

Map 13: Proposed Project Impacts
Upon Inlet - Pacific Intersection

88-10-11DCJ

Table Fifteen: Proposed Project Impacts Upon Inlet - Harbor Intersection

1985 HCM: UNSIGNALIZED INTERSECTIONS

Page-1

IDENTIFYING INFORMATION

AVERAGE RUNNING SPEED, MAJOR STREET..... 30

PEAK HOUR FACTOR..... 1

AREA POPULATION..... 500

NAME OF THE EAST/WEST STREET..... Inlet Drive

NAME OF THE NORTH/SOUTH STREET..... Harbor Lane

DATE OF THE ANALYSIS (mm/dd/yy)..... 02/15/88

TIME PERIOD ANALYZED..... PM Peak Hour

INTERSECTION TYPE AND CONTROL

INTERSECTION TYPE: 4-LEG

MAJOR STREET DIRECTION: EAST/WEST

CONTROL TYPE NORTHBOUND: STOP SIGN

CONTROL TYPE SOUTHBOUND: STOP SIGN

TRAFFIC VOLUMES

	EB	WB	NB	SB
	----	----	----	----
LEFT	22	1	2	1
THRU	17	17	1	1
RIGHT	1	1	1	5

NUMBER OF LANES AND LANE USAGE

	EB	WB	NB	SB
	----	----	----	----
LANES	1	1	1	1
LANE USAGE			LTR	LTR

88-10-11 DCI

	PERCENT GRADE	RIGHT TURN ANGLE	CURB RADIUS (ft) FOR RIGHT TURNS	ACCELERATION LANE FOR RIGHT TURNS
EASTBOUND	0.00	90	20	N
WESTBOUND	0.00	90	20	N
NORTHBOUND	0.00	90	20	N
SOUTHBOUND	0.00	90	20	N

VEHICLE COMPOSITION

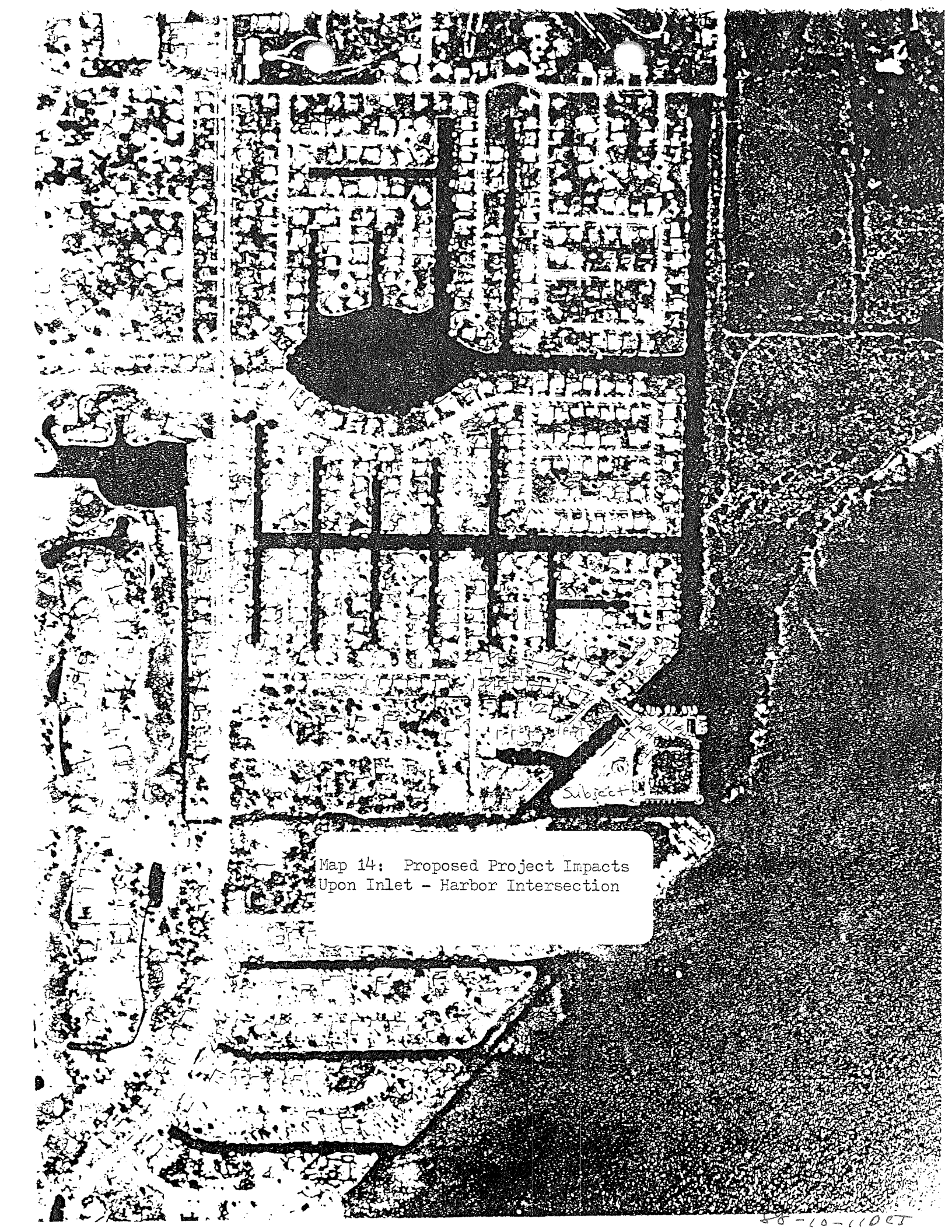
	% SU TRUCKS AND RV'S	% COMBINATION VEHICLES	% MOTORCYCLES
EASTBOUND	0	0	0
WESTBOUND	0	0	0
NORTHBOUND	0	0	0
SOUTHBOUND	0	0	0

CRITICAL GAPS

	TABULAR VALUES (Table 10-2)	ADJUSTED VALUE	SIGHT DIST. ADJUSTMENT	FINAL CRITICAL GAP
MINOR RIGHTS				
NB	5.50	5.50	0.00	5.50
SB	5.50	5.50	0.00	5.50
MAJOR LEFTS				
WB	5.00	5.00	0.00	5.00
EB	5.00	5.00	0.00	5.00
MINOR THROUGH				
NB	6.00	6.00	0.00	6.00
SB	6.00	6.00	0.00	6.00
MINOR LEFTS				
NB	6.50	6.50	0.00	6.50
SB	6.50	6.50	0.00	6.50

MOVEMENT	FLOW- RATE v (pcph)	POTEN- TIAL CAPACITY c (pcph) p	ACTUAL MOVEMENT CAPACITY c (pcph) M		SHARED CAPACITY c (pcph) SH		RESERVE CAPACITY c = c - v R SH	LOS
MINOR STREET								
NB LEFT	2	856	839	>	839	>	837	> A
THROUGH	1	939	924	>	896 924	>	891 923	>A A
RIGHT	1	999	999	>	999	>	998	> A
MINOR STREET								
SB LEFT	1	860	845	>	845	>	844	> A
THROUGH	1	939	924	>	963 924	>	955 923	>A A
RIGHT	6	999	999	>	999	>	994	> A
MAJOR STREET								
EB LEFT	24	1000	1000		1000		976	A
WB LEFT	1	1000	1000		1000		999	A

88-10-11 DCI



Map 14: Proposed Project Impacts
Upon Inlet - Harbor Intersection

Subject

Appendix: Related Materials From Deep Lagoon Marina DRI

88-10-11DCI

Boat Dealer

Traffic Count Synopsis

Bonita Boat Center	16.5 TE/1000 SF
Three Seas Marina	19.4 TE/1000 SF
The Boat Gallery	12.4 TE/1000 SF
Average TE's	16.3 TE/1000 SF

TABLE A

Summary Report Form

Site Inventory/Site Selection

Land Use/Building Type: Boat Dealer

Name: The Boat Gallery

Location: US 41 at Page Field

Variables:

Gross Floor Area: 5,500 SF

Number of Driveways: One (1)

Area: 65,000 SF

Site/Use Description

Boat dealer selling trailerable and non-trailerable boats.

Site Sketch

Aerial attached

TABLE B

Summary Report Form

Manual Count Recording

Name: The Boat Gallery

Location: US 41 at Page Field

Count Recording

<u>Date:</u>	<u>Time</u>	<u>Volume</u>
02-10-87	7 AM to 6 PM	74
02-11-87	7 AM to 6 PM	84
02-12-87	7 AM to 6 PM	54

Comments

Counts were made by an individual on three weekdays, February 10, 11, 17, from approximately one hour before the business opened to approximately one hour after closing. All vehicles arriving and departing the site were counted. Count Sheets attached.

Count Day Description

Temperature ranged from mid-40's and 50's in the early morning to afternoon highs in the mid-70's. All three days were clear and sunny.

TABLE C

Summary Report Form

Trip Generation Data/Generation Rate

Land Use/Building Type: Boat Dealer

Name: The Boat Gallery

Location: US 41 at Page Field

Variables:

Gross Floor Area: 5,500 SF

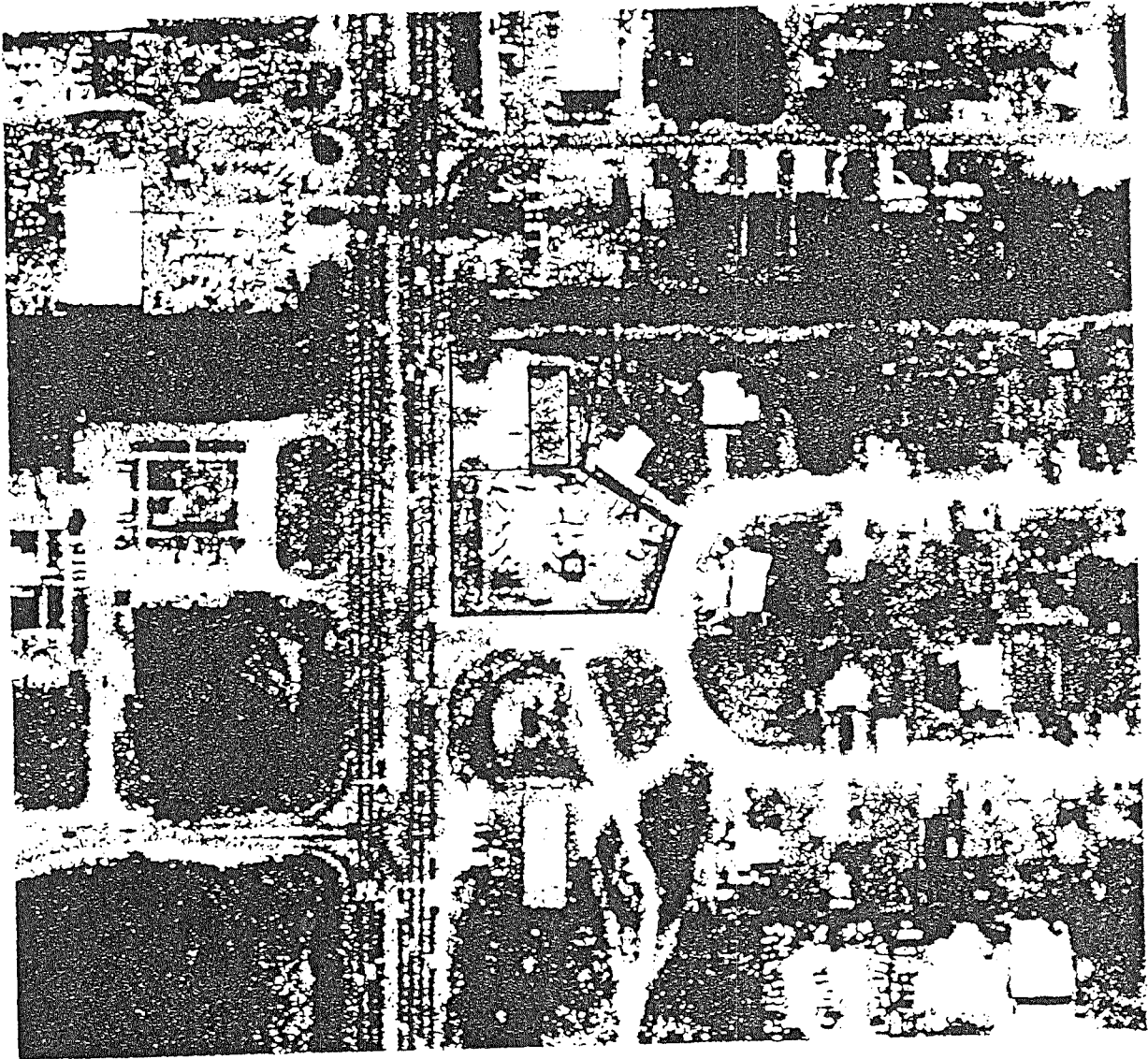
Number of Driveways: One (1)

Area: 56,000 SF

Summary of Driveway Volumes

<u>Date:</u>	<u>Driveway Volume:</u>	<u>Total Volume</u>	<u>Generation Rate</u> (TE/1000 SF)
02-10-87	74	74	13.5
02-11-87	84	84	15.3
02-17-87	54	54	9.8
Average:			12.9

88-10-11 DCI



☐ 56,000\$ LOT

☐ 5,500\$ BLDG

TABLE A

Summary Report Form

Site Inventory/Site Selection

Land Use/Building Type: Boat Dealer

Name: Three Seas Marina

Location: US 41 at Old Gladiolus Boulevard

Variables:

Gross Floor Area: 4,250 SF

Number of Driveways: One (1)

Area: 65,750 SF

Site/Use Description

Boat dealer selling trailerable and non-trailerable boats, parts and accessories.

Site Sketch

Aerial attached

TABLE B

Summary Report Form

Manual Count Recording

Name: Three Seas Marina

Location: US 41 at Old Gladiolus Boulevard

Count Recording

<u>Date:</u>	<u>Time</u>	<u>Volume</u>
02-10-87	7:10 AM to 5:15 PM	112
02-11-87	7:30 AM to 5:15 PM	110
02-12-87	7:30 AM to 5:30 PM	98

Comments

Counts were made by an individual on three consecutive weekdays, February 10, 11, 12, from approximately one hour before the business opened to approximately one hour after closing. All vehicles arriving and departing the site were counted. Count Sheets attached.

Count Day Description

Temperature ranged from mid-40's and 50's in the early morning to afternoon highs in the mid-70's. All three days were clear and sunny.

88-10-11DCI

TABLE C

Summary Report Form

Trip Generation Data/Generation Rate

Land Use/Building Type: Boat Dealer

Name: Three Seas

Location: US 41 at Old Gladiolus Boulevard

Variables:

Gross Floor Area: 4,250 SF

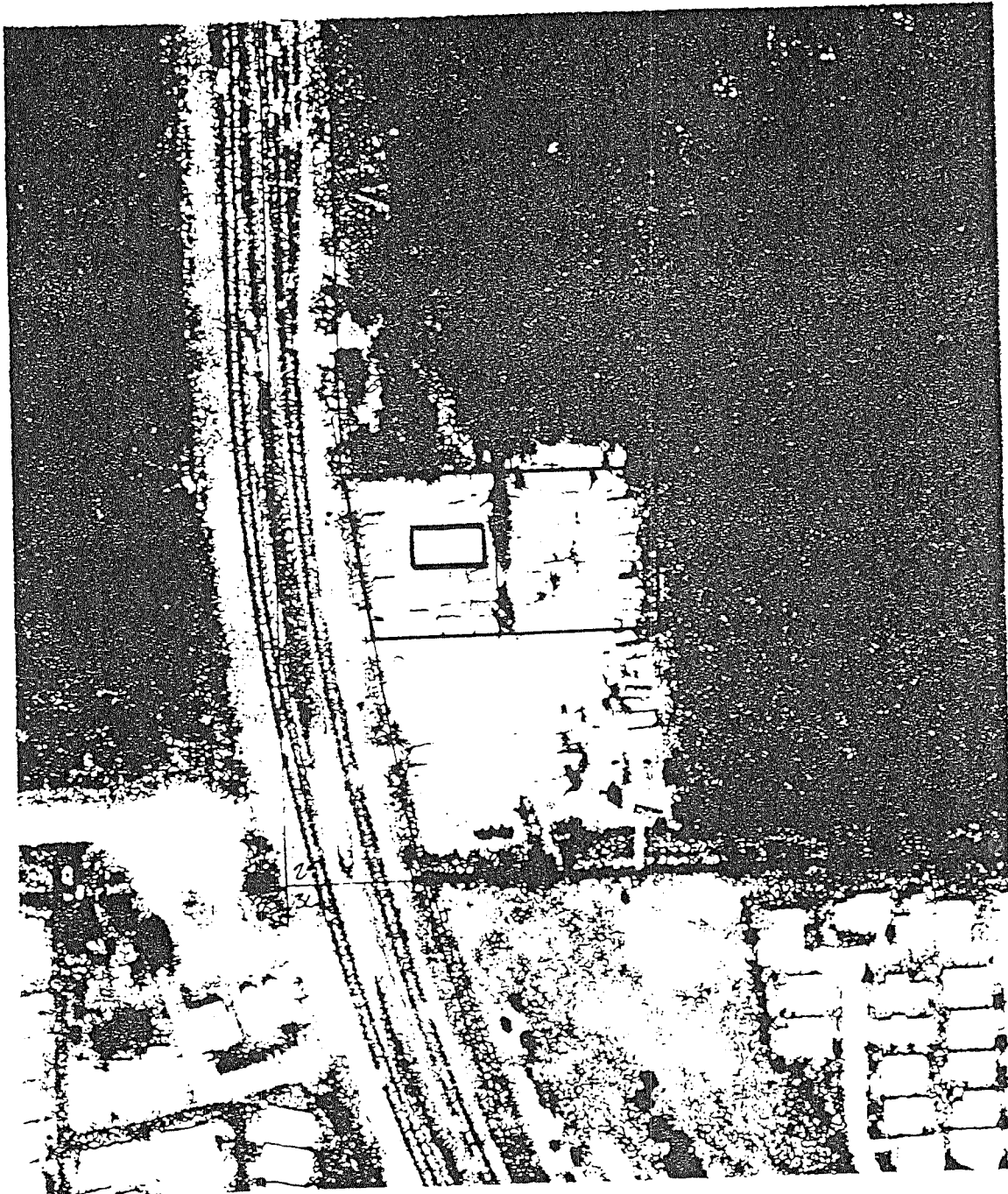
Number of Driveways: One (1)

Area: 65,750 SF

Summary of Driveway Volumes

<u>Date:</u>	<u>Driveway Volume:</u>	<u>Total Volume</u>	<u>Generation Rate</u> (TE/1000 SF)
02-10-87	112	112	20.4
02-11-87	110	110	20.0
02-12-87	98	98	17.8
Average:			19.4

88-10-11 DCI



SEC 25-45-24



65,750 \pm LOT



4,250 \pm BLDG

88-10-110 CI

TABLE A

Summary Report Form

Site Inventory/Site Selection

Land Use/Building Type: Boat Dealer

Name: Bonita Boat Center

Location: US 41, North of Bonita Beach Road

Variables:

Gross Floor Area: 7,700 SF

Number of Driveways: One (1)

Area: 26,300 SF

Site/Use Description

Boat dealer selling trailerable boats, parts and accessories.

Site Sketch

Aerial attached

TABLE B

Summary Report Form

Manual Count Recording

Name: Bonita Boat Center

Location: US 41 just north of Bonita Beach Road

Count Recording

<u>Date:</u>	<u>Time</u>	<u>Volume</u>
02-10-87	7 AM to 6 PM	134
02-11-87	7 AM to 6 PM	125
02-12-87	7 AM to 6 PM	122

Comments

Counts were made by an individual on three consecutive weekdays, February 10, 11, 12, from approximately one hour before the business opened to approximately one hour after closing. All vehicles arriving and departing the site were counted. Count Sheets attached.

Count Day Description

Temperature ranged from mid-40's and 50's in the early morning to afternoon highs in the mid-70's. All three days were clear and sunny.

88-10-110 CI

TABLE C

Summary Report Form

Trip Generation Data/Generation Rate

Land Use/Building Type: Boat Dealer

Name: Bonita Boat Center

Location: US 41, North of Bonita Beach Road

Variables:

Gross Floor Area: 7,700 SF

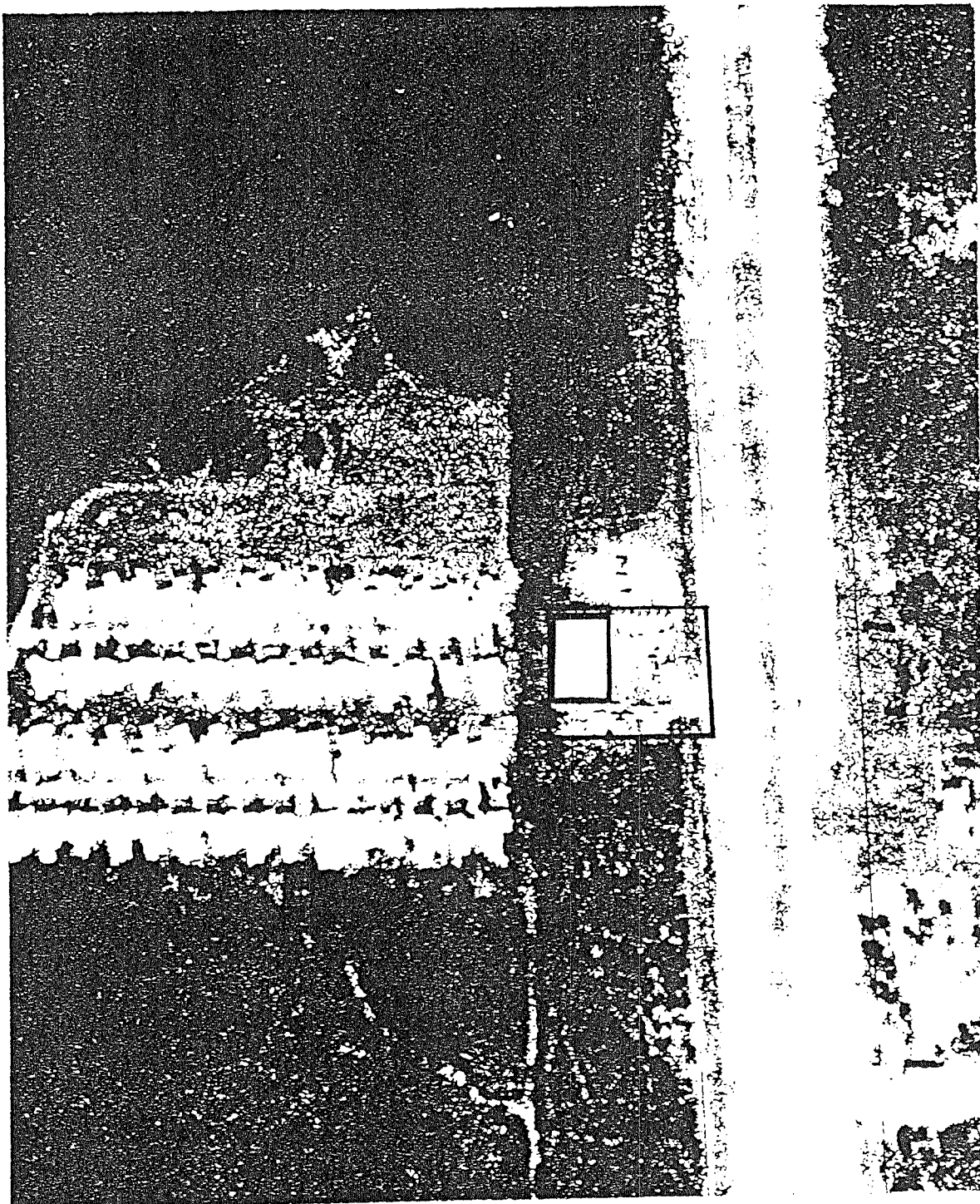
Number of Driveways: One (1)

Area: 26,300 SF

Summary of Driveway Volumes

<u>Date:</u>	<u>Driveway Volume:</u>	<u>Total Volume</u>	<u>Generation Rate</u> (TE/1000 SF)
02-10-87	134	134	17.4
02-11-87	125	125	16.2
02-12-87	122	122	15.8
Average:			16.5

88-10-11 DCI



SEL 33-47-25

☐ 26,300 ϕ LOT

☐ 7,700 ϕ BUDG

88-10-110CI

Boat Slip

Traffic Generation Synopsis

Slip Count: 228 Dry/Wet Slips existing
443 Dry/Wet Slips proposed
671 Dry/Wet Slips total

Boat Usage: Average Week Day - 5 boats used/2.2%
Average Weekend Day - 12 boats used/5.3%

A. Usage Rate - 2.2% for average weekday

$$671 \times 2.2\% = 14.76$$

Therefore: $14.76 \times 2 \text{ TE} = 29.5 \times 1.5 = 44 \text{ TE}$
 $44 \text{ TE} / 671 = .0655 \text{ or } .07 \text{ TE/Slip}$

B. Usage Rate - 10% assuming worst case:

$$671 \times 10\% = 67.1$$

Therefore: $67.1 \times 2 \text{ TE} = 134.2 \times 1.5 = 214.5 \text{ TE}$
 $215 \text{ TE} / 671 = .3304 \text{ or } .33 \text{ TE/Slip}$

*** PROJECTED DAILY BOAT TRIPS
FOR DEEP LAGOON MARINA**

	1984				1985			
	Saturday		Sunday		Saturday		Sunday	
	#	%	#	%	#	%	#	%
Winter Weekend (Dec., Jan., Feb.)	28	4	35	5	21	3	48	6.9
Summer Weekend (June, July, Aug.)	38	5.4	45	6.4	41	5.9	69	9.8

	1984			1985	
	#	%	*	#	%
Winter Weekday	14	2		16	2.4
Summer Weekday	16	2.4		21	3

* Based on 707 wet and dry slips at project build out.

88-10-11 DCI

* EXISTING DAILY BOAT TRIPS
FOR DEEP LAGOON MARINA

	1984				1985			
	Saturday		Sunday		Saturday		Sunday	
	#	%	#	%	#	%	#	%
Winter Weekend (Dec., Jan., Feb.)	8	4	10	5	6	3	14	6.9
Summer Weekend (June, July, Aug.)	11	5.4	13	6.4	12	5.9	21	9.8

	1984		1985	
	#	%	#	%
Winter Weekday	4	2	5	2.4
Summer Weekday	5	2.4	6	3

* Based on 204 existing wet and dry slips.

Planning and Zoning Commission Hearing of October 3, 1988

88-10-11 DCI C&S NATIONAL BANK OF LEE COUNTY, represented by
JAMES CARROLL, in reference to CALOOSA ISLE MARINE, INC.,
d/b/a ISLAND CLUB MARINE

REQUEST: A rezoning from C-1A to Commercial Planned Development, to permit the expansion of an existing marina with buildings not to exceed 45 feet above average grade, on 5.8± total acres of land. The proposed development will also include dry storage, retail stores, fuel sales, boat repair services, and pump out facilities.

NOTE: If approved, the Master Concept Plan (available for inspection at 1831 Hendry Street in Fort Myers) will deviate from the following Lee County standards:

- (1) Minimum required number of off-street parking spaces for this development of 122 spaces (202.13.J), to 100 spaces;
- (2) Minimum setback from a structure to a water body of 25 feet (202.15.B.4.b.), to 0 (zero) feet for the existing store #2 as shown on the Master Concept Plan;
- (3) Minimum setback between structures in a Commercial Planned Development which is adjacent to land which is developed in a manner and for uses not compatible with the uses proposed in the CPD of 25 feet (461.C.2.a.2.), to 10 feet for the proposed dry-storage structure, to 0 (zero) feet for the existing store #2 as shown on the Master Concept Plan, and to 3 feet for the existing store #1 as shown on the Master Concept Plan; and
- (4) Minimum buffer type between a proposed commercial development and existing industrial development of a type "B" buffer (15 foot wide) [DSO Section C.5.d.(4)], to a 10 foot wide buffer with a type "B" vegetation.
- (5) Request to be allowed to provide a maximum of 30% of the parking spaces to be designed for small cars in a low turn-over parking space (9 feet by 18 feet) (Sections 202.13.k.1. and 202.13.F.1.c.)

LOCATION: Subject property is located at 1647 Inlet Drive (island located at southeast corner of Section 16), North Fort Myers, in Section 16, Township 44 South, Range 24 East, Lee County, Florida. (District #1)

SIZE OF PROPERTY: 5.8 acres±

OCTOBER 3, 1988, PLANNING AND ZONING COMMISSION HEARING

CORRESPONDENCE: There are four letters in opposition to the request in the file.

SUPPORT: Neale Montgomery appeared to represent the request.

OPPOSITION: Robert Victor and Karl Sebastian appeared in opposition to the request.

STAFF TESTIMONY: Chip Block of the Zoning and Development Review Division presented staff recommendations to approve with conditions the request. Chip Block explained condition 1.b.2) and the reason for the buffering. Mr. Block offered the applicant and those who appeared in opposition to the request to meet with staff and to work out any problems or questions.

APPLICANT TESTIMONY: Neale Montgomery displayed aerials and reviewed the conditions on the staff summary report. She addressed the condition on sand blasting and agreed with staff recommendations to locate 70 feet from the property line. She pointed out how a type C buffer would not be practical. Ms. Montgomery noted that in condition #9 referring to the sprinklers, the applicant would like to meet with the Fire Department to see what means can be met to better protect the dry storage building since sprinkler water is not always the best response to oil and gas fires. The parking situation was discussed by the applicant, the PZC, and staff and it was approved to 100 spaces to be reduced upon mutual agreement. Neale Montgomery revealed that third parties were doing the sand blasting and that the applicant agreed there would only be wet sand blasting.

OPPOSITION TESTIMONY: Robert Victor, a resident of Dockway, expressed concern with this request and its effect on the traffic flow. He then discussed the sand blasting that was going on there and its effects on the neighborhood. The residents had contacted Code Enforcement and finally Environmental Regulations and the applicant was warned to stop the sand blasting under the C-1 regulation which does not allow heavy equipment. He explained that there is no buffer to stop the noise of the sand blasting.

Planning and Zoning Commission Hearing of October 3, 1988

Karl Sebastian, resident of Dockway, was not opposed to the marina, but was uneasy about the traffic that will be created by this request. He also voiced concern with the dust created by sand blasting, bad air, polluted water, and seepage into the homes in that area.

PUBLIC TESTIMONY: Leland Marr, resident of Inlet Drive, voiced his opinion on this request and felt a building or metal divider could be put up to intervene with the sand blasting or it could be moved to another location on that property. He did not feel there would be a great increase in traffic flow.

Al O'Tero, resident since 1973, voiced his concern regarding traffic flow, but felt the applicant's request would improve the area.

COMMISSION DISCUSSION: Ralph Livingston asked about the hours of operation for repair work and noted that this is a self-serve marina which could mean people being there from sunrise to sunset, seven days a week. Neale Montgomery responded that the hours for repairs will be five and one-half days a week during normal business hours. Carron Day questioned if sand blasting and heavy repairs were under the schedule of uses listing minor repairs.

ACTION TAKEN: Carron Day moved to find the request CONSISTENT with the Lee Plan. Gateley Daniel seconded the motion. The motion was called and carried 7 to 0.

Carron Day moved to recommend to APPROVE the request to rezone from C-1A to Commercial Planned Development with staff recommendations with the following changes:

Condition #1.b.2) should read "An opaque 8-foot screen..." and delete the last sentence "This screen shall be consistent with....". Add sentence to first line "Dry sand blasting is specifically prohibited".

Condition #3 to read "...shall be made to provide on-site storm water retention in accordance with South Florida Management District requirements."

Condition #4 to read "The hours of operation for all maintenance and repair uses allowed in this CPD zoning shall be normal working hours 5 1/2 days a week."

Planning and Zoning Commission Hearing of October 3, 1988

Eliminate condition #7.

Condition #9 eliminate last sentence "The dry storage...".

Condition #10 and #11 to be deleted.

Condition #13 to read "...Deviation #5 to read "Deviation #5 is hereby APPROVED." and "Deviation #1 is APPROVED to 100 parking spaces and reduced further upon mutual agreement between the applicant and County staff."

Gateley Daniel seconded the motion. The motion was called and carried 6 to 1. Ralph Livingston dissented.

Ralph Livingston dissented in favor of having condition #11 reinstated.

MEMORANDUM
FROM
THE OFFICE OF
ZONING DIVISION

DATE: January 17, 1990

TO: Mike Ciccarone
Assistant County Attorney

FROM: Norma A. Gluck *(signature)*

RE: Caloosa Isle Marine Resolution Z-88-293,
case 88-10-11 DCI, Board action on December 12, 1988

Attached hereto is the resolution which has been sent to Neale Montgomery for her to review. We shall proceed to process the resolution for signatures when she acknowledges that we may do so.

Attachements

cc: Mary Armentrout, Minutes Department *FYI - NO RESOLUTION AT THIS TIME N.*

*3/6/90 chip indicates her neale & Couns. Manning
are to go on a site inspection & neale
has not set up the date as of
this date*



BOARD OF COUNTY COMMISSIONERS

P.O. Box 398
Fort Myers, Florida 33902-0398
(813) 334-2166
335-2235

Writer's Direct Dial Number

John E. Manning
District One

Charles L. Bigelow, Jr.
District Two

Ray Judah
District Three

Bill Fussell
District Four

Donald Slisher
District Five

Marsha Segal-George
County Administrator

James G. Yaeger
County Attorney

R. Scott Barker
County Hearing
Examiner

August 15, 1989

Ms. Neale Montgomery
Pavese, Garner, Haverfield, Dalton, Harrison & Jenson
1833 Hendry Street
Fort Myers, Florida 33902

RE: Caloosa Isle Marine

Dear Ms. Montgomery:

I have reviewed your letter to Mary Gibbs dated August 11th concerning Caloosa Isle Marine. I am very surprised that there are no less than 17 issues that are of concern to your clients, even though on August 9th we discussed and agreed upon the wording that was sent to the County Attorney's office for approval as to form. I agree that I may not be the most knowledgeable person concerning the intricacies of a marina operation. However, I do know what was requested by the applicant as part of this rezoning request and what was approved by the Board of County Commissioners based upon this application.

I will address each of the items raised in your letter of the 11th as they appear in the letter.

You indicate that your clients have not been doing any dry sandblasting for the last year. However, in their submitted and approved schedule of uses appears, "Sandblasting". Although your clients have not been doing dry sandblasting, this was one of the listed permitted uses on the Master Concept Plan which was approved. Am I correct in understanding, that you would like to delete this use as one of the permitted uses in the development?

The "Blocking of Boats" had not been identified as an issue during our previous discussions on the schedule of uses. It was understood that the intent of the Board approval was to permit minor repair activities that are accessory to the principal use of a marina. The "Blocking of Boats" leads me to an understanding that the boats would be removed from the water (such as a dry dock). This type of activity is more in keeping with a "Boatyard" which is more intense than a marina. The western portion of the property was to be permitted only those repair activities which are accessory to a marina.

(6093Z)

88-10-11-DCI

1. You have indicated that "Boat painting, sanding, varnishing, and staining" needs to be done in both repair areas. As noted above, staff understood the Board's action was to relocate the heavier repair activities to the eastern portion of the site, away from the residential areas to the west. This use is not associated as an accessory use to a marina. Staff believes that this is another one of the uses that the Board intended to be located in the eastern repair area.
2. "Carpentry - repair and replacement" is another use originally agreed upon as being located only in the eastern repair area. This use you have indicated would be limited in nature, but you do not specify how and to what extent that it would be limited. Nor does the listed use in the schedule of uses provide for any limitation factor. Carpentry would permit a much more intense use of land, in my opinion, than that originally permitted by the Board.
3. You have listed "Mechanical overhauling and replacement of engines" as a use that you are concerned about. But within Issue 3 you state that the repair activities are not done in either of the two outside repair areas but inside. How then is this a concern to your clients?
4. Although your client has indicated that they have not received any complaints concerning the wet sandblasting, that is not the issue. The Board's approval was specific concerning the sandblasting operations, please refer to Condition 2. In staff opinion, any change to this condition will need to be presented to the Board as a potential change of their action.
5. As noted in number 1 above, the heavier repair activities were to be located on the eastern portion of the tract. This proposed use, "Grinding", was another one of these heavier repair activities.
6. Concerning "Aluminum and stainless steel fabrication," you have indicated that this use is no longer active on the property. However, this use was specifically requested by the applicant as one of the permitted uses and approved by the Board of County Commissioners. Is it now the intent of the applicants NOT to have this as one of the permitted uses?
7. The actual use is "Fiberglass work including repairing, blistering and repairing damages" as noted on the Master Concept Plan and the resolution. This wording is not for minor repairs, but for all forms of fiberglass repair. Staff, again, believes that this approved use is another of the heavy repair activities that are not accessory to a marina but a boatyard.
8. Staff does not understand your comments contained in Issue 8. What is your concern regarding "Major hull repairs and collision damages?"

9. Concerning the "Replacement of any new or used parts," I would direct you to Condition 3)a. on page 4 of 7 of the resolution. In this condition you will find "Service and repair of boats as allowed within the definition of a marina" as a permitted use within the entire CPD. This should relieve this concern.
10. Concerning the "Service, repair and replacement of generators", this use would allow more than just "simply removing one generator and replacing it with another." This use would allow all other repair activities concerning the servicing, repair and replacement of generators. Since the applicant nor the Board limited this use to just removing one generator and replacing it with another, staff can not infer that would be the only allowable activity.
11. Concerning the "Towing service for distressed boats or mechanically disabled boats," you have noted that this use is not occurring at the site. However, this is another one of the uses specifically requested by the applicant as part of this CPD and approved by the Board of County Commissioners. Is this use another one of those uses which the applicant now desires NOT to have as one of the permitted uses on the property?
12. Concerning "New and used sales of boats, trailers and motors," I would agree that there is a problem with this use. The use is actually permitted within the entire CPD, rather than being limited to any specific area. Staff would agree that the Board's decision should reflect that this use is permitted throughout the entire planned development.
13. Concerning "Water pressure spraying of boats," your client contends that this use is not noisy nor obnoxious. Staff disagrees that this use would not have any adverse impacts. In fact, allowing this use to locate anywhere on the site would permit the potential pollution of the surrounding waters of the marina. Paint, oils, and other pollutants could be immediately introduced into the surface water without the benefit of being retained on the site. Approval of what your client desires, without further limitations, cannot be supported by staff.
14. Concerning "All other boat and motor related services," your letter fails to further specify this use as listed in the resolution. This use is, in reality, worded, "All other boat and motor related services required to maintain power boats and sailboats up to a length of 60 feet." This use is specifically worded as presented by the applicant and as noted in the schedule of uses on the Master Concept Plan. This wording was general and did not specify which type of services were being addressed by the applicant. Although your client states that the starting of a boat would be the loudest noise, there are no assurances that this will be the case. Staff cannot support any change to this use without further limitations to protect the adjacent property owners.

15. Concerning "Fuel sales," I believe that your client has misunderstood Condition 3. Condition 3)a. specifically permits, "Sale of fuel and lubricants - Store #1 and #2 with the existing fuel areas as shown on the Master Concept Plan." This wording has specifically permitted this use as requested on the Master Concept Plan by the applicant. Staff does not understand your client's concern.

I'm sorry that these issues have surfaced now instead of during the hearing process where they should have been ironed out. At no time during the process were these concerns raised. I believe that it will be necessary for this case to be rescheduled before the Board of County Commissioners for their action.

Regarding the issue of the development order, Mary Gibbs had contacted Development Review to advise them that they could approve the development order, if there were no other problems associated with approving it. I understand that there may be issue(s) that they have that are holding up their approval of the development order. Please contact them concerning this matter.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT



Alvin "Chip" Block, Senior Planner
Zoning Division

cc: Zoning File 88-10-11 DCI
DCI File

Michael Ciccarone, Assistant County Attorney
Paul Bangs, Development Review

MEMORANDUM
FROM
THE OFFICE OF
ZONING DIVISION

DATE: August 9, 1989

TO: Michael Ciccarone
Assistant County Attorney

FROM: *Alvin "Chip" Block*
Senior Planner

RE: Case #88-10-11 DCI, Caloosa Isle Marine
Resolution Z-88-293

Staff has met with the agent for the applicant on this case. Attached is the agreed upon wording for the resolution. Staff has sent a copy of this memorandum and resolution to the applicant for their concurrence. By copy of this memorandum, staff is requesting that the applicant's agent contact you to confirm that they concur with this wording.

If I can be of further assistance, please feel free to contact me.

cc: Zoning File #88-10-11 DCI
DCI File
Neale Montgomery

MEMORANDUM
FROM
THE OFFICE OF
ZONING DIVISION

DATE: April 4, 1990

TO: Michael J. Ciccarone
Assistant County Attorney

Chip Block
FROM: Chip Block
Senior Planner

RE: Caloosa Isle Marine, Resolution #Z-88-293
Case Number 88-10-11 DCI

Attached for your review and approval as to form is the resolution for Caloosa Isle Marina, Inc., Case #88-10-11 DCI. Staff and the agent for the owner have finally agreed upon the exact wording for this resolution. By copy of this memorandum and draft resolution, staff is requesting that the agent, Neale Montgomery, contact your office to confirm that this wording is acceptable. I thank you now for your assistance in this matter.

xc: Neale Montgomery

M E M O R A N D U M
FROM
THE OFFICE OF
ZONING AND DEVELOPMENT REVIEW DIVISION

DATE: December 12, 1988
TO: Board of County Commissioners FROM: *Alvin "Chip" Block*
Alvin "Chip" Block, Senior Planner

RE: Case #88-10-11 DCI, Caloosa Isle Marine, Inc.
Board of County Commissioners zoning hearing, December 12, 1988

This request was continued from the November 28, 1988 hearing. Please refer to the staff report and packet dated November 14, 1988 and the memorandum dated November 28, 1988 for additional information. Staff had insufficient time to review the new Master Concept Plan and a parking generation study to adequately report and recommend action on this case.

The Master Concept Plan has recently been revised adding a number of uses not previously addressed. These uses are more intensive than those normally associated with a marina and are in actuality more like a boat yard. Staff believes a marina, as defined within the zoning regulations, is only marginally appropriate at this location due to the adjacent residential uses. A boat yard or uses similar to a boat yard, such as proposed within this development, is more appropriately located in an industrial marine area such as the "water dependent overlay zone" on San Carlos Island.

To address its concerns, staff recommends that this request for Commercial Planned Development be APPROVED with the following conditions. Please note that Conditions 1.a., 1.b., and 13 have been amended since the staff report and Condition 1.b.3) has been added to address the schedule of uses:

1.a. The development and use of this property shall be in accordance with the one-page Master Concept Plan for Caloosa Isle Marine (dated November, 1987, last revised November 15, 1988, project no. 16295 file no. 16-44-24) prepared by Johnson Engineering, Inc. except as may be modified by the conditions herein. This approval does not relieve this development from compliance with zoning regulations, and all other applicable state and local regulations except for those specifically approved as part of this development.

b. The uses within this CPD shall be further limited as follows:

MEMORANDUM

88-10-11 DCI, CALOOSA ISLE MARINE, INC.

DECEMBER 12, 1988

PAGE TWO

- 1) The total allowable number of boat slips within this marina shall be 44 wet slips and 239 dry slips. These totals assume that a favorable vesting letter is received from the Department of Community Affairs for the 44 wet slips. If a favorable determination is not received, the number shall be adjusted downward accordingly. Approval for additional wet or dry slips shall require an amendment to this approval and a Binding Letter of Development of Regional Impact status.
- 2) Prior to final plan approval, repair and service activities, as allowed within a marina, shall be relocated from the current location (west of the Florida Cities Sewer Treatment Plant) to a site east of the treatment plant. This relocation shall include the travel lift and the proposed forklift activities which shall be relocated away from the canals adjacent to existing developed residential areas. The current repair and service area shall be converted to required parking area for this development.
- 3) The following shall be the approved schedule of uses allowed within this CPD:

Marina - Class I and II

Accessory Uses to the Marina (as allowed by definition of a marina in the zoning regulations):

- Administrative offices
- Bait and Tackle Stop - Store #1 and #2
- Boat Parts Store
- Docking and Mooring Facilities
- Dry Boat Storage
- Laundromat - Store #2 only
- Automats (Eating) - Store #2 only
- Sale of Fuel and Lubricants - Store #1 and #2 with the existing fuel pump areas as shown on the Master Concept Plan
- Sales of Boats, Motors and Accessories
- Service and Repair of Boats as allowed within the definition of a marina
- Pump Out Facilities
- Self-service Laundry and Dry-Cleaning - Store #2 only
- Private Club
- 2 Caretakers Residences (conversion of second story of Store #2 only)
- Essential Services

MEMORANDUM

88-10-11 DCI, CALOOSA ISLE MARINE, INC.

DECEMBER 12, 1988

PAGE THREE

Essential Service Facilities, Group I
Food and Beverage Service, Limited (df)
Recreational Facilities, private
Restaurants, Groups I, II, and III (first floor of Store
#2 only)

2. Prior to the issuance of a final development order, the applicants shall submit a spill containment plan and flushing study to the Lee County Departments of Community Development and Public Safety, to the Department of Environmental Regulation, and to the Department of Natural Resources. No final development order shall be approved until a letter from each of these agencies is received showing that they have reviewed and approved this plan.
3. Prior to the issuance of a final development order, provisions shall be made to provide on-site storm water retention in accordance with South Florida Water Management District requirements.
4. The hours of operation for all maintenance and repair operations allowed in this CPD zoning shall be from 8:00 a.m. to 5:00 p.m. Monday through Saturday.
- 5.a. Prior to final plan approval, the marina management shall prepare and submit a written emergency plan to the Department of Public Safety which shall be followed in the event of a hurricane emergency. This plan shall be updated on an annual basis. All owners of boats within this facility shall be advised of the requirements of this plan and any annual changes. A letter from the Department shall be submitted as part of the final plan approval request indicating acceptance of the procedures, to constitute compliance with this condition.
- b. At the completion of development construction or each phase thereof, a development representative shall contact Lee County Emergency Medical Service to discuss: 1) the designation of emergency helicopter landing zones; and 2) the accessibility of the EMS unit.
6. The applicants, prior to the issuance of a final development order, shall coordinate with the Lee County department granted the authority to oversee the posting of "Idle Speed" and "Caution, Manatee Awareness" signs extending from the marina site, out to the Caloosahatchee River main channel. The marina shall be required to maintain these signs in good condition.

MEMORANDUM

88-10-11 DCI, CALOOSA ISLE MARINE, INC.

DECEMBER 12, 1988

PAGE FOUR

7. The applicant shall reserve one dry boat storage slip for County or State agencies to be rented out at the going rate when the dry storage opens, in perpetuity.
8. All lighting provided for this project shall be limited to low-intensity, low-level types and shielded away from the adjacent residential areas. The roofs and upper levels of the existing or proposed buildings shall not be illuminated.
9. A 20-foot-wide area on at least three sides of the dry storage building shall be kept open (no parking, storage, etc.) to allow for emergency vehicle access to this building. This building shall conform with the required fire codes.
10. The proposed "private club" shall be limited to the owners of the marina, owners of boats stored in the marina, and their guests.
11. A ratio of one sailboat to three powerboats shall be established and maintained for the wet slips in this marina.
12. A gazebo shall be provided as a public amenity, as part of the open space requirement for this development. This gazebo shall be located at the southeastern point of the island overlooking the entrance to the river.
13. Deviation #1 is hereby APPROVED with the condition that if Code Enforcement should find at any time that parking demand exceeds the provided on-site parking within this development, resulting in vehicles parking along the nearby residential streets, additional on-site parking shall be provided or this planned development shall be rescheduled by County staff before the Board of County Commissioners to evaluate the need for additional parking or reduction of development intensity to reduce the adverse impacts on the nearby residential areas. Deviation (2) is hereby APPROVED only for the existing structure shown as Store #2 on the Master Concept Plan. Deviations (3) and (4) are hereby APPROVED. Deviation (5) is hereby APPROVED solely for assigned parking spaces only and shall be clearly marked as such in accordance with the Zoning Ordinance.

M E M O R A N D U M
FROM
THE OFFICE OF
ZONING AND DEVELOPMENT REVIEW DIVISION

TO: Board of County Commissioners DATE: November 28, 1988
FROM: Alvin "Chip" Block
Senior Planner

RE: CASE #88-10-11 DCI, CALOOSA ISLE MARINE, INC.
Board of County Commissioners Hearing, November 28, 1988

This case was continued from the November 14 hearing by the Board at the request of the applicant. The applicant desired a continuance to allow the opportunity to possibly amend the Master Concept Plan and allow the Florida Department of Community Affairs to respond to the applicant's request for a Binding Letter of Interpretation of Vested Rights. Attached is a copy of the most recent plan for this marina.

As of the date of this memorandum, the applicant is still considering changes to the Master Concept Plan. A meeting is scheduled between the applicant and nearby residents to try to solve any differences. Staff will orally report at the meeting of the 28th concerning any changes in the recommendations for this case.

Please refer to the staff report and packet dated November 14, 1988 for additional information. Also attached for the Board's information is a copy of the minutes from the October 3, 1988 Planning and Zoning Commission meeting on this case.

ACB/bjk

Attachments: Revised Master Concept Plan
October 3, 1988 Planning and Zoning Commission Minutes

BOARD OF COUNTY COMMISSIONERS

Lee County, Florida

Memorandum

Date: October 11, 1988

To: Mary Gibbs, Principal Planner
Div. of Zoning & Development Review

From: David J. Saniter
Dept. of Public Safety

RECEIVED
OCT 12 1988

RE: DEVELOPMENT AND COUNTY IMPACT (DCI)
REVIEW AND RECOMMENDATIONS

Project: Caloosa Isle Marine
Request: Commercial Planned Development (RPD)
Location: Subject property is located on Inlet Drive at the
Southeast corner of Section 16, Township 44 South,
Range 24 East, Lee County, Florida.
Petitioners: Neale E. Montgomery
Case Number: 88-10-11 (DCI)

ZONING COUNTER

1. HURRICANE VULNERABILITY*

According to the National Weather Service's storm surge model "SLOSH", reflecting a composite of the maximum extent of flooding which may be caused for each hurricane category, this site is subject to flooding accordingly:

<u>Category of Hurricane</u>	<u>Sustained Winds (MPH)</u>	<u>SLOSH Surge Height (Feet above MSL)</u>
1	74-95	6.4
2	96-110	13.2
3	111-130	18.1
4	131-155	21.7
5	155+	23.4

Therefore, boat owners and marine management should secure their property, while those persons living on boats should seek safe shelter on land.

88-10-11 DCZ

October 11, 1988

Mary Gibbs, Principal Planner
Div. of Zoning & Development Review
RE: CALOOSA ISLE MARINE
CASE NO: 88-10-11 (DCI)

Page Two

2. EMERGENCY MEDICAL SERVICE

This proposed development site is within the area of jurisdiction in which service is provided by Lee County Emergency Medical Service (EMS). The Lee County EMS is a state-licensed advance life support (ALS) provider and operates under the provisions of Chapter 401 of the Florida Statutes. The nearest response unit is stationed at the Cape Coral Hospital Station (626 Del Prado Blvd.) and is approximately 2-1/2 road miles from the proposed development site. Under optimum conditions, the anticipated response time is 3-4 minutes. However, response time cannot be guaranteed due to any number or combination of environmental and operational and operational factors not limited to weather, traffic, road conditions and unit availability. This response time is over current EMS standards (four minutes). In the event this unit is unavailable, response will be achieved from the nearest available unit or the helicopter ambulance from Page Field (operating from dawn to dusk -- providing weather conditions permit).

Whether additional equipment and personnel will be necessary depends on the demand for Advance Life Support (ALS) service from the proposed development, as well as from the surrounding areas the EMS units serve.

3. FIRE PROTECTION

This site is within the area of jurisdiction in which service is provided by the North Fort Myers Fire Control District.

4. RECOMMENDATIONS

The following recommendations are presented in order to mitigate future hurricane disaster potential and to insure comprehensive plan compliance:

October 11, 1988

Mary Gibbs, Principal Planner
Div. of Zoning & Development Review
RE: CALOOSA ISLE MARINE
CASE NO: 88-10-11 (DCI)

Page Three

A. Hurricane Mitigation

The marine management should: 1) establish and maintain a written emergency plan consisting of procedures to be followed in the event of a hurricane emergency; and 2) coordinate the development or annual update of said plan with appropriate authorities; and 3) devise an appropriate mechanism to provide a program of education and information to the boat owners. (Reference Goals III.A.1., VII.AA. and VII.BB., Objectives III.E.1., VII.AA. and VII.BB., Policies III.C.7., VII.AA.1., VII.AA.6 and VII.AA.8., Lee County Comprehensive Plan - 1984).

B. Emergency Medical Service

At the completion of development construction or each phase thereof, a development representative shall contact Lee County Emergency Medical Service to discuss: 1) the designation of emergency helicopter landing zones; and 2) the accessibility of the EMS unit. (Reference Goals III.A.1. and VII.W.2., Lee County Comprehensive Plan - 1984).

C. Fire Protection

1. The applicant shall provide for the fire protection impacts generated by the proposed development as defined by the respective fire protection district. (Reference Goals III.A.1. and VII.U., Objective VII.U.1. and Policies VII.U.11. and VII.U.12., Lee County Comprehensive Plan - 1984).

October 11, 1988

Mary Gibbs, Principal Planner
Div. of Zoning & Development Review
RE: CALOOSA ISLE MARINE
CASE NO: 88-10-11 (DCI)

Page Four

2. The applicant shall contact the respective fire protection district to discuss the proposed development in relation to the potential type and use of hazardous materials which will be located on the premises. (Reference Goals III.A.1., and VII.U., Objective VII.U.1., Policies VII.U.11., Lee County Comprehensive Plan - 1984).

* References: Lee County Comprehensive Plan, 1984
S.W. Florida Regional Hurricane Evacuation Study,
1987

DJS:kjm

MEMORANDUM
FROM
THE DEPARTMENT OF
COMMUNITY SERVICES

DATE: September 20, 1988

TO: Kay Deselem

FROM: Alan Whitworth

RE: Caloosa Isle Marina D C I

The C P D zoning district does not require parks: the
Department of Community Services has no comments.

ADW/mn

cc: William H. Hammond
David Milligan

(4042Z)
(0045C)

RECEIVED
SEP 21 1988
via telecommunication

88-10-11-DCI

Zoning File



P.O. BOX 398 FORT MYERS, FLORIDA 33902-0398 (813) 334-2166

JAMES G. LaRUE
COUNTY ADMINISTRATOR

Writer's Direct
Dial Number

JAMES G. YAEGER
ATTORNEY

September 7, 1988

Chief Dan Labelle
North Fort Myers Fire Control District
16 Willis Road
North Fort Myers, FL 33903

RE: Caloosa Isle Marina, #88-10-11 DCI

Dear Chief Labelle:

I have attached a copy of a proposed Master Concept Plan for a "planned development" rezoning at the end of Inlet Drive in Waterway Estates. Currently, the applicant wants to expand the existing 69 wet slip marina by adding a 239 slip dry storage facility.

I have sent this plan in order to advise you of this request and offer you the opportunity to comment on the case. Also, if you have any conditions you might like to see imposed if the case is approved, please include these in your comments. We will incorporate them into our staff recommendation to the Planning and Zoning Commission.

My specific concerns center on the location of the dry storage building within 10 feet of the Florida Cities sewer plant site and potential hazard as a result of the chemicals used and stored at the sewer plant.

In order to incorporate your comments into our staff report for the Planning and Zoning Commission, we must receive your input before September 20, 1988. The Board of County Commissioners will probably take final action on either October 24 or November 14, 1988.

(2913z)

BOARD OF COUNTY COMMISSIONERS

JOHN E. MANNING
DISTRICT ONE

CHARLES L. BIGELOW, JR.
DISTRICT TWO

MARY ANN WALLACE
DISTRICT THREE

BILL FUSSELL
DISTRICT FOUR

DONALD D. SLISHER
DISTRICT FIVE

Chief Dan Labelle
RE: Caloosa Isle Marina
September 7, 1988
Page 2

If you have any questions concerning this request, please feel free to contact me at 335-2235.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

A handwritten signature in cursive script that reads "Alvin 'Chip' Block".

Alvin "Chip" Block, Senior Planner
Division of Zoning and Development Review

ACB/bjk

Attachment

cc: Zoning File #88-10-11 DCI
DCI File



P.O. BOX 398 FORT MYERS, FLORIDA 33902-0398 (813) 334-2166

JAMES G. LaRUE
COUNTY ADMINISTRATOR

Writer's Direct
Dial Number

JAMES G. YAEGER
ATTORNEY

August 29, 1988

Ms. Neale Montgomery
Pavese, Garner, Haverfield, Dalton, Harrison & Jensen
P.O. Drawer 1507
Fort Myers, Florida 33902

RE: Caloosa Isle Marine, Inc.; File #1346

Dear Ms. Montgomery:

Your rezoning request referenced above has been tentatively scheduled for public hearings. The formal request has been drafted by county staff from your application as follows:

A rezoning from C-1A to Commercial Planned Development, to permit the expansion of an existing marina with buildings not to exceed 45 feet above average grade, on 5.8± total acres of land. The proposed development will also include dry storage, retail stores, fuel sales, boat repair services, and pump out facilities.

NOTE: If approved, the Master Concept Plan (available for inspection at 1831 Hendry Street in Fort Myers) will deviate from the following Lee County standards:

- (1) Minimum required number of off-street parking spaces for this development of 122 spaces (202.13.J), to 100 spaces;
- (2) Minimum setback from a structure to a water body of 25 feet (202.15.B.4.b.), to 0 (zero) feet for the existing store #2 as shown on the Master Concept Plan;

BOARD OF COUNTY COMMISSIONERS

(2859z)
JOHN E. MANNING
DISTRICT ONE

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DISTRICT TWO

MARY ANN WALLACE
DISTRICT THREE

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DISTRICT FOUR

DONALD D. SLISHER
DISTRICT FIVE

88-10-11 DCI

August 29, 1988

- (3) Minimum setback between structures in a Commercial Planned Development which is adjacent to land which is developed in a manner and for uses not compatible with the uses proposed in the CPD of 25 feet (461.C.2.a.2.), to 10 feet for the proposed dry-storage structure, to 0 (zero) feet for the existing store #2 as shown on the Master Concept Plan, and to 3 feet for the existing store #1 as shown on the Master Concept Plan; and
- (4) Minimum buffer type between a proposed commercial development and existing industrial development of a type "B" buffer (15 foot wide) [DSO Section C.5.d.(4)], to a 10 foot wide buffer with a type "B" vegetation.
- (5) Request to be allowed to provide a maximum of 30% of the parking spaces to be designed for small cars in a low turn-over parking space (9 feet by 18 feet) (Sections 202.13.k.1. and 202.13.F.1.c.)

Please review this language carefully, and notify me immediately if errors exist, or if you have any questions concerning this format. You will be notified of the actual hearing dates for this request; tentative dates are as follows:

Planning and Zoning Commission: October 3, 1988

Please be advised that the scheduling of these hearings is based upon the determination that sufficient information has been presented to constitute a complete application. This request will not be scheduled if this development is found (by the Department of Community Affairs) to be a Development of Regional Impact, or if a binding letter is necessary.

Please contact me if you have any further questions on this matter.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT



Alvin "Chip" Block, Senior Planner
Division of Zoning and Development Review

ACB:csa

cc: Zoning File #1346
DCI File
Norma Gluck
Kay Deselem

(2859z)

88-10-11-DCI

PAVESE, GARNER, HAVERFIELD, DALTON, HARRISON & JENSEN

ATTORNEYS AT LAW

1833 HENDRY STREET

POST OFFICE DRAWER 1507

FORT MYERS, FLORIDA 33902

TELEPHONE (813) 334-2195

TELECOPIER (813) 332-2243

FRANK A. PAVESE, SR.
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HARVEY ROLLINGS
MICHAEL A. GENNARO
PETER J. GRAVINA
GREGORY E. WHITE
ROBERT L. DONALD
JULIE OSTERHOUT
WILLIAM C. MERCHANT
PETER D. DORAGH
CHRISTOPHER J. SHIELDS
MICHAEL F. KAYUSA
ANN POE MITCHELL
STEVEN C. HARTSELL
NEALE E. MONTGOMERY
FRANK A. PAVESE, JR.
MARY F. VLASAK
CHRISTOPHER G. L. TITUS

OF COUNSEL
J. FRANKLIN GARNER
WALTER O. SHEPPARD

4635 SOUTH DEL PRADO BLVD.
POST OFFICE BOX 88
CAPE CORAL, FLORIDA 33910
(813) 542-3148

420 LEE BOULEVARD
POST OFFICE BOX 1217
LEHIGH ACRES, FLORIDA 33970
(813) 369-5871

PLEASE REPLY TO:
FORT MYERS OFFICE

RECEIVED
AUG 12 1988

ZONING COUNTER

August 9, 1988

Ms. Mary Gibbs
Zoning Department
Post Office 398
Fort Myers, Florida 33902

RE: Caloosa Isle Marine

Dear Mary:

This is a follow up to our telephone conversation of August 5, 1988. I indicated to you that I had called the Department of Community Affairs regarding the threshold language in Chapter 380. I initially telephoned a Diana Parker and asked her for an interpretation of the statute, and she gave me an opinion, but indicated that she needed to talk to someone higher up. Her opinion was that you were exempted if your marina already had some dry storage.

The statutory language in question is contained in Section 380.0651, Florida Statutes (3)(e). I have checked the recent revisions to this particular section of the statute and the changes do not affect the Marina in question. The pertinent language is as follows: "Port Facilities. - the proposed construction of any water port or marina required to undergo Development-of-Regional-Impact review, except one designed for: 4. Dry storage of fewer than 300 water craft used exclusively for sport, pleasure, or commercial fishing at a marina constructed and in operation prior to July 1, 1985." The marina in question was constructed and was in operation prior to July 1, 1985. It is my understanding that the marina has been continuously in operation since its creation. I have enclosed herewith aerials of the property which were obtained by Pat Newton. (They are my only copies so if you could return them when you don't need them any longer, that would be great.) Please find enclosed a set of aerials which depicts the continuing existence of the marina. The earliest aerial included is a January, 1966, aerial, and as you can see, the marina was already in existence. The

ZONING COUNTER

RECEIVED
AUG 12 1988

88-10-110 CT

Ms. Mary Gibbs
August 9, 1988
Page 2

marina may have been in existence prior to that date, but Pat was unable to obtain any earlier aerials. I have also included a 1972, and a 1974 aerial which further reflect the continuous use of the marina. I would also ask you to note that many, if not all of the property owners who are now objecting to the sewage treatment plant and other uses on this peninsula moved to the property in question knowing that the marina and the sewage treatment plant were in existence. You will also notice that the 1977 aerial reflects that there were some improvements made to the subject property. The improvements appear to have occurred shortly after the rezoning accomplished by Haywood Development Corporation in 1976. I have also included a 1981 aerial and a 1984 aerial which reflect that even in recent times the marina has continued to operate.

The property in question had original IU zoning and the IU zoning allowed for marinas and other types of uses. In 1976, the Board of County Commissioners rezoned the property and granted a special permit for the marina. In 1980, the property came before the Board at the request of Charles Bigelow to discuss the stipulations contained in the 1976 rezoning and for purposes of a density review. The Board of County Commissioners, by virtue of a December 18, 1980, memo to Norm Thompson, who was then Director of Community Development, indicated that tract D was to remain a vegetative buffer and is not to be used in future density calculations or for easements. The existing marina facilities at the restaurant were to be removed, and the marina was allowed to remain utilizing only 1 acre of the parcel. In reliance on the Board's action, tract D was conveyed to Lee County by virtue of a conservation easement, the document was prepared by the then attorney Charles Bigelow. A site plan was approved for the residential and for the marina and for the boat docks in 1980. The then property owner could not continue with the construction due to some financial problems. The matter ended up in litigation and Lee County was sued. The result of the law suit was that the Bankruptcy Court, in the adversary proceedings, recognized the right and ability of the property owner to proceed pursuant to the site plan which had been approved which included the existing docks and marina. The bankruptcy proceedings were dismissed, but the court entered an order which indicated that, "The dismissal of this Chapter 11 would not effect the validity of any or all judgements and final orders entered with respect to the Lee County adversary proceeding, case number 83 A 0481, and that the same shall remain in full force and effect." Please find enclosed herewith a copy of that order.

The record clearly indicates that the marina was constructed and has been continuously in operation for many years. There is no doubt that the marina was constructed and was placed in operation prior to July, 1985. The County has, on many

88-10-110 CI

Ms. Mary Gibbs
August 9, 1988
Page 3

occasions, publicly and officially recognized the existence of the marina. Furthermore, the Federal District Court has ordered the County to recognize the existence of the original site plan for the subject property which included the existing docks and marina. The proposed dry storage building would consist of less than 300 dry storage spaces. I was advised by the Department of Community Affairs that if the marina was constructed and has been continuously operated since prior to July, 1985, and if the dry storage is below the threshold of 300 spaces, the project is presumed not to be a DRI. The Department of Community Affairs indicated that they have no desire to do a binding letter and would not review this matter further unless requested to do so for some reason by the SWFRPC or the local government. Since the statute clearly provides that this type of improvement would not result in a Development-of-Regional-Impact review, I do not believe that such review is necessary. If you, or other staff members, believe that such review is necessary, I would urge you to schedule the case and this issue before the Board of County Commissioners to allow the Board to address the issue in light of the clear language of the statute. If you need additional information or want to discuss this matter further, I would be happy to do that.

Your attention to this matter is greatly appreciated.

Sincerely,


Neale Montgomery

NM/pjs
Enclosures

cc: Mr. James P. Carroll
Mr. James F. Garner
Ms. Pat Newton

88-10-110 CI

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION

MAR 4 1987

IN THE MATTER OF)	In Proceedings for
)	Reorganization under
ISLAND CLUB MARINA, LTD.,)	Chapter 11
an Illinois limited)	Case No. 82 B 09256
partnership,)	Judge Frederick J. Hertz
)	
Debtor.)	

ORDER DISMISSING CHAPTER 11 PROCEEDINGS HEREIN

AT CHICAGO, ILLINOIS IN SAID DISTRICT
BEFORE BANKRUPTCY JUDGE FREDERICK J. HERTZ
DATED:

This matter coming on this day to be heard upon the Motion of Island Club Marina, Ltd., Debtor herein, for leave to dismiss the within proceedings, and the Court having examined the motion and the reasons for the Motion to Dismiss pursuant to Section 1112(b) of the Bankruptcy Code, and it appearing to the Court that an Order was entered on February 2, 1987, by Judge Frederick J. Hertz authorizing the hearing to be heard February 23rd, 1987, and also authorizing the Notice to be sent by the Clerk of the Court to all creditors in accordance with the Rules of Bankruptcy Procedure, and it further appearing to the Court that said Notice has been sent and that no objections have been filed, and it further appearing to the Court that it is in the best interests of the Estate and the creditors that the within case be dismissed pursuant to Section 1112(b) of the Bankruptcy Code and the

88-10-11 DCI

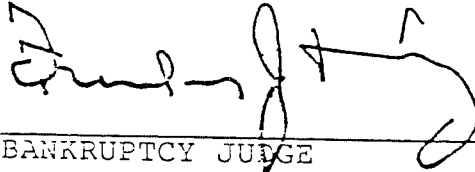
Court having heard the representations of counsel and being fully advised in the premises, NOW, THEREFORE,

IT IS ORDERED, ADJUDGED AND DECREED

1. That the Chapter 11 proceeding herein be and the same is hereby dismissed, *US Trustee's fees to be paid within 30 days.*

2. That the dismissal of this Chapter 11 shall not affect the validity of any and all judgments and final orders entered with respect to the Lee County Adversary proceeding, cause No. 83 A 0481, and that the same shall remain in full force and effect.

ENTER:


BANKRUPTCY JUDGE

FEB 23 1987



P.O. BOX 398 FORT MYERS, FLORIDA 33902-0398 (813) 334-2166

JAMES G. LaRUE
COUNTY ADMINISTRATOR

JAMES G. YAEGER
ATTORNEY

Writer's Direct
Dial Number

Chip

July 13, 1988

Ms. Neale Montgomery
Pavese, Garner, Haverfield, Dalton & Harrison
P.O. Drawer 1507
Fort Myers, FL 33902

RE: Caloosa Isle Marine, Inc.; File #1346

Dear Ms. Montgomery:

The Zoning and Development Review Division has reviewed the resubmitted supplemental information received on May 26, 1988 for the "planned development" rezoning request for Caloosa Isle Marine, Inc. This letter will serve to notify you that some of the information requested in our letter of March 28, 1988 has not been submitted. (Sub-section numbers below refer to Section 804.03.C.1 of the zoning ordinance.)

1. In the letter from Johnson Engineering, the legal description on the authorization and covenant of unified control contains more land than the survey. However, you have not advised us which legal description is to be used. Please inform us which legal description should be used. *7/22 use fat Neuder*
2. Planning staff has been given a copy of your response to their memorandum of March 23, 1988. Please stay in contact with Rick Joyce to insure that all of their questions have been answered.
3. In the May 26, 1988 letter, you were asked if the vesting question had been resolved. Have you received an answer from the Department of Community Affairs? If you have, please provide copies for our records.

BOARD OF COUNTY COMMISSIONERS

JOHN E. MANNING
DISTRICT ONE

CHARLES L. BIGELOW, JR.
DISTRICT TWO

MARY ANN WALLACE
DISTRICT THREE

BILL FUSSELL
DISTRICT FOUR

DONALD D. SLISHER
DISTRICT FIVE

88-10-11DC+

Caloosa Isle Marine, Inc. File #1346
July 13, 1988
Page Two

If you have any questions concerning the above items, you can contact me at 335-2235. Please submit 10 copies of all required information to this office; once it is determined to be complete, public hearings will be scheduled for the next available agenda.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

Alvin "Chip" Block

Alvin "Chip" Block, Senior Planner
Zoning and Development Review Division

ACB/cmc

(2552z)

88-10-11 DCI

8/18/88 sent to Pearl Poole

PAVESE, GARNER, HAVERFIELD, DALTON, HARRISON & JENSEN

FRANK A. PAVESE, SR.
JAMES F. GARNER
WILLIAM T. HAVERFIELD
STEPHEN E. DALTON
G. GORDON HARRISON
DIANE L. JENSEN
HARVEY ROLLINGS
MICHAEL A. GENNARO
PETER J. GRAVINA
GREGORY E. WHITE
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ANN POE MITCHELL
STEVEN C. HARTSELL
NEALE E. MONTGOMERY
FRANK A. PAVESE, JR.
MARY F. VLASAK
CHRISTOPHER G. L. TITUS

ATTORNEYS AT LAW
1833 HENDRY STREET
POST OFFICE DRAWER 1507
FORT MYERS, FLORIDA 33902

TELEPHONE (813) 334-2195
TELECOPIER (813) 332-2243

8/23 Pearl says it belongs here

OF COUNSEL
FRANKLIN GARNER
WALTER O. SHEPPARD
4635 SOUTH DEL PRADO BLVD.
POST OFFICE BOX 88
CAPE CORAL, FLORIDA 33910
(813) 542-3148

420 LEE BOULEVARD
POST OFFICE BOX 1217
LEHIGH ACRES, FLORIDA 33970
(813) 369-5871

PLEASE REPLY TO:
FORT MYERS OFFICE

June 9, 1988

Mr. Rick Joyce, Planner
Division of Zoning and Development Review
Board of County Commissioners
Post Office Box 393
Fort Myers, Florida 33902

RECEIVED

AUG 16 1988

RE: Caloosa Isle Marine 88-10-11 DCJ

Dear Rick:

ZONING & DEVELOPMENT
REVIEW DIVISION

I am writing this letter requesting an appeal to the Board of County Commissioners of your denial of the building permit which would enable Caloosa Isle Marine to rebuild existing docks. It is my understanding that your decision to deny the permits was based on a March 14, 1988, memo from Marianne Kantor to yourself. The County Attorney's Office submits that Section 601.02 of the Lee County Zoning Regulations which addresses nonconforming uses of buildings, provides that existing buildings cannot be replaced as long as the buildings are not permitted in the zoning district pursuant to the zoning regulations. The memo states that, "In the case at hand, the structures appear to have deteriorated to the point where they are considered physically unsafe and therefore, cannot be rebuilt." The memo further states that, "Any piers which only need routine repair or maintenance can be approved as long as such is limited merely to ordinary repair and maintenance which does not include structural alterations. The only way in which the docks could be replaced in their entirety would be upon appropriate zoning to permit such a legal use."

To fully understand this project, it is necessary to go back to the beginning. Island Club Marina was originally zoned in 1976 to BU-1A zoning which converted to C-1A zoning in 1978. At the time of the rezoning in 1976, there was already an existing marina on the property, and a special permit was granted for the existing marina, and there was an incorporation into the rezoning of the comments of the Waterways Estate Civic Association. In

1980, the matter came back before the Board of County Commissioners for a discussion of the stipulations which were imposed on the 1976 rezoning resolution. The Board clarified the 1976 resolution and stipulations and stated that the property owner was to provide a sidewalk and that all recreational facilities had to be opened to Waterway Estates, and that water access for boats had to be provided, and there was to be survey done. The survey was to be studied by the building department to determine if there was adequate land to develop the property with one acre for the marina and 75 units on 5.3 acres. In November, 1980, the Board directed that the matter be brought back before them for review prior to the issuance of any permits. On December 17, 1980, the Board of County Commissioners received a survey on the project and the Board agreed that there were 5.3 usable acres. The Board placed the following stipulations on the development which were agreed to by the then developers and they are that:

- a. Tract D is to remain a vegetated buffer and is not to be used in the future density calculations or for easements;
- b. The marina is to be restricted to one acre;
- c. The existing restaurant is to be removed;
- d. The density is not to exceed 75 units on the property; and
- e. The petitioners agreed to conduct the marina operations in conjunction with the C-1A zoning.

Plans were submitted to the building department and permits were obtained. A permit was issued on January 20, 1981, for the completion of a recreational building, an inspection was made on March 5, 1981, and building permits were issued in April, 1981, for buildings A, B, C, and D for elevated tennis courts and other associated permits. Extensions were granted in 1981 and further inspections were made in 1982. The building permits were issued pursuant to a site plan which was reviewed by the various departments through the Administrative Code process, and they are on file in the building department. The plans show all of the docks and the plan to rebuild the docks. The property owners wanted to proceed with the project, but were denied the ability to proceed with the project based on the County's decision that the building permits had expired. The then property owner, Island Club Marina, Ltd., filed suit in the United States Bankruptcy Court for the Northern District of Illinois, and submitted that due to the filing of the bankruptcy action that the County could not deem the permits to have expired because of the provisions of the automatic stay. The Court submitted that

as property of the debtor's estate, the Debtor's interest in the building permit is entitled to the protection granted by the bankruptcy code under 11 U.S. Code 362. The Court held that Lee County improperly attempted to withdraw building permits. The County could not withdraw or invalidate the permits without first seeking permission from the Court to lift the automatic stay. The Court held that the record shows that Lee County was not acting within its prescribed police or regulatory powers in acting to impair the debtor's right to the building permits. The Court enjoined Lee County from further conduct designed to impair the rights to the building permits. Thus, as of August 17, 1983, the U.S. Bankruptcy Judge, Frederick J. Hertz, declared that the building permits were still valid, and that the property owner should be able to go forward with construction. However, the matter was appealed and proceeded on for a substantial period of time.

The bankruptcy proceedings were dismissed in 1987, and the Bankruptcy Judge submitted his Final Order that the dismissal of the Chapter 11 proceedings shall not affect the validity of any and all judgments and final orders entered with respect to the Lee County adversary proceedings, Case No. 83-A 0481, and that the same shall remain in full force and effect. Therefore, when the Judge dismissed the bankruptcy proceedings, the decision of the Bankruptcy Court in the adversary proceedings remains valid, and the rights to the permits and the validity of the plans remains intact. In other words, the ruling of the Bankruptcy Court in the adversary proceedings was that the rights and the property owners had pursuant to the plans and the permits that they had received in 1981 remained valid, and that Lee County had no right to take those rights away in 1983. The bankruptcy proceeding progressed until 1987 because of the appeal when they were finally dismissed.

Counsel for the property owners has been communicating with Lee County Attorney since at least May, 1987, in an effort to reach an understanding as to the property owners' rights to develop the property in question.

The staff position is that the C-1A zoning does not currently permit the docks. The property owners' response to the County's allegations are varied. The first response is that the docks would be permitted as normal accessory uses to some of the permitted uses within the C-1A district, and on that basis the docks should be permitted. Secondly, the docks were shown on the plans on file with Lee County pursuant to which the building permits were issued in 1981. A court order has submitted that the building permits and the plan should remain valid and intact. Had it not been for the interference of the County in 1983, and that interference has been deemed to be inappropriate by a court of law, the project would be completed and the docks would have

88-10-11-DC1

been rebuilt in 1983. The legal proceedings dragged on for four years before they were finally culminated. The property owner submits that based on the court order and the continuous efforts to obtain permits and to move forward with the project that the County should permit the existing docks to be repaired. Also, the property owners would submit that Section 601.02 by its own heading applies to nonconforming uses of buildings. A dock is not, per se, a building and therefore should not be subject to the provisions of Section 601.02. Furthermore, the regulations do allow ordinary repairs and maintenance. When you are considering a dock, ordinary repairs and maintenance can mean the replacement of pilings and planks. The regulations state that in no case shall such repairs include structural alterations, but if that were true, as applied to docks, then docks could never be repaired, and the property owners submit that such was not the intention of the regulations. In conferring with representatives of the building department, it was their contention that they would rather have the docks rebuilt to insure optimum safety than to have the docks deteriorate. The property owners have checked with various concerned citizens in the Waterway Estates community and have found no objection to their rebuilding of the docks.

Lastly, Tract D was conveyed to Lee County pursuant to a conversation easement in reliance upon, and as a result of, the action of the Board in 1981. It would be unfair for the County to receive a benefit, only to deny the property owners the ability to proceed in accordance with the zoning that was reconfirmed in 1981. Believing that the law and the facts support their contention, and believing that they have insured community support for their efforts, and submitting that the inability to rebuild the docks is causing them serious financial loss, the property owners would respectfully request that the Board of County Commissioners overrule the decision of the staff and grant them permits to repair the docks.

Very truly yours,

Neale E. Montgomery

NEM:111

88-10-11-DC1

PAVESE, GARNER, HAVERFIELD, DALTON, HARRISON & JENSEN

ATTORNEYS AT LAW

1833 HENDRY STREET

POST OFFICE DRAWER 1507

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PLEASE REPLY TO:
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FRANK A. PAVESE, SR.
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CHRISTOPHER G. L. TITUS

May 18, 1988

Ms. Mary Gibbs
Lee County Zoning
& Development Review
P. O. Box 398
Fort Myers, Florida 33902

RE: Caloosa Isle Marine, Inc.

Dear Mary:

I received the following response to your letter of zoning insufficiency. Rather than restating the information, I felt it prudent to provide the information to you exactly as it came from the technical firm.

If I can further embellish or clarify any of the responses, please advise. If you need additional technical information, please contact Pat Newton at Johnson Engineering. I am hopeful that we can get these sufficiency questions resolved fairly promptly.

One issue that Johnson Engineering didn't address was the issue of the boundary of the property and the two docks outside of the property boundary. The original owners of the marina, the Pultes, obtained permission to dig the canal from DER, and they thereafter constructed the docks. The docks have existed since the 60's, without objection and while legal title to the land may not have passed to the current owners, certainly prescriptive rights have been created with the passage of time.

Sincerely,

Neale E. Montgomery
Neale E. Montgomery

NEM:111
Enclosures
cc: J. Carroll

RECEIVED

MAY 26 1988

ZONING COUNTER

88-10-11 DCI

JOHNSON ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

2158 JOHNSON STREET
TELEPHONE (813) 334-0046
TELECOPIER (813) 334-3661
POST OFFICE BOX 1550
FORT MYERS, FLORIDA
33902-1550

May 5, 1988

CARLE E. JOHNSON
1911-1968

Ms. Neale Montgomery
Pavese, Shields, Garner, Haverfield,
Dalton, Harrison & Jensen
Post Office Drawer 1507
Fort Myers, FL 33902

Re: Caloosa Isle Marine, Inc.

Dear Neale:

In response to Mary Gibbs' letter of zoning insufficiency, the following answers and/or changes are given:

- a.1.) The legal description attached to the covenant of unified control covers tracts A-D, the land Mr. Carroll obtained at closing. The legal description found on the boundary survey was that description originally requested by Mr. Carroll in reliance on some form of purchase agreement. Upon checking with the surveyor, Jeff Cooner, it appears that the authorization and covenant of unified control while covering the surveyed parcel contained additional property, namely tracts A and D.
- a.2.) The map depicting the existing zoning and current land uses has been amended to include the Florida Cities sewer treatment plant.
- b.1.)(a.) The master concept plan has been revised to show the following specific locations of proposed land uses:

- 1) Boat parts store including installation will be located within the existing Store No. 1 and existing repair and service area.
- 2) The laundromat will be located within Store No. 2. Sale of fuel and lubricants will take place in Store No. 1 and at existing fuel pump on east property line. Service of boats and motors will take place at Store No. 1

CHAIRMAN
ARCHIE T. GRANT, JR.

PRESIDENT
FORREST H. BANKS

JOSEPH W. EBNER
STEVEN K. MORRISON
ANDREW D. TILTON
JEFFREY C. COONER

DAN W. DICKEY
KENTON R. KEILING
DONALD D. STOUTEN
GEORGE J. KALAL
MICHAEL L. HARMON
THOMAS L. FENDLEY
W. DAVID KEY, JR.

CONSULTANTS
LEIF E. JOHNSON
LESTER L. BULSON
ROBERT S. O'BRIEN

AN EQUAL OPPORTUNITY EMPLOYER

RECEIVED MAY 12 1988

88-10-11 DCI

Ms. Neale Montgomery
May 5, 1988
Page - 2

and existing repair and service area. The location of pump-out facilities and wastewater holding pre-treatment or treatment facilities has been shown on the Master Concept Plan.

- b.1.)(b.) Cindy Prine and our David Key have been in contact regarding a site check to evaluate the affects of this development upon the subject tract and the surrounding waterbody. Please contact Cindy Prine for more information.
- b.2.) The Master Concept Plan has been revised to indicate the anticipated maximum square footage for the buildings which are shown on the subject property.
- b.4.) The Master Concept Plan has been revised to show 239 dry stalls.

In answer to the memorandum from the office of Division of Planning, the following is provided:

1. Existing fuel storage and spill containment facilities have been indicated on the Master Concept Plan as being just east of Store #1.
2. Existing and proposed sewage pump out facilities have been indicated on the Master Concept Plan as being just west of the entranceway.
3. Proposed forklift facilities will be located within the proposed dry storage building.
4. The 30 ton travel lift is located at the existing boat slip. Sand blasting and use of a 30 ton travel lift, while standard equipment for a repair marina, do not constitute major repair.

In answer to Question 5, two (2) existing slips at the northerly entrance are indeed outside the boundary of the site. Joseph Pulte dedicated all water bodies to the perpetual use of the public with a revision clause to himself - see attached plat of Unit 2, Waterway Estates of Fort Myers,

Caloosa Isle Marine will, presumably, be the first full service marina north of the Caloosahatchee River to service all of Cape Coral and North Fort Myers. Two articles recently

88-10-11 OCT

Ms. Neale Montgomery
May 5, 1988
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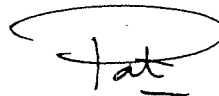
appearing in the Fort Myers News Press are enclosed.

In a recent conversation with Mr. Wilburn Powell, he indicated that Florida Cities is having the sewage treatment plant surveyed by an unknown surveying company. Many stakes were placed not only on the plant site but also on the marina site near the spoil pile. Mr. Powell mentioned concern over possible eminent domain rights held by Florida Cities on the marina site.

If you have any questions or if you require additional information please call.

Very truly yours,

JOHNSON ENGINEERING, INC.

A handwritten signature in dark ink, appearing to read 'Pat', enclosed within a hand-drawn oval.

Patricia H. Newton

PHN/k

c.c. Mr. James P. Carroll
Mr. Wilburn Powell

Fussell launches idea for Lee County marina

By ROBIN POLLACK
News-Press Staff Writer

Sailing into North Fort Myers could be a breeze with a marina at the Caloosahatchee River's north end, a Lee County commissioner says.

Commission Chairman Bill Fussell wants to test the waters with county officials and local business people on his idea for a marina-yacht basin between the Edison and Caloosahatchee bridges in North Fort Myers.

That marina would be similar to the city-operated Fort Myers Yacht Basin on the river's south side, and would be a joint project between the county and private enterprise, Fussell said.

Fussell presented his marina idea this week to the North Fort Myers Ad Hoc Committee. Committee members plan to explore the idea's feasibility. Fussell didn't know what such a marina would cost.

There'd be plenty of business to support marinas on each side of the river, in light of North Fort Myers' swelling population and the county's growing number of boaters, Fussell said.

A marina also would be a boon to North Fort Myers, said Mike Lee, executive director of the North Fort Myers Chamber of Commerce.

"It would be a tremendous shot in the arm of commercial growth in the area" — especially considering the state's plans to begin building next year a new Edison Bridge along Business U.S. 41, Lee said.

County staff has not heard of Fussell's marina idea, but it's a good notion that should be explored, said Bill Hammond, director of the county's community services department.

"Our boating situation here has grown tremendously, and another marina would be well-used with that growth," Hammond said. He said a marina would likely pay for itself with the cash it would generate.

The marina's temporary boat slips could be operated and maintained by Lee County, Fussell said, while permanent boat moorings could be operated by private industry. Lee thinks business people would be interested in that plan.

"Considering its proximity to the center of downtown, I think private industry would be very excited about this," Lee said. Services such as utilities and fire protection already are in place there, which will add to the attractiveness of the marina proposal, he said.

Lee County officials have been considering putting a marina in near Bodwitch Point and Bunche Beach, Hammond said, "but that's long-term thinking — we're not ready to do anything yet."

FORT MYERS

Marina permit sought along Caloosahatchee

A Fort Myers marina the Army Corps of Engineers say may affect manatees and its critical habitat has been proposed for the Caloosahatchee River in an application to the Army.

The marina planned for between Marina Terra Condominiums, 2711 Palm Beach Blvd., and the Tabernacle Fellowship Church, 2791 Palm Beach Blvd., would have 78 boat slips, 36 finger piers, fuel and a full-service yard. Fort Myers-based Gulfwind South Inc. is proposing to build it in a designated critical habitat for manatees.

Interested residents can call (904) 791-1669. Also, residents may write by May 12 to the: Department of the Army, Jacksonville District Corps of Engineers, P.O. Box 4970, Jacksonville, 32232-0019, Attention: Regulatory Division, South Permits Branch.

a.1.

A F F I D A V I T

PLEASE BE ADVISED that CITIZENS and SOUTHERN NATIONAL BANK, the owner of the property described herein, does hereby authorize JAMES P. CARROLL, to represent and act as the applicant in the application for rezoning. The property for which this Authorization has been granted is described more particularly as:

LEGAL DESCRIPTION: All of Tract B and Tract D of that certain subdivision known as WATERWAY ESTATES OF FORT MYERS UNIT TWO, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 12, at page 64, LESS that certain parcel in Tract B, described in Official Record Book 145, at Page 95, Public Records of Lee County, Florida.

ALSO:

Beginning at the Northeasterly corner of Tract B, WATERWAY ESTATES OF FORT MYERS UNIT TWO, according to the map or plat thereof recorded in Plat Book 12, at page 64, of the Public Records of Lee County, run North 00° 05' 00" West along a Northerly prolongation of the East line of said Tract B for 120 feet; thence run South 89° 54' 00" West for 318.44 feet; thence run South 43° 56' 37" West parallel with the Southeasterly line of Block 4 for 24.39 feet; thence run North 59° 33' 03" West for 102.84 feet to the corner common to said Tract B and Lot 1, said Block 4; thence run South 46° 03' 23" East along the Northeasterly line of said Tract B for 222.07 feet; thence run North 89° 24' 20" East along the North line of said Tract B for 257.85 feet to the point of beginning.

ALSO:

From the corner common to Block 1 of said Unit No. 2 and said Tract B run South 32° 33' 43" East for 102.84 feet to the Northwestern line of said Tract B; thence run North 43° 56' 37" East along said Northwestern line of said Tract B for 24 feet; thence run North 46° 03' 23" West along said Tract B for 100 feet to the point of beginning.

ALSO:

Tract A, WATERWAY ESTATES, Unit 2, according to a plat thereof recorded in Plat Book 12, page 65, Public Records of Lee County, Florida.

Thomas Fuess, Jr.
Thomas Fuess, Vice President
Citizens & Southern National Bank

SUBSCRIBED AND SWORN TO before me this 11th day of January, 1988.

Peggy P. Barber
Notary Public

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JANUARY 29, 1989
BONDED THRU LAWYERS SURETY CORP.

PAVESE, GARNER,
HAVERFIELD, DALTON,
HARRISON & JENSEN
ATTORNEYS AT LAW
1833 HENDRY STREET
P O DRAWER 1607
FORT MYERS, FLORIDA 33902
(813) 334-2186

APPLICANTS AUTHORIZATION TO AGENT

PLEASE BE ADVISED that NEALE MONTGOMERY, ESQ. of PAVESE, GARNER, HAVERFIELD, DALTON, HARRISON & JENSEN and the engineering firm of JOHNSON ENGINEERING, INC. are hereby authorized to represent JAMES P. CARROLL in the application to Lee County for a rezoning of the property located in Lee County, Florida, more particularly described as follows:

LEGAL DESCRIPTION: All of Tract B and Tract D of that certain subdivision known as WATERWAY ESTATES OF FORT MYERS UNIT TWO, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 12, at page 64, LESS that certain parcel in Tract B, described in Official Record Book 145, at Page 95, Public Records of Lee County, Florida.

ALSO:

Beginning at the Northeasterly corner of Tract B, WATERWAY ESTATES OF FORT MYERS UNIT TWO, according to the map or plat thereof recorded in Plat Book 12, at page 64, of the Public Records of Lee County, run North 00° 05' 00" West along a Northerly prolongation of the East line of said Tract B for 120 feet; thence run South 89° 54' 00" West for 318.44 feet; thence run South 43° 56' 37" West parallel with the Southeasterly line of Block 4 for 24.39 feet; thence run North 59° 33' 03" West for 102.84 feet to the corner common to said Tract B and Lot 1, said Block 4; thence run South 46° 03' 23" East along the Northeasterly line of said Tract B for 222.07 feet; thence run North 89° 24' 20" East along the North line of said Tract B for 257.85 feet to the point of beginning.

ALSO:

From the corner common to Block 1 of said Unit No. 2 and said Tract B run South 32° 35' 43" East for 102.84 feet to the Northwesterly line of said Tract B; thence run North 43° 56' 37" East along said Northwesterly line of said Tract B for 24 feet; thence run North 46° 03' 23" West along said Tract B for 100 feet to the point of beginning.

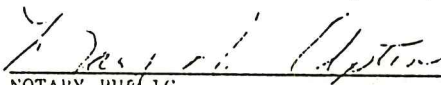
ALSO:

Tract A, WATERWAY ESTATES, Unit 2, according to a plat thereof recorded in Plat Book 12, page 65, Public Records of Lee County, Florida.


JAMES P. CARROLL

CALOOSA ISLE MARINE, INC.

SUBSCRIBED AND SWORN to before this 10th day of January, 1988.


NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires July 18, 1993

PAVESE, GARNER,
HAVERFIELD, DALTON,
HARRISON & JENSEN
ATTORNEYS AT LAW
1022 HENRY STREET
P O DRAWER 1507
FORT MYERS, FLORIDA 33902
(813) 224-2195

88-10-1108

EXHIBIT ONE: B

DESCRIPTION

on
boundary
survey

A tract or parcel of land lying in Waterway Estates of Fort Myers Unit 2 in the southeast quarter (SE-1/4) of the southeast quarter (SE-1/4) of Section 16, Township 44 South, Range 24 East, Lee County, Florida as shown on Sheet 2 of plat recorded in Plat Book 12 beginning at page 63, Lee County records which tract or parcel is described as follows:

Beginning at a point of curvature on Curve "K" on the south line of Tract "B", as shown on said plat of Waterway Estates of Fort Myers Unit 2 run $N 89^{\circ} 24' 20'' E$ along said south line for 201.00 feet to the west line of the parcel described in deed recorded in Official Record Book 307 at page 853, Lee County records; thence run $N 00^{\circ} 35' 40'' W$ along said west line for 165.94 feet to the northwesterly line of said parcel; thence run $N 43^{\circ} 56' 37'' E$ along said northwesterly line for 136.87 feet to an intersection with the northerly line of said parcel; thence run $N 89^{\circ} 24' 20'' E$ along said north line for 90.00 feet to an intersection with the east line of said parcel; thence run $S 00^{\circ} 35' 40'' E$ along said east line for 263.50 feet to an intersection with the south line of said Tract "B"; thence run $N 89^{\circ} 24' 20'' E$ along said south line for 342.93 feet to a point of curvature; thence run easterly, northeasterly and northerly along the arc of a curve to the left of radius 25.00 feet (delta $89^{\circ} 30' 20''$) (chord bearing $N 44^{\circ} 39' 10'' E$) (chord 35.20 feet) for 39.05 feet to a point of tangency on the east line of said Tract "B"; thence run $N 00^{\circ} 06' 00'' W$ along said east line and a northerly prolongation thereof on the east line of the first parcel described in Resolution recorded in Official Record Book 245 beginning at page 753 said public records for 490.23 feet to the north line of said parcel; thence run $S 09^{\circ} 54' 00'' W$ along said north line for 309.45 feet to an intersection with the northwesterly line of said parcel; thence run $S 43^{\circ} 56' 37'' W$ along said northwesterly line for 27.90 feet to a northeasterly line of said parcel; thence run $N 59^{\circ} 33' 03'' W$ along said northeasterly line for 102.84 feet to the northerlymost corner of said Tract "B"; thence run $S 43^{\circ} 56' 37'' W$ along the southeasterly line of Tract "A" said Waterway Estates for 50.00 feet to the southerlymost corner of said Tract "A"; thence run $S 32^{\circ} 33' 43'' E$ along the southwesterly line of the second parcel described in said Resolution recorded in Official Record Book 245 at page 753, Lee County records for 102.84 feet to an intersection with the northwesterly line of said Tract "B"; thence run $S 43^{\circ} 56' 37'' W$ along said northwesterly line for 540.61 feet to a point of curvature on said curve "K"; thence run southwesterly, southerly and southeasterly along an arc of a curve to the left of radius 25.00 feet (delta $134^{\circ} 32' 17''$) (chord bearing $S 23^{\circ} 19' 32'' E$) (chord 46.12 feet) for 58.70 feet to the Point of Beginning.

SUBJECT TO easements, restrictions and reservations of record.

Containing 5.80 acres more or less.

Bearings hereinabove mentioned are based on said record plat of Waterway Estates of Fort Myers Unit 2.

NOTE: The above description was compiled from descriptions furnished by client and deeds of record. The underlined courses in the deeds of record do not provide mathematical closure. Closure was established by holding the bearings of record and solving for the correct distances. (See Calc. distances on drawing.)

88-10-110C

EXHIBIT TWO: A.2.

ADDENDUM

LEGAL DESCRIPTION: All of Tract B and Tract D of that certain subdivision known as WATERWAY ESTATES OF FORT MYERS UNIT TWO, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 12, at page 64, LESS that certain parcel in Tract B, described in Official Record Book 145, at Page 95, Public Records of Lee County, Florida.

ALSO:

Beginning at the Northeasterly corner of Tract B, WATERWAY ESTATES OF FORT MYERS UNIT TWO, according to the map or plat thereof recorded in Plat Book 12, at page 64, of the Public Records of Lee County, run North $00^{\circ} 05' 00''$ West along a Northerly prolongation of the East line of said Tract B for 120 feet; thence run South $89^{\circ} 54' 00''$ West for 318.44 feet; thence run South $43^{\circ} 56' 37''$ West parallel with the Southeasterly line of Block 4 for 24.39 feet; thence run North $59^{\circ} 33' 03''$ West for 102.84 feet to the corner common to said Tract B and Lot 1, said Block 4; thence run South $46^{\circ} 03' 23''$ East along the Northeasterly line of said Tract B for 222.07 feet; thence run North $89^{\circ} 24' 20''$ East along the North line of said Tract B for 257.85 feet to the point of beginning.

ALSO:

From the corner common to Block 1 of said Unit No. 2 and said Tract B run South $32^{\circ} 33' 43''$ East for 102.84 feet to the Northwesterly line of said Tract B; thence run North $43^{\circ} 56' 37''$ East along said Northwesterly line of said Tract B for 24 feet; thence run North $46^{\circ} 03' 23''$ West along said Tract B for 100 feet to the point of beginning.

ALSO:

Tract A, WATERWAY ESTATES, Unit 2, according to a plat thereof recorded in Plat Book 12, page 65, Public Records of Lee County, Florida.

88-10-110 CT

541



P. O. Box 398
Fort Myers, Florida 33902-0398
(813) 334-2166

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number

John E. Manning
District One

Charles L. Bigelow, Jr.
District Two

Ray Judah
District Three

Bill Fussell
District Four

Donald Slisher
District Five

Frank Nocera
Acting County
Administrator

James G. Yaeger
County Attorney

R. Scott Barker
County Hearing
Examiner

April 11, 1989

Neale Montgomery
Pavese, Garner, Haverfield, Dalton, Harrison & Jensen
1833 Hendry Street
Fort Myers, Florida 33902

RE: Caloosa Isle Marine Resolution # Z-88-293

Dear Neale:

This letter has been sent as a reminder that this resolution has not been sent to the County Attorney's office for approval as to form and for signature by the Chairman of the County Commission. On March 1, 1989, Staff provided you a copy of this resolution for your review so that we could concur on the wording of the final version of this document.

As of the preparation of this letter, staff has not heard from you concerning whether you have any questions or suggested revisions to the resolution. Staff would like to send this document on for processing so that it may be recorded in the County records. Please advise me by no later than April 28, 1989, if you accept the wording of this resolution or if you have any suggested changes. Please supply, in writing, any changes that you would like to see. If I have not heard from you by that date, I will take that to mean that there are no changes to the resolution and that we may proceed to have it approved as to form.

If you have any questions on this matter, please feel free to contact me at 335-2235. I thank you now for your help on this matter.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

Alvin "Chip" Block

Alvin "Chip" Block, Senior Planner
Zoning Division

cc: Zoning File 88-10-11 DCI
DCI File

(5407Z)



P.O. BOX 398 FORT MYERS, FLORIDA 33902-0398 (813) 334-2166

JAMES G. LaRUE
COUNTY ADMINISTRATOR

Writer's Direct
Dial Number

JAMES G. YAEGER
ATTORNEY

March 28, 1988

Ms. Neale Montgomery
Pavese, Garner, Haverfield, Dalton &
Harrison
P.O. Drawer 1507
Fort Myers, Florida 33902

RE: CALOOSA ISLE MARINE, INC.; File #1346

Dear Ms. Montgomery:

The Zoning and Development Review Division has reviewed your supplemental information for the "planned development" rezoning request for Caloosa Isle Marine, Inc., File #1346. This letter will serve to notify you that certain additional information is needed to complete this application. Sub-section numbers below refer to Section 804.03.C.1 of the Lee County Zoning Ordinance.

Description of Existing Conditions:

a.1.)

The legal description for the subject property on the Covenant of Unified Control and the authorizations are different than the official legal description found on the boundary survey. Please review each of these legal descriptions and confirm which is the correct legal description for this request.

a.2.)

The map depicting the existing zoning and current land uses of surrounding properties appears to be inaccurate. There is a small portion of the island upon which this marina is located that is used for a separate purpose. This property appears to be zoned IL and used as a sanitary sewer treatment plant. Please review your submitted information and correct this map so that it depicts the existing zoning and current land use of all adjacent properties.

BOARD OF COUNTY COMMISSIONERS

(2128z)
JOHN E. MANNING
DISTRICT ONE

CHARLES L. BIGELOW, JR.
DISTRICT TWO

MARY ANN WALLACE
DISTRICT THREE

BILL FUSSELL
DISTRICT FOUR

DONALD D. SLISHER
DISTRICT FIVE

88-10-110CT

Master Concept Plan:

*uses located
on-site plan*
b.1.)a.) Please revise the Master Concept Plan to show the specific location for the proposed land uses. For example, the boat parts and installation; laundromat; possible new fueling sites; service of boats and motors; pump-out facilities; and wastewater holding pre-treatment or treatment facilities should be more specifically identified regarding their proposed location within the development.

*David King
been in
contact with
Cindy*
b.1.)b.) Although you have indicated that there is not any environmentally sensitive land on the subject property, you should still schedule a site check with Cindy Prine to evaluate the effects of this development upon the subject tract and the surrounding waterbody. Also, please review and respond to the attached memorandum from the Division of Planning requesting additional information or clarification.

Other Requirements:

*square footage
shown*
b.2.) It will be necessary to indicate on the Master Concept Plan the anticipated maximum square footage for the buildings which are shown on the subject property. This would include both existing retail stores and the proposed dry storage area.

*Plan
corrected*
b.4.) In the DCI supplement (page 5.a., Section III.B.1), the type of development is described to include 69 wet slips and 239 proposed dry stalls. This conflicts with the schedule of uses on the Master Concept Plan with 69 wet slips and 239 dry/wet slips. Please identify which wording is correct and amend the incorrect wording as necessary.

b.5.) The Traffic Impact Statement is now sufficient for review. Attached is a copy of this memorandum for your records.

Other:

As addressed in a letter dated February 22, 1988 from our office, this marina with 239 dry slips would not be presumed to require development of regional impact review. This assumes that the vesting question is resolved. Has this issue been resolved yet?

CALOOSA ISLE MARINE, INC.; File #1346
MARCH 28, 1988
PAGE THREE

If you have any questions concerning the above items, you can contact me at 335-2235. Please submit 10 copies of all required information to this office; once it is determined to be complete, public hearings will be scheduled for the next available agenda.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

Mary Gibbs

Mary Gibbs, Principal Planner
Division of Zoning and Development Review

MG:ACB:csa

Attachment

cc: Zoning File #1346
DCI File
Kay Deselem

(2128z)

88-10-110CI

MEMORANDUM
FROM
THE OFFICE OF
DIVISION OF PLANNING

DATE: March 23, 1988

TO: Chip Block
Senior Planner

FROM: Rick K. Joyce, Planner *RKJ*
THRU: Ray Judah, Prin. Plnr. *RJ*

RE: Caloosa Isle Marine, Inc., formerly known as Island Club Marine

Please be advised that Planning staff has reviewed the above referenced applicants Master Concept Plan. A site inspection was conducted in January, 1988.

The project site is located at the end of Inlet Drive, Waterway Estates Subdivision, in North Fort Myers. The Florida Cities sewage treatment plant is an outparcel located within the project site. The applicant proposes to expand an existing marina complex, (including the addition of a 239 boat dry storage building). Planning staff recommends the following additions/clarifications of the plan:

- 1) Indicate location of proposed fueling and spill containment facilities.
- 2) Indicate location of existing and/or proposed sewage pump out facilities.
- 3) Indicate location of proposed forklift facilities.
- 4) The proposed zoning of CPD includes minor repairs of boats, motors and accessories. Indicate location and extent of existing and proposed repair facilities. Does the use of 30 ton travel lift and wet sand blasting constitute major repairs? (See attached advertisement.)
- 5) The two docks on the northwest property appear to be outside the property boundary. Are these docks located on submerged land owned by the State of Florida? Does the applicant own the submerged land indicated within the property boundaries?

March 23, 1988

Chip Block
Senior Planner

Page Two

The applicant should be advised that both Florida Department of Environmental Regulation and U.S. Army Corps of Engineers permits will be required for expansion of this commercial facility. A Florida Department of Natural Resources submerged land lease may also be required for submerged land under State of Florida ownership. The state and federal permitting process should be initiated as soon as possible so Lee County Planning staff can review other environmental parameters of the project, primarily water quality.

RKJ/RJ/kdh

cc: Bill Spikowski
Cindy Prine
Jim Marx, FDNR
Mike Dentzau, FDER
Sharinda Bohall, USACOE
0679p

88-10-11DC8

Zoning File

1346

DEPARTMENT OF TRANSPORTATION & ENGINEERING

MEMORANDUM

DATE: March 11, 1988

TO: Mary Gibbs, Zoning & Dev. Rev. M-627-88

FROM: Ernest R. Spradling, Traffic Engineer, DOT & E ERS

SUBJECT: Caloosa Isle Marina T.I.S. Sufficiency

The Traffic Impact Statement, as submitted, has been found sufficient for review. Comments will follow at a later date.

ERS/kaa

(02931)

RECEIVED

MAR 14 1988

ZONING & DEVELOPMENT
REVIEW DIVISION

88-10-110C5



P.O. BOX 398 FORT MYERS, FLORIDA 33902-0398 (813) 334-2166

JAMES G. LaRUE
COUNTY ADMINISTRATOR

Writer's Direct
Dial Number

JAMES G. YAEGER
ATTORNEY

February 22, 1988

Ms. Neale Montgomery
Pavese, Garner, Haverfield, Dalton,
Harrison & Jensen
1833 Hendry Street
Fort Myers, FL 33901

RE: CALOOSA ISLE MARINE, INC. (Island Club Marina)

Dear Neale:

In response to your letter of February 8, 1988 concerning the possible DRI status of the Island Club Marina, it is my understanding that 239 dry ships in a marina constructed and in operation prior to July 1, 1985 would not be presumed to require Development of Regional Impact review. This assumes that the vesting question is resolved.

If you need any further information, please do not hesitate to call (but not on another holiday)!

Sincerely,

Mary Gibbs, AICP
Principal Planner

MG:mfc

BOARD OF COUNTY COMMISSIONERS

PORTER, J. GROSS
(289102)
DISTRICT ONE

CHARLES L. BIGELOW, JR.
DISTRICT TWO

MARY ANN WALLACE
DISTRICT THREE

BILL FUSSELL
DISTRICT FOUR

DONALD D. SLISHER
DISTRICT FIVE

88-10-11DCJ



DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING AND DEVELOPMENT REVIEW DIVISION

P.O. BOX 398 FORT MYERS, FLORIDA 33902-0398 (813) 334-2166

JAMES G. LaRUE
COUNTY ADMINISTRATOR

October 4, 1988

Writer's Direct
Dial Number

JAMES G. YAEGER
ATTORNEY

335-2875

Neale Montgomery
Pavese, Garner, Haverfield, Dalton & Harrison
P. O. Drawer 1507
Fort Myers, FL 33902

RE: HEARING NUMBER: 88-10-11 DCI
APPLICANT: C&S NATIONAL BANK OF LEE COUNTY, represented by
JAMES CARROLL, in reference to CALOOSA ISLE MARINE, INC., d/b/a
ISLAND CLUB MARINE

Dear Ms. Montgomery:

Please accept this letter as formal notification that the zoning request referenced above has been scheduled for the following Board of County Commissioners' Zoning Hearing:

DATE: NOVEMBER 14, 1988

TIME: 9:30 A.M.

LOCATION: COMMISSION MEETING ROOM
LEE COUNTY ADMINISTRATION BUILDING
2115 SECOND STREET, FORT MYERS, FL

You should attend this hearing, or have a representative present if you prefer.

If you will furnish seven (7) copies of a site plan for this case, we will distribute one to each Commissioner prior to the hearing. This is a requirement only for RPD, CPD, and IPD requests; but, in any case, if a site plan is available, it may assist in making a proper decision on this case. These plans, if submitted, must be received 10 days prior to the hearing date and should be directed to Kay Deselem of this department, at 1831 Hendry Street, Fort Myers, Florida (telephone 335-2199).

BOARD OF COUNTY COMMISSIONERS

JOHN E. MANNING
DISTRICT ONE

CHARLES L. BIGELOW, JR.
DISTRICT TWO

MARY ANN WALLACE
DISTRICT THREE

BILL FUSSELL
DISTRICT FOUR

DONALD D. SLISHER
DISTRICT FIVE



P.O. BOX 398 FORT MYERS, FLORIDA 33902-0398 (813) 334-2166

JAMES G. LaRUE
COUNTY ADMINISTRATOR

August 25, 1988

Writer's Direct
Dial Number
335-2875

JAMES G. YAEGER
ATTORNEY

Neale Montgomery
Pavese, Garner, Haverfield, Dalton & Harrison
P. O. Drawer 1507
Fort Myers, FL 33902

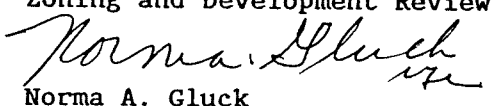
RE: AGENDA SCHEDULE for C&S NATIONAL BANK OF LEE COUNTY, represented by
JAMES CARROLL, in reference to CALOOSA ISLE MARINE, INC., d/b/a
ISLAND CLUB MARINE
PENDING NUMBER: 1346

Dear Ms. Montgomery:

Please accept this letter as formal notification that your zoning request referenced above is now ready to be scheduled for public hearing, and your case #88-10-11 DCI has been scheduled for the October 3, 1988, Planning and Zoning Commission Public Hearing. Your zoning sign will be ready for pickup on August 29, 1988, at 1831 Hendry Street, Fort Myers, Florida. It must be posted no later than September 14, 1988, and is to remain posted until final action is taken. When you pick up the zoning sign, instructions regarding posting and the affidavit of proof of posting will be given to you for your completion and return to this office.

If you will furnish seven (7) copies of a site plan for this case, we will distribute one to each Board member prior to the hearing. This is a requirement only for RPD, CPD, and IPD requests; but, in any case, if a site plan is available, it may assist in making a proper decision on this case. These plans, if submitted, must be received 10 days prior to the hearing date and should be directed to Kay Deselem of this department, at 1831 Hendry Street, Fort Myers, FL. Call 335-2875 if you have questions on this matter.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning and Development Review Division


Norma A. Gluck
Administrative Assistant

BOARD OF COUNTY COMMISSIONERS

(2867z)
JOHN E. MANNING
DISTRICT ONE

CHARLES L. BIGELOW, JR.
DISTRICT TWO

MARY ANN WALLACE
DISTRICT THREE

BILL FUSSELL
DISTRICT FOUR

DONALD D. SLISHER
DISTRICT FIVE

MEMORANDUM
FROM
THE OFFICE OF
ZONING AND DEVELOPMENT REVIEW

DATE: September 15, 1988

TO: Zoning File

FROM: Norma A. Gluck

RE: Notice of Public Hearing - October 3, 1988
Planning & Zoning Commission Hearing

I, Norma A. Gluck, Administrative Assistant II, Zoning and Development Review Division, do hereby certify that I have mailed notices to all property owners and addresses in the attached style (Subdivision or parcel) pursuant to the list marked and attached hereto and made a part of this certification.

Norma A. Gluck
mp

FLORIDA CITIES WATER COMPANY

• December 16, 1987

- Mary Lou Missall
- Johnson Engineering, Inc.
- P.O. Box 1550
- Fort Myers, FL 33902-1550
- Island Club Marina
- Strap No. 44-24-16-03-0030B-000

RECEIVED
DEC 17 1987
JOHNSON ENGINEERING, INC.

TO WHOM IT MAY CONCERN:

Per your request, please be advised that at this time, Florida Cities Water Company has the available capacity to provide the necessary water and sewer service for the above reference.


The Company will guarantee service only upon its receipt of a signed Request for Service and/or Executed Service Agreement, appropriate fees and charges, and the approval of all State and Local Regulatory Agencies.

Any extensions required must be installed at the Developer/Contractor's expense, including all engineering costs, etc. All construction must be to Company Specifications.

If you have any questions, please feel free to contact this office.

Yours very turly,

FLORIDA CITIES WATER COMPANY


Mike Burres
OFFICE MANAGER

MB/vr

Store #1 (4,400 s.f.):	.1 GPD/s.f.	440 GPD
Building #2 (2 residences);	2 x 2.24/100 GPD	448 GPD
69 Class II Marina slips:	69 x 2.09/100 GPD	14,421 GPD
239 Dry Stalls:	4 employees/20 GPD	80 GPD
Community Service Facilities (private):	69/10 GPD	690 GPD
	TOTAL GPD	16,079 GPD

Sources:

Lee County Administrative Code #F-0034

Florida Administrative Code

Dept. of Health & Rehabilitative Services

NOTICE OF PUBLIC HEARING

The Lee County Zoning Regulations provide that all property owners, within 375 feet of the property to be considered for a Zoning Regulation amendment, may be notified in writing. Your name as a landowner, with property within 375 feet of the following request, was supplied to us by the applicant.

HEARING NUMBER: 88-10-11 DCI

NAME: C&S NATIONAL BANK OF LEE COUNTY, represented by JAMES CARROLL, in reference to CALOOSA ISLE MARINE, INC., d/b/a ISLAND CLUB MARINE

REQUEST: A rezoning from C-1A to Commercial Planned Development, to permit the expansion of an existing marina with buildings not to exceed 45 feet above average grade, on 5.8± total acres of land. The proposed development will also include dry storage, retail stores, fuel sales, boat repair services, and pump out facilities.

NOTE: If approved, the Master Concept Plan (available for inspection at 1831 Hendry Street in Fort Myers) will deviate from the following Lee County standards:

- (1) Minimum required number of off-street parking spaces for this development of 122 spaces (202.13.J), to 100 spaces;
- (2) Minimum setback from a structure to a water body of 25 feet (202.15.B.4.b.), to 0 (zero) feet for the existing store #2 as shown on the Master Concept Plan;
- (3) Minimum setback between structures in a Commercial Planned Development which is adjacent to land which is developed in a manner and for uses not compatible with the uses proposed in the CPD of 25 feet (461.C.2.a.2.), to 10 feet for the proposed dry-storage structure, to 0 (zero) feet for the existing store #2 as shown on the Master Concept Plan, and to 3 feet for the existing store #1 as shown on the Master Concept Plan; and
- (4) Minimum buffer type between a proposed commercial development and existing industrial development of a type "B" buffer (15 foot wide) [DSO Section C.5.d.(4)], to a 10 foot wide buffer with a type "B" vegetation.
- (5) Request to be allowed to provide a maximum of 30% of the parking spaces to be designed for small cars in a low turn-over parking space (9 feet by 18 feet) (Sections 202.13.k.1. and 202.13.F.1.c.)

LOCATION: Subject property is located at 1647 Inlet Drive (island located at southeast corner of Section 16), North Fort Myers, in Section 16, Township 44 South, Range 24 East, Lee County, Florida. (District #1)

LEGAL DESC: (A complete legal description is on file at the Lee County Zoning and Development Review Division, 1831 Hendry Street, Fort Myers, Florida.)

SIZE OF PROPERTY: 5.8 acres±

INTENT: See request.

HEARINGS WILL BE HELD IN THE LEE COUNTY COMMISSION MEETING ROOM, LEE COUNTY ADMINISTRATION BUILDING, 2115 SECOND STREET, FORT MYERS, FLORIDA, ON MONDAY, OCTOBER 3, 1988 at 9:00 a.m., BY THE LEE COUNTY PLANNING AND ZONING COMMISSION; AND ON MONDAY, OCTOBER 24, 1988 OR MONDAY, NOVEMBER 14, 1988 BY THE BOARD OF COUNTY COMMISSIONERS.

OBJECTIONS OR COMMENTS MAY BE MADE IN PERSON AT THE HEARING, OR FILED IN WRITING PRIOR TO HEARING DATE, GIVING THE NUMBER OF THE HEARING. THE REVERSE SIDE OF THIS NOTICE MAY BE USED FOR YOUR REPLY; IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST THREE DAYS (EXCLUDING SATURDAYS AND SUNDAYS) BEFORE THE HEARING DATE. PLEASE MAIL TO: LEE COUNTY ZONING AND DEVELOPMENT REVIEW DIVISION, P.O. BOX 398, FORT MYERS, FLORIDA 33902. THE PLANNING AND ZONING COMMISSION MAKES RECOMMENDATIONS ON THE FOLLOWING TYPES OF REQUESTS: REZONINGS, APPLICATIONS FOR DEVELOPMENTS OF REGIONAL IMPACT APPROVAL, SPECIAL EXCEPTIONS WHICH MEET THE CRITERIA FOR A DEVELOPMENT OF COUNTY IMPACT, OTHER SPECIAL EXCEPTIONS AND VARIANCES WHICH ARE SUBMITTED SIMULTANEOUSLY WITH AND ARE HEARD IN CONJUNCTION WITH A REZONING, AND SPECIAL PERMITS. THE BOARD OF COUNTY COMMISSIONERS WILL MAKE FINAL DECISIONS ON MONDAY, OCTOBER 24, 1988 OR MONDAY, NOVEMBER 14, 1988 AT 9:30 AM IN THE LEE COUNTY COMMISSION MEETING ROOM. SOME APPLICATIONS MAY BE PLACED ON A CONSENT AGENDA AND HEARD IMMEDIATELY AT THE START OF THE HEARING. THESE APPLICATIONS WILL BE SO NOTED IN THE FINAL AGENDA SCHEDULE ISSUED BY THE DIVISION OF ZONING AND DEVELOPMENT REVIEW. ANY DECISION OF THE BOARD OF COUNTY COMMISSIONERS MAY BE APPEALED TO CIRCUIT COURT. IF FURTHER INFORMATION IS DESIRED, CALL 335-2875; REFER TO THE HEARING NUMBER WHEN MAKING INQUIRY. PLEASE ADVISE OTHERS INTERESTED.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning and Development Review Division

EXPLANATION OF ZONING CODES

AG Agricultural Districts		CS Specialized Commercial District
UR Urban Reserve	CH	Highway Commercial District
RPD Residential Planned Development		CT Tourist Commercial District
MHPD Mobile Home Planned Development		CP Commercial Parking District
RSA Residential Single Family Districts		CM Marine Commercial District
RSC Residential Single-Fam. Conservation Dist.		CA Commercial Amusement & Rec. Dist.
RS Residential Single Family Districts		CM Marine Commercial District
TFC Residential Two Family Conservation Dist.		CI Intensive Commercial District
TF Two Family District	CR	Rural Commercial District
RM Residential Multiple Family Districts		IPD Industrial Planned Development
MHC Mobile Home Conservation Districts	IS	Special Industrial District
MH Mobile Home Residential Uses District		IL Light Industrial District
RV Recreational Vehicle Park District	IG	General Industrial District
RVPD Recreational Vehicle Planned Development		IT Transport Related Industrial Dist.
CF Community Facilities District	IM	Marine Industrial District
CFPD Community Facilities Planned District		RI Rural Industrial District
CPD Commercial Planned Development		PORT Port District
C-1A, C-1, C-2 Commercial Districts		EC Environmentally Critical District
CN Neighborhood Commercial Districts	AOPD	Airport Operations Planned Dev.
CC Community Commercial District	AH	Airport Hazard District
CG General Commercial District		PUD Planned Unit Development District

STRAP 16-44-24-03-0030E.0000 CHANGED 07/22/87 **REPRINT** 12/14/87
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PEND N/R LUSE TAUTH SPC DST SPL VALUE PREV VALUE SUPL
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EI NUM 1ST YR RL NEW CONST

D.O.S. #1 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0587 1926 0526 1,000 03 V FEB 24 1988

D.O.S. #2 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0680 1437 0149 1,350,000 02 V ZONING COUNTER

FIRST OF GREENLAWN INC
C/O FEAU REALTY INC

4701 N 24TH ST STE B-6

PHOENIX AZ 85016
DAT CRTD ZONE LOCATION CODE # UNITS U/M FRONTAGE DEPTH
00 1.00 5 0 0

DAT SPLT _ SPLIT FROM . PR LUSE DSC
00 01

WATERWAY ESTATES UNIT 2

PB 12 PG 64

88-10-11051 (1)

TRACT E

LAT6

STRAP 16-44-24-03-0030D.0000 CHANGED 07/16/87 **REPRINT** 12/14/87
JUST VALUE AGX VALUE ASSD VALUE TXBL VALUE BLDG VALUE LAND VALUE
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D.O.S. #1 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0587 1922 1121 80,000 03 V

D.O.S. #2 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0980 1460 0195 0 01 V

CITIZENS + SOUTHERN NATL BANK
2400 FIRST STREET

FT MYERS FL 33901
DAT CRTD ZONE LOCATION CODE # UNITS U/M FRONTAGE DEPTH
00 T44 R24 S16 001003 17424.00 2 0 0

DAT SPLT _ SPLIT FROM . PR LUSE DSC
00 01

WATERWAY ESTATES UNIT 2

PB 12 PG 64

88-10-11051 (2)

TRACT D

EXHIBIT THREE: E.1.
LAT2

STRAP 16-44-24-03-0030B.00A0 CHANGED 08/31/82 **REPRINT** 12/14/87

JUST VALUE AGX VALUE ASSD VALUE TXBL VALUE BLDG VALUE LAND VALUE
139,710 0 139,710 139,710 6,420 133,290

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PEND N/R LUSE TAUTH SPC DST SPL VALUE PREV VALUE SUPL
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EI NUM 1ST YR RL NEW CONST
1984

D.O.S. #1 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0000 0307 0853 0

D.O.S. #2 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0000 0000 0000 0

FLORIDA CITIES WATER CO
2112 GULFGATE DR

SARASOTA FL 33581
DAT CRTD ZONE LOCATION CODE # UNITS U/M FRONTAGE DEPTH
00 44431.00 2 0 0

DAT SPLT SPLIT FROM PR LUSE DSC
00 91

WATERWAY ESTATES UNIT 2 PB 12 PG 64

TRACT PT B

LAT5

STRAP 16-44-24-03-0030A.0000 CHANGED 07/16/87 **REPRINT** 12/14/87

JUST VALUE AGX VALUE ASSD VALUE TXBL VALUE BLDG VALUE LAND VALUE
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HSWDAX AGX SCX HOMESTD WIDOW DISAB WHOLLY EX APP BY YR RES
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PEND N/R LUSE TAUTH SPC DST SPL VALUE PREV VALUE SUPL
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EI NUM 1ST YR RL NEW CONST

D.O.S. #1 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0587 1922 1121 80,000 03 V

D.O.S. #2 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0980 1460 0195 0 01 V

CITIZENS + SOUTHERN NATL BANK
2400 FIRST STREET

FT MYERS FL 33901
DAT CRTD ZONE LOCATION CODE # UNITS U/M FRONTAGE DEPTH
00 T44 R24 S16 001003 6011.00 2 0 0

DAT SPLT SPLIT FROM PR LUSE DSC
00 00

WATERWAY ESTATES UNIT 2

PB 12 PG 64

TRACT A

LAT2

LAT2

STRAP 16-44-24-03-00002.0030 CHANGED 09/08/82 **REPRINT** 12/14/87

JUST VALUE AGX VALUE ASSD VALUE TXBL VALUE BLDG VALUE LAND VALUE
54,060 0 54,060 29,060 43,180 10,880

HSWDAX AGX SCX HOMESTD WIDOW DISAB WHOLLY EX APP BY YR RES
100000 0 1 25,000 0 0 0 22

PEND N/R LUSE TAUTH SPC DST SPL VALUE PREV VALUE SUPL
01 036 .00 54,060

EI NUM 1ST YR RL NEW CONST
1983

D.O.S. #1 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0882 1626 1995 20,000 06 I

D.O.S. #2 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
1178 1314 1056 16,500 03 I

WORTHINGTON CLARM M + LOIS J
1723 INLET DR

N FT MYERS FL 33903
DAT CRTD ZONE LOCATION CODE # UNITS U/M FRONTAGE DEPTH
00 T44 R24 S16 001003 78.00 4 78 110

DAT SPLT _SPLIT FROM PR LUSE DSC
00 . 01

WATERWAY ESTATES UNIT 2 BLK.2 PB 12 PG 64

LOT 3

LAT2

STRAP 16-44-24-03-00004.0010 CHANGED 06/17/80 **REPRINT** 12/14/87

JUST VALUE AGX VALUE ASSD VALUE TXBL VALUE BLDG VALUE LAND VALUE
60,500 0 60,500 35,000 37,540 22,960

HSWDAX AGX SCX HOMESTD WIDOW DISAB WHOLLY EX APP BY YR RES
100220 0 1 25,000 0 500 0

PEND N/R LUSE TAUTH SPC DST SPL VALUE PREV VALUE SUPL
01 036 .00 60,500

EI NUM 1ST YR RL NEW CONST

D.O.S. #1 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0000 0775 0170 0

D.O.S. #2 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0000 0000 0000 0

PERRI LEE + SYLVIA V
4300 HARBOUR LA

N FT MYERS FL 33903
DAT CRTD ZONE LOCATION CODE # UNITS U/M FRONTAGE DEPTH
00 86.00 4 86 100

DAT SPLT _SPLIT FROM PR LUSE DSC
00 . 01

WATERWAY ESTATES UNIT 2 BLK.4 PB 12 PG 64

LOT 1

LAT3

88-10-110CI

7

88-10-110CI

8

STRAP 16-44-24-03-00004.0020

CHANGED 03/26/80

REPRINT 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
50,160	0	50,160	25,160	30,130	20,030

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
100000	0	1	25,000	0	0	0		

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
		01	036		.00	50,160	

EI NUM 1ST YR RL NEW CONST

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0379	1334 1694	54,000	06	I

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0769	0540 0098	29,500		

PARSONS MARK N + VIRGINIA C
4302 HARBOR LANE

N FT MYERS	FL				33903	
DAT CRTD	ZONE	LOCATION CODE	# UNITS	U/M	FRONTAGE	DEPTH
00			75.00	4	75	100

DAT SPLT	SPLIT FROM	PR LUSE	DSC
00	- - -	01	

WATERWAY ESTATES UNIT 2 BLK.4 PB 12 PG 64

LOT 2

LAT5

STRAP 16-44-24-03-00004.0030

CHANGED 01/19/84

REPRINT 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
56,720	0	56,720	31,720	36,690	20,030

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
100000	0	1	25,000	0	0	0		

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
		01	036		.00	56,720	

EI NUM 1ST YR RL NEW CONST

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0883	1685 4513	76,000	06	I

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0000	0361 0189	0		

VALENTA THOEDORE J + THERESA
4306 HARBOUR LANE

N FT MYERS	FL				33903	
DAT CRTD	ZONE	LOCATION CODE	# UNITS	U/M	FRONTAGE	DEPTH
00			75.00	4	75	100

DAT SPLT	SPLIT FROM	PR LUSE	DSC
00	- - -	01	

WATERWAY ESTATES UNIT 2 BLK.4 PB 12 PG 64

LOT 3

LAT3

88-10-11DCI (9)

88-10-11DCI (10)

STRAP 16-44-24-03-00004.0040

CHANGED 03/26/80

REPRINT 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
58,520	0	58,520	33,520	38,490	20,030

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
110000	0	1	25,000	0	0	0		

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
		01	036		.00	58,520	

EI NUM 1ST YR RL NEW CONST

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0000	0235 0934	0		

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0000	0000 0000	0		

GOELDNER OTTO + HERMINIE M
4310 HABOUR LANE

WATERWAY ESTATES

N FT MYERS	FL	#	UNITS	U/M	FRONTAGE	33903	DEPTH
DAT CRTD	ZONE	LOCATION CODE					
00			75.00	4	75		100

DAT SPLT	SPLIT FROM	PR LUSE	DSC
00		01	

WATERWAY ESTATES UNIT 2 BLK.4 PB 12 PG 64

LOT 4

LAT5

88-10-11DCI (11)

STRAP 16-44-24-03-00004.0050

CHANGED 03/26/80

REPRINT 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
65,050	0	65,050	40,050	36,560	28,490

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
110000	0	1	25,000	0	0	0		

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
		01	036		.00	65,050	

EI NUM 1ST YR RL NEW CONST

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0000	0226 0168	0		

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0000	0000 0000	0		

LAWSON THOMAS R + DOROTHY
N.W.4316 HARBOR LANE

WATERWAY ESTATES

N FT MYERS	FL	#	UNITS	U/M	FRONTAGE	33903	DEPTH
DAT CRTD	ZONE	LOCATION CODE					
00			105.00	4	60		102

DAT SPLT	SPLIT FROM	PR LUSE	DSC
00		01	

WATERWAY ESTATES UNIT 2 BLK.4 PB 12 PG 64

LOT 5

LAT5

88-10-11DCI (12)

STRAP 16-44-24-03-00004.0290 CHANGED 08/28/87 **REPRINT** 12/14/87

JUST VALUE 16,000 AGX VALUE 0 ASSD VALUE 16,000 TXBL VALUE 16,000 BLDG VALUE 0 LAND VALUE 16,000

HSWDAX 000000 AGX 0 SCX 0 HOMESTD 0 WIDOW 0 DISAB 0 WHOLLY EX 0 APP BY YR RES

PEND N/R LUSE 00 TAUTH 036 SPC DST SPL VALUE .00 PREV VALUE 16,000 SUPL

EI NUM 1ST YR RL NEW CONST

D.O.S. #1 0885 O.R. B.&P. 1801 4782 SALE PRICE 18,000 TRANS CODE 06 IMPRMT CODE V

D.O.S. #2 0881 O.R. B.&P. 1535 1893 SALE PRICE 0 TRANS CODE 01 IMPRMT CODE V

PULTRONE DANTE + DORIS
1721 MARINA TERR

N FT MYERS
DAT CRTD 00 ZONE T44 R24 S16 001003 FL # UNITS U/M 1.00 5 FRONTAGE 60 33903 DEPTH 100

DAT SPLT 00 SPLIT FROM PR LUSE 01 DSC

88-10-110CI (13)

WATERWAY ESTATES UNIT 2 BLK 4 PB 12 PG 64

LOT 29

LAT2

STRAP 16-44-24-03-00004.0300 CHANGED 04/07/86 **REPRINT** 12/14/87

JUST VALUE 47,380 AGX VALUE 0 ASSD VALUE 47,380 TXBL VALUE 18,470 BLDG VALUE 34,760 LAND VALUE 12,620

HSWDAX 100009 AGX 0 SCX 1 HOMESTD 25,000 WIDOW 0 DISAB 0 WHOLLY EX 3,910 APP BY 06 YR RES 82

PEND N/R LUSE 01 TAUTH 036 SPC DST SPL VALUE .00 PREV VALUE 47,380 SUPL

EI NUM 1ST YR RL NEW CONST

D.O.S. #1 0382 O.R. B.&P. 1593 0519 SALE PRICE 58,000 TRANS CODE 03 IMPRMT CODE 1

D.O.S. #2 0179 O.R. B.&P. 1324 1218 SALE PRICE 0 TRANS CODE 03 IMPRMT CODE 1

MARR STEVEN A + PATRICIA L
1715 MARINA TERRACE

N FT MYERS
DAT CRTD 00 ZONE T44 R24 S16 001003 FL # UNITS U/M 85.00 4 FRONTAGE 29 33903 DEPTH 150

DAT SPLT 00 SPLIT FROM PR LUSE 01 DSC

88-10-110CI (14)

WATERWAY ESTATES UNIT 2 BLK.4 PB 12 PG 64

LOT 30

LAT2

STRAP 16-44-24-03-00004.0310

CHANGED 03/26/80

REPRINT 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
42,690	0	42,690	17,690	31,340	11,350

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
100000	0	1	25,000	0	0	0		

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
		01	036		.00	42,690	

EI NUM	1ST YR RL	NEW CONST
	1963	

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
1079	1387 0414	0	03	1

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0000	0190 0484	0		

KOSHKO J E + JANE
1709 MARINA TERRACE

N FT MYERS	ZONE	LOCATION CODE	FL	# UNITS	U/M	FRONTAGE	33903	DEPTH
DAT CRTD				85.00	4	85		100

DAT SPLT	SPLIT FROM	PR LUSE	DSC
00		01	

88-10-11 DCI

(15)

WATERWAY ESTATES UNIT 2 BLK.4 PB 12 PG 64

LOT 31

LAT5

STRAP 16-44-24-03-00004.0320

CHANGED 03/26/80

REPRINT 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
39,360	0	39,360	14,360	24,670	14,690

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
100000	0	1	25,000	0	0	0		

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
		01	036		.00	39,360	

EI NUM	1ST YR RL	NEW CONST
	1963	

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0977	1221 1980	35,500	06	1

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0473	0935 0196	26,000		

PONTE G P + VERONICA
1703 MARINA TERR

N FT MYERS	ZONE	LOCATION CODE	FL	# UNITS	U/M	FRONTAGE	33903	DEPTH
DAT CRTD				110.00	4	110		100

DAT SPLT	SPLIT FROM	PR LUSE	DSC
00		01	

88-10-11 DCI

(16)

WATERWAY ESTATES UNIT 2 BLK.4 PB 12 PG 65

LOT 32

LAT5

STRAP 16-44-24-03-00004.0330

CHANGED 03/26/80

REPRINT 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
39,330	0	39,330	13,830	26,110	13,220

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
101000	0	1	25,000	500	0	0		

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
		01	036		.00	39,330	

EI NUM 1ST YR RL NEW CONST

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0969	0552 0087	22,900		

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0000	0000 0000	0		

KELLY SARAH H
4309 HARBOUR LANE

N FT MYERS	FL	#	UNITS	U/M	FRONTAGE	33903	DEPTH
DAT CRTD	ZONE	LOCATION CODE	99.00	4	50		95
00							

DAT SPLT	SPLIT FROM	PR LUSE	DSC
00		01	

WATERWAY ESTATES UNIT 2 BLK.4 PB 12 PG 64

LOT 33

88-10-11 DCI

LAT5

(17)

STRAP 16-44-24-03-00004.0340

CHANGED 03/26/80

REPRINT 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
43,040	0	43,040	18,040	32,890	10,150

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
100000	0	1	25,000	0	0	0		

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
		01	036		.00	43,040	

EI NUM 1ST YR RL NEW CONST
1963

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
1172	0495 0602	23,000		

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0000	0000 0000	0		

MARR LELAND JR + HELEN
1700 INLET DRIVE

N FT MYERS	FL	#	UNITS	U/M	FRONTAGE	33903	DEPTH
DAT CRTD	ZONE	LOCATION CODE	76.00	4	76		100
00							

DAT SPLT	SPLIT FROM	PR LUSE	DSC
00		01	

WATERWAY ESTATES UNIT 2 BLK.4 PB 12 PG 65

LOT 34

88-10-11 DCI

LAT5

(18)

STRAP 16-44-24-05-00001.0010 CHANGED 01/09/76 **REPRINT** 12/14/87
JUST VALUE AGX VALUE ASSD VALUE TXBL VALUE BLDG VALUE LAND VALUE
28,040 0 28,040 28,040 0 28,040

HSWDAX AGX SCX HOMESTD WIDOW DISAB WHOLLY EX APP BY YR RES
000000 0 0 0 0 0 0

PEND N/R LUSE TAUTH SPC DST SPL VALUE PREV VALUE SUPL
00 036 .00 28,040

EI NUM 1ST YR RL NEW CONST

D.O.S. #1 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0000 0801 0566 0

D.O.S. #2 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0000 0000 0000 0

PORTER WALTER L + AUDREY G
2524 MANNING ST

AMBRIDGE PA # UNITS U/M FRONTAGE DEPTH
DAT CRTD ZONE LOCATION CODE 15003
00 90.00 4 90 100

DAT SPLT SPLIT FROM PR LUSE DSC
00 - - - 01

WATERWAY ESTATES U.2 RPLT. BLK 1 PB 17 PG 165

LOT 1

88-10-11 DCI

19

STRAP 16-44-24-05-00001.0020 CHANGED 12/12/85 **REPRINT** 12/14/87
JUST VALUE AGX VALUE ASSD VALUE TXBL VALUE BLDG VALUE LAND VALUE
24,920 0 24,920 24,920 0 24,920

HSWDAX AGX SCX HOMESTD WIDOW DISAB WHOLLY EX APP BY YR RES
000000 0 0 0 0 0 0

PEND N/R LUSE TAUTH SPC DST SPL VALUE PREV VALUE SUPL
00 036 .00 24,920

EI NUM 1ST YR RL NEW CONST

D.O.S. #1 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
1079 1386 0782 13,500 06 V

D.O.S. #2 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
1077 1229 0720 5,200 06 V

SUTKAITIS ALBERT G + LINDA M
52-40 39TH DR

WOODSIDE NY # UNITS U/M FRONTAGE DEPTH
DAT CRTD ZONE LOCATION CODE 11377
00 T44 R24 S16 001005 80.00 4 80 100

DAT SPLT SPLIT FROM PR LUSE DSC
78 00-00-00-00-0 01

WATERWAY ESTATES U 2 RPLT BLK 1 PB 17 PG 165

LOT 2

88-10-11 DCI

20

LAT2

STRAP 16-44-24-05-00001.0030

CHANGED 02/20/87

REPRINT 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
64,560	0	64,560	39,560	39,020	25,540

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
100000	0	0	25,000	0	0	0		

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
H		01	036		.00	64,560	

EI NUM	1ST YR RL	NEW CONST
	1982	

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0578	1274 0309	12,000	06	V

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0367	0401 0834	0	01	V

COOLEY B E + ELSIE R
1717 HARBOUR DRIVE

N FT MYERS	ZONE	LOCATION CODE	FL	# UNITS	U/M	FRONTAGE	33903	DEPTH
DAT CRTD		T44 R24 S16	001005	82.00	4	82		100
78								

DAT SPLT	SPLIT FROM	PR LUSE	DSC
16-44-24-05-00001.0020		01	

WATERWAY EST UT 2 RPLT BLK 1 PB 17 PG 165

LOT 3

88-10-11 DCI

LAT5

STRAP 16-44-24-05-00002.0110

CHANGED 06/03/87

REPRINT 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
56,390	0	56,390	31,390	35,460	20,930

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
A00000	0	1	25,000	0	0	0		

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
		01	036		.00	56,390	

EI NUM	1ST YR RL	NEW CONST
	1981	

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0187	1908 3035	65,000	06	I

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0782	1621 0163	75,000	06	I

CRABB RICHARD M + ROZANNE L
1726 HARBOUR DR

N FT MYERS	ZONE	LOCATION CODE	FL	# UNITS	U/M	FRONTAGE	33903	DEPTH
DAT CRTD				90.00	4	90		110
00								

DAT SPLT	SPLIT FROM	PR LUSE	DSC
00	- - - -	01	

WATERWAY EST.U.2 REPLAT BLK.2 PB 17 PG 165

LOT 11

88-10-11 DCI

LAT2

STRAP 16-44-24-05-00002.0120

CHANGED 04/14/86

REPRINT 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
61,700	0	61,700	32,360	37,290	24,410

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
100109	0	1	25,000	0	500	3,840	06	84

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
		01	036		.00	61,700	

EI NUM	1ST YR RL	NEW CONST
	1987	

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
1077	1231 0388	40,500	06	I

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0768	0473 0019	24,200	06	I

SABOL R R + DOLORES
1712 HARBOUR DR.

N FT MYERS	FL							
DAT CRTD	ZONE	LOCATION CODE	# UNITS	U/M	FRONTAGE	33903	DEPTH	
00		T44 R24 S16 001005	105.00	4	105		110	

DAT SPLT	SPLIT FROM	PR	LUSE	DSC
00	00-00-00-00-000		01	

WATERWAY EST.U.2 REPLAT BLK.2 PB 17 PG 165

LOT 12

88-10-110CI LAT2

23

23

STRAP 16-44-24-05-0030D.0000

CHANGED 09/28/87

REPRINT 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
45,700	0	45,700	45,700	0	45,700

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
000000	0	0	0	0	0	0	21	

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
		00	036		.00	45,700	

EI NUM	1ST YR RL	NEW CONST

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0678	1284 0669	50,000	06	V

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0000		0	01	V

CAMERON ROBERT E + CARMEN A
4133 ERINDALE DR

N FT MYERS	FL							
DAT CRTD	ZONE	LOCATION CODE	# UNITS	U/M	FRONTAGE	33903	DEPTH	
00		T44 R24 S16 001005	128.00	4	128		139	

DAT SPLT	SPLIT FROM	PR	LUSE	DSC
87	- - - -		01	2

WATERWAY EST U-2 REPLAT TR D PB 17/165 LESS 30D.

001 THRU 30D.007+30D.0100

LATB

88-10-110EI

24

24

STRAP 16-44-24-05-0030D.0050

CHANGED 06/08/83

REPRINT 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
78,150	0	78,150	53,150	55,550	22,600

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
100000	0	1	25,000	0	0	0	12	

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
		01	036		.00	78,150	

EI NUM	1ST YR RL	NEW CONST
	1986	

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
1079	1384 1822	0	01	I

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0678	1286 0459	72,500	06	I

TUCKER JOHN C
1739 HARBOUR DR

N FT MYERS	FL	#	UNITS	U/M	FRONTAGE	33903	DEPTH
DAT CRTD	ZONE	LOCATION CODE					
78		T44 R24 S16 001005	80.00	4	80		182

DAT SPLT	SPLIT FROM	PR	LUSE	DSC
00	00-00-00-00-0		01	2

PARL IN WATERWAY ESTATES UNIT 2 PB 17 PG 165

TRACT D LOT 2

LAT2

STRAP 16-44-24-05-0030D.0060

CHANGED 08/24/84

REPRINT 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
74,720	0	74,720	49,720	51,920	22,800

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
100000	0	1	25,000	0	0	0	31	

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
		01	036		.00	74,720	

EI NUM	1ST YR RL	NEW CONST
	1981	

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0779	1361 0114	74,500	06	V

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
		0		

BOWNE HARRY + DOROTHY M
1737 HARBOUR DR

N FT MYERS	FL	#	UNITS	U/M	FRONTAGE	33903	DEPTH
DAT CRTD	ZONE	LOCATION CODE					
79		T44 R24 S16 001005	80.00	4	80		188

DAT SPLT	SPLIT FROM	PR	LUSE	DSC
00	16-44-24-05-0030D.0000		00	2

WATERWAY EST UNIT 2

REPLAT TR D LT 3

DESC IN OR 1361 PG 114

LAT5

88-10-110CI

25

25

88-10-110CI

26

26

STRAP 16-44-24-05-0030D.0070

CHANGED 03/25/85

REPRINT 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
62,230	0	62,230	37,230	39,430	22,800

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
100000	0	1	25,000	0	0	0	27	

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
		01	036		.00	62,230	

EI NUM	1ST YR RL	NEW CONST
	1984	

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0285	1767 3900	0	01	I

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0784	1738 3993	82,000	06	I

VOLL TIMOTHY A +
RANDALL JEAN M

1729 HARBOUR LANE WATERWAY EST

N FT MYERS	ZONE	LOCATION CODE	FL	#	UNITS	U/M	FRONTAGE	33903	DEPTH
DAT CRTD		T44 R24 S16	001005		80.00	4	80		191

DAT SPLT	SPLIT FROM	PR	LUSE	DSC
00	16-44-24-05-0030D.0000		00	2

WATERWAY EST UN 2 REPLAT PT TRACT D PB 15 PG 165

DESC IN OR 1738 PG 3993

88-10-110CL LAT2

(27)

27

STRAP 16-44-24-05-0030D.0100

CHANGED 09/28/87

REPRINT 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
32,430	0	32,430	32,430	0	32,430

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
000000	0		0	0	0	0	21	

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
		00	036		.00	32,430	

EI NUM	1ST YR RL	NEW CONST

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0687	1926 2211	88,000	09	I

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
		0		

TANIS ROBERT P + LINDA L
1725 HARBOUR DR

N FT MYERS	ZONE	LOCATION CODE	FL	#	UNITS	U/M	FRONTAGE	33903	DEPTH
DAT CRTD		T44 R24 S16	001005		82.00	4	82		182

DAT SPLT	SPLIT FROM	PR	LUSE	DSC
00	16-44-24-05-0030D.0000		00	2

WATERWAY ESTS U-2 REPLAT TR D PB 17 PG 165

DESC OR 1926/2211 AKA LT 5

88-10-110CL

(28)

28

LATB

STRAP 16-44-24-05-0030D.0020

CHANGED 06/06/86 **REPRINT** 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
18,160	0	18,160	18,160	830	17,330

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
000000	0	0	0	0	0	0		

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
		91	036		.00	18,160	

EI NUM	1ST YR RL	NEW CONST
	1987	

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0000	0307 0853	0		

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0000	0000 0000	0		

FLORIDA CITIES WATER CO
2112 GULF GATE DR

SARASOTA	ZONE	LOCATION CODE	FL	# UNITS	U/M	FRONTAGE	33581	DEPTH
DAT CRTD				110.00	4	110		50

DAT SPLT	SPLIT FROM	PR	LUSE	DSC
00	- - -		01	

WATERWAY EST.UNIT 2 REPLAT
TRACT D

PB 17 PG 165

88-10-110CT

LATD

(29)

STRAP 16-44-24-33-00000.0010

CHANGED 05/14/86 **REPRINT** 12/14/87

JUST VALUE	AGX VALUE	ASSD VALUE	TXBL VALUE	BLDG VALUE	LAND VALUE
15,580	0	15,580	15,580	0	15,580

HSWDAX	AGX	SCX	HOMESTD	WIDOW	DISAB	WHOLLY EX	APP BY	YR RES
000000	0	0	0	0	0	0	27	

PEND	N/R	LUSE	TAUTH	SPC DST	SPL VALUE	PREV VALUE	SUPL
		00	036		.00	15,580	

EI NUM	1ST YR RL	NEW CONST

D.O.S. #1	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0486	1842 3389	10,000	01	V

D.O.S. #2	O.R. B.&P.	SALE PRICE	TRANS CODE	IMPRMT CODE
0285	1771 3402	1,000	03	V

DUNNINK JOHN + JOSETTE
44 HYLAND ROAD

GUELPH ONTARIO	ZONE	LOCATION CODE	CANADA	# UNITS	U/M	FRONTAGE	N1E 1T3	DEPTH
DAT CRTD		T44 R24 S16 001033		76.00	4	76		84

DAT SPLT	SPLIT FROM	PR	LUSE	DSC
00	16-44-24-05-0030D.0090		00	2

JAMAICAN VILLAS

PB 33 PG 118

LOT 1

88-10-110CT

LAT6

(30)

30

STRAP 16-44-24-33-00000.0020 CHANGED 03/18/86 **REPRINT** 12/14/87
JUST VALUE AGX VALUE ASSD VALUE TXBL VALUE BLDG VALUE LAND VALUE
51,890 0 51,890 26,890 30,960 20,930
HSWDAX AGX SCX HOMESTD WIDOW DISAB WHOLLY EX APP BY YR RES
100000 0 1 25,000 0 0 0 42
PEND N/R LUSE TAUTH SPC DST SPL VALUE PREV VALUE SUPL
01 036 .00 51,890
EI NUM 1ST YR RL NEW CONST
1986

D.O.S. #1 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0585 1783 3201 74,900 09 I
D.O.S. #2 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0784 1737 3945 18,000 01 V

WALLA GEORGE B + CHERYL
1750 DOCKWAY DR NW

N FT MYERS FL # UNITS U/M FRONTAGE 33903 DEPTH
DAT CRTD ZONE LOCATION CODE 92.00 4 92 105
81 T44 R24 S16 001033

DAT SPLT SPLIT FROM PR LUSE DSC
00 16-44-24-05-0030D.0030 2

JAMAICAN VILLAS PB 33 PG 118
LOT 2

88-10-110CI

LAT2

31

STRAP 16-44-24-33-00000.0030 CHANGED 07/31/84 **REPRINT** 12/14/87
JUST VALUE AGX VALUE ASSD VALUE TXBL VALUE BLDG VALUE LAND VALUE
43,100 0 43,100 43,100 28,850 14,250
HSWDAX AGX SCX HOMESTD WIDOW DISAB WHOLLY EX APP BY YR RES
000000 0 0 0 0 0 0 23
PEND N/R LUSE TAUTH SPC DST SPL VALUE PREV VALUE SUPL
01 036 .00 43,100
EI NUM 1ST YR RL NEW CONST
1986

D.O.S. #1 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0784 1737 3945 18,000 01 V
D.O.S. #2 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0878 1291 0063 0 01 V

HECKLER JAMES R + DONNA S
14801 RANDOLPH COURT E

FT MYERS FL # UNITS U/M FRONTAGE 33905 DEPTH
DAT CRTD ZONE LOCATION CODE 74.00 4 74 80
81 T44 R24 S16 001033

DAT SPLT SPLIT FROM PR LUSE DSC
00 16-44-24-05-0030D.0030 00 2

JAMAICAN VILLAS PB 33 PG 118
LOT 3

88-10-110CI

LAT6

32

STRAP 16-44-24-33-00000.0040 CHANGED 07/17/87 **REPRINT** 12/14/87
JUST VALUE AGX VALUE ASSD VALUE TXBL VALUE BLDG VALUE LAND VALUE
81,960 0 81,960 56,960 66,460 15,500
HSWDAX AGX SCX HOMESTD WIDOW DISAB WHOLLY EX APP BY YR RES
100000 0 0 25,000 0 0 0 21
PEND N/R LUSE TAUTH SPC DST SPL VALUE PREV VALUE SUPL
H 01 036 .00 81,960
EI NUM 1ST YR RL NEW CONST
1987

D.O.S. #1 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0984 1749 1583 12,000 01 V
D.O.S. #2 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0984 1746 0222 12,000 02 V

VICTOR ROBERT S + JERILYN L
1740 DOCKWAY

N FT MYERS FL 33903
DAT CRTD ZONE LOCATION CODE # UNITS U/M FRONTAGE DEPTH
81 T44 R24 S16 001033 1.00 5 0 0

DAT SPLT SPLIT FROM PR LUSE DSC
00 16-44-24-05-0030D.0030 2

JAMAICAN VILLAS PB 33 PG 118
LOT 4 + 5

88-10-11 DCI

LAT2

33

33

STRAP 16-44-24-33-00000.0060 CHANGED 02/17/86 **REPRINT** 12/14/87
JUST VALUE AGX VALUE ASSD VALUE TXBL VALUE BLDG VALUE LAND VALUE
50,420 0 50,420 24,920 32,420 18,000
HSWDAX AGX SCX HOMESTD WIDOW DISAB WHOLLY EX APP BY YR RES
100200 0 1 25,000 0 500 0 22
PEND N/R LUSE TAUTH SPC DST SPL VALUE PREV VALUE SUPL
01 036 .00 50,420
EI NUM 1ST YR RL NEW CONST
1982

D.O.S. #1 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0982 1633 0201 80,000 01 I
D.O.S. #2 O.R. B.&P. SALE PRICE TRANS CODE IMPRMT CODE
0180 1459 1330 0 01 V

SMITH ELEANOR ANN +
DODDS ROSEMARY J

1741 DOCKWAY DR NW

N FT MYERS FL 33903
DAT CRTD ZONE LOCATION CODE # UNITS U/M FRONTAGE DEPTH
81 T44 R24 S16 001033 80.00 4 80 104

DAT SPLT SPLIT FROM PR LUSE DSC
00 16-44-24-05-0030D.0030 00 2

JAMAICAN VILLAS PB 33 PG 118
LOT 6

88-10-11 DCI

LAT2

34

34

STRAP 16-44-24-33-00000.0070 06/01/84 **REPRINT** 12/14/87
JUST VALUE 109,070 AGX VALUE 0 ASSD VALUE 109,070 TXBL VALUE 84,070 BLDG VALUE 76,570 LAND VALUE 32,500

HSWDAX 100000 AGX 0 SCX 1 HOMESTD 25,000 WIDOW 0 DISAB 0 WHOLLY EX 0 APP BY 07 YR RES

PEND N/R LUSE 01 TAUTH 036 SPC DST SPL VALUE .00 PREV VALUE 109,070 SUPL

EI NUM 70559 1ST YR RL 1984 NEW CONST

D.O.S. #1 0183 O.R. B.&P. 1654 3121 SALE PRICE 132,400 TRANS CODE 01 IMPRMT CODE I

D.O.S. #2 0980 O.R. B.&P. 1453 2284 SALE PRICE 88,000 TRANS CODE 06 IMPRMT CODE I

SEBASTIAN KARL F + NINA M
1745 DOCKWAY DR N W

N FT MYERS
DAT CRTD 81 ZONE LOCATION CODE FL # UNITS U/M FRONTAGE 33903 DEPTH 130
T44 R24 S16 001033 130.00 3 130

DAT SPLT 00 SPLIT FROM 16-44-24-05-0030D.0030 PR LUSE DSC 2

JAMAICAN VILLAS PB 33 PG 118
LOT 7

88-10-110CI

35

LAT2

STRAP 16-44-24-33-00000.0080 CHANGED 03/07/85 **REPRINT** 12/14/87

JUST VALUE 81,140 AGX VALUE 0 ASSD VALUE 81,140 TXBL VALUE 56,140 BLDG VALUE 43,680 LAND VALUE 37,460

HSWDAX 100000 AGX 0 SCX 1 HOMESTD 25,000 WIDOW 0 DISAB 0 WHOLLY EX 0 APP BY 27 YR RES

PEND N/R LUSE 01 TAUTH 036 SPC DST SPL VALUE .00 PREV VALUE 81,140 SUPL

EI NUM 1ST YR RL 1985 NEW CONST

D.O.S. #1 1284 O.R. B.&P. 1765 4640 SALE PRICE 0 TRANS CODE 01 IMPRMT CODE I

D.O.S. #2 1284 O.R. B.&P. 1758 3253 SALE PRICE 80,000 TRANS CODE 09 IMPRMT CODE I

MARTIN LAWRENCE E JR + SALLY B
1749 DOCKWAY

N FT MYERS
DAT CRTD 81 ZONE LOCATION CODE FL # UNITS U/M FRONTAGE 33903 DEPTH 175
T44 R24 S16 001033 135.00 4 135

DAT SPLT 00 SPLIT FROM 16-44-24-05-0030D.0030 PR LUSE 01 DSC 2

JAMAICAN VILLAS PB 33 PG 113
LOT 8

88-10-110CI

36

LAT2

General Affidavit

RECEIVED
NOV 10 1988

State of Florida,

County of LEE**ZONING COUNTER**

Before the undersigned, ~~an officer duly commissioned by the laws of Florida~~, on this
2nd day of November, 19____, personally appeared Residents
of Waterway Estates Subdivision Fort Myers, Florida

who having been first duly ~~sworn~~ depose.... and say....: I am in favor of the rezoning of
the Caloosa Isle Marine Inc. Issue that is now before th County Commissioners.

John MinerGlen Randall 4330 S. Canal Cir. N. Ft MJanice Zarick 4340 S Canal Cir NFMJoseph P Roach 4345 SCAMAL CIR.Jean Cakun 1763 Inlet Dr. NFMRobert C. Cakun 1763 INLET DR, N. FMYGeorgia Curry 1769 Inlet PrimeJames O. Curry N. Fort MyersNancy Deller 1775 Inlet Dr.Paul Deller 1772 Inlet DrJames Beach 1775 Inlet DrMimi Edwards " "Virginia M. Hahn 4325 S. Gulf Cir.Maisha J Shaw- 4311 S. Gulf Circle NFMSharon Conlin 4312 S. Gulf Circle NFMPaul C. Helbe 4322 S. Gulf Cir. N. Ft MyersAdell Norman. 4340. Gulf Cir. N. Ft MyersZona Moore. 4340. Gulf Cir. N. Ft MyersLeonard P. Hahn 4353 S. Gulf Cir N. Ft. MyersJohn F. Riley 4331 S. Gulf Cir. N. FT. MYERS FL20Edward T Moore Jr

Sworn to and subscribed before me this.....day of....., A. D. 19....

(SEAL)

H-5 11-10-88

88-10-11

General Affidavit

RECEIVED
NOV 10 1988

State of Florida,
County of LEE

ZONING COUNTER

Before the undersigned, ~~an officer duly commissioned by the laws of Florida~~, on this 2nd day of November, 1988, personally appeared Residents of Waterway Estates Subdivision Fort Myers, Florida.

who having been first duly sworn, ~~XXXXX~~ depose and say: I am in favor of the rezoning of the Caloosa Isle Marine Inc. Issue that is now before the County Commissioners.

Harriet R. Piley 4331 S. Gulf Cir. N. Ft Myers, Fl 33903

Frank L. Luthin 4324 S. Pacific Cir N. FT MYERS, FL 33903

Andrew R Tarn 4338 S Pacific Cir " "

Penny Carnaugh 4338 S Pacific CR. N. Ft. Myers.

Edith W. Mathis 4353 S. Pacific, C & R, N. Ft Myers.

Wonglas S. Dean 4337 S Pacific Cir., N.F.M.

Nora L. Dean 4337 S. Pacific Cir, N. F. M.

Lee Perri 4300 Harbour Lane

Sylvia V. Perri " " "

Francis E. Sabiston 1087 Inlet Dr.

John F. Sabiston " "

Ken L. Viny 1087 Inlet Drive

FOR

Aeland T. Mavris Jr

Sworn to and subscribed before me this _____ day of _____, A. D. 1988

(SEAL)

(12)

88-10-11

11-10-88

H-6

General Affidavit

RECEIVED
NOV 10 1988

State of Florida,

County of LEE

ZONING COUNTER

Before the undersigned, ~~an officer duly commissioned by the laws of Florida~~, on this
2nd day of Nov, 19 88, personally appeared Residents
 of Waterway Estates Subdivision Fort Myers, Florida

who having been first duly ~~sworn~~ depose... and say...: I am in favor of the rezoning
 the Caloosa Isle Marine Inc. Issue that is now before the County Commissioners.

Diane Adams

1647 Inlet Dr.

Ronald H. Waller

4388 HARBOUR TER N Fort Myers

Ada M. Waller

4388 HARBOUR TER " "

Echel M. Waller

4388 HARBOUR TER

Doris M. Radtke

1791 Inlet Dr.

Robert E. McHugh

1840 LAKEVIEW BLVD.

Boyd E. Cooley

1717 Harbour Drive

Elsie R. Cooley

1717 Harbour Drive

Bessie A. Kelly

4309 Harbour Lane

Alice K. Dial

4309 Harbour Lane

Ronald E. Davis

1503 Whitcap Lane

Ray Darnon

828 S.W. 17th St.

Carmela Darnon

828 S.W. 17th St.

Carol De Rorier

1647 Inlet Dr.

Lawrence J. D'Amari

4380 Harbour Ter.

Angelina D'Amari

4380 Harbour Dr.

John M. Dayle

1708 Inlet Dr.

Margaret B. Dayle

1708 Inlet Dr.

Mary Vaughan

1714 Inlet Dr.

John E. Vaughan

1714 Inlet Dr.

Sworn to and subscribed before me this _____ day of _____, A. D. 19____

(SEAL)

(20)

Lee Perri

FOR

88-10-11

11-10-88

H-7

General Affidavit

RECEIVED
NOV 10 1988

State of Florida,

County of LEE

ZONING COUNTER

Before the undersigned, ~~an officer duly commissioned by the laws of Florida~~, on this 2nd day of Nov, 1988, personally appeared Residents of Waterway Estates Subdivision Fort Myers, Florida

who having been first duly ~~sworn~~ depose... and say...: I am in favor of the rezoning of the Caloosa Isle Marine Inc. Issue that is now before the County Commissioners.

<u>Debra D. ...</u>	<u>1720 INLET DR.</u>
<u>Willa P. ...</u>	<u>1720 - INLET DR.</u>
<u>E. M. Turner Jr.</u>	<u>1709 INLET DR.</u>
<u>Nelle Turner</u>	<u>1709 INLET DR.</u>
<u>David Brown</u>	<u>5989 Pochy of NW</u>
<u>Debbie Brown</u>	<u>5989 Pochy of SW.</u>
<u>Douglas Kuthura</u>	<u>1721 MARINER.</u>
<u>Donna Kuthura</u>	<u>1721 MARINER.</u>
<u>W. W. Bauman</u>	<u>1710 LAKING TERRACE</u>
<u>Fessie M. Bauman</u>	<u>" "</u>
<u>Susan L. Peebles</u>	<u>4377 Harbour Terrace</u>
<u>James R. Peebles</u>	<u>4377 Harbour Terrace</u>
<u>Sharon Kreitsel</u>	<u>4396 Harbour Terrace</u>
<u>Ronald Kreitsel</u>	<u>4396 Harbour Terrace</u>
<u>Gauge Wherens</u>	<u>4334 Harbor Dr</u>
<u>Lois Wherens</u>	<u>4334 Harbor Dr</u>
<u>Harold Beetsma</u>	<u>4328 Harbour, In.</u>
<u>Muriel Beetsma</u>	<u>4328 Harbour In</u>
<u>Dorothy M. Browne</u>	<u>1737 Harbour Dr.</u>
<u>Lee Adams</u>	<u>1647 Inlet Dr.</u>

Sworn to and subscribed before me this _____ day of _____, A. D. 19____

(SEAL)

(20)

FOR
Lee Ferri

#

88-10-11

H-8

11-10-88

We the undersigned, being residents
that would be directly effected by
this zoning change and residing
at 1729 Harbour Dr. Waterway Estates
North Ft. Myers Florida desire to
register an objection to the afore
mentioned zoning and would like to
state that it would have an adverse
effect on our residential neighborhood.

October 2, 1988

Jean M Randall
Jean M. Randall

AGAINST

Tim A Voll
Timothy A. Voll

We, the undersigned (John C. and Shirley A. Tucker) being residents that would be directly effected by this zoning change and residing at 1739 Harbour Drive - Waterway Estates- North Ft. Myers, Florida, desire to register an objection to the afore mentioned zoning and would like to state that it would have a adverse effect on our residential neighborhood.

October 2, 1988

John C. Tucker
John C. Tucker
Shirley A. Tucker
Shirley A. Tucker

We, the undersigned concur with the above statement.

Karl Sebastian
Karl Sebastian

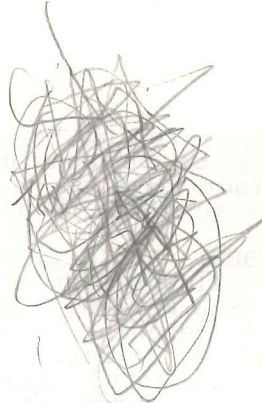
Nina Sebastian
Nina Sebastian

October 2, 1988

E. Ann Smith
E. ANN SMITH
Rosemary J. Dodds
ROSEMARY J. DODDS
October 2, 1988

AGAINST

88-10-11-DC1



We, the undersigned (Robert P. and Linda H. Tanis) being residents that would be directly affected by this zoning change and residing at 1725 Harbour Drive - Waterway Estates - North Ft. Myers, FL, desire to register an objection to the afore mentioned zoning and would like to state that it would have an adverse effect on our residential neighborhood.

October 2, 1988

Linda H. Tanis
Linda H. Tanis

Robert P. Tanis
Robert P. Tanis

AGAINST

We the undersigned (Lawrence Eder and Sally Martin) being residents that would be directly effected by this zoning change and residing at 1749 Dockway - Wakeway Estates, North Fort Myers, Florida desire to register an objection to the afore mentioned zoning and would like to state that it would have a adverse effect on our residential neighborhood.

October 2, 1988

Lawrence E Martin Jr.
Sally B Martin

AGAINST

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ZONING AND DEVELOPMENT REVIEW

RECEIVED
NOV 10 1988

REQUEST FOR CONTINUANCE
(Section 903.05.B, Lee County Zoning Ordinance) ZONING COUNTER

ALL COSTS FOR THE CONTINUANCE OF A ZONING CASE SHALL
BE BORNE BY THE APPLICANT AT THE ESTABLISHED RATE

1. Date of scheduled hearing: November 14, 1988
 2. Hearing number and application name: # 88-10-11 DCI, C.S. National Bank
 3. Length of time continuance is requested for: until November 28, 1988 represented by Caloosa Blue Marine
- If answer is greater than 60 days (or is indefinite), the applicant must apply in writing at least 45 days prior to the preferred hearing date to reactivate the case. All new evidence shall be presented at that time.

4. Continuance from which hearing board (check one)

Board of Zoning Adjustments _____

Planning and Zoning Commission _____

Board of County Commissioners ☒

5. Reason for request for continuance: Awaiting oral confirmation from the Department of Community Affairs on the BLIVER.

RECEIVED

NOV 10 1988

ZONING & DEVELOPMENT
REVIEW DIVISION

SPECIAL NOTES:

- A. The applicant, or his duly authorized agent, shall submit this application to, and said application shall be received by, the Department prior to the advertised hearing date, OR the applicant or his duly authorized agent shall appear before the hearing board at the beginning of its scheduled agenda, and orally request the continuance.
- B. The hearing board may either deny or grant the request for continuance:
 1. If the request for continuance is denied, the hearing shall proceed in accordance with the published agenda.
 2. If the request for continuance is approved, the hearing board may set a date certain for hearing the application.
- C. Not more than one (1) applicant-initiated continuance shall be granted on the same application by each hearing board.
- D. A fee, in accordance with the adopted fee schedule, shall be charged for any applicant-initiated continuance to cover the costs of renotification.

Neale M. Montgomery
Signature of applicant or agent

Neale Montgomery
Name (typed or printed legibly)

1833 Hendry St
Address

FL. Myers FLA.
City

State

33902
Zip

State of Florida

County of Lee

SS:

Above subscribed and sworn to before me this 10 day of November, 1988.

Notary Public, State of Florida

My Commission Expires Nov. 11, 1990 Notary Public

My Commission Expires: Bonded Thru Troy Fain - Insurance Inc.

(2190Z/1) Revised 2/87

Nov. 10, 1988
Date

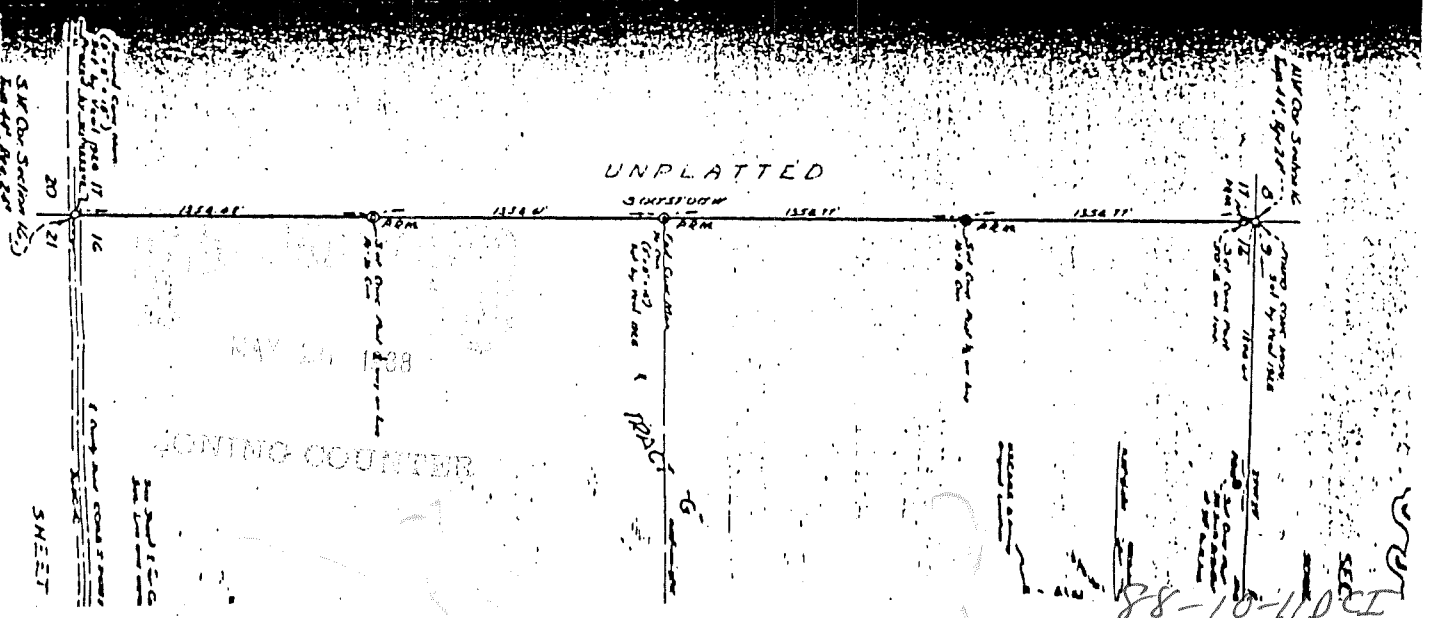
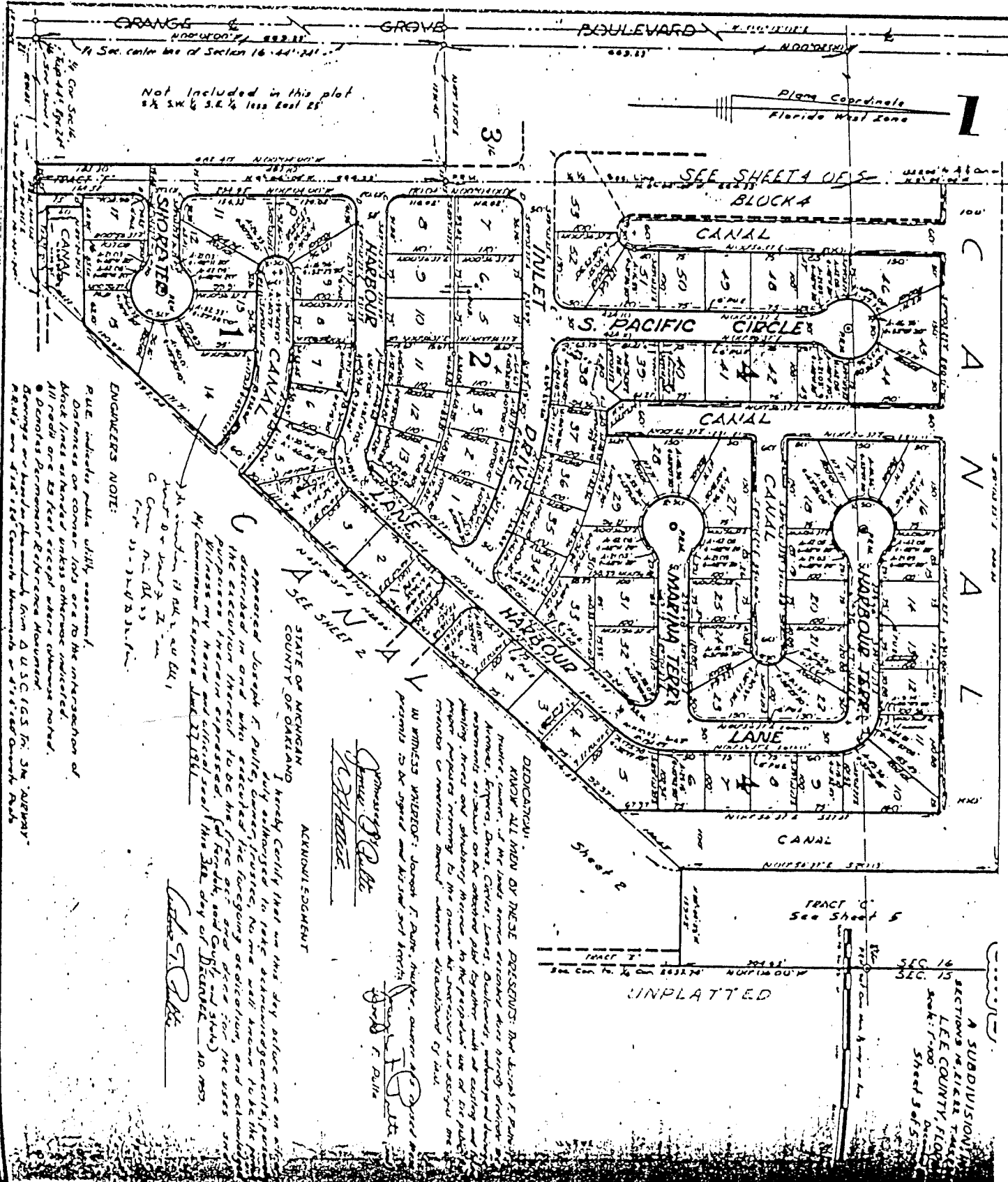
334-2195
Work Phone/Home Phone

Fee \$ 120.-

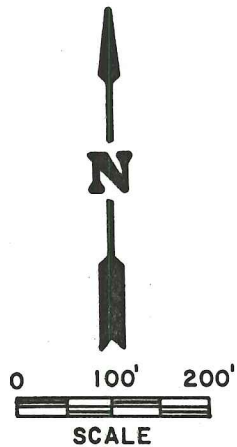
Receipt # 26166

W. J. Murray, State
of Florida
UNIT 1

PB 12, P. 161

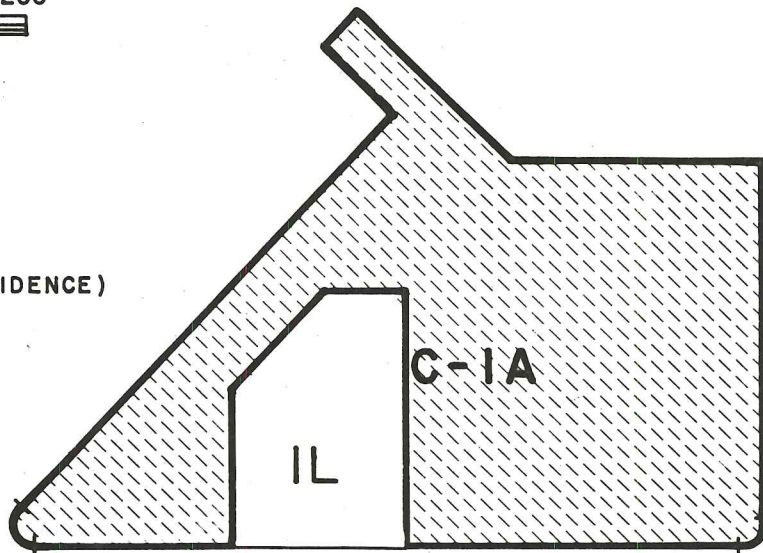


88-10-110



RS-1
(SINGLE FAMILY RESIDENCE)

RS-1
(SINGLE FAMILY RESIDENCE)



WATER

WATER

SURROUNDING ZONING AND USES

RECEIVED
MAY 26 1988

CALOOSA ISLE MARINE, INC. **ZONING COUNTER**
SECTION 16, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING, INC.

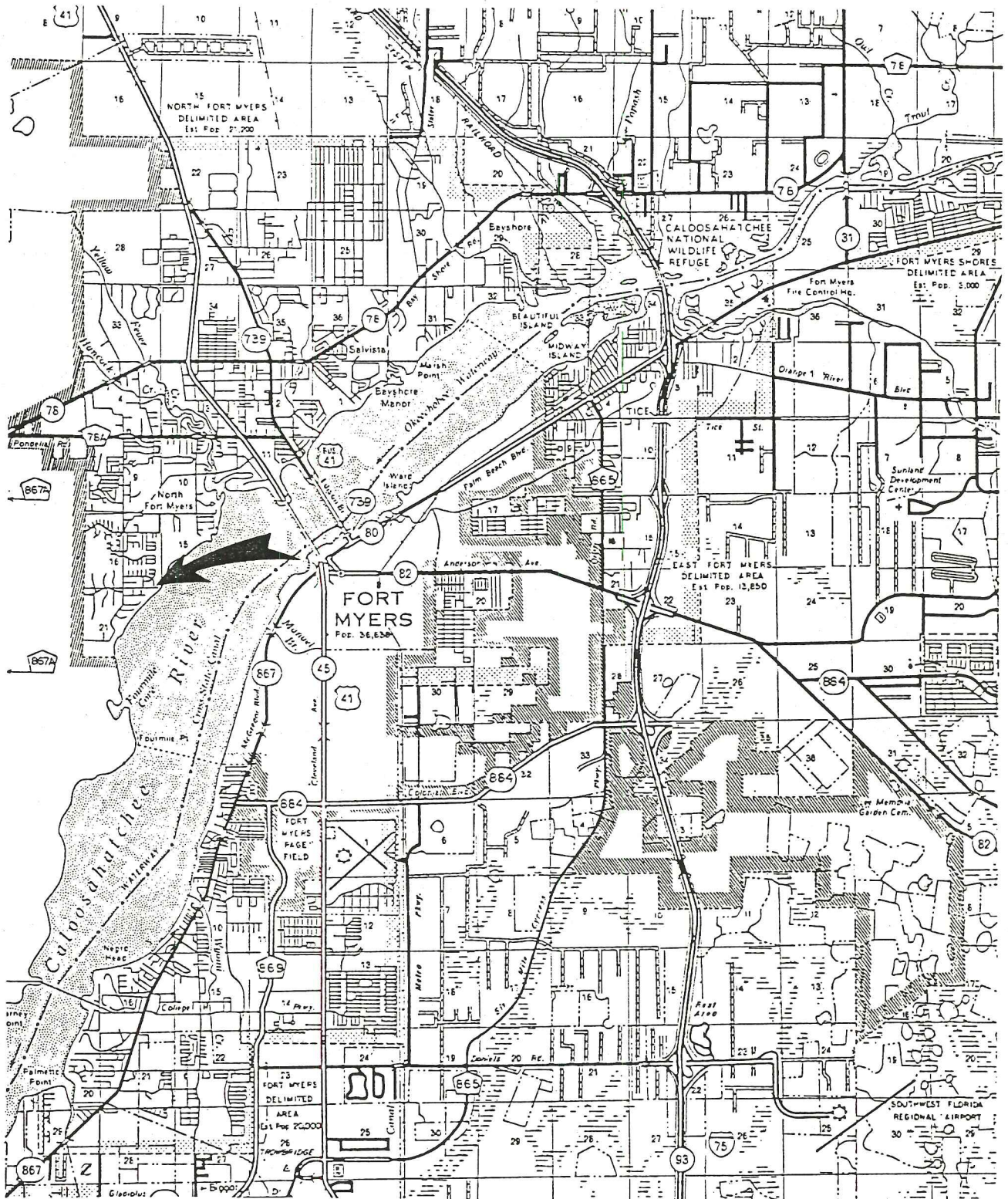
CIVIL ENGINEERS - LAND SURVEYORS

POST OFFICE BOX 1550, FORT MYERS, FLORIDA, 33902-1550, PHONE (813) 334-0046

88-10-110CI

RECEIVED
FEB 24 1988

ZONING COUNTER



PROJECT
LOCATION MAP

JOHNSON ENGINEERING, INC.

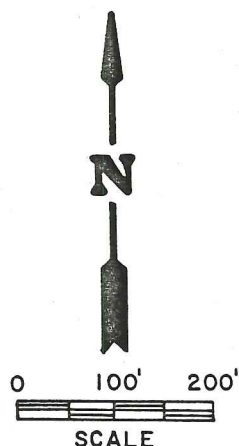
CIVIL ENGINEERS — LAND SURVEYORS

2158 JOHNSON STREET POST OFFICE BOX 1550, FORT MYERS, FLORIDA 33902-1550 (813) 334-0046

88-10-110CI

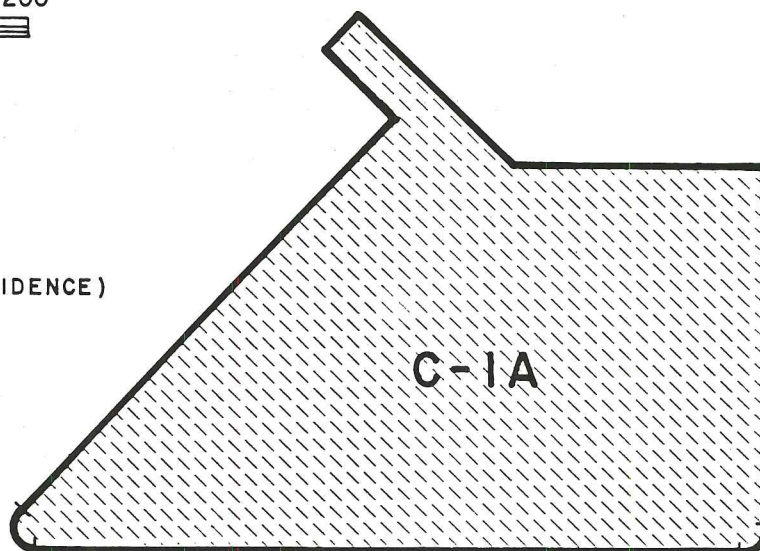
RECEIVED
FEB 24 1988

ZONING COUNTER



RS-1
(SINGLE FAMILY RESIDENCE)

RS-1
(SINGLE FAMILY RESIDENCE)



WATER

WATER

SURROUNDING ZONING AND USES

CALOOSA ISLE MARINE, INC.
SECTION 16, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS

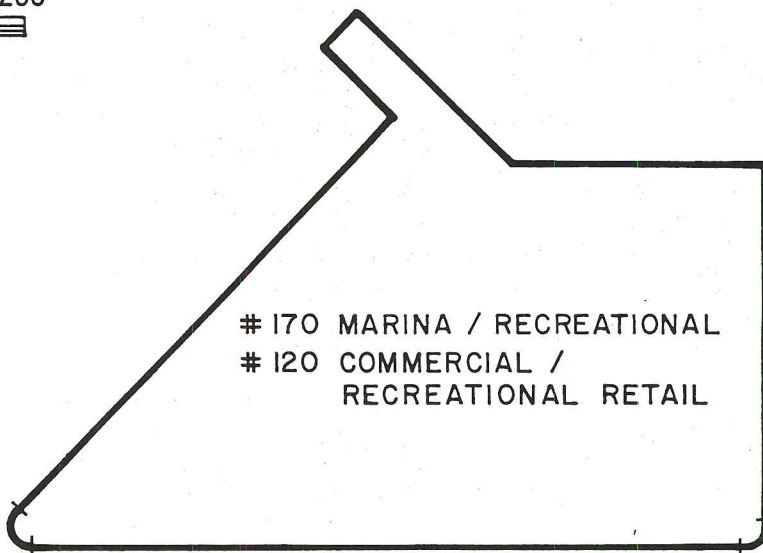
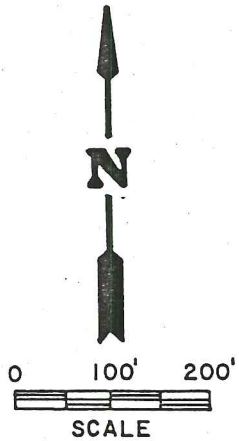
POST OFFICE BOX 1550, FORT MYERS, FLORIDA, 33902-1550, PHONE (813) 334-0046

88-10-110CI

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ZONING COUNTER



GROUND COVER MAP

CALOOSA ISLE MARINE, INC.
SECTION 16, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS

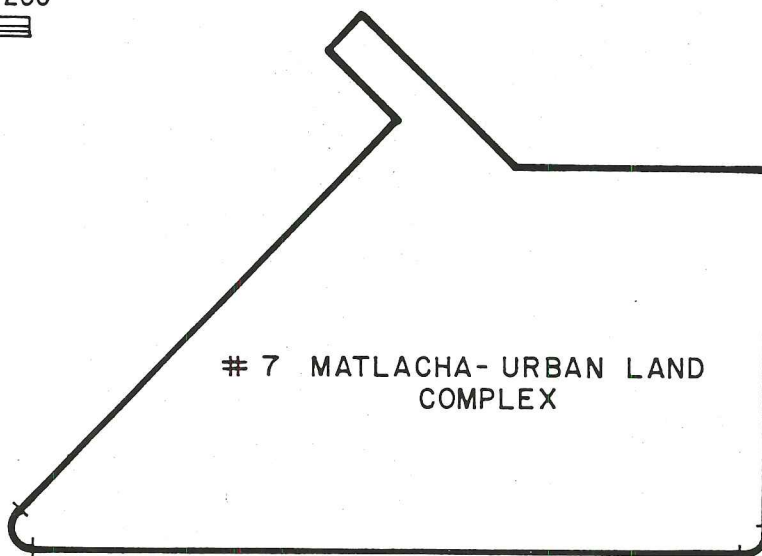
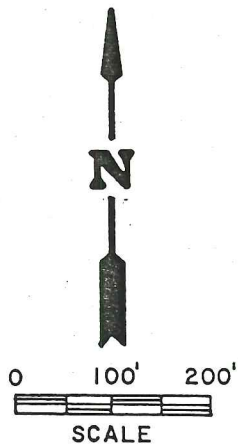
POST OFFICE BOX 1550, FORT MYERS, FLORIDA, 33902-1550, PHONE (813) 334-0046

88-10-11 DCI

RECEIVED

FEB 24 1988

ZONING COUNTER



SOILS MAP

CALOOSA ISLE MARINE, INC.
SECTION 16, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS

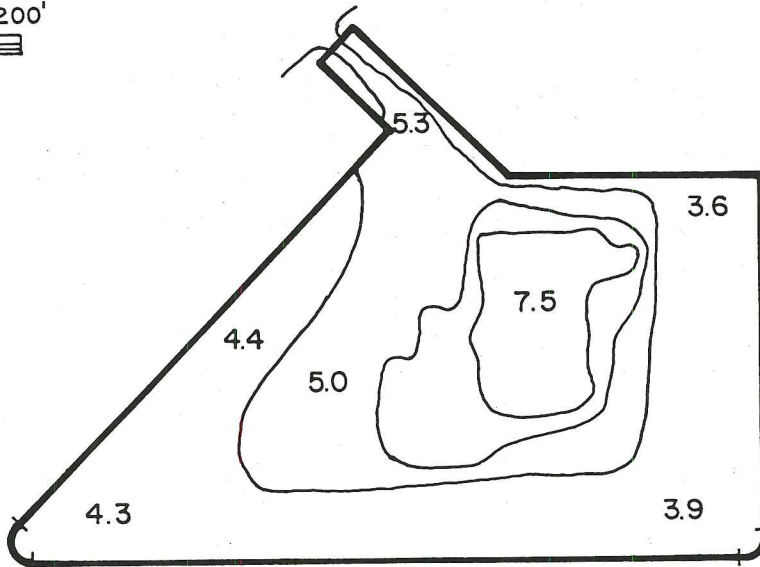
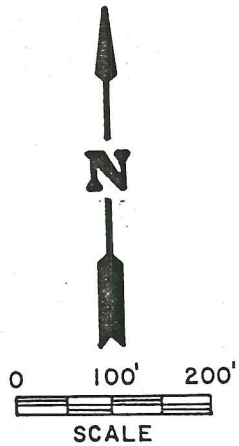
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88-10-1195

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ZONING COUNTER



TOPOGRAPHIC MAP

CALOOSA ISLE MARINE, INC.
SECTION 16, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS

POST OFFICE BOX 1550, FORT MYERS, FLORIDA, 33902-1550, PHONE (813) 334-0046

88-10-11 DCI

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FEB 24 1988

ZONING COUNTER

Form 319 -

2287918

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY, FLORIDA

CITIZENS AND SOUTHERN NATIONAL BANK
OF LEE COUNTY, a national banking
corporation, f/k/a THE FIRST NATIONAL
BANK IN FORT MYERS, suvivor by merger
with NORTH FIRST BANK, Plaintiff,

Debtors Ex 11 3 400.00
\$
to H. D. Grace

vs.
ISLAND CLUB MARINA, LTD., an
ILLINOIS LIMITED PARTNERSHIP,
WATERWAYS YACHT CLUB, INC.,
PINE ISLAND LUMBER, INC. and
CARTER CONTRACTING, INC. Defendants

Case No. 82-770 CA

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he executed and filed a certificate of sale in this action on
May 27, 1987

for the property described herein and that no objections to the sale have been filed within the time allowed for filing
objections.

The following property in Lee County, Florida:

SEE EXHIBIT A ATTACHED HERETO.

RECORDED

JUN 10 1987

CLERK OF COURT

by M. J. E. Daulton

OFF
REC 1922 PG 1121

was sold to Citizens and Southern National Bank of Lee County, a national
banking corporation, f/k/a The First National Bank in Fort Myers, survivor
by merger with North First Bank, 2400 First St., Ft. Myers, FL 33901
(address)

WITNESS my hand and the seal of the court on JUNE 10, 1987

Prepared by:
G. KEITH CARY
P.O. Drawer 249
Ft. Myers, FL 33902
(813) 334-4574

CHARLIE GREEN, CLERK
Clerk of Circuit Court

By M. J. E. Daulton
Deputy Clerk

COPY FURNISHED TO
G. KEITH CARY
P.O. Drawer 249
Ft. Myers, FL 33902

A. DOUGLAS GRACE, JR.
P.O. Drawer 1647
Ft. Myers, FL 33902

H. STEPHEN FRANK
P.O. Box 2531
Ft. Myers, FL 33902

CHARLIE GREEN
Clerk of Circuit Court

CHARLES L. BIGELOW, JR.
P.O. Drawer 610
Ft. Myers, FL 33902

PHILIP L. BURNETT, P.A.
Michael M. Metz
P.O. Box 2258
Ft. Myers, FL 33902

By M. J. E. Daulton
Deputy Clerk

88-10-110C EXHIBIT ONE: F.1.