB 5 PG 67 LOTS 18 19 + 20	155 DELMAR AVE FORT MYERS BEACH FL 33931	CM	1931	
	19-46-24-W4-0100G.0210	UELTSCHY LINDA C TR 159 DELMAR AVE FORT MYERS BEACH FL 33931 WATSONS W W SUBD BLK G PB 5 PG 67 LOTS 21 + 22	159 DELMAR AVE FORT MYERS BEACH FL 33931	C	1957	
	19-46-24-W3-0100B.0220	SOOKLARIS MICHAEL 160 DELMAR AVE FORT MYERS BEACH FL 33931 WATSONS W.W.SUBD. BLK.B PB 5 PG 67 LOTS 22 THRU 26 + POR OF VAC ST OR 528/423	160 DELMAR AVE FORT MYERS BEACH FL 33931	C	1960	
	19-46-24-W4-0100G.0230	FEDERAL NATIONAL MORTGAGE ASSN 3185 S CONWAY RD STE E ORLANDO FL 32812 WATSONS W W SUBD BLK G PB 5 PG 67 LOTS 23 + 24 LESS WLY 10 + POR OF VAC ST OR 224/847 LESS WLY 10 FT OF VAC RD R/W	167 DELMAR AVE FORT MYERS BEACH FL 33931	N	2006	
822 01542	19-46-24-W3-0100C.0010	VELEY MELISA 2139 WHITE OAKS TER STROUDSBURG PA 18360 WATSONS W.W.SUBD. BLK.C PB 5 PG 67 LOTS 1 + 2 + POR OF VAC ST OR 528/423	200 DELMAR AVE FORT MYERS BEACH FL 33931	C	1947	
	19-46-24-W4-0100F.0010	ROOS MAAJA 117 ROSE DHU RD SAVANNAH GA 31419 WATSONS W W SUBD BLK F PB 5 PG 67 LOTS 1 + 2 + POR OF VAC ST DESC IN OR 224/847	201 DELMAR AVE FORT MYERS BEACH FL 33931	C	1960	
	19-46-24-W3-0100C.0030	12110 SIESTA DR LLC 18200 OLD PELICAN BAY DR FORT MYERS BEACH FL 33931 WATSONS W W SUBD BLK C PB 5 PG 67 LOTS 3 4 + S 1/2 LOT 5	208 DELMAR AVE FORT MYERS BEACH FL 33931	CM	?	

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	19-46-24-W4-0100F.0030	GLOBAL EARTH BAGS INC 7595 DANBRO CRES MISSISSAUGA ON L5N 6P9 CANADA WATSONS W.W.SUBD. BLK F PB 5 PG 67 LOTS 3 4 + 5 + S 10 FT OF LOT 6	211 DELMAR AVE FORT MYERS BEACH FL 33931	CM	1949	
	19-46-24-W4-0100F.006A	HADDEN JOHN B + MAUDE M 285 COLONIAL DR WAYNESBURG PA 15370 ADV POSS CLAIM 07/05/2001 WATSONS WW S/D PB 5/67 BLK F CENTER 5 FT OF LOT 6	215 DELMAR AVE FORT MYERS BEACH FL 33931	N	7	
	19-46-24-W3-0100C.0060	WASHER DAVID A + LAURIE L PO BOX 1154 GILROY CA 95021 WATSONS W.W.SUBD. BLK.C PB 5 PG 67 LOTS 6 7 + N 1/2 LOT 5	216 DELMAR AVE FORT MYERS BEACH FL 33931	N	1992	
	19-46-24-W4-0100F.0060	ADVANTAIRA TRUST LLC 1429 JAMAICA DR SANIBEL FL 33957 WATSONS W W S/D BLK F PB 5 PG 67 N 10 FT OF LT 6 + ALL OF LT 7 + 8	217 DELMAR AVE FORT MYERS BEACH FL 33931	CM	1969	
	19-46-24-W3-0100C.0080	EISENHOWER DIANE L 222 DELMAR AVE FORT MYERS BEACH FL 33931 WATSONS W.W.SUBD. BLK.C PB 5 PG 67 LOTS 8 + 9	222 DELMAR AVE FORT MYERS BEACH FL 33931	N	1994	
	19-46-24-W4-0100F.0090	EULL JOSEPH W + DARLA V + 5650 W DANUBE RD MINNEAPOLIS MN 55432 WATSONS W W SUBD BLK F PB 5 PG 67 LOTS 9 THRU 11	225 DELMAR AVE FORT MYERS BEACH FL 33931	C	1958	
	19-46-24-W3-0100C.0100	EWERT ULRICH E TR + 935 ROBALO DR FORT MYERS FL 33919 WATSONS W.W.SUBD. BLK.C PB 5 PG 67 LOTS 10 THRU 13 INCL.	226 DELMAR AVE FORT MYERS BEACH FL 33931	C	1960	
	19-46-24-W4-0100F.0120	REINHARDT JACQUE L 233 DELMAR AVE FORT MYERS BEACH FL 33931 WATSONS W.W.SUBD. BLK.F PB 5 PG 67 LOTS 12 THRU 15 INCL.	233 DELMAR AVE FORT MYERS BEACH FL 33931	C	1946	
	19-46-24-W3-0100C.0140	PERCIFIELD G A + BRENDA S 240 DELMAR AVE FORT MYERS BEACH FL 33931 WATSONS W W SUBD BLK C PB 5 PG 67 LOTS 14 + 15	240 DELMAR AVE FORT MYERS BEACH FL 33931	CM	1967	
	19-46-24-W3-0100C.0160	EDSON WAYNE + LINDA M 242 DELMAR AVE FORT MYERS BEACH FL 33931 WATSONS W W SUBD BLK C PB 5 PG 67 LOTS 16 + 17	242 DELMAR AVE FORT MYERS BEACH FL 33931	CM	1965	

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COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
86L01543	19-46-24-W4-0100F.0160	RIPPONS ANGELA M TR 3505 CALOOSA ST NAPLES FL 34112	243 DELMAR AVE FORT MYERS BEACH FL 33931	N	7	
		WATSONS W W SUBD BLK F PB 5 PG 67 LOTS 16 + 17				
	19-46-24-W4-0100F.0180	TURLEY DABNEY S 1/2 INT+ 9761 CYPRESS LAKE DR FORT MYERS FL 33919	245 DELMAR AVE FORT MYERS BEACH FL 33931	C	1956	
		WATSONS W W SUBD BLK F PB 5 PG 67 LOTS 18 + 19				
	19-46-24-W3-0100C.0180	TALLY JAMES 246 DELMAR AVE FORT MYERS BEACH FL 33931	246 DELMAR AVE FORT MYERS BEACH FL 33931	CM	1958	
		WATSONS W.W.SUBD. BLK.C PB 5 PG 67 LOTS 18 + 19				
	19-46-24-W3-0100C.0200	FLEMING RONALD + JANICE 1053 BROADMOOR DR DAYTON OH 45419	250 DELMAR AVE FORT MYERS BEACH FL 33931	C	1956	
		WATSONS W.W.SUBD. BLK.C PB 5 PG 67 LOTS 20 + 21				
	19-46-24-W4-0100F.0200	OCONNELL MAURICE 3071 SHELLMOND BLVD FORT MYERS BEACH FL 33931	253/255 DELMAR AVE FORT MYERS BEACH FL 33931	C	1955	
		WATSONS W W SUBD BLK F PB 5 PG 67 LOTS 20 THRU 22				
	19-46-24-W4-0100F.0230	MOON TRACY L JR 286 PEARL ST FORT MYERS BEACH FL 33931	261 DELMAR AVE FORT MYERS BEACH FL 33931	N	VACANT	
		WATSONS W.W.SUBD. BLK.F PB 5 PG 67 LOTS 23 + 24				
	19-46-24-W3-04500.0270	GOLD STUART + DEBRA 1540 W GEORGE CHICAGO IL 60657	270 DELMAR AVE FORT MYERS BEACH FL 33931	N	2007	
		DOCK OF THE BAY AS DESC IN INST 2010000189422 BLDG 1 UNIT 270				
	19-46-24-W4-0100F.0250	DELMAR AVENUE INVESTMENTS LLC 286 PEARL ST FORT MYERS BEACH FL 33931	273/275 DELMAR AVE FORT MYERS BEACH FL 33931	C	1947	
		WATSONS W.W.SUBD. BLK.F PB 5 PG 67 LOTS 25 + 26				
	19-46-24-W3-04500.0276	LYKE PROPERTIES LLC 735 BAGWELL LN KNOXVILLE TN 37924	276 DELMAR AVE FORT MYERS BEACH FL 33931	N	2007	
		DOCK OF THE BAY AS DESC IN INST 2010000189422 BLDG 2 UNIT 276				
	19-46-24-W3-04500.0282	LYKE PROPERTIES LLC 735 BAGWELL LN KNOXVILLE TN 37924	282 DELMAR AVE FORT MYERS BEACH FL 33931	N	2007	
		DOCK OF THE BAY AS DESC IN INST 2010000189422 BLDG 3 UNIT 282				

[illegible]

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W3-0110D.0030	DYE GARY A 1/2 INT + S53 W31115 OLD VILLAGE RD MUKWONAGO WI 53149 BEACH ESTATES BLK.D PB 6 PG 68 LOT 3 LESS WLY 11 FT	110 FAIRWEATHER LN FORT MYERS BEACH FL 33931	C	1951	
	19-46-24-W3-0110C.0040	BEJUNE EDWARD W + MARJORIE C 164 MIRAMAR ST FORT MYERS BEACH FL 33931 BEACH ESTATES BLK.C PB 6 PG 68 LOTS 4 + 5	113/115 FAIRWEATHER LN FORT MYERS BEACH FL 33931	C	1957	
	19-46-24-W3-0110D.0040	BEHRENS EDITA + KLOVENSTEENWEG 117 B 22559 HAMBURG GERMANY BEACH ESTATES BLK D PB 6 PG 68 LOT 4 LESS WLY 11 FT	118 FAIRWEATHER LN FORT MYERS BEACH FL 33931	C	1956	
	19-46-24-W3-0110D.0050	OCONNELL MAURICE D 3071 SHELLMOND BLVD FORT MYERS BEACH FL 33931 BEACH ESTATES BLK.D PB 6 PG 68 LOT 5 LESS WLY 11 FT	120-124 FAIRWEATHER LN FORT MYERS BEACH FL 33931	C	1954	
	19-46-24-W3-0110D.0060	WOAD LLC 1999 92ND ST CALEDONIA MI 49316 BEACH ESTATES BLK.D PB 6 PG 68 LOT 6 LESS WLY 11 FT	126 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1986	
	19-46-24-W3-0110C.0060	BEJUNE EDWARD + MARJORIE 164 MIRAMAR ST FORT MYERS BEACH FL 33931 BEACH ESTATES BLK.C PB 6 PG 68 LOT 6 + SLY 1/2 OF LOT 7 LESS ELY 11 FT	127/129 FAIRWEATHER LN FORT MYERS BEACH FL 33931	C	1957	
	19-46-24-W3-0110C.0070	DEWESE BRUCE R + 14685 WESTON RD WESTON OH 43569 BEACH ESTATES BLK C PB 6 PG 68 LOT 8 + N 1/2 LOT 7 LESS ELY 11 FT	131 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1974	
	19-46-24-W3-0110D.0070	FIGGINS CATHERINE D 134 FAIRWEATHER LN FORT MYERS BEACH FL 33931 BEACH ESTATES BLK.D PB 6 PG 68 LOTS 7 + 8 LESS WLY 11 FT	134 FAIRWEATHER LN FORT MYERS BEACH FL 33931	C	1948	
	19-46-24-W3-0110D.0090	BARUZZA ALDO + MARIA 38 GRAYS RD STONE CREEK ON L8G 2X5 CANADA BEACH ESTATES BLK D PB 6 PG 68 LOT 9 LESS WLY 11 FT	202 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1973	
	19-46-24-W3-0110C.0090	MOY DEBORAH 148 BAYLOR AVE HILLSDALE NJ 07642 BEACH ESTATES BLK.C PB 6 PG 68 LOT 9 LESS ELY 11 FT	203/205 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1965	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W3-0110D.0100	CHITTENDEN DALE R + JOANN 15925 138TH AVE SPRING LAKE MI 49456 BEACH ESTATES BLK D PB 6 PG 68 LOT 10 LESS WLY 11 FT	206/208 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1974	
	19-46-24-W3-0110C.0100	RUSCH JOHN H + SUSAN N 5429 POPLAR RD SHAWANO WI 54166 BEACH ESTATES BLK C PB 6 PG 68 LOT 10 LESS ELY 11 FT	209 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1973	
	19-46-24-W3-0110D.0110	BROWN JULIE M 210 FAIRWEATHER LN FORT MYERS BEACH FL 33931 BEACH ESTATES BLK D PB 6 PG 68 LOT 11 LESS WLY 11 FT	210 FAIRWEATHER LN FORT MYERS BEACH FL 33931	CM	1962	
	19-46-24-W3-0110C.0110	TUCKER KAY E PO BOX 1121 NEW MILFORD CT 06776 BEACH ESTATES BLK C PB 6 PG 68 LOT 11 LESS ELY 11 FT	211 FAIRWEATHER LN FORT MYERS BEACH FL 33931	C	1962	
	19-46-24-W3-0110C.0120	TUCKER HARRY T JR 11 EVERGREENS DR BROOKFIELD CT 06804 BEACH ESTATES BLK C PB 6 PG 68 PT LOT 12 LESS ELY 11 FT	213 FAIRWEATHER LN FORT MYERS BEACH FL 33931	C	1963	
	19-46-24-W3-0110D.0120	NODA LUIS SR + MARCELINA 1920 BELL LN WEST PALM BEACH FL 33406 BEACH ESTATES BLK D PB 6 PG 68 LOT 12 LESS WLY 11 FT	214 FAIRWEATHER LN FORT MYERS BEACH FL 33931	CM	1962	
	19-46-24-W3-0110C.0130	BRISTOL JERRY M + PHYLLIS A 251 CARMEL HILL RD N BETHLEHEM CT 06751 BEACH ESTATES BLK C PB 6 PG 68 LOT 13 LESS ELY 11 FT	215 FAIRWEATHER LN FORT MYERS BEACH FL 33931	CM	1963	
	19-46-24-W3-0110D.0130	DORBAD PATRICK J + DEBORAH C 495 ECHO CIR MARCO ISLAND FL 34145 BEACH ESTATES BLK D PB 6 PG 68 LOT 13 LESS WLY 11 FT	216 FAIRWEATHER LN FORT MYERS BEACH FL 33931	CM	1963	
	19-46-24-W3-0110C.0140	HARLAN CAMILLE L 119 IMO BLVD GREENVILLE OH 45331 BEACH ESTATES BLK C PB 6 PG 68 LOT 14 LESS ELY 11 FT	217 FAIRWEATHER LN FORT MYERS BEACH FL 33931	C	1964	
	19-46-24-W3-0110D.0140	MATTESON BRENDA K 2 NEW LONDON TURNPIKE EXETER RI 02822 BEACH ESTATES BLK D PB 6 PG 68 LOT 14 LESS WLY 11 FT	218/220 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1973	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W3-0110C.0150	GONSALVES RITA M + 325 W LOCUST LN KENNETT SQUARE PA 19348 BEACH ESTATES BLK C PB 6 PG 68 LOT 15 LESS ELY 11 FT	219 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1990	
	19-46-24-W3-0110C.0160	GRONDIN CARL J+ CAROL M 4483 HOSNER RD METAMORA MI 48455 BEACH ESTATES BLK.C PB 6 PG 68 LOT 16 LESS ELY 11 FT	221 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1997	
	19-46-24-W3-0110D.0150	QUINN THOMAS W 202 SE 43RD TER CAPE CORAL FL 33904 BEACH ESTATES BLK.D PB 6 PG 68 LOTS 15 + 16 LESS WLY 11	222 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1970	
	19-46-24-W3-0110C.0170	GORDON HAROLD E + ROBERTA L 696 LAKE DRIVE CLEAR LK FREMONT IN 46737 BEACH ESTATES BLK C PB 6 PG 68 LOT 17 LESS ELY 11 FT	223 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1988	
	19-46-24-W3-0110D.0170	PELICAN BEACH RENTALS LLC 5940 GOLDEN OAKS LN NAPLES FL 34119 BEACH ESTATES BLK.D PB 6 PG 68 LOT 17 LESS WLY 11 FT	224 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1972	
	19-46-24-W3-0110C.0180	CRAVEN JAMES R + MARILYNN A 225 FAIRWEATHER LN FORT MYERS BEACH FL 33931 BEACH ESTATES BLK.C PB 6 PG 68 LOT 18 LESS ELY 11 FT	225 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1989	
	19-46-24-W3-0110D.0180	AISLING PROPERTIES LLC 896 NORTH ST FORT MYERS BEACH FL 33931 BEACH ESTATES BLK D PB 6 PG 68 LOT 18 LESS WLY 11 FT	226 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1972	
	19-46-24-W3-0110C.0190	LANE HARRY A TR 456 PICKERAL LAKE DR NEWAYGO MI 49337 BEACH ESTATES BLK C PB 6 PG 68 LOT 19 LESS ELY 11 FT	227 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1993	
	19-46-24-W3-0110D.0190	SULLIVAN FRANK + JANICE 2790 SW 140TH TER DAVIE FL 33330 BEACH ESTATES BLK.D PB 6 PG 68 LOTS 19 + 20 LESS WLY 11 FT	228 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1961	
	19-46-24-W3-0110C.0200	GARMAN GREGORY + JEAN 699 HAVENS CORNER RD GAHANNA OH 43230 BEACH ESTATES BLK C PB 6 PG 68 LOT 20 LESS ELY 11 FT	229 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1965	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W3-0110D.0210	SHORT DAVID A TR 310 LAZY WAY FORT MYERS BEACH FL 33931 BEACH ESTATES BLK D PB 6 PG 68 LOT 21 LESS WLY 11 FT	230 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1967	
	19-46-24-W3-0110C.0210	OBRIEN DAVID M + SANDRA J 174 BRIDGE ST EAST BELLEVILLE ON K8N 1N1 CANADA BEACH ESTATES BLKS.C PB 6 PG 68 LT 22 + PT 21 LESS E 11 FT	231 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1968	
	19-46-24-W3-0110D.0220	KAKATSCH JOHN L + JEAN TR 1364 SHADOW LN FORT MYERS FL 33901 BEACH ESTATES BLK.D PB 6 PG 68 LOT 22 LESS WLY 11 FT	234/236 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1967	
	19-46-24-W3-0110D.0230	PEARSON-HOLROYD JANET L 240 FAIRWEATHER LANE FORT MYERS BEACH FL 33931 BEACH ESTATES BLK.D PB 6 PG 68 LOTS 23 + 24 LESS WLY 11 FT	240 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1966	
LH01550	19-46-24-W3-0110C.0230	MACKES MICHAEL L + 241 FAIRWEATHER LN FORT MYERS BEACH FL 33931 BEACH ESTATES BLK C PB 6 PG 68 LOT 23 LESS ELY 11 FT	241 FAIRWEATHER LN FORT MYERS BEACH FL 33931	C	1948	
	19-46-24-W3-0110D.0250	HARKEMA PIETER M A + HERMINA 43 TOWNSEND DR NEPEAN ON K2J 2T8 CANADA BEACH ESTATES BLK.D PB 6 PG 68 LOT 25 LESS WLY 11 FT	250 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1964	
	19-46-24-W3-0110C.0240	HENRY MARJORIE MAY 251 FAIRWEATHER LN FORT MYERS BEACH FL 33931 BEACH ESTATES BLK C PB 6 PG 68 LOT 24 LESS ELY 11 FT	251 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1976	
	19-46-24-W3-0110D.0260	KAKATSCH FAMILY LP #2 1364 SHADOW LN FORT MYERS FL 33901 BEACH ESTATES BLK.D PB 6 PG 68 LOT 26 LESS WLY 11 FT	260 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1961	
LH01551	19-46-24-W3-0110C.0250	MCLAUGHLIN BONNIE 261 FAIRWEATHER LANE FORT MYERS BEACH FL 33931 BEACH ESTATES BLK C PB 6 PG 68 LOT 25 LESS ELY 11 FT	261 FAIRWEATHER LN FORT MYERS BEACH FL 33931	C	1961	
	19-46-24-W3-0110C.0260	KAKATSCH FAMILY LMTD PTNSHP #2 1364 SHADOW LN FORT MYERS FL 33901 BEACH ESTATES BLK C PB 6 PG 68 LOT 26 LESS ELY 11 FT	267-271 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1976	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
19-46-24-W3-0110D.0270		SUTTON PATRICIA K 270 FAIRWEATHER LN FORT MYERS BEACH FL 33931 BEACH ESTATES BLK.D PB 6 PG 68 LOT 27 LESS WLY 11 FT	270 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1961	
19-46-24-W3-0110C.0270		NICHOLS KAREN + LLOYD 273 FAIRWEATHER LN FORT MYERS BEACH FL 33931 BEACH ESTATES BLK C PB 6 PG 68 LOT 27 LESS ELY 11 FT	273 FAIRWEATHER LN FORT MYERS BEACH FL 33931	C	1962	
19-46-24-W3-0110C.0280		SCHUMACHER HERMAN H O + BECK ST 53 64287 DARMSTADT GERMANY BEACH ESTATES BLK C PB 6 PG 68 PT.LOT 28 LESS ELY 11 FT	279 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	VACANT	
19-46-24-W3-0110D.0280		CUMMINGS MARY K 3385 WINDSONG WAY MAINEVILLE OH 45039 BEACH ESTATES BLK D PB 6 PG 68 LOT 28 LESS WLY 11 FT	280 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1961	
19-46-24-W3-0110D.0290		VOIVEDICH SUSAN PETERS 292 FAIRWEATHER LN FORT MYERS BEACH FL 33931 BEACH ESTATES BLK D PB 6 PG 68 LOTS 29 + 30 LESS WLY 11 FT	292/294 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1961	
19-46-24-W3-0110C.0290		MUSGRAVE TIMOTHY JAMES 297 FAIRWEATHER LN UNIT 3 FORT MYERS BEACH FL 33931 BEACH ESTATES BLK C PB 6 PG 68 LOTS 29 + 30 LESS ELY 11	297 FAIRWEATHER LN FORT MYERS BEACH FL 33931			
19-46-24-W3-0110C.0310		KUBICEK DIANE 35100 HANNA RD WILLOUGHBY OH 44094 BEACH ESTATES BLK.C PB 6 PG 68 LOT 32 + POR OF LOT 31 AS DESC IN OR 4675 PG 1502 + POR OF VAC ST	307 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	VACANT	
19-46-24-W3-0110C.0330		KUBICEK DIANE 35100 HANNA RD WILLOUGHBY OH 44094 BEACH ESTATES BLK.C PB 6 PG 68 LOT 33 + POR OF LOT 31 AS DESC IN OR 4675 PG 1500 + POR OF VAC ST	327 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N		
19-46-24-W3-0110D.0310		PLUMMER JANE 340 FAIRWEATHER LN FORT MYERS BEACH FL 33931 BEACH ESTATES BLK D PB 6 PG 68 LTS 31 THRU 33 + PT VAC ST	340 FAIRWEATHER LN FORT MYERS BEACH FL 33931	N	1968	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
8LL0155b	19-46-24-W3-0120D.0020	CZULEWICZ MARYLU TR 4281 ORANGE RIVER LOOP RD FORT MYERS FL 33905 SEAGRAPE SUBD BLK D PB 4 PG 17 LOT 2	110 MANGO ST FORT MYERS BEACH FL 33931	C	1927	
	19-46-24-W3-0120E.0020	EAGLE EQUITY CAPITAL LLC PO BOX 508 RICHMOND IL 60071 SEAGRAPE SUBD BLK E PB 4 PG 17 LOT 2	111 MANGO ST FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W3-0120D.0030	MEADOR CHARLES R JR 2085 ESTERO BLVD FORT MYERS BEACH FL 33931 SEAGRAPE SUBD BLK D PB 4 PG 17 LOT 3	112 MANGO ST FORT MYERS BEACH FL 33931	C	1959	
	19-46-24-W3-0120E.0030	EAGLE EQUITY CAPITAL LLC PO BOX 508 RICHMOND IL 60071 SEAGRAPE SUBD BLK E PB 4 PG 17 LOT 3	121 MANGO ST FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W3-0120E.0040	LAFRANCE DAVID R + JANICE S 9A JERED LN SOUTHWICK MA 01077 SEAGRAPE SUBD. BLK E PB 4 PG 17 LOT 4	125 MANGO ST FORT MYERS BEACH FL 33931	CM	1959	
	19-46-24-W3-0120D.0040	MANGO STREET INN LLC 126 MANGO ST FORT MYERS BEACH FL 33931 SEAGRAPE SUBD BLK D PB 4 PG 17 LOTS 4 + 5	126 MANGO ST FORT MYERS BEACH FL 33931	CM	1970	
	19-46-24-W3-0120E.0050	HUGHES GARY D TR + APT 2307 101 S FT LAUDERDALE BEACH BLV FORT LAUDERDALE FL 33316 SEAGRAPE SUBD BLK E PB 4 PG 17 LOT 5	135 MANGO ST FORT MYERS BEACH FL 33931	N	1966	
	19-46-24-W3-0120D.0060	PAOLERCIO WILLIAM 81 MANGO ST FORT MYERS BEACH FL 33931 SEAGRAPE SUBD. BLK D PB 4 PG 17 LOT 6	136 MANGO ST FORT MYERS BEACH FL 33931	CM	1925	
	19-46-24-W3-0120D.0070	MOORE ROBERT E + JULIA R TR 13221 WHITTMORE CIR DALLAS TX 75240 SEAGRAPE SUBD BLK D PB 4 PG 17 LOT 7	144 MANGO ST FORT MYERS BEACH FL 33931	N	1998	
	19-46-24-W3-0120E.0060	SOTO JESUS 22614 FOREST VIEW DR ESTERO FL 33928 SEAGRAPE SUBD BLK E PB 4 PG 17 LOT 6	145 MANGO ST FORT MYERS BEACH FL 33931	CM	1956	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
8LWD 1557	19-46-24-W3-0120D.0080	PAOLERCIO ANTHONY 56 WILDCLIFF RD NEW ROCHELLE NY 10805 SEAGRAPE SUBD. BLK D PB 4 PG 17 LOT 8	150 MANGO ST FORT MYERS BEACH FL 33931	N	1969	
	19-46-24-W3-0120D.0090	ROTH ALLAN T + RHONDA K 12232 JAY CIR NW COON RAPIDS MN 55448 SEAGRAPE SUBD BLK D PB 4 PG 17 LOT 9 + S 25 FT OF VAC ST	160 MANGO ST FORT MYERS BEACH FL 33931	C	1950	
	19-46-24-W3-0120E.0070	WICKETT LLOYD A + MARGARET J 5647 SHADDELEE LN W FORT MYERS FL 33919 SEAGRAPE SUBD. BLK E PB 4 PG 17 LOT 7	161 MANGO ST FORT MYERS BEACH FL 33931	N	1972	
	19-46-24-W3-0120E.0080	WICKETT LLOYD A + MARGARET J 5647 SHADDELEE LN W FORT MYERS FL 33919 SEAGRAPE SUBD. BLK E PB 4 PG 17 LOT 8	163 MANGO ST FORT MYERS BEACH FL 33931	C	1946	
	19-46-24-W3-0120E.0090	ROTH ALLAN 12232 JAY CIRCLE COON RAPIDS MN 55448 SEAGRAPE SUBD. BLK E PB 4 PG 17 LOT 9	165 MANGO ST FORT MYERS BEACH FL 33931	C	1950	
	19-46-24-W3-0120E.0100	ROTH ALLAN T 12232 JAY CIRCLE COON RAPIDS MN 55448 SEAGRAPE SUBD. BLK E PB 4 PG 17 LOT 10	205 MANGO ST FORT MYERS BEACH FL 33931	CM	1957	
	19-46-24-W3-0120C.0010	ROTH ALLAN T + RHONDA K 12232 JAY CIR NW COON RAPIDS MN 55448 SEAGRAPE SUBD BLK C PB 4 PG 17 LOTS 1 + 2 + N 25 FT VAC ST	206 MANGO ST FORT MYERS BEACH FL 33931	CM	1960	
	19-46-24-W3-0120E.0110	ROTH ALLAN + RHONDA 12232 JAY CIRCLE COON RAPIDS MN 55448 SEAGRAPE SUBD. BLK E PB 4 PG 17 LOT 11	209 MANGO ST FORT MYERS BEACH FL 33931	C	1946	
	19-46-24-W3-0120E.0120	LANSMAN PHYLLIS MARSHA + 32 SUNSET RD WELLESLEY MA 02482 SEAGRAPE SUBD BLK E PB 4 PG 17 LOT 12	211 MANGO ST FORT MYERS BEACH FL 33931	C	1957	
	19-46-24-W3-0120E.0130	BERTAKIS JOHN C + CYNTHIA E 128 CAMPECHE LN KISSIMMEE FL 34743 SEAGRAPE SUBD BLK E PB 4 PG 17 LOT 13	215/217 MANGO ST FORT MYERS BEACH FL 33931	N	1981	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
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19-46-24-W3-0120C.0030

MORRIS-TIMOTHY E +
JOAN E
2092 NORBORN DR
LEXINGTON KY 40502
SEAGRAPE SUBD BLK C
PB 4 PG 17 LOT 3 + S 1/2
OF LOT 4

216 MANGO ST
FORT MYERS BEACH
FL 33931

Parcel 2013
Details TRIM

N 1986

19-46-24-W3-0120C.0050

IVESTER DONALD B + LEE ANN
222 MANGO ST
FORT MYERS BEACH FL 33931
SEAGRAPE SUBD BLK C PB 4
PG 17 LOT 5 + N 1/2 OF LOT 4

222 MANGO ST
FORT MYERS
BEACH FL 33931

N 1994

19-46-24-W3-0120E.0140

KOPERDOWSKI PIOTR
67 SILO RIDGE RD S
ORLAND PARK IL 60467
SEAGRAPE SUB BLK E PB 4 PG
17 LOT 14

227 MANGO ST
FORT MYERS
BEACH FL 33931

N VACANT

19-46-24-W3-0120E.0150

SHORE TO SHORE REALTY LC
PO BOX 4032
FORT MYERS BEACH FL 33931
SEAGRAPE SUBD. BLK.E PB 4
PG 17 LOT 15

235/237 MANGO ST
FORT MYERS
BEACH FL 33931

~~CA~~ N 1973

19-46-24-W3-0120E.0160

5TH AVENUE REALTY LLC
PO BOX 4032
FORT MYERS BEACH FL 33932
SEAGRAPE SUBD BLK E PB 4
PG 17 LOT 16

245 MANGO ST
FORT MYERS
BEACH FL 33931

~~CA~~ N 1973

19-46-24-W3-0120E.0170

ADVANTA IRA TRUST LLC
19 INDIAN CREEK RD
ANNANDALE NJ 08801
SEAGRAPE SUBD BLK E PB 4
PG 17 LOT 17

257 MANGO ST
FORT MYERS
BEACH FL 33931

~~CA~~ N 1973

19-46-24-W3-0120E.0180

FRANK JUERGEN +
KAISER-FRIEDRICH-ALLEE 14
52074 AACHEN
GERMANY
SEAGRAPE SUBD BLK E PB 4
PG 17 LOT 18

265 MANGO ST
FORT MYERS
BEACH FL 33931

N 2003

19-46-24-W3-0120C.0060

JAMIESON JAMES J
131 GULF ISLAND DR
FORT MYERS BEACH FL 33931
SEAGRAPE SUBD BLK C PB 4
PG 17 LTS 6 THRU 15 LTS 32-45
LESS N7FT 15&32

266 MANGO ST
FORT MYERS
BEACH FL 33931

N VACANT

19-46-24-W3-0120E.0190

WEISS RUDOLF + HELGA
275 MANGO ST
FORT MYERS BEACH FL 33931
SEAGRAPE SUBD PB 4 PG 17
BLK E LOT 19 DESC OR 3249 PG
1283

275 MANGO ST
FORT MYERS
BEACH FL 33931

N 2001

19-46-24-W3-0120E.0200

REYNOLDS LAVILA
285 MANGO ST
FORT MYERS BEACH FL 33931
SEAGRAPE SUBD PB 4 PG 17
BLK E LOT 20 DESC OR 3249 PG
1284

285 MANGO ST
FORT MYERS
BEACH FL 33931

N 2001

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
19-46-24-W3-0120E.0210	CLEARY MICHAEL J + CARLA J 2364 WALWORTH RD WALWORTH NY 14568	291 MANGO ST FORT MYERS BEACH FL 33931	<u>Parcel</u> <u>Details</u>	<u>2013</u> <u>TRIM</u>	<u>Ac</u> <u>Vic</u>	N 2000
	SEAGRAPE SUBD PB 4 PG 17 BLK E LOT 21					
19-46-24-W3-0120E.0220		MALZACHER THOMAS C + SUZANNE M 176 BURROWS LN BLAUVELT NY 10913	295 MANGO ST FORT MYERS BEACH FL 33931	N	2000	
19-46-24-W3-0120E.0230		POIRIER PIERRE J + JUDY M 4862 LLOYDTOWN-AURORA RD KING ON L7B 0E2 CANADA	315 MANGO ST FORT MYERS BEACH FL 33931	N	2002	
19-46-24-W3-0120E.0240		PAPPAS WILLIAM PAUL 325 MANGO ST FORT MYERS BEACH FL 33931	325 MANGO ST FORT MYERS BEACH FL 33931	N	1992	
19-46-24-W3-04001.2010		WEST RODNEY + ISOLDE 345 MANGO ST #201 FORT MYERS BEACH FL 33931	345 MANGO ST 201 FORT MYERS BEACH FL 33931	N	1995	
19-46-24-W3-04001.2020		LEW LUDWIG TR EST 3045 ESTERO BLVD # 82 FORT MYERS BEACH FL 33931	345 MANGO ST 202 FORT MYERS BEACH FL 33931	N	1995	
19-46-24-W3-04000.2030		PAOLERCIO ANTHONY SR + MARY W 345 MANGO ST APT 203 FORT MYERS BEACH FL 33931	345 MANGO ST 203 FORT MYERS BEACH FL 33931	N	1995	
19-46-24-W3-04000.2040		PAOLERCIO ANTHONY JR + CARMEN 56 WILDCLIFF RD NEW ROCHELLE NY 10805	345 MANGO ST 204 FORT MYERS BEACH FL 33931	N	1995	
19-46-24-W3-04000.2050		SLACK TIMOTHY H TR 17541 HILLTOP VIEW DR NORTHVILLE MI 48167	345 MANGO ST 205 FORT MYERS BEACH FL 33931	N	1995	
19-46-24-W3-04000.2060		HIRHAGER DONALD C 345 MANGO ST APT 206 FORT MYERS BEACH FL 33931	345 MANGO ST 206 FORT MYERS BEACH FL 33931	N	1995	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #	
19-46-24-W3-04001.3010	GREGOIRE JUDITH + 345 MANGO ST #301 FORT MYERS BEACH FL 33931	345 MANGO ST 301 FORT MYERS BEACH FL 33931	Parcel Details	2013 TRIM	Aeri View	N	1995
	SEA GRAPE BAY OR 2156 PG 0001 UNIT 301+(XF-GAR#17)						
19-46-24-W3-04001.3020	MURPHY JOSEPH T + CAROL L 345 MANGO ST #302 FORT MYERS BEACH FL 33931	345 MANGO ST 302 FORT MYERS BEACH FL 33931				N	1995
	SEA GRAPE BAY OR 2156 PG 0001 UNIT 302+(XF- GAR#2+DOCK#6+LIFT)						
19-46-24-W3-04000.3030	HORNER JOHN E JR + SHIRLEY TR 345 MANGO ST # 303 FORT MYERS BEACH FL 33931	345 MANGO ST 303 FORT MYERS BEACH FL 33931				N	1995
	SEA GRAPE BAY PHASE II OR 2156 PG 0001 UNIT 303+(XF- GAR#40+DOCK #5+LIFT)						
19-46-24-W3-04000.3040	SPRY SUSAN 104-793 COLBORNE ST E BRANTFORD ON N3S 7J3 CANADA	345 MANGO ST 304 FORT MYERS BEACH FL 33931				N	1995
	SEA GRAPE BAY PHASE II OR 2156 PG 0001 UNIT 304						
19-46-24-W3-04000.3050	DEA CAROLINE S 345 MANGO ST #305 FORT MYERS BEACH FL 33931	345 MANGO ST 305 FORT MYERS BEACH FL 33931				N	1995
	SEA GRAPE BAY PHASE II OR 2156 PG 0001 UNIT 305						
19-46-24-W3-04000.3060	PROBERT LINDA PER REP 44 PORTEOUS CIR BRAMPTON ON L6S 5C3 CANADA	345 MANGO ST 306 FORT MYERS BEACH FL 33931				N	1995
	SEA GRAPE BAY PHASE II OR 2156 PG 0001 UNIT 306						
19-46-24-W3-04001.4010	MESSINGER MICHAEL E + KAY 345 MANGO ST #401 FORT MYERS BEACH FL 33931	345 MANGO ST 401 FORT MYERS BEACH FL 33931				N	1995
	SEA GRAPE BAY OR 2156 PG 0001 UNIT 401+(XF-GAR#16)						
19-46-24-W3-04001.4020	LOPAU CHRISTINE J 2157 W EASTWOOD AV CHICAGO IL 60625	345 MANGO ST 402 FORT MYERS BEACH FL 33931				N	1995
	SEA GRAPE BAY OR 2156 PG 0001 UNIT 402+(XF-GAR#6+DOCK #4)						
19-46-24-W3-04000.4030	OREM GARY P + LAURA J 2797 FIRST ST UNIT 905 FORT MYERS FL 33916	345 MANGO ST 403 FORT MYERS BEACH FL 33931				N	1995
	SEA GRAPE BAY PHASE II OR 2156 PG 0001 UNIT 403+ (XF-GAR#20)						
19-46-24-W3-04000.4040	WALKER LARRY W + MAPLE ANN 345 MANGO ST #404 FORT MYERS BEACH FL 33931	345 MANGO ST 404 FORT MYERS BEACH FL 33931				N	1995
	SEA GRAPE BAY PHASE II OR 2156 PG 0001 UNIT 404+ (XF- DOCK#10+LIFT)						

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
19-46-24-W3-04000.4050		DORSEY M EILEEN TR 345 MANGO ST #405 FORT MYERS BEACH FL 33931	345 MANGO ST 405 FORT MYERS BEACH FL 33931	N	1995	
19-46-24-W3-04000.4060		SEA GRAPE BAY PHASE II OR 2156 PG 0001 UNIT 405 SPRAGUE RICHARD T + HEATHER L 4616 CATSKILL GALESBURG MI 49053	345 MANGO ST 406 FORT MYERS BEACH FL 33931	N	1995	
19-46-24-W3-04001.5010		SEA GRAPE BAY PHASE II OR 2156 PG 0001 UNIT 406+ (XF-GAR#23) HATLE LYNNE A 345 MANGO ST #501 FORT MYERS BEACH FL 33931	345 MANGO ST 501 FORT MYERS BEACH FL 33931	N	1995	
19-46-24-W3-04001.5020		SEA GRAPE BAY OR 2156 PG 0001 UNIT 501+(XF-GAR#3+DOCK#12+LIFT) BOCKMAN ROBERT W TR + 345 MANGO ST #502 FORT MYERS BEACH FL 33931	345 MANGO ST 502 FORT MYERS BEACH FL 33931	N	1995	
19-46-24-W3-04000.5030		SEA GRAPE BAY OR 2156 PG 0001 UNIT 502+(XF-GAR#5) HARRE RICHARD C TR 345 MANGO ST #503 FORT MYERS BEACH FL 33931	345 MANGO ST 503 FORT MYERS BEACH FL 33931	N	1995	
19-46-24-W3-04000.5040		SEA GRAPE BAY PHASE II OR 2156 PG 0001 UNIT 503+ (XF-GAR#21+ DOCK#13+LIFT) GREGOIRE TIMOTHY + JOHANNA 609 COLONIAL CT VERMILLION SD 57069	345 MANGO ST 504 FORT MYERS BEACH FL 33931	N	1995	
19-46-24-W3-04000.5050		SEA GRAPE BAY PHASE II OR 2156 PG 0001 UNIT 504+(XF-GAR#39) SCHARL JOHANN STRASSBERGER STRASSE 40 80809 MUNICH GERMANY	345 MANGO ST 505 FORT MYERS BEACH FL 33931	N	1995	
19-46-24-W3-04000.5060		SEA GRAPE BAY PHASE II OR 2156 PG 0001 UNIT 505+(XF-DOCK#14+LIFT) OSWALD NIKOLAUS + MARIA 345 MANGO ST #506 FORT MYERS BEACH FL 33931	345 MANGO ST 506 FORT MYERS BEACH FL 33931	N	1995	
19-46-24-W3-04001.6010		SEA GRAPE BAY PHASE II OR 2156 PG 0001 UNIT 506+(XF-GAR#22) RECKLEY MICHAEL J + JANICE S 12222 SYDNEY BAY CT INDIANAPOLIS IN 46236	345 MANGO ST 601 FORT MYERS BEACH FL 33931	N	1995	
19-46-24-W3-04001.6020		SEA GRAPE BAY OR 2156 PG 0001 UNIT 601+(XF-GAR#18) JOHNSON GRETCHEN R TR 345 MANGO ST #602 FORT MYERS BEACH FL 33931	345 MANGO ST 602 FORT MYERS BEACH FL 33931	N	1995	
		SEA GRAPE BAY OR 2156 PG 0001 UNIT 602 +(XF-GAR#7)				

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
19-46-24-W3-04000.6030		PAOLERCIO JOAN + MICHAEL A 215 ALBERON DR PARK RIDGE NJ 07656 SEA GRAPE BAY PHASE II OR 2156 PG 0001 UNIT 603+(XF-GAR#15)	345 MANGO ST 603 FORT MYERS BEACH FL 33931	N	1995	
19-46-24-W3-04000.6040		NEFF JAMES D + KATHLEEN R 98 S 400 W LA PORTE IN 46350 SEA GRAPE BAY PHASE II OR 2156 PG 0001 UNIT 604+(XF-GAR#30)	345 MANGO ST 604 FORT MYERS BEACH FL 33931	N	1995	
19-46-24-W3-04000.6050		NATALINI JAMES D PO BOX 77 MOUNT TABOR NJ 07878 SEA GRAPE BAY PHASE II OR 2156 PG 0001 UNIT 605 +(XF-DOCK#9)	345 MANGO ST 605 FORT MYERS BEACH FL 33931	N	1995	
19-46-24-W3-04000.6060		KOLPEK DAVID R 2408 DOUBLETREE CT LEXINGTON KY 40514 SEA GRAPE BAY PHASE II OR 2156 PG 0001 UNIT 606+(XF-GAR#19)	345 MANGO ST 606 FORT MYERS BEACH FL 33931	N	1995	
~~19-46-24-W3-0120A.0220~~		~~SCHLICHTE EDITH 61 MANGO ST FORT MYERS BEACH FL 33931 SEAGRAPE SUBD BLK A PB 4 PG 17 LOT 22~~	~~61 MANGO ST FORT MYERS BEACH FL 33931~~			
19-46-24-W3-0120A.0040		HUSSEY DEBORAH ANN TR 11230 MARBLEHEAD MANOR CT FORT MYERS FL 33908 SEAGRAPE SUBD BLK A PB 4 PG 17 LOT 4	70 MANGO ST FORT MYERS BEACH FL 33931	CM	1945	
19-46-24-W3-04202.0020		FICKES MICHAEL G + DAPHNE P 325 W LOCUST LN KENNETT SQUARE PA 19348 SEA BREEZE ESTATES CONDO DESC IN OR 4753 PG 4012 BLD 2 UNIT 2	71 MANGO ST FORT MYERS BEACH FL 33931	CM	1950	
19-46-24-W3-0120A.0020		PAOLERCIO WILLIAM 81 MANGO ST FORT MYERS BEACH FL 33931 SEAGRAPE SUBD. BLK A PB 4 PG 17 LOT 2	81 MANGO ST FORT MYERS BEACH FL 33931	CM	1952	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W3-0120B.0010	CHAPEL BY THE SEA PO BOX 2997 FORT MYERS BEACH FL 33932 SEAGRAPE SUBD. PB 4 PG 17 BLK. B LTS 1-8 + BLK D LTS 16-18 + OR 221 PG 436	100 CHAPEL ST FORT MYERS BEACH FL 33931	CM	1978	
	19-46-24-W3-0120D.0150	BUNTING ROBERT C + ELEANOR E 21681 INDIAN BAYOU DR FORT MYERS BEACH FL 33931 SEAGRAPE SUBD. BLK. D PB 4 PG 17 LOT 15	139 CHAPEL ST FORT MYERS BEACH FL 33931	C	1955	
	19-46-24-W3-0120D.0140	PFAFFINGER HEDWIG TR 1030 SPINDLE HILL RD WOLCOTT CT 06716 SEAGRAPE BLK. D PB 4 PG 17 LOT 14	145 CHAPEL ST FORT MYERS BEACH FL 33931	C	1960	
	19-46-24-W3-0120D.0130	LIGHT JAY S + KATHERINE K 151 CHAPEL ST FORT MYERS BEACH FL 33931 SEAGRAPE SUBD BLK D PB 4 PG 17 LOT 13	151 CHAPEL ST FORT MYERS BEACH FL 33931	C	1954	
	19-46-24-W3-0120D.0120	MEEHAN PATRICIA LYNN 293 ELM ST W SUDBURY ON P3C IV6 CANADA SEAGRAPE SUBD. BLK D PB 4 PG 17 LOT 12	161 CHAPEL ST FORT MYERS BEACH FL 33931	CM	1957	
8LL 01539	19-46-24-W3-0120B.0090	HURT GEORGE CRALLE JR 9994 RADCLIFF RD NW ALBUQUERQUE NM 87114 SEAGRAPE SUBD BLK B PB 4 PG 17 LOTS 9 10 11	166 CHAPEL ST FORT MYERS BEACH FL 33931	C	1930	
	19-46-24-W3-0120D.0110	PAOLERCIO WILLIAM 81 MANGO ST FORT MYERS BEACH FL 33931 SEAGRAPE SUBD. BLK. D PB 4 PG 17 LOT 11	167 CHAPEL ST FORT MYERS BEACH FL 33931	CM	1957	
	19-46-24-W3-0120D.0100	STALTER RICHARD 36 GLADE LN LEVITTOWN NY 11756 SEAGRAPE SUBD BLK D PB 4 PG 17 LOT 10 + S 25 FT OF VAC ST	169 CHAPEL ST FORT MYERS BEACH FL 33931	N	1971	
	19-46-24-W3-0120B.0120	JAMIESON JAMES J 131 GULF ISLAND DR FORT MYERS BEACH FL 33931 SEAGRAPE SUBD BLK B PB 4 PG 17 LTS 12-27 LESS N7FT 27 TOGETHER PARCEL LYING WITHIN 80FT TO THE EAST OR 3641/2920	200 CHAPEL ST FORT MYERS BEACH FL 33931	CM	VACANT	ARCHAEOLOGICAL SURVEY
	19-46-24-W3-0120C.0460	DUMERS LYLE H + JEANEEN 203 CHAPEL ST FORT MYERS BEACH FL 33931 SEAGRAPE SUBD BLK C PB 4 PG 17 LOT 46 + N 25 FT VAC ST	203 CHAPEL ST FORT MYERS BEACH FL 33931	N	1993	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
8LL01153	19-46-24-W4-0150D.0050	ESTERO SILVER SANDS LLC 1207 ESTERO BLVD FORT MYERS BEACH FL 33931 CRESCENT PARK ADD BLK D PB 4 PG 46 LOTS 1 THRU 5	1207 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1921	
	19-46-24-W4-0060H.0300	ESTERO BLVD 1263 ISABEL DR SANIBEL FL 33957 VENETIAN GARDENS BLK H PB 6 PG 70 LOTS 30 31+32 + PT LT 29 OR2414/2433	1249 ESTERO BLVD FORT MYERS BEACH FL 33931	CM	1940	
	19-46-24-W4-0060B.0160	7-ELEVEN INC 2711 N HASKELL AVE DALLAS TX 75204 VENETAIN GARDENS BLK B PB 6 PG 70 LOTS 16 + 17	1301 ESTERO BLVD FORT MYERS BEACH FL 33931	N	1965	
	19-46-24-W4-0060B.0150	LANI KAI LP 1400 ESTERO BLVD FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK B PB 6 PG 70 LOTS 15	1325 ESTERO BLVD FORT MYERS BEACH FL 33931	N	parking	
	19-46-24-W4-0060B.0140	LANI KAI LP 1400 ESTERO BLVD FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK B PB 6 PG 70 LOT 14	1331 ESTERO BLVD FORT MYERS BEACH FL 33931	N	parking	
	19-46-24-W4-0060B.0130	LANI KAI LP 1400 ESTERO BLVD FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK B PB 6 PG 70 LOT 13	1345 ESTERO BLVD FORT MYERS BEACH FL 33931	N	parking	
	19-46-24-W4-0060B.0120	PRIMEAU NORMAN L TR 950 SAN CARLOS DR FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK B PB 6 PG 70 LOT 12	1365/1375 ESTERO BLVD FORT MYERS BEACH FL 33931	CM	1950	
	19-46-24-W4-0060B.0100	PRIMEAU NORMAN L TR 950 SAN CARLOS CT FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK B PB 6 PG 70 W 1/2 LOT 9 LOTS 10 + 11	1397 ESTERO BLVD FORT MYERS BEACH FL 33931	N	parking	
	19-46-24-W4-0060B.0070	LKLB OF FLORIDA INC 1400 ESTERO BLVD FORT MYERS BEACH FL 33931 VENETIAN GARDENS BLK B PB 6 PG 70 LOTS 7 + 8 + E 1/2 OF LOT 9 + 28 + 29 + VAC RD R/W OR 553 PG 797	1479 ESTERO BLVD FORT MYERS BEACH FL 33931	N	1984	
	19-46-24-W4-02200.2000	PARKER HARRY W + BEVERLY J 17858 US HIGHWAY 61 SIKESTON MO 63801 BATIKI WEST CONDO OR 1055 PG 1455 UNIT 200+ GAR	1511 ESTERO BLVD 200 FORT MYERS BEACH FL 33931	N	1973	

+
more
straps

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W4-00402.0010	BEATE ROTERMUND INC PO BOX 2311 BONITA SPRINGS FL 34133 HILLS T P SUBD PB 3 PG 84 PT LT 11 DESC OR 1468 PG 1697 LESS N 275 FT	1661 ESTERO BLVD FORT MYERS BEACH FL 33931	N	1976	
	19-46-24-W4-0080B.0010	BIDRO JAMES J 1364 CHALON LN FORT MYERS FL 33919 MIRAMAR BLK.B PB 6 PG 31 LOTS 1 THRU 3	1741 ESTERO BLVD FORT MYERS BEACH FL 33931	CM	1954	
	19-46-24-W4-0080A.0010	SCHLICHTE FAMILY FLORIDA LP 61 MANGO ST FORT MYERS BEACH FL 33931 MIRAMAR BLK A PB 6 PG 31 LOTS 1 + 2	1801 ESTERO BLVD FORT MYERS BEACH FL 33931	CM	1936	
	19-46-24-W4-00405.0000	LETSOS EVANGELOS P TR 201 OHIO AVE FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK F LT 1 + PT TP HILLS LT 15	1821 ESTERO BLVD FORT MYERS BEACH FL 33931	CM	1948	
	19-46-24-W4-0090B.0080	CMZ INVESTMENTS LLC PO BOX 708 LAFAYETTE IN 47902 GULF BAY VIEW BLK.B PB 8 PG 69 LOTS 6 + 8	1901 ESTERO BLVD FORT MYERS BEACH FL 33931	CM	1950	
	19-46-24-W4-0090B.0020	DIAMONDHEAD ISLAND BCH RESORT 2000 ESTERO BLVD FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK B PB 8 PG 69 LOTS 2 + 4	1999 ESTERO BLVD FORT MYERS BEACH FL 33931	N	VACANT	
	19-46-24-W4-0090C.0010	2001 ESTERO LLC 400 BAYLAND RD FORT MYERS BEACH FL 33931 GULF BAY VIEW BLK.C PB 8 PG 69 LOTS 1 + 2	2001 ESTERO BLVD FORT MYERS BEACH FL 33931	CM	1947	
	19-46-24-W4-00435.0010	MEADOR CHARLES R JR PA 2085 ESTERO BLVD FORT MYERS BEACH FL 33931 PARL IN LT 19 IN AREA 4 SEC 19 T46 R24 DESC IN OR 462 P 552	2085 ESTERO BLVD FORT MYERS BEACH FL 33931	N	1989	
82201106	19-46-24-W4-00421.0000	PALMA FRED JR + RHONDA TR 50%+ 139 S PARK BLVD GLEN ELLYN IL 60137 HILLS T.P.SUBD. PB 3 PG 84 PT LOT 19	2101 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1940	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	19-46-24-W4-0100G.0010	SURFUS JOHN D PO BOX 3053 FORT MYERS BEACH FL 33932 WATSONS W.W.SUBD. BLK.G PB 5 PG 67 LOTS 1 THRU 4 INCL.	2171 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1950	
	19-46-24-W3-0110C.0010	B + B CASH GROCERY STORES INC PO BOX 1808 #78 TAMPA FL 33601 BEACH ESTATES BLK.C PB 6 PG 68 LOTS 1 2 3	2211 ESTERO BLVD FORT MYERS BEACH FL 33931	N	1968	
	19-46-24-W3-0110D.0010	EAGLE EQUITY CAPITAL LLC PO BOX 508 RICHMOND IL 60071 BEACH ESTATES BLK D PB 6 PG 68 LOTS 1 + 2	2301 ESTERO BLVD 07 FORT MYERS BEACH FL 33931	C	1961	
	19-46-24-W3-0120E.0010	EAGLE EQUITY CAPITAL LLC PO BOX 508 RICHMOND IL 60071 SEAGRAPE SUBD BLK E PB 4 PG 17 LOT 1	2311 ESTERO BLVD FORT MYERS BEACH FL 33931	N	VACANT PKG.	
	19-46-24-W3-0120B.0010	CHAPEL BY THE SEA PO BOX 2997 FORT MYERS BEACH FL 33932 SEAGRAPE SUBD. PB 4 PG 17 BLK.B LTS 1-8 + BLK D LTS 16 -18 + OR 221 PG 436	100 CHAPEL ST FORT MYERS BEACH FL 33931	N CH	1978	
	19-46-24-W3-0120D.0190	CHAPEL BY THE SEA PO BOX 2997 FORT MYERS BEACH FL 33932 SEAGRAPE SUBD BLK D PB 4 PG 17 LT 19 LEASEHOLD INT	2471 ESTERO BLVD FORT MYERS BEACH FL 33931	N	Vacant	
	19-46-24-W3-0120D.0010	GERSTENHABER RAM + FRIDA TR 2401 ESTERO BLVD FORT MYERS BEACH FL 33931 SEAGRAPE SUBD BLK D PB 4 PG 17 LOT 1	2401 ESTERO BLVD FORT MYERS BEACH FL 33931	N	1976	

**FORT MYERS BEACH HISTORIC DISTRICT 2 (FMBHD2)
CORE HISTORIC VILLAGE**

SECTION 22-202(2)a.

PHYSICAL DESCRIPTION

This historic district encompasses the civic complex section that is the heart of the island. The area includes School Street and a portion of Oak Street, and is bounded by Estero Boulevard, Bay Road, and the Bay Oaks Community Center.

EXAMPLES OF CONTRIBUTING PROPERTIES

The district includes structures that are *designated* historic resources – the Estero Island Historic Society cottage, the annex cottage, the rain barrel, and Beach Elementary School, as well as early cottages on School Street and historic resources as identified by surveys entitled “*Historical and Architectural Survey, Lee County*” (Florida Preservation Services, 1986), “*Historical Report and Survey Supplement for Lee County, Florida*” (Janus Research 1992), and “*An Archaeological Site Inventory and Zone Management Plan for Lee County, Florida*” (Piper Archaeological Research 1987) and the “*2013 HPB Historic Resource Database*” as prepared by the ad hoc committee of the Historic Preservation Board of the Town of Fort Myers Beach.

Contributing properties include those which are: (a) original structures maintained in the original design, or (b) original structures remodeled to retain early features and reflect the cottage design heritage of Estero Island, or (c) are structures that contributed to the social, religious, educational or tourism heritage of Estero Island, or (d) are areas (vistas) where important events and activities have occurred, or (e) have archaeological importance or potential.



The rain barrel at 161 Bay Road.



The Estero Island Historical Society at 161 Bay Road



The annex at 161 Bay Road



Fort Myers Beach School, 2751 Oak Street (1948)



131 – 151 School Street (1957)



2661 – 2681 Estero Blvd (1938)

EXAMPLES OF NON-CONTRIBUTING PROPERTIES

Non-contributing properties include properties where structures have been modified or rebuilt in a style not in accordance with the cottage design heritage of Estero Island.



2755 Estero Blvd (1967)

LIST OF CONTRIBUTING PROPERTIES OUTSIDE THE DISTRICT

Outside the proposed FMBHD2 CORE HISTORIC VILLAGE DISTRICT, structures exist that were identified in the 1986 and 1992 Lee County survey, as well as others not identified due to the limited scope of the survey. Many of those structures/vistas will be contained within, and contributing to, the other three additional historic districts (FMBHD1, FMBHD3, FMBHD4) proposed for Estero Island, which will contain the highest concentrations of historic structures in areas that represent the history of Estero Island. All historic structures and vistas on Estero Island will be eligible for the determination of historic value and recognition under the Category of Historic Importance (CHI) program of the Historic Preservation Board/Town of Fort Myers Beach. Those properties identified by the Lee County Survey of 1986 and 1992 that are not located within one of the four historic districts are limited and as follows:

OUTSIDE 4 PROPOSED HISTORIC DISTRICTS

323 Crescent Steet		LEFB011	8LL01103
340 Crescent Street	194624W40150E0170	LEFB012	8LL01104
1172 Estero Blvd	194624W40140B0020	LEFB014	8LL01116
73 Alva	194624W40070C0050	LEFB030	8LL01125
1550 I Street	194624W40070C0100	LEFB031	8LL01126
71 Avenue E	194624W40070B004A	LEFB038	8LL01107
1660 Estero Blvd	194624W40070B001B	LEFB039	
61 Miramar Street	194624W40080C0010	LEFB040	8LL01134
2101 Estero Blvd	194624W4004210000	LEFB045	8LL01106
451 Connecticut	294624W2001460010	LEFB050	8LL01101
125 Madison Court	294624W10020D0140	LEFB073	8LL01127
2890 Seaview Street	304624W2003M00080	LEFB085	8LL01157
2878 Seaview Street	304624W2003M00070	LEFB086	8LL01158
2880 Seaview Street	304624W2003M00070	LEFB087	8LL01159
2880 Estero Blvd	304624W2003M0015A	LEFB088	8LL01160
53 Pompano Street	304624W20020B0240	LEFB089	8LL01145
2704/2706 Estero Blvd	304624W20020B0260	LEFB090	8LL01146
2686 Estero Blvd	194624W20020B0180	LEFB091	8LL01147

2450 Estero Blvd

LEFB092

8LL01130

67 Canal Street

8LL01535

1270 Estero Blvd

194624W40070F001A

8LL01544

1480 I Street

194624W40070D0100

8LL01554

SECTION 22-202(2)b.

DESCRIPTION OF TYPICAL ARCHITECTURAL STYLES, CHARACTER-DEFINING FEATURES, AND TYPES OF BUILDINGS, STRUCTURES, OR SITES WITHIN THE DISTRICT

Early homesteaders settled on Estero Island in the late 1800's, many in fishing shacks. By the 1930's cottages were built as second homes for winter visitors. The dredging of bayside canals provided additional waterfront cottage lots, while dance halls and casinos were built as island attractions.

Frame vernacular cottages were designed for comfort and practicality in our subtropical climate at a time prior to running water, air conditioning and insect control. To minimize transport of materials from the mainland, designs were simple and scale was small. Airflow through the cottage was maximized by large windows, louvered shutters, high ceilings, and ceiling fans. Airflow under was encouraged by elevation on piers/pilings with lattice skirting. Shade was created by covered porches, wide eaves, and landscaping. Interior walls and floors were insect and mold resistant wood. Roofs were usually gable or hip, covered in pressed tin shingles or sheet metal. Gutters, rain barrels and cisterns captured rainwater. Siding was wood, later replaced by asbestos shingles after a hurricane in 1944. Fireplaces provided heat if needed, and were sometimes decorated with local shell and coral rock.

While early structures faced destruction by storms or the development of high-rise condominiums, many historic buildings remain standing. Precisely identifying the style of some structures can be difficult if they have been enlarged or updated. The variations serve to illustrate the evolution of our community's cottage style over time.

Architectural Styles:

- **WOOD FRAME (FRAME VERNACULAR):** Functional wood frame building built for subtropical climate. Lacks stylistic detail. Generally rectangular, one or two story, with single-story porch.



161 BAY ROAD

- **PILING HOUSE:** Frame vernacular but elevated on wood pilings. Near water or in storm surge prone location.



161 BAY ROAD

- BUNGALOW TYPE 1: Hip roof over one or one-and one-half story with low dorm on façade and inset porch.
- BUNGALOW TYPE 2: Front facing gable roof. One or more gables on façade. One dominant gable often above a porch.



131 – 151 SCHOOL STREET

- BUNGALOW TYPE 3: Gable parallel to the street with a cross gable intersecting at 90 degrees.
- BUNGALOW TYPE 4: Large one and one-half story house with gable parallel to street incorporating a dormer. Porch inset under main roof supported by posts.



2661 – 2681 ESTERO BLVD

- MEDITERRANEAN REVIVAL: Arches, tile roof, stucco walls with niches and deep recessed openings.
- MISSION: Smooth or flat façade with little or no overhang, battered walls and rough textured stucco punctuated with window and door openings. Devoid of elaborate decoration. Rely on mass, arched openings clay tile roof and curvilinear parapets as features.



FORT MYERS BEACH SCHOOL, 2751 OAK STREET

- COMMERCIAL VERNACULAR: Wood frame or concrete block. Simple and functional. False parapet for signage. Recessed storefront with covered sidewalk for access. Metal gable roof or flat composition material most common.

SECTION 22-202(2)c. IDENTIFICATION OF ALL BUILDINGS, STRUCTURES AND SITES WITHIN DISTRICT AND PROPOSED CLASSIFICATION OF EACH AS CONTRIBUTING, CONTRIBUTING WITH MODIFICATIONS, OR NON-CONTRIBUTING, WITH AN EXPLANATION OF THE CRITERIA UTILIZED FOR THE PROPOSED CLASSIFICATION

CLASSIFICATIONS AND CRITERIA UTILIZED FOR PROPOSED CLASSIFICATION:

Each structure or site in the proposed historic district was evaluated according to the following criteria and assigned the appropriate classification. As years pass, more structures/sites may become eligible if they maintain their historic style integrity and become older than 50 years in age.

(C) CONTRIBUTING:

- At least 50 years old
- Maintains original exterior design integrity despite maintenance or minor remodeling over time
- Exhibits exterior/interior characteristics of early cottage design such as: wood frame, pine or treated pilings, lattice skirting, asbestos shingles, board/batten siding, front porch, dormers, widow walk, cupola, jalousie windows, shutters, rain barrel, cistern, balusters, slash pine wood flooring, early fireplace with chimney, or shell details.
- Is associated with important events or people in history of the town and island
- Is an archaeological resource
- Contributes to the scale and feeling of the historic district

(CM) CONTRIBUTING WITH MODIFICATION

- 50 years old structure has been remodeled from original but maintains cottage design integrity appropriate to scale and feeling of historic district
- Less than 50 years old but retains original exterior cottage design
- Retains some exterior/interior characteristics of early cottage design such as: wood frame, pine or treated pilings, lattice skirting, asbestos shingles, board/batten siding, front porch, dormers, widow walk, cupola, jalousie windows, shutters, rain barrel, cistern, balusters, slash pine wood flooring, early fireplace with chimney, or shell details.
- Is associated with important events or people in history of the town and island
- Is a potential archaeological resource

(NC) NON-CONTRIBUTING

- Original structure has been torn down and replaced by new structure
- New structure does not reflect exterior cottage design and does not contribute to scale and feeling of historic district
- Site or structure are not associated with important events or people in history of the town and island
- Property is vacant of structure and does not indicate potential as archaeological resource

The historic resources are identified by surveys entitled "*Historical and Architectural Survey, Lee County*" (Florida Preservation Services, 1986), "*Historical Report and Survey Supplement for Lee County, Florida*" (Janus Research 1992), and "*An Archaeological Site Inventory and Zone Management Plan for Lee County, Florida*" (Piper Archaeological Research 1987) and the "*2013 HPB Historic Resource Database*" as prepared by the ad hoc committee of the Historic Preservation Board of the Town of Fort Myers Beach.

SECTION 22-202(2)d.

STATEMENT OF THE HISTORICAL, CULTURAL, ARCHITECTURAL, ARCHAEOLOGICAL, OR OTHER SIGNIFICANCE OF THE DISTRICT AS DEFINED BY THE CRITERIA FOR DESIGNATION ESTABLISHED BY THIS CHAPTER:

According to Sec.22-204 of the Land Development Code of the Town of Fort Myers Beach, the proposed historic district meets the following criteria (Narrative follows references to applicable LDC criteria):

Sec. 22-204(a) *Significance Generally.*

(1) This district is associated with distinctive elements of the cultural, social, economic and architectural history of the island and the development of tourism in Lee County and the State of Florida.

Sec. 22-204 (c) *Architectural or aesthetic significance.*

(2) Embodies the characteristics of an architectural style, period, or method of construction.

The proposed district is discussed in the historic preservation element of the Fort Myers Beach Comprehensive Plan stating "Existing and new infill development of School Street is in the spirit and scale of the Beach's classic cottages, which can be used as home or live-work spaces such as studios or galleries, or for small scale retail use consistent with the historic theme. The Estero Island Historic Society continues to operate its Historic Cottage and Nature Center at the entrance to the Preserve. Through the dedicated efforts of the Historic Society, the cottage was moved to its present location and now houses the island's historic memorabilia and serves as an interpretive center." The following three structures at this location have already been *designated* as historic resources in accordance with Chapter 22 of the Land Development Code:

THE HISTORIC COTTAGE - 161 BAY ROAD: This beachfront cottage was built on Mango Street in 1921 by Joseph A. Davison, Sr. and Harry K. Davison, a father and son team who were Lee County's first Civil Engineers. It was the fourth home to be built on Estero Island, then called Crescent Beach, and was named "We're Here". The cottage was constructed with cypress and hardwood Florida pine floors, and has the common double hung sash windows, although some were replaced with awning and jalousie windows. The porch entrance still has the original Key West metal jalousie windows, and the familiar sloping roof is a reminder of days when rain water run-off filled the cisterns. The 1944 hurricane nearly destroyed the structure, but it was quickly rebuilt with salvaged materials and promptly renamed "We're Still Here". By 1945 the cottage became the permanent home for nearly five generations of the Davison family. It is probably best remembered as the San Castle Kindergarten until it was sold in 1992 to Henry and Edith Schlichte who donated it to the Estero Island Historic Society. It was relocated in 1995 to the entrance of the Nature Preserve and dedicated in 1997 as the Estero Island Historic Society and Nature Center. During the summer of 2008, Eagle Scout Sandor Cain completely restored the exterior of the then 87 year old structure, for a grateful community.

THE ANNEX - 161 BAY ROAD: In 1960, J. Guy Smith built this small beachside cottage on Strandview Avenue as one of the "Laughing Gull" rental cottages. This frame vernacular style cottage has the look of that era with a flat roof, asbestos siding and awning windows. As a one room structure with bath and kitchen nook, it featured a Murphy bed and tiny porch entrance. The cottage was donated to the Estero Island Historic Society by Chuck and Sharon Schmidt and relocated to this site in 2002. The deck was added when the cottage was dedicated in 2003.

THE RAIN BARREL - 161 BAY ROAD: This rain barrel was constructed in 1946 with cypress planks by Jack Henry, a Sheriff in Fort Myers, beside his large one room fishing cottage on Hercules Drive. The rain barrel collected rain from the tin roof and was, like many, the only source of fresh water for most island residents during the 1920 to 1950 era. During 1953, "City Water" laid pipe the entire length of the island, at which time the cottage was expanded with the addition of a bedroom and bath. Both the cottage and the rain barrel withstood the severe hurricanes of 1947 and 1960 but, as a 58 year old structure, the rain barrel was destroyed by Hurricane Charley in 2004.

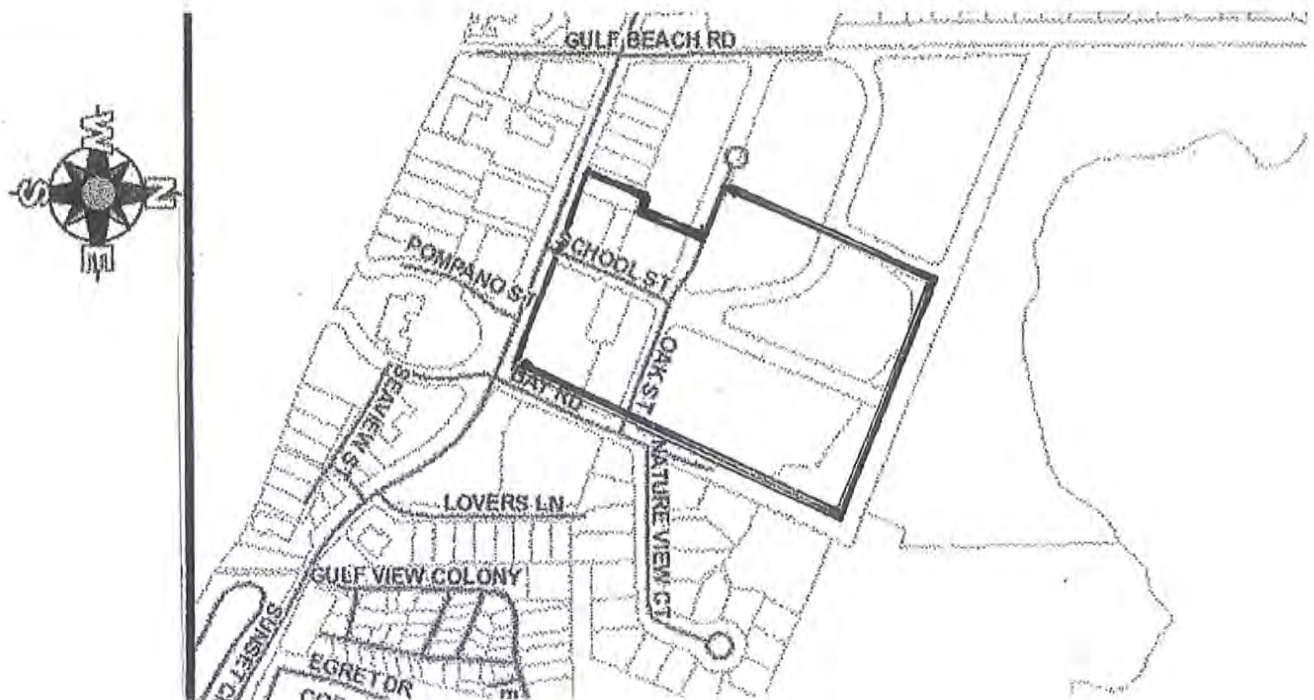
The district serves as the gateway to the Matanzas Pass Preserve. The FMB Comprehensive Plan states (page 13-16) that "Archaeological resources were surveyed in the *Lee County Archaeological Site Survey and Zone Management Plan* prepared in 1987. (Piper Archaeological Research 1987) It identifies "zones of archaeological sensitivity" identified by a predictive model that is based on characteristics of all known archaeological sites in Lee County." On Estero Island, the zones identified include the wetlands at the end of Bay Road at the Matanzas Pass Preserve.

The Fort Myers Beach Historic District 2 (FMBHD2) is associated not only with historic structures housing many of the island's historic memorabilia and documents, but also with historic structures dedicated to the educational (Fort Myers Beach School – 1949) and religious (Beach United Methodist Church) aspects of the island culture.

The climate necessitated specific architectural design features, and this district contains early structures exhibiting characteristics built to accommodate those needs. They are of the small-scale simple frame vernacular cottages having minimized the transport of materials from the mainland. Lacking air conditioning, airflow through the cottage was maximized by large windows, louvered shutters, high ceilings, and ceiling fans. Airflow under was encouraged by elevation on piers/pilings with lattice skirting. Shade was created by covered porches, wide eaves, and landscaping. Interior walls and floors were insect and mold resistant wood. Roofs were usually gable or hip, covered in pressed tin shingles or sheet metal. Gutters, rain barrels and cisterns captured rainwater. Siding was wood, later replaced by asbestos shingles after a hurricane in 1944. Fireplaces provided heat if needed, and were sometimes decorated with local shell and coral rock. Many of these architectural features are found in structures in the proposed historic district FMBHD2.

SECTION 22-202(2)e. STATEMENT OF RECOMMENDED BOUNDARIES FOR THE DISTRICT AND A JUSTIFICATION FOR THOSE BOUNDARIES, ALONG WITH A MAP SHOWING THE RECOMMENDED BOUNDARIES.

The recommended boundaries for FMBHD2 are an irregular rectangular district bounded on the west-northwest by the Town owned Bay Oaks property, on the south by Estero Boulevard, on the east-southeast by the properties on the west side of Bay Road Street and on the north by the Matanzas Pass Preserve.



SECTION 22-202(2)f. STATEMENT OF INCENTIVES REQUESTED, IF ANY, AND THE SPECIFIC GUIDELINES WHICH SHOULD BE USED IN AUTHORIZING ANY ALTERATION, DEMOLITION, RELOCATION, EXCAVATION, OR NEW CONSTRUCTION WITHIN THE BOUNDARIES OF THE DISTRICT.

The incentive requested is establishment of the Categories of Historic Importance Determination Process by the Historic Preservation Board of the Town of Fort Myers Beach. By codifying this process, owners of eligible properties may apply for determination of the importance of the resource and placement of a plaque identifying the structure as a contributing resource within the historic district. Current Land Development Code regulations will provide guidelines for alteration, demolition, relocation, excavation, or new construction within the district only resources *designated* in Category of Historic Importance 1 (CHI1) by a determination hearing with the Historic Preservation Board as requested and approved by the owner of said resource/structure. The process shall be funded by the application fees of owners of properties seeking the CHI determination and plaque placement for their qualifying historic structure/resource.

**FORT MYERS BEACH HISTORIC DISTRICT 3 (FMBHD3)
CORE BEACHFRONT COTTAGE DISTRICT**

SECTION 22-202(2)a.

PHYSICAL DESCRIPTION

This historic district encompasses the beachside residential area bounded by Estero Boulevard and the Gulf of Mexico, from 3040 Estero Boulevard at the north end to 4730 Estero Boulevard at the south end. The core district includes a structure potentially eligible for the National register of Historic Places (the Newton House - 4650 Estero Boulevard) and encompasses many early historic resources as identified by surveys entitled *"Historical and Architectural Survey, Lee County"* (Florida Preservation Services, 1986), *"Historical Report and Survey Supplement for Lee County, Florida"* (Janus Research 1992), and *"An Archaeological Site Inventory and Zone Management Plan for Lee County, Florida"* (Piper Archaeological Research 1987) and the *"2013 HPB Historic Resource Database"* as prepared by the ad hoc committee of the Historic Preservation Board of the Town of Fort Myers Beach.

EXAMPLES OF CONTRIBUTING PROPERTIES

Contributing properties include those which are: (a) original structures maintained in the original design, or (b) original structures remodeled to retain early features and reflect the cottage design heritage of Estero Island, or (c) are structures that contributed to the social, religious, educational or tourism heritage of Estero Island, or (d) are areas (vistas) where important events and activities have occurred, or (e) have archaeological importance or potential.



3250 ESTERO BOULEVARD (1950)



3280 ESTERO BOULEVARD



3040 ESTERO BOULEVARD (1925)



3360 ESTERO BOULEVARD (1940)



3650 ESTERO BOULEVARD



3420 ESTERO BOULEVARD (1951)



3450 ESTERO BOULEVARD (1951)



3502 ESTERO BOULEVARD (1921)



3730 ESTERO BOULEVARD (1930)



3770 ESTERO BOULEVARD (1920)



3900 ESTERO BOULEVARD (1926)



4000 ESTERO BOULEVARD (1957)



4050 ESTERO BOULEVARD (1944)



4330 ESTERO BOULEVARD (1950)



3880 ESTERO BOULEVARD (1930)



3610 ESTERO BOULEVARD (1961)

EXAMPLES OF NON-CONTRIBUTING PROPERTIES

Non-contributing properties include properties where structures have been modified or rebuilt in a style not in accordance with the cottage design heritage of Estero Island.



3120 ESTERO BOULEVARD (Comp Plan historic structure #8LL01546 demolished in 2013)



3102/3104 ESTERO BOULEVARD (not re-developed in cottage design heritage)



3810 ESTERO BOULEVARD (1978)



4452 ESTERO BOULEVARD

LIST OF CONTRIBUTING PROPERTIES OUTSIDE THE DISTRICT

Structures exist outside the proposed FMBHD3 CORE BEACHFRONT COTTAGE DISTRICT that were identified in the 1986 and 1992 Lee County survey, as well as others not identified due to the limited scope of the survey. Many of those structures/vistas will be contained within, and contributing to, the three additional historic districts (FMBHD1, FMBHD2, FMBHD4) proposed for Estero Island, which will contain the highest concentrations of historic structures in areas that represent the history of Estero Island. Those properties identified by the Lee County Survey of 1986 and 1992 that are not located within one of the four historic districts are limited and as follows:

OUTSIDE 4 PROPOSED HISTORIC DISTRICTS

323 Crescent Steet		LEFB011	8LL01103
340 Crescent Street	194624W40150E0170	LEFB012	8LL01104
1172 Estero Blvd	194624W40140B0020	LEFB014	8LL01116
1207 Estero Blvd	194624W40150D0050	LEFB015	8LL01153
81 Miramar Street	194624W40080C0050	LEFB020	8LL01133
73 Alva	194624W40070C0050	LEFB030	8LL01125
1550 I Street	194624W40070C0100	LEFB031	8LL01126
71 Avenue E	194624W40070B004A	LEFB038	8LL01107
1660 Estero Blvd	194624W40070B001B	LEFB039	
61 Miramar Street	194624W40080C0010	LEFB040	8LL01134
2101 Estero Blvd	194624W4004210000	LEFB045	8LL01106
451 Connecticut	294624W2001460010	LEFB050	8LL01101
125 Madison Court	294624W10020D0140	LEFB073	8LL01127
2890 Seaview Street	304624W2003M00080	LEFB085	8LL01157
2878 Seaview Street	304624W2003M00070	LEFB086	8LL01158
2880 Seaview Street	304624W2003M00070	LEFB087	8LL01159
2880 Estero Blvd	304624W2003M0015A	LEFB088	8LL01160
53 Pompano Street	304624W20020B0240	LEFB089	8LL01145
2704/2706 Estero Blvd	304624W20020B0260	LEFB090	8LL01146
2686 Estero Blvd	194624W20020B0180	LEFB091	8LL01147
2450 Estero Blvd		LEFB092	8LL01130
67 Canal Street			8LL01535
1480 I Street	194624W40070D0100		8LL01554

SECTION 22-202(2)b.

DESCRIPTION OF TYPICAL ARCHITECTURAL STYLES, CHARACTER-DEFINING FEATURES, AND TYPES OF BUILDINGS, STRUCTURES, OR SITES WITHIN THE DISTRICT

Early homesteaders settled on Estero Island in the late 1800's, many in fishing shacks. When the first swing bridge was completed, visitors began to build homes and vacation homes on the island. The street, known at that time as Eucalyptus Street, was only paved to Connecticut Street. Those who desired to venture further south drove out onto the beach, seeking the firm sand left at a low tide. The beachfront developed as the most popular spot for visitors from Fort Myers as well as all over the state of Florida and United States.

Frame vernacular cottages were designed for comfort and practicality in our subtropical climate at a time prior to running water, air conditioning and insect control. To minimize transport of materials from the mainland, designs were simple and scale was small. Some cottages were barged in from other locations and placed on short pilings on a beachfront property. A houseboat (Ma Turner's Honeymooner's Houseboat) was placed on shore in 1933 and became a popular restaurant, The Pelican, with overnight room. A restaurant still stands in that place today (3040 Estero Boulevard). Airflow through the cottage was maximized by large windows, louvered shutters, high ceilings, and ceiling

fans. Airflow under was encouraged by elevation on piers/pilings with lattice skirting. Shade was created by covered porches, wide eaves, and landscaping. Interior walls and floors were insect and mold resistant wood. Roofs were usually gable or hip, covered in pressed tin shingles or sheet metal. Gutters, rain barrels and cisterns captured rainwater. Siding was wood, later replaced by asbestos shingles after a hurricane in 1944. Fireplaces provided heat if needed, and were sometimes decorated with local shell and coral rock.

While early structures faced destruction by storms or the development of high-rise condominiums, many historic buildings remain standing. Precisely identifying the style of some structures can be difficult if they have been enlarged or updated. The variations serve to illustrate the evolution of our community's cottage style over time.

Architectural Styles:

- **WOOD FRAME (FRAME VERNACULAR):** Functional wood frame building built for subtropical climate. Lacks stylistic detail. Generally rectangular, one or two story, with single-story porch.



4650 ESTERO BOULEVARD (1954)

- **PILING HOUSE:** Frame vernacular but elevated on wood pilings. Near water or in storm surge prone location.



3950 ESTERO BOULEVARD (1947)

- **BUNGALOW TYPE 1:** Hip roof over one or one-and one-half story with low dorm on façade and inset porch.



3600 ESTERO BOULEVARD (1945)

- BUNGALOW TYPE 2: Front facing gable roof. One or more gables on façade. One dominant gable often above a porch.



3750 ESTERO BOULEVARD (1932)

- BUNGALOW TYPE 3: Gable parallel to the street with a cross gable intersecting at 90 degrees.



3320 ESTERO BOULEVARD (1921)

- BUNGALOW TYPE 4: Large one and one-half story house with gable parallel to street incorporating a dormer. Porch inset under main roof supported by posts.
- MEDITERRANEAN REVIVAL: Arches, tile roof, stucco walls with niches and deep recessed openings.
- MISSION: Smooth or flat façade with little or no overhang, battered walls and rough textured stucco punctuated with window and door openings. Devoid of elaborate decoration. Rely on mass, arched openings clay tile roof and curvilinear parapets as features.
- COMMERCIAL VERNACULAR: Wood frame or concrete block. Simple and functional. False parapet for signage. Recessed storefront with covered sidewalk for access. Metal gable roof or flat composition material most common.

SECTION 22-202(2)c.

IDENTIFICATION OF ALL BUILDINGS, STRUCTURES AND SITES WITHIN DISTRICT AND PROPOSED CLASSIFICATION OF EACH AS CONTRIBUTING, CONTRIBUTING WITH MODIFICATIONS, OR NON-CONTRIBUTING, WITH AN EXPLANATION OF THE CRITERIA UTILIZED FOR THE PROPOSED CLASSIFICATION

CLASSIFICATIONS AND CRITERIA UTILIZED FOR PROPOSED CLASSIFICATION:

Each structure or site in the proposed historic district was evaluated according to the following criteria and assigned the appropriate classification. As years pass, more structures/sites may become eligible if they maintain their historic style integrity and become older than 50 years in age.

(C) CONTRIBUTING:

- At least 50 years old
- Maintains original exterior design integrity despite maintenance or minor remodeling over time
- Exhibits exterior/interior characteristics of early cottage design such as: wood frame, pine or treated pilings, lattice skirting, asbestos shingles, board/batten siding, front porch, dormers, widow walk, cupola, jalousie windows, shutters, rain barrel, cistern, balusters, slash pine wood flooring, early fireplace with chimney, or shell details.
- Is associated with important events or people in history of the town and island
- Is an archaeological resource
- Contributes to the scale and feeling of the historic district

(CM) CONTRIBUTING WITH MODIFICATION

- 50 years old structure has been remodeled from original but maintains cottage design integrity appropriate to scale and feeling of historic district
- Slightly less than 50 years old but retains original exterior cottage design
- Retains some exterior/interior characteristics of early cottage design such as: wood frame, pine or treated pilings, lattice skirting, asbestos shingles, board/batten siding, front porch, dormers, widow walk, cupola, jalousie windows, shutters, rain barrel, cistern, balusters, slash pine wood flooring, early fireplace with chimney, or shell details.
- Is associated with important events or people in history of the town and island
- Although vacant is a potential archaeological resource

(NC) NON-CONTRIBUTING

- Original structure has been torn down and replaced by new structure
- New structure does not reflect exterior cottage design and does not contribute to scale and feeling of historic district
- Site or structure are not associated with important events or people in history of the town and island
- Property is vacant of structure and does not indicate potential as archaeological resource

The historic resources are identified by surveys entitled *"Historical and Architectural Survey, Lee County"* (Florida Preservation Services, 1986), *"Historical Report and Survey Supplement for Lee County, Florida"* (Janus Research 1992), and *"An Archaeological Site Inventory and Zone Management Plan for Lee County, Florida"* (Piper Archaeological Research 1987) and the *"2013 HPB Historic Resource Database"* as prepared by the ad hoc committee of the Historic Preservation Board of the Town of Fort Myers Beach.

[SEE INDEX 2: FMBHD3 Resource Survey](#)

SECTION 22-202(2)d.

STATEMENT OF THE HISTORICAL, CULTURAL, ARCHITECTURAL, ARCHAEOLOGICAL, OR OTHER SIGNIFICANCE OF THE DISTRICT AS DEFINED BY THE CRITERIA FOR DESIGNATION ESTABLISHED BY THIS CHAPTER:

According to Sec.22-204 of the Land Development Code of the Town of Fort Myers Beach, the proposed historic district meets the following criteria (Narrative follows references to applicable LDC criteria):

Sec. 22-204(a) *Significance Generally.*

(1) This district is associated with distinctive elements of the cultural, social, economic and architectural history of the island and the development of tourism in Lee County and the State of Florida.

Sec. 22-204 (c) *Architectural or aesthetic significance.*

(2) Embodies the characteristics of an architectural style, period, or method of construction.

The Fort Myers Beach Historic District 3 (FMBHD3) is associated with the patterns of land development and growth of the tourism industry in the State of Florida, as well as the development of a prosperous social and cultural community on Estero Island.

Early access to the island was by boat, then by a wooden bridge. Once on the island, there was no street, so the cars drove directly down the beach to swim or head to one of the early hotel/casino/dance halls on the beachfront. When the early wooden toll bridge was washed out in the 1926 hurricane, it was replaced by a swing bridge and a wash bumpy "washboard" street called Eucalyptus was created. Traffic then could go down the street as far as today's Pompano Street, where the Winkler Hotel stood. From there, it was back to the beach with your car to venture south.

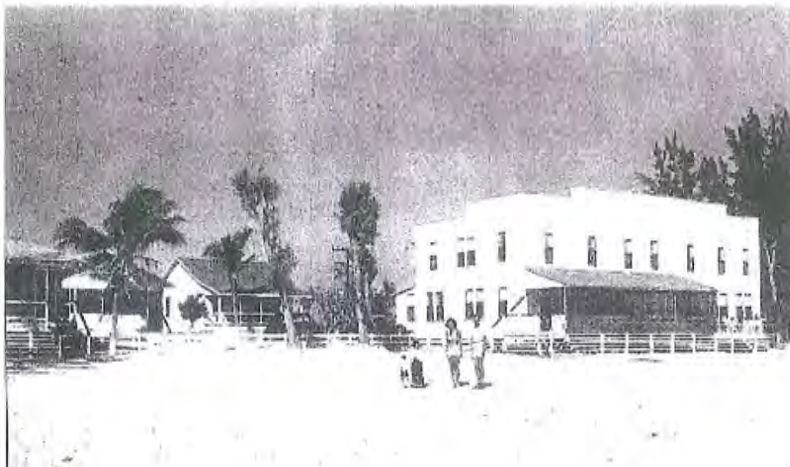
With the beach as the roadway and the Gulf inviting a swim, the beachfront properties became the most desirable locations for building. While developers near the bridge and Bay built groups of structures such as cottage courts, development on the beachfront was on single parcels by individual owners. The climate necessitated specific architectural design features, and this district contains many of the earliest structures exhibiting characteristics built to accommodate those needs. They are of the small-scale simple frame vernacular cottages having minimized the transport of materials from the mainland. Lacking air conditioning, airflow through the cottage was maximized by large windows, louvered shutters, high ceilings, and ceiling fans. Airflow under was encouraged by elevation on piers/pilings with lattice skirting. Shade was created by covered porches, wide eaves, and landscaping. Interior walls and floors were insect and mold resistant wood. Roofs were usually gable or hip, covered in pressed tin shingles or sheet metal. Gutters, rain barrels and cisterns captured rainwater. Siding was wood, later replaced by asbestos shingles after a hurricane in 1944. Fireplaces provided heat if needed, and were sometimes decorated with local shell and coral rock. These architectural features are found in structures throughout proposed historic district FMBHD3.

Some were built on location, while others were barged in and set in place on the Gulf front. The homes were used mostly as weekend summer homes for those from Fort Myers and winter homes for those from up north. Many wealthy and famous people visited the cottages contained in this district, including Thomas Edison, the Lindbergs, and others who were guests of the Newton family.



Visitors Enjoying Fort Myers Beach

With the onset of WWII, most structures became fulltime rental units as housing was needed for the families of the 30,000 airmen who were stationed in Fort Myers at Page Field and Buckingham. Almost every structure housed a military family. The Pelican Hotel and others were packed with soldiers seeking "R and R". At war's end, many military families stayed and development rapidly increased and by 1950 a paved road extended the entire length of the island.



The Pelican Hotel 3040/3048 Estero Boulevard

Today many of the small scale early beachfront cottages, some dating back as far as the 1920's, remain standing and allow visitors to enjoy a vista to the Gulf and the historic feel of a by-gone era.

SECTION 22-202(2)e. STATEMENT OF RECOMMENDED BOUNDARIES FOR THE DISTRICT AND A JUSTIFICATION FOR THOSE BOUNDARIES, ALONG WITH A MAP SHOWING THE RECOMMENDED BOUNDARIES.

The recommended boundaries for FMBHD3 create a linear beachfront district bounded by Estero Boulevard and the Gulf of Mexico, beginning north at 3040 Estero Boulevard (site of the Pelican Hotel) and ending just south of the historic Newton House. The district contains several early structures identified by surveys entitled "*Historical and Architectural Survey, Lee County*" (Florida Preservation Services, 1986), "*Historical Report and Survey Supplement for Lee County, Florida*" (Janus Research 1992), and "*An Archaeological Site Inventory and Zone Management Plan for Lee County, Florida*" (Piper Archaeological Research 1987) and the "*2013 HPB Historic Resource Database*" as prepared by the ad hoc committee of the Historic Preservation Board of the Town of Fort Myers Beach. It is one of two stretches of historic beachfront structures built in the 1920's to 1950's that served as the start to a thriving tourist industry that today drives the economic engine of Lee County and the State of Florida.

Map printed: 12/15/2013 11:33 PM

900m
3000ft

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

The incentive requested is establishment of the Categories of Historic Importance Determination Process by the Historic Preservation Board of the Town of Fort Myers Beach. By codifying this process, owners of eligible properties may apply for determination of the importance of the resource and placement of a plaque identifying the structure as a contributing resource within the historic district. Current Land Development Code regulations will provide guidelines for alteration, demolition, relocation, excavation, or new construction within the district only for resources *designated* in Category of Historic Importance 1 (CHI1) by a determination hearing with the Historic Preservation Board as requested and approved by the owner of said resource/structure. The process shall be funded by a nominal application fee to owners of properties seeking the CHI determination. The fee shall include plaque placement on qualifying historic structures/resources.

INDEX 2:
SITE INVENTORY
FMBHD3

(insert behind FMBHD3 CORE BEACHFRONT COTTAGE DISTRICT)

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
8LL01136 8LL01115 8LL01113 8LL00789 8LL01129 8LL01121 8LL01120	29-46-24-W1-00100.0120	PAN-O-GOLD BLACK HILLS CO 444 E SAINT GERMAIN ST SAINT CLOUD MN 56304 CASES SUBD PB 1 PG 59 LOT 12	3310 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1949	
	29-46-24-W1-00100.0110	COMPARETTO SALVADORE TR + 413 NORWOOD FORT MYERS FL 33919 CASES SUBD PB 1 PG 59 LOT 11	3320 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1921	
	29-46-24-W1-00100.0090	NICHOLSON MARTHA JEAN 20840 ERIE RD ROCKY RIVER OH 44116 CASES SUBD PB 1 PG 59 LOT 9	3370 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1940	
	29-46-24-W1-00100.0030	INCOGNITO HANK + ANGELA 416 GEORGE TOWN MORGANVILLE NJ 07751 CASES SUBD PB 1 PG 59 LOT 3	3552 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1942	
	29-46-24-W1-00100.0040	NGUYEN GLENDA 8211 EDGEBROOK DR NW CALGARY AB Y3A 4K9 CANADA CASES SUBD PB 1 PG 59 LOT 4	3532/3534 ESTERO BLVD FORT MYERS BEACH FL 33931	N	VACANT	
	29-46-24-W1-0040A.0010	SAVERAID SCOTT A TR 2026 FERNWOOD AVE DAVENPORT IA 52803 DAMKOHLERS SUBD BLK A PB 5 PG 23 LOTS 1 + 2	3600 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1945	
	29-46-24-W1-00180.0010	ALBRIGHT LARRY + MADALINE TR 3730 ESTERO BLVD FORT MYERS BEACH FL 33931 CASES SUBD PB 1 PG 58 LOT PT 80.	3730 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1930	
	29-46-24-W1-00181.0020	ALBRIGHT HOLDINGS LTD 3730 ESTERO BLVD FORT MYERS BEACH FL 33931 CASES SUBD PB 1 PG 58 PT LOT 81	3750 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1932	
	29-46-24-W1-00181.0030	KOPIDLANSKY VICTOR + DIANA TR 494 WASHINGTON CT FORT MYERS BEACH FL 33931 CASES SUBD PB 1 PG 58 PT LT 81	3770 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1920	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	29-46-24-W1-00181.0010	KEANE PATRICK J + EITHNE C 6747 NW 63RD WAY PARKLAND FL 33067 CASES SUBD PB 1 PG 58 LOT PT 81	3780 ESTERO BLVD FORT MYERS BEACH FL 33931	N	VACANT	
	29-46-24-W2-00183.0020	CORLEW JAMES L SR + BETTY C 4501 TROUGH SPRINGS RD ADAMS TN 37010 CASES SUBD PB 1 PG 58 LOT PT 83	3860 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1963	
	29-46-24-W2-00183.0030	SURFUS JOHN D PO BOX 3053 FORT MYERS BEACH FL 33932 CASES SUBD PB 1 PG 58 LOT PT 83	3870 ESTERO BLVD FORT MYERS BEACH FL 33931	CM	1956	
8LL01119	29-46-24-W2-00184.0010	REITZ L A + CAROL 3880 ESTERO BLVD FORT MYERS BEACH FL 33931 CASES SUBD PB 1 PG 58 LOT PT 84	3880 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1930	
8LL01118	29-46-24-W3-0050F.0010	HERBERT THOMAS MICHAEL PO BOX 1361 LEHIGH ACRES FL 33970 GULF ISLAND MANOR BLK F PB 8 PG 68 LOTS 1 + 2	3900 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1926	
	29-46-24-W3-0050F.0040	DAVIS MITCHEL CHAD 1/3 + 2332 E TORREY PINES PL CHANDLER AZ 85249 PARL IN GULF ISLAND MANOR BLK F REC IN PB 8 PG 68 LOT 4	3970 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1947	
	29-46-24-W3-02300.2010	DUNLEAVY JOHN J TR + 2916 OAKTON RIDGE CIR OAKTON VA 22124 CASCADES CONDO OR 1485 PG 228 UNIT 201	4400 ESTERO BLVD 201 FORT MYERS BEACH FL 33931	N		
	29-46-24-W3-02200.00CE	VILLA DEL MAR CONDO STE 203 10491 SIX MILE CYPRESS PKWY FORT MYERS FL 33966 VILLA DEL MAR CONDO COMMON AREA OR1237/1279 OR2922/2420	4452 ESTERO BLVD FORT MYERS BEACH FL 33931	N		
	29-46-24-W3-0080E.0060	DOCBONE PROPERTIES 4502 LLC 15941 NELSONS CT FORT MYERS FL 33908 N 20 FT OF LT 5 + W 72 FT LT 6 + N 20 FT OF W 1/2 LT 4	4502 ESTERO BLVD FORT MYERS BEACH FL 33931	N	2006	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	29-46-24-W3-02100.00CE	STRANDVIEW TOWER CONDO PO BOX 6112 FORT MYERS BEACH FL 33932 STRANDVIEW TOWER CONDO COMMON AREA RECORDED OR 1171 PG 211	4562 ESTERO BLVD FORT MYERS BEACH FL 33931	N		
	29-46-24-W3-0080H.0050	TOWN OF FORT MYERS BEACH PO BOX 3077 FORT MYERS BEACH FL 33932 HYDE PARK BLK H PB 7 PG 20 LOT 5	4600 ESTERO BLVD FORT MYERS BEACH FL 33931	N	VACANT	
	29-46-24-W3-0080H.0030	TOWN OF FORT MYERS BEACH PO BOX 3077 FORT MYERS BEACH FL 33932 HYDE PARK BLK H PB 7 PG 20 LOTS 3 + 4	4610 ESTERO BLVD FORT MYERS BEACH FL 33931	N	VACANT	
	29-46-24-W3-0080H.0010	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931 HYDE PARK BLK H PB 7 PG 20 LOTS 1 + 2 + 6	4650 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1954	
	29-46-24-W3-008J0.0050	ASHDOWN PETER H + JUNE S 53 WELLINGTON RD BOLLINGTON MALCLESFIELD SK10 5JH UNITED KINGDOM HYDE PARK BLK J PB 7 PG 20 LOT 5	4660 ESTERO BLVD FORT MYERS BEACH FL 33931	N	2005	
	29-46-24-W3-008J0.0030	ESTERO ISLAND BEACH HOUSE LLC 4700 ESTERO BLVD FORT MYERS BEACH FL 33931 HYDE PARK BLK J PB 7 PG 20 LOTS 3 4 + 6	4690/4700 ESTERO BLVD FORT MYERS BEACH FL 33931	CM	1940	
	29-46-24-W3-008J0.0010	ROUGRAFF PAUL M + BARBARA L 122 CARICA RD NAPLES FL 34108 HYDE PARK BLK J PB 7 PG 20 PT LTS 1+2+3+6+PAR IN SEC 28 DESC OR 1268 PG 1181	4730 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1950	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
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8LL01122
8LL01108
(combined
with 3048)
8LL01123

29-46-24-W1-00100.0220

Site Address:
3040 ESTERO BLVD
FORT MYERS BEACH FL 33931

DOR Property Type / Land Type:
21- RESTAURANTS, CAFETERIAS
GULF

Legal:
CASES SUBD PB 1 PG 58 LTS 20+21 LESS ELY 10FT+ 22+23+PT LOT 24+ALL OF LOTS 25+26 AS
DESC OR 2015 PG 2182 + OR 2015/2176

Owner / Address:
EAST COAST RESTAURANTS
INC
3040 ESTERO BLVD
FORT MYERS BEACH FL 33931

Year Built: 1925
Bed/Bath: 07/22.0
Gross Bldg Area: 19,595
Land Area: 78,347
Pool: No

29-46-24-W1-00100.0180

Site Address:
3102/3104 ESTERO BLVD
FORT MYERS BEACH FL 33931

DOR Property Type / Land Type:
08- MULTI-FAMILY LESS THAN 10
GULF

Legal:
CASES SUBD PB 1 PG 58 LOT 18

Owner / Address:
KOZIOL EDWARD F + SUSAN A TR
13233 108TH AVE
ORLAND PARK IL 60467

Year Built: 2007
Bed/Bath: 6 / 7.0
Gross Bldg Area: 11,898
Land Area: 11,244
Pool: Yes

29-46-24-W1-00100.0150

Site Address:
3180/3210 ESTERO BLVD
FORT MYERS BEACH FL 33931

DOR Property Type / Land Type:
08- MULTI-FAMILY LESS THAN 10
GULF

Legal:
CASES SUBD PB 1 PG 59 LOT 15 LESS RD

Owner / Address:
DURRETT ALVA E JR + KATHY L
4253 BAY BEACH LN APT 7F
FORT MYERS BEACH FL 33931

Year Built: 1952
Bed/Bath: 2 / 1.0
Gross Bldg Area: 1,147
Land Area: 11,615
Pool: No

29-46-24-W1-00100.0130

Site Address:
3280 ESTERO BLVD
FORT MYERS BEACH FL 33931

DOR Property Type / Land Type:
08- MULTI-FAMILY LESS THAN 10
GULF

Legal:
CASES SUBD PB 1 PG 59 LOT 13

Owner / Address:
SAND CASTLE COTTAGES LLC
6541 WINKLER RD
FORT MYERS FL 33919

Year Built: 1967
Bed/Bath: 3 / 3.0
Gross Bldg Area: 2,981
Land Area: 12,285
Pool: No

29-46-24-W1-00100.0090

Site Address:
3370 ESTERO BLVD
FORT MYERS BEACH FL 33931

DOR Property Type / Land Type:
08- MULTI-FAMILY LESS THAN 10
GULF

Legal:
CASES SUBD PB 1 PG 59 LOT 9

Owner / Address:
NICHOLSON MARTHA JEAN
20840 ERIE RD
ROCKY RIVER OH 44116

Year Built: 1940
Bed/Bath: 5 / 4.5
Gross Bldg Area: 2,720
Land Area: 10,841
Pool: No

8LL01110

C 1925

N 2007

CM 1952

C 1952
1967

C 1940

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
		29-46-24-W1-00100.0140 Site Address: 3250 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: <i>CASES SUBD PB 1 PG 59 LOT 14 LESS EASEMENT W 10</i>	Owner / Address: HOFFMAN ELIOT B + VALARIE PELZ 3250 ESTERO BLVD FORT MYERS BEACH FL 33931 Year Built: 1950 Bed/Bath: 3 / 2.0 Gross Bldg Area: 2,976 Land Area: 10,429 Pool: No	C	1950	
		29-46-24-W1-00100.0120 Site Address: 3310 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: <i>CASES SUBD PB 1 PG 59 LOT 12</i>	Owner / Address: PAN-O-GOLD BLACK HILLS CO 444 E SAINT GERMAIN ST SAINT CLOUD MN 56304 Year Built: 1949 Bed/Bath: 3 / 2.0 Gross Bldg Area: 3,314 Land Area: 11,182 Pool: No	C	1949	
		29-46-24-W1-00100.0110 Site Address: 3320 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: <i>CASES SUBD PB 1 PG 59 LOT 11</i>	Owner / Address: COMPARETTO SALVADORE TR + 413 NORWOOD FORT MYERS FL 33919 Year Built: 1921 Bed/Bath: 3 / 2.0 Gross Bldg Area: 1,498 Land Area: 11,671 Pool: No	C	1921	
		29-46-24-W1-00100.0100 Site Address: 3360 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: <i>CASES SUBD PB 1 PG 59 LOT 10</i>	Owner / Address: NICHOLSON MARTHA JEAN 20840 ERIE RD ROCKY RIVER OH 44116 Year Built: 1940 Bed/Bath: 1 / 1.0 Gross Bldg Area: 522 Land Area: 11,621 Pool: No	C	1940	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
		29-46-24-W1-00100.0080 Site Address: 3420 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: <i>CASES SUBD PB 1 PG 59 LOT 8</i>	Owner / Address: GRIGGS WILLIAM A TR PO BOX 850 TWIN LAKES WI 53181 Year Built: 1951 Bed/Bath: 3 / 2.5 Gross Bldg Area: 2,087 Land Area: 10,644 Pool: No	C	1951	
		29-46-24-W1-00100.0070 Site Address: 3450 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: <i>CASES SUBD PB 1 PG 59 LOT 7</i>	Owner / Address: MAHONEY ROBERT J 3450 ESTERO BLVD FORT MYERS BEACH FL 33931 Year Built: 1951 Bed/Bath: 3 / 2.0 Gross Bldg Area: 2,497 Land Area: 10,765 Pool: No	C	1951	
		29-46-24-W1-00100.0030 Site Address: 3552 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: <i>CASES SUBD PB 1 PG 59 LOT 3</i>	Owner / Address: INCOGNITO HANK + ANGELA 416 GEORGE TOWN MORGANVILLE NJ 07751 Year Built: 1942 Bed/Bath: 3 / 3.5 Gross Bldg Area: 5,978 Land Area: 11,396 Pool: No	C	1945	
		29-46-24-W1-0040A.0010 Site Address: 3600 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: <i>DAMKOHLERS SUBD BLK A PB 5 PG 23 LOTS 1 + 2</i>	Owner / Address: SAVERAID SCOTT A TR 2026 FERNWOOD AVE DAVENPORT IA 52803 Year Built: 1945 Bed/Bath: 3 / 2.0 Gross Bldg Area: 2,628 Land Area: 9,664 Pool: No	C	1945	

8LL01124

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
8LL01547		29-46-24-W1-00100.0060 Site Address: 3502 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 08- MULTI-FAMILY LESS THAN 10 GULF Legal: CASES SUBD PB 1 PG 59 LOT 6	Owner / Address: 3502 ESTERO LLC 6950 51ST ST KENOSHA WI 53144 Year Built: 1921 Bed/Bath: 4 / 2.0 Gross Bldg Area: 3,055 Land Area: 10,352 Pool: No	C	1921	
		29-46-24-W1-00100.0050 Site Address: 3522 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 08- MULTI-FAMILY LESS THAN 10 GULF Legal: CASES SUBD PB 1 PG 59 LOT 5	Owner / Address: REED RICHARD E + DEBRA A PO BOX 98 CLAREMONT IL 62421 Year Built: 1945 Bed/Bath: 4 / 2.0 Gross Bldg Area: 3,209 Land Area: 10,722 Pool: No	C	1945	
		29-46-24-W1-00100.0020 Site Address: 3562 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 08- MULTI-FAMILY LESS THAN 10 GULF Legal: CASES SUBD PB 1 PG 59 LOT 2	Owner / Address: BALTZER RUTH C 3562 ESTERO BLVD FORT MYERS BEACH FL 33931 Year Built: 1921 Bed/Bath: 4 / 4.0 Gross Bldg Area: 2,374 Land Area: 11,710 Pool: No	C	1921	
		29-46-24-W1-00100.0010 Site Address: 3580 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 08- MULTI-FAMILY LESS THAN 10 GULF Legal: CASES SUBD PB 1 PG 59 LOT 1	Owner / Address: VEACH WILLIAM DAVID TR + 3580 ESTERO BLVD FORT MYERS BEACH FL 33931 Year Built: 1957 Bed/Bath: 5 / 3.0 Gross Bldg Area: 4,389 Land Area: 13,493 Pool: No	C	1957	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
		29-46-24-W1-0040A.0030 Site Address: 3610 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: DAMKOHRLERS SUBD BLK A PB 5 PG 23 LOTS 3 + 4	Owner / Address: CROWS NEST LLC PO BOX 1147 AMERICAN FORK UT 84003 Year Built: 1961 Bed/Bath: 2 / 2.0 Gross Bldg Area: 1,830 Land Area: 10,339 Pool: No	C	1961	
		29-46-24-W1-0040A.0050 Site Address: 3620 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: DAMKOHRLERS SUBD BLK A PB 5 PG 23 LOTS 56 + WLY 1/2 OF LOTS 7 + 8	Owner / Address: BEACH RETREAT GETAWAY LLC 1256 FIRETHORNE CLUB DR WAXHAW NC 28173 Year Built: 1950 Bed/Bath: 3 / 3.5 Gross Bldg Area: 4,982 Land Area: 16,597 Pool: No	CM	1950	
		29-46-24-W1-0040A.0090 Site Address: 3630 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: DAMKOHRLERS SUBD BLK A PB 5 PG 23 LOTS 9 + 10 + SELY 25 FT LOTS 7 + 8	Owner / Address: CASA CUPRE LLC 11121 HARBOUR ESTATES CIR FORT MYERS FL 33908 Year Built: 1950 Bed/Bath: 5 / 4.5 Gross Bldg Area: 5,498 Land Area: 16,354 Pool: No	N	1950	
		29-46-24-W1-00180.0020 Site Address: 3700 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: CASES SUBD B 1 PG 58 PT LOT 80	Owner / Address: NIESEL CHESTER A + NANCY TR 2959 W GULF DR #304 SANIBEL FL 33957 Year Built: 1970 Bed/Bath: 4 / 3.0 Gross Bldg Area: 4,238 Land Area: 16,243 Pool: No	N	1970	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
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29-46-24-W1-00180.0030

Site Address:
3720 ESTERO BLVD
FORT MYERS BEACH FL 33931

DOR Property Type / Land Type:
01- SINGLE FAMILY RESIDENTIAL
GULF

Legal:

*CASES SUBD. PB 1 PG 58 PT LOT 80 DESC IN
OR 0412 PG 0075*

29-46-24-W1-00180.0010

Site Address:
3730 ESTERO BLVD
FORT MYERS BEACH FL 33931

DOR Property Type / Land Type:
01- SINGLE FAMILY RESIDENTIAL
GULF

Legal:

CASES SUBD PB 1 PG 58 LOT PT 80.

29-46-24-W1-00181.0020

Site Address:
3750 ESTERO BLVD
FORT MYERS BEACH FL 33931

DOR Property Type / Land Type:
01- SINGLE FAMILY RESIDENTIAL
GULF

Legal:

CASES SUBD PB 1 PG 58 PT LOT 81

29-46-24-W1-00181.0030

Site Address:
3770 ESTERO BLVD
FORT MYERS BEACH FL 33931

DOR Property Type / Land Type:
01- SINGLE FAMILY RESIDENTIAL
GULF

Legal:

CASES SUBD PB 1 PG 58 PT LT 81

Owner / Address:

RAYBURN CHRISTOPHER A TR 50%+
1821 PINE ACRE AV
DAVENPORT IA 52803

Year Built: 1968

Bed/Bath: 3 / 3.0

Gross Bldg Area: 8,170

Land Area: 14,792

Pool: Yes

Owner / Address:

ALBRIGHT LARRY + MADALINE TR
3730 ESTERO BLVD
FORT MYERS BEACH FL 33931

Year Built: 1972

Bed/Bath: 2 / 2.5

Gross Bldg Area: 8,612

Land Area: 20,489

Pool: Yes

Owner / Address:

ALBRIGHT HOLDINGS LTD
3730 ESTERO BLVD
FORT MYERS BEACH FL 33931

Year Built: 1932

Bed/Bath: 4 / 3.0

Gross Bldg Area: 3,760

Land Area: 18,315

Pool: No

Owner / Address:

KOPIDLANSKY VICTOR + DIANA TR
494 WASHINGTON CT
FORT MYERS BEACH FL 33931

Year Built: 1920

Bed/Bath: 5 / 3.0

Gross Bldg Area: 3,543

Land Area: 16,932

Pool: No

N 1968

N 1972

C 1932

C 1920

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
		29-46-24-W2-00182.0010 Site Address: 3800 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: <i>CASES SUBD PB 1 PG 58 PT OF LOT 82 TH WLY 75 FT</i>	Owner / Address: SMITH RONALD BRENDA J SMITH 3440 S BAY DR Year Built: 1976 Bed/Bath: 3 / 3.0 Gross Bldg Area: 4,862 Land Area: 15,291 Pool: No	N	1976	
		29-46-24-W2-00182.0020 Site Address: 3810 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: <i>CASES SUBD PB 1 PG 58 LOT 82 PART OF BEG NW COR</i>	Owner / Address: HOUSTON JACK DEARMOND TR 3810 ESTERO BLVD FORT MYERS BEACH FL 33931 Year Built: 1978 Bed/Bath: 4 / 3.0 Gross Bldg Area: 5,064 Land Area: 13,889 Pool: No	N	1978	
		29-46-24-W2-00182.0000 Site Address: 3830 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: <i>CASES SUBD PB 1 PG 58 LOT 82 LESS TH WLY 150 FT</i>	Owner / Address: ZAHN SCOTT M + BETH A 21587 OLD POST RD NISSWA MN 56468 Year Built: 1990 Bed/Bath: 3 / 3.5 Gross Bldg Area: 6,812 Land Area: 19,445 Pool: No	N	1978	
		29-46-24-W2-00183.0010 Site Address: 3850 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: <i>CASES SUBD. PB 1 PG 58 LOT PT 83 AKA WLY 1/4</i>	Owner / Address: SCHAEFER JOSEPH + 3850 ESTERO BLVD FORT MYERS BEACH FL 33931 Year Built: 1965 Bed/Bath: 4 / 3.0 Gross Bldg Area: 2,752 Land Area: 11,433 Pool: No	C	1965	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
		29-46-24-W3-0050F.0030 Site Address: 3950 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: GULF ISLAND MANOR BLK F PB 8 PG 68 LOT 3	Owner / Address: PROSNICK JERRY J 1012 7TH AVE S VIRGINIA MN 55792 Year Built: 1947 Bed/Bath: 2 / 2.0 Gross Bldg Area: 1,752 Land Area: 22,187 Pool: No	C	1947	
		29-46-24-W3-0050F.0040 Site Address: 3970 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: PARL IN GULF ISLAND MANOR BLK F REC IN PB 8 PG 68 LOT 4	Owner / Address: DAVIS MITCHEL CHAD 1/3 + 2332 E TORREY PINES PL CHANDLER AZ 85249 Year Built: 1947 Bed/Bath: 3 / 2.0 Gross Bldg Area: 4,734 Land Area: 21,730 Pool: No	C	1947	
		29-46-24-W3-0050F.0050 Site Address: 4000 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: GULF ISLAND MANOR BLK F PB 8 PG 68 LOT 5	Owner / Address: DAVIS DAN W 2700 HOSNER RD OXFORD MI 48370 Year Built: 1957 Bed/Bath: 3 / 3.5 Gross Bldg Area: 3,698 Land Area: 21,838 Pool: No	C	1957	
		29-46-24-W3-0060C.0010 Site Address: 4050 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: HERCULES PARK BLK C PB 5 PG 22 LOTS 1 THRU 3	Owner / Address: PHILLIPS DIANE F TR + 67 ORCHARD RD ORINDA CA 94563 Year Built: 1944 Bed/Bath: 2 / 1.0 Gross Bldg Area: 3,540 Land Area: 15,241 Pool: No	C	1944	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
		29-46-24-W3-0060D.0020 Site Address: 4100 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: HERCULES PARK BLK D PB 5 PG 22 LOT 2+W 65 FT OF LOT 3 + W 15 OF LT 1	Owner / Address: MAROTO FELIX + JOAN B 4100 ESTERO BLVD FORT MYERS BEACH FL 33931 Year Built: 1994 Bed/Bath: 4 / 3.5 Gross Bldg Area: 6,740 Land Area: 9,586 Pool: No Owner / Address: SANDERS JEANNE V TR 17 LOON SONG LN MOULTONBORO NH 03254	N	1994	
86401100		29-46-24-W3-0070C.0010 Site Address: 4150 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: GULF VIEW PLAZA BLK C PB 6/64 LT 1 + SELY 25FT LT 2 + SELY 75FT LT 3	29-46-24-W3-0070D.0010 Site Address: 4200 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: GULF VIEW PLAZA BLK D PB 6 PG 64 LOTS 1 + 2			
		29-46-24-W3-00188.0020 Site Address: 4266 ESTERO BLVD FORT MYERS BEACH FL 33931 DOR Property Type / Land Type: 01- SINGLE FAMILY RESIDENTIAL GULF Legal: CASES SUBD PB 1 PG 58 BEG 171.21 FT W OF NE COR	Year Built: 1950 Bed/Bath: 5 / 4.0 Gross Bldg Area: 3,398 Land Area: 10,490 Pool: No Owner / Address: LAMBERT WILLIAM P TR 141 ORCHARD LN KOKOMO IN 46901 Year Built: 1946 Bed/Bath: 3 / 3.0 Gross Bldg Area: 6,856 Land Area: 10,334 Pool: Yes Owner / Address: BUTLER ROBERT L + LINDA R 4266 ESTERO BLVD FORT MYERS BEACH FL 33931 Year Built: 1956 Bed/Bath: 4 / 4.0 Gross Bldg Area: 2,284 Land Area: 9,053 Pool: No	CM	1950	
				C	1956	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
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29-46-24-W3-00188.0030

Site Address:
4280 ESTERO BLVD
FORT MYERS BEACH FL 33931

Owner / Address:

4280 ESTERO BLVD LLC
431 HIGHLAND ST
SOUTH HAMILTON MA 01982

C 1957

DOR Property Type / Land Type:
01- SINGLE FAMILY RESIDENTIAL
GULF

Legal:

CASES SUBD PB 1 PG 58 BLK A FRM NE COR
HYDE PK

Year Built: 1957

Bed/Bath: 4 / 3.0

Gross Bldg Area: 4,326

Land Area: 16,097

Pool: No

29-46-24-W3-00188.0040

Site Address:
4300 ESTERO BLVD
FORT MYERS BEACH FL 33931

Owner / Address:

DAVIS MARK E + MARY A
37045 HWY 169 BOX 558
SAINT PETER MN 56082

C 1950

DOR Property Type / Land Type:
01- SINGLE FAMILY RESIDENTIAL
GULF

Legal:

CASES SUBD PB 1 PG 58 BEG NE COR LOT 88
NWLY

Year Built: 1950

Bed/Bath: 3 / 3.0

Gross Bldg Area: 3,905

Land Area: 23,282

Pool: No

C 1950

29-46-24-W3-0080A.0030

Site Address:
4330 ESTERO BLVD
FORT MYERS BEACH FL 33931

Owner / Address:

NYEHOLT HENRY J + CHARLENE TR
264 ALBATROSS ST
FORT MYERS BEACH FL 33931

8LL01148

DOR Property Type / Land Type:
01- SINGLE FAMILY RESIDENTIAL
GULF

Legal:

HYDE PARK BLK A PB 7 PG 20 LOT 3 + W 1/2
LOT 2 + W 12 FT LT 4

Year Built: 1950

Bed/Bath: 2 / 1.0

Gross Bldg Area: 1,788

Land Area: 8,678

Pool: No

29-46-24-W1-00179.0020

Site Address:
3650 ESTERO BLVD
FORT MYERS BEACH FL 33931

Owner / Address:

SURFUS JOHN D
PO BOX 3053
FORT MYERS BEACH
FL 33932

C 1930

DOR Property Type / Land Type:
39- HOTELS, MOTELS
GULF

Legal:

CASES SUBD PB 1 PG 58 BEG NWLY COR LOT 79 SELY DESC IN OR 1039-
1103

Year Built: 1930
Bed/Bath: 11 / 11.0
Gross Bldg Area:
8,660
Land Area: 32,679
Pool: No

29-46-24-W3-0080A.0010

Site Address:
4360 ESTERO BLVD
FORT MYERS BEACH FL 33931

Owner / Address:

TIKI BEACH REAL
ESTATE LLC
11455 FAIRPORT CIR
INDIANAPOLIS IN
46236

CM 1950

DOR Property Type / Land Type:
39- HOTELS, MOTELS
GULF

Legal:

HYDE PARK BLK A PB 7 PG 20 E 1/2 BLK A.

Year Built: 1950
Bed/Bath: 7 / 33.0
Gross Bldg Area:
7,808
Land Area: 12,922
Pool: No

FORT MYERS BEACH HISTORIC DISTRICT 4 (FMBHD4)
SOUTH BEACHFRONT COTTAGE DISTRICT

SECTION 22-202(2)a.

PHYSICAL DESCRIPTION

This historic district encompasses the beachside residential area bounded by Estero Boulevard and the Gulf of Mexico, from 5664 Estero Boulevard at the north end to the Gulf Drive/Gulf Road neighborhood at the south end. While structures remain from the 1930's, patterns of island development relating to road access brought the majority of development here in the 1940's to 1940's. These resources were identified by the ad hoc committee of the Historic Preservation Board of the Town of Fort Myers Beach for the "2013 HPB Historic Resource Database". Few of these structures were yet eligible (50 years old) at the time of the Lee County surveys entitled "Historical and Architectural Survey, Lee County" (Florida Preservation Services, 1986), "Historical Report and Survey Supplement for Lee County, Florida" (Janus Research 1992), and "An Archaeological Site Inventory and Zone Management Plan for Lee County, Florida" (Piper Archaeological Research 1987).

EXAMPLES OF CONTRIBUTING PROPERTIES

Contributing properties include those which are: (a) original structures maintained in the original design, or (b) original structures remodeled to retain early features and reflect the cottage design heritage of Estero Island, or (c) are structures that contributed to the social, religious, educational or tourism heritage of Estero Island, or (d) are areas (vistas) where important events and activities have occurred, or (e) have archaeological importance or potential.



5698 ESTERO BOULEVARD (1940)



5676 ESTERO BOULEVARD (1948)



5682 ESTERO BOULEVARD (1948)



5740 ESTERO BOULEVARD (1936)



98 STERLING AVENUE (1952)



5720 ESTERO BOULEVARD (1940)



5730 ESTERO BOULEVARD (1946)



5760 ESTERO BOULEVARD (1932)



5770/5774 ESTERO BOULEVARD (1950)



5790 ESTERO BOULEVARD (1946)



50 ABERDEEN (1950)



5830 ESTERO BOULEVARD (1950)



5860 ESTERO BOULEVARD (1939)



5920 ESTERO BOULEVARD (1948)



5930 ESTERO BOULEVARD (1959)



5960 ESTERO BOULEVARD (1958)



5980 ESTERO BOULEVARD (1955)



6040 GULF ROAD (1952)



6050 GULF ROAD (1948)



6060 GULF ROAD (1950)



6070 GULF ROAD (1932)



6021 GULF ROAD (1948)



6041 GULF ROAD (1945)

EXAMPLES OF NON-CONTRIBUTING PROPERTIES

Non-contributing properties include properties where structures have been modified or rebuilt in a style not in accordance with the cottage design heritage of Estero Island.



5850 ESTERO BOULEVARD (2005)

LIST OF CONTRIBUTING PROPERTIES OUTSIDE THE DISTRICT

Many structures exist outside the proposed FMBHD4 SOUTH BEACHFRONT COTTAGE DISTRICT that were identified in the 1986 and 1992 Lee County survey, as well as others not identified due to the limited scope of the survey. Many of those structures/vistas will be contained within, and contributing to, the three additional historic districts (FMBHD1, FMBHD2, FMBHD3) proposed for Estero Island, which contain the highest concentrations of historic structures in areas that represent the history of Estero Island. Those properties identified by the Lee County Survey of 1986 and 1992 that are not located within one of the four historic districts are limited and as follows:

OUTSIDE 4 PROPOSED HISTORIC DISTRICTS

323 Crescent Street		LEFB011	8LL01103
340 Crescent Street	194624W40150E0170	LEFB012	8LL01104
1172 Estero Blvd	194624W40140B0020	LEFB014	8LL01116
81 Miramar Street	194624W40080C0050	LEFB020	8LL01133
73 Alva	194624W40070C0050	LEFB030	8LL01125
1550 I Street	194624W40070C0100	LEFB031	8LL01126
71 Avenue E	194624W40070B004A	LEFB038	8LL01107
1660 Estero Blvd	194624W40070B001B	LEFB039	
61 Miramar Street	194624W40080C0010	LEFB040	8LL01134
2101 Estero Blvd	194624W4004210000	LEFB045	8LL01106
451 Connecticut	294624W2001460010	LEFB050	8LL01101
125 Madison Court	294624W10020D0140	LEFB073	8LL01127
2890 Seaview Street	304624W2003M00080	LEFB085	8LL01157
2878 Seaview Street	304624W2003M00070	LEFB086	8LL01158
2880 Seaview Street	304624W2003M00070	LEFB087	8LL01159
2880 Estero Blvd	304624W2003M0015A	LEFB088	8LL01160
53 Pompano Street	304624W20020B0240	LEFB089	8LL01145
2704/2706 Estero Blvd	304624W20020B0260	LEFB090	8LL01146
2686 Estero Blvd	194624W20020B0180	LEFB091	8LL01147
2450 Estero Blvd		LEFB092	8LL01130
67 Canal Street			8LL01535
1480 I Street	194624W40070D0100		8LL01554

SECTION 22-202(2)b.

DESCRIPTION OF TYPICAL ARCHITECTURAL STYLES, CHARACTER-DEFINING FEATURES, AND TYPES OF BUILDINGS, STRUCTURES, OR SITES WITHIN THE DISTRICT

Early homesteaders settled on Estero Island in the late 1800's, many in fishing shacks. When the first swing bridge was completed, visitors began to build homes and vacation homes on the island. The street, known at that time as Eucalyptus Street, was only paved to Connecticut Street. Those who desired to venture further south drove out onto the beach, seeking the firm sand left at a low tide. This meant that development on the beachfront stretch of this historic district came somewhat later.

Frame vernacular cottages were designed for comfort and practicality in our subtropical climate at a time prior to running water, air conditioning and insect control. To minimize transport of materials from the mainland, designs were simple and scale was small. Some cottages were barged in from other locations and placed on short pilings on a beachfront property. Airflow through the cottage was maximized by large windows, louvered shutters, high ceilings, and ceiling fans. Airflow under was encouraged by elevation on piers/pilings with lattice skirting. Shade was created by covered porches, wide eaves, and landscaping. Interior walls and floors were insect and mold resistant wood. Roofs were usually gable or hip, covered in pressed tin shingles or sheet metal. Gutters, rain barrels and cisterns captured rainwater. Siding was wood, later replaced by asbestos shingles after a hurricane in 1944. Fireplaces provided heat if needed, and were sometimes decorated with local shell and coral rock. After severe storms of 1944 and 1947, homes on the beachfront were raised higher off the sand with some high enough to allow parking underneath.

While early structures faced destruction by storms many historic buildings remain standing. Precisely identifying the style of some structures can be difficult if they have been enlarged or updated. The variations serve to illustrate the evolution of our community's cottage style over time.

Architectural Styles:

- **WOOD FRAME (FRAME VERNACULAR):** Functional wood frame building built for subtropical climate. Lacks stylistic detail. Generally rectangular, one or two story, with single-story porch.



5890 ESTERO BOULEVARD (1944)

- **PILING HOUSE:** Frame vernacular but elevated on wood pilings. Near water or in storm surge prone location.



5840 ESTERO BOULEVARD (1935)

- BUNGALOW TYPE 1: Hip roof over one or one-and one-half story with low dorm on façade and inset porch.
- BUNGALOW TYPE 2: Front facing gable roof. One or more gables on façade. One dominant gable often above a porch.



93 STERLING AVENUE (1948)

- BUNGALOW TYPE 3: Gable parallel to the street with a cross gable intersecting at 90 degrees.



5698 ESTERO BOULEVARD (1940)

- BUNGALOW TYPE 4: Large one and one-half story house with gable parallel to street incorporating a dormer. Porch inset under main roof supported by posts.

SECTION 22-202(2)c.

IDENTIFICATION OF ALL BUILDINGS, STRUCTURES AND SITES WITHIN DISTRICT AND PROPOSED CLASSIFICATION OF EACH AS CONTRIBUTING, CONTRIBUTING WITH MODIFICATIONS, OR NON-CONTRIBUTING, WITH AN EXPLANATION OF THE CRITERIA UTILIZED FOR THE PROPOSED CLASSIFICATION

CLASSIFICATIONS AND CRITERIA UTILIZED FOR PROPOSED CLASSIFICATION:

Each structure or site in the proposed historic district was evaluated according to the following criteria and assigned the appropriate classification. As years pass, more structures/sites may become eligible if they maintain their historic style integrity and become older than 50 years in age.

(C) CONTRIBUTING:

- At least 50 years old
- Maintains original exterior design integrity despite maintenance or minor remodeling over time
- Exhibits exterior/interior characteristics of early cottage design such as: wood frame, pine or treated pilings, lattice skirting, asbestos shingles, board/batten siding, front porch, dormers, widow walk, cupola, jalousie windows, shutters, rain barrel, cistern, balusters, slash pine wood flooring, early fireplace with chimney, or shell details.
- Is associated with important events or people in history of the town and island
- Is an archaeological resource
- Contributes to the scale and feeling of the historic district

(CM) CONTRIBUTING WITH MODIFICATION

- 50 years old structure has been remodeled from original but maintains cottage design integrity appropriate to scale and feeling of historic district
- Slightly less than 50 years old but retains original exterior cottage design
- Retains some exterior/interior characteristics of early cottage design such as: wood frame, pine or treated pilings, lattice skirting, asbestos shingles, board/batten siding, front porch, dormers, widow walk, cupola, jalousie windows, shutters, rain barrel, cistern, balusters, slash pine wood flooring, early fireplace with chimney, or shell details.
- Is associated with important events or people in history of the town and island
- Although vacant is a potential archaeological resource

(NC) NON-CONTRIBUTING

- Original structure has been torn down and replaced by new structure
- New structure does not reflect exterior cottage design and does not contribute to scale and feeling of historic district
- Site or structure are not associated with important events or people in history of the town and island
- Property is vacant of structure and does not indicate potential as archaeological resource

The historic resources are identified by the "2013 HPB Historic Resource Database" as prepared by the ad hoc committee of the Historic Preservation Board of the Town of Fort Myers Beach.

SEE INDEX 3: FMBHD4 Site Inventory

SECTION 22-202(2)d.

STATEMENT OF THE HISTORICAL, CULTURAL, ARCHITECTURAL, ARCHAEOLOGICAL, OR OTHER SIGNIFICANCE OF THE DISTRICT AS DEFINED BY THE CRITERIA FOR DESIGNATION ESTABLISHED BY THIS CHAPTER:

According to Sec.22-204 of the Land Development Code of the Town of Fort Myers Beach, the proposed historic district meets the following criteria (Narrative follows references to applicable LDC criteria):

Sec. 22-204(a) Significance Generally.

(1) This district is associated with distinctive elements of the cultural, social, economic and architectural history of the island and the development of tourism in Lee County and the State of Florida.

Sec. 22-204 (c) Architectural or aesthetic significance.

(2) Embodies the characteristics of an architectural style, period, or method of construction.

The Fort Myers Beach Historic District 4 (FMBHD4) is associated with the patterns of land development and growth of the tourism industry in the State of Florida, as well as the development of a prosperous social and cultural community on Estero Island.

Early access to the island was by boat, then by a wooden bridge. Once on the island, there was no street, so the cars drove directly down the beach to swim or head to one of the early hotel/casino/dance halls on the beachfront. When the early wooden toll bridge was washed out in the 1926 hurricane, it was replaced by a swing bridge and a wash bumpy "washboard" street called Eucalyptus was created. Traffic then could go down the street as far as today's Pompano Street, where the Winkler Hotel stood. From there, it was back to the beach with your car to venture south.



Cars line the beach behind visitors

With the beach as the roadway and the Gulf inviting a swim, the beachfront properties became the most desirable locations for building. While developers near the bridge and Bay built groups of structures such as cottage courts, development on the beachfront was on single parcels by individual owners.

Some cottages were built on location, while others were barged in and set in place on the Gulf front. The homes were used mostly as weekend summer homes for those from Fort Myers and winter homes for those from up north. The climate necessitated specific architectural design features, and this district contains many of the earliest structures exhibiting characteristics built to accommodate those needs. They are of the small-scale simple frame vernacular cottages having minimized the transport of materials from the mainland. Lacking air conditioning, airflow through the cottage was maximized by large windows, louvered shutters, high ceilings, and ceiling fans. Airflow under was encouraged by elevation on piers/pilings with lattice skirting. Shade was created by covered porches, wide eaves, and landscaping. Interior walls and floors were insect and mold resistant wood. Roofs were usually gable or hip, covered in pressed tin shingles or sheet metal. Gutters, rain barrels and cisterns captured rainwater. Siding was wood, later replaced by asbestos shingles after a hurricane in 1944. Fireplaces provided heat if needed, and were sometimes decorated with local shell and coral rock. These architectural features are found in structures throughout proposed historic district FMBHD4.

With the onset of WWII, most structures became fulltime rental units as housing was needed for the families of the 30,000 soldiers who were stationed in Fort Myers. Almost every structure housed a military family. The Commodore Hotel (slightly north of the district on the beachfront where Smuggler's Cove now stands) was packed with soldiers seeking "R and R". At war's end, many military families stayed and development rapidly increased and by 1950 a paved road extended the entire length of the island.



*Estero Boulevard in 1948 at 5700 block
(note school - now Women's Club - on Sterling Avenue in background)*

Due to its location, this stretch of beachfront was subjected to several unique influences on its development. First, it was the southernmost available for development and harder to get to by car. The main road was not paved to this section of the island until about 1950, and land other than beachfront was undeveloped. In addition, all land south of this district was owned by the Koreshans and undevelopable until after the end of WWII. When the Koreshan land sold, it was developed with condominiums moving from south to north, as was the street. When the north and south sections of the boulevard finally met in this district, they did not line up and a large curve was created within the district at around 5980 Estero Boulevard. Those properties north of the curve were single residential beach to street lots, while those south of the curve were much larger (to accommodate condominium development) and created space for a small neighborhood between Estero Boulevard and the Gulf of Mexico. The unique Gulf-side neighborhood (Gulf Road/Gulf Drive) is included within the southernmost boundary of the district.

Today many of the small scale early beachfront cottages remain standing, allowing visitors a vista to the Gulf and preserving the historic feel of a by-gone era.

SECTION 22-202(2)e. STATEMENT OF RECOMMENDED BOUNDARIES FOR THE DISTRICT AND A JUSTIFICATION FOR THOSE BOUNDARIES, ALONG WITH A MAP SHOWING THE RECOMMENDED BOUNDARIES.

The recommended boundaries for FMBHD4 create a linear beachfront district bounded by Estero Boulevard and the Gulf of Mexico, beginning north at 5664 Estero Boulevard and ending in the unique Gulf Drive/Gulf Road neighborhood. The district contains historic structures identified by the "2013 HPB Historic Resource Database" as prepared by the ad hoc committee of the Historic Preservation Board of the Town of Fort Myers Beach. It is one of two stretches of historic beachfront residential structures built between the 1920's to 1960's that served as the start to a thriving tourist industry that continues to drive the economic engine of Lee County and the State of Florida.

Lee Property Appraiser GeoView Map



SECTION 22-202(2)f. STATEMENT OF INCENTIVES REQUESTED, IF ANY, AND THE SPECIFIC GUIDELINES WHICH SHOULD BE USED IN AUTHORIZING ANY ALTERATION, DEMOLITION, RELOCATION, EXCAVATION, OR NEW CONSTRUCTION WITHIN THE BOUNDARIES OF THE DISTRICT.

The incentive requested is establishment of the Categories of Historic Importance Determination Process by the Historic Preservation Board of the Town of Fort Myers Beach. By codifying this process, owners of eligible properties may apply for determination of the importance of the resource and placement of a plaque identifying the structure as a contributing resource within the historic district. Current Land Development Code regulations will provide guidelines for alteration, demolition, relocation, excavation, or new construction within the district only for resources *designated* in Category of Historic Importance 1 (CHI1) by a determination hearing with the Historic Preservation Board as requested and approved by the owner of said resource/structure. The process shall be funded by a nominal application fee to owners of properties seeking the CHI determination. The fee shall include plaque placement on qualifying historic structures/resources.

INDEX 3:
SITE INVENTORY
FMBHD4

(insert behind FMBHD4 SOUTH BEACHFRONT COTTAGE DISTRICT)

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	33-46-24-W2-00205.0010	SHAMP JOANNE K TR PO BOX 6006 FORT MYERS BEACH FL 33932 GULF HEIGHTS BLK 5 PB 6 PG 39 LOT 38 + W 20 FT LOT 39 + POR AS DESC IN OR 4216/3368	5664 ESTERO BLVD FORT MYERS BEACH FL 33931	CM	1948	
	33-46-24-W2-00205.001A	MILLER LARRY K TR 1/2 INT + 5670 ESTERO BLVD FORT MYERS BEACH FL 33931 GULF HEIGHTS BLK 5 PB 6 PG 39 LOTS PT 1 + 39 + PT OF BLK	5670 ESTERO BLVD FORT MYERS BEACH FL 33931	CM	1947	
	33-46-24-W2-00205.0400	DIAS BERTRAM N + SHARALEE L 5676 ESTERO BLVD FORT MYERS BEACH FL 33931 GULF HEIGHTS BLK 5 PB 6 PG 39 LOT 40 + PTS LOTS 1 + 39	5676 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1948	
	33-46-24-W2-00205.0410	FLIP PROPERTIES GROUP LLC 4200 CANTERA DR STE 208 WARRENVILLE IL 60555 GULF HEIGHTS BLK 5 PB 6 PG 39 LOT 41 + PT LT 1	5682 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1948	
	33-46-24-W2-0030A.2000	CHESTER ARTIS D 5690 ESTERO BLVD FORT MYERS BEACH FL 33931 PART BLK A MCPHIE PK U-1 PB 8/52 + PT LT 42 BLK 5 GULF HGTS PB 6/39	5690 ESTERO BLVD FORT MYERS BEACH FL 33931	N	1991	
	33-46-24-W2-0030A.3000	KEMP EDWARD J + ROBERTA H 5698 ESTERO BLVD FORT MYERS BEACH FL 33931 MC PHIE PARK UNIT 1 BLK A PB 8 PG 52 BEG NE COR BLK A SW ALG	5698 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1940	
	33-46-24-W2-00205.042B	DRAKE WILLIAM CHARLES 207 E BUFFALO ST UNIT 543 MILWAUKEE WI 53202 GULF HEIGHTS BLK 5 PB 6 PG 39 PT LT 42 + PT OF BLK A MCPHIE PARK PB 8 PG 52	93 STERLING AVE FORT MYERS BEACH FL 33931	CM	1969	
	33-46-24-W2-0030B.0010	CASEY WAYNE E + LOUISE F 623 E BAILEY RD NAPERVILLE IL 60565 MC PHIE PARK UNIT 1 BLK B PB 8 PG 52 LOT 1 NELY 100 FT	5700 ESTERO BLVD FORT MYERS BEACH FL 33931	N	1977	
33-46-24-W2-0030B.001A		WENG WILLIAM 589 BEACH WALK CIR P-202 NAPLES, FL 34108	98 STERLING	C	1952	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	33-46-24-W2-0030C.0030	FLETCHER MARGUERITE P TR 1/4 + 280 SEMINOLE WAY FORT MYERS BEACH FL 33931 MC PHIE PARK UNIT 1 BLK C PB 8 PG 52 LOT 3	5830 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1950	
	33-46-24-W2-0030C.0050	DREBES LAWRENCE T JR TR + 11515 SW BREYMAN AVE PORTLAND OR 97219 MC PHIE PARK UNIT 1 BLK C PB 8 PG 52 LOT 5	5850 ESTERO BLVD FORT MYERS BEACH FL 33931	N	2005	
	33-46-24-W2-0030C.0040	MORGANEL CO 12 EDNA LN NORTH YARMOUTH ME 04097 MC PHIE PARK UNIT 1 BLK C PB 8 PG 52 LOT 4	5840 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1935	
	33-46-24-W2-0030C.0060	GAYLOR GROUP INC STE 400 5750 CASTLE CREEK PARKWAY N DR INDIANAPOLIS IN 46250 MC PHIE PARK UNIT 1 BLK C PB 8 PG 52 LOT 6	5860 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1939	
	33-46-24-W2-0030C.0070	BODENHAFFER CHARLES J + SHARON 5870 ESTERO BLVD FORT MYERS BEACH FL 33931 MC PHIE PARK UNIT 1 BLK C PB 8 PG 52 LOT 7	5870 ESTERO BLVD FORT MYERS BEACH FL 33931	N	2010	
	33-46-24-W2-0030C.0080	ESJ VI LLC 2485 LANTERN LN NAPLES FL 34102 MC PHIE PARK UNIT 1 BLK C PB 8 PG 52 LOT 8	5890/5894 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1944	
	33-46-24-W2-0040G.0010	SENA DEAN R + CHERYL 9516 S DIXIE HWY MIAMI FL 33156 MC PHIE PARK UNIT 2 BLK G PB 8 PG 59 LOT 1	5900 ESTERO BLVD FORT MYERS BEACH FL 33931	N	1971	
	33-46-24-W2-0040G.0020	GEM-FL LLC PO BOX 386 ELKHART LAKE WI 53020 MC PHIE PARK UNIT 2 BLK G PB 8 PG 59 LOT 2	5920 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1948	
	33-46-24-W2-0040G.0030	CRIDER ROBERT 6161 E LAMPKINS RD BLOOMINGTON IN 47401 MC PHIE PARK UNIT 2 BLK G PB 8 PG 59 LOT 3	5930 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1959	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	33-46-24-W2-0030B.0020	SEASIDE PARADISE LLC 949 WYNSTONE DR JEFFERSON SD 57038 MC PHIE PARK UNIT 1 BLK B PB 8 PG 52 LOT 2	5720 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1940	
	33-46-24-W2-0030B.0030	CORSON LAWRENCE M TR 8619 TIMBER PARK DR DAYTON OH 45458 MC PHIE PARK UNIT 1 BLK B PB 8 PG 52 LOT 3	5730 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1946	
	33-46-24-W2-0030B.0040	ROLFES RICHARD J JR TR 1016 GRAND ISLE DR NAPLES FL 34108 MC PHIE PARK UNIT 1 BLK B PB 8 PG 52 LOT 4	5740 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1936	
	33-46-24-W2-0030B.0050	CUMMINGS WILLIAM H PO BOX 6047 FORT MYERS BEACH FL 33932 MC PHIE PARK UNIT 1 BLK B PB 8 PG 52 LOT 5	5750 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1948	
	33-46-24-W2-0030B.0060	JONES RONALD S PO BOX 3349 WINTER PARK CO 80482 MC PHIE PARK UNIT 1 BLK B PB 8 PG 52 LOT 6	5760 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1932	
	33-46-24-W2-0030B.0070	RODRIGUEZ ABELARDO 5770 ESTERO BLVD FORT MYERS BEACH FL 33931 MC PHIE PARK UNIT 1 BLK B PB 8 PG 52 LOT 7	5770/5774 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1950	
	33-46-24-W2-0030B.0080	DIMILLO TONINO TR + 30 STONEGATE ST GORMELY ON LOH 1G0 CANADA MC PHIE PARK UNIT 1 BLK B PB 8 PG 52 LOT 8	5790 ESTERO BLVD FORT MYERS BEACH FL 33931	CM	1946	
	33-46-24-W2-0030C.0020	FCG ASSOCIATES LLC 6052 LAKE GRASMERE WAY FORT MYERS FL 33908 MC PHIE PARK UNIT 1 BLK C PB 8 PG 52 LOT 2	5820 ESTERO BLVD FORT MYERS BEACH FL 33931	N	1954	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	33-46-24-W3-00600.0120	REIDER RICHARD F 6041 GULF RD FORT MYERS BEACH FL 33931 ESTERO PARK PB 9 PG 8 LOT 12	6041 GULF RD FORT MYERS BEACH FL 33931	C	1945	
	33-46-24-W3-00600.0130	DEHENNING HAROLD + RUTH E + 6053 GULF RD FORT MYERS BEACH FL 33931 ESTERO PARK PB 9 PG 8 LOT 13	6053 GULF RD FORT MYERS BEACH FL 33931	CM	1948	
	33-46-24-W3-00600.0140	TIDES INN LLC 1256 FIRETHORNE CLUB DR WAXHAW NC 28173 ESTERO PARK PB 9 PG 8 LOT 14	6057/6059 GULF RD FORT MYERS BEACH FL 33931	N	1967	
	33-46-24-W3-00600.0150	PENCHEREK RAYMOND 6061 GULF RD FORT MYERS BEACH FL 33931 ESTERO PARK PB 9 PG 8 LOT 15	6061 GULF RD FORT MYERS BEACH FL 33931	C	1951	
	33-46-24-W3-00600.018A	TUCKER JAMES R + PATRICIA A 6081 GULF RD FORT MYERS BEACH FL 33931 ESTERO PARK PB 9 PG 8 THE NWLY 63.76 FT OF LOT 18	6081 GULF RD FORT MYERS BE FL 33931	C	1951	
	33-46-24-W3-00406-0070	BELLINA SUSAN 5980 5980 ESTERO BLVD FT MYERS BCH, FL 33931		CM	1955	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	33-46-24-W2-0030C.0080	ESJ VI LLC 2485 LANTERN LN NAPLES FL 34102 MC PHIE PARK UNIT 1 BLK C PB 8 PG 52 LOT 8	5890/5894 ESTERO BLVD FORT MYERS BEACH FL 33931	CM	1944	
	33-46-24-W3-0040G.0040	KEMPEL RUSSELL E TR 133 SHRAKES HOTEL DR AKRON OH 44319 MC PHIE PARK UNIT 2 BLK G PB 8 PG 59 LOT 4	5940 ESTERO BLVD FORT MYERS BEACH FL 33931	CM	1968	
	33-46-24-W3-0040G.0050	KOTULA DONALD L 2800 SOUTHCROSS DR W BURNSVILLE MN 55337 MC PHIE PARK UNIT 2 BLK G PB 8 PG 59 LOT 5	5950 ESTERO BLVD FORT MYERS BEACH FL 33931	N	2007	
	33-46-24-W3-0040G.0060	EBNER OSCAR JR + SUITE 308 1 TORRINGTON OFFICE PLAZA TORRINGTON CT 06790 MC PHIE PARK UNIT 2 BLK G PB 8 PG 59 LOT 6	5960/5964 ESTERO BLVD FORT MYERS BEACH FL 33931	C	1958	
	33-46-24-W3-0040G.008A	SMITH DORAE 11751 ISLE OF PALMS FORT MYERS BEACH FL 33931 MC PHIE PARK UNIT 2 BLK G OR 897 PG 630 LOT 8A	101 GULF DR FORT MYERS BEACH FL 33931	N		
	33-46-24-W3-0040G.0080	JOHNSON CHARLES H + ROSE A TR 710 ORCHARD ST WEST BEND WI 53095 MC PHIE PARK UNIT 2 BLK G PB 8 PG 59 LOT 8	103 GULF DR FORT MYERS BEACH FL 33931	<u>Parcel</u> <u>Details</u>	<u>2013</u> <u>TRIM</u>	<u>Ac</u> <u>Vic</u>
	29-46-24-W3-0050C.0010	MILES TODD A + LAURIE T 4488 HOMEWOOD LN LAKELAND FL 33811 GULF ISLAND MANOR BLK C PB 8 PG 68 LOT 1	103 GULF ISLAND DR FORT MYERS BEACH FL 33931	N		
	33-46-24-W3-00600.0260	OBRIEN DAVID M + SANDRA J 174 BRIDGE ST EAST BELLEVILLE ON K8N 1N1 CANADA ESTERO PARK PB 9 PG 8 LOT 26	6000/6002 GULF RD FORT MYERS BEACH FL 33931	C	1949	
	33-46-24-W3-00600.0250	OBRIEN SANDRA J 174 BRIDGE ST EAST BELLEVILLE ON K8N 1N1 CANADA ESTERO PARK PB 9 PG 8 LOT 25	6020 GULF RD FORT MYERS BEACH FL 33931	C	1949	

COMP PLAN #	STRAP #	OWNER/DESCRIPTION	SITE ADDRESS	C	YR BLT	CHI DET #
	33-46-24-W3-00600.0240	OBRIEN DAVID M + SANDRA J 174 BRIDGE ST E BELLEVILLE ON K8N 1N1 CANADA ESTERO PARK PB 9 PG 8 LOT 24	6030/6032 GULF RD FORT MYERS BEACH FL 33931	C	1949	
	33-46-24-W3-00600.0230	LYKE RUSSELL VERN FAMILY LP 1810 E HIGH ST JACKSON MI 49203 ESTERO PARK PB 9 PG 8 LOT 23	6040 GULF RD FORT MYERS BEACH FL 33931	C	1952	
	33-46-24-W3-00600.0220	BOSTON-REAMEY ANN M 6050 GULF RD FORT MYERS BEACH FL 33931 ESTERO PARK PB 9 PG 8 LOT 22 + NWLY 15 FT OF LOT 21	6050/6052 GULF RD FORT MYERS BEACH FL 33931	C	1948	
	33-46-24-W3-00600.0210	EBNER BARBARA S + 10 BREEZY HILL RD HARWINTON CT 06791 ESTERO PARK PB 9 PG 8 PT LOT 21 SELY 60 FT	6060 GULF RD FORT MYERS BEACH FL 33931	C	1950	
	33-46-24-W3-00600.0200	ALLSEE INVESTMENT LP 5830 COPPERLEAF LN NAPLES FL 34116 ESTERO PARK PB 9 PG 8 LOT 20	6070 GULF RD FORT MYERS BEACH FL 33931	C	1932	
	33-46-24-W3-00600.0090	OTTESON JOHN R 873 GOODRICH AVE SAINT PAUL MN 55105 ESTERO PARK PB 9 PG 8 LOT 9	6011 GULF RD FORT MYERS BEACH FL 33931	CM	1967	
	33-46-24-W3-00600.0100	PRASIVKA PAVEL + IVANA OSTRETN 204 534 01 HOLICE CZECH REPUBLIC ESTERO PARK PB 9 PG 8 LOT 10	6021 GULF RD FORT MYERS BEACH FL 33931	C	1948	
	33-46-24-W3-00600.0110	DUNN MICHAEL T 12401 OAK BEND DR FORT MYERS FL 33905 ESTERO PARK PB 9 PG 8 LOT 11	6031 GULF RD FORT MYERS BEACH FL 33931	CM	1974	

THE TOWN OF FORT MYERS BEACH, FLORIDA

HISTORIC DETERMINATION PROCESS AND COTTAGE DESIGN TRADITION

The town and Historic Preservation Board encourages preservation of our history by determining the importance of historic structures, properties and districts, identifying them with plaques, and encouraging the tradition of cottage design. This brochure will assist those who seek to apply for a determination of historic importance for a structure/property within the program, as well as those who seek to utilize cottage design as they remodel or redevelop structures in that tradition.

HISTORY OF FORT MYERS BEACH COTTAGE DESIGN

Early homesteaders settled on Estero Island in the late 1800's, many in fishing shacks. By the 1930's cottages were built as second homes for winter visitors. The dredging of bayside canals provided additional waterfront lots, with hotels, dance halls, casinos and restaurants built as island attractions. Schools, churches and other commercial structures were built as the island population grew.

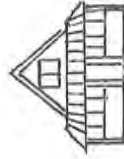
Most early cottages were of the wood frame vernacular - simple and small scale to minimize the transport of materials from the mainland. They were designed for comfort and practicality in our subtropical climate at a time prior to running water, air conditioning and insect control. Airflow through the cottage was maximized by large window openings, louvered shutters, high ceilings, and ceiling fans. Airflow underneath was encouraged by elevation on piers or pilings with lattice skirting. Shade was created by covered porches, wide eaves, and well-placed landscaping. Interior walls and floors were insect and mold resistant wood. Roofs were usually gable or hip, covered in pressed tin shingles or sheet metal. Gutters, rain barrels and cisterns captured rainwater. Siding was wood, later replaced by asbestos shingles after the 1944 hurricane. Fireplaces provided heat if needed, and were sometimes decorated with local shell or coral rock.

Early structures faced destruction by storms or the development of high-rise condominiums. Due to the sensitivity of our community, many historic buildings remain standing. While precise identification of the style and importance of some structures can be difficult if they have been enlarged or updated, variations serve to illustrate the evolution of our community's cottage style over time and contribute to the feeling of an historic district.

HISTORIC STRUCTURE DETERMINATION: The Historic Preservation Board will determine the category of historic importance (CHI) of each structure in accordance with guidance from the Lee County Historic Preservation Guide and the Town's Land Development Code. Property owners are encouraged to apply for this determination. The basis for evaluation of structures and properties includes age, builder, location, function, architectural style/design, materials, archaeological potential and association with important events and people in our town history.

1. **Age:** When was structure built? Remodeled? By whom?
2. **Location/Setting:** Why was it built in that location? Was is significant about the setting? Has the structure been moved?
3. **Function:** Was the building designed as a school, church, residence or commercial structure? Has the use changed over time?
4. **Architectural Style/Design:** Is it of a distinctive type or method of construction? Does it possess high artistic value? Is the style identifiable from the following list and illustrations?

- a. **WOOD FRAME (FRAME VERNACULAR):** Functional wood frame building built for subtropical climate. Lacks stylistic detail. Generally rectangular, one or two story, with single-story porch.



- b. **PILING HOUSE:** Frame vernacular but elevated on wood pilings. Near water or in storm surge prone location.



- c. **BUNGALOW TYPE 1:** Hip roof over one or one-and one-half story with low dorm on façade and inset porch.



- d. **BUNGALOW TYPE 2:** Front facing gable roof. One or more gables on façade. One dominant gable often above a porch.



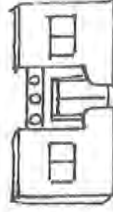
- e. **BUNGALOW TYPE 3:** Gable parallel to the street with a cross gable intersecting at 90 degrees.



- f. **BUNGALOW TYPE 4:** Large one and one-half story house with gable parallel to street incorporating a dormer. Porch inset under main roof supported by posts.



- g. **MEDITERRANEAN REVIVAL:** Arches, tile roof, stucco walls with niches and deep recessed openings.



- h. **MISSION:** Smooth or flat façade with little or no overhang, battered walls and rough textured stucco punctuated with window and door openings. Devoid of elaborate decoration. Rely on mass, arched openings clay tile roof and curvilinear parapets as features.



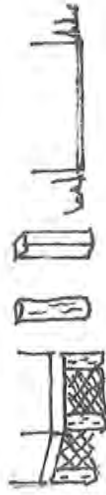
- i. **COMMERCIAL VERNACULAR:** Wood frame or concrete block. Simple and functional. False parapet for signage. Recessed storefront with covered sidewalk for access. Metal gable roof or flat composition material are most common.

5. **Materials/Workmanship:** Identify the materials used in its construction and detail or visual character.

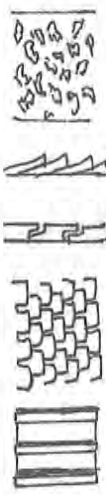
a. Wood frame or block?



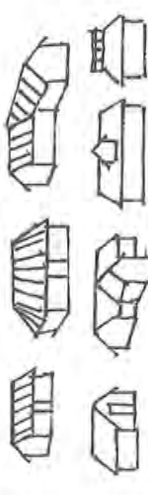
b. Is the foundation pine pilings, treated posts, or slab? Is there lattice skirting?



c. Is the exterior siding vertical board and batten, asbestos shingles, horizontal siding or stucco?



d. What is the roof shape? Pitch? Flat? Material? Are there dormers, a widow's walk or cupola?



Top Row L to R: Side Gable, Hip, Cross Gable

Bottom L to R: Front Gable, Cross Gable, Dormer, Widow's Walk

e. Are there original exterior features such as jalousie windows, grouped or paired window openings, shutters, rain barrel, cistern, balusters, landscaping or other early detail?



APPLICATION PROCESS FOR DETERMINATION OF CATEGORY OF HISTORIC IMPORTANCE AND HISTORIC PLAQUE PROGRAM

There are four Categories of Historic Importance (CHI1-4) identified by the Town of Fort Myers Beach in an effort to celebrate and preserve its history. Structures or properties with historic or archaeological importance qualify for identification in the historic plaque program.

Property owners may apply for a determination by the Historic Preservation Board. Owners may request a pre-application appointment to discuss the historic preservation program, plaques, specifics of their structure/property, and the HPB application process. It is important to note that contributing historic structures/properties in categories CHI2, CHI3, CHI4 are encouraged, but not required, to maintain original historic features. Only property owners that specifically apply for, receive, and accept category CHI1 – Historic Recognition determination are subject to Land Development Code Historic Preservation Chapter 22 regulations and exemption from FEMA regulation.

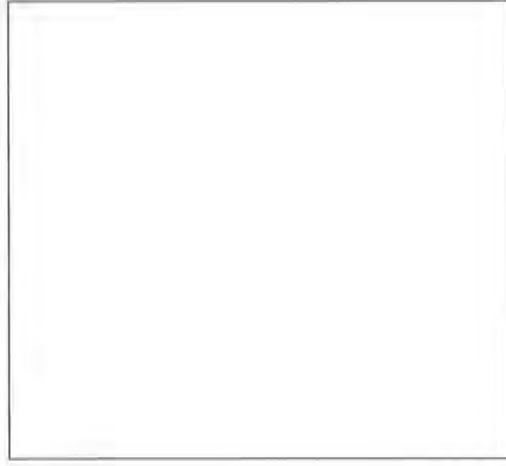
- CHI1 - HISTORIC DESIGNATION – meets requirements for County, State or National designation. Includes resources eligible for National register of Historic Places. May include archaeological importance or potential. LDC Chapter 22, Article II, Division 3 and Division 4 would apply only to this Category of Historical Importance.
- CHI2 - HISTORIC RECOGNITION – meet requirements for higher importance to social, education, religious, commercial, or tourism heritage
- CHI3 - HISTORIC SIGNIFICANCE – includes structures that are located in and contribute to a historic district
- CHI4 - HISTORIC INTEREST – includes vistas and historic sites.

Applications are available through:

The Department of Community Development
Town of Fort Myers Beach
2523 Estero Boulevard
Fort Myers Beach, FL 33931
Phone: 239-765-0202.

Thank you for supporting our community historic preservation efforts.

MAP OF HISTORIC DISTRICTS



- Are there original interior details such as slash pine wood floors, pine paneling, fireplace, historic fixtures, shell details?
- Association:** Is the structure associated with important events or people in the Town's history?
- Archaeological Resource:** Have any artifacts been found on the site? Is there reason to believe there might be artifacts buried?
- Contribution to Historic District:** Is the structure located in one of the four historic districts of the town? Does it contribute to the period, scale or feeling of one of the town's historic districts?

FMBHD1 – EARLY BAYSIDE COTTAGE DISTRICT: Primo Avenue to Pearl Street, includes first bayside canals and early structures.

FMBHD2 – CORE HISTORIC VILLAGE: Bay Street area, including the Estero Island Historic Society and Matanzas Pass Preserve.

FMBHD3 – CORE BEACHFRONT COTTAGE DISTRICT: Includes the early Gulf front cottages in the 3000 – 4000 block of Estero Blvd.

FMBHD4 – SOUTH BEACHFRONT COTTAGE DISTRICT: Beginning near Sterling Street and continues south. Includes largest group of remaining cottages between Estero Boulevard and the beach.