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GEORGE I BOCK FAMILY LP PO BOX 71856 CHATTANOOGA TN 37407	01-43-22-19-00002.0306 3333 SUNSET KEY CIR #306 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 306	*147
SUTTER WILLIAM L + SHARON H 3291 LUGUSTRUM DR HERNANDO BEACH FL 34607	01-43-22-19-00002.0307 3333 SUNSET KEY CIR #307 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 307	*147
TAX FREE STRATEGIES LLC 12853 BANYAN CREEK DR FORT MYERS FL 33908	01-43-22-19-00002.0401 3333 SUNSET KEY CIR #401 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 401	*147
TAYLOR GARY J + REBECCA C 625 SAINT CHARLES AVE APT 8A NEW ORLEANS LA 70130	01-43-22-19-00002.0402 3333 SUNSET KEY CIR #402 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 402	*147
PRITZKOW DENNIS H TR + N 37TH W 26965 KOPMEIER DR PEWAUKEE WI 53072	01-43-22-19-00002.0403 3333 SUNSET KEY CIR #403 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 403	*147
RIECK RICHARD O SR TR 6139 PLUM DR WILLIAMSBURG MI 49690	01-43-22-19-00002.0404 3333 SUNSET KEY CIR #404 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 404	*147
LEDESMA RAFAEL E + BARBARA A 1421 SHOAL RICHLAND MI 49083	01-43-22-19-00002.0405 3333 SUNSET KEY CIR #405 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 405	*147
PRADO GERALD M + JUDITH 205 OVERLOOK DR MCMURRAY PA 15317	01-43-22-19-00002.0406 3333 SUNSET KEY CIR #406 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 406	*147
GHANDHI SHARAD K + VEENA S 15 CEADER HILL CT VOORHEES NJ 08043	01-43-22-19-00002.0407 3333 SUNSET KEY CIR #407 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 407	*147
GROEBE CHARLES L TR 7250 W COLLEGE DR PALOS HEIGHTS IL 60463	01-43-22-19-00002.0501 3333 SUNSET KEY CIR #501 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 501	*147
ROFFIS CLIFFORD 4831 SOUTH LABORNUM AVE RICHMOND VA 23231	01-43-22-19-00002.0502 3333 SUNSET KEY CIR #502 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 502	*147
HIRSCH EDUARDO J + CARIN M 6622 NATURE PRESERVE CT NAPLES FL 34109	01-43-22-19-00002.0503 3333 SUNSET KEY CIR #503 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 503	*147
BACKWATER BAY III LLC 14862 CRESCENT COVE DR FORT MYERS FL 33908	01-43-22-19-00002.0504 3333 SUNSET KEY CIR #504 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 504	*147
CURRENT RICHARD R + SHARON L 1436 FARWOOD DR EAST LANSING MI 48823	01-43-22-19-00002.0505 3333 SUNSET KEY CIR #505 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 505	*147
WILLIAMS ANTHONY + LEA ANN 2129 CLEMATIS DR HIXSON TN 37343	01-43-22-19-00002.0506 3333 SUNSET KEY CIR #506 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 506	*147
BATISTA JOHN + THERESA L 4207 ORCHID DR HERNANDO BEACH FL 34607	01-43-22-19-00002.0507 3333 SUNSET KEY CIR #507 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 507	*147
SIELOFF ARTHUR 29 HIDDEN LAKE DR BURR RIDGE IL 60527	01-43-22-19-00002.0601 3333 SUNSET KEY CIR #601 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 601	*147
PATCHETT ROBERT WILLIAM TR 18712 CROSSWIND AV NORTH FORT MYERS FL 33917	01-43-22-19-00002.0602 3333 SUNSET KEY CIR #602 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 602	*147
HEADLEY HARRY + DOROTHY 3321 SUNSET KEY CIR #704 PUNTA GORDA FL 33955	01-43-22-19-00002.0603 3333 SUNSET KEY CIR #603 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 603	*147

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ZAVISIN ROBERT M + DIANE D 3104 WILLIAMS CREEK DR CINCINNATI OH 45244	01-43-22-19-00002.0604 3333 SUNSET KEY CIR #604 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 604	*147
DELMONT DANIEL M JR + JILL M 1203 21ST ST CAPE CORAL FL 33990	01-43-22-19-00002.0605 3333 SUNSET KEY CIR #605 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 605	*147
UEBELACKER MATTHEW + DIANA R 11730 SW DALLAS DR N LAKE SUZY FL 34269	01-43-22-19-00002.0606 3333 SUNSET KEY CIR #606 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 606	*147
SAUER HARRY JOHN III TR 187 KENDALL BLUFF CT CHESTERFIELD MO 63017	01-43-22-19-00002.0607 3333 SUNSET KEY CIR #607 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 607	*147
BRAUN RONALD + EMELIE 114 C AND O CLUB DR CHARLEVOIX MI 49720	01-43-22-19-00002.0701 3333 SUNSET KEY CIR #701 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 701	*147
TURNER CHRISTOPHER + SUSAN TR 24581 NOVA LN PORT CHARLOTTE FL 33980	01-43-22-19-00002.0702 3333 SUNSET KEY CIR #702 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 702	*147
WARKENTINE ERIC 1241 W WICKSHIRE CT EAGLE ID 83616	01-43-22-19-00002.0703 3333 SUNSET KEY CIR #703 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 703	*147
MACUGA MICHAEL J 1926 SOMERSET DR MUNSTER IN 46321	01-43-22-19-00002.0704 3333 SUNSET KEY CIR #704 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 704	*147
GOLD RUSH INVESTMENTS LLC 1630 HIDDEN FALLS CT DE PERE WI 54115	01-43-22-19-00002.0705 3333 SUNSET KEY CIR #705 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 705	*147
VALENT HELEN 6810 VANDERBILT BEACH RD NAPLES FL 34119	01-43-22-19-00002.0706 3333 SUNSET KEY CIR #706 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 706	*147
LAWRENCE VICKI J + MICHAEL 3600 CANTRELL INDUSTRIAL CT ACWORTH GA 30101	01-43-22-19-00002.0707 3333 SUNSET KEY CIR #707 PUNTA GORDA FL 33955	GRANDE ISLE TOWERS III + IV DESC IN OR 4673 PG 4145 PH II UNIT 707	*147
TIITF/REC + PARKS DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399	01-43-22-C3-00003.0000 ACCESS UNDETERMINED CAPE CORAL FL 33993	S 830 FT EXT TO SHORE OF CHARLOTTE HARBOR LESS PARL 3.0010	148
WCI COMMUNITIES INC 24301 WALDEN CENTER DR STE 300 BONITA SPRINGS FL 34134	01-43-22-C3-00003.0010 3191 MATECUMBE KEY RD PUNTA GORDA FL 33955	PARL IN S830FT OF SEC 01 AS DESC IN OR2285 PG3103 LESS CONDO	149
GRISWOLD DONALD B + MARY L 3181 MATECUMBE KEY RD #1 PUNTA GORDA FL 33955	01-43-22-C3-01300.0001 3181 MATECUMBE KEY RD #1 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 1	*150
GRIMOLDI RONALD + MARIA 4507 OLD BAUMGARTNER RD SAINT LOUIS MO 63129	01-43-22-C3-01300.0002 3181 MATECUMBE KEY RD #2 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 2	*150
GELORMINI JOSEPH L + JACALYN F 10 FOUR WINDS WAY AMHERST NY 14226	01-43-22-C3-01300.0003 3181 MATECUMBE KEY RD #3 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 3	*151
EDWARDS GEORGE R + ELIZABETH J PO BOX 567 EDWARDSVILLE IL 62025	01-43-22-C3-01300.0004 3181 MATECUMBE KEY RD #4 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 4	*151
EDDINGER RANDY S + BONNIE L 1104 DOUGLASS DR BOYERTOWN PA 19512	01-43-22-C3-01300.0005 3181 MATECUMBE KEY RD #5 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 5	*152
SCHWARZ RICHARD + KATHERINE 213 GOLDEN ROD CT WHITEHOUSE STATION NJ 08889	01-43-22-C3-01300.0006 3181 MATECUMBE KEY RD #6 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 6	*152

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DICUS JOHN ALLEN + CATHERINE M 3181 MATECUMBE KEY RD #7 PUNTA GORDA FL 33955	01-43-22-C3-01300.0007 3181 MATECUMBE KEY RD #7 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 7	*153
THOMPSON PHILIP G + ANN C 24141 REDFISH COVE DR PUNTA GORDA FL 33955	01-43-22-C3-01300.0008 3181 MATECUMBE KEY RD #8 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 8	*153
RANDOLPH ROBERT TR 1/2 INT+ 529 BRIDGESTONE CT BARRINGTON IL 60010	01-43-22-C3-01300.0009 3181 MATECUMBE KEY RD #9 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 9	*154
KISIEL JAMES P + 416 S MIDLAND JOLIET IL 60436	01-43-22-C3-01300.0010 3181 MATECUMBE KEY RD #10 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 10	*154
BURTON VERNELL 1/2 INT + 97 COCO PLUM DR MARATHON FL 33050	01-43-22-C3-01300.0011 3181 MATECUMBE KEY RD #11 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 11	*155
SPURLOCK GLENN W + KATHRYN L 1504 ISLAMORADA BLVD PUNTA GORDA FL 33955	01-43-22-C3-01300.0012 3181 MATECUMBE KEY RD #12 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 12	*155
BAINEY ANGELA J + BRAD 1/2 + 488 JANSEN AVE SE BUFFALO MN 55313	01-43-22-C3-01300.0013 3181 MATECUMBE KEY RD #13 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 13	*156
AMERMAN KENNETH + TERESA 1/2 + 5087 MINNEAPOLIS AV MINNETRISTA MN 55364	01-43-22-C3-01300.0014 3181 MATECUMBE KEY RD #14 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 14	*156
ASADORIAN WILLIAM + DONNA 36 GERMAINE DR NORTH ATTLEBORO MA 02760	01-43-22-C3-01300.0015 3181 MATECUMBE KEY RD #15 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 15	*157
AKERS ROBERT W TR 3313 SUNSET KEY CIR #501 PUNTA GORDA FL 33955	01-43-22-C3-01300.0016 3181 MATECUMBE KEY RD #16 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 16	*157
UNDERWOOD GLENN R + MARY L 6437 CHESTNUT HILL CT PO BOX 474 CLARKSTON MI 48347	01-43-22-C3-01300.0017 3181 MATECUMBE KEY RD #17 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 17	*158
BADILLO LUIS + SANDRA 30 CASTLEBERRY DR WILTON NY 12831	01-43-22-C3-01300.0018 3181 MATECUMBE KEY RD #18 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 18	*158
BERESFORD CHRISTINE A 25 ALLEN AV CINCINNATI OH 45215	01-43-22-C3-01300.0019 3181 MATECUMBE KEY RD #19 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 19	*159
ROBINSON NANCY L TR 4540 ODETTE COURT TROY MI 48098	01-43-22-C3-01300.0020 3181 MATECUMBE KEY RD #20 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 20	*159
MILLIKEN MICHAEL + DONNA 5024 OPEONGO RD WOODLAWN ON K0A 3M0 CANADA	01-43-22-C3-01300.0021 3181 MATECUMBE KEY RD #21 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 21	*160
MARKS GERALD P + DOLORES 2721 ROANOKE RD CUMMING GA 30041	01-43-22-C3-01300.0022 3181 MATECUMBE KEY RD #22 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 22	*160
STRYKIEWICZ JOSEPH J + NANCY Y 1033 WINNE RD NISKAYUNA NY 12309	01-43-22-C3-01300.0023 3181 MATECUMBE KEY RD #23 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 23	*161
STRYKIEWICW JOSEPH J + NANCY Y 1033 WINNE RD NISKAYUNA NY 12309	01-43-22-C3-01300.0024 3181 MATECUMBE KEY RD #24 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 24	*161

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SARAZIN JAMES W + LINDA L 47310 EDGEWOOD RD ATLANTIC MINE MI 49905	01-43-22-C3-01300.0025 3181 MATECUMBE KEY RD #25 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 25	*162
KNAPP DOUGLAS F + BARBARA 249 HILL RD COBLESKILL NY 12043	01-43-22-C3-01300.0026 3181 MATECUMBE KEY RD #26 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 26	*162
LENHARDT FRANK + SHERYL 3181 MATECUMBE KEY RD #27 PUNTA GORDA FL 33955	01-43-22-C3-01300.0027 3181 MATECUMBE KEY RD #27 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 27	*163
CARLTON RONNIE S + DIANE H 4372 JOHN CARLTON RD ZOLFO SPRINGS FL 33890	01-43-22-C3-01300.0028 3181 MATECUMBE KEY RD #28 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 28	*163
HOUSER DAVID J + BARBARA B 3050 MICHIGAN BLVD RACINE WI 53402	01-43-22-C3-01300.0029 3181 MATECUMBE KEY RD #29 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 29	*164
HALE TERRY W + GAIL S 2689 ROANOKE RD CUMMING GA 30041	01-43-22-C3-01300.0030 3181 MATECUMBE KEY RD #30 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 30	*164
MERZ JAMES R TR + JEAN K TR 3483 REGENT DRIVE PALATINE IL 60067	01-43-22-C3-01300.0031 3181 MATECUMBE KEY RD #31 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 31	*165
CLEMENS ROGER D + JUDITH A 520 E LIBERTY MILFORD MI 48381	01-43-22-C3-01300.0032 3181 MATECUMBE KEY RD #32 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 32	*165
GERHART WILLIAM A + 140 CONGO ROAD GILBERTSVILLE PA 19525	01-43-22-C3-01300.0033 3181 MATECUMBE KEY RD #33 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 33	*166
SILCOX I EUGENE + JORINE 4795 WHITESVILLE RD LAGRANGE GA 30240	01-43-22-C3-01300.0034 3181 MATECUMBE KEY RD #34 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 34	*166
CRISCUOLI ERNEST JR + BARBARA 4099 LACOSTA ISLAND CT PUNTA GORDA FL 33950	01-43-22-C3-01300.0035 3181 MATECUMBE KEY RD #35 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 35	*167
MCINTOSH GEORGE C + BEVERLY C 5200 N LAKESHORE DR HOLLAND MI 49424	01-43-22-C3-01300.0036 3181 MATECUMBE KEY RD #36 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 36	*167
KLUZ WILLIAM F 221 PANORAMA CT POUGHKEEPSIE NY 12603	01-43-22-C3-01300.0037 3181 MATECUMBE KEY RD #37 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 37	*168
NIEMELA DON W + MARGARET L RR 1 BOX 120 LAKE LINDEN MI 49945	01-43-22-C3-01300.0038 3181 MATECUMBE KEY RD #38 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 38	*168
LLAMOSI VINCENT + SUSAN 7 DOVER STREET BROOKLYN NY 11235	01-43-22-C3-01300.0039 3181 MATECUMBE KEY RD #39 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 39	*169
BARATZ DAVID L 1349 SCARBORO RD SCHAUMBURG IL 60193	01-43-22-C3-01300.0040 3181 MATECUMBE KEY RD #40 PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I DESC IN OR 3023 PG 2861 UNIT 40	*169
RESORT AT BURNT STORE MARINA I 2020 CLUBHOUSE DR SUN CITY CENTER FL 33573	01-43-22-C3-01300.00CE COMMON ELEMENTS PUNTA GORDA FL 33955	RESORT AT BURNT STORE MARINA I CONDO DESC IN OR 3023 PG 2861 COMMON ELEMENTS	170
VISTA DEL SOL AT BURNT STORE	01-43-22-C3-01700.00CE MATECUMBE KEY RD PUNTA GORDA FL 33955	VISTA DEL SOL AT BURNT STORE MARINA AS DESC IN OR 3860 PG 4127 COMMON ELEMENT	171

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PUNTA GORDA ISLES SEC 22 3150 MATECUMBE KEY RD PUNTA GORDA FL 33955	06-43-23-02-0000A.00CE RIGHT OF WAY FL	PUNTA GORDA ISLES SEC 22 PB 28 PGS 118-138 TRACT A + RD R/W OR 4287/1793 COMMON ELEMENT	172
KNOEPFFLER ALBERT + ALESSANDRA 5035 HAMMOCK LAKE DR CORAL GABLES FL 33156	06-43-23-02-00998.0250 3795 CAPE COLE BLVD PUNTA GORDA FL 33955	PUNTA GORDA ISLES SEC 22 BLK 998 PB 28 PG 137 LOT 25	173
COMMODORE CLUB CONDO ASSOC OF BURNT STORE MARINA 1625 W MARION AVE PUNTA GORDA FL 33950	06-43-23-03-00000.00CE COMMON ELEMENT PUNTA GORDA FL 33955	COMMODORE CLUB CONDO DESC OR BK 1333-0121+ OR2381-1560 CE:POOL	174
MILLIMAN RICHARD J TR 369 E SOUTHLAWN BLVD BIRMINGHAM MI 48009	06-43-23-03-00011.00A0 1 PIRATES LN #11A PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #11-A OR1333 PG121/OR2366 PG3235	*175
CAMARDO EDDA J TR 6334 MIAMI CT LOVELAND OH 45140	06-43-23-03-00011.00B0 1 PIRATES LN #11B PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #11-B OR1333 PG121/OR2366/P3235	*175
JOHNSTON GLENN A 1 PIRATES LN #11C PUNTA GORDA FL 33955	06-43-23-03-00011.00C0 1 PIRATES LN #11C PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #11-C OR1333 PG121/OR2366 PG3235	*175
FECKANIN MICHAEL J 17290 GAR HWY MONTVILLE OH 44064	06-43-23-03-00012.00A0 1 PIRATES LN #12A PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #12-A OR1333 PG121/OR2366 PG3235	*175
COOK LAWRENCE E + PATSY C 505 SAND ROCK DR CRAIG CO 81625	06-43-23-03-00012.00B0 1 PIRATES LN #12B PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #12-B OR1333 PG121/OR2366 PG3235	*175
VANDERSLICE JOHN TR 1 PIRATES LN #12C PUNTA GORDA FL 33955	06-43-23-03-00012.00C0 1 PIRATES LN #12 PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #12-C OR1333 PG121/OR2366 PG3235	*175
HOFFMAN THOMAS C 369 E SOUTHLAWN BIRMINGHAM MI 48009	06-43-23-03-00013.00A0 1 PIRATES LN #13A PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #13-A OR1333 PG121/OR2366 PG3235	*175
HUGUENARD DIANE C 1/2 + 714 TONSTAD PL PLEASANT HILL CA 94523	06-43-23-03-00013.00B0 1 PIRATES LN #13B PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #13-B OR1333 PG121/OR2366 PG3235	*175
WIRSZYLA ALEXANDER + KATHRYN 1 PIRATES LN #13-C PUNTA GORDA FL 33955	06-43-23-03-00013.00C0 1 PIRATES LN #13C PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #13-C OR1333 PG121/OR2366 PG3235	*175
BLACKA EDWARD E SR + ELIZABETH 39233 SHAMROCK CT PITTSBURGH PA 15239	06-43-23-03-00014.00A0 1 PIRATES LN #14A PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #14-A OR1333 PG121/OR2366 PG3235	*175
SHELLY KENNETH J + ANN E 1 PIRATES LN #14B PUNTA GORDA FL 33955	06-43-23-03-00014.00B0 1 PIRATES LN #14B PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #14-B OR1333 PG121/OR2366 PG3235	*175
BUTKIEWICZ MICHAEL + PATRICIA 12163 S PRAIRIE LEMONT IL 60439	06-43-23-03-00014.00C0 1 PIRATES LN #14C PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #14-C OR1333 PG121/OR2366 PG3235	*175
CHILD THOMAS E + CHRISTINE D 1263 SPEAR ST S BURLINGTON VT 05403	06-43-23-03-00021.00A0 2 PIRATES LN #21A PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #21-A OR1333 PG121/OR2366 PG3235	*176
HORNAK CHRISTINE A + 1001 LINDEN AVE ERIE PA 16505	06-43-23-03-00021.00B0 2 PIRATES LN #21B PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #21-B OR1333 PG121/OR2366 PG3235	*176
ROESER JOHN C III TR 3216 W NORTH AVE CHICAGO IL 60647	06-43-23-03-00021.00C0 2 PIRATES LN #21C PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #21-C OR1333 PG121/OR2366 PG3235	*176
LEHMANN LOUIS E + GAIL R 6729 LAKE RD W GENEVA OH 44041	06-43-23-03-00022.00A0 2 PIRATES LN #22A PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #22-A OR1333 PG121/OR2366 PG3235	*176

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BERRY DORIS M 1/2 + 308 OLD FARM RD LOUISVILLE KY 40207	06-43-23-03-00022.00B0 2 PIRATES LN #22B PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #22-B OR1333 PG121/OR2366 PG3235	*176
LOUCKS KATHY A TR 2 PIRATES LN #22C PUNTA GORDA FL 33955	06-43-23-03-00022.00C0 2 PIRATES LN #22C PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #22-C OR1333 PG121/OR2366 PG3235	*176
EFFINGER WILLIAM + CAROL 225 CEDAR AVE PO BOX 287 LAKE VILLA IL 60046	06-43-23-03-00023.00A0 2 PIRATES LN #23A PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #23-A OR1333 PG121/OR2366 PG3235	*176
SCHUYLER JANE TR 19 BROADWAY ST E PARIS ON N3L 2R2 CANADA	06-43-23-03-00023.00B0 2 PIRATES LN #23B PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #23-B OR1333 PG121/OR2366 PG3235	*176
JONES ETHEL L TR 2 PIRATES LN #23C PUNTA GORDA FL 33955	06-43-23-03-00023.00C0 2 PIRATES LN #23C PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #23-C OR1333 PG121/OR2366 PG3235	*176
SAVADGE WILLIS D + JUNE C PO BOX 121 HUDSON WI 54016	06-43-23-03-00024.00A0 2 PIRATES LN #24A PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #24-A OR1333 PG121/OR2366 PG3235	*176
JAMES RICHARD P 1025 W 55TH ST COUNTRYSIDE IL 60525	06-43-23-03-00024.00B0 2 PIRATES LN #24B PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #24-B OR1333 PG121/OR2366 PG3235	*176
ZONNEVELD ANDREW M + JOHANNA 2 PIRATES LN #24C PUNTA GORDA FL 33955	06-43-23-03-00024.00C0 2 PIRATES LN #24C PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #24-C OR1333 PG121/OR2366 PG3235	*176
BASINGER SUSAN W TR 4 PIRATES LN UNIT 41 A PUNTA GORDA FL 33955	06-43-23-03-00041.00A0 4 PIRATES LN #41A PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #41-A OR1333 PG121/OR2366 PG3235	*177
GAIMARO DOMENICK P + HELEN 103 SURREY COMMONS LYNBROOK NY 11563	06-43-23-03-00041.00B0 4 PIRATES LN #41B PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #41-B OR1333 PG121/OR2366 OR3235	*177
SPITLER JOHN C PO BOX 441 MAGNOLIA OH 44643	06-43-23-03-00041.00C0 4 PIRATES LN #41C PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #41-C OR1333 PG121/OR2366 PG3235	*177
HOLDEN HARRIET THWING + 6200 IDYLWOOD LN EDINA MN 55436	06-43-23-03-00042.00A0 4 PIRATES LN #42A PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #42-A OR1333 PG121/OR2366 PG3235	*177
FOWLER DANIEL M + 1640 GRANT ST STE 300 DENVER CO 80203	06-43-23-03-00042.00B0 4 PIRATES LN #42B PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #42-B OR1333 PG121/OR2366 PG3235	*177
HOEL GEORGE O + MARY F TR 423 STAGELINE RD HUDSON WI 54016	06-43-23-03-00042.00C0 4 PIRATES LN #42C PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #42-C OR1333 PG121/OR2366 PG3235	*177
SPEARS DAVID P 1509 ROSEMONT AVE FREDERICK MD 21702	06-43-23-03-00043.00A0 4 PIRATES LN #43A PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #43-A OR1333 PG121/OR3266 PG3235	*177
SMITH DONALD L + NANCY L 7413 HICKORY NUT GROVE RD CARY IL 60013	06-43-23-03-00043.00B0 4 PIRATES LN #43B PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #43-B OR1333 PG121/OR2366 PG3235	*177
CLAYTON KAY E TR + 22 W 676 AHLSTRAND DR GLEN ELLYN IL 60137	06-43-23-03-00043.00C0 4 PIRATES LN #43C PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #43-C OR1333 PG121/OR2366 PG3235	*177
WEBER JOHN H L/E 4 PIRATES LANE #44A PUNTA GORDA FL 33955	06-43-23-03-00044.00A0 4 PIRATES LN #44A PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #44-A OR1333 PG121/OR2366 PG3235	*177
WIEK DONALD N + MARY ANN TR 11295 NELSON DR HUNTLEY IL 60142	06-43-23-03-00044.00B0 4 PIRATES LN #44B PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #44-B OR1333 PG121/OR2366 PG3235	*177

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ROMANO S A + VIRGINIA P CO TR 4 PIRATES LANE #44C PUNTA GORDA FL 33955	06-43-23-03-00044.00C0 4 PIRATES LN #44C PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #44-C OR1333 PG121/OR2366 PG3235	*177
DAVIS RAYMOND + VIRGINIA 2 DELAWARE RD COLUMBIA NJ 07832	06-43-23-03-00051.00A0 5 PIRATES LN #51A PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #51-A OR1333 PG121/OR2366 PG3235	*178
BELLETTI GEORGE + LAURA L 7950 SPRINGLEDGE RD SAGAMORE HILLS OH 44067	06-43-23-03-00051.00B0 5 PIRATES LN #51B PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #51-B OR1333 PG121/OR2366/P3235	*178
FIXLER THOMAS C TR 225 HIGH POINT DR WADSWORTH OH 44281	06-43-23-03-00051.00C0 5 PIRATES LN #51C PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #51-C OR1333 PG121/OR2366 PG3235	*178
MILBACK NANCY J 5 PIRATES LN #52A PUNTA GORDA FL 33955	06-43-23-03-00052.00A0 5 PIRATES LN #52A PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #52-A OR1333 PG121/OR2366 PG3235	*178
STAUNTON ALBERT F + ELIZABETH 1322 HIDDEN CIR MOUNTAINSIDE NJ 07092	06-43-23-03-00052.00B0 5 PIRATES LN #52B PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #52-B OR1333 PG121/OR2366 PG3235	*178
KINDEM STEPHEN E + VICKI L 12873 HIALEAH PATH SAINT PAUL MN 55124	06-43-23-03-00052.00C0 5 PIRATES LN #52C PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #52-C OR1333 PG121/OR2366 PG3235	*178
WAREHAM WILLIAM M + BEVERLY L 27 BEACH ST MARION MA 02738	06-43-23-03-00053.00A0 5 PIRATES LN #53A PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #53-A OR1333 PG121/OR2366 PG3235	*178
MASON WENDELL E + JOAN M TR 6439 MISSION RDG TRAVERSE CITY MI 49686	06-43-23-03-00053.00B0 5 PIRATES LN #53B PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #53-B OR1333 PG121/OR2366 PG3235	*178
WEICHERT ROBERT H + PATRICIA G 5 PIRATES LN 53 C PUNTA GORDA FL 33955	06-43-23-03-00053.00C0 5 PIRATES LN #53C PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #53-C OR1333 PG121/OR2366 PG3235	*178
PETERSON ROBERT A + JUDITH A PO BOX 3413 WAREHAM MA 02571	06-43-23-03-00054.00A0 5 PIRATES LN #54A PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #54-A OR1333 PG121/OR2366 PG3235	*178
MATTAS TODD R + DIANE D 1/2 + 3090 BIG PASS LN PUNTA GORDA FL 33955	06-43-23-03-00054.00B0 5 PIRATES LN #54B PUNTA GORDA FL 33955	COMMODORE CLUB CONDO OF BURNT STORE MARINA #54-B OR1333 PG121/OR2366 PG3235	*178
NEY LEONARD L JR +VIOLET BYRNE 5 PIRATES LN #54C PUNTA GORDA FL 33955	06-43-23-03-00054.00C0 5 PIRATES LN #54C PUNTA GORDA FL 33955	COMMODORE CLUB OF BURNT STORE MARINA OR1333/121 + OR 2366/3235 #54-C	*178
HANSEN KATHLEEN M + 2061 MATECUMBE KEY RD APT 1 PUNTA GORDA FL 33955	06-43-23-07-00000.0050 2061 MATECUMBE KEY RD #1 PUNTA GORDA FL 33955	ADMIRALTY VILLAGE OR 2342 PG 0025 UNIT 5	*179
TURNER RICHARD S + EVELYN C 2061-2 MATECUMBE KEY RD PUNTA GORDA FL 33955	06-43-23-07-00000.0060 2061 MATECUMBE KEY RD #2 PUNTA GORDA FL 33955	ADMIRALTY VILLAGE OR 2342 PG 0025 UNIT 6	*179
LETT'S JEFFREY S + NANCY B TR 2061 MATECUMBE KEY RD #3 PUNTA GORDA FL 33955	06-43-23-07-00000.0070 2061 MATECUMBE KEY RD #3 PUNTA GORDA FL 33955	ADMIRALTY VILLAGE OR 2342 PG 0025 UNIT 7	*179
GARROD MARY LOU TRUST 4575 MEADOWVIEW DR NW CANTON OH 44718	06-43-23-07-00000.0080 2061 MATECUMBE KEY RD #4 PUNTA GORDA FL 33955	ADMIRALTY VILLAGE OR 2342 PG 0025 UNIT 8	*179
SINEATH JAMES E + 250 NORTHAMPTON RD LEESBURG GA 31763	06-43-23-07-00000.0090 2081 MATECUMBE KEY RD #1 PUNTA GORDA FL 33955	ADMIRALTY VILLAGE OR 2342 PG 0025 UNIT 9	*180
ADMIRALTY VILLAGE CONDO ASSOC 2061 MATECUMBE KEY RD PUNTA GORDA FL 33955	06-43-23-07-00000.00CE COMMON ELEMENT PUNTA GORDA FL 33955	ADMIRALTY VILLAGE CONDO DESC OR BK 2342 PG 0025 CPB17 PG66 COMMON LAND	181

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BOOZE GEORGE GREGORY TR L/E 2081-2 MATECUMBE KEY RD PUNTA GORDA FL 33955	06-43-23-07-00000.0100 2081 MATECUMBE KEY RD #2 PUNTA GORDA FL 33955	ADMIRALTY VILLAGE OR 2342 PG 0025 UNIT 10	*180
GANS GISELLA K TR 2081 MATECUMBE KEY RD APT 3 PUNTA GORDA FL 33955	06-43-23-07-00000.0110 2081 MATECUMBE KEY RD #3 PUNTA GORDA FL 33955	ADMIRALTY VILLAGE OR 2342 PG 0025 UNIT 11	*180
GOULD CHARLES H + MARY E 4154 BATH RD KINGSTON ON K7M 4Y7 CANADA	06-43-23-07-00000.0120 2081 MATECUMBE KEY RD #4 PUNTA GORDA FL 33955	ADMIRALTY VILLAGE OR 2342 PG 0025 UNIT 12	*180
BOZYK JAMES + MARY 8299 TIPAICO TRAIL HOLLY MI 48442	06-43-23-07-00000.0130 3001 MATECUMBE KEY RD #1 PUNTA GORDA FL 33955	ADMIRALTY VILLAGE OR 2342 PG 0025 UNIT 13	*182
RYNER FREDRICK + LUCILLE 3001-2 MATECUMBE KEY RD #14 PUNTA GORDA FL 33955	06-43-23-07-00000.0140 3001 MATECUMBE KEY RD #2 PUNTA GORDA FL 33955	ADMIRALTY VILLAGE OR 2342 PG 0025 UNIT 14	*182
CHESNUT D DEAN + SANDRA 2810 BERNIECE CT CHAMPAIGN IL 61822	06-43-23-07-00000.0150 3001 MATECUMBE KEY RD #3 PUNTA GORDA FL 33955	ADMIRALTY VILLAGE OR 2342 PG 0025 UNIT 15	*182
FLANARY ALMARIE + RICHARD 1000 MATECUMBLE KEY RD PUNTA GORDA FL 33955	06-43-23-07-00000.0160 3001 MATECUMBE KEY RD #4 PUNTA GORDA FL 33955	ADMIRALTY VILLAGE OR 2342 PG 0025 UNIT 16	*182
TAPP FLOYD + ELAINE 4153 HIGHWAY 142 PO BOX 143 PHILPOT KY 42366	06-43-23-07-00000.0370 3080 MATECUMBE KEY RD #1 PUNTA GORDA FL 33955	ADMIRALTY VILLAGE OR 2342 PG 0025 UNIT 37	*183
LEATHER SUSAN I + 3080 MATECUMBE KEY RD #2 PUNTA GORDA FL 33955	06-43-23-07-00000.0380 3080 MATECUMBE KEY RD #2 PUNTA GORDA FL 33955	ADMIRALTY VILLAGE OR 2342 PG 0025 UNIT 38	*183
CARLIER LOUISE M 3080 MATECUMBE KEY RD #3 PUNTA GORDA FL 33955	06-43-23-07-00000.0390 3080 MATECUMBE KEY RD #3 PUNTA GORDA FL 33955	ADMIRALTY VILLAGE OR 2342 PG 0025 UNIT 39	*183
HEWETT GEOFFREY LEONARD + 3080 MATECUMBE KEY RD #4 PUNTA GORDA FL 33955	06-43-23-07-00000.0400 3080 MATECUMBE KEY RD #4 PUNTA GORDA FL 33955	ADMIRALTY VILLAGE OR 2342 PG 0025 UNIT 40	*183
MARLIN RUN III CONDO 500 BURNT STORE RD PUNTA GORDA FL 33955	06-43-23-25-00000.00CE COMMON ELEMENT PUNTA GORDA FL 33955	MARLIN RUN III CONDO CONDO DESC OR 2758/1294 COMMON ELEMENTS	184
CALLAHAN JON M + TERRY 171 CEDAR ST WELLESLEY MA 02481	06-43-23-28-00000.0010 17701 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 1	185
COKE KARL C + PATRICIA C 17707 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	06-43-23-28-00000.0020 17707 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 2	186
MILLER FRANCIS R TR 17713 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	06-43-23-28-00000.0030 17713 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 3	187
KARCHES JACK 13151 SEASIDE HARBOUR DR NORTH FORT MYERS FL 33903	06-43-23-28-00000.0040 17719 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 4	188
HORWITZ S FREDRIC + ANN H TR 13622 N LAKEWOOD DR MEQUON WI 53097	06-43-23-28-00000.0050 17725 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 5	189
KIMBER ELAINE M + WILLIAM L 17731 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	06-43-23-28-00000.0060 17731 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 6	190
HEGARTY GERALD + JUDITH 1/2INT 14 HIGH CIRCLE WAY SAINT PAUL MN 55127	06-43-23-28-00000.0070 17737 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 7	191

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COURTSIDE LANDINGS LAND CONDO	06-43-23-28-00000.00CE COMMON ELEMENTS PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 COMMON ELEMENTS	192
ROBERTS CHARLES D TR 17744 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	06-43-23-28-00000.0270 17744 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 27	193
JONES ROBERT K + PAMELA A 1640 PEBBLE CREEK RD MORRIS IL 60450	06-43-23-28-00000.0280 17726 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 28	194
BRANDT GREGORY A + LORI L BRANDT BUILDERS 385 E HOOVER ST MORRIS IL 60450	06-43-23-28-00000.0290 17714 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 29	195
BRECHISEN JOHN + ELAINE 1034 GRACELAWN DR BRENTWOOD TN 37027	06-43-23-28-00000.0300 17702 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 30	196
DRUM GERALD + PEGGY 21501 LAKE GEORGE BLVD ANOKA MN 55303	06-43-23-28-00000.0310 17936 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 31	197
SCHENK KIMBERLY TR + 28854 RIO LINDO DR ELKHART IN 46514	06-43-23-28-00000.0320 17930 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 32	198
MINKE JOSEPH G + JOYCE C 17911 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	06-43-23-28-00000.0590 17911 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 59	199
BURNETT MICHELE D 17917 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	06-43-23-28-00000.0600 17917 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 60	200
OUELLETTE MICHEAL + CYNTHIA TR 17887 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	06-43-23-28-00000.0610 17923 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 61	201
JACKSON CONSTANCE L 17929 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	06-43-23-28-00000.0620 17929 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 62	202
MACGLASHIN BENJAMIN 17935 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	06-43-23-28-00000.0630 17935 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 63	203
ALBERT-STAUNING MARIA PER REP 1775 SAUNDERS AVE SAINT PAUL MN 55116	06-43-23-28-00000.0640 17941 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 64	204
GOLDMAN ALAN + BETTE A + 19 CHERRY TREE LN KINNELON NJ 07405	06-43-23-28-00000.0650 17947 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 65	205
KELLEY PATRICIA L PER REP 401 UTAH DR APT G PETALUMA CA 94952	06-43-23-28-00000.0660 17953 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 66	206
FARB RICHARD B + PAMELA 17959 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	06-43-23-28-00000.0670 17959 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 67	207
LAWSON BRUCE A + SUSAN J 17965 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	06-43-23-28-00000.0680 17965 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 68	208
EISERMANN ECKEHARD H + KARIN U 1231 SAINT ANDREWS DR SCHERERVILLE IN 46375	06-43-23-28-00000.0690 17971 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 69	209

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RASMUSSEN C P + CHRISTINE TR 17977 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	06-43-23-28-00000.0700 17977 COURTSIDE LANDINGS CIR PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 70	210
WCI COMMUNITIES INC 24301 WALDEN CENTER DR STE 300 BONITA SPRINGS FL 34134	06-43-23-28-00000.0710 MATECUMBE KEY RD PUNTA GORDA FL 33955	COURTSIDE LANDINGS LAND CONDO DESC IN OR 3093 PG 3733 LOT 71	211
TIITF/REC + PARKS DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399	06-43-23-C3-00005.0000 ACCESS UNDETERMINED PUNTA GORDA FL 33955	S 830 FT SEC 6 LESS E 68 FT	212

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COMMUNITY DEVELOPMENT

From: "Hines, Lisa" <LHINES@LEEGOV.COM>
To: "Lynda Brooks" <Lynda@AvalonEng.com>
Date: 9/4/2008 7:09 AM
Subject: RE: Burnt Store Marina CPA2007-00054

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CC: "Miller, Janet M." <MILLERJM@leegov.com>
Good Morning Lynda. The revised surveys can be delivered to the 2nd floor reception desk to the attention of Janet Miller. Thanks.

From: Lynda Brooks [mailto:Lynda@AvalonEng.com]
Sent: Wednesday, September 03, 2008 4:39 PM
To: Hines, Lisa
Subject: Burnt Store Marina CPA2007-00054

Lisa,

I failed to ask you, do we need to submit the revised surveys through the front counter or can they be delivered to you office.

Thank you,

Lynda :)

Lynda Brooks
Executive Assistant
Avalon Engineering, Inc.
2503 Del Prado Boulevard South, Suite 200
Cape Coral, Florida 33904
Phone: (239) 573-2077, Ext. 252
Fax: (239) 573-2076
E-mail: lbrooks@avaloneng.com

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LETTER OF TRANSMITTAL

TO: Ms. Lisa Hines, Senior Planner
DCD, Zoning Division
1500 Monroe Street, 2nd Floor
Ft. Myers, Florida 33901
Attention: Janet Miller

FROM: Lynda Brooks ☺

PROJECT #: 97-431

PROJECT: Burnt Store Marina
CPA2007-00054

DATE: September 4, 2008

WE ARE SENDING YOU THE FOLLOWING ITEMS:

- ☒ Attached Via Hand-Deliver ☐ Under Separate Cover Via _____
- ☒ Plans/Prints ☐ Shop Drawings ☐ Specifications ☐ Contract ☐ Disc
- ☐ Permit Applications ☐ Other

NO. OF COPIES	DESCRIPTION
8	Revised Surveys (signed and sealed)

THIS DATA IS TRANSMITTED AS CHECKED BELOW:

- ☒ as requested ☐ for approval ☐ for signature ☐ for review & comment
- ☐ for your use/files/information ☐ for your distribution ☐ to be returned

REMARKS:

The surveys have been revised to include State Plane Coordinates.

c: Matt Uhle, Knott, Consoer, Ebelini, Hart & Swett, P.A. (via e-mail)

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LETTER OF TRANSMITTAL

8:30

8: C. Hines

Boeckmann 2120 man st

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TO: Ms. Lisa Hines, Senior Planner
DCD, Zoning Division
1500 Monroe Street, 2nd Floor
Ft. Myers, Florida 33901
Attention: Janet Miller

PROJECT #: 97-431

PROJECT: Burnt Store Marina
CPA2007-00054

FROM: Lynda Brooks ☺

DATE: September 4, 2008

WE ARE SENDING YOU THE FOLLOWING ITEMS:

- ☒ Attached Via Hand-Deliver ☐ Under Separate Cover Via _____
- ☒ Plans/Prints ☐ Shop Drawings ☐ Specifications ☐ Contract ☐ Disc
- ☐ Permit Applications ☐ Other

NO. OF COPIES	DESCRIPTION
8	Revised Surveys (signed and sealed)

THIS DATA IS TRANSMITTED AS CHECKED BELOW:

- ☒ as requested ☐ for approval ☐ for signature ☐ for review & comment
- ☐ for your use/files/information ☐ for your distribution ☐ to be returned

REMARKS:

The surveys have been revised to include State Plane Coordinates.

c: Matt Uhle, Knott, Consoer, Ebelini, Hart & Swett, P.A. (via e-mail)

241-1372

G:\2007\07-431\KNOTT-LAW\responses\hinesrevisedsurveys.trn.doc

Lynda Brooks - RE: Burnt Store Marina CPA2007-00054

From: "Hines, Lisa"
To: "Lynda Brooks"
Date: 9/4/2008 7:09 AM
Subject: RE: Burnt Store Marina CPA2007-00054
CC: "Miller, Janet M."

*Janet - please give
Rick B. a copy.
Thanks!
Lisa*

Good Morning Lynda. The revised surveys can be delivered to the 2nd floor reception desk to the attention of Janet Miller. Thanks.

From: Lynda Brooks [mailto:Lynda@AvalonEng.com]
Sent: Wednesday, September 03, 2008 4:39 PM
To: Hines, Lisa
Subject: Burnt Store Marina CPA2007-00054

Lisa,

I failed to ask you, do we need to submit the revised surveys through the front counter or can they be delivered to you office.

Thank you,

Lynda :)

Lynda Brooks
Executive Assistant
Avalon Engineering, Inc.
2503 Del Prado Boulevard South, Suite 200
Cape Coral, Florida 33904
Phone: (239) 573-2077, Ext. 252
Fax: (239) 573-2076
E-mail: lbrooks@avaloneng.com

PUBLIC COMMUNICATION OPPOSITION

Hines, Lisa

From: Block, Alvin H.
Sent: Wednesday, September 10, 2008 12:54 PM
To: Hines, Lisa
Subject: FW: CPA2007-00054, Burnt Store Marina Village

FYI, see below.

Chip

Alvin Block, AICP

Principal Planner
Lee County Department of Community Development
Zoning Division
(239) 533-8371
blockah@leegov.com

Please note: Florida has a very broad public records law. Most written communications to or from County personnel regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

From: Dist1, Janes
Sent: Wednesday, September 10, 2008 12:52 PM
To: Block, Alvin H.; Gibbs, Mary ; O Connor, Paul S.
Subject: FW: CPA2007-00054, Burnt Store Marina Village

fyi

Nan Summerall Gonzalez, Executive Assistant
Commissioner Bob Janes, District #1
Lee County Board of County Commissioners
Post Office Box 398
Fort Myers, FL 33902-0398
239.533.2224 (Office Number)
239.485.2155 (Fax Number)
Dist1@leegov.com

From: Bob & Lesley Ward [<mailto:sv.grainne@gmail.com>]
Sent: Wednesday, September 10, 2008 12:15 PM
To: Dist1, Janes
Subject: CPA2007-00054, Burnt Store Marina Village

Bobby J Ward Jr., Lesley A Ward
1133 Bal Harbor Blvd
#1139 PMB215
Punta Gorda, FL 33950

(Residing 17924 Courtside Landings Circle, Punta Gorda, FL 33955)

10 September 2008

To: Lee County Local Planning Agency
ber
Reference: CPA2007-00054, Burnt Store Marina Village

9/10/2008

When I purchased my home in the Burnt Store Marina (BSM) Community, I was drawn to the rural setting, beautiful golf course, and quiet neighborhood charm of the gated community. From all appearances, other than some condo construction along Vincent Road, development of the community was complete. It now seems that there is going to be substantial on-going development that does not, in my opinion, keep with the community environment.

The marina is convenient for those who enjoy boating and fishing and I think that a large number of BSM residents chose this location because of the marina facilities. Burnt Store Marina is rather isolated, but I consider the distance that I drive for shopping and services a price I am willing to pay for the tranquility I enjoy. I never planned to reside in a resort type community and did not think that this was even possible given the current zoning and approved development density.

I think that on the surface, the Proposed Marina Village Redevelopment Plan looks very good. The plan will bring the dry storage aspect of the marina to state-of-the-art and increase power boat capacity, while also offering what appears to be a nice mix of retail and dining facilities. However, I strongly object to the addition of a hotel and am a bit concerned with the potential height of the dry boat storage buildings. I do not feel that a hotel is in keeping with the community aesthetic that I have come to enjoy. Given the size of the structure, the proposed occupancy level, and the associated highly transient population, the hotel just does not fit in with this community. I am also concerned by the proposed heights of the new condo units, especially when considering their placement right on Matecumbe Key Road with such a small set back.

We bought here for the quiet, off-the-beaten-path lifestyle that our community now has and strongly urge you to help us keep it that way. Buildings higher than those that already exist and anything that would increase the "transient" use of our community are emphatically opposed.

Sincerely,

Bobby J Ward Jr., Lesley A. Ward

Hines, Lisa

From: Noble, Matthew A.
Sent: Tuesday, September 09, 2008 12:27 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: Burnt Store Marina and Lee County Local Planning Agency Meeting

this is for the file...

From: betels38182@mypacks.net [mailto:betels38182@mypacks.net]
Sent: Tuesday, September 09, 2008 11:26 AM
To: Jacky Hill
Cc: Noble, Matthew A.; nandress@comcast.net; ringe@landsolutions.net; rippemj@embarqmail.com; carleton819@aol.com; rawessel@sccf.org; Lmt7979@hotmail.com; Lessgov@LesCochran.com; DawnMGo@leeschools.net
Subject: Re: Burnt Store Marina and Lee County Local Planning Agency Meeting

Jackie: Since you had so many problems with Realmark's attitude that eventually lost your boat slip that you have had for 12 years, I am sending this reply through an untracable email address. Keep up the good work! The issues that I have with the new planned proposal are as follows:

- 1). The number of additional units including the large amount of daily, weekly and monthly rentals expected by Realmark.
- 2). I do not have a problem with potentially having new neighbors that are considered full-time or seasonal owners as long as the size and scope of the buildings are in line with what we currently have in place. I believe the highest units are now 8 levels including the parking areas. Hotel type units are not acceptable to me. I do believe residents similar to the ones that live here now are what we need to continue to support. Development of Burnt Store Marina has taken probably 30 years to date. A large project in the current economic environment will not be advantageous to current owners. Hotel units will in all probability lower property values even further.
- 3). What about the manatees? We almost always see them when we either walk the marina walkway or boat. The last time we went out of Burnt Store Marina by boat, which was during the hottest month of August we saw five or six of them coming into the marina. As you probably know, during the winter it is not unusual to see a dozen or more of them exactly where Realmark would like to place the new boat storage facility. How can that happen? I would think the boating in and out of that area and the increase in the number of boaters would really disrupt the manatee population. I have not contacted "Save the Manatees". Tried, but my email was returned.
- 4). Proposed plans including the additional boat storage building located where condos were originally planned (next to the Platinum Point Yacht Club) will be an eyesore to the community. Imagine driving to the four-way stop prior to entering Prosperity Point, looking to your left and seeing a 50-60 foot high boat storage facility with the noise of boats, lifts, traffic, etc. That intersection is at the heart of BSM and nothing exceeding 4-6 level condos should be allowed in that area. That area is not and was never zoned as a commercial marina and should not be allowed to be changed.

Don't get me wrong. I am in favor of development, but only if it makes sense. I believe this community would welcome Realmark with a sensible plan, good for the residents and good for a business trying to make a

9/9/2008

profit. But the current wants by Realmark are like a child wanting way too much. Hopefully, the Local Planning Agency will force Realmark to be realistic in their wants, like a parent would tone down a child's wants.

Signed,

A Concerned Full-time Resident

-----Original Message-----

From: Jacky Hill

Sent: Sep 8, 2008 10:12 AM

To: Jacky Hill

Subject: Burnt Store Marina and Lee County Local Planning Agency Meeting

Dear Burnt Store Marina Resident,

On September 22 at 8:30 am, the Local Planning Agency (LPA) for Lee County will review "CPA2007-00054, Burnt Store Marina Village." This comprehensive plan amendment (CPA), submitted by Realmark Group, LLC, requests a new land use designation for the center of Burnt Store Marina that will support, at a minimum, Realmark's plan for a 110-unit, sixteen-story hotel, two 80-unit fourteen-story condominium buildings, 800 total dry storage boat slips in three buildings, 35 units of "funky fish houses," as well as retail and office space.

Those of you whose property borders the marina will be receiving a notice, soon, from Lee County, and I'm told that signs are being put up on the property affected by the plan change on September 8, to alert you of the hearing.

The LPA hearing is open to the public, and anyone interested in the proceedings should plan to attend. Those familiar with the process say that attendance at the meeting is better than writing a letter to voice one's opinion. Unlike zoning hearings, the CPA process allows the public to correspond with the planning agency and the commissioners outside of the sanctioned meetings.

The current Lee Plan states that Burnt Store Marina "is primarily residential with a high percentage of seasonal residents." It is very unfortunate that hearings, designed to gain input from the "neighborhood," are being held at a time/date when the fewest number of BSM residents are on premises.

If the LPA supports the CPA, they will send the paperwork on to the Board of County Commissioners (BOCC). The BOCC will review it at their Oct22-23 meeting. If approved by the BOCC, it will go to the Florida State Department of Community Affairs (DCA). Sept. 22 is the last date for the LPA to review comprehensive plan amendments for the current "cycle." Lee County "transmits" CPAs only once per year to DCA.

Details of the plan can be found at <http://www.lee-county.com/dcd/ComprehensivePlanning/PlanAmendments/RA2006-2008.htm> by reading the Application and the Response to Insufficiency Letter # 1 (located toward bottom of page by clicking on CPA2007-00054 Burnt Store Marina Village). Both of the documents mentioned are large pdf files, so they will take some time to download. The Response to Insufficiency Letter #1 contains a layout of the proposed development, on which the structures mentioned above are shown. If you have not yet seen this, I'll be happy to forward you a copy of the layout.

Many people have varied opinions about the proposed development. If you would like to express your opinion, the names and addresses of the Local Planning Agency members are listed below. The County Planner in charge of this project is Mr. Matt Noble. His email address is: NOBLEMA@leegov.com. All comments sent will become part of the public record.

9/9/2008

Relevant "On the Record" comments from Admiralty Village and Commodore Club residents regarding the rezoning of the sales site to commercial parking can be found at http://permits.leegov.com/tm_bin/tmw_cmd.pl?tmw_cmd=StatusViewCase&shl_caseno=REZ2007-00020 (at bottom of page click on "Finalized Version of HEX Recommendation" – this is a 2MB file – comments from residents are on pages 17-25).

I've attached a couple of letters that some residents have already sent to the County. Feel free to use any of the words, in whole or in part, if you're so inclined.

Jacky Hill

Local Planning Agency Members

NOEL ANDRESS

P.O. Box 420, Pineland, FL 33945
7101 Capri Lane, Pineland, FL 33945
283-5653 (Phone)
283-0173 (Fax)
nandress@comcast.net

RONALD INGE

Development Solutions, LLC
4571 Colonial Boulevard, #102
Fort Myers, Florida 33966
489-4066 (Phone)
481-8477 (Fax)
ringe@landsolutions.net

JACQUE RIPPE

13140 Bird Road
Fort Myers, FL 33905
694-0451 (Phone)
rippemj@embarqmail.com

CARLETON RYFFEL – Chair

100 Estero Boulevard, #434
Fort Myers Beach, FL 33931
463-3929 (Phone)
carleton819@aol.com

RAE ANN WESSEL

P.O. Box 713, Fort Myers, FL 33902
17880 Sawmill Lane, North Fort Myers, FL 33917
731-7559 (Phone)
731-3779 (FAX)
rawessel@sccf.org

LELAND M. TAYLOR

2619 NE 1st Avenue
Cape Coral, FL 33909

9/9/2008

(239) 233-3262 (Phone)

(239) (Fax)

(850) 491-2548 (Cell)

Lmt7979@hotmail.com

LES COCHRAN – Vice Chair

18961 Knoll Landing Drive

San Carlos Park, FL 33908

267-4755 (Phone)

267-4260 (Fax)

Lessgov@LesCochran.com

DAWN GORDON (Non-Voting Member)

Lee County School District

3308 Canal Street

Fort Myers, FL 33916

479-5661 (Phone)

479-5667 (Fax)

DawnMGo@leeschools.net

Mr. Matt Noble

September 8, 2008

Lee County Planner

Re. CPA2007-00054 Burnt Store Marina Village

Dear Mr. Noble,

As a resident of Burnt Store Marina, I am very concerned regarding the upcoming review of CPA2007-00054, Burnt Store Marina Village. The requested changes will forever change the complexion of the community that I chose to live since 1999. My decision to buy and permanently live here was based on the quiet, rural and quaint look of the community. Now we are faced with a developer wishing to completely change the look and feel of my community. The community is comprised of an eclectic mix of single family homes, attached condominiums and an assortment of low rise multi family units. The proposed development of two fourteen story condominium buildings, a sixteen story hotel and two proposed state of the art boat storage buildings of indeterminate height will forever change the complexion of our rural community.

It should be noted that the proximity of the proposed development to existing homeowners will have a deleterious affect on their environment, views and quality of life. I wish to point out that the City of Cape Coral turned down the San Souci planned development on Old Burnt Store Road, citing traffic, skyline, high density and environmental concerns. I would hope that Lee County has the same concerns. The proposed development will also stress the limited roads within the community and also put unusual stress on the two manned gatehouses which provide access to the "gated" community.

I can foresee traffic being backed up on Burnt Store Road as the line of cars seeking entry spills over passed the access entrance. It should be remembered that the proposed development is not just adding more residential units and hotel units, but it is contemplating a large commercial use which will also add to the traffic problems.

Something that I see has not been addressed in any of the papers I have read is the Bridge that passes over the waterway on Matecumbe Key Road. I am not an engineer, but I would question the ability of this structure to support sustained traffic from extremely heavy construction vehicles and equipment. I would request that an engineering study be conducted on this structure, as its potential damage would seriously impact the timely arrival of emergency vehicles, including fire, police and emergency medical care.

I understand that development is going to take place, but it should be done responsibly. There should be some thought as to the impact on the current residents and the impact it will have on the overall look and feel of the community it will impact. For this reason, I urge you to deny the current application as presented and recommend a scaled down plan that more closely resembles the community profile.

Sincerely,

James Rosenblum

17825 Hibiscus Cove Ct, Punta Gorda Fl 33955

September 7, 2008

To: Lee County Local Planning Agency

Re: CPA2007-0054

I have just learned that on September 22, 2008, the Lee County Local Planning Agency is scheduled to hold a public hearing to discuss CPA2007-0054, Burnt Store Marina Village.

I respectfully request that this hearing be postponed until the winter months of 2009 so that the public that will be affected by the Comprehensive Plan Amendment has the opportunity to review the documents, digest their contents, and most importantly attend the hearing. The current Lee Plan notes, with respect to Burnt Store Marina: **"This development is primarily residential with a high percentage of seasonal residents."**

Burnt Store Marina is an unincorporated area of Lee County and therefore has no town council. The Homeowners Association which loosely governs the premises has barred itself from participating in any public hearings that involve Realmark development plans (see attached MOU.doc file, Item #4). Indeed, in the past year, Lee County Judge McHugh has formally indicated that the Homeowners Association has little authority to do anything for its residents except that which was explicitly specified in 30-year old documents (see attached Final Judgment.pdf, Items 14 and 17).

While I have not done a scientific survey, September is probably the month when the fewest number of residents are actually on premises. It is certainly true for my building – Marina Towers. We have scheduled a three-week project that will take our elevator out of service for modernization to begin September 15 to take advantage of the fact that our full-time residents (6 of 33 units) frequently take their vacations in September.

Unlike other communities, Burnt Store Marina has few school age children in residence. So, while a late September hearing date for neighborhoods within Fort Myers or Bonita could be expected to be well-attended, this is not the case for Burnt Store Marina.

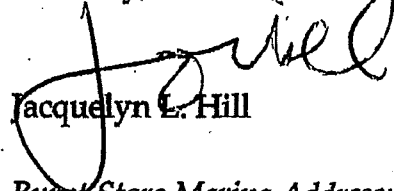
There are 1,913 homes within Burnt Store Marina. The development being proposed by Realmark via the Comprehensive Plan Amendment CPA2007-0054 will have a huge affect on those already-existing 1,913 homes. The development takes place in the center of the complex. All homes that are on the main thoroughfares will be directly affected by the construction traffic and the increased through-traffic once development is completed.

This letter is not attempting to present a point of view about the development itself – just the timing of the hearing.

Postponing the hearing until February 2009 will ensure that all points of view can be voiced in a fair and open manner. It will affirm the right of all taxpayers, both full-time and seasonal residents, to be heard by those who will make important decisions about development within our neighborhood.

Thank you for considering this request.

Sincerely,



Jacquelyn L. Hill

Burnt Store Marina Address:
3020-602 Matecumbe Key Rd
Punta Gorda, FL 33955

Northern Address:
111 E Shore N
Grand Isle, VT 05458

jackyhill@earthlink.net
802-238-5075 (cell)

September 7, 2008

Attention: Local Planning Agency Members

When the Burnt Store Marina Community was originally platted and later amended there were specific concerns about density. The Concept was for a residential community of 2000 to 2500 units with some limited commercial facilities and with roads designed to accommodate the expected traffic. The concept was in effect a predecessor of what is now known as a Planned Unit Development. When the residents bought their units that is what they expected to have as their community.

Now once again a developer is attempting to change what he bought to something else. We call upon you as our protectors to **not** recommend approval of the proposed change in our community and way of life. The residents here went to costly lengths to legally confirm that what they were told was a "gated community" was in fact so designated. While it is understood since a commercial marina with in-water boat slips, dry boat storage and a restaurant existed, access to the users of these public/private facilities had to be permitted. Since the Community is responsible for the cost of maintenance and upkeep of the roads it is concerned that the traffic therein be limited to the volume expected from the existing facilities and residential population.

We knowingly bought our homes in a relatively remote location (10 miles to shopping of any sort) and with only one restaurant. If we had wanted a "village" of hotels, stores and restaurants we would have bought near them. We bought here for the quiet, off the beaten path, lifestyle that our community now has and strongly urge you to help us keep it that way. Buildings higher than those that already exist and anything that would increase the "transient" use of our community are emphatically opposed.

Victor A. Smith
3901 Cape Cole Blvd.
Punta Gorda, FL 33955
941 5050-1558

P.S. Our recently elected Lee County Commissioners ran on platforms of protecting the citizens of Lee County from rapacious developers. We expect no less than their and your full support.

Hines, Lisa

From: Noble, Matthew A.
Sent: Monday, September 08, 2008 3:44 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: CPA2007-00054, Burnt Store Marina Village

From: John Unison [mailto:jdunison@sbcglobal.net]
Sent: Monday, September 08, 2008 3:42 PM
To: Noble, Matthew A.
Cc: akshell@peoplepc.com
Subject: Fw: CPA2007-00054, Burnt Store Marina Village

--- On Mon, 9/8/08, John Unison <jdunison@sbcglobal.net> wrote:

From: John Unison <jdunison@sbcglobal.net>
Subject: CPA2007-00054, Burnt Store Marina Village
To: nandress@comcast.net, ringe@landsolutions.net, rippemj@embarqmail.com, carleton819@aol.com, rawessel@sccf.org, Lmt7979@hotmail.com, Lessgov@LesCochran.com, DawnMGo@leeschools.net
Cc: akshell@peoplepc.com
Date: Monday, September 8, 2008, 3:37 PM

To Local Planning Agency Members:

I am writing as an original owner (1979) and condominium occupant in Commodore Club, the first condominium development in Burnt Store Marina whose property values and quality of life are directly impacted by the proposed development in Burnt Store Marina Village.

Realmark is the last in a long string of developers who have attempted to or successfully managed to persuade Lee County to change zoning for ever higher and higher buildings to encircle the waterfront to the visual detriment of many of the original residents. The original developer, PGI said we'd never have building over 3 stories. How laughable the developer's words now seem.

I realize the clock cannot be turned back, but you can have a positive effect by tabling this application until zoning is in place limiting the maximum building heights to those now located in the marina, and perhaps even a lower height for those adjacent to, or in close proximity to existing private residences and condominiums. We are also concerned with the traffic impact of such huge buildings being proposed. If we can maintain a practical livable environment we can also accomodate many of the developer's plans as we all have a goal to make this a very first rate community. There needs to be a middle ground.

After all, we did not move here to live in concrete canyons, never to see a sunset.

Thank you for considering the concerns of many of us in Commodore Club Condominium.

John Unison
1600 Islamorada Blvd 73B
Punta Gorda Fl 33955

9/8/2008

September 17, 2008

To: Lee County Local Planning Agency
Re: CPA2007-00054, *Burnt Store Marina Village*

I write to you, today, to ask the Lee County Local Planning Agency to limit the maximum building height requested in the Comprehensive Plan Amendment CPA2007-00054, *Burnt Store Marina Village*, to a maximum no greater than eighty (80) feet rather than the 220 foot maximum requested by Realmark, and rather than the 135 foot maximum suggested by Staff. **With a height limitation of eighty feet, I would support Realmark's effort to redevelop an attractive, mixed-use area around the marina.**

CPA2007-00054 asks to create a new FLUM area named *Burnt Store Marina Village*. In this FLUM, Realmark requests that the Lee County height limit of 45 feet be set aside in favor of a 220 foot maximum. Realmark's design plan, submitted with their Response to Insufficiency Letter #1, contains one sixteen-story hotel building, two fourteen-story condominium buildings, and three boat storage buildings of unspecified height, but capable of storing 800 boats out of the water, in addition to retail and commercial space.

Lee County should limit this height to be no more than that which already exists at *Burnt Store Marina* today — eight stories, and then proportionally decrease the total allowed number of hotel/residential/dry storage units.

Background

Burnt Store Marina has had a strange development and zoning history. To date, every developer of record has failed at bringing it to completion. BSM was first designed to be a collection of **three-story** condominium complexes. After building several neighborhoods in the three-story style, the first developer, PGI, sold the property to the FD Rich Company. Rich then built the first of what were to be **three six-story** buildings. *Marina Towers* was completed in 1990. Rich apparently went broke before starting the second building. Indeed, the first building did not sell out for several years — and the bank was ultimately the seller.

Then Florida Design Communities purchased the marina, golf course, and remaining lands and began developing single family home complexes. They *assured* residents that they were in the **single-family** home business and their intention was to complete the build-out of the marina with single-family homes. That didn't last long. Florida Design became WCI, and the first of seven, **eight-story** buildings was started. WCI rode the wave of speculation in the Florida real estate market. Yet, even so, none of their first three high-rises (two *Harbor Towers* and *Vista del Sol*) sold out quickly.

With a great marketing plan, the privilege of making a down payment on units in the first two of the *Grande Isle* eight-story towers was managed by lottery. Many units were sold several times before construction was completed. The investors in the third and fourth buildings didn't fare so well — the frenzy of flipping had slowed and investors had to come up with the cash when the buildings were ready for occupancy.

Today, four years later, there are still units in the *Grande Isle* buildings that have never been furnished or occupied. This fact has been detrimental to all *Burnt Store Marina* owners.

When WCI finished the Grande Isles, it was expected, and advertised, that they would construct one more, ten-unit, five-story building on their sales site – right on the marina. This was to be their final project – Burnt Store Marina would be built out.

Then came Charley. The Florida home market crashed soon after.

Realmark, which had already purchased the actual marina in 2000, purchased the remaining properties from WCI in December 2005. At that time, Realmark wanted to construct 330 condo units on the golf course and 400 or so hotel units in three sixteen-story buildings around the marina proper. As the record will show, the County reviewed the documentation for the marina area and golf course and concluded in April 2007 that Realmark could not proceed with either project without a Lee Plan change and a rezoning.

Back to the Present

Realmark has submitted their request for a Lee Plan change and with it their design for 145 hotel rooms, 160 residential condominiums, 500 or so additional dry storage slips for a total of 800, and associated retail and commercial space. All of the 160 condos and 110 hotel rooms are to be in three towering buildings – buildings over twice as tall as anything already existing here.

This is a big change for a residential development that is off the beaten path – the nearest grocery store is over ten miles away. Burnt Store Marina is, theoretically, a limited-access gated community. We are OPEN TO THE PUBLIC as Realmark's signs proclaim, but to date, we have not had commercial enterprises that drew many people inside.

Neighborhood Traffic

We've always had public access through the gate, but in order for the proposed commercial development to be a success, substantial traffic will have to flow through our gate, and right through our residential areas. Unlike Realmark's Cape Harbour in Cape Coral, our commercial area is centrally located. You cannot get to the marina or the restaurant without driving through our neighborhoods. It is an important distinction – both during construction and after.

All of the construction traffic will pass through the construction gate off Vincent Road and onto Matecumbe Key Road, directly through or by the BSM neighborhoods of "The Soundings," "Harbor Towers," "Marina Towers," "Admiralty Village," "Marlin Run," "Redfish Cove," "Hibiscus Cove," "Commodore Club," "Courtside Landings," "Keel Club", and "The Resort." The neighborhood of Sunset Key I will be exposed to all of the development activity, as will Keel Club, South Shore, Admiralty Village, Grande Isle I, and more.

At Burnt Store Marina, you'll see people out throughout the day walking with their friends, their grandkids, their pets. Our main road from the gate (Islamorada) has a nice bike/walking path. The construction gate (Matecumbe Key Rd) and golf course gate (Cape Cole) routes each have only a narrow walking/bike path on one side of the road. Safety on these roads depends on the fact that there is only minimal traffic.

Noise or a Ghost Town?

People have bought or rented at Burnt Store Marina for the boating, the golfing, and/or the laid-back lifestyle. We have no beach. We have little "night life." Never the less, residents in

neighborhoods around the marina are already unhappy with the loudness of music from Karaoke and the bands that play a couple of nights per week at the local Portobello's Restaurant.

People live at Burnt Store Marina. How will 145 hotel rooms impact that living? Will the hotel need to provide live entertainment 7 nights a week to attract guests? How will that affect property values of existing homes?

Then again, what if Realmark builds it, and "they" don't come? I'd prefer see an empty lot rather than half-empty fourteen-story buildings! And vacant store fronts. Fewer units constructed in lower buildings will give the new development a better chance of success and will thus benefit existing owners.

Are these valid concerns when reviewing comprehensive plan changes?

Burnt Store Road Capability

Burnt Store Road is already a dangerous two-lane highway. Surely, before contemplating new development, the road should be upgraded to four lanes. How many concrete trucks will have to drive up and down Burnt Store Road each day to complete the redevelopment of the marina?

The difference in construction requirements for sixteen versus eight stories is huge. I know that you consider what is best for all parties concerned in rendering a decision on this comprehensive plan change. I hope that you will agree that "less is more" in this case.

Manatees

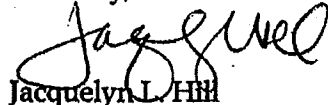
One of the proposed state-of-the-art boat storage structures will be sited directly in front of one of the areas in the marina heavily used by manatees, and will almost certainly interfere with their ability to feed, breed, nurse, and play. This area, at the corner of A dock and the Sunset Key I development currently has very little boat traffic.

City or Village?

Realmark's application states that Burnt Store Marina is already an urban area. I hope that you will visit the premises before attaching that label. There are seven mid-rise (eight-story) buildings and one six-story building. The rest of the condo complexes are three-stories. We are a bubble of development in an otherwise highly rural area. Our premises are not rural – no argument there. But we're not a city, either – and the proposed FLUM with 220 foot maximum height, is certainly not in keeping with the label of Village.

For me, the whole issue can be resolved with the right height limitation. An eighty foot maximum would serve to self-limit the number of hotel rooms, the number of residential units, and the number of dry storage units to a level that is much more compatible with the surrounding area. I would, then, look forward to, and welcome Realmark's redevelopment project.

Sincerely,



Jacquelyn L. Hill

Burnt Store Marina Address:
3020-602 Matecumbe Key Rd
Punta Gorda, FL 33955

Northern Address:
111 E Shore N
Grand Isle, VT 05458

jackyhill@earthlink.net
802-238-5075 (cell)

September 16, 2008

To: Lee County Local Planning Agency

Comments related to: CPA2007-00054 Burnt Store Marina Village application

As seasonal residents of Burnt Store Marina, otherwise living in Europe, we are unable to attend the September 22, 2008 hearing pertaining to Realmark's application for a Comprehensive Plan Amendment (CPA). We ask you take our comments into consideration.

Postponement of the hearing

It is unfortunate that the hearing is scheduled for a date when only a small fraction of owners are at the Marina and could attend the hearing. A CPA would substantially and unequivocally change the ambiance, atmosphere and life-style of the Burnt Store Marina (BSM), so in our opinion it is crucial that the BSM home owners do have the opportunity of presenting their thoughts and opinions at a hearing. The majority of owners are present in January through March, so it is requested that you consider postponing the hearing for a few months.

Density and Ecological Impact to the Environment

At a time when everyone is being made aware of the growing ecological negative impact that additional construction (higher density) can have on our environment, our planners should be particularly careful when allowing additional density. Additional density brings with it more fertilizers, more household and garden chemicals, more trash, more traffic and exhaust fumes, more frequent road repairs, more air and water pollution, more construction noise and dust, more water use, more waste water.....More environmental stress to the limited size and existing resources of the BSM.

Is it fair on the present home owners to have to accept these "mores" and can the Marina's existing facilities cope with these additional environmental burdens?

The Gated Community and Security

When we purchased from Florida Lifestyle, we understood that we were buying into a "gated community" with the security that such a community provides its residents.

A 16-storey hotel, retail and office space, commercial shops and restaurants would de-facto do away with the Marina's "gated" nature and the present resident's level of security would easily be compromised.

Character of the Burnt Store Marina

The majority of home owners were aware of the particular laid-back, quiet, off-the beaten-track nature of the Marina when they bought their homes. Had they wanted a busy and bustling life-style, they would have bought a home elsewhere. The special character of the BSM would definitely be changed significantly if Realmark were given permission to develop as requested in their application.

Thank you for taking these comments into consideration.

Robert and Jarmila Taud (BSM home owners)

Zum Tennenbach 15
91080 Uttenreuth
Germany

Tomas A. and Catherine M. Loreda

**3 Pirates Lane, #31A
Punta Gorda, FL 33955**

September 18, 2008

Lee County Local Planning Agency

Mr. Matt Noble

CPA2007-00054, Realmark Burnt Store Marina Village, LLC

We purchased our Commodore Club condominium in July 2003 because we wanted to retire and live in a gated rural community away from the rush of stores and crowded places. We decided on Burnt Store Marina because of private roads, 10 miles from the nearest shopping center, but with a nice restaurant, ship store, marina and a golf course. A nice retirement community!

We oppose the proposed Realmark Burnt Store Marina Village concept because of the following:

- We believe that the construction of hotels, offices, large retail complex and more boat storage, around the marina will be detrimental to our Burnt Store community, which was not planned for such a high density and does not have the road capacity to handle high-volume traffic. Unlike Realmark's development at Cape Harbor, there is no separation at Burnt Store between the residential and the commercial areas: residents take walks, several times a day on the same single, curving streets that the increased number of cars, bicycles and golf carts use. This indeed will increase the potential for serious accidents.
- Another factor is that noise reverberates around the marina: music now at the small restaurant ends at a reasonable hour and only occurs two or three nights a week. The larger groups and events which might be attracted to the condo hotels would ruin the living experience for hundreds of residents around the marina.
- In addition to the more traffic and noise, the increased use of our private funded roads and unlimited access to anyone thru our gates will destroy the "gated community" concept we now have.
- The proposed computerized; "state of the art" high rise boat storage facility will be more costly. Boat owners just want a place to store a boat they probably use once or twice a month at a reasonable price. Realmark has already lost many customers (including myself) by increasing dock and dry storage prices to the point that there are in

excess of 100 slips empty, and even the dry storage has immediate storage space available where 3 years there was a long waiting list. We the local Lee County residents want to keep our costs down as long as possible and Realmark proposal will increase prices.

- The increase in boat traffic will almost certainly be the end of the manatee population that now uses the South Basin as home. Daily you can now see manatees in the area where the second boat house is planned to be built. We strongly disagree with the Lee County Division of Natural Resources finding since all they did was review the applicant's paperwork. We live here and I can see a direct collision path between manatees and boats leaving and returning from the new dry storage building.

We ask that this proposed amendment be denied. It is our sincere hope that the Lee County Local Planning Agency will understand our issues and concerns about keeping our nice quite community just like it is. Burnt Store Marina is now some 30 years old (Commodore Club was built in 1978-1979) More than 1900 families bought our properties with the faith of the basic character of the community and the lifestyle this fosters would be preserved.

Realmark has a right to build his concept of a "Downtown" with tall buildings, shops, malls etc, if he wants elsewhere, but he does not have the right to come to our well established residential community and force his concept on our 1900 families, many of which vote in Lee County, and which are perfectly happy with what we have.

Thank you very much.



Tomas A. Lored

Hines, Lisa

From: Noble, Matthew A.
Sent: Friday, September 19, 2008 7:21 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: CPA2007-00054, Burnt Store Marina Village

From: Dale Hitchcock [mailto:hitchdale@yahoo.com]
Sent: Thursday, September 18, 2008 9:39 PM
To: Noble, Matthew A.
Subject: CPA2007-00054, Burnt Store Marina Village

On September 22 at 8:30 am, the Local Planning Agency (LPA) for Lee County will review "CPA2007-00054, Burnt Store Marina Village ." It is our understanding that this comprehensive plan amendment (CPA), submitted by Realmark Group, LLC, requests a new land use designation for the center of Burnt Store Marina that will support, at a minimum, Realmark's plan for a 110-unit, sixteen-story hotel, two 80-unit fourteen-story condominium buildings, 800 total dry storage boat slips in three buildings, 35 units of "funky fish houses," as well as retail and office space. As property owners in Courtside Landings Circle, which is directly adjacent to the area for these proposals, we would like to express our **opposition** to these plans. These high-density plans will radically change and severely impact our community and challenge it's fragile ecosystem. The excessively high hotel and condo buildings will cast a large shadow over our neighborhood.

Our community is already burdened with a high inventory of unsold condos and houses. The addition of this large volume of units will make it impossible for the reasonable sale of properties by people wishing to relocate should these plans be approved. We will indeed be stuck with these radical changes.

Please note that a similar project proposed for New Bern, NC fell apart last November due to lack of support at all levels.

The current Lee Plan states that Burnt Store Marina "is primarily residential with a high percentage of seasonal residents." It is very unfortunate that hearings, designed to gain input from the "neighborhood," are being held at a time/date when the fewest number of BSM residents are on premises. In our absence we respectfully request that you accept our opposition in the records and acknowledge same.

Yours Truly,

Dale and Mary Hitchcock

17755 Courtside Landings Circle

9/19/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Monday, September 15, 2008 7:18 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: Realmark's proposed development of Burnt Store Marina

From: BELIZE46@aol.com [mailto:BELIZE46@aol.com]
Sent: Sunday, September 14, 2008 1:35 PM
To: Noble, Matthew A.
Subject: Re: Realmark's proposed development of Burnt Store Marina

Dear Sir,

To: Lee County Local Planning Agency
Re: CPA2007-00054, Burnt Store Marina Village

I believe that I join many other residents of Burnt Store Marina in opposition to several aspects of the development plans announced by Realmark. In general it is my opinion that Realmark's plans introduce a population density inappropriate to the Burnt Store setting which will result in the over taxing of our community's sewer, drinking water and irrigation water utilities. I am particularly opposed to the excessively large condo-hotels that Realmark wants to build in close proximity to the marina itself. The water quality of the marina is already poor and the construction of a large number of residential units so close to the water will only lead to additional pollution. Also the building of large hotel type buildings in the midst of a large commercial marina operation will result in crowded unsafe conditions for both marina users and residents.

From a life style viewpoint, the excessive development of environmentally sensitive property at Burnt Store Marina will destroy forever the unique residential community we were told would exist when we bought our homes. The full implementation of Realmark's plans will turn the marina area itself into something similar to the less desirable areas of Fort Lauderdale. It is not my purpose to stop Realmark from building any additional units in our community. However it is not unreasonable to ask Realmark to scale back its plans to buildings and total density more appropriate to an established community. For example Realmark should be allowed to build only to the eight story level currently existing here.

In the past you and our elected representatives have protected Lee County residents from the excesses of real estate developers. I ask for your support and assistance in protecting my community from this inappropriate and excessive plan now being sought by Realmark.

Sincerely,
Janet E. Laine
554 Islamorada Blvd.
Punta Gorda, FLA 33955
belize46@aol.com

Psssst...Have you heard the news? [There's a new fashion blog, plus the latest fall trends and hair styles at StyleList.com.](http://StyleList.com)

9/15/2008

September 15, 2008

RECEIVED
SEP 18 2008

COMMUNITY DEVELOPMENT

Lee County Board of County Commissioners
PO Box 398
Fort Myers, Florida 33902-0398

RE: Case Number CPA2007-00054, Burnt Store Marina

Dear Lee County Commissioners:

Bob Janes, District One, A. Brian Bigelow, District Two, Ray Judah, District Three,
Tammy Hall, District Four, Frank Mann, District Five, Donald D. Stilwell, County Manager
David M. Owen, County Attorney, Diana M. Parker, County Hearing Examiner

I own two properties in Burnt Store Marina, but I live in Michigan. Upon receiving notice of the hearing to take place on September 22, 2008, I would ask that the Board of Commissioners consider rescheduling this hearing until the winter months when the majority of residents of Burnt Store Marina which would be impacted by this potential change are in Florida.

Although the notice did not mention what party is requesting this change, I would guess it is a developer that is driven by their own business outcome and do not represent the view or desires of those of us that invested in Burnt Store Marina.

My concern is the impact of density with the infrastructures that we at Burnt Store maintain and the environmental impact of land that is connected to Charlotte Harbor, which is the winter home of many manatees in the winter months, not to mention the eagles and turtles and other wild life that are seen in this community.

Burnt Store is unique in that it is away from the everyday flow of traffic and commerce, which is why many of us invested here. We also know that there is land for sale up and down Burnt Store Rd, primed for development, so the question is why change a community that exists? The community that made the choice of being remote, enjoying the quiet it offers and chose the option of remote versus convenience that other developments more centrally located enjoy. If a developer wants to invest, then do it as a start-up, with land that is wide open. Don't let the profit driven impose their view of what a community wants and needs on those that already chose a different live style.

At the very least, please consider a change in date, when many of those in Burnt Store Marina move south from their residents in the north to enjoy the warmth and quiet of our community.

Sincerely;



Gary J. TenHarmse

1372 Innisbrook Ct, Holland, Michigan 49423

CC: Lee County Planners, Matt Noble and Lisa Hines
Property Owners Representative, Matthew D. Uhle, Esq.

Subj: CPA2007-00054, Burnt Store Marina Village

Dear Mr. Malone,

On September 22 at 8:30 am, the Local Planning Agency (LPA) for Lee County will review "CPA2007-00054, Burnt Store Marina Village ." This comprehensive plan amendment (CPA), submitted by Realmark Group, LLC, requests a new land use designation for the center of Burnt Store Marina that will support, at a minimum, Realmark's plan for a 110-unit, sixteen-story hotel, two 80-unit fourteen-story condominium buildings, 800 total dry storage boat slips in three buildings, 35 units of "funky fish houses," as well as retail and office space.

As property owners in Courtside Landings Circle, which is adjacent to the area for these proposals, we would like to express our **opposition** to these plans. These high-density plans will radically change and severely impact our community and challenge it's fragile ecosystem. The excessively high hotel and condo buildings will cast a large shadow over our neighborhood.

Our community is already burdened with a high inventory of unsold condos and houses. The addition of this large volume of units will make it impossible for the reasonable sale of properties by people wishing to relocate should these plans be approved. We will indeed be stuck with these radical changes.

Please note that a similar project proposed for New Bern, NC fell apart last November due to lack of support at all levels.

The current Lee Plan states that Burnt Store Marina "is primarily residential with a high percentage of seasonal residents." It is very unfortunate that hearings, designed to gain input from the "neighborhood," are being held at a time/date when the fewest number of BSM residents are on premises. In our absence we respectfully request that you accept our opposition in the records and acknowledge same.

Yours Truly,

Dale and Mary Hitchcock

17755 Courtside Landings Circle

Hines, Lisa

From: Noble, Matthew A.
Sent: Wednesday, September 24, 2008 7:57 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: CPA2007-00054, Burnt Store Marina Village
Attachments: burnt store realmark opposition.doc

FYI, and for the file...shoot me now!

From: Dale Hitchcock [mailto:hitchdale@yahoo.com]
Sent: Wednesday, September 24, 2008 7:56 PM
To: CARLETON RYFFEL – Chair; LES COCHRAN – Vice Chair; NOEL ANDRESS; DAWN GORDON; RONALD INGE; Noble, Matthew A.; JACQUE RIPPE; LELAND M TAYLOR; RAE ANN WESSEL
Subject: CPA2007-00054, Burnt Store Marina Village

Attached find our 9/18 statement opposed to the changes proposed in the above listed docket. Hopefully, it was included in the record for consideration at this week's meeting, and that you will continue to consider it at the next meeting on September 29.

Can you imagine a number of 220 foot tall buildings in your back yard, and all of the traffic and congestion that will be involved in the building process and after occupancy?

Radical changes like this should not be allowed in existing communities. This project is more suited for a new undertaking so that people's lives are not turned upside down..

Dale and Mary Hitchcock

17755 Courtside Landings Circle

9/25/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Tuesday, September 23, 2008 5:51 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: CPA2007-00054 Burnt Store Marina Village

FYI, and for the file...

From: jrosenblum [mailto:jrosenblum07@comcast.net]
Sent: Tuesday, September 23, 2008 3:25 PM
To: Dist1, Janes; carleton819@aol.com; Noble, Matthew A.
Subject: CPA2007-00054 Burnt Store Marina Village

Gentleman,
AI apologize for the format of this E mail. This is a posting I maid on the Burnt Store Marina Community Forum. It expresses my opposition to the contemplated plans by Realmark and the effect it would have on the quality of life in the community that I have chosen to live. Please share this with your fellow Agency members and fellow commissioners.

I appreciate your indulgence. Thank You
James Rosenblum
17825 Hibiscus Cove Ct
Punta Gorda, Fl 33955

----- Original Message -----

From: jrosenblum
To: Rosenblum, Jim & Linda
Sent: Tuesday, September 23, 2008 3:13 PM
Subject: Emailing: viewtopic

Burnt Store Marina Forum



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Burnt Store Marina Village (proposed)

[newtopic](#)

[postreply](#)

[BSM22.ORG Forum Index -> General Discussion](#)

Author

Message

Jimmy

Posted: Tue Sep 23, 2008 9:26 am Post subject: Burnt Store Marina Village (proposed)

Joined: 23 Sep 2008
Posts: 1

YOU SHOULD FEEL THREATENED

At a meeting yesterday of the Local Planning Agency, Realmark laid out its plans for our community. There were comments heard from the public on both sides of the question. The hearing will continue next Monday and then go to the County Commissioners and then various other agencies on its long road to either approval, disapproval or modification.

In the interim, let your voices be heard.

As a full time resident of BSM, I am opposed to the plan as presented.

Mr. Stout made it clear that there is little room for compromise regarding amount of residential units, building height restrictions. He claims to need these as presented to make this a financially viable project. I cannot comment on this since it is not within my expertise.

However I can comment on various points that were disclosed at the meeting

This project will not spring up overnight. In fact, the year 3030 was mentioned as a final completion date. Mr. Stout said that this project was for our Grandchildren to enjoy.. Maybe so, but my grandchildren when visiting enjoy taking a walk or bike ride along Matecumbe. Are you going to feel secure with a parade of heavy trucks and construction workers in their pickups driving down the same road. You have seen these same trucks passing you on BS Road. This is to continue for 22 years??

I think you and I are fully capable of providing for our grandchildren as WE see fit. Not some developers vision of what WE want.

Quite frankly, I am concerned with the present, my retirement, my life style, my amenities. My children and grandchildren will decide for themselves what they want. Besides they don't listen to my advice anyway.

Sure there is a need for a facelift to the downtown area, but at what price??? Are we to endure 22 years of traffic, noise, dust, safety issues, cyclone fences, security and the multitude of inconveniences that come with a project of this scope. By Mr. Stout's own admission, the commercial enterprises, restaurants, shops, ice cream stores etc are not financially self sustaining. What happens when the subsidies run out. Are we going to have a lot of closed stores where we can take a nightly stroll. Probably!!!

This project as presented, DOES NOT BELONG right in the middle of an established community of single family homes, condos and low rise buildings.

This project belongs right where it is, Cape Harbor. The commercial area is separated from the residential area and its construction had minimal impact on its residents.

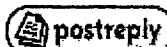
I implore you to consider the impact this project if approved will have on your lives here, why you bought here. Are you prepared to give up your security, safety and quality of life so your grandchildren will in all probability not choose this as their retirement or second home??

Let the officials at Lee County and the State know that you oppose this plan as presented. Their names and addresses are available on other sites.

Tell them that you would accept a scaled down version of the plan, with less density, less height and less grandiose plans for getting your boat in the water. Do we need two 110 ft tall dry storage buildings, that would definitely cost you substantially more to store your boat there. There are just too many negatives to this project to give up our lives here.

WHAT PRICE PROGRESS????

Jimmy R

[Back to top](#)Display posts from previous: [All Posts](#) [Oldest First](#) [Go](#)[BSM22.ORG Forum Index -> General Discussion](#)

All times are GMT - 4 Hours

Hines, Lisa

From: Noble, Matthew A.
Sent: Tuesday, September 23, 2008 6:59 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: Burnt Store:Village"

FYI...

From: Carol and Victor Smith [mailto:vasmith1@yahoo.com]
Sent: Monday, September 22, 2008 5:00 PM
To: Noble, Matthew A.
Subject: Burnt Store:Village"

Matt, For the LPA record I would appreciate your forwarding this e-mail for inclusion prior to their vote.

"At no time did the Burnt Store Section 22 Community vote on Realmark's proposal." The claim of a meeting of 1400 people is just not true - no more than approx. 800 people were there.(this was not **units** because of the overwhelming number of couples present as well as numerous real estate people who led the applause)-An estimate of units represented would be, at best, 500 of 1850 and it was over two years ago. At that time without any review, and the audience having not been permitted to critique the presentation, there did appear to be support for the proposal. Since that time the Community is greatly divided on the issue. At this time no one can claim the Community as a whole is either for or against the proposal. But if anything, the current stance tends towards wanting serious modification as to height, density and need for a Hotel.

Thank you for the opportunity to correct the record.

Victor A. Smith, past PGI Sect.22 Board Vice President

9/23/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Monday, September 22, 2008 7:08 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: re Realmark's planning application

From: VriesSunshine@aol.com [mailto:VriesSunshine@aol.com]
Sent: Sunday, September 21, 2008 5:49 PM
To: Noble, Matthew A.
Subject: re Realmark's planning application

Lee County Local Planning Agency
attention: Mr. Matt Noble,
NOBLEMA@leegov.com
re. Realmark's planning application of September 22, 2008

We wish to express our dismay at seeing the planning to transform our beautiful, peaceful neighborhood into a busy, commercial area with lots of traffic and open to all.

After all this is a very quiet gated community. That is what we bought into and we would very much like to keep it that way. What are all those hundreds of people who populate the hotel going to be doing. All that is available to them is a the golf course and a marina. We don't even have a beach or anything else that will keep them occupied. It will kill the friendly cozy atmosphere and overpopulate a rather small area with people who have nothing to do. Our security will be non existent with that may people going in and out.

Bill and Henriët Vriesinga
4080 Key Largo Lane
Burnt Store Marina

9/22/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Monday, September 22, 2008 7:05 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: Burnt Store Marina

From: brolph72@aol.com [mailto:brolph72@aol.com]
Sent: Sunday, September 21, 2008 3:48 PM
To: Noble, Matthew A.
Subject: Burnt Store Marina

Sir,

I can not speak for other residents, either permanent or seasonal. In my opinion, we should not be rezoning and expanding for commercial developement and access.

I am sure you have heard many reasons. I have found that urban sprawl can be vertical as well as horizontal. The beauty of the marina is in its neighborly friendliness, open spaces, access to views, breezes and sunshine. The number of people that walk and bike [whether for health or environmental reasons] is incredible.

I don't think that Mr Stout represents the interests of residents. Perhaps he is seeking zoning to make the property more attractive for resale. There are still empty living units from the previous managers need to expand. I understand that Mr Stout's property in Cape Coral was designed to draw people to the waterside for commercial reasons, supposedly making a heart or center for the residents. I am not sure, but don't believe he has been sucessful there.

The beauty is in the rural feel of the current community. You leave Burnt Store Road [which is rapidly developing] and enter an oasis. I would hate to see the Lee County coast start to look like Naples.

Thank you. Five year seasonal resident, Barbara Rolph

Barbara K Rolph
8939 Boxthorn Ct
Wichita, KS 67226
316-634-0133

Find phone numbers fast with the [New AOL Yellow Pages!](#)

9/22/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Saturday, September 20, 2008 3:27 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: Opposed to CPA2007-00054, Burnt Store Marina Village

file..

From: Jim Briles [mailto:jbriles@comcast.net]
Sent: Friday, September 19, 2008 9:30 PM
To: Noble, Matthew A.
Cc: ringe@landsolutions.net; rippemj@embarqmail.com; carleton819@aol.com; rawessel@sccf.org; Lessgov@LesCochran.com; DawnMGo@leeschools.net
Subject: Opposed to CPA2007-00054, Burnt Store Marina Village

Opposed to CPA2007-00054, Burnt Store Marina Village

September 19, 2008

Dear Mr. Noel:

Your consideration of my opposition to Realmark Burnt Store Marina, LLC's request for a zoning variance permitting the construction of a hotel, among other intrusive commercial structures in our nearly pristine laidback community, is greatly appreciated. Some days ago I sent an email to your address regarding this subject. Since I didn't receive acknowledgement (or I overlooked it), I have attached a copy to the bottom of this one hoping that, if not read, it will be and, thus, further serve to reinforce my opposition.

Previously, Mr. Stout said publicly that we are not a community, because we lack a downtown area. There are few, if any, that would agree with such an arrogant declaration. Burnt Store Marina is as much a community as the area in which Mr. Stout resides. In a mansion, by the way, that has an unencumbered view of a beautiful slice of Florida. A view once enjoyed by many of lesser means. Many of whom reside adjacent to Mr. Stout's Cape Harbour development and, consequently, no longer enjoy sunsets while sitting on their lanais. Nor has that troubled development enhanced their property values or resale prospects.

As you no doubt know, Realmark earlier asked for a zoning variance so they could construct condominiums on what was and remains a golf course bordering many of our backyards. Fortunately, in mass, property owners opposed that request appealing to the county for consideration and proving beyond doubt that we are a community bound by common interests.

Thankfully, that request was denied. The community prevailed or so it seemed.

Shortly thereafter Mr. Stout slapped our hands and tapped our pocketbooks by in essence declaring that we could all go to hell for standing in his way. He vowed to let the golf course go to weeds unless we leased and paid Realmark for its maintenance, which, ultimately, we did. We had little choice. I for one would have adjusted to the weeds but chose instead to join in support of my neighbors' preference not to risk further erosion of property values.

Mr. Stout wrote this day, 9/19/2008, "...We are seeking the support of the community to move this along through this preliminary stage so we then have a chance to work with the residents to fashion a planned development that helps revitalize and rejuvenate the community. **As many of you know, there is a very vocal minority of residents opposed to any development, though they profess otherwise. It is the voice of these opponents that is being heard by the powers that be thus far.**" *

9/22/2008

As is evident in national as well as local politics, the silent majority often leaves it to a trusted minority to represent their interests. I'm such a representative voice. And the issue for the community of Burnt Store Marina is about conservation and preservation of a country lifestyle enriched by nature's beauty. Further, it is about managing our resources and infrastructure to serve our interests and not those of outsiders bent on raping the land for money above and beyond conscience.

We already have enough tall buildings, traffic, and infrastructure concerns without seeing our privately owned streets pulverized by truck traffic, our homes covered with dust, our security concerns heightened, and all the many other negatives that accompany forced urbanization.

In summary, we aren't opposed to development. **We are opposed to over development.** For us this is paradise...quiet, serene, beautiful starry nights, wonderfully sunlit mornings, great sunsets, and friendly laid-back people enjoying the promise Florida held out when we chose to move to this quite community. And there exists already plenty of houses for sale should others want to join our community. How about you?

Jim Briles

Resident Burnt Store Marina

1150 Romano Key Circle

33955

*emphasis added by this writer

NOTE: Previous email reference above shown below:

September 8, 2008

Dear Mr. Noel:

Please don't permit the commercial development of our laid-back, relatively crime-free community with local color its primary draw and asset. We moved here after 30-years of working in downtown Chicago to reconnect with nature and to be among similarly minded people, many of whom earned their way to this peaceful place by surviving the turmoil and hassle of urban and corporate life.

I'm far from being alone when saying that the kind of changes Realmark proposes are not going to improve our lives, our property values or our cost of living. We want to continue to live peacefully without the noise, crime and costs that will surely accompany a hotel and expanded marina in our backyards.

The growth we cherish is the making of new relationships, the nurturing of long subordinated interests i.e. reading, painting, boating, golf and more, ***not*** the rise of towers, traffic, crime, and the resulting financial drain surely to occur as a result of the infrastructure development forced upon us to enhance the riches of primarily one person, a non-resident.

We want to remain the dominant voice shaping and protecting our very unique and rewarding community lifestyle. Don't deprive us and those to follow of our great American dream.

For the record, I am a retired capitalist. I founded a business and created jobs for nearly 30-years. I'm a realist, not a romantic. I understand the tax needs and promise of increased revenue for the county through commercial development, but of all places one might consider Burnt Store Marina should, if ever,

9/22/2008

be among the last soiled by over-development. We are a slice of rural Florida that should remain symbolic of the good life promised and fulfilled by this great state.

PLEASE deny Realmark's request to force their concept of community upon we who chose this piece of heaven-on-earth over all other choices. Collectively, we are heavily invested in this community and stars are the "night lights" we most want to preserve. That and our beautiful sunsets unmarred by bright lights and tall buildings.

Your consideration is greatly appreciated.

Sincerely,

Jim & Donna Briles
Burnt Store Marina and Country Club
1150 Romano Key Circle
Punta Gorda, FL 33955 (Lee County)

9/22/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Saturday, September 20, 2008 3:26 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: CPA2007-00054, Burnt Store Marina Village

file...

From: Jack Orr [mailto:jackorrcc@comcast.net]
Sent: Friday, September 19, 2008 8:07 PM
To: Noble, Matthew A.
Subject: CPA2007-00054, Burnt Store Marina Village

Will Sout is a silver tounge devil. He has little or no interest in the best interests of Burnt Store Marina as evidenced by his repeated attempts to tear apart and redevelop our golf course and club house. I was thrown out of work by this man when he closed the restaurant two years ago. His only intent is to make as much money as he can with little or no concern for the community.

The only concept he has of a wonderful community is one with very high density so that he can maximize his profit. I implore you to non concur with his plans for high rise buildings and high density housing in a community which should currently be considered to be built out.

John C. Orr
3941 Cape Cole Blvd
Burnt Store Marina
Punta Gorda, FL 33955

9/22/2008

Hines, Lisa

From: Block, Alvin H.
Sent: Thursday, October 16, 2008 11:35 AM
To: Hines, Lisa
Subject: FW: CPA 2007-00054 Burnt Store Marina Village

Alvin Block, AICP

Principal Planner
Lee County Department of Community Development
Zoning Division
(239) 533-8371
blockah@leegov.com

Please note: Florida has a very broad public records law. Most written communications to or from County personnel regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

From: Dist4, Hall
Sent: Thursday, October 16, 2008 11:34 AM
To: ecasteel@swbell.net
Cc: Block, Alvin H.
Subject: RE: CPA 2007-00054 Burnt Store Marina Village

Thank you for contacting our office.

From: Edward Casteel [<mailto:ecasteel@swbell.net>]
Sent: Thursday, October 16, 2008 11:24 AM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Cc: Judy Hegarty; Jacky Hill
Subject: CPA 2007-00054 Burnt Store Marina Village

To the Board of County Commissioners:

We are owners of a condominium located seven lots away from the proposed Hotel construction in Burnt Store Marina in Punta Gorda. We were alarmed to discover this past week through notices sent by our local homeowners association that a major high rise building was being considered for approval adjacent to our residential development. We were quite concerned that we had received no official notice that such a major change in zoning was being considered without any official notice being sent to us as adjacent homeowners.

We are **opposed** to the zoning change as proposed. We purchased our unit to live in a quiet residential environment near to access to boating and other Florida activities. This proposed development will completely change the environment of our neighborhood. By locating three 220 foot structures within blocks of our house the whole peaceful environment we contracted for in our original purchase will be violated. No plans for any buildings of such size were ever discussed or mentioned during negotiations with the developer to purchase our property.

If zoning changes to allow redevelopment is considered necessary and allowed, in no case should the high-rise buildings be allowed to exceed the existing height of the Grand Isle Towers.

Regards,

10/16/2008

Edward & Carole Casteel
17737 Courtside Landings Circle
Punta Gorda, FL

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 11:26 AM
To: Hines, Lisa
Subject: FW: CPA 2007-00054 Burnt Store Marina Village

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Edward Casteel [mailto:ecasteel@swbell.net]
Sent: Thursday, October 16, 2008 11:24 AM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Cc: Judy Hegarty; Jacky Hill
Subject: CPA 2007-00054 Burnt Store Marina Village

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We are owners of a condominium located seven lots away from the proposed Hotel construction in Burnt Store Marina in Punta Gorda. We were alarmed to discover this past week through notices sent by our local homeowners association that a major high rise building was being considered for approval adjacent to our residential development. We were quite concerned that we had received no official notice that such a major change in zoning was being considered without any official notice being sent to us as adjacent homeowners.

We are **opposed** to the zoning change as proposed. We purchased our unit to live in a quiet residential environment near to access to boating and other Florida activities. This proposed development will completely change the environment of our neighborhood. By locating three 220 foot structures within blocks of our house the whole peaceful environment we contracted for in our original purchase will be violated. No plans for any buildings of such size were ever discussed or mentioned during negotiations with the developer to purchase our property.

If zoning changes to allow redevelopment is considered necessary and allowed, in no case should the high-rise buildings be allowed to exceed the existing height of the Grand Isle Towers.

Regards,

Edward & Carole Casteel
17737 Courtside Landings Circle
Punta Gorda, FL

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:52 AM
To: Hines, Lisa
Subject: FW: Opposition to BSM Village Rezoning

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Jack Lowe [mailto:jack_lowe@yahoo.com]
Sent: Tuesday, October 07, 2008 11:54 AM
To: Dist1, Janes
Cc: Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: Opposition to BSM Village Rezoning

Mr. Bob Janes and Lee County Commissioners,

Regarding Realmark Burnt Store Marina Village rezoning request.

Ourselves and many neighbors are saddened at receiving the notice that Lee County Planning Agency (LPA) had approved Realmark's Burnt Store Marina (BSM) Village rezoning request.

Our sub-community of Courtside Landings (CSL) will probably be affected the most! Being directly across from the proposed development area, we will suffer from years and years of noise, dirt and traffic. The proposed three 220 foot buildings will be constructed immediately across from CSL. They will tower above our community, be visible from everywhere, and will cast a cast an afternoon shadow blocking the sunsets that we now enjoy.

Our property values have already been beaten by the economy! Approval of the Burnt Store Marina Village rezoning request will make our homes less desirable, harder to sell, and further erode property values.

Most CSL unit owners bought here to get away from high-rise buildings, over-development, and commercialization. Prospective buyers will turn-away when they discover Realmark's pending plans for the Marina property adjacent to CSL. The advent of near-by large scale construction and the flood of new units it will add to the market will negatively affect our property values and saleability.

It is unfortunate that LPA has the authority to rezone an area internal to an existing community so as to make it totally incompatible with the existing character of the community! It is my understanding that the existing zoning at

10/16/2008

BSM allows for 45 foot height restrictions.

I've read that LPA was initially opposed to Realmark's request. Their initial staff report recommended a maximum of 135 feet instead of 220 requested by Realmark. LPA also initially approved 145 hotel units but recommended 0 residential units instead of the 160 requested by Realmark.

What was actually approved by the last LPA meeting was EXACTLY what Realmark requested. It seems as if the concerns of the BSM community have not considered. LPA approved the originally proposed building height of 220 feet, 160 condo units, 145 hotel units, as well as 55,000 square feet of retail, and 15,000 square feet of office space. There are no need for hotel rooms, large-scale shopping and offices in an EXISTING private, gated residential community. Approval of a height restriction change from 45 to 220 feet shows nothing but consideration for big development. At what price to the existing residents comes this "progress"?

By altering the zoning of a portion of BSM, the entire community is affected. If the entire community is to be affected, then the entire community should be involved in the planning. This is not a decision that should be made LPA and hopefully this LPA decision will be opposed by County Commissioners!

Please help us...

Jack Lowe
17749 Courtside Landings Circle
Burnt Store Marina

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:52 AM
To: Hines, Lisa
Subject: FW: Burnt Store Marina Re zoning

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: james rooney [mailto:rooms711@sbcglobal.net]
Sent: Tuesday, October 07, 2008 3:43 PM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Cc: jackyhill@earthlink.net
Subject: Burnt Store Marina Re zoning

Dear Sirs & Ms.

In the near future you will be asked to vote on the rezoning for Burnt Store Marina. I respectfully ask that you consider the following.

1. We are a small community on Charlotte Harbor.
2. The Marina has been expanded already with more boat slips and storage. The extra dockage that was installed has led to more pollution in our boat harbor. There is no doubt of that. As you are probably aware, boating is and will be curtailed as the result of the high price of fuel. Our density is already too high.
3. Our tallest building on the waterfront is eight(8) stories. Building taller buildings would be "non-conformance" zoning. That would be very unwise.
4. Our sewer and water system is already stretched to the max. Of course a developer will tell you differently. Then he leaves and we suffer.
5. In today's terms, our community is a PUD and in the last zoning request for Realmark's "change" of zoning the judge wisely turned the request down. The rezoning should not be granted!
6. I need not tell all of you, but a developer will build to maximum density and then leave and Lee county is then stuck with the problems.
7. The roads and streets in Burnt Store Marina are privatized and we the residents have to pay for their maintenance. We would have to change this back to public roads if the zoning change is granted and Lee County will have to maintain the roads. Our infrastructure will have to be changed. We will have little use for the front security gate.
8. We are in an area which is away from a town so therefore, the demographics will not support his request for the rezoning. We already have better than 20% of our residential units up for sale now. Do you want more foreclosures?
9. We do not have a beach so what will attract all these new arrivals?
10. He would like to build on our golf course but in their wisdom, Lee County and their officials turned him down the last time he requested that rezoning.

10/16/2008

11. Does Lee County need more foreclosure's of homes,villas and condos ? We are already one of the highest in the country with foreclosure's and homes for sale that are not being sold.

12. The developer has stated that the people of Burnt Store are for this rezoning. Well, some were but they were the real estate people who were on a roll with the selling of residents. Those days are gone for at least three to four years until we have sold the inventory of homes we currently have up for sale. I know that for a fact. He was also turned down for zoning changes in the Carolina's . Perhaps they were smart.

Sorry I am so verbal, but I urge you to deny the high density zoning request and hopefully it will stop for a while.

Sincerely,

James L. Rooney
544 Islamorada Blvd.
Punta Gorda, Fl. 33955

5.

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:51 AM
To: Hines, Lisa
Subject: FW: CPA2007-54, Lee Plan Future Land Use Amendment, Burnt Store Marina Village

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Bob & Lesley Ward [mailto:sv.grainne@gmail.com]
Sent: Wednesday, October 08, 2008 11:44 AM
To: Dist5, Mann
Subject: CPA2007-54, Lee Plan Future Land Use Amendment, Burnt Store Marina Village

Dear Commissioner Mann:

The initiative referenced above was submitted by Realmark Burnt Store Marina, LLC, to the Lee County Division of Planning in early August, presented to the Lee Planning Agency (LPA) on 22 September, and approved for transmittal during the September 29 meeting of the LPA. We attended both of these meetings and do not feel that the Lee County Planning Staff recommendations or public comments were considered in their (LPA's) decision.

As boat owners and residents of Burnt Store Marina (Courtside Landings Circle), we feel that the redevelopment of the marina area is overdue. However, we strongly oppose two portions of the proposed redevelopment plan: the maximum building height of 220 feet, and the construction of a large hotel.

a. The height of the "towers" was initially capped at 135 feet, which exceeds the current height approved for the development but is more compatible with the existing structures in Burnt Store Marina than Realmark's proposed height of 220 feet. After discussions with the developer and members of the LPA, the staff report was revised – and the height increased – to provide 50 feet of under-building parking. However, this staff recommendation was again overridden by Realmark and the LPA in favor of Realmark's requested height of 220 feet. Structures 220 feet high will not "fit" the height and architecture that currently exists in the Burnt Store Marina community. We feel that a more reasonable height limit, similar to existing building heights in Burnt Store Marina, should be applied to these and any future buildings in coastal Lee County.

b. The construction of a hotel in the middle of a largely residential community will introduce a large transient population that is not in keeping with the overall look and feel of a well-established community. When we purchased our home in Burnt Store Marina, we were drawn to the rural setting, beautiful golf course, and quiet neighborhood charm of the gated community. Other than some condo construction along Vincent Road, development of the community was complete when we purchased our home. It now seems that there will be substantial on-going development that does not, in our opinion, enhance the residential community.

After retiring we searched for – and were happily surprised to find in southwest Florida – a place where life

10/16/2008

isn't as hectic, traffic is reasonable, and time moves a little slower; things that are hard to find in other parts of Florida. If we had wanted the "Cape Harbour" lifestyle, we would have bypassed Burnt Store Marina and purchased a home in Cape Harbour. We need your support in keeping the beautiful community that is Burnt Store Marina.

Sincerely,

Bobby J. Ward Jr.

Lesley A. Ward

Copy furnished:

Commissioner Janes

Commissioner Bigelow

Commissioner Judah

Commissioner Hall

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:51 AM
To: Hines, Lisa
Subject: FW: Attached communication from Realmark

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: g_tenharmse@comcast.net [mailto:g_tenharmse@comcast.net]
Sent: Wednesday, October 08, 2008 12:01 PM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: Attached communication from Realmark

Commissioners: Bob James, Brian Bigelow, Ray Judah, Tammara Hall and Frank Mann;

With the attached you see we have a campaign going on with Realmark. I'm not sure whether to be for it or against it, but have the following observations and comments:

1. In the letter Will Stout states that this "was embraced by the community as a whole". How does he come to this conclusion? Was it from a presentation he made, showing new buildings, streets, restaurants and the like and then the group present gave an applause? To my knowledge, since Realmark, without warning to the community, closed the golf course and made statements like, "we will plant trees there if we cannot build", there are many in the community that just to not TRUST the motives of Realmark. Never was there a "vote" held by the community to determine just how many were for or against Realmarks plans.
2. We see the Credit issues in the USA and worldwide. They are not going away quickly, most say credit will remain very tight. Which leads me to ask, even if you change as requested by Realmark, does Realmark have the ability to do what they are requesting? Maybe we should explore that question first, asking for a financial review for this development and other developments of Realmark. In the past 2 years are they continuing building at all their developments? Have they closed any? Do they have the capital and credit to make this happen? Could there be other motives? If they have the Credit to do what they say they are going to do, maybe we should get Will Stout up to Washington DC to tell congress how to solve the world issue.
3. When Realmark bought this area from WCI, they knew the zoning, the community was built to 95%+ under this zoning. Many like me, bought in Burntstore because we like the community the way it is. Could there be improvements, of course, but lets do them under the zoning that exist.
4. Lets have an open meeting with the community, versus the campaigning via letters and e-mails. Put the responsibility on Realmark and Will Stout to state what is it they want to do, and as important, what are they NOT going to do, with this requested change. Realmark needs to build TRUST, make them own that responsibility!

--
cell #616 836 1496

----- Forwarded Message: -----
From: Web Admin <vmgateway@daystar.net>
To: Gary Tenharmse <g_tenharmse@comcast.net>
Subject: Grande Isle Towers III & IV - Detailed Info - Realmark Plans
Date: Wed, 8 Oct 2008 13:48:46 +0000

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:51 AM
To: Hines, Lisa
Subject: FW: Re; CPA2007-54 Burnt Store marina
Attachments: Commissioner Bob Janes District 1 October 9.docx

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: jrosenblum [mailto:jrosenblum07@comcast.net]
Sent: Thursday, October 09, 2008 11:50 AM
To: Dist1, Janes
Cc: Dist5, Mann; Dist4, Hall; Dist3, Judah; Dist2, Bigelow
Subject: Re; CPA2007-54 Burnt Store marina

Lee County Commissioners,
I have sent you by attachment a letter regarding the proposed hearing scheduled for 10/22/08. I would hope you consider my comments in your decision making process.

Respectfully,
James Rosenblum

10/16/2008

RE: CPA2007-54 BURNT STORE MARINA

Dear Commissioner Janes,

I am again writing to you to urge you to vote against the above cited plan as submitted by Realmark. I believe the current plan forwarded to your office from the LPA is in serious need of further review and consideration. I wish to be clear that I am not opposed to a redevelopment plan that more closely adheres to the current composition and "feel" of Burnt Store Marina. However the plan as submitted is totally out of context with the current development and if implemented as submitted would impose everlasting hardships on the residents of Burnt Store Marina. I will attempt to address the various proposals and why they are either extreme in their scope or unnecessary for the betterment of this community and ultimately its residents.

Mr. Stout, in a letter to the community dated 9/17/08 asks for community support of his proposed development. He cites this development as helping to "revitalize" and "rejuvenate" the community. I would hope that you and your fellow Commissioners have or will have the opportunity to tour our community. This is a "Vital" community now. On any day, you will see people on bicycles, walking, running, riding golf carts and proud grandparents and children pushing strollers, walking dogs and just taking in the quiet, peaceful ambience of this community. We have dedicated walking paths on many of our roads and a beautiful walking path that extends around the whole marina, allowing unobstructed views of water, boats and manatees.

The "vitality" of the community can again be seen in our actions to preserve our golf course after it was abruptly closed by Realmark. Twice, the community has demonstrated its vitality by banding together and ultimately over 1100 unit owners voluntarily providing financial support to keep the golf course and activity center open and operating on a private basis. Since the closing by Realmark, golf memberships have almost doubled and the activity center has a vibrant program of community activities and a restaurant open to the public for breakfast and lunch and to members for various evening events. This is a true example of vitality.

As far as "rejuvenation" is concerned, you will see a community of well maintained homes and condos, well manicured lawns and plantings, maintained roads and common areas. The only areas needing rejuvenation are those properties owned by Realmark, including an unoccupied office and recreation building which is falling apart and has visible signs of mold and decay. There is also a dock master's office, a delicatessen and restaurant that is in need of rejuvenation. Mr. Stouts plan is to build 305 mixed hotel and condo units in high rise structures up to 220 feet in height. This is totally out of context to the present feel and character of our community and is totally in opposition to why I chose to live here. In exchange for this density, Realmark will build a new restaurant and stores and a "Town Center" approximating the size of two football fields with gazebos and such.

Allow me to address this plan. By Mr. Stouts own admission, the commercial entities are not self sustaining on their own and require a subsidy from the planned development. It seems to me that if they are not self sustaining there is not a substantial community need for their existence. I'm sure many residents including myself would welcome a full service restaurant on premises, but would be willing to forgo an ice cream shop, gift store and such.

As far as the "town center" is concerned, this seems to me a ruse for building "up" as opposed to out. My daughter lives in a large community near Tampa that has a town center and associated businesses. The demographics are even more conducive to a town center with families with children and residents of every age.

Yet on any day, this town center is underutilized and stores of every description closing their doors amid constant turnover of business occupants. Are we to sacrifice our character for supposedly "open spaces" that will not be utilized? It is evident that Realmarks plan for this town center is for commercial use, i.e. weddings, private parties etc. All this at the sacrifice of the current resident's tranquility and enjoyment.

Let me address the plans for the two state of the art boat houses at 110 ft tall. I believe Mr. Stout has said that these will cost 30-35 million apiece. What does this capital expenditure mean to boat owners as far as storing their boats? I can foresee the cost of storage quickly escalating far above the available means of the residents. What happens if they build it and they don't come? This is not Ft Lauderdale with large yachts and deep water. There is simply not the market for inside storage for 50 ft yachts. If this venture fails, this community is left with closed entities that will have a detrimental effect on our property values and quality of life.

I am convinced this plan is mostly conceived for the benefit of the developer and would be detrimental to the quality of life and enjoyment of this community by its residents. I urge you and you fellow Commissioners to recommend to Realmark that they come up with a revised plan that decreases the residential density, lowers the heights to current structures and revise the need for large boat storage buildings that really addresses the current and future demographics.

Sincerely,

James Rosenblum

Hibiscus Cove, Burnt Store Marina

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:50 AM
To: Hines, Lisa
Subject: FW: CPA 2007-00054 "Burnt Store Marina Village"

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: almar951@comcast.net [mailto:almar951@comcast.net]
Sent: Saturday, October 11, 2008 11:02 AM
To: Dist5, Mann
Cc: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall
Subject: CPA 2007-00054 "Burnt Store Marina Village"

Att: Frank Mann - Lee Co Comm
Att: Bob Janes - Lee Co Comm
Att: Brian Bigelow - Lee Co Comm
Att: Ray Judah - Lee Co Comm
Att: Tammy Hall - Lee Co Comm

Subject proposed development project by ReaklMark Development - CPA 2007-00054, if considered as currently presented, should raise some very serious concerns, not only by immediate area residents/property owners to parts of this proposed project, but to those in Govt. concerned with public safety.

Consider the following:

"Hi-Lift" Dry Boat Storage Buildings - (11) eleven stories high? Capacity (450) boats
Location - immediately next to low rise, ground floor residential housing units. FACT - EACH STORED BOAT= 50+/- GALLONS OF GASOLINE X 450 BOATS = 22,500 +/- GALLONS OF GASOLINE POSSIBLE IN THIS "Hi-Lift"/high rise building in fiberglass boats (anyone ever see a fiberglass boat burn?) and people are living next to and below much of this "HAZARD". This building will not even have horizontal fire barriers as a typical vehicle storage/garage facility has to help contain a fire on one level from moving up/down. COMMON SENSE SAYS THESE "HI LIFT" /HI RISE BOAT STORAGE BUILDINGS SHOULD NOT BE LOCATED ANYWHERE NEAR LOW RISE/GROUND LEVEL HOUSING UNITS WHERE THE "HAZARD" OF THE STORED GASOLINE/FIRE DANGER THAT'S INHERENT IN THESE BUILDINGS , COULD THREATEN RESIDENT PROPERTY OR LIFE. Require that these boat storage buildings be placed away from the existing SOUTH SHORE and MARINA INN ground floor/low rise housing units and placed nearer the other new buildings where no residential housing is involved at the lower levels and buildings can be designed to take into account the inherent "Hazard" of large quantities of gasoline in the adjacent buildings.

Increased Population Density vs Evacuation Issues - The first recommendation by the Planning Group apparently recognized the potential limitations of the current Burnt Store Road evacuation route because they did not approve of the request for (160) residential units unless the developer (RealMark) incorporated a suitable CAT 5 hurricane shelter with Red Cross support as a part of the proposed structures. This thinking confirmed many Burnt Store Marina residents ;thinking that in an emergency evacuation , the Burnt Store Road route is highly suspect of being "inadequate". Was this original finding wrong? Is the CAT 5 shelter requirement still a condition of approval of the added (160) residential units? Or rather was it decided by others that the added (625 +/-) residents (at any given time) wouldn't make the Burnt Store Road evacuation route any worse than it already is?

10/16/2008

Please keep in mind.....as residents of Lee County we elect officials to not only do the tasks of day to day government, but also to act in our best interests in matters such as keeping us safe in our homes and as much as possible, against perils that we as individuals have little or no control over.

As you review CPA 2007-00054, we ask that you act in the best interest of our residents and not compromise the quality of life they expect as property owners and residents of Burnt Store Marina.

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:50 AM
To: Hines, Lisa
Subject: FW: CPA 2007-00054 "Burnt Store Marina Village"

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: almar951@comcast.net [mailto:almar951@comcast.net]
Sent: Sunday, October 12, 2008 1:17 PM
To: Dist1, Janes
Cc: Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: CPA 2007-00054 "Burnt Store Marina Village"

Att: Bob Janes - Lee Co Comm
Att: Brian Bigelow - Lee Co Comm
Att: Ray Judah - Lee Co Comm
Tammy Hall - Lee Co Comm
Frank Mann - Lee Co Comm

The subject development project by RealMark Development if considered as currently presented, should raise some very serious concerns, not only by immediate area residents/property owners to parts of this proposed project, but to people in the Burnt Store Community at large.

Consider the following: "Hi-Lift" (11 stories ?) boat dry storage buildings located next to/ close to ground level, low rise, residential housing units in South Shore Condos & Marina Inn Condos. With an estimated 22,500 +/- gallons of gasoline (450 boats x 50 +/- gal of gas/boat) in that high rise building without even horizontal fire breaks between levels, located right next to resident housing, presents an unwarranted Hazard to those existing condo residents. These boat storage buildings need to be located further away from the existing condo units and nearer the new buildings where the lower levels will be parking and not housing. Note: at 22,500 gal/gas/building, there's enough gasoline stored in that building to cover 36,093 sq ft of the building and surrounding area with 1" of gasoline, God forbid!

CAT 5 Hurricane Shelter.....the initial planning review recommendation called for a CAT 5, Red Cross supported storm shelter to be incorporated into the building plans if RealMark wanted to add the requested residential units to the project. What has happened to this requirement now that it appears that 160 residential units are approved? Has the reason for the CAT 5 shelter gone away? Does allowing a potential 600+ additional residents/guests to the BSM population make the limitations of the Burnt Store Road evacuation route any less? Acting in the best interests of your residents/voters would seem to favor keeping the CAT 5 shelter requirement in place as you propose to put existing BSM residents in potential peril by considering approving an additional 600+ persons to the evacuation.

We look to our elected officials to make not only good economic decisions for our communities, but also wise decisions that protect the existing property owners interests. Burnt Store Marina Village can be a good addition to the BSM Marina area, but make sure it's done so that the existing 1900+ property owners rights and well being is protected and not just an exercise on "how much can we get out of this piece of land we have".

Thanks for acting on our behalf.

A Burnt Store resident and Property Owner in BSM

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:50 AM
To: Hines, Lisa
Subject: FW: NO to Realmark request for further development of Burnt Store Marina PLEASE

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Jim Briles [mailto:jbriles@comcast.net]
Sent: Sunday, October 12, 2008 5:12 PM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: NO to Realmark request for further development of Burnt Store Marina PLEASE

October 12, 2008

Dear Commissioners Bob Janes, Brian Bigelow, Ray Judah, Tammara Hall and Frank Mann:

The letters below were recently sent to LPA members and represent my position as a resident of Burnt Store Marina. Your consideration also of these requests is greatly appreciated. Please don't permit our community to be destroyed by changes that will benefit few and potentially negatively impact the property values of most. Thank you.

Opposed to CPA2007-00054, Burnt Store Marina Village September 19, 2008
Dear Mr. Noble:

Your consideration of my opposition to Realmark Burnt Store Marina, LLC's request for a zoning variance permitting the construction of a hotel, among other intrusive commercial structures in our nearly pristine laidback community, is greatly appreciated. Some days ago I sent an email to your address regarding this subject. Since I didn't receive acknowledgement (or I overlooked it), I have attached a copy to the bottom of this one hoping that, if not read, it will be and, thus, further serve to reinforce my opposition.

Previously, Mr. Stout said publicly that we are not a community, because we lack a downtown area. There are few, if any, that would agree with such an arrogant declaration. Burnt Store Marina is as much a community as the area in which Mr. Stout resides. In a mansion, by the way, that has an unencumbered view of a beautiful slice of Florida. A view once enjoyed by many of lesser means. Many of whom reside adjacent to Mr. Stout's Cape Harbour development and, consequently, no longer enjoy sunsets while sitting on their lanais. Nor has that troubled development enhanced their property values or resale prospects.

As you no doubt know, Realmark earlier asked for a zoning variance so they could construct condominiums on what was and remains a golf course bordering many of our backyards. Fortunately, in mass, property owners opposed that request appealing to the county for consideration and proving beyond doubt that we are a community bound by common interests.

Thankfully, that request was denied. The community prevailed or so it seemed.

Shortly thereafter Mr. Stout slapped our hands and tapped our pocketbooks by in essence declaring that we could all go to hell for standing in his way. He vowed to let the golf course go to weeds unless we leased and paid Realmark for its maintenance, which, ultimately, we did. We had little choice. I for one would have adjusted to the weeds but chose instead to join in support of my neighbors' preference not to risk further

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erosion of property values.

Mr. Stout wrote this day, 9/19/2008, "...We are seeking the support of the community to move this along through this preliminary stage so we then have a chance to work with the residents to fashion a planned development that helps revitalize and rejuvenate the community. **As many of you know, there is a very vocal minority of residents opposed to any development, though they profess otherwise. It is the voice of these opponents that is being heard by the powers that be thus far.**" *

As is evident in national as well as local politics, the silent majority often leaves it to a trusted minority to represent their interests. I'm such a representative voice. And the issue for the community of Burnt Store Marina is about conservation and preservation of a country lifestyle enriched by nature's beauty. Further, it is about managing our resources and infrastructure to serve our interests and not those of outsiders bent on raping the land for money above and beyond conscience.

We already have enough tall buildings, traffic, and infrastructure concerns without seeing our privately owned streets pulverized by truck traffic, our homes covered with dust, our security concerns heightened, and all the many other negatives that accompany forced urbanization.

In summary, we aren't opposed to development. **We are opposed to over development.** For us this is paradise...quiet, serene, beautiful starry nights, wonderfully sunlit mornings, great sunsets, and friendly laid-back people enjoying the promise Florida held out when we chose to move to this quite community. And there exists already plenty of houses for sale should others want to join our community. How about you?

Jim Briles
Resident Burnt Store Marina
1150 Romano Key Circle
33955

*emphasis added by this writer

NOTE: Previous email reference above shown below:

September 8, 2008

Dear Mr. Nobel:

Please don't permit the commercial development of our laid-back, relatively crime-free community with local color its primary draw and asset. We moved here after 30-years of working in downtown Chicago to reconnect with nature and to be among similarly minded people, many of whom earned their way to this peaceful place by surviving the turmoil and hassle of urban and corporate life.

I'm far from being alone when saying that the kind of changes Realmark proposes are not going to improve our lives, our property values or our cost of living. We want to continue to live peacefully without the noise, crime and costs that will surely accompany a hotel and expanded marina in our backyards.

The growth we cherish is the making of new relationships, the nurturing of long subordinated interests i.e. reading, painting, boating, golf and more, **not** the rise of towers, traffic, crime, and the resulting financial drain surely to occur as a result of the infrastructure development forced upon us to enhance the riches of primarily one person, a non-resident.

We want to remain the dominant voice shaping and protecting our very unique and rewarding community lifestyle. Don't deprive us and those to follow of our great American dream.

For the record, I am a retired capitalist. I founded a business and created jobs for nearly 30-years.

I'm a realist, not a romantic. I understand the tax needs and promise of increased revenue for the county through commercial development, but of all places one might consider Burnt Store Marina should, if ever, be among the last soiled by over-development. We are a slice of rural Florida that should remain symbolic of the good life promised and fulfilled by this great state.

10/16/2008

PLEASE deny Realmark's request to force their concept of community upon we who chose this piece of heaven-on-earth over all other choices. Collectively, we are heavily invested in this community and stars are the "night lights" we most want to preserve. That and our beautiful sunsets unmarred by bright lights and tall buildings.

Your consideration is greatly appreciated.

Sincerely,

Jim Briles

Burnt Store Marina and Country Club

1150 Romano Key Circle

Punta Gorda, FL 33955 (Lee County)

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:49 AM
To: Hines, Lisa
Subject: FW: CPA2007-54, Lee Plan Future Land Use Amendment, Burnt Store Marina Village

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Steven Schaab [mailto:sfschaab@sbcglobal.net]
Sent: Tuesday, October 14, 2008 1:12 PM
To: Dist1, Janes
Cc: Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: CPA2007-54, Lee Plan Future Land Use Amendment, Burnt Store Marina Village

Dear Commissioner Janes:

I'll be brief. I have been a resident of Burnt Store Marina (Cobia Cay Villas), a boat-owner and a year-round wet slip renter for seven years. I strongly oppose two portions of the proposed redevelopment plan:

- The maximum building height of 220 feet is unacceptable. I feel that a more reasonable height limit, similar to existing building heights in Burnt Store Marina, should be applied to these and any future buildings in coastal Lee County.
- The construction of a hotel in the middle of a largely residential community will introduce a large transient population that is not in keeping with the overall look and feel of a well-established community. Burnt Store Marina, unlike Cape Harbour, was never planned to accommodate such a large facility.

I appreciate your consideration of my comments.

Sincerely,

Steven F. Schaab

Copies also to:

Commissioner Bigelow

Commissioner Judah

Commissioner Hall

Commissioner Mann

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:49 AM
To: Hines, Lisa
Subject: FW: Realmark Village development

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Robert Burnett [mailto:rburnett70@embarqmail.com]
Sent: Tuesday, October 14, 2008 3:49 PM
To: Dist5, Mann
Subject: Realmark Village development

Letter to Commissioner Frank Mann

Frank Mann
County Commissioner District No. 5

October 14, 2008

RE: CPA2007-00054--REALMARK BURNT STORE MARINA

My name is Robert Burnett and my wife and I are full-time residents of Courtside Landings Circle in Burnt Store Marina. Courtside Landings is a group of 70 single family residences in Burnt Store Marina that is directly across the street from the proposed Realmark Marina Village Development.

We would like to go on record as opposing the Realmark comprehensive development as presently proposed. We have issues with the height of the proposed buildings as well as with the density of the development—not the development itself.

We chose to be in a gated residential community that offered a safe, tranquil environment where we were exempt from excessive traffic, noise and congestion associated with commercial activities.

The idea that a developer would be permitted to build high rise commercial buildings in the middle of our established residential community is incomprehensible.

The prospect of going out our front door or relaxing on our lanai and staring directly at 220 foot high rise hotel and condo buildings is totally unacceptable from a privacy standpoint..

The roads that we own and pay to maintain were not designed to support this level of proposed commercial activity. You can not have a development of this magnitude and density without significantly increasing traffic and congestion. There will be a constant stream of service vehicles on our residential streets with all the attendant noise and pollution as well as a potential danger to our residents.

The proposed Marina Village Development as proposed has no place in the center of an established, gated residential development. The density of the proposed Marina Village development needs to be substantially reduced and the heights of the proposed buildings restricted to the levels that are consistent with the eight story existing residential buildings at Burnt Store.

This is not a Cape Harbor situation where the commercial buildings are located off a major Cape Coral street and the residences are located off in a separate gated area. This proposed Development is in the heart of our gated community.

We are counting on the Lee County Commissioners to protect existing residents and voters from excessive development and restrict the heights of the proposed buildings as well as limit the density of project to be consistent with the land available for the proposed Marina Village.

We ask that you control this proposed development so it is an asset to our

10/16/2008

Community and not a complete disruption of our privacy and lifestyle.

Sincerely,

Robert Burnett

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:49 AM
To: Hines, Lisa
Subject: FW: CPA2007-54 Burnt Store Marina
Attachments: realmark cpa2007-54 opposition letter 101308.doc

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Dale Hitchcock [mailto:hitchdale@yahoo.com]
Sent: Tuesday, October 14, 2008 9:06 PM
To: Dist2, Bigelow; Dist4, Hall; Dist1, Janes; Dist3, Judah; Dist5, Mann
Subject: CPA2007-54 Burnt Store Marina

Attached please find my statement in opposition to the radical changes proposed for Burnt Store Marina that I mailed to you today.

I sincerely hope that you will protect existing property owners by denying these proposals.

Sincerely,

Dale Hitchcock
17755 Courtside Landings Circle

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:49 AM
To: Hines, Lisa
Subject: FW: Burnt Store Marina

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: bonnievanoosterhout [mailto:bonnievanoosterhout@gmail.com]
Sent: Tuesday, October 14, 2008 5:20 PM
To: Dist5, Mann
Subject: Burnt Store Marina

10/13/2008

Commissioner Bob Janes District 1

RE: CPA2007-54 BURNT STORE MARINA

Dear Commissioner Janes,

October 22, 2008, this issue will be before you and your fellow commissioners. I urge you to deny Realmark the opportunity to have the Comprehensive Plan changed.

As you know, this community has been on the Lee County books since the mid seventies. We have had a number of developers over the years; Mr. Stout is just another added to the list.

The plans presented to you and other agencies are so over the top for a gated community such as Burnt Store Marina. This is a rural area of Lee County and more than likely will remain as such for decades to come. Lee County DOES NOT have the services available to service this area. Fire, police, EMS, environmental, water; Burnt Store Road, etc. just to mention a few of the serious concerns that should be considered by the Commissioners. There are also serious concerns for the infrastructure of Burnt Store Marina.

With the national economy in the state that it is, I suggest this is not the time to push a change through for projects that will take a minimum of 20 years, according to Mr. Stout, to complete. I ask a simple question: have you ever seen such a long range projected project come to completion by the original developer?

Mr. Stout, in my opinion, wants this Comprehensive Plan changed so he can market his assets to other developers. As it stands, he has had potential buyers walk away from his potential project because of the restrictions.

The beauty of this place has always been the limited amount of traffic. Putting in huge towers, more condos, hotel rooms will not increase usage as Mr. Stout has touted in his presentations. This is the wrong place for that type of project. There are no beaches here to attract the public and the history shows, folks will not make the trip to dine or support the type of shopping Mr. Stout wants. This is not Cape Coral, Ft. Myers or Sanibel, it never will be.

Please consider tabling this entire project for now. A feasibility study should be required for such a comprehensive change in the existing community. Letters from agencies are not considered adequate for the size and length of such a project. These particular plans have been turned down by the powers in New Bern, NC and another community in Georgia.

10/16/2008

As our elected officials, we look to you to protect our residents and look at all issues that will be impacted from this project.

Empty condos, failing retail businesses and hundreds of for sale signs on properties will not help Lee County tax revenues.

Thank you for your consideration.

Sincerely,

Mary E. (Bonnie) Van Oosterhout

5071 Cape Cole Blvd.

Burnt Store Marina

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:48 AM
To: Hines, Lisa
Subject: FW: Burnt Store Marina

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Joe Maguire [mailto:maguirejoe@comcast.net]
Sent: Tuesday, October 14, 2008 9:23 PM
To: Dist5, Mann
Subject: Burnt Store Marina

Dear Commissioner;

Realmarks plans for further development at BSM is not to benefit the community, but to benefit Realmark in the form of profits! We have a wonderful, active community, with private homes, condos of many sizes, and villas. We really don't need or want a HOTEL, towering condo's so much higher then now allowed, boat storage facilities for an already crowded dry storage area.

What benefit is that to, us the residents? It will do nothing more than raise our rates for the marina and make us more crowded than we already are.

How about our great evacuation route, BURNT STORE ROAD. Can you imagine if we ever had an emergency where we at BSM had to evacuate? It would be a massive traffic jam.

Please think of us, the residents and current tax payers, and our concerns. Believe me when I say we do not need more "flippers" and investors in our community, and as far as I know there is no one looking for HOTEL ROOMS in BSM. All we have to do to see the result of uncontrolled growth is look at the communities around us. If we must develop why not stick to the current density and height requirements on new construction. I have no problem with that.

Please help us save our community.

Joe & Judy Maguire
4021 Cobia Estates Dr.
Punta Gorda, FL 33955
941-661-8656

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:48 AM
To: Hines, Lisa
Subject: FW: CPA 2007-00054 / Burnt Store Marina Village

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: . Hollworth [mailto:wrjh2@msn.com]
Sent: Wednesday, October 15, 2008 3:20 PM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: CPA 2007-00054 / Burnt Store Marina Village

October 15, 2008

Commissioner Bob Janes / District 1 and Commissioners copied below

Dear Lee County Commissioners:

It has come to my attention that a public hearing is scheduled for October 22 that will address a Comprehensive Plan Amendment sought by Realmark Development for property located within the Burnt Store Marina community. As a homeowner at BSM I am writing to express my strong opposition to the changes sought by Realmark and respectfully ask for your support in rejecting those changes. If approved, the changes would permit construction of buildings that are excessive in height and size and inappropriate for our shore front community. My opposition to the Realmark plan as presented is based on the following:

1. The requested amendment would permit the construction of buildings much higher than those permitted when I purchased my home and when Realmark purchased the the commercial marina property. Homeowners should have the right to expect that the marina property would be developed within the requirements of the overall community plan in place when they purchased their homes. The 220-foot high buildings sought by Realmark and the excessive population density that would accompany them are too much for an existing owner-occupied community such as BSM. To protect our community and homes I ask that you require Realmark to limit the height of new buildings to the eight story maximum that currently exists at BSM.
2. BSM is today a mature community in that almost all of the living units originally contemplated for our community have already been built. (When former developer WCI left BSM they acknowledged this fact). BSM is now and has always been primarily an owner occupied residential community with a low percentage of rental properties. Construction of the requested huge condo / hotel buildings would push BSM towards becoming much more of a transient rental community. My community of Courtside Landings (70 single family homes) is located directly across the street from the marina property and I object to the construction of the proposed oversized condo/hotels that would be mainly occupied by transient short-term visitors rather than full time owners.
3. The Burnt Store Marina community and the commercial marina property is located directly on the shores of Charlotte Harbor. This means, of course, that the marina property is in a very environmentally sensitive area that must be protected from over development such as proposed by Realmark. Already the water quality in the marina itself is very poor would be made much worse by the construction and use of the proposed huge condo/hotels of up to 220-foot height. The number of living units that would be allowed in such large buildings would produce a living area around the marina that is unsafe and unhealthy for boaters, visitors, and residents.
4. The roads and utilities at BSM and near the marina are already at full capacity or over capacity use and would be brought to the breaking point by the construction and occupation of these too tall buildings. Near the marina property the roads are narrow and contain sharp curves so they can't safely handle the increased traffic and construction vehicles. Our drinking water system at BSM experiences many water main breaks a year indicating

10/16/2008

it is overly used and lacks capacity. Likewise, the irrigation water system is poorly constructed and managed and cannot be expected to add more acreage.

For all of the reasons mentioned above I believe I join many neighbors in opposing the changes sought by Realmark Development. The extent of community opposition to at least the 220-foot tall buildings is likely much greater than it may first appear. Realmark has taken actions at BSM designed to stifle opposition to its building plans including canceling the boat slip contract of a resident that headed an opposition group. Please keep these actions in mind as you judge the depth of opposition to Realmark's plans. It is also true that several of those who voice strongest support for Realmark have a financial interest because they engage in real estate sales or are employed by Realmark.

Respectfully, I ask for your support in opposing the changes sought by Realmark. Please reject those changes and protect our community as well as the Charlotte Harbor environment. Perhaps you are aware that Realmark proposed a similar excessive development for short front property in New Bern, North Carolina. Public officials and zoning professionals there rejected Realmark's plans and saved that community from Realmark's over development. It is my hope and request that you save Burnt Store Marina from this excessive development. Please ask Realmark to scale back its plans for 220-foot buildings and require them to build only to the maximum height of eight stories now permitted on the property.

Sincerely,

Raymond J. Hollworth
17779 Courtside Landings Circle (Burnt Store Marina)
Punta Gorda, FL 33955

cc: Commissioners Brian Bigelow, Ray Judah, Tammara Hall, Frank Mann

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:48 AM
To: Hines, Lisa
Subject: FW: CPA2007-00054, Burnt Store Marina Village

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: David Higley [mailto:dohigley@hotmail.com]
Sent: Wednesday, October 15, 2008 5:51 PM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: CPA2007-00054, Burnt Store Marina Village

October 15, 2008

Dear Commissioners Janes, Bigelow, Judah, Hall and Mann

I am writing to you to express my opinion regarding Realmark's request for comprehensive plan amendment, CPA2007-00054, Burnt Store Marina Village.

While not at all opposed to Mr. Stouts developing land he owns in Burnt Store Marina, I am very opposed to the CPA as it presently stands. The amendment requests a maximum height of 220 feet. This is well over twice the height of the closest high rise buildings, Grande Isle Towers and Vista Del Sol and is totally inconsistent with what any of us even imagined when we decided to move to Burnt Store Marina. In my opinion it would simply destroy the "feel" of the development we bought into over the years and now call home. When one considers the added number of "front doors" this provides for compared to those already there it seems a relative few will benefit from what is sure to be wrenching changes for many.

As far as the other uses envisioned in the CPA, I believe that the market-place will have a large hand in what finally happens. Certainly an appropriate retail "Village", restaurant, enlarged dry storage facilities, and a hotel may well fit into an appropriate business plan, and given a height restriction that would allow these uses without destroying the reason so many residents are already there, I would support them all.

Finally, I would like to address the suggested completion date of 2030. While there is sure to be a significant turnover in the existing ownership by that date, it does occur to me that the new restrictions requested in CPA2007-00054, Burnt Store Marina Village, may be more about making the property more valuable for some future developer than what specifically will happen in the intermediate term. It must be a huge responsibility and a terrific task to look out that far when asked to approve such dramatic changes to something that frankly is quite satisfactory to so many. That said, I urge you to consider the impact of such a sweeping change on the present owners as well as those that might come in a future that at this writing is none to clear.

David O. Higley
3368C Sunset Key Circle
Punta Gorda, FL 33955
941-637-9424
dohigley@hotmail.com

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Friday, October 17, 2008 9:17 AM
To: Hines, Lisa
Subject: FW: Burnt Store Marina Village

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Ramvoice3@aol.com [mailto:Ramvoice3@aol.com]
Sent: Friday, October 17, 2008 9:15 AM
To: Dist1, Janes
Cc: Dist2, Bigelow; Dist3, Judah; sdist4@leegov.com; Dist5, Mann
Subject: Burnt Store Marina Village

To Lee County Commissioners: Bob Janes
Brian Bigelow
Ray Judah
Tamara Hall
Frank Mann

As residents of Grande Isle II (#307) at 3321 Sunset Key Circle in Burnt Store Marina, we would like to note that we wholeheartedly support Realmark's efforts to bring new development to the Marina area. We respectfully request that the Commissioners approve and transmit the proposed Amendment to the Comprehensive Plan to the State of Florida for review and approval.

Realmark's efforts will not only benefit our Community, but it will bring jobs and additional commerce into the Lee County area.

Sincerely,

Robert and Elaine Richmond
941-575-7112
ramvoice3@aol.com

New **MapQuest Local** shows what's happening at your destination. Dining, Movies, Events, News & more. [Try it out!](#)

10/17/2008

Hines, Lisa

From: Dist5, Mann
Sent: Friday, October 17, 2008 11:10 AM
To: Hines, Lisa
Subject: FW: CPA2007-00054 Realmark Burnt Store Marina, LLC
Attachments: Letter TAL to Commissioner Bob Janes Lee Co.pdf

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: TALoredo [mailto:taloredo@aol.com]
Sent: Friday, October 17, 2008 11:09 AM
To: Dist1, Janes
Cc: Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: CPA2007-00054 Realmark Burnt Store Marina, LLC

Please find attached my comments in **opposition** to the Marina Village Project.

October 17, 2008

Commissioner Bob Janes – District 1
Lee County Board of Commissioners
Copy: Judah, Bigelow, Hall and Mann
CPA2007-54, Realmark Burnt Store Marina, LLC

I will not be able to personally attend the October 22 hearing because I am having Eye surgery on Oct 20, but I want to voice my **opposition** to the Comprehensive Plan Amendment 2007-00054 for the Burnt Store Marina Village.

I believe the Lee County Planning Agency did a very poor job by unconditionally approving 100% of Realmark requests contradicting the many Staff Review concerns and recommendations following their thorough review dated September 12, 2008 and the many letters and concerned statements given by Burnt Store Marina residents during the hearing! 2 LPA Members left before the residents had a chance to speak!

In addition, on the second LPA meeting of Sept 29, Noel Andress ruled to approve the remaining 2 issues being questioned by unilaterally proposing the 220 ft bldg (Staff recommended 135 ft, discussions had raised it to 185 ft) and 1,325 wet and dry slips and immediately calling for the final vote. I understand the vote was 3 to 1 (8 LPA Members)

We oppose the proposed Realmark Burnt Store Marina Village concept because of the following:

- We believe that the construction of hotels, offices, large retail complex and more boat storage, around the marina will be detrimental to our Burnt Store Community, which was not planned for such a high density and does not have the road capacity to handle high-volume traffic. Unlike Realmark's development at Cape Harbor, there is no separation at Burnt Store between the residential and the commercial areas: residents take walks, several times a day on the same single, curving streets that the increased number of cars, bicycles and golf carts use. This indeed will increase the potential for serious accidents.
- Another factor is that noise reverberates around the marina: music now at the small restaurant ends at a reasonable hour and only occurs two or three nights a week. The larger groups and events which might

10/17/2008

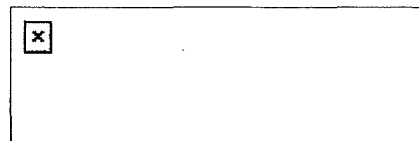
be attracted to the condo hotels would ruin the living experience for hundreds of residents around the marina.

- Realmark will be adding a "Downtown" in an area which requires 1.3 miles of travel thru our private funded roads in order to reach the highway and unlimited access to anyone thru our gates which will destroy the "gated community" concept we now have. The so called contractor gate is still a winding road and the last 0.4 miles there is only one road to access the marina, which is the road we live on.
- The proposed computerized; "state of the art" high rise boat storage facility will be extremely costly. Boat owners just want a place to store a boat they probably use once or twice a month at a reasonable price. Realmark has already lost many customers (including myself) by increasing dock and dry storage prices to the point that there are in excess of 100 slips empty, and even the dry storage has immediate storage space available where 3 years there was a long waiting list. We the local Lee County residents want to keep our costs down as long as possible and Realmark proposal will increase prices.
- The entire project has a high potential for under usage and possible failure. Mr. Stout closed our Golf course when he felt he was not making enough money. We do not want another project that he may do the same.
- The increase in boat traffic will almost certainly be the end of the manatee population that now uses the South Basin as home. Daily you can now see manatees in the area where the second boat house is planned to be built. We strongly disagree with the Lee County Division of Natural Resources finding since all they did was review the applicant's paperwork. We live here and I can see a direct collision path between manatees and boats leaving and returning from the new dry storage building.

We ask that this Transmittal Proposal be denied. I understand that you are a proven leader that believes in putting family and community before politics and greed. I hope you will understand our issues and concerns about keeping our nice quiet community just like it is. Burnt Store Marina is now some 30 years old (Commodore Club was built in 1978-1979) More than 1900 families bought our properties with the faith of the basic character of the community and the lifestyle this fosters would be preserved.

Realmark has a right to build his concept of a "Downtown" with tall buildings, shops, malls etc, if he wants elsewhere, but he does not have the right to squeeze his downtown in the middle of our well established residential community.

Thank you very much.



Tomas A. Loreda

Tomas A. and Catherine M. Loreda

**3 Pirates Lane, #31A
Punta Gorda, FL 33955**

October 17, 2008

Commissioner Bob Janes – District 1
Lee County Board of Commissioners
Copy: Judah, Bigelow, Hall and Mann
CPA2007-54, Realmark Burnt Store Marina, LLC

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I believe the Lee County Planning Agency did a very poor job by unconditionally approving 100% of Realmark requests contradicting the many Staff Review concerns and recommendations following their thorough review dated September 12, 2008 and the many letters and concerned statements given by Burnt Store Marina residents during the hearing! 2 LPA Members left before the residents had a chance to speak!

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- We believe that the construction of hotels, offices, large retail complex and more boat storage, around the marina will be detrimental to our Burnt Store Community, which was not planned for such a high density and does not have the road capacity to handle high-volume traffic. Unlike Realmark's development at Cape Harbor, there is no separation at Burnt Store between the residential and the commercial areas: residents take walks, several times a day on the same single, curving streets that the increased number of cars, bicycles and golf carts use. This indeed will increase the potential for serious accidents.
- Another factor is that noise reverberates around the marina: music now at the small restaurant ends at a reasonable hour and only occurs two or three nights a week. The larger groups and events which might be attracted to the condo hotels would ruin the living experience for hundreds of residents around the marina.
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concept we now have. The so called contractor gate is still a winding road and the last 0.4 miles there is only one road to access the marina, which is the road we live on.

- The proposed computerized; "state of the art" high rise boat storage facility will be extremely costly. Boat owners just want a place to store a boat they probably use once or twice a month at a reasonable price. Realmark has already lost many customers (including myself) by increasing dock and dry storage prices to the point that there are in excess of 100 slips empty, and even the dry storage has immediate storage space available where 3 years there was a long waiting list. We the local Lee County residents want to keep our costs down as long as possible and Realmark proposal will increase prices.
- The entire project has a high potential for under usage and possible failure. Mr. Stout closed our Golf course when he felt he was not making enough money. We do not want another project that he may do the same.
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Thank you very much.



Tomas A. Lored

October 13, 2008

Commissioner Bob Janes District 1

Re: CPA2007-54 Burnt Store Marina

Dear Commissioner Janes,

In 2004, we purchased our dream home in the Burnt Store Marina's Courtside Landings Circle. It had everything that we were looking for including quick access to the water, a convenient golf course, walking and bicycling paths, beautifully manicured surroundings, great neighborhoods, and a tranquility that emphasized the simple things in life. Although miles from shopping, it was worth it to preserve this peaceful environment.

The changes Realmark is proposing will completely upset these attributes, both during the building process and after completion. Can you imagine multiple high rises up to 220 feet tall in your backyard? Our house, along with 70 others in Courtside, is a single family dwelling adjacent to the area of development. These buildings will be over twice as tall as anything in the marina! Talk about a huge shadow!

What Realmark is proposing to build will radically change the "feel" of our community and destroy the attributes that drew us to the marina in the first place. What are we to do if the project proceeds? We cannot sell our property in this market. The last thing we need is more vacant and unsold properties that the project will create!

Also think of the impact on the environment. The marina and surrounding Charlotte Harbor waters are already taxed to the limit. Our drinking and irrigation waters are marginal at best. Burnt Store Marina is a mature development with nearly all units constructed according to the plan of development. The so called "Marina Village" plan by Realmark is way over the top of what can be environmentally absorbed.

Radical changes like this should not be allowed in established communities. It is only appropriate as a new development so that people's lives are not turned upside down. (It is curious to note that Realmark tried to develop a similar project in New Bern, NC last year that was soundly rejected at all levels in November).

Fancy presentations can mislead folks into thinking that it is for the betterment of the community. I personally have yet to meet a neighbor that favors the proposal. Does it make sense to poll the community for acceptance? If not, who is going to protect the little guy? It is respectfully requested that you deny the cited plan to prevent our "paradise" from being "lost".

Sincerely,


Dale Hitchcock

cc: Commissioner Brian Bigelow District 2
Commissioner Ray Judah District 3
Commissioner Tammara "Tammy" Hall District 4
✓ Commissioner Frank Mann District 5

RECEIVED

OCT 16 2008

COMMISSIONER
FRANK MANN

Hines, Lisa

From: Dist5, Mann
Sent: Monday, October 20, 2008 8:15 AM
To: Hines, Lisa
Subject: FW: CPA2007-00054-REALMARK BURNT STORE MARINA

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Richard Farb [mailto:rbfarb@gmail.com]
Sent: Monday, October 20, 2008 12:12 AM
To: Dist5, Mann
Subject: CPA2007-00054-REALMARK BURNT STORE MARINA

RE: CPA2007-00054--REALMARK BURNT STORE MARINA

Dear Mr. Frank Mann,

My wife, Pam and I live in Courtside Landings, Burnt Store Marina. We are literally a stones throw away from Wil Stout's proposed buildings. We don't like the idea of a 20 story building erected across the street from us. We will lose our privacy. Not only will the buildings block our view of sailboats (a bad thing), but also the people in these buildings will be able to look into our Lanai and our bedroom if we don't always keep the shades drawn (a really bad thing!).

We also have a concern for density if these buildings were to be constructed. The number of people, cars and support amenities cannot be serviced in the space allowed in section 22. We believe that the open space requirements of state regulations and guidelines would not permit this density of people, cars and support amenities.

Burnt Store Marina as a whole suffer under this proposal, but the homeowners of the Courtside Landings community within Burnt Store would be severely impacted.

Please do not approve this proposal.

Sincerely,

Pam and Richard Farb

17959 Courtside Landings Circle
Punta Gorda, FL 33955
94...

10/20/2008

Hines, Lisa

From: Dist5, Mann
Sent: Monday, October 20, 2008 8:17 AM
To: Hines, Lisa
Subject: FW: CPA2007-00054 Realmark Burnt Store Marina, LLC

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: akshell@peoplepc.com [mailto:akshell@peoplepc.com]
Sent: Sunday, October 19, 2008 4:08 PM
To: TALoredo; Dist1, Janes
Cc: Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: Re: CPA2007-00054 Realmark Burnt Store Marina, LLC

Tom, vary well written. I could not agree more. I'll be at the next meeting and hope I can express our mutual concerns about this greatly overdone project. Good luck with the operation. Ken Shelly, President Commodore Club

----- Original Message -----

From: TALoredo
To: dist1@leegov.com
Cc: district2@leegov.com ; dist3@leegov.com ; dist4@leegov.com ; dist5@leegov.com
Sent: Friday, October 17, 2008 11:08 AM
Subject: CPA2007-00054 Realmark Burnt Store Marina, LLC

Please find attached my comments in opposition to the Marina Village Project.

October 17, 2008

Commissioner Bob Janes – District 1
Lee County Board of Commissioners
Copy: Judah, Bigelow, Hall and Mann
CPA2007-54, Realmark Burnt Store Marina, LLC

I will not be able to personally attend the October 22 hearing because I am having Eye surgery on Oct 20, but I want to voice my opposition to the Comprehensive Plan Amendment 2007-00054 for the Burnt Store Marina Village.

I believe the Lee County Planning Agency did a very poor job by unconditionally approving 100% of Realmark requests contradicting the many Staff Review concerns and recommendations following their thorough review dated September 12, 2008 and the many letters and concerned statements given by Burnt Store Marina residents during the hearing! 2 LPA Members left before the residents had a chance to speak!

In addition, on the second LPA meeting of Sept 29, Noel Andress ruled to approve the remaining 2 issues being questioned by unilaterally proposing the 220 ft bldg (Staff recommended 135 ft, discussions had raised it to 185 ft) and 1,325 wet and dry slips and immediately calling for the final vote. I understand the vote was 3 to 1 (8 LPA Members)

We oppose the proposed Realmark Burnt Store Marina Village concept because of the following:

- We believe that the construction of hotels, offices, large retail complex and more boat storage, around the marina will be detrimental to our Burnt Store Community, which was not planned for such a high density and does not have the road capacity to handle high-volume traffic. Unlike Realmark's development at Cape Harbor, there is no separation at Burnt Store between the residential and the

10/20/2008

commercial areas: residents take walks, several times a day on the same single, curving streets that the increased number of cars, bicycles and golf carts use. This indeed will increase the potential for serious accidents.

- Another factor is that noise reverberates around the marina: music now at the small restaurant ends at a reasonable hour and only occurs two or three nights a week. The larger groups and events which might be attracted to the condo hotels would ruin the living experience for hundreds of residents around the marina.
- Realmark will be adding a "Downtown" in an area which requires 1.3 miles of travel thru our private funded roads in order to reach the highway and unlimited access to anyone thru our gates which will destroy the "gated community" concept we now have. The so called contractor gate is still a winding road and the last 0.4 miles there is only one road to access the marina, which is the road we live on.
- The proposed computerized; "state of the art" high rise boat storage facility will be extremely costly. Boat owners just want a place to store a boat they probably use once or twice a month at a reasonable price. Realmark has already lost many customers (including myself) by increasing dock and dry storage prices to the point that there are in excess of 100 slips empty, and even the dry storage has immediate storage space available where 3 years there was a long waiting list. We the local Lee County residents want to keep our costs down as long as possible and Realmark proposal will increase prices.
- The entire project has a high potential for under usage and possible failure. Mr. Stout closed our Golf course when he felt he was not making enough money. We do not want another project that he may do the same.
- The increase in boat traffic will almost certainly be the end of the manatee population that now uses the South Basin as home. Daily you can now see manatees in the area where the second boat house is planned to be built. We strongly disagree with the Lee County Division of Natural Resources finding since all they did was review the applicant's paperwork. We live here and I can see a direct collision path between manatees and boats leaving and returning from the new dry storage building.

We ask that this Transmittal Proposal be denied. I understand that you are a proven leader that believes in putting family and community before politics and greed. I hope you will understand our issues and concerns about keeping our nice quiet community just like it is. Burnt Store Marina is now some 30 years old (Commodore Club was built in 1978-1979) More than 1900 families bought our properties with the faith of the basic character of the community and the lifestyle this fosters would be preserved.

Realmark has a right to build his concept of a "Downtown" with tall buildings, shops, malls etc, if he wants elsewhere, but he does not have the right to squeeze his downtown in the middle of our well established residential community.

Thank you very much.



Tomas A. Loredó

Hines, Lisa

From: Mudd, James P.
Sent: Monday, October 20, 2008 9:00 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: Burnt Store Marina

From: Dist5, Mann
Sent: Monday, October 20, 2008 8:55 AM
To: Mudd, James P.
Subject: FW: Burnt Store Marina

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: DGL25@aol.com [mailto:DGL25@aol.com]
Sent: Saturday, October 18, 2008 12:12 PM
To: Dist5, Mann
Subject: Burnt Store Marina

October 18, 2008

Lee County Board of County Commissioners

Re: CPA2007-54

Burnt Store Marina Private Initiated Amendment to the Lee County Comprehensive Plan

My name is Daniel Leather & I live at 3080-2 Matecumbe Key Road in Burnt Store Marina. I am presently a member of the Board of Directors of Admiralty Village Condo Association whose property borders the residential parcel that Realmark wants to rezone for commercial operations.

Not only does the requested zoning not meet the needs of the community, it is incompatible with the surrounding property. The existing parcel is zoned RM2 and RM10. All surrounding property except one parcel (owned by Burnt Store Amenities, LLC) is zoned as RM2, RM10 and RPD.

Burnt Store Marina is located in a Rural land use category and per Lee Plan these areas are not to receive urban-type capital improvements. We would not want to see the Lee Plan amended to allow Burnt Store Marina Village to spillover into our residential areas. The plan does allow for minimal non-residential land uses that are needed to serve the community. This request for rezoning does not serve the needs of the community in that commercial operations & parking areas will replace residential zoning.

The existing marina section is separate from the residential area with the exception of a pool & pool house that is used for transient & live aboard boaters. This building is one story and blends in nicely with the rest of the community

The present plan would change the existing residential zoning from Rural to Burnt Store Marina Village. In doing this Realmark is asking once again to amend Table 1(b) to "reallocate" two acres of Residential property. Their

10/20/2008

previous attempt to change this residential property to a parking lot was just recently turned down by the good wisdom of the county commissioners who I believe recognized this as an intrusion into a residential area. This reallocation moves the marina operation & commercial operation into what is now essentially a residential area. This type of spillover is unwanted & unnecessary as the existing residential property is still viable & useable in its present zoning.

Those of us who purchased property adjacent to the two acres in question, did so with the knowledge that construction on the property would compliment our own properties, not degrade and lower our property values. The present Realmark plan once again places commercial parking areas & boat yard operations next to our residential area with all of the same noise, and visual pollution that this type of operation entails.

Historically Burnt Store Marina & Country Club has been a beautiful, quiet gated residential community with a restaurant & marina operation. It was never intended that this community have a large commercial operation of shops, hotels, & high rise buildings. Mr. Stout wants to compare this community to his Cape Harbor operation, however all of the traffic into the commercial area of Cape Harbor is separate from the residential areas. In his Burnt Store Marina proposal all of the traffic has to transit completely through the residential community in order to get to the Commercial areas. What was and is a quiet gated community would now become completely open to the public. Our roads were never intended for the large amount of traffic that a Burnt Store Marina Village would entail, and would open the community to crime & unsafe traffic areas.

It was generally felt over the years that the amenities in the marina area were primarily for the residents of our community and not primarily for public use; however the restaurant & the marina slips always allowed for some outsiders in the community. At present when the public arrives at our gates they are given a limited permit that needs to be displayed on the windshield, and all vehicles are captured on video both when coming in & exiting the property. This process allows the gate guards to observe the occupants of the vehicles, as well as control how long vehicles stay on the property. Residents have bar codes on their vehicles that provide entrance through separate lanes into the community.

Our feeling is that if this large scale commercial operation is allowed on the property, that it will destroy the privacy and security of a community that was never designed to have this type of operation. In the last hearing on this property Mr. Stout's attorney referred to Burnt Store Marina being like "downtown Ft. Myers". This was an obvious untruth to try to sway the opinion of the Examiner. Anyone who takes the time to visit our community will be able to determine very quickly how transparent that statement is, and how the nature of our homes are residential & rural.

In summary we feel that the scale of the present plan is not adaptable to Burnt Store Marina. Mr. Stout should work with the community in developing a plan that is acceptable to the majority, and not try to restructure the basic residential nature of our home town. If the development of Burnt Store Marina Village is restricted to the area presently dedicated to the existing marina & restaurant operation, we would be in favor & support this plan, however if it results in commercial operations spilling over into our residential areas, then I would oppose the present proposal submitted by Realmark that includes a high rise boat shed & parking lot next door to our homes.

Daniel Leather
3080-2 Matecumbe Key Rd
Punta Gorda, FL 33955

New **MapQuest Local** shows what's happening at your destination. Dining, Movies, Events, News & more. [Try it out!](#)

Hines, Lisa

From: Dist5, Mann
Sent: Monday, October 20, 2008 8:58 AM
To: Hines, Lisa
Subject: FW: Realmark Comprehensive Plan petition

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: [mailto:bandgbailey@earthlink.net]
Sent: Friday, October 17, 2008 5:24 PM
To: Dist1, Janes; Dist2, Bigelow; Dist5, Mann; Dist3, Judah; Dist4, Hall
Subject: Realmark Comprehensive Plan petition

Lee County Commissioners

: Re: Realmark Group
Comprehensive Plan Amendment

Ladies and Gentlemen:

amendment

I am a homeowner and resident of Burnt Store Marina. I oppose the comprehensive plan referred above.

probity

unwanted

The integrity of the existing plan and the related zoning is at issue. Buyers and property owners rely on and durability of a comprehensive plan as well as zoning restrictions as a protection from radical and change.

present allowable

There is no compelling reason to ammend the comprehensive plan. Realmark knew of the use restrictions when purchasing the property and can develop within the use.

status.

Our community has gone to great lengths to preserve the residential, non-transient , limited commercial

commercialization

contrary to claims

Burnt Store Marina is and hopefully will continue to be a high quality residential community. The heavy envisioned by the real estat developer would drastically change the nature of the neighborhood and would also increase the physical and financial burden.

George Bailey
3913 Cape Cole Blvd.
Burnt Store Marina

bandgbailey@earthlink.net
EarthLink Revolves Around You.

10/20/2008

Hines, Lisa

From: Dist5, Mann
Sent: Monday, October 20, 2008 8:58 AM
To: Hines, Lisa
Subject: FW: Opposition to BSM Village Rezoning

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Carol Lowe [mailto:carol_s_lowe@yahoo.com]
Sent: Friday, October 17, 2008 9:26 PM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: Opposition to BSM Village Rezoning

Dear Commissioners Janes, Bigelow, Judah, Hall and Mann,

I am writing to you to express my opinion regarding Realmark's request for comprehensive plan amendment, CPA2007-00054, Burnt Store Marina Village.

Most of us who are critical of the CPA are not anti-development. We simply cannot reconcile the concept of 220-foot tall buildings and 11-story boat storage buildings at the Marina shadowing our homes, and the change that these large condos and hotel will bring to our lifestyle. We are a quiet residential gated community and it seems contradictory to be planning a 16 story hotel in our center. And doesn't it make more sense to have buildings rise from the shoreline from small to tall so everyone can enjoy the beauty of the Marina and Harbor instead of the planned concept which is the reverse (tall buildings at the shoreline blocking the view of the smaller buildings behind them)?

Basically I would say I am concerned about 3 H's: Height, High Density and Hotel. And, in addition, I'm wondering what affect this will have on our manatee population that winters at the entrance of a proposed boat storage building.

Certainly our community is open to improvement in Realmark's property adjacent to the Marina. The large building that was previously a Community Center has been abandoned a long time and is deteriorating. And an upgrade to the restaurant and retail area would be welcomed. Also the addition of 3 or 4-story condos similar to others in the community would be tasteful. But high density, tall buildings and a large hotel is out-of-character for our remote, residential community.

As our elected commissioners representing our Community and our County, please seriously consider the consequences of any changes

10/20/2008

from the current plan for Burnt Store Marina. Our location is a jewel on Charlotte Harbor and it would be a shame to have it tarnished by over-development. Our Community and our Marina are in your hands. Thank you for considering my viewpoint.

Sincerely,
Carol Lowe
17749 Courtside Landings Circle
Burnt Store Marina

Do You Yahoo!?
Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>

Hines, Lisa

From: Dist5, Mann
Sent: Monday, October 20, 2008 3:06 PM
To: Hines, Lisa
Subject: FW: ReallMark and Burnt Store

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Jack Orr [mailto:jackorrcc@comcast.net]
Sent: Monday, October 20, 2008 2:47 PM
To: Dist5, Mann
Subject: ReallMark and Burnt Store

I am a resident of Burnt Store Marina and I am strongly opposed to Will Stout's plans to build high rises and around the marina including a hotel. Burnt Store is already at a very high density and more housing is not needed or wanted.

Jack Orr
3941 Cape Cole Blvd
Punta Gorda, FL 33955

10/20/2008

Hines, Lisa

From: Dist5, Mann
Sent: Tuesday, October 21, 2008 10:22 AM
To: Hines, Lisa
Subject: FW: Section 22 Changes

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: CCI2229857@aol.com [mailto:CCI2229857@aol.com]
Sent: Tuesday, October 21, 2008 9:57 AM
To: Dist5, Mann
Subject: Section 22 Changes

As a resident in Burnt Store Marina, I wanted to voice my opposition to any of the changes to the laws governing the height of building allowed. There is one reason these requests are being made and one reason only.....for Will Stout to make money. Not for the good of the community or for some other greater cause.....MONEY.

Sincerely
Craig Clarke

New **MapQuest Local** shows what's happening at your destination. Dining, Movies, Events, News & more. [Try it out!](#)

10/21/2008

Hines, Lisa

From: Dist5, Mann
Sent: Tuesday, October 21, 2008 2:22 PM
To: Hines, Lisa
Subject: FW: CPA2007-54 BURNT STORE MARINA

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Adis [mailto:aflores06@gmail.com]
Sent: Tuesday, October 21, 2008 2:21 PM
To: Dist1, Janes; Dist3, Judah; Dist2, Bigelow; Dist4, Hall; Dist5, Mann; dist2@leegove.com
Subject: RE: CPA2007-54 BURNT STORE MARINA

To Lee County Board of Commissioners,

Dear Commissioners,

As a resident of Burnt Store Marina, I urge you to vote against the plan submitted by Realmark (cited above)

Realmark is a developer and as developers go, they build, they sell and they move on. We the residents are left with the consequences and that's why I believe that you should take the opinion of the residents seriously. The size and scope of the plans are more of a detriment than they are a benefit to our community.

The density of the population on the proposed plan would pose a burden on our roads, our open spaces (not many left) our irrigation system, our water supply (I mean drinking water) and whatever wildlife that might still live in the waters of the marina and the surrounding areas.

I moved to Florida two years ago and I am discovering that although a beautiful state, Florida is an ecological disaster. The density and the scope of this development in my opinion is too big for the land that is going to be built on and it will contribute to more pollution and overuse of our natural resources.

When it comes to our private gated community, it might change drastically if shops and hotels are to be built there. If the public is not allowed in how could these businesses survive?

Realmark needs to rethink and build smaller instead of pointing fingers and pretending that there is a small group of "mean" residents who don't care about their community and are opposing their plans. Frankly, we are tired of Will Stout's tactics of playing the victim. By no means are Realmark or Will Stout victims. They are aggressive developers who consistently ignore the residents' concerns regarding our future quality of life and that of our children and grandchildren.

It's their land and they should be able to build something but Burnt Store Marina is not Fort Lauderdale nor Miami Beach. Those buildings are so tall that I wonder if anyone will be able to see the sunset after they go up.

I urge you to recommend to Realmark that they come up with a revised plan that decreases the residential density, lowers the heights to current structures and revise the need for large boat storage buildings that really addresses the current and future demographics.

Sincerely,

Adis Flores
5050 Marianne Key Rd Apt 1A
Punta Gorda FL 33955

10/21/2008

*John Gordon Underwood
Federal A. L Judge*

24561 Dolphin Cove Drive
Punta Gorda, Florida 33955
(941)637-4788

FAX

To: Lee County Commissioners Janes, Bigelow, Judah, Hall, and Mann

From: John Underwood, Federal A. L Judge, Retired

Re: CPA2007-00054

Number of Pages: 5 (including cover)

Dear Commissioners:

This fax contains a letter, which I sent to you in August 2007 regarding the golf course at Burnt Store Marina, and a letter sent to the Federal Trade Commission in April 2008. I want to be sure that the golf course parcel is not part of the deliberations of CPA2007-00054, which you will hear on October 22-23. Under no circumstances should any development be permitted on the golf course premises. Indeed, as I expressed in the attached letter, I strongly urge the County to urge Realmark to sell the property to the group that is now running the course.

I also wish to register my strong objection to the height of the buildings planned for the downtown marina area. I object because of the irreparable damage that will be done to the character of the marina area – first because of the length of time required to do the construction and second because of the high density, high traffic region that could potentially be created. Only the most secluded areas of the marina will be exempt from the unpleasantness that this project exudes. It is residents of these secluded areas who applaud Realmark's grandiose plans.

I am also very concerned that the LLC corporate structure of the applicant leaves the County and the residents no recourse in collecting damages should the applicant fail in the midst of such a monumental development. As you are aware, the LLC legally shields the principals from accountability.

While the redevelopment of the downtown marina area is desirable, the proposed project is outside the realm of reasonableness and should be scaled back substantially.

I am unable to attend the upcoming hearings but understand that many people will speak to the position of maintaining the County's building height restrictions for Burnt Store Marina. Please consider their concerns. There are many people who share this point of view.

John Gordon Underwood
Federal A. L. Judge
24561 Dolphin Cove Drive,
Punta Gorda, Florida 33955
(941) 637-4788

August 27th, 2007

Lee County Commissioners

RE: Burnt Store Marina & Country Club -
Will Stout, D.B.A. Realmark Realty Co.

Dear Commissioners,

Mr. Stout has little regard for the property owners in Burnt Store Marina. His reprisal plan of letting the golf course go to seed, or making a tree farm of the golf course if Section 22 does not lease the property from him; is "tantamount" to holding the property owners as hostages, if they do not subsidize his real estate venture. The scare tactics that were advanced by certain members of the community that agreed with his plans, only added to the confusion (*1). There were various emails and other communications circulating within the community, as to the dire results if we did not go along with his plans (*2). It is apparent from (*1) that he and his advisors are of the opinion that they can change the Commission's mind, within 90 days.

The original developers (Florida Design and WCI) charged property owners who had their homes on the golf course, an additional \$30,000... for what I consider a "vested interest" in the maintenance and continuation of the golf course and any subsequent purchasers, i.e. Realmark. In addition, people who bought condos not situated directly on the golf course, also have a quasi vested interest in the continuation of the golf course since, the foresaid corporations used the golf course in their advertising and promotional pitches.

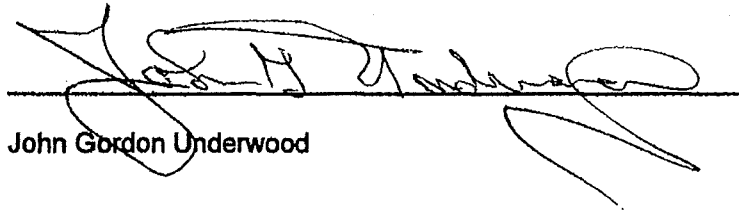
Mr. Stout has stated that he does not wish to operate the restaurant or the golf course, but will not sell it. To me, this is a non sequitur. It would appear, in my opinion, that his long range plans are to continue with the development that he initially presented to the Commission.

Section 22 is a non-profit entity, whose declaration of purpose is for the maintenance of the common area. The golf course is owned by a profit seeking corporation and has never been, and is not now, a part of the common area. I question the propriety and the legality of Section 22 subsidizing a profit seeking corporation's real estate investment, until he convinces this Commission to approve his original plans. The Commission should also seriously consider the impact that his building plans would have on the density problems of this area, as well as the infrastructure to support such expansion.

The traffic where Lee County meets Charlotte County at Vincent Avenue, would create enormous gridlock on Burnt Store Road. The Commission should also be mindful that Burnt Store Road is one of the prime exit routes for residents of North Lee County, who live on Pine Island, Matlacha, and Cape Coral, in the event of a mandated emergency evacuation.

Mr. Stout's ambitions for this area may be admirable; however, the fallout caused by his proposed project may well be disastrous. I strongly propose that the Commission exercise it's right of eminent domain, and buy the golf course from Realmark and turn the golf course into a public golf course. Especially, since this golf course has always operated as such, from its beginning. By doing so, this would also be a great boon to the residents of North Lee County.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Gordon Underwood", is written over a horizontal line. The signature is stylized with loops and flourishes.

John Gordon Underwood

(*1) "The Charlotte Sun", (Our Town Section), " 3/16/07; page 1 & 6.

(*2) See attached emails, etc...

commissioners refusing to grant Realmark to commence its extensive building project, was because of density and infrastructure problems.

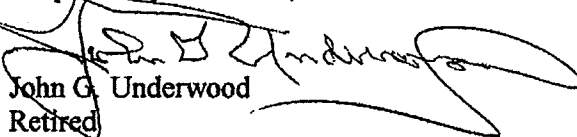
Section 22, without proper legal authority according to its documents, then assessed every home or condominium unit owner and additional \$400.00 a year in order to cover the cost of operating the golf course.

Southshore, one of the 52 condominium associations in Burnt Store filed suit against Section 22 for making said assessments and considered it an ultra vires act. The Lee County court ruled that the Section 22 action was an ultra vires act under Section 22's bylaws and ordered Section 22 to return the money, pay court costs and Southshore's attorney's fees. Section 22 then filed a motion for a rehearing before another judge, which was subsequently denied. This entire matter at the present time is in a state of limbo!

From my many years as a trial attorney at the FTC; it is clear to me that what occurred at Burnt Store Marina is in clear violation of the FTC act.

It is respectfully requested that the FTC open an investigation into this matter as soon as possible.

Respectively submitted,


John G. Underwood
Retired

P.s. A similar deceptive advertising practice has occurred at Tern Bay Development on Burnt Store Road, 5 miles North of Burnt Store Marina.

c.c. Florida Senator Bill Nelson
Florida Senator Mel Martinez
Florida Rep. Connie Mack
Florida Governor Charlie Crist

Hines, Lisa

From: Dist5, Mann
Sent: Wednesday, October 22, 2008 8:14 AM
To: Hines, Lisa
Subject: FW: CPA2007-54

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: jrosenblum [mailto:jrosenblum07@comcast.net]
Sent: Tuesday, October 21, 2008 5:50 PM
To: Dist1, Janes
Cc: Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: CPA2007-54

Commissioner Janes,
I would appreciate if you could pose this question to Mr. Stout tomorrow at the scheduled hearing
One of my concerns is the viability of the two massive boat storage facilities proposed and whether they would really enhance the public's access to the water, or hinder it.
Mr. Stout has publicly stated that they would cost approx 30-35 million apiece.
Taking the larger structure which in Realmarks drawing will hold approx. 450 boats.
Doing the math, and assuming 90% occupancy, avg boat length 30 ft and cost per foot per month is \$20.
That would produce approx 2.916 million per year in revenue.
Assuming cost of financing of 35 million at 8% 2.80 million
That leaves 116 thousand for taxes, insurance, operating expenses for a break even scenario. I think I am being generous in my assumptions
Please keep in mind the current cost for storage is \$12.50/ft.
Who is going to be able to afford \$20/ft and also how is Realmark going to be able to build these with such a slim or non existent margin??
I have similar concerns for the viability of the whole project you are being asked to approve. I think the tough questions have to be asked.
I look forward to a comprehensive review of this project at tomorrows hearing.

Sincerely,
James Rosenblum
Hibiscus Cove, BSM

10/22/2008

Hines, Lisa

From: Dist5, Mann
Sent: Friday, October 17, 2008 11:09 AM
To: Hines, Lisa
Subject: FW: CPA2007-00054
Attachments: staff report cpa2007-00054.pdf

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: darrbee [mailto:darrbee@embarqmail.com]
Sent: Friday, October 17, 2008 11:07 AM
To: DIST1@legov.co; Dist5, Mann; Dist2, Bigelow; Dist4, Hall; Dist3, Judah
Subject: CPA2007-00054

Commissioners Janes, Bigelow, Judah, Hall and Mann

I am writing to you to oppose CPA2007-00054 as written and instead urge you to consider the restrictions requested in staffs original report. Staffs original (attached for you review) report denies the applicants request for 160 residential units and limits heights to 135 feet. Part of the reason for this was the Office of County Attorney issued a Memorandum regarding Burnt Store Marina Village. The memorandum states the following:

*Under the Marina Village Land use Plan the project is vested for a total of 734 dwelling units (4.8 units per acre x 153 acres = 734 units). Based upon the documents provided as updated by the information available on the Property Appraiser website, it appears that a total of 794 dwelling units currently exist within the Marina Village parcel. **Therefore, no additional dwelling units may be constructed.***

Also per staff:

The applicant is requesting an additional 160 dwelling units within the existing development and a maximum height of 220 feet. There is a pending Lee Plan amendment, CPA2007-59, currently under review to amend the Glossary definition of the Coastal High Hazard Area to change the defined Coastal High Hazard Area from the category 1 evacuation zone to the category 1 storm surge line. The changes made to Chapter 163.3178, F.S. define the coastal high hazard area as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. This change will require an amendment to the Lee Plan, Map 5, Coastal High Hazard Area of the future land use map series reflecting the updated definition of the Coastal High Hazard Area. The subject property is proposed to be located within this newly defined area of the Lee Plan, Map 5.

Staffs original report goes on to say "In conjunction with the opinion of the County Attorneys Office regarding the number of existing residential units within Tract C and the above-referenced Lee Plan policies, (see Lee Plan, Policy 5.1.2 and Lee Plan Policy 105.1.4) **staff is unable to support the applicants request to permit an additional 160 dwelling units.**"

In a letter from Lee County Emergency Medical Services (LCEMS) staff they provide the following comment:

This current location is served by LCEMS Station 28, located at 707 SW 1st Street, Cape Coral, FL, which is approximately 12.50 miles away. Our response time to this location is 15+ minutes,

10/17/2008

*which does not meet our core service level response standards of 8:59 minutes or less in 90% of the total emergency responses as required by Lee County Ordinance #02-19. In the event that Station 28 is busy on a response, the next closest station is LCEMS Station 22, located at 152 SE 13th St., Cape Coral, FL, approximately 14.50 miles away. This statement does not indicate that any plans have been received, it just identifies that **Lee County EMS has concerns with the ability to provide service to this area. Current resources prohibit establishing and staffing an EMS station close to this development.***

Staffs report goes on to say that Lee County Emergency Management has concerns regarding the proposed increase in residential density in a Coastal High Hazard Zone. They went on to suggest that:

An on-site shelter must be constructed to accommodate residents and hotel guests to withstand Category 5 hurricane force winds and storm surge. *The owner/developer must submit a post storm recovery plan including post storm evacuation plan for review and approval by Lee County Emergency Management. This plan must include annual training of on-site shelter managers provided by the Red Cross and approved by Lee County Emergency Management.*

In conclusion, as you can see, staff has completely reversed its original opinion and also ignored the opinion of the County Attorneys Office and the concerns of Lee County Emergency Medical Services and Lee County Emergency Management and decided to side with the developer. As you are aware by local wind events here (Hurricane Charlie) and elsewhere (Hurricane Ike in Galveston, TX) ignoring the recommendations of Emergency Services and Management can be quite costly not only in property losses but also loss of life. Therefore as you have asked for our support in the upcoming elections, we would also ask for your support in maintaining our community and way of life and we request that you deny the petition as written and institute staffs original recommendations along with the following restrictions. That no commercial or industrial uses be permitted on property currently zoned residential within the proposed Marina Village and that all dry storage buildings be limited in height to 75 feet or the height of the existing dry storage building, whichever is less.

Thank you for your continued support,

Darrell K. Beaty
President, Admiralty Village Condominium Association
3021-1 Matecumbe Key Rd
Punta Gorda, FL 33955

*John Gordon Underwood
Federal A. L Judge*

24561 Dolphin Cove Drive
Punta Gorda, Florida 33955
(941)637-4788

FAX

RECEIVED

OCT 21 2008

COMMISSIONER
FRANK MANN

To: Lee County Commissioners Janes, Bigelow, Judah, Hall, and Mann

From: John Underwood, Federal A. L Judge, Retired

Re: CPA2007-00054

Number of Pages: 5 (including cover)

Dear Commissioners:

This fax contains a letter, which I sent to you in August 2007 regarding the golf course at Burnt Store Marina, and a letter sent to the Federal Trade Commission in April 2008. I want to be sure that the golf course parcel is not part of the deliberations of CPA2007-00054, which you will hear on October 22-23. Under no circumstances should any development be permitted on the golf course premises. Indeed, as I expressed in the attached letter, I strongly urge the County to urge Realmark to sell the property to the group that is now running the course.

I also wish to register my strong objection to the height of the buildings planned for the downtown marina area. I object because of the irreparable damage that will be done to the character of the marina area – first because of the length of time required to do the construction and second because of the high density, high traffic region that could potentially be created. Only the most secluded areas of the marina will be exempt from the unpleasantness that this project exudes. It is residents of these secluded areas who applaud Realmark's grandiose plans.

I am also very concerned that the LLC corporate structure of the applicant leaves the County and the residents no recourse in collecting damages should the applicant fail in the midst of such a monumental development. As you are aware, the LLC legally shields the principals from accountability.

While the redevelopment of the downtown marina area is desirable, the proposed project is outside the realm of reasonableness and should be scaled back substantially.

I am unable to attend the upcoming hearings but understand that many people will speak to the position of maintaining the County's building height restrictions for Burnt Store Marina. Please consider their concerns. There are many people who share this point of view.

John Gordon Underwood
Federal A. L. Judge
24564 Dolphin Cove Drive,
Punta Gorda, Florida 33955
(941) 637-4788

August 27th, 2007

Lee County Commissioners

RE: Burnt Store Marina & Country Club -
Will Stout, D.B.A. Realmark Realty Co.

Dear Commissioners,

Mr. Stout has little regard for the property owners in Burnt Store Marina. His reprisal plan of letting the golf course go to seed, or making a tree farm of the golf course if Section 22 does not lease the property from him; is "tantamount" to holding the property owners as hostages, if they do not subsidize his real estate venture. The scare tactics that were advanced by certain members of the community that agreed with his plans, only added to the confusion (*1). There were various emails and other communications circulating within the community, as to the dire results if we did not go along with his plans (*2). It is apparent from (*1) that he and his advisors are of the opinion that they can change the Commission's mind, within 90 days.

The original developers (Florida Design and WCI) charged property owners who had their homes on the golf course, an additional \$30,000... for what I consider a "vested interest" in the maintenance and continuation of the golf course and any subsequent purchasers, i.e. Realmark. In addition, people who bought condos not situated directly on the golf course, also have a quasi vested interest in the continuation of the golf course since, the foresaid corporations used the golf course in their advertising and promotional pitches.

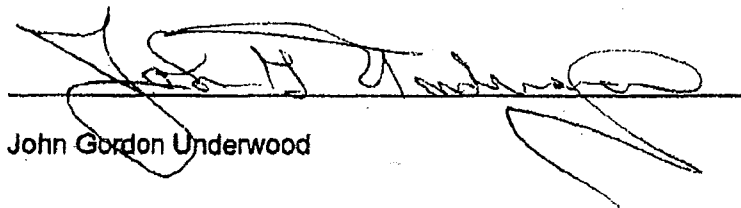
Mr. Stout has stated that he does not wish to operate the restaurant or the golf course, but will not sell it. To me, this is a non sequitur. It would appear, in my opinion, that his long range plans are to continue with the development that he initially presented to the Commission.

Section 22 is a non-profit entity, whose declaration of purpose is for the maintenance of the common area. The golf course is owned by a profit seeking corporation and has never been, and is not now, a part of the common area. I question the propriety and the legality of Section 22 subsidizing a profit seeking corporation's real estate investment, until he convinces this Commission to approve his original plans. The Commission should also seriously consider the impact that his building plans would have on the density problems of this area, as well as the infrastructure to support such expansion.

The traffic where Lee County meets Charlotte County at Vincent Avenue, would create enormous gridlock on Burnt Store Road. The Commission should also be mindful that Burnt Store Road is one of the prime exit routes for residents of North Lee County, who live on Pine Island, Matlacha, and Cape Coral, in the event of a mandated emergency evacuation.

Mr. Stout's ambitions for this area may be admirable; however, the fallout caused by his proposed project may well be disastrous. I strongly propose that the Commission exercise it's right of eminent domain, and buy the golf course from Realmark and turn the golf course into a public golf course. Especially, since this golf course has always operated as such, from its beginning. By doing so, this would also be a great boon to the residents of North Lee County.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Gordon Underwood", is written over a horizontal line. The signature is stylized with a large initial "J" and a long, sweeping underline.

John Gordon Underwood

(*1) "The Charlotte Sun", (Our Town Section)," 3/16/07; page 1 & 6.

(*2) See attached emails, etc...

John Gordon Underwood
Federal A.L. Judge
24501 Dolphin Cove Dr.
Punta Gorda, Florida 33955
(941) 637-4788

Federal Trade Commission
Pennsylvania Ave. & 6th St. N.W.
Washington D.C.

April 3, 2008

Re: Burnt Store Marina and Country Club vs Will Stout D.B.A. as Realmark Reality Co.

Attn. Bureau of Deceptive Practices

I was employed by the FTC from January 1, 1961 until August 1972, during that time I was a trial attorney on the general counsel staff for several years, and then was transferred to the Bureau of Deceptive Practices until August 1972; at which time I became a Federal Administrative Law Judge for H.E.W. I left federal service in August of 1988.

The purpose of this letter is to apprise the commission of the deceptive practices being employed in the state of Florida by some large land developers. The people who live in Burnt Store Marina were assured, both verbally and in the developer's advertisements and general advertising, that if they bought a home in Burnt Store they were promised perpetual use of the varying amenities offered by the developer.

Florida Design Corp., one of the original developers of this area later sold it's interest to WCI, another large corporate developer. WCI eventually sold its interest to Realmark Corp.

Buyers who purchased homes situated on the golf course were charged an additional \$30,000 for the privilege. The golf course and other amenities have always been owned and operated by the various developers. In the spring of 2007, Realmark decided it was not making enough money and closed down the amenities and the golf course. Since the county commissioners of Lee County had already refused to allow Realmark to go forward with its plan of further development in the marina; Realmark then informed the members of the community, i.e. Section 22, that it was closing all the amenities and stated that it would let the golf course go to seed or plant a tree farm on the golf course. Realmark refused to sell the golf course to anyone, and stated that it did not want to operate a golf course. After holding the members in a state of fear (for the reduction in the value of their property) for several months, he then induced Section 22 to enter into a 5-10 year lease to operate the amenities. Apparently, the reason for the county

commissioners refusing to grant Realmark to commence its extensive building project, was because of density and infrastructure problems.

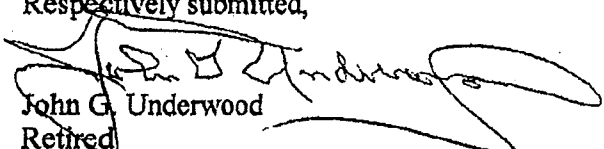
Section 22, without proper legal authority according to its documents, then assessed every home or condominium unit owner and additional \$400.00 a year in order to cover the cost of operating the golf course.

Southshore, one of the 52 condominium associations in Burnt Store filed suit against Section 22 for making said assessments and considered it an ultra vires act. The Lee County court ruled that the Section 22 action was an ultra vires act under Section 22's bylaws and ordered Section 22 to return the money, pay court costs and Southshore's attorney's fees. Section 22 then filed a motion for a rehearing before another judge, which was subsequently denied. This entire matter at the present time is in a state of limbo!

From my many years as a trial attorney at the FTC; it is clear to me that what occurred at Burnt Store Marina is in clear violation of the FTC act.

It is respectfully requested that the FTC open an investigation into this matter as soon as possible.

Respectively submitted,


John G. Underwood
Retired

P.s. A similar deceptive advertising practice has occurred at Tern Bay Development on Burnt Store Road, 5 miles North of Burnt Store Marina.

c.c. Florida Senator Bill Nelson
Florida Senator Mel Martinez
Florida Rep. Connie Mack
Florida Governor Charlie Crist

LISA H

FAX COVER SHEET

17834 10/22/08 Page 1 of 1
17834 10/22/08 Page 1 of 1
Fax 1 341 525 0034

① 1, 2, 3, 4, 5

Send to: Lee County Commissioners	From: James Rosenblum
Attention:	Date: 10/22/08
Office Location:	Office Location:
Fax Number: 239 485 2143	Phone Number:

- ☐ Urgent
- ☐ Reply ASAP
- ☐ Please comment
- ☐ Please review
- ☐ For your information

Total pages, including cover: 4

Comments:**Re: CPA2007-54 Realmark Burnt Store Marina**

I am enclosing by fax, a copy of my prepared remarks regarding CPA2007-54
I would appreciate if you could copy and make available a copy of my remarks
prior to the meeting scheduled for Thursday 10/23/08
I appreciate your help.

James Rosenblum

RECEIVED
OCT 24 2008

COMMUNITY DEVELOPMENT

Commissioners Janes, Judah, Bigelow, Hall, Mann

10/22/08

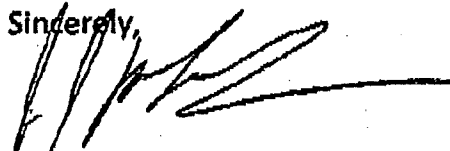
RE. CPA2007-54 Burnt Store Marina

Dear Commissioners,

I was present at the scheduled hearings this morning and was prepared to speak in opposition to the Realmark proposal. I was disappointed that because of the tight schedule it will not be heard until tomorrow 10/23.

Unfortunately, I will not be able to attend the meeting scheduled for Thursday and personally voice my concerns. However, I am enclosing a faxed copy of my prepared remarks regarding this subject. I would greatly appreciate if you could review my concerns and consider them in your discussion and ultimate decision regarding CPA2007-54.

Sincerely,



James Rosenblum

17825 Hibiscus Cove Ct

Punta Gorda, FL 33955

My name is James Rosenblum, I reside at Hibiscus Cove in Burnt Store Marina. I am a full time resident and have lived here since 1999. I am here to speak against the Realmark request as Proposed. I had previously sent the Commissioners other letters and E mails with my objections regarding this proposal and I would hope you consider those objections as part of your decision making process.

I would like to address a subject that has had little prior discussion. This is the timeframe and viability of such an ambitious project. I believe Mr. Stout has mentioned 2030 as a possible end date which coincidentally corresponds with the date of the Vision Statement of the Lee Plan.

The viability and timeframe of such an ambitious plan would have far less importance if we were talking about a new development in a new undeveloped piece of land. The impact on residents, traffic, and quality of life would not have the implications that this project will have.

However, we are NOT talking about new development, but rather REDEVELOPMENT within an existing community of over 1900 units and over 3500 residents both seasonal and full time. This proposed development is meant to replace, enhance and expand the current Marina development. However, herein lies the problem. Given the current economic conditions, the state of the housing market, financing availability, I would seriously doubt that this project will even be started within the next 5 years. Normally, this should not be my concern. However the current circumstances warrant my concern. Realmark has asked for community support of this project "to fashion a planned development that helps to revitalize and rejuvenate the community".

The problem with this request is that we the residents IN THE INTERIM will be left with an unoccupied former administration building that has visible signs of decay and mold. We will be left with hundreds of boats sitting on outside racks in an open, dusty lot. We will be left with a boat storage building in serious need of repair and external facelift. We will be left with lots of loose ends whether this project will even be built or completed and by whom. We are being asked to endure all this and forgo any immediate help so that at some unknown time in the next two decades this may all be REJUVENATED.

I would also like to comment on the proposed two 110 ft automated, state of the art, climate controlled boat storage buildings. I believe Mr. Stout has said these will cost 30-35 million apiece to construct and will accommodate yachts up to fifty feet in length. My concern for this proposal is instead of making the water resources available to the public, it does just the opposite by putting the cost of boat storage well beyond the financial resources of the population of this community and surrounding areas. This area of Florida is predominately comprised of retirees on fixed incomes, and lots of "JOE THE PLUMBERS" who just want to spend a day of fishing or taking the family out for a day on the water. The cost to store their

boat in a 35 million dollar structure will be prohibitive. A spokesman for Realmark in an E mail said regarding these storage buildings "Since development is driven by demand, there is little chance of building a facility like that proposed before the demand is there to support it" The question remains, how long do we wait with the existing deteriorating structure. How long do we wait with a dusty lot with boats on wooden racks.. The answer is simple... Scrap the idea of 110 ft tall automated storage buildings and construct traditional dry storage buildings which will accommodate the current and future needs of boaters at a far less cost.

I would think the same statement; "development is driven by demand" would apply to 220 ft tall condo and hotel buildings. They simply will not be built before the demand is there. That assuredly will be many, many years away. Again, the solution is to recommend a far less ambitious plan that addresses the demographics, provides the rejuvenation, respects the rights of the current residents and would take far less time to complete.

It is the current residents who bought here and currently live here that should be promised the rejuvenation. After all, it is the current residents who pay the taxes, maintain their homes, maintain the roads, pay for the security, and maintain the common areas. Yet it is those residents who will endure two decades of, noise, dirt, dust, traffic and greatly diminished quality of life if this project is approved as presented. This project, as presented, simply stated, does not belong in a long and well established community such as Burnt Store Marina. It belongs right where it is. In Cape Harbour.

I urge the Commissioners to weigh the desires of the developer with the rights of the residents and vote no to this request. Recommend that the developer comes back with a less ambitious plan that allows for development and rejuvenation that more closely resembles the current development, and respects the rights of the community and its citizens to live as they contemplated when they decided to make Burnt Store Marina their home.

FAX COVER SHEET

1/26/08 10:00 AM
10/22/08 10:00 AM
10/22/08 10:00 AM

01,2,3,4,5

Send to: Lee County Commissioners	From: James Rosenblum
Attention:	Date: 10/22/08
Office Location:	Office Location:
Fax Number: 239 485 2143	Phone Number:

- ☐ Urgent
- ☐ Reply ASAP
- ☐ Please comment
- ☒ Please review
- ☐ For your information

Total pages, including cover:

9

Comments:

Re: CPA2007-54 Realmark Burnt Store Marina

If you would kindly distribute copies of this fax to the Commissioners.

Thank You James Rosenblum

Dear County Commissioners,

10/22/08

RECPA2007-54 Burnt Store Marina

I am enclosing by fax a copy of the minutes Of the Board Meeting of Section 22 Homeowners Assoc. from December 6, 2005 along with the printed list of attendees . This was taken from the Burnt Store Web site and provided by the community manager

I don't know if this will be coming up at your meeting for tomorrow, but previously, mention was made of the overwhelming community support and numbers have been mentioned from 700-1400 residents in favor of this at the meeting of 12/6/05. There also has been casual reference to a vote.

I would like to point out that this was a meeting of the Board and not a dully called meeting of the residents. As such, no vote of the residents can be legally taken and any numbers in favor by accolade are suspect and unreliable at best.

Also the Owners Present List is enclosed as part of the minutes. I have roughly counted 452 attendees, therefore any numbers mentioned above that in favor of Realmarks proposal at that time are suspect and without foundation.

I appreciate your Indulgence In reviewing this document.

Respectfully,

James Rosenblum



MINUTES OF THE BOARD OF DIRECTORS' AND BUDGET MEETING FOR PUNTA GORDA ISLES SECTION 22 HOMEOWNERS ASSOCIATION, INC.

December 6, 2005

The meeting was called to order at 1:00 PM by Carl Winger, President.

Directors present were Carl Winger, Jack O'Neill, John D. McCrea, Hans J. Rentsch and Robert Bucci.

Also present were Kent Benson and the owners whose names are on the attached list.

By proper motion by Mr. Bucci, seconded by Mr. Rentsch, the minutes of the previous meeting of November 1, 2005 were approved as presented.

BOARD VACANCY: Mr. Winger reported Roy Wallace resigned from the Board.

By proper motion by Mr. O'Neill, seconded by Mr. Bucci, it was unanimously approved to appoint Janet Wood to the Board to fill the vacancy created by Mr. Wallace's resignation. Ms. Wood will serve as a director until the election held in 2007.

The Board recognized Sally Byle from the floor who made a presentation regarding "Adopt a Road" regarding Burnt Store Road and asked for volunteers from the community to assist in these efforts.

At this time Mr. Winger introduced Will Stout, representing RealMark Corporation. Mr. Stout and his assistance presented a two hour presentation to the Association regarding the proposed purchase of the amenities, the irrigation system, and whatever lands still remaining in WCI's name at Burnt Store.

The Board thanked Mr. Stout for his presentation. By proper motion by Mr. O'Neill, seconded by Ms. Wood, the Board moved to accept the basic framework of the Memo of Agreement, a copy of which is attached hereto and made a part hereof, subject to the advice and rewording of the Association's counsel. The motion passed 6 to 0.

TREASURER'S REPORT - 2006 BUDGET: By proper motion by Mr. O'Neill, seconded by Mr. Rentsch, it was unanimously approved to accept the 2006 budget with annual maintenance fees being set at \$445 for 2006. An invoice will be mailed to the owners indicating this, and a copy of the budget will accompany the thirty days of the Annual Meeting.

UNFINISHED BUSINESS:

BOARD VACANCY: This item was covered above.

NEW BUSINESS:

BSMA - Minutes
December 6, 2005
Page Two

COMMITTEE REPORTS:

LANDSCAPE COMMITTEE: Mike Lemon presented the Landscape Committee Report, a copy of which is attached and made a part hereof.

ARC COMMITTEE: Mr. Bavaro reported the committee met twice since the last Board meeting, and fifteen applications were considered. From year to date the Committee has processed 152 Architectural Review Applications.

Mr. Bavaro further reported on a recent meeting between Admiralty Village and the Platinum Points Yacht Club. A copy of the report in letter form is attached and made a part hereof.

It was reported an application from Jack and Fawn Hill was returned to the owners.

By proper motion by Mr. Rentsch, seconded by Mr. McCrea, the request for modifications by Jack and Fawn Hill was unanimously approved.

COMMUNICATIONS COMMITTEE: Mr. Buccì reported that due to increased advertising activity that the Beacon will be comprised of fourteen pages. No action was taken by the Board.

C.O.P. COMMITTEE: Mr. O'Neill presented the C.O.P. Committee Report regarding recent break-ins on Section 22 property and reported the Sheriff is actively investigating these incidents. No action was taken by the Board.

INFRASTRUCTURE COMMITTEE: No report was given due to Mr. Monge's absence.

ENTRY COMMITTEE: Mike Lemon reported progress is moving forward and several additional approvals had been required by either DEP, Lee County Electric Coop or the Lee County Permitting Division. Mr. Lemon further reported that with working with the architect, the engineer and the contractors all permits were secured and the work is moving forward.

By proper motion by Mr. McCrea, seconded by Mr. Rentsch, an additional \$5,000 was approved for the Cool Water Pools proposal for a water feature at the front entrance. A copy of the proposal is attached and made a part hereof. The Motion passed 5 to 1 with Mr. Buccì dissenting.

The Board confirmed the budget is set at \$600,000 for this project and the project manager and management will work on necessary change orders in between Board Meetings and will report to the Board of any additional expenditures at meetings.

NOMINATING COMMITTEE: It was reported the Nominating Committee selected three candidates to receive their recommendation to fill the three vacant seats at the election on January 27, 2006, as follows: Stuart Gassner, Joan Lapinski and Robert Schwalm. These

names will appear on the ballot and additional nominations will be taken from the floor on the day of the meeting.

BSMA -- Minutes
December 6, 2005
Page Three

It was reported six additional owners submitted their names to the Committee for consideration and their names will appear on the ballot as follows: Jon Ehrmann, Richard Loughman, Patrick O'Keefe, Kenneth Parr, John Tomascelli and Dean Wiley.

The Committee reported there will be a candidate forum on January 18, 2006 with the location to be announced.

The Board thanked the Committee for their diligent efforts and hard work in generating so much interest in the upcoming election

CORRESPONDENCE: No action was taken by the Board.

MAINTENANCE: No action was taken by the Board.

COMMENTS FROM UNIT OWNERS: Comments were heard from unit owners for future consideration.

By proper motion by Mr. McCrea, seconded by Ms. Wood, the meeting was recessed until December 13, 2005 at 1:00 PM.

OWNERS PRESENT
BOARD OF DIRECTORS' AND BUDGET MEETING FOR PUNTA GORDA ISLES SECTION
22 HOMEOWNERS ASSOCIATION, INC.

December 6, 2005

Leon Luberacki
Charles & JoAnne Bullock
Tom Powers
Elaine DeBoef
Mary Ann Vanderwerf
Pat & Ginny Muchison
Kathleen Morris
Marianne Zapp
Donald & Peggy Wank
Linda Eakhoff
Faith Gibson
Stanley and Mary Spaulding
Fred and Linda Wright
Ray and Cynda Hardin
Von and Pam Vold
Gli Vincenti
Ed Fleming
Carol Larsen
Dennis Furton
Anne and Pete Nash
The Baylans
Bob Brock
Bodo and Mae Eberstein
Susan Parr
Rolf Brandfelt
George Riddell
George Folio
Jim and Elaine Roberts
Collin Wallace
Maggie Jones
George & Norma Cantor
Kenneth Johnson
Carol Clark
Marcia Raymond
Peter Koelker
Howard Davidson
Charles Brown
Ron and Pauline Morrillo
John Nulson
John and Carol Birkenberger
Dorothy Kronis
B. Friedan
John and Joyce Mahan

Don Conti
Gloria and Bill Kneller
R. V. Morgan
Pat O'Keefe
Joe and Jackie Gelormini
Brenda and Donald Lazarus
John and Joan Stanley
Geraldine and Brian O'Callaghan
Marlene Ryan
Vicki Weldemeyer
Alta Flanigan
Herb Wiese
Sandra Funk
Corrine Osicki
Dan Loren
Fred and Linda Hinman
Lawrence Bruno
Bev Woosley
Jim Debbin
Shirley Weirsing
Mr. Wadsworth
Ron and Carol Doig
Jennifer Crow
Cheetah Currier
Bernadine Stewart
Paul Ray
Edwin and Francine Hutcheson
Juan and Zoa Gengal
Linda Dutcher
John and Diane Ardolino
Vicki Harding
Jack Kandor
Cliff Wedranks
Edward Hofnleke
Mark Geach
Ken Carlson
Charles Cobb
Tom and Carol Tiedemann
Annie and Charley Drummond
Hugh and marge Higley
Mr. Stone
W. R. Kays
Naomi Held

Barbara Shields
 Morman Loube
 J. E. Geary
 Ron Grinold
 Jeannette Williams
 Alan and Maureen Johnson
 Constantine Konstans
 Sale Spencer
 Ron Graves
 Bonnie Couperthwaite
 Carla & Greg Matulak
 Sharon and Waine Hicks
 Charles Alegard
 Barbara Mueller
 Leo & Louise Padelcke
 Stu Gassner
 Chris & Peter Rasmussen
 Joel & Marilyn Spector
 Edith Wenzlaff
 Jim and Sue Carlisle
 Skip Hunt
 Gerry and Sue Mann
 Robb & Jackie Prince
 Jim and Seon Hendrie
 Stan Haering
 Kevin & Carol Pelto
 Kam Sjursen
 Barbara & Ernest Criscello
 Ray Galfen
 Harvard Kolm
 Dick Bagwell
 Bob & Gina Wenrich
 Bev and Carl Giegler
 George & Sheryl Peters
 Mary & Ed Edwards
 Dale & Mary Hitchcock
 Bill and Marilyn Yure
 H. Klepe
 Mary & Dick Marsquita
 Robert & Jeanne Walter
 Jordan & Elaine Buckley
 John and Dee Brinda
 Don & Sara Ulrich
 Margaret Chrysler
 Concetta Clock
 Harvey Abbott
 James & Barbara Lawler
 Carl Motts
 Peg Love
 Andy Wilhite

Catherine McKennon
 Mary Pace and Tommy Shannon
 Joe McGuire
 Jack and Naomi Campbell
 William and Nancy Schmelzer
 Richard and Carole Casey
 Lynn and George Sullivan
 Linda Fortunato
 Don and Linda Fortunato
 Barbara Weber
 Sharon and Jim Rohn
 Leza Anderson
 Ray and Phyllis Love
 George & Carol Gershowitz
 Phil and Joyce Geaumont
 Juanita Slongia
 Mike & Rebecca Van Deutekom
 Stu and Anne Uhler
 Alice & Bruce Ulrich
 M. Parker
 Kevin & Sally Healy
 John & Carol Walkley
 Mike Walsh
 Marv Beegman
 Larry Larsen
 Hugh & Mildred FFrench
 Vinny and Fran Mennolda
 Doug & Sue Johnson
 LouAnne & Larry Marshall
 C. Bacon
 Rachel Martin
 Lillian and Marv Bloom
 Bill and Linda Peterson
 George & Jane Eldred
 Janet Lipscomb
 Jo & Tom Papinski
 Jay & Susan Lev
 Carol Effinger
 Allan and Kathy Orrison
 Jim Kimble
 Joyce & Richard Larsen
 Raold & Heidi Lavagetto
 Bob Bastoni
 Bob Kirchmier
 Phil & Anne Leonard
 Karl & Pat Coke
 Nancy Richie
 Eric & Pam Mowitz
 John Alexander
 Ruth Shiffett

74

F1

Jim McTernan
 Jim and Linda Rosenberg
 John & Pam Conroy
 Peter & Bonn Van Clasterhaut
 Tom Course
 Jan & Bill Toporsch
 Patrick & Mary Cassady
 Sally & Arvon Byle
 Bob & Nancy Livingston
 Ed & Carol Tilly
 Bob Briggs
 Joe Souto
 Lilli Carrillo
 Gerald & Carol Nolan
 Jerry Metz
 Bill Trauschold
 Tom & Wilma Hood
 Bob Forward
 Katie & Jim Marz
 M. Fleschman
 Johanna Dimartino
 Linda rousseau
 Pat Morris
 Mary Wwelch
 Judy Friedrichsen
 Dolores and Jerry Marks
 Bryan Kelner
 Jon Lusay
 JoAnn and Bob Bucci
 John Gallagher
 Jerry & Sue Johnson
 Ann Mansfield
 The Ryners
 Robert & Debbie Burns
 Jim & Carthy Goetz
 John Fontana
 Louis Kushner
 Wylie Smith
 Charles Roberts
 Raymond & Lynn Day
 Barbara & Harvey Hallberg
 Mr. and Mrs. Marv Bergman
 Nancy Smith
 Tom & Joyce Purdy
 Ron & Angela Papneill
 Jay & Bet Chappel
 Todd Mathis
 Carol & Victor Smith
 Dale & Sharon Mars
 Dieter & Len hartkopf

Karen Sanderson
 Ken & Sue Parr
 Dottie Carroll
 Louie & Marilyn Hemphill
 Mary Lang
 Bob & Anne Hodges
 Daniel & Linda Feeney
 Roger Stiers
 D. J. & sje Reardon
 Jim Merz
 J. C. Murphy
 Kathleen Lindberg
 Dorothy & Hank Konetanty
 Constance Slattery
 Sue Beckworth
 Tom & Diane Temko
 Edge Mullenbier
 LouAnne Montau
 B. Shottes
 Janet Drews
 Brent Douglas
 C. Mehean
 Jane MacCarthy
 Carol Kusek
 Pat & Paul Delmato
 Fred and Ann Horwitz
 Brenda Capek
 Bob Vailly
 David Mowry
 Alison Dreher
 Barbara Whelan
 Harris & Tom Churchran
 The Lettis
 Tom & Judy Schmitz
 Dick Thams
 Holly & Joe Serokos
 Ruth Merry
 Krant & Anita Landner
 Edmond Adrianens
 Paul & Camilla Galley
 The Doerres
 Bryan Helming
 Glenn Spurlock
 Mary Lambert
 Gordon & Cheryl Forgey
 Beverly & George Butler
 James Crane
 George & Minnie Osteryee
 Sue Harrelson
 Jackie Carson

76

70

Anna Mara Schoffuann
John & Renee Nagel
Phil Thompson
Sharadan Whiting
Harv & Barb Halberg
Jean & Leon Kerwin
Irving Priest
Jan McLaughlin
Janice Prentice
Tom Woodling
James Walton
Chris & Chris Rogiers
Churck Bentley

17

Roland Thiede
Bev Larson
Lisa Anderson
Pat & Kathy Hansen
Ernest Harden
Catherine Ahrens
Dick & Amy Loughman
Don and Sue Patterson
Robert Richmond
John & Doris Zimmerman
Gene & Gena Deckerson
Lea Walters
Bill & Wanda Bell

19

**PUBLIC
COMMUNICATION
SUPPORT**

Hines, Lisa

From: Noble, Matthew A.
Sent: Wednesday, September 10, 2008 7:08 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: Realmark...Burnt Store Marina proposed changes

for the file...

From: Tom Kuhn [mailto:tomkuhn@indy.rr.com]
Sent: Tuesday, September 09, 2008 7:58 PM
To: Noble, Matthew A.
Subject: Realmark...Burnt Store Marina proposed changes

I have owned a condominium in the Burnt Store Marina Complex for several years now and am delighted to see Realmark's plans to improve the marina area with new facilities. Although I am not familiar with the entire project, I understand that it will include upgrades to the marina, docks, more retail shops, restaurants, etc.

I am not too keen on adding additional large condo's, but I'm infavor of seeing the marina area itself spruced up.

Tom Kuhn
3020 Matecumbe Key Road
Unit 106

9/10/2008

Hines, Lisa

From: Block, Alvin H.
Sent: Thursday, September 18, 2008 4:10 PM
To: Hines, Lisa
Subject: FW: Land use amendment for Burnt Store Marina for Sept 22, 2008

See below. A positive comment.

Chip

Alvin Block, AICP

Principal Planner
Lee County Department of Community Development
Zoning Division
(239) 533-8371
blockah@leegov.com

Please note: Florida has a very broad public records law. Most written communications to or from County personnel regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

From: Dist3, Judah
Sent: Thursday, September 18, 2008 2:36 PM
To: Block, Alvin H.
Subject: FW: Land use amendment for Burnt Store Marina for Sept 22, 2008

Again,
Unauthorized communication?
Thank you for your patience as I learn -

Molly Schweers, Executive Assistant
Commissioner Ray Judah, Chairman
Lee County Board of County Commissioners
(239) 533-2223 Phone
(239) 485-2021 Fax
Email: dist3@leegov.com
Website: www.lee-county.com

From: Jim Getz [<mailto:jrgetz1@comcast.net>]
Sent: Thursday, September 18, 2008 1:32 PM
To: nadress@comcast.net; ringe@landsolutions.net; carleton819@aol.com; Lessgov@LesCochran.com;
DawnMGo@leeschools.net; Lmt7979@hotmail.com; rawessel@sccf.org; rippemj@embarqmail.com; Dist1, Janes; Dist3, Judah;
Dist2, Bigelow; Dist5, Mann
Subject: Land use amendment for Burnt Store Marina for Sept 22, 2008

To: Local Planning Agency Members of Lee County
Lee County Commissioners

From: Jim and Cathy Getz
1006 Matecumbe Key Rd
Punta Gorda, Fl. (Burnt Store Marina)

We are contacting you regarding the up coming meeting on Monday, September 22 on the planning changes that Realmark is requesting for our area. We Support Realmark's plan to redevelop the Burnt Store Marine area in its entirety and request you change the current land use designation to allow for this redevelopment. Our Community is in need of serious upgrading and

9/18/2008

Realmark has shown the willingness to spend the dollars to improve our area and consequently the tax base for Lee County.

We have a minority group that is very active in holding our community back, but as previous votes have shown, they are far outnumbered by our property owners that desire to up grading our aged Marina. We hope that you will approve the changes proposed by Realmark.

Sincerely

Jim and Cathy Getz

From: Dist1, Janes
Sent: Wednesday, September 10, 2008 1:26 PM
To: John McConomy
Cc: O Connor, Paul S.; Dist1, Janes
Subject: RE: CPA2007-00054, Burnt Store Marina Village submitted by Realmark Burnt Store Marina, LLC

Dear Mr. McConomy,

Thank you for taking time to write to me to share your comments and concerns over the proposed Comprehensive Plan Amendment 2007-00054 regarding Burnt Store Marina Village. Please accept this response as acknowledgment that your message has been received and reviewed.

This item is scheduled to go before the Lee County Planning Agency for review and recommendation on September 22, before it comes to the Lee County Board of County Commissioners. Let me assure you that I will be happy to keep your comments in mind at that time it comes to the BoCC for a vote. However, in the meantime, I am taking the liberty of forwarding your comments to Paul O'Connor, Planning Director, to share with the members of the Lee County Local Planning Agency.

If I may be of any further assistance to you, please feel free to contact me.

Commissioner Bob Janes, District #1
Lee County Board of County Commissioners
Post Office Box 398
Fort Myers, FL 33902-0398
239.533.2224 (Office Number)
239.485.2155 (Fax Number)
Dist1@leegov.com

From: John McConomy [mailto:jwmccconomy@yahoo.com]
Sent: Tuesday, September 09, 2008 3:49 PM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann; nandress@comcast.net; ringe@landsolutions.net; rippemj@embarqmail.com; carleton819@aol.com; rawessel@sccf.org; Lmt7979@hotmail.com; Lessgov@LesCochran.com
Subject: CPA2007-00054, Burnt Store Marina Village submitted by Realmark Burnt Store Marina, LLC

Members of the County Commission and Lee Planning Agency:
Please find attached my letter in support of Realmark's application for the Burnt Store Marina Village. Thank you for your consideration. Many thanks.

Regards,
John McConomy

John McConomy
3333 Sunset Key Circle #102
Burnt Store Marina
Punta Gorda, FL 33955

9/15/2008

John W. McConomy
3333 Sunset Key Circle #102
Punta Gorda, FL 33955

September 9, 2008

NOEL ANDRESS
P.O. Box 420, Pineland, FL
33945
7101 Capri Lane, Pineland,
FL 33945

RONALD INGE
Development Solutions,
LLC
4571 Colonial Boulevard,
#102
Fort Myers, Florida 33966

JACQUE RIPPE
13140 Bird Road
Fort Myers, FL 33905

CARLETON RYFFEL
100 Estero Boulevard, #434
Fort Myers Beach, FL 33931

RAE ANN WESSEL
P.O. Box 713, Fort Myers,
FL 33902
17880 Sawmill Lane, North
Fort Myers, FL 33917

LELAND M. TAYLOR
2619 NE 1st Avenue
Cape Coral, FL 33909

LES COCHRAN
18961 Knoll Landing Drive
San Carlos Park, FL 33908

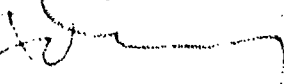
VIA U. S. Mail and email

Re: CPA2007-00054, Burnt Store Marina Village submitted by Realmark Burnt Store Marina, LLC

Dear Members of the Lee County LPA,

I understand that you, as members of the Local Planning Agency of Lee County, will consider the referenced application at your next meeting on September 22, 2008. As a full time resident and owner in Grande Isle Tower IV located within the Burnt Store Marina I am writing to urge you **to SUPPORT the application as submitted and recommend approval to the County Commission.** The proposed improvements will not only enhance Burnt Store Marina, but will also add value to our properties and bring much needed tourist dollars to our County. Realmark has a demonstrated track record of quality development (e.g. Cape Harbour) and has operated the Burnt Store Marina facilities in a first class manner since its acquisition. Thank you for your consideration.

Sincerely,



John W. McConomy

CC: Lee County Commissioners

Hines, Lisa

From: O Connor, Paul S.
Sent: Monday, September 15, 2008 4:10 PM
To: Noble, Matthew A.; Miller, Janet M.; Hines, Lisa
Subject: FW: CPA2007-00054, Burnt Store Marina Village submitted by Realmark Burnt Store Marina, LLC

FYI

From: Dist1, Janes
Sent: Wednesday, September 10, 2008 1:26 PM
To: John McConomy
Cc: O Connor, Paul S.; Dist1, Janes
Subject: RE: CPA2007-00054, Burnt Store Marina Village submitted by Realmark Burnt Store Marina, LLC

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This item is scheduled to go before the Lee County Planning Agency for review and recommendation on September 22, before it comes to the Lee County Board of County Commissioners. Let me assure you that I will be happy to keep your comments in mind at that time it comes to the BoCC for a vote. However, in the meantime, I am taking the liberty of forwarding your comments to Paul O'Connor, Planning Director, to share with the members of the Lee County Local Planning Agency.

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Commissioner Bob Janes, District #1
Lee County Board of County Commissioners
Post Office Box 398
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Dist1@leegov.com

From: John McConomy [mailto:jwmccconomy@yahoo.com]
Sent: Tuesday, September 09, 2008 3:49 PM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann; nandress@comcast.net; ringe@landsolutions.net; rippemj@embarqmail.com; carleton819@aol.com; rawessel@sccf.org; Lmt7979@hotmail.com; Lessgov@LesCochran.com
Subject: CPA2007-00054, Burnt Store Marina Village submitted by Realmark Burnt Store Marina, LLC

Members of the County Commision and Lee Planning Agency:
Please find attached my letter in support of Realmark's application for the Burnt Store Marina Village. Thank you for your consideration. Many thanks.

Regards,
John McConomy

John McConomy
3333 Sunset Key Circle #102
Burnt Store Marina
Punta Gorda, FL 33955

9/15/2008

From: Jacky Hill [mailto:jackyhill@earthlink.net]
Sent: Thursday, September 18, 2008 7:09 AM
To: Noble, Matthew A.
Cc: Gibbs, Mary ; Kelner, Bryan J.
Subject: FW: Realmark Needs Your Help - Upcoming Public Hearings

I'm not sure who is the right person to send these questions to...

This email below was sent yesterday. I have highlighted sections in yellow.

Are the statements in those sections true? That is, once the amendment is accepted, will there then be time for community discussion about the development? If the FLUM is approved for 220 feet (or Staff's suggestion of 135 feet), would there be a later time when the actual order might be limited to, say 80 feet? When would that be, and what would be the considerations at that time for keeping heights lower?

I realize that this is a "what if" scenario – but mostly I'm interested in the development process that will follow once an amendment such as this is passed, and what part the community can plan in that process.

Thank you for your information.

Jacky Hill

From: Pete McGough [mailto:PMcGough@realmarkgroup.com]
Sent: Wednesday, September 17, 2008 5:24 PM
Subject: Realmark Needs Your Help - Upcoming Public Hearings

First, I am sending this note to addressees for whom we had contact information on file - If you are not interested in the redevelopment plans for the area around the marina, please accept my apology and disregard this message. If you are interested, Realmark Needs Your Help!!!

Realmark is asking for your support in connection with the upcoming Hearing(s) regarding the Future Land Use Amendment for Burnt Store Marina which is presently under consideration by the County. This request and the associated Hearings are not intended to address details or specifics with regard to redevelopment plans, but rather, to approve a change in the County's designation of the area around the marina to accommodate the redevelopment. The details and specifics of any proposed development will be addressed in a year or so working with design professionals, County Staff and community input, when Realmark seeks a Development Order. But in order to get to the point where specifics can even be considered, the Future Land Use designation must be changed because existing zoning and land use designations do not allow for any meaningful redevelopment.

The first Hearing is this coming Monday in front of the Lee County Local Planning Agency. About a month later the issue goes to the Board of County Commissioners for consideration. At that point, if approved by the Commissioners, the request for the Future Land Use Amendment will be forwarded to the State for approval. That process will take nine months or so, and only after that will the design details of any proposed development be up for consideration. That planning and hearing process

9/18/2008

provides for significant input from the community, and several public hearings – that is the stage at which the specifics of proposed development plans will be shaped, not at this stage.

We are seeking the support of the community to move this along through this preliminary stage so we then have a chance to work with the residents to fashion a planned development that helps revitalize and rejuvenate the community. As many of you know, there is a very vocal minority of residents opposed to any development, though they profess otherwise. It is the voice of these opponents that is being heard by the powers that be thus far.

We would like to have your support to demonstrate that the Realmark opponents do not speak for the entire community. Below, I have included contact information for members of the Local Planning Agency. It would very helpful if you, and others to whom you may forward this message (and we encourage that), would contact the LPA members to let them know you support this Future Land Use Amendment and Realmark's efforts to redevelop the area around the marina – again, there will be lots of opportunities to deal with the details during the Development Order process after this initial request is approved by the Local Planning Agency, the Board of County Commissioners and the State.

It is important to provide for some residential units – we're asking for 160 units – because it is the residential development that pays for everything else. Shops, office and open space do not generate adequate revenue to support the redevelopment on their own. It is also very important that we be granted flexibility regarding height because this is a very 'tight' site and the only way to preserve open space for community use is to incorporate structured parking under the buildings rather than spreading surface parking all over the site – we need to build 'up' rather than 'out' as with a low-rise design, so we can maximize the utility of the site.

We thank you for your support. We look forward to working with the residents to fashion a development plan that works for the benefit of the entire community.

An email or phone call would be good, a letter would be better, a personal appearance Monday (plus letter or email) would be best. The Hearing is set for next Monday, September 22, 8:30 a.m., Board Chambers at Old Lee County Courthouse, 2120 Main St, Fort Myers.

Lee County Local Planning Agency Members



**2008 MEMBERSHIP ROSTER
LEE COUNTY LOCAL PLANNING AGENCY (LPA)**

NOEL ANDRESS P.O. Box 420, Pineland, FL 33945 7101 Capri Lane, Pineland, FL 33945 283-5653 (Phone) 283-0173 (Fax) nandress@comcast.net	JACQUE RIPPE 13140 Bird Road Fort Myers, FL 33905 694-0451 (Phone) rippemj@embarqmail.com
RONALD INGE Development Solutions, LLC 4571 Colonial Boulevard, #102 Fort Myers, Florida 33966	CARLETON RYFFEL – Chair 100 Estero Boulevard, #434 Fort Myers Beach, FL 33931 463-3929 (Phone) carleton819@aol.com

Hines, Lisa

From: Noble, Matthew A.
Sent: Thursday, September 18, 2008 7:20 AM
To: Hines, Lisa
Subject: FW: Realmark Needs Your Help - Upcoming Public Hearings

Is there a provision in the descriptor policy for the proposed land use category that would required PD rezoning, I don't remember that, and is a hotel permitted in CM...

From: Jacky Hill [mailto:jackyhill@earthlink.net]
Sent: Thursday, September 18, 2008 7:09 AM
To: Noble, Matthew A.
Cc: Gibbs, Mary ; Kelner, Bryan J.
Subject: FW: Realmark Needs Your Help - Upcoming Public Hearings

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9/18/2008

489-4066 (Phone) 481-8477 (Fax) ringe@landsolutions.net	
RAE ANN WESSEL P.O. Box 713, Fort Myers, FL 33902 17880 Sawmill Lane, North Fort Myers, FL 33917 731-7559 (Phone) 731-3779 (FAX) rawessel@sccf.org	LES COCHRAN – Vice Chair 18961 Knoll Landing Drive San Carlos Park, FL 33908 267-4755 (Phone) 267-4260 (Fax) Lessgov@LesCochran.com
LELAND M. TAYLOR 2619 NE 1st Avenue Cape Coral, FL 33909 (239) 233-3262 (Phone) (239) (Fax) (850) 491-2548 (Cell) Lmt7979@hotmail.com	DAWN GORDON (Non-Voting Member) Lee County School District 3308 Canal Street Fort Myers, FL 33916 479-5661 (Phone) 479-5667 (Fax) DawnMGo@leeschools.net

I hope to see you there. Again, thank you for your support. I will not let you down...

Will Stout

Realmark Development, LLC
5789 Cape Harbour Drive
Suite 201
Cape Coral, FL 33914
Phone: (239) 541-1372
Fax: (239) 541-1377

From: Jim Getz [mailto:jgetz1@comcast.net]

Sent: Thursday, September 18, 2008 1:32 PM

To: nandress@comcast.net; ringe@landsolutions.net; carleton819@aol.com; Lessgov@LesCochran.com;

DawnMGo@leeschools.net; Lmt7979@hotmail.com; rawessel@sccf.org; rippemj@embarqmail.com; Dist1, Janes; Dist3, Judah; Dist2, Bigelow; Dist5, Mann

Subject: Land use amendment for Burnt Store Marina for Sept 22, 2008

To: Local Planning Agency Members of Lee County
Lee County Commissioners

From: Jim and Cathy Getz
1006 Matecumbe Key Rd
Punta Gorda, Fl. (Burnt Store Marina)

We are contacting you regarding the up coming meeting on Monday, September 22 on the planning changes that Realmark is requesting for our area. We Support Realmark's plan to redevelop the Burnt Store Marine area in its entirety and request you change the current land use designation to allow for this redevelopment. Our Community is in need of serious upgrading and

Realmark has shown the willingness to spend the dollars to improve our area and consequently the tax base for Lee County.

We have a minority group that is very active in holding our community back, but as previous votes have shown, they are far outnumbered by our property owners that desire to up grading our aged Marina. We hope that you will approve the changes proposed by Realmark.

Sincerely

Jim and Cathy Getz

From: jimmymerz@aol.com [mailto:jimmymerz@aol.com]
Sent: Wednesday, September 17, 2008 6:14 PM
To: Noble, Matthew A.
Subject: Cae Number CPA2007-0054

Mr. Noble,

I am out of the BSM area at this time as are so many other owners and residents and will not be able to attend the hearing in person. I have included a copy of the letter I mailed to you today in this EMail.

Regards,

JR Merz

To: Lee County Southwest Florida
Board of County Commissioners
Department of Community Plan Review
Mr. Matt Noble
; PO Box 398
Fort Myers, Florida 33902-0398

From: Mr. James R. Merz

Re: Case Number CPA2007-0054
Burnt Store Marina

Dear Mr. Noble,

As a resident of Burnt Store Marina, I am very concerned that the input you are receiving concerning the review of Case Number CPA2007-0054 is slanted to the negative. I have seen letters to you and to Planning Agency Members that state that the development of the marina would be detrimental to our community. I am a member of two association Homeowners Boards within the marina and have contact with many of the owners. I have talked to no one who is against the Realmark proposal and, in fact, have found that most endorse it enthusiastically.

The area around the marina in the proposed redevelopment is comprised today of old, antiquated, ugly, termite infested buildings that in a few years will be not fit to be used for any purpose other than firewood. The old Admin building located on Matecumbe Key Road has been closed for over 5 years because of mold and termite infestation and becomes more of an eyesore each day. The restaurant building located on the water is in dire need up upgrading. If it were not located on our beautiful marina it would surely be closed.

At Cape Harbour in SW Cape Coral, Realmark has shown their ability to develop areas like Burnt Store. That community, since its completion, is a wonderful place to visit with friends, have a good meal and listen to quality entertainment. It is also a development that the entire City of Cape Coral can be proud of.....I would like to feel the same way about Burnt Store Marina.

9/18/2008

If you, the City Planners, do take into consideration the views of the residents and owners of a community like Burnt Store then I would suggest postponing your scheduled hearing until February or March, 2009. September is the time of the year when our community is the most vacant. You would get a much more balanced set of opinions during the later timeframe than you=2 owill today because, quite frankly, there is always organized opposition to these types of projects and, if held on September 22, opposition is probably all you will get. We have a community of over 1900 residents and owners.....again, I can assure you that the overwhelming majority is for Realmark's proposal.

Progress in a community like Burnt Store affects everyone and, usually, inconveniences everyone for, at least a while. But if the progress leaves us with a marina area that we could be proud of, the inconvenience would be more than tolerable.

Thank you for your consideration,

James R. Merz
The Resort at Burnt Store
Cobia Estates at Burnt Store

Looking for spoilers and reviews on the new TV season? [Get AOL's ultimate guide to fall TV.](#)

Hines, Lisa

From: Noble, Matthew A.
Sent: Friday, September 19, 2008 7:08 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: CPA2007-0054 Realmark development at Burnt Store

From: captcrow@comcast.net [mailto:captcrow@comcast.net]
Sent: Thursday, September 18, 2008 9:37 PM
To: Noble, Matthew A.
Subject: CPA2007-0054 Realmark development at Burnt Store

Hello - -

I would like to add my voice to those residents of Burnt Store Marina who are in favor of letting Realmark go forward with their development plans. Our community definately needs to be improved and, given what Realmark has done with their Cape Harbor development, I think their plans would offer a significant asset to this community both from a beautification and a real estate appreciation perspective.

As a twelve year resident of the Marina I have come to know many people, the vast majority of whom are in favor of Realmark's plan. My only concern is ,given the timing of the hearing, that vast majority won't be in the area to voice their opinions. There would be a much more accurate cross section of resident's wishes if the hearing were to be held sometime during the winter months.

Sincerely,

Tom Crow

9/19/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Friday, September 19, 2008 7:22 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: Case #CPA2007-0054

-----Original Message-----

From: John Rudibaugh [mailto:jrudibaugh@advancedrail.com]
Sent: Thursday, September 18, 2008 10:36 PM
To: Noble, Matthew A.
Subject: Case #CPA2007-0054

Dear Sir.....

Writing my 100% approval for Realmark's request for the redevelopment.....Please grant their request....case # CPA2007-0054

John and Doris Rudibaugh
Condo 306
Grand Isle I
Burnt Store Marina

Robert W. Akers

3313 Sunset Key Circle, Unit 501
Burntstore Marina, FL 33955



Telephone (941) 637-7171
Fax (941) 637-7172
E-Mail: bobakers@comcast.net

September 18, 2008

Mr. Matt Noble
Lee County Southwest Florida Board of Commissioners
Department of Community Plan Review
Fort Myers, FL 33902

SUBJECT: Support for Burnt Store Marina-Case #CPA2007-0054

Dear Mr. Noble,

My wife and I have been boaters in Burnt Store Marina since 1986, owners of multiple residential properties, including one on Matecumbe Key Road, since 2000 and full time residents in BSM since 2004. We recognize the marina as a highly regarded safe haven for boaters because of its location, protected from direct Gulf of Mexico storm surges, yet with access to the whole world.

Of the over nineteen hundred property owners in the marina, I can assure you that a great majority of owners are in strong support of Realmark's proposal! It is unfortunate that the Department of Community Plan Review of the Realmark proposal has been scheduled so early in the fall when so many of our residents are still up north and unable to attend the meeting to show support for Realmark. When Realmark first purchased the marina a couple of years ago it was met with a broad base of enthusiastic owners and that strong base of support is still felt for Realmark's marina re-development. Unfortunately, a relatively small group of owners formed an organization called "BSMCUO" which makes a disproportionate level of opposition noise. They simply don't appreciate the community's life style improvement, the enhanced property values and increased Lee County tax base that the improvements would generate.

The BSMCUO's major objection seems to be the proposed height of several of the buildings in Realmarks plan. The land to be redeveloped is very valuable and its redevelopment needs to optimize the area. There are two ways to do that, one is to go high, placing parking areas inside the first few levels of the tall buildings with living

areas above. The second way would be to develop every possible square inch of land with lower rise dwelling units which would result in cutting off the entire community's view of the beautiful marina and forcing us all to look at a sea of parked cars instead.

Will Stout and his people at Realmark have earned great respect for their creative developmental work at Cape Harbor and for their concern and respect for the temporary inconveniences that such re-development causes the local citizenry. I strongly support their proposed project and their judgment in any possible modifications that might be proposed and agreed to.

Respectfully yours,

Robert W. Akers

Hines, Lisa

From: Noble, Matthew A.
Sent: Friday, September 19, 2008 4:01 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: Burnt Store Marina

-----Original Message-----

From: carl schoenbachler [mailto:candcschoen@earthlink.net]
Sent: Friday, September 19, 2008 11:11 AM
To: Noble, Matthew A.
Subject: Fw: Burnt Store Marina

-----Forwarded Message-----

>From: carl schoenbachler <candcschoen@earthlink.net>
>Sent: Sep 18, 2008 7:11 AM
>To: nandress@comcast.com, rippemj@embarqmail.com,
>ringe@landsolutions.net, carleton819@aol.com, rewessel@sccg.org,
>Lessgov@LesCochan.com, Lmt7979@hotmail.com, DawnMGo@leeschools.net
>Subject: Burnt Store Marina

>

>Ladies and Gentlemen:

>

>First let me apologize for the lateness of this communication. I only this morning became aware of the Realmark/Burnt Store Marina hearing next Monday. That also explains the email versus a "real" letter.

>

>I am a resident of BSM and have been since 2005. I am 61 and my wife 51 so we are among the younger end of the population here. I followed very closely as a strong supporter the previous failed attempt by Realmark to redevelop the marina. I attended, along with the vast majority of all BSM residents, the first presentation made by Realmark concerning redeveloping BSM. I heard first hand the overwhelming support for the project. And sadly, I saw the project undermined by a very small minority of residents.

>

>I am writing today to do my part to ensure that situation does not repeat itself. BSM is a hidden jewel for Lee County. It has enormous potential if redeveloped and modernized. On the other hand it is becoming dated and if not revitalized will lose its luster.

>

>All of you know this property and its potential. Please don't let a few very vocal opposers who will no doubt attend the hearing ruin this opportunity for the vast majority that favor the redevelopment.

>

>Thank you for your consideration, time and most importantly, your service to our community.

>

>Carl Schoenbachler
>3313 Sunset Cir. #701
>Punta Gorda, FL 33955
>(502) 552-1255 (cell)

Allan and Kathy Orrison
Grande Isle Towers III - #601
Prosperity Point
Burnt Store Marina
3329 Sunset Key Circle
Punta Gorda, FL 33955

September 26, 2008

Mr. Matt Noble, County Planner
Lee County Local Planning Agency

RE: Realmark Development within Burnt Store Marina
F. CPA2007-54—Realmark Burnt Store Marina LLC

Dear Mr. Noble,

We are writing to express our support for the Future Land Use Amendment for Realmark's efforts to redevelop the areas around Burnt Store Marina. We are both excited about Realmark's plans to revitalize and rejuvenate this community that we call our home. Virtually everyone we have spoken with in the community shares our enthusiasm.

There is a small but very vocal minority of residents who do oppose this development. I feel that it is important that you recognize that they do not represent the community as a whole.

Again, we offer our enthusiastic support for Realmark's plans.

Allan and Kathy Orrison

Hines, Lisa

From: Noble, Matthew A.
Sent: Monday, September 29, 2008 7:19 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: Realmark Burnt Store Marina Letter of Support
Attachments: Realmark LPA.doc

From: Allan & Kathy Orrison [mailto:arorrison@comcast.net]
Sent: Saturday, September 27, 2008 4:01 PM
To: Noble, Matthew A.
Subject: Realmark Burnt Store Marina Letter of Support

Dear Mr. Noble,

Attached is our letter of support for F.CPA2007-54--Realmark Burnt Store Marina, LLC.

Allan R. Orrison
Kathy S. Orrison

9/29/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Thursday, September 25, 2008 8:36 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: Future Land Use Assesment for Burnt Store Marina

FYI, for the file...

From: JAMES LEDUC [mailto:jamesleduc@msn.com]
Sent: Thursday, September 25, 2008 8:22 AM
To: Noble, Matthew A.
Subject: Future Land Use Assesment for Burnt Store Marina

Planning Agency Members,

We are confident that any future plans Realmark and Will Stout have for the development in Burnt Store Marina will be an asset to the community and will be in the best interest of Burnt Store Marina Homeowners.

We purchased our home in the Courtside Landings section of the community about 9 years ago, and have enjoyed the improvements brought about by Will Stout in the Marina and throughout the community.

We look forward to the future of the community revitalization and we feel will best be brought about by Will Stout and Realmark.

Thank you for the opportunity to be heard on this matter.

James and Linda LeDuc
17832 Courtside Landings
Punta Gorda, FL 33955

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9/25/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Tuesday, September 23, 2008 11:16 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: case #CPA 2007-0054

From: Daniel Green [mailto:dfamilydental@rrohio.com]
Sent: Tuesday, September 23, 2008 11:16 AM
To: Noble, Matthew A.
Subject: case #CPA 2007-0054

Dear Sir(s)

I'm writing in reference to case #CPA 2007-0054, about Realmark's request to rezone part of Burnt Store Marina. I have a condo and a sailboat there, and I understand that there is a group of people trying to stop this as they did around the golf course.

I personally support Realmark's proposals and think it would do a lot to revitalize BSM and beautify even more. Please don't let a few vocal people speak for the rest of us

Dan Green

9/23/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Tuesday, September 23, 2008 6:58 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: F.CPA 2007-54 Realmark Burnt Store Marina, LLC

From: LOREN ADGATE [mailto:ladgate@prodigy.net]
Sent: Monday, September 22, 2008 4:50 PM
To: Noble, Matthew A.
Subject: F.CPA 2007-54 Realmark Burnt Store Marina, LLC

I'm writing in support of the Realmark plans to change the Zoning at Burnt Store Marina. It would be a great improvement in the use of the land and when completed would enhance the value of mine and the association's property.

signed: Mr. Loren C. Adgate, 3245 Sugarloaf Key Rd., #24A, Punta Gorda, FL 33955

9/23/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Monday, September 22, 2008 3:12 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: (no subject)

From: Jimmailguy@aol.com [mailto:Jimmailguy@aol.com]
Sent: Monday, September 22, 2008 12:43 PM
To: Noble, Matthew A.
Subject: (no subject)

To who it may concern,

We have been associated with Burnt Store Marina since the mid 80's. We recently bought a home in Egret Point. We are very happy with our community! We support the plans that Real Mark is proposing for the redo and or improvements to the development. Please include Sharon and I with the majority of property owners and grant Real Mark the latitude they need to to continue with their plans!

Sincerely, Jim & Sharon Cook
1613 Islamorada Blvd.
512-266-2153

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9/22/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Monday, September 22, 2008 3:00 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: RealMark Development

From: TOASTERjr@aol.com [mailto:TOASTERjr@aol.com]
Sent: Monday, September 22, 2008 9:41 AM
To: Noble, Matthew A.
Subject: RealMark Development

Please accept this e-mail as support for real Mark development project in Burnt Store Marina.

Realmark does an exceptional job of building, case in point is Gulf Harbor Development.

I feel we need to re-vitalize the area or BSM
will fall to the wayside such as Tern Bay and the many other projects along the BURNT STORE RD.

RE-VITALIZATION WILL HELP IMPROVE THE TAX BASE, SUPPORT REWORKING OF BURNT STORE RD THAT IS IN
TOUGH SHAPE AMND HELP THE HOUSING VALUES GROW.

AS WELL AS PUT BSM BACK ON THE MAP FOR VACATIONERS.

The same individuals that are against the RealMark Development seem to be the same ones that wanted the Golf Course to fail
and hence become privatized rather thsn community driven.

A vote of roughly 1400 vs 400 was tallied to have the support of the golf course, however a judge rules to support the minority
vote. Hence today, to save the golf course, those 1400 pay for the operating costs yet it is in the community.

Please allow the RealMark project to go forward.

Thank you,

Tom Oaster
4051 Cobia Cay Estates Dr
Punta Gorda, FL 33955
239 313 3358

Toasterjr@aol.com

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9/22/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Monday, September 22, 2008 2:54 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: Realmark Development within Burant Store Marina

-----Original Message-----

From: Barry Shiflett [mailto:shifletb@fiu.edu]
Sent: Monday, September 22, 2008 8:43 AM
To: Noble, Matthew A.
Cc: rippemj@embarqmail.com; ringe@landsolutions.net; carleton819@aol.com; Lessgov@LesCochran.com; Lmt7979@hotmail.com; info@bensonsinc.com; Ruth
Subject: Realmark Development within Burant Store Marina

I would like to voice my support for the Realmark Development for Burnt Store Marina. I have owned a villa there for 2 years at 302 Islamorada Blvd. We purchased our place because of the Marina as we enjoy boating, fishing and the overall layout of Burnt Store. We have seen our property slide in value as many others have done within the past two years. I concur with Will Stout that Burnt Store Marina is in need of being revitalized and rejuvenated and by doing so it will add new residents and will increase the overall value of all property owners.

I understand that construction can cause some inconvenience but once completed we all win. Burnt Store Marina then will be able to take its place as a premiere location for guests and new residents.

Regards,

Barry

--

Barry Shiflett
Director, Bank of America Career Management Services College of Business Administration Florida International University 1050 SW 112 Avenue, CBC 121 Miami, Florida 33199
Phone: 305/348-7395
FAX: 305/348-1572
Email: bShiflett@fiu.edu

Hines, Lisa

From: Noble, Matthew A.
Sent: Monday, September 22, 2008 8:15 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: Burnt Store Marina Village

From: Janet/Bob Wood [mailto:bjwood5113@yahoo.com]
Sent: Monday, September 22, 2008 7:41 AM
To: Noble, Matthew A.
Subject: Burnt Store Marina Village

Although we are not able to be in attendance at the meeting this morning regarding the RealMark Development Plan, I wanted to lend my support to the project as an owner of two units in this community. We believe that Mr. Stout will work in the best interests of the community and make improvements that are in conjunction with overall plan for the developement of the community. I would also like to note that the group that is not in favor of the proposed development, represents themselves as speaking for the majority of the homeowners inside the marina, I do not believe that to be correct; rather a small group. Thank you very much - if you have any questions, please feel free to contact me at any time.

Janet Wood
(941) 575-2290
1200 Romano Key Circle
Punta Gorda, FL 33955

9/22/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Monday, September 22, 2008 7:03 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: Realmark Development in Burnt Store Marina

From: REB916@aol.com [mailto:REB916@aol.com]
Sent: Sunday, September 21, 2008 11:19 AM
To: Noble, Matthew A.
Subject: Realmark Development in Burnt Store Marina

We are owner's of three properties in Burnt Store Marina.

We are in favor of any development plans by Realmark Development in Burnt Store Marina.

**Howard & Ruth Berrey
3329 Sunset Key Cir., Unit 201
Punta Gorda, Florida 33955**

We can be reached now at 614 793 1248 or 614 795 1248.

Thank you.

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9/22/2008

Hines, Lisa

From: Kathryn Weicker [kaweicker13@hotmail.com]
Sent: Sunday, September 21, 2008 11:11 AM
To: nobelma@leegov.com
Subject: CPA2007-54 Realmark

To Whom It May Concern,

I would like support the zoning changes requested by Realmark. I am a full-time resident of Burnt Store Marina and approve of the changes that are proposed. I am sure that there will be neighbors who oppose these changes. Frankly...change comes hard for some people, but life is about change and I hope that you will not allow their fears to influence what is best for this community!

Thank you.

*Kathryn A Weicker
3225 Sunset Key Circle
Punta Gorda, FL 33955
941-575-6962*

9/22/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Saturday, September 20, 2008 3:39 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: RealMark Burnt Store Marina

From: tomweekes [mailto:tomweekes@earthlink.net]
Sent: Friday, September 19, 2008 4:20 PM
To: Noble, Matthew A.
Subject: RealMark Burnt Store Marina

Hi,
I am the owner of Towers II Unit 2705 in the Marina. I understand that there is a hearing coming up on RealMark's proposed development. I have seen the plans and unless the development is strikingly outside of the land use guidelines, I see no reason to shoot it down. I have sat on P and Z boards in the past and I understand the pressures you face. We have faced the tyranny of the minority in the past in the Marina which has cost us all. RealMark has done some very nice things in the past and I support what they plan in the Marina. The current buildings on the land they will be using is pretty bad.... Not usable and poor quality construction. They own the property, they are pretty smart real estate people, smart enough to venture their own money so again, unless they are way outside the reservation, I support their plans.

*Sincerely,
Tom and Gay Weekes
(c)941-855-0147*

9/22/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Saturday, September 20, 2008 3:33 PM
To: Douglas W. Beattie
Cc: Hines, Lisa; Hock, Donna
Subject: RE: F.CPA2007-54 -- Realmark Burnt Store Marina, LLC

From: Douglas W. Beattie [mailto:dwcbt@netzero.net]
Sent: Saturday, September 20, 2008 1:04 PM
To: Noble, Matthew A.
Cc: nandress@comcast.net; rippemj@embarqmail.com; ringe@landsolutions.net; carleton819@aol.com; rawessel@sccf.org; Lessgov@LesCochran.com; Lmt7979@hotmail.com; DawnMGo@leeschools.net
Subject: F.CPA2007-54 -- Realmark Burnt Store Marina, LLC

Dear Mr. Matt Noble:

I am emailing you regarding the above subject agenda item schedule for review at your meeting on Monday, September 22, 2008 at 8:30 AM. Unfortunately, the property management company for Punta Gorda Isles, Section 22 HOA, was asleep at the switch and only notified us at 2:02 PM on Friday, September 18, 2008 of the meeting. I suspect that the delay in reaching the absent property owners of Burnt Store Marina, regarding this subject, was calculated to prevent our opinions from being registered with you and the LPA members. That said, I hope that you or some of the LPA membership read emails on the weekend.

The area in question at Burnt Store Marina has not changed in over 30 years. It is old, antiquated and no longer attracts boaters and future property owners to the Burnt Store Marina complex. We have the very best deep water harbor along the Southwest Florida Gulf Coast and should be allowed to take full advantage of this most valuable assets. Please give Realmark a chance to work with the community to come up with a plan that the majority of property owners and Lee County can approve. Historically, a small hand full of the 1900 + residents have adversely influenced the process of change. Without change, our community will not meet the needs of the 21st century. I for one do not want to see Burnt Store Marina become the next Matlacha of Lee County.

Thanks for taking the time to read this email,

Douglas W. Beattie

1205 Islamorada Blvd.

Punta Gorda, FL 33955

President, Courtyard Landings Condominium Association, Burnt Store Marina

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9/22/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Saturday, September 20, 2008 3:31 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: Burnt Store Marine/Realmark Corporation

From: Harvey Hallberg [mailto:hhallfind@hotmail.com]
Sent: Saturday, September 20, 2008 11:19 AM
To: Noble, Matthew A.
Subject: FW: Burnt Store Marine/Realmark Corporation

Dear comissioner, This is a copy of a e-mail that was sent to Lee County local planing agency. Harvey Hallberg

From: hhallfind@hotmail.com
To: nandress@comcast.net; rippemj@embarqmail.com; ringe@landsolutions.net; carleton819@aol.com; rawessel@sccf.org; lessgov@lescochran.com; lmt7979@hotmail.com; dawnmgo@leeschools.net
Subject: Burnt Store Marine/Realmark Corporation
Date: Sat, 20 Sep 2008 14:28:41 +0000

My wife and I first came to Burnt Store Marina in the early 1990's and became full time residents in late 1996. It has been fun to watch the community grow, develop and recover from a small but fierce hurricane. I would guess Burnt Store Marina has grown about 100% in the time we have lived here. I think the community has done a good job, the area looks great, but in is major need of updating.

The case that you are going to decide on is issue CPA2007-0054 which concerns the Realmark Corporation and the commercial area of this community. The commercial area has not been improved or upgraded in about 30 years. This includes a recreation center that is full of mold and termites, a dry boat storage building that was damaged in a hurricane long before Charley, and was never repaired, plus, numerous temporary mobile home type buildings that have been on the property for years. It is a disgusting dirty mess and detracts from the community.

I want the board to know that my wife and I STRONGLY SUPPORT REALMARK CORPORATION and the improvements and changes that they are trying to make. I think the board should also know that the community has had a chance to vote on supporting Realmark Corporation and the golf course issues 3 times. Once for supporting Realmark Development Plans and twice to keep the golf course open. These votes were about 80% in favor of Realmark Corporation and their plan for development of the community. There is a group in our community calling themselves the Burnt Store Marina Concerned Unit Owners. This group has appeared before this board before and tried to leave the impression that they represent the entire community. THEY DO NOT!! In fact, they represent somewhere between 4-10 % of the community. It is hard to be exact, as they try to remain annayanmous. They for darn sure do not represent most of us.

In summary, our marina area needs upgrading, modernizing and cleaning up and I am looking forward to seeing the development begin. I am sure the community and the developer can work together so that we will have a community that we can all be proud of. Thank you for your consideration and we thank Realmark Corporation for taking on this project.

Sincerely,

Harvey D. Hallberg

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See how Windows connects the people, information, and fun that are part of your life. [See Now](#)

9/22/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Saturday, September 20, 2008 3:30 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: Burnt Store Marina

From: Whitleymr@aol.com [mailto:Whitleymr@aol.com]
Sent: Saturday, September 20, 2008 11:18 AM
To: Noble, Matthew A.
Cc: hinchj999@comcast.net
Subject: Burnt Store Marina

Unfortunately we are unable to attend the hearing regarding Will Stout's plan to develop the Marina area in our community of Burnt Store Marina, we are still in our summer residence. We completely support Will Stout and his future plans to make the Marina an exciting place for visitors to shop, dine and enjoy the beautiful sunsets we have. If the Burnt Store Marina can be as successful as Cape Harbor it will certainly be a benefit to ALL residents in Burnt Store Marina.

Respectfully yours,

Marilyn & Richard Whitley
223 Big Pine Ln.
Punta Gorda, FL 33955

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9/22/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Saturday, September 20, 2008 3:30 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: Burnt Store Marina/ Realmark Plan

-----Original Message-----

From: Robert Bucci [mailto:bobord36@yahoo.com]
Sent: Saturday, September 20, 2008 11:12 AM
To: Noble, Matthew A.
Cc: Bob Bucci
Subject: Burnt Store Marina/ Realmark Plan

As a resident of Burnt Store Marina, I believe it would be prudent to allow Realmark Marina Redevelopment Project to go forward.

A small minority of individuals calling themselves the BSMCUO and claiming to represent the residents of BSM and are opposed to any change in the existing structure of our community. The group is made up of less than 10% of the 1900+ unit holders.

There are a number of justification for allowing the project to go forward.

First, at a time when all governmental units are seeing reduced revenue, this project will expand the taxable base for Lee County.

Secondly, The addition of a quality project will enhance the value of all properties here in the marina. The enhanced value will be reflected in home values that will increase the assessed value and the level of taxes paid by the community.

Finally, change occurs whether we want it or not. When a community resist change, a slow but certain deterioration takes place which adversely affects the entire community.

Thank you.

Robert C. Bucci
24086 Redfish Cove Drive
Punta Gorda, FL
Lee County

E-mail...bobord36@yahoo.com

Hines, Lisa

From: Noble, Matthew A.
Sent: Saturday, September 20, 2008 3:29 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: Burnt Store Development Review CPA2007-00054

From: Dean Wiley [mailto:wileyde@comcast.net]
Sent: Saturday, September 20, 2008 10:56 AM
To: Noble, Matthew A.
Cc: nandress@comcast.net; rippemj@embarqmail.com; ringe@landsolutions.net; carleton819@aol.com; rawessel@sccf.org; Lessgov@LesCochran.com; lmt7979@hotmail.com; dawMGo@leeschools.net
Subject: Burnt Store Development Review CPA2007-00054

Dear Mr. Noble,

We are owners of a condominium at 3368 Unit B Sunset Key Circle in Burnt Store Marina:

After a review of the plans of Realmark for re-development of the marina area of Burnt Store, we would like to voice our approval of this plan. We have confidence in Realmark and the leadership of Will Stout. Re-development and enlargement of the commercial and retail base of Burnt Store would be a boon to the community.

We would be grateful for a positive ruling of the Lee County Local Planning Agency on this matter.

Thank you,

Dean and Marjorie Wiley

9/22/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Saturday, September 20, 2008 3:28 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: Case Number CPA2007-0054-Burnt Store Marina

From: Beverly David [mailto:bev@beverlydavid.com]
Sent: Saturday, September 20, 2008 9:45 AM
To: Noble, Matthew A.
Subject: Case Number CPA2007-0054-Burnt Store Marina

To: Lee County Southwest Florida
Board of County Commissioners
Department of Community Plan Review
Mr. Matt Noble
PO Box 398
Fort Myers, Florida 33902-0398

From: Beverly & Jim David

Re: Case Number CPA2007-0054
Burnt Store Marina

Dear Mr. Noble,

As a resident of Burnt Store Marina, We support the redevelopment of Burnt Store Marina around the waterfront. We do not support any rezoning of the golf course for development. This marina could be a destination the same as Cape Harbour in SW Cape Coral. That community, since its completion, is a wonderful place to visit with friends, have a good meal and listen to quality entertainment. It is also a development that the entire City of Cape Coral can be proud of.....I would like to feel the same way about Burnt Store Marina, however the marina and golf course are a package and bring more to the table than a marina only.

Progress in a community like Burnt Store affects everyone and, usually, inconveniences everyone for, at least a while. But if the progress leaves us with a marina area that we could be proud of, the inconvenience would be more than tolerable.

Thank you for your consideration,

Beverly

Beverly David, Broker Associate
Keller Williams World Class Realty
Burnt Store Marina Resident

9/22/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Saturday, September 20, 2008 3:27 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: Case Number CPA2007-0054

From: Michael P Koughan [mailto:mpk21pe@comcast.net]
Sent: Saturday, September 20, 2008 9:42 AM
To: Noble, Matthew A.
Subject: Case Number CPA2007-0054

Mr. Matt Noble
Board of County Commissioners
Department of Community Plan Review
Lee County Southwest Florida

Re: Case Number CPA2007-0054
Burnt Store Marina

Dear Mr. Noble,

I would respectfully request that you obtain a representative number of opinions concerning this case before you make any decision opposing this case. Most residents are not present at Burnt Store Marina during the "off season". It is my belief that most residents would be in favor of the Realmark proposal. I am a Florida resident and live full-time in the marina. I recognize the benefit the whole marina could receive from future development from the responsible developer, Realmark.

I am in favor of this proposal and would hope your review committee would honor the wishes of a majority of marina owners. Before your decision against this proposal, please poll the community and see what response you receive!

Sincerely,

Michael P Koughan

9/22/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Saturday, September 20, 2008 3:26 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: Burnt Store Village

From: Vicki Cox [mailto:7773vgc@comcast.net]
Sent: Friday, September 19, 2008 5:43 PM
To: Noble, Matthew A.; carleton819@aol.com
Cc: nandress@comcast.net; rippemj@embarqmail.com; ringe@landsolutions.net; rawessel@sccf.org; Lessgov@LesCochran.com; Lmt7979@hotmail.com; DawnMGo@leeschools.net
Subject: Burnt Store Village

Dear Mr. Ryffel and Mr. Noble and members of the Board:

My wife and I moved to Burnt Store Marina and Country Club in June of 1999. It was a bee hive of activity as the developer, WCI, was constructing condominiums, individual homes and towers along the waterfront of our community. Of course it was distracting to have construction vehicles moving in and out but eventually WCI finished what it was doing and moved on. It left a bright new community behind to mingle with the older style condominiums and cottages that were originally here. WCI sold the Marina to Realmark and eventually Realmark purchased the golf course, the irrigation system and the undeveloped land left behind by WCI. The undeveloped land provided the incentive for Realmark to pay for the amenities left behind by WCI.

Realmark set about immediately rehabilitating the marina, cleaned up the grounds and the restaurant, constructed new security gates and in general set out to make our community a first class place to live and to visit. The value of the homes increased and life was good. I invite you and your fellow members to come and visit our community and see for yourself the things Realmark has done to improve it.

Nevertheless, there has been an ongoing attempt by a small but vocal number of our neighbors to oppose every effort by Realmark to recoup its investment and make this a first class place to live and play. I know many of them and hope that most of them are sincere. However, it is my view that they do not represent the vast majority of owners of property here who do want to maintain their property value and have a safe, clean and modern place to live and play. We do not oppose the proposed change in land use to accommodate Realmark's development plans.

I have lived in and watched as other 25-30 year old developments decayed, lost their value, closed their golf courses and health clubs for lack of new blood and energy or incentive for anyone to operate and maintain the facilities. However, if the economy turns around and redevelopment becomes a viable economic option, the proposed land use by Realmark will stem this decay and insure that the community thrives and prospers. Furthermore, if I understand the economic model Realmark is proposing, the result will be an ongoing Village with revenue coming from boat storage, the marina and commercial leases. All of this gives Realmark or a successor owner the economic incentive to maintain and keep our community modern and attractive. This is the philosophy of downtown Fort Myers revitalization and that of many communities throughout the land who are bringing prosperity back downtown.

I urge the Lee Planning Agency to work with Realmark to allow it to create a beautiful new Burnt Store Village, one that the entire county, perhaps even the state of Florida, can take pride in having located in the Northwest corner of the county.

Very respectfully submitted,

Walter Cox
17773 Courtside Landings Circle
Punta Gorda, FL 33955

9/22/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Saturday, September 20, 2008 3:25 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: We Support Will Stout!!

-----Original Message-----

From: Ed Snage [mailto:ESnage@comcast.net]
Sent: Friday, September 19, 2008 4:52 PM
To: Noble, Matthew A.
Subject: We Support Will Stout!!

We own a condo at Burnt Store Marina and we fully support Will Stout in his plans for new development.

Ed and Fabia Snage
33113 Sunset Key Circle, unit # 203
Punta Gorda, FL 33955

Hines, Lisa

From: Noble, Matthew A.
Sent: Saturday, September 20, 2008 3:19 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: CPA2007-0054

From: Ejcriscuoli@cs.com [mailto:Ejcriscuoli@cs.com]
Sent: Friday, September 19, 2008 4:32 PM
To: Noble, Matthew A.
Subject: CPA2007-0054

Dear Sir: Reference is made to case CPA2007-0054
Our property at 3181 Matecumbe Key, Unit #35 at Burnt Store Marina looks out on the property to be developed by Realmark. We are very much in FAVOR of this project. The current appearance of the area to be developed is in need of much improvement. The development being proposed will, if allowed to be constructed will in our opinion improve the value of our property.

Thank You,

Ernest & Barbara Criscuoli.

9/22/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Friday, September 19, 2008 4:22 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: RealMark Burnt Store Marina

From: tomweekes [mailto:tomweekes@earthlink.net]
Sent: Friday, September 19, 2008 4:20 PM
To: Noble, Matthew A.
Subject: RealMark Burnt Store Marina

Hi,
I am the owner of Towers II Unit 2705 in the Marina. I understand that there is a hearing coming up on RealMark's proposed development. I have seen the plans and unless the development is strikingly outside of the land use guidelines, I see no reason to shoot it down. I have sat on P and Z boards in the past and I understand the pressures you face. We have faced the tyranny of the minority in the past in the Marina which has cost us all. RealMark has done some very nice things in the past and I support what they plan in the Marina. The current buildings on the land they will be using is pretty bad.... Not usable and poor quality construction. They own the property, they are pretty smart real estate people, smart enough to venture their own money so again, unless they are way outside the reservation, I support their plans.

*Sincerely,
Tom and Gay Weekes
(c)941-855-0147*

9/19/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Friday, September 19, 2008 4:19 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: CPA2007-00054, Burnt Store Marina Village, scheduled for review 09/22/08 at 8:30 AM
Importance: High

From: Louie Hemphill [mailto:llhemphill@comcast.net]
Sent: Friday, September 19, 2008 4:17 PM
To: nandress@comcast.net; rippemj@embarqmail.com; ringe@landsolutions.net; carleton819@aol.com; rawessel@sccf.org; Lessgov@LesCochran.com; Lmt7979@hotmail.com; DawnMGo@leeschools.net; Noble, Matthew A.
Subject: CPA2007-00054, Burnt Store Marina Village, scheduled for review 09/22/08 at 8:30 AM
Importance: High

Mr. Noble,

Most of the residences within Burnt Store Marina have repeatedly shared our understanding and support for the Realmark development within the community, specifically in the marina area. The voting record from our yearly meeting is on file and shows the overwhelming approval given to their general proposals and plans... but....

We have a very small minority of "old timers" that think the community should never change and be as it was when they first moved here.. but back then it was something like.....

- . Milk was \$1.19 per gallon...
- . Gasoline was \$.98 per gallon...
- . Average home was \$37,000.00...
- . Community had less than 250 residences...

We've seen the benefits of a similar development by Realmark at the Cape Harbour facility and what it can do to enhance the community. We realize this is just the first step in a series of approvals that will take several years, but it is up to our Local Planning Agency to provide the initial review and approval to allow that process to continue.

We will attempt to be at the LPA meeting, but PLEASE.... Listen to the community as a whole and not just a few, out spoken, noisy members that like to get attention and hear themselves talk.

Thank you,

Louie and Marilyn Hemphill
1307 Islamorada Blvd.
(Burnt Store Marina)

9/19/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Friday, September 19, 2008 4:17 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: Realmark Development in Burnt Store Marina

From: Dale Wentzel [mailto:dalewentzel@earthlink.net]
Sent: Friday, September 19, 2008 3:58 PM
To: Noble, Matthew A.
Subject: Realmark Development in Burnt Store Marina

Mr. Noble

I am currently a full time resident living in Burt Store Marina, at 5001 Marianne Key Road, Punta Gorda, Fl. 33955.
I would like to express my support for Realmark LLC and the changes and new development they are requesting approval for in the Burnt Store Marina community.

Dale Wentzel
dalewentzel@earthlink.net
EarthLink Revolves Around You.

9/19/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Friday, September 19, 2008 4:15 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: Realmark Plan

From: Richard J Walrath [mailto:rjw@duramill.com]
Sent: Friday, September 19, 2008 2:30 PM
To: Noble, Matthew A.
Cc: 'Bob Akers'
Subject: Realmark Plan

As a resident of Burnt Store Marina residing in Grand Isle II, will you kindly accept my comment with regard to the proposed redevelopment plan proposed by Realmark.
I and my wife, Sandra are both in favor of the Plan and it is our hope that this proposal achieves full acceptance by the Planning Agencies.
Thank you,
Richard J. Walrath

9/19/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Friday, September 19, 2008 4:12 PM
To: Hines, Lisa; Hock, Donna
Subject: FW: Case Number CPA2007-0054 Burnt Store Marina

-----Original Message-----

From: John Farnham [mailto:djfarnham@mac.com]
Sent: Friday, September 19, 2008 1:18 PM
To: Noble, Matthew A.
Subject: Case Number CPA2007-0054 Burnt Store Marina

Mr. Noble,

We have owned our Burnt Store Marina home for over eight years and are currently homesteaded there.

We wish you to know that we fully support the Realmark Burnt Store zoning request.

Unfortunately we have been unable to attend the recent hearings. We believe that those who have attended the meetings expressing opposition to Realmark's plans do not represent the majority opinion of the general ownership.

John & Dorothy Farnham
2060 Matecumbe Key Road
Unit 2506
Punta Gorda, FL 33955

JOHNSON

September 19, 2008

Mr. Matt Noble
LEE COUNTY BOARD OF COUNTY COMMISSIONERS
Department of Community Plan Review
PO Box 398
Fort Myers FLorida 33902

Re: Case Number CPA2007-0054, Burnt Store Marina

Dear Mr. Noble:

My wife and I are full-time residents of Burnt Store Marina and are concerned that you receive a complete picture of how most of us feel regarding Case Number CPA2007-0054, the re-zoning of portions of Burnt Store Marina.

We have called the Marina home for four years and plan to do so for many years to come. We are proud of the way that continued maintenance and recent development have maintained a contemporary look and feel in our community in spite of its age. The glaring exception to this is the collection of buildings currently surrounding the marina itself. The permanent structures are old, in terrible shape physically as well as aesthetically and – with the unwelcome help of Hurricane Charley – are well beyond their useful life span. In addition, the use of portable structures to house a real estate office and bank branch does little to create an appealing area.

In contrast, Realmark's plan to revitalize our "downtown" will not only bring solid, attractive buildings to the area but much needed energy and life as well. We are not in downtown Cape Coral and therefore cannot expect the level of activity now seen at Realmark's Cape Harbour development, but I believe that community is a good example of the caliber and appeal of the project we can look forward to.

I am a realtor working mainly in downtown Punta Gorda, an area with both a great deal of development and tremendous vitality. I think that community is one all of us should look to as a shining example that change is not always bad. Today Punta Gorda is a vibrant community not in spite of, but *because of* its responsible development.

Some in our community believe that the buildings in the re-zoning area are "quaint, funky, or old Florida." The truth is they are simply old. They are examples of early-eighty's slam-bam construction, stick built with T-111 siding and they will not stand the test of time no matter how many people like them.

I urge you to take the view that we cannot stop change; all we can do is attempt to control its direction. Realmark's plans represent a very positive direction for this area. They will help us remain an attractive community for many years to come, and that in turn will help us to make increasing contributions to the tax rolls of Lee County.

Thank you for your consideration.

Alan Johnson

Hines, Lisa

From: Noble, Matthew A.
Sent: Monday, September 22, 2008 7:09 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: Realmark development at Burnt Store Marina

From: Theo Fletcher [mailto:theo@us.ibm.com]
Sent: Sunday, September 21, 2008 10:10 PM
To: Noble, Matthew A.
Cc: nandress@comcast.net; rippemj@embarqmail.com; ringe@landsolutions.net; carleton819@aol.com; rawessel@sccf.org; Lessgov@LesCochran.com; Lmt7979@hotmail.com; DawnMGo@leeschools.net
Subject: Realmark development at Burnt Store Marina

Mr. Noble - I am a part time resident of Burnt Store Marina and unfortunately just received this notice, but I hope it is not too late to comment.

I strongly support a change in the zoning use of the Burnt Store Marina area to allow for the development proposed by Will Stout and Realmark...we have an excellent community which can be revitalized and enhanced by the type of development that is being proposed...I have visited Realmark's community in Cape Coral numerous times...the quality of the construction, the shops, and the restaurants provide a real feeling of community...this type of development can rejuvenate our community, and add to the appearance, appeal and value of our property.

If I can answer any questions, or provide additional support, please do not hesitate to contact me.

Thank you

Theo Fletcher
Grande Isle II - Unit 408
(914) 548-5209

9/22/2008

Hines, Lisa

From: Noble, Matthew A.
Sent: Monday, September 22, 2008 7:08 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: Burnt Store Marina Village hearing
Attachments: will Stout.doc

From: cfnoll@comcast.net [mailto:cfnoll@comcast.net]
Sent: Sunday, September 21, 2008 8:18 PM
To: Noble, Matthew A.
Subject: Burnt Store Marina Village hearing

I am unable to attend this hearing in the morning so I have attached a letter of support.

Thanks for your time and consideration of this letter
Sincerely
Craig Noll

9/22/2008

- 3) We support Will Stout. Unlike most developers, Will is visible and accessible. He has lived in Burnt Store Marina and now has a residence in Cape Harbour. He has a stake in these communities. Over the years he has sponsored many community events, often at his expense, and has encouraged using this community as a base for charitable events. Will and his team are also active in the wider Cape Coral and Ft Myers area supporting underprivileged children and local school groups. Finally on a very personal note, when tragedy struck my family 2 ½ years ago, Will Stout, the neighbor, was there for us. He has a big heart, he is a good honest man, and he is a first rate developer.

In conclusion, we believe from experience that given the opportunity to work with the residents of Burnt Store Marina, Will and the Realmark Team can create and build a planned development that puts the final touch on a Gem.

Sincerely,

Craig Noll
2014 El Dorado Pkwy W.
Cape Coral, Fl. 33914

cfnoll@comcast.net

Hines, Lisa

From: Noble, Matthew A.
Sent: Monday, September 22, 2008 7:05 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: Realmark at Burnt Store Marina

-----Original Message-----

From: a yee [mailto:annmyee@yahoo.com]
Sent: Sunday, September 21, 2008 5:39 PM
To: Noble, Matthew A.
Subject: Fw: Realmark at Burnt Store Marina

Please note that as a resident here I am in support of the recent proposal for development by Will Stout at Realmark.
Thank you for your time and consideration. Sincerely, Ann-Marie Yee 3321 Sunset Key Circle # 208 Punta Gorda FL 33955

Hines, Lisa

From: Noble, Matthew A.
Sent: Monday, September 22, 2008 7:05 AM
To: Hines, Lisa; Hock, Donna
Subject: FW: Realmark at BSM

From: tmulligan [mailto:gailmulligan@comcast.net]
Sent: Sunday, September 21, 2008 4:12 PM
To: nandress@comcast.net; rippemj@embarqmail.com; ringe@landsolutions.net; carleton819@aol.com; rawessel@sccf.org; Lessgov@LesCochran.com; Lmt7979@hotmail.com; DawnMGo@leesschools.net
Cc: Noble, Matthew A.
Subject: Realmark at BSM

To Members of the Lee County Planning Board, et al.

We reside at 3329 Sunset Key Circle, Punta Gorda Fl. As owners and residents of the Burnt Store Marina Community, we would like to express our support of Realmark's Development plans for the Burnt Store Marina.

We have seen the positive effects that Realmark already has on the community and we would like to see them successful with their future plans.

Please accept this as a strong vote of support.

Respectfully,

Tom and Gail Mulligan

9/22/2008

Hines, Lisa

From: Dist5, Mann
Sent: Tuesday, October 21, 2008 10:37 AM
To: Hines, Lisa
Subject: FW: Realmark Comp Plan Amendment

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Will Stout [mailto:WStout@realmarkgroup.com]
Sent: Tuesday, October 21, 2008 10:26 AM
To: Dist5, Mann
Subject: Realmark Comp Plan Amendment

Commissioner Mann,

Thank you for taking the time to meet with me last Tuesday regarding Realmark's request for an amendment to the Lee Comprehensive Plan. I thought it was a very good meeting where we had a chance to outline what it is we'd like to accomplish with the amendment.

Please note, this request is entirely consistent with your core values of avoiding needless sprawl by unnecessarily changing undeveloped land in a Rural category to an urban classification. In this case, everyone on Staff at Lee County agrees that Burnt Store Marina was misclassified as 'Rural' when the suburban category was eliminated some time ago.

The Burnt Store Marina community is 'home' to over 2000 families, with mid-rise buildings, a commercial area (badly in need of redevelopment) public sewer and water utilities in place, a golf course and fitness center, and the largest marina on the west coast of Florida. We agree with County Staff that this area has been misclassified and should be reclassified to a new category, Burnt Store Marina Village to reflect the reality that the 'Rural' category has been inappropriate.

Commissioner Mann, you can help the redevelopment effort at Burnt Store Marina favored by an overwhelming majority of the residents there, and not compromise your "core values" even a little bit. I respectfully request your support and vote of confidence at the Hearing on Oct. 22nd.

Thanks again for your time and interest,

10/21/2008

Will

Will Stout

President / CEO

Realmark Development, LLC

5789 Cape Harbour Drive

Suite 201

Cape Coral, FL 33914

Phone: (239) 541-1372

Fax: (239) 541-1377

Email: wstout@realmarkgroup.com

Eduardo & Carin Hirsch
3333 Sunset Key Cr., 503
Punta Gorda, FL 33955

Office: 239.598.0953
Fax: 239.598.9347
Email: EHirsch60@comcast.net

October 6, 2008
(Emailed for Convenience)

District 1 Bob Janes Box 398 Fort Myers, FL 33902-0398 Email dist1@leegov.com	District 2 Brian Bigelow Box 398 Fort Myers, FL 33902-0398 Email Dist2@leegov.com	District 3 Ray Judah Box 398 Fort Myers, FL 33902-0398 Email dist3@leegov.com	
District 4 Tammy Hall Box 398 Fort Myers, FL 33902-0398 Email dist4@leegov.com	District 5 Frank Mann Box 398 Fort Myers, FL 33902-0398 Email dist5@leegov.com		

Re: CPA2007-00054, Burnt Store Marina Village

Dear Members of the Board of Lee County Commissioners,

It has been brought to our attention that on September 22, 2008 the Local Planning Agency for Lee County recommended the Board of County Commissioners amend Comprehensive Plan Amendment (**CPA2007-00054, Burnt Store Marina Village**) submitted by Realmark Group, LLC on next October meeting .

The proposed improvements in addition to enhancing Burnt Store Marina's obsolete and worn-out structure; it will boost much needed tourist traffic to Lee County, *by sea and land*; provide local jobs, *to neighboring residents*; improve Burnt Store Marina's property values, *rising tax revenues to Lee County*, just to mention a few of the in-the-pipeline benefits.

As owners in Grande Isle Tower IV, located within the Burnt Store Marina's land improvement, we urge you **to support the LPA's staff recommendations and advocate approval to the Burnt Store Marina Village Project.**

Sincerely,

Eduardo & Carin Hirsch

CC. Local Planning Agency for Lee County

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:53 AM
To: Hines, Lisa
Subject: FW: We Support the "CPA2007-00054, Burnt Store Marina Village." Project
Attachments: BSM letter to BOC-2008-10-06.docx

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: E Hirsch [mailto:EHirsch60@comcast.net]
Sent: Monday, October 06, 2008 3:25 PM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Cc: nandress@comcast.net; ringe@landsolutions.net; rippemj@embarqmail.com; carleton819@aol.com; rawessel@sccf.org; Lmt7979@hotmail.com; Lessgov@LesCochran.com; DawnMGo@leeschools.net
Subject: We Support the "CPA2007-00054, Burnt Store Marina Village." Project

Dear Members of the Board of Lee County Commissioners,
(Emailed for Convenience)

As owners of Grande Isle IV, # 503 within Burnt Store Marina, here-in, attached letter, formally affirm that we categorically support proposed "CPA2007-00054, Burnt Store Marina Village" project.

Should you have any questions, please do not hesitate to contact us at your earliest convenience.

Regards,

Eduardo & Carin Hirsch
C. 239 825 5977

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10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:53 AM
To: Hines, Lisa
Subject: FW: CPA2007-00054, Burnt Store Marina Village submitted by Realmark Group LLC

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: rlede1049@aol.com [mailto:rlede1049@aol.com]
Sent: Monday, October 06, 2008 4:43 PM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: CPA2007-00054, Burnt Store Marina Village submitted by Realmark Group LLC

Ladies and Gentlemen:

My wife and I are residents of Burnt Store Marina. We live in Grand Isle IV unit 405. Unfortunately we will not be able to attend the meeting where you will be voting on this Marina Village Plan. I know that there will be a small number of vocal residents against the plan on the grounds that it will interfere with their view, will increase traffic, or that the buildings are too tall etc.

My wife and I want to express our support of this project. In our view completion of the project will make Burnt Store Marina a viable destination, will increase our property values significantly, will improve the Marina area and facilities.

We urge you to vote in favor of the project presented by Realmark Group LLC.

Thanking you in advance for your kind attention to this matter,

Sincerely yours,

Ralph & Barb Ledesma

McCain or Obama? Stay updated on coverage of the Presidential race while you browse - [Download Now!](#)

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:53 AM
To: Hines, Lisa
Subject: FW: CPA2007-00054

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: marion marcian [mailto:marionleem@mac.com]
Sent: Monday, October 06, 2008 4:45 PM
To: Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: CPA2007-00054

I am letting you know that we support Realmark's plan (CPA2007-00054, Burnt Store Marina Village submitted by Realmark Group, LLC)

thank you

Marion and Doug Marcian
3333 Sunset Key circle #301
Punta Gorda, FL 33955

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:52 AM
To: Hines, Lisa
Subject: FW:

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Harry Headley [mailto:headleytma@msn.com]
Sent: Monday, October 06, 2008 5:14 PM
To: Dist5, Mann
Subject:

Frank Mann:

I am writing this email to ask for your support of the Realmark plan for the **Burnt Store Marina Village, CPA2007-00054**. I believe it is in the best interests of our Homeowner Association and the entire Burnt Store community. It will improve and enhance the community and Marina area, providing needed amenities and add value to our property. Thanks for your support.

Harry & Dorothy Headley

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:52 AM
To: Hines, Lisa
Subject: FW: Support for Burnt Store Marina Village

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Chris Turner [mailto:theparkplace@yahoo.com]
Sent: Monday, October 06, 2008 8:25 PM
To: Dist5, Mann
Subject: Support for Burnt Store Marina Village

Dear Mr. Mann,

We are in full support of Realmarks proposed development of Burnt Store marina Village.

We feel that it will improve and enhance the community and Marina area, providing needed amenities and add value to our property.

Please vote to approve CPA2007-00054, Burnt Store Maria Village.

Thank you for your consideration to support this proposed development.

Chris and Susan Tuner
Burnt Store Marina
3333 Sunset Key Circle, Unit 702
Punta Gorda, Florida. 33955
941-629-3436

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:52 AM
To: Hines, Lisa
Subject: FW: Realmark - Burnt Store Marina

Chris Berry
Executive Assistant
District #5
(239) 533-2225

-----Original Message-----

From: Frank Diasparra [mailto:newagefd@gmail.com] On Behalf Of Frank Diasparra
Sent: Tuesday, October 07, 2008 5:34 PM
To: Dist5, Mann
Subject: Realmark - Burnt Store Marina

Dear Mr. Mann,

I am writing you to voice my strong support for Realmark's proposal for development of Burnt Store Marina.

I am a resident there and after seeing what Mr. Stout and his Realmark team have done at Cape Harbour my wife and I purchased a condo within the Burnt Store marina complex in anticipation of the transition that we would experience from Realmark's re-development of Burnt Store.

In these challenging times we are facing, particularly in the FL real estate market we can all benefit from the result of a win-win project such as Realmark is capable of delivering to our community.

Thank You for your time.

With Best Regards,
Frank & Susan Diasparra
3440 Sunset Key, Unit 9A

frank@newageventures.com

frank@newageventures.com

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:51 AM
To: Hines, Lisa
Subject: FW: Burnt Store Marina

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: FlaBob2003@aol.com [mailto:FlaBob2003@aol.com]
Sent: Tuesday, October 07, 2008 7:44 PM
To: Dist5, Mann
Subject: Burnt Store Marina

Dear Commissioner Mann,

The purpose of this email is to express my strong support for the initiative proposed by Realmark to change the long range designation of Burnt Store Marina from "**Rural**" to "**Burnt Store Marina Village**."
There is broad support for the Realmark plan and we strongly solicit your vote to transit the proposed Amendment to the Comprehensive Plan, to the State for review and approval.
Thank you for your consideration.

Bob Brazeau

New **MapQuest Local** shows what's happening at your destination. Dining, Movies, Events, News & more. [Try it out!](#)

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:51 AM
To: Hines, Lisa
Subject: FW: Burnt Store Marina Redevelopment

Chris Berry
Executive Assistant
District #5
(239) 533-2225

-----Original Message-----

From: carl.schoenbachler [mailto:candcschoen@earthlink.net]
Sent: Wednesday, October 08, 2008 8:18 AM
To: Dist1, Janes; dist2@leegoc.com; Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: Burnt Store Marina Redevelopment

Lady and Gentlemen:

I am writing to express my complete support for Realmark Development's redevelopment plans for Burnt Store Marina. My wife and I have a residence and an investment property in the Marina. I believe that BSM is the potential crown jewel of Lee County but it has become dated and needs the marina redevelopment plan that Realmark is willing to undertake. Without redevelopment, the property will not come close to reaching its potential.

There will be a small but very vocal group opposing this plan. Please know that the vast majority of BSM property owners are solidly behind Realmark and their efforts to put BSM on the "map."

Thank you for taking the time to consider my input.

Carl Schoenbachler
3313 Sunset Key Cir #701
Punta Gorda, FL 33955

Dear Owners:

Following is the text of an email from Realmark Group, LLC. It contains an detailed explanation of Realmark's plans.

Regards,

Bob Richmond, President

Good morning all; I hope this email is neither objectionable nor an inconvenience to you; since we had not received objections to having been included on the list of recipients for the prior email, I am again sending this message to the folks whose email address we had on file.

Once again, Realmark needs your help in connection with our request for an Amendment to the Lee County Comprehensive Plan. We have worked hard with Lee County Staff and the Lee County Local Planning Agency to refine the overall parameters of a development plan which contemplates a change in the long-range designation for the BSM community from "Rural" to "Burnt Store Marina Village". This designation is intended to accommodate the development plan which was previously introduced to, and was embraced by the community as a whole. The Local Planning Agency approved Realmark's request and voted to forward the same with a positive recommendation to the County Commission for their consideration. For a comprehensive review of the Local Planning Agency meetings along with links to the LPA Staff report, the site plan and the entire Plan Amendment Application, see the Report on the LPA Meetings at the Sec 22 website under announcements: <http://www.bsm22.org/announcements.htm>.

The next step in the Comp Plan Amendment process is to have the request heard by the Lee County Board of Commissioners. All Comp Plan Amendments are scheduled to be heard by the Board October 22-23 we have not yet seen the Agenda to know for certain which of those days the Realmark request will be heard. But it is important that prior to the Hearing, your voices be heard by the Commissioners.

As we've indicated previously, the specific details for any development will be addressed later in connection with a formal request for a Development Order, but in order to get that far we need the support of the County Commission to transmit the proposed Amendment to the Comprehensive Plan, to the State for their review and approval. Unless we are successful with the adoption of the proposed Burnt Store Marina Village, we will not be in a position to even consider any redevelopment around the Marina.

Realmark is again seeking your help to communicate to the Commissioners that an overwhelming majority of the community supports development around the Marina. We feel strongly it is in the best interests of the community to see the Comp Plan Amendment approved so as to put us in a position to work together a year or so from now to shape the final details of any redevelopment plan pursuant to a Development Order.

The recommendation from the LPA included two considerations important to the financial viability of the redevelopment. The first is the approval of 160 residential units. The second is the approval of a 220' height request. The former represents the economic engine that drives the development. The residential units are what pay for the development of the shops, restaurants and open space amenities. The latter is important in that this is a very challenging site because of its limited size, and in order to free up space for uses that benefit the community rather than surface parking, it is necessary to design structures that accommodate parking under the buildings.

We are asking you to voice your support for Realmark's efforts to redevelop the area around the Marina by writing the Commissioners to let them know there is broad and deep support within the community for this redevelopment. The Commissioners hear from each and every opponent so while the reality is that the opposition represents a substantial minority within the community, it is nevertheless their voice that is being heard because they are proactive in communicating their opposition.

10/16/2008

Just as with our prior request for your support, it would be very helpful for you to send emails and letters of support to the Lee County Commissioners. To that end, the contact information for each Commissioner is listed below. It would also be helpful if you could forward this email to others in the community who you think would be willing to voice their support for Realmark's efforts. The specific time and date of the Hearing will be posted under announcements at the Sec. 22 website so that in addition to writing the Commissioners, those of you willing and able to attend can be there to support Realmark's efforts to bring a first-class development of the area around the Marina to fruition for the benefit of the entire community.

Thank you,

Will Stout

Lee County Commissioners 9/18/08

LEE COUNTY BOARD OF COUNTY COMMISSIONERS

Copied from www.lee-county.com

BOB JANES **COUNTY COMMISSIONER DISTRICT No. 1**

E-Mail: dist1@leegov.com Phone: 239-533-2224

Fax: 239-485-2155

Mailing Address: Box 398 , Ft. Myers , Florida 33902-0398

Office Location: Old Lee County Courthouse
2120 Main Street , Fort Myers , Florida 33901

BRIAN BIGELOW **COUNTY COMMISSIONER DISTRICT No. 2**

E-Mail: District2@leegov.com Phone: 239-533-2227

Fax: 239-485-2099

Mailing Address: Box 398 , Ft. Myers , Florida 33902-0398

Office Location: Old Lee County Courthouse
2120 Main Street , Fort Myers , Florida 33901

RAY JUDAH **COUNTY COMMISSIONER DISTRICT No. 3**

Email: dist3@leegov.com Phone: 239-533-2223

Fax: 239-485-2021

Mailing Address: Box 398 , Ft. Myers , Florida 33902-0398

Office Location: Old Lee County Courthouse
2120 Main Street , Fort Myers , Florida 33901

TAMMARA □ TAMMY □ HALL

10/16/2008

COUNTY COMMISSIONER DISTRICT No. 4

E-Mail: dist4@leegov.com

Phone: 239-533-2226

Fax: 239-485-2054

Mailing Address: Box 398 , Ft. Myers , Florida 33902-0398
Office Location: Old Lee County Courthouse
2120 Main Street , Fort Myers , Florida 33901

FRANK MANN

COUNTY COMMISSIONER DISTRICT No. 5

E-Mail: dist5@leegov.com

Phone: 239-533-2225

Fax: 239-485-2092

Mailing Address: Box 398 , Ft. Myers , Florida 33902-0398
Office Location: Old Lee County Courthouse
2120 Main Street , Fort Myers , Florida 33901

Peter T. McGough

Realmark Development, LLC

5789 Cape Harbour Drive

Suite 201

Cape Coral, FL 33914

Phone: (239) 541-1372

Fax: (239) 541-1377

Email: pmcgough@realmarkgroup.com

Your Login Name: PERCO105

Your Password: 000105

Please click [HERE](#) to visit the Grande Isle Towers I & II web site.

Please visit us at <http://www.teletech.com>

.....
This EMAIL and any attachments may contain confidential, proprietary and/or privileged informati
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10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:51 AM
To: Hines, Lisa
Subject: FW: Grande Isle Towers I & II - Realmark Development Plans

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Ralph Pecorale [mailto:RPecorale@pecoralelaw.com]
Sent: Wednesday, October 08, 2008 12:29 PM
To: Mattie, Matthew; Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Cc: pmcgough@realmarkgroup.com; vmgateway@daystar.net
Subject: RE: Grande Isle Towers I & II - Realmark Development Plans

Commissioners and Matt,

I agree with Matt's opinions and support the development initiatives.

Ralph

From: Mattie, Matthew [mailto:matthewmattie@teletech.com]
Sent: Wednesday, October 08, 2008 11:56 AM
To: dist1@leegov.com; District2@leegov.com; dist3@leegov.com; dist4@leegov.com; dist5@leegov.com
Cc: pmcgough@realmarkgroup.com; vmgateway@daystar.net; Ralph Pecorale
Subject: FW: Grande Isle Towers I & II - Realmark Development Plans
Importance: High

Dear Lee County Commissioners,

My name is Matthew Mattie and I own unit 307 in Grande Isle I with a close friend of mine Ralph Pecorale. We have been an owner of this unit since 2004. We both reside in New York and our families use the unit periodically throughout the year. Although we will not be able to attend the upcoming meeting to discuss the Comp Plan Amendments with Realmark and this board, we would like to communicate to all of you our support in the development initiatives that Will Stout and Realmark have for Burnt Store Marina. Mr. Stout has a proven history of developing world class communities that will provide many benefits to the residents of Burnt Store Marina. We ask for this boards support to transmit the proposed Amendment to the Comprehensive Plan to the State for their review and approval.

Best Regards,

Matthew Mattie
315-730-6582
Unit 307 Grande Isle I

CC: Ralph Pecorale

From: Web Admin [mailto:vmgateway@daystar.net]
Sent: Wednesday, October 08, 2008 10:17 AM
To: Mattie, Matthew
Subject: Grande Isle Towers I & II - Realmark Development Plans

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:51 AM
To: Hines, Lisa
Subject: FW: Burnt Store Marina Redevelopment - Lee County Board of Commissioners Consideration

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Ric Walter [mailto:Ricwalter1@comcast.net]
Sent: Wednesday, October 08, 2008 2:04 PM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: Burnt Store Marina Redevelopment - Lee County Board of Commissioners Consideration

Lee County Commissioners,

As residents of Burnt Store Marina (BSM), we are contacting you to let you know we support Realmark's request for an Amendment to the Lee County Comprehensive Plan and their efforts to redevelop the area around the marina. This Amendment is scheduled to be heard by the Lee County Board of Commissioners on either October 22 or 23. We believe you should approve Realmark's request to amend the Lee County Comprehensive Plan to refine the overall parameters of a development plan which contemplates a change in the long-range designation for the BSM community from 'Rural' to 'Burnt Store Marina Village'.

We support Realmark's efforts to redevelop the area around the marina by providing for 160 residential units, shops, office and open space. We also believe it is very important that Realmark be granted flexibility regarding height because this is a very 'tight' site and the only way to preserve open space for community use is to incorporate structured parking under the buildings rather than spreading surface parking all over the site – Realmark needs to build 'up' rather than 'out' as with a low-rise design, so as to maximize the utility of the site.

There is a very vocal minority of residents opposed to any development. This minority does not speak for the entire community. An overwhelming majority of the community supports development around the Marina.

Thank you in advance for your approval of Realmark's request for an Amendment to the Lee County Comprehensive Plan.

Ric and Lynda Walter
3001 Big Pass Lane
Punta Gorda, FL. 33955

941.639.4441 Home
941.286.2476 Cell

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:50 AM
To: Hines, Lisa
Subject: FW: Burnt Store Marina

Chris Berry
Executive Assistant
District #5
(239) 533-2225

-----Original Message-----

From: Carole Lick [mailto:lickc@msu.edu]
Sent: Thursday, October 09, 2008 1:32 PM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Cc: pmcgough@realmarkgroup.com
Subject: Burnt Store Marina

LEE COUNTY BOARD OF COUNTY COMMISSIONERS: Bob Janes, Brian Bigelow, Ray Judah, Tammy Hall, and Frank Mann:

We strongly support the Realmark plan and hope you will consider the long standing support that they have received re the development of Burnt Store Marina. So often it is the opposition who is the loudest even though their numbers are few. This is clearly the case for BSM, so please do know that the vast majority of the owners are in support of the Realmark plan.

Thank you,
Carole and Don Lick

Carole and Don Lick
84 Wildemere Drive
Mason, MI 48854
517-244-1145
3416A Sunset Key Circle
Punta Gorda, FL 33955
941-639-6130

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:50 AM
To: Hines, Lisa
Subject: FW: Burnt Store Marina

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Kendz43@aol.com [mailto:Kendz43@aol.com]
Sent: Friday, October 10, 2008 9:08 AM
To: "dist1@leegov.com.District2"@leegov.com; Dist3, Judah; Dist4, Hall; Dist5, Mann
Cc: Mondemere@aol.com
Subject: Burnt Store Marina

Dear Sirs:

I am an owner of a Burnt Store Marina condo, #303 Grand Isle Tower II, and am in support of Realmarks efforts and requests for zoning approval. I hope you will move to approve these requests.

John Kendzierski

New **MapQuest Local** shows what's happening at your destination. Dining, Movies, Events, News & more. [Try it out!](#)

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:50 AM
To: Hines, Lisa
Subject: FW: 'Burnt Store Marina Village'

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Dreher, Rick [mailto:RDreher@WIPFLI.com]
Sent: Sunday, October 12, 2008 10:22 AM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Cc: Dreherali@aol.com
Subject: 'Burnt Store Marina Village'

My family and I have owned a second home and a rental property in Burnt Store Marina (BSM) for the last 5 years and strongly support Realmark's request for an Amendment to the Lee County Comprehensive Plan. We would ask for your support also. BSM is further enhanced by the proposed plan and will make the community even more enjoyable. We believe the continued success and the future of our community will greatly benefit from the plan and again ask your support.

If you'd like to discuss this further, please e-mail or call me at 920-662-2850. Thank you in advance for your consideration and support.

Sincerely,

Rick Dreher
rdreher@Wipfli.com

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:50 AM
To: Hines, Lisa
Subject: FW: CPA2007-00054, Burnt Store Marina Village submitted by Realmark Burnt Store Marina, LLC
Attachments: letter in support realmark 100812..pdf

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: John McConomy [mailto:jwmccconomy@yahoo.com]
Sent: Sunday, October 12, 2008 11:42 AM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Cc: Randy Eddinger; tom mulligan; Matt Uebelacker; Jim Wadsworth
Subject: CPA2007-00054, Burnt Store Marina Village submitted by Realmark Burnt Store Marina, LLC

Dear Members of the Lee County Commission,
Please find attached, on behalf of the Board of Directors of Grande Isle Towers III & IV Condominium Association, Inc. (**representing 104 owners within Burnt Store Marina**), a letter in support of the subject application.

Thank you for your consideration.

Regards,

John McConomy
President of the Board

John McConomy
3333 Sunset Key Circle #102
Burnt Store Marina
Punta Gorda, FL 33955
941.639.4153 (residence)
850.598.1396 (cellular)

10/16/2008

Grande Isle Towers III & IV Condominium Association, Inc.
Board of Directors
Burnt Store Marina
Punta Gorda, FL 33955

October 12, 2008

Hon. Bob Janes
Box 398
Fort Myers, FL
33902-0398
dist1@leegov.com

Hon. Brian Bigelow
Box 398
Fort Myers, FL
33902-0398
Dist2@leegov.com

Hon. Ray Judah
Box 398
Fort Myers, FL
33902-0398
dist3@leegov.com

Hon. Tammy Hall
Box 398
Fort Myers, FL
33902-0398
dist4@leegov.com

Hon. Frank Mann
Box 398
Fort Myers, FL
33902-0398
dist5@leegov.com

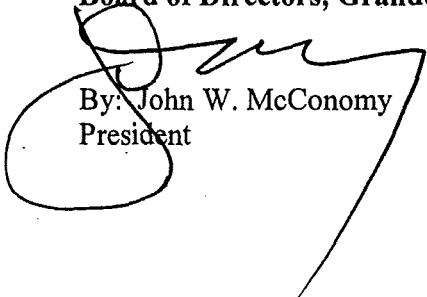
VIA EMAIL

Re: CPA2007-00054, Burnt Store Marina Village submitted by Realmark Group, LLC

Dear Members of the Lee County Commission,

We understand that you will consider the referenced application of Realmark Group, LLC at your next meeting on October 22 and 23, 2008. The Board of Directors represents **104 owners in Grande Isle Towers III & IV located within the Burnt Store Marina** and is writing to urge you **to follow the recommendation of the Lee Planning Agency and SUPPORT the application as submitted.** The proposed improvements will not only enhance Burnt Store Marina, but will also add value to our properties and bring much needed tourist dollars to our County. Realmark has a demonstrated track record of quality development (e.g. Cape Harbour) and has operated the Burnt Store Marina facilities in a first class manner since its acquisition. We are grateful for Realmark's willingness to continue development of our community in this most difficult economy. Thank you for your consideration.

Sincerely,
Board of Directors, Grande Isle Towers III and IV Condominium Association, Inc.


By: John W. McConomy
President

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:50 AM
To: Hines, Lisa
Subject: FW: Burnt Store Marina Village Land use change
Attachments: letter BSM Stout support, mann.doc

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Jim Getz [mailto:jrgetz1@comcast.net]
Sent: Sunday, October 12, 2008 3:06 PM
To: Dist5, Mann
Subject: Burnt Store Marina Village Land use change

October 13, 2008

Ref: Realmark Inc. Development Plans for Burnt Store Marina Village

Commissioner Frank Mann
Box 398
Ft. Myers, Florida 33902-0398

Dear Commissioner Mann,

We are writing to show our support of the planned changes that Realmark is requesting for our area. We Support Realmark's plan to redevelop the Burnt Store Marine Village area in its entirety and request you change the current land use from "Rural" to "Burnt Store Marina Village. Our Community is in need of serious upgrading and Realmark has shown the willingness to spend the dollars to improve our area and consequently the tax base for Lee County.

We have a minority group that is very active in holding our community back, but as previous votes have shown, they are far outnumbered by our property owners that desire to up grading our aged Marina. We hope that you will approve the changes proposed by Realmark.

Sincerely



Jim and Cathy Getz

Hard copy to follow

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:49 AM
To: Hines, Lisa
Subject: FW: Support for Amendment to Lee County Comprehensive Plan

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: coloradowolf@gmail.com [mailto:coloradowolf@gmail.com]
Sent: Sunday, October 12, 2008 7:35 PM
To: Dist5, Mann
Subject: Support for Amendment to Lee County Comprehensive Plan

Dear Commissioner Mann:

As a property owner and seasonal resident of the Burnt Store Community, I feel it is imperative that we support the Realmark Development efforts around the Marina. The unique location of this property was what first attracted us to the area, and we would like to see our investment grow with this additional development.

I strongly support Realmark and the World Class Developments that they continue to design and build in Florida. Further development of this type can only help to ensure the long term viability and economic stability of the Burnt Store Community.

Please register my support of the Amendment to the Lee County Comprehensive Plan that will clear the way for growth and progress in our community.

Sincerely,

Jeri Wolf
3313 Sunset Key #403

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:49 AM
To: Hines, Lisa
Subject: FW: Amendment to the Lee County Comprehensive Plan

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Vicki [mailto:vicki@flagco.com]
Sent: Monday, October 13, 2008 7:39 AM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Cc: pmcgough@realmarkgroup.com
Subject: Amendment to the Lee County Comprehensive Plan

Ms. Hall and Messrs. Bigelow, Janes, Judah and Mann,

We support the request to change the long-range designation of Burnt Store Marina from "Rural" to "Burnt Store Marina Village".

Further, and more importantly, we support the redevelopment plans that are forming for Burnt Store Marina that will include residential, hotel, office and retail space. This redevelopment is essential in order for BSM and the area to reach it fullest potential for growth, enjoyment and quality of life.

Best regards,
Mike and Vicki Lawrence
Grande Isle IV-707

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:49 AM
To: Hines, Lisa
Subject: FW: Realmark Plan Ammendment - Burnt Store Marina Village

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Bob Brock [mailto:rbrock@comcast.net]
Sent: Monday, October 13, 2008 10:06 AM
To: Dist5, Mann
Subject: Fw: Realmark Plan Ammendment - Burnt Store Marina Village

----- Original Message -----

From: Bob Brock
To: dist1@leegov.com
Sent: Monday, October 13, 2008 9:24 AM
Subject: Realmark Plan Ammendment - Burnt Store Marina Village

I am writing in support of Realmark's application. As a full-time resident of Burnt Store Marina, I am intently interested in seeing this development reach it's potential. We are an older community that is seeing stagnation and a slow decline in our facilities and amenities. We need an infusion of interest and facilities in order to enhance the value of our personal investments and our way of life.

There seems to be a very vocal small group who continually appear at hearing such as you will be conducting. There intent is to stop any and all development within the marina. Either they like things just the way they are or they dislike Realmark and oppose anything proposed. In either case this group does not speak for the majority of the residents here. On two occassions, one by public acclaim and one by vote, the residents here have overwhelmingly supported efforts to support Realmark and its efforts to upgrade and modernize our community. If Realmark is denied their proposal, than I ask who else will step in here and take on the task of keeping us a modern vital community?

Please review their proposal and approve Realmark's application. The community supports their efforts.

Thank you.

Robert L. Brock
900 Linkside Way
Burnt Store Marina
Punta Gorda, FL 33955

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:48 AM
To: Hines, Lisa
Subject: FW: Burnt Store Marina - Realmark Redevelopment Plan

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: John M. Stanley [mailto:jandjstanley@earthlink.net]
Sent: Wednesday, October 15, 2008 9:05 PM
To: Dist1, Janes
Cc: Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: Burnt Store Marina - Realmark Redevelopment Plan

Dear Mr Janes,

We are residents of Burnt Store Marina. We are not opposed to the right of Realmark to develop their property. We are opposed to certain aspects of the development plan – specifically, the height of the buildings and the inclusion of a substantial number of units that will be rented to seasonal and transient visitors as opposed to units that will be sold to residents, both seasonal and permanent. This includes both the hotel/condo units and the boat storage facilities. The magnitude of the plan, if approved, will forever change the community we live in and love. Rather than regurgitate the expected complaints, we would like to propose a concept that we feel should be considered.

Provide a new access to Burnt Store Marina that would have traffic go directly to the construction site without having to use the present streets and entrances. If a street, such as Old Burnt Store Road, could be extended, it would seem to us that it would be possible to create a new access to BSM and the building site. This entrance could be between The Resorts and Vista del Sol or between The Resorts and Courtside Landings. If this were possible, the objections of construction vehicles and construction personnel traveling over our streets competing with walkers, bicycles and golf carts would be reduced. How about offering an approval of a plan conditioned on the creation of a new access point?

We appreciate that this is a difficult decision for the Commissioners. Please consider that we, the residents, will be left with the results of your actions long after the construction is completed. We do not wish to have Cape Harbor reconstructed at Burnt Store Marina.

John & Joan Stanley
3740 Cobia Villas Court
Punta Gorda FL 33955
(941) 637-4884

10/16/2008

Hines, Lisa

From: Dist5, Mann
Sent: Thursday, October 16, 2008 10:49 AM
To: Hines, Lisa
Subject: FW: Realmark development at Burnt Store Marina

RECEIVED
OCT 16 2008
ZONING

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: John L. Walkley [mailto:cjwalkley@msn.com]
Sent: Tuesday, October 14, 2008 6:01 PM
To: Dist5, Mann
Subject: Realmark development at Burnt Store Marina

As full time residents of BSM, we fully endorse Realmark's development plans for our community. We hope you feel likewise.

John and Carol Walkley
2030 Matecumbe Key Rd
Burnt Store Marina
Punta Gorda, FL 33955

10/16/2008

DATE: October 12, 2008

TO: Frank Mann
County Commissioner District No. 5

Fax: 239-485-2092

RECEIVED

OCT 13 2008

COMMISSIONER
FRANK MANN

FROM: Ann Marcelle

SUBJECT: Realmark's Proposed Amendment
Creating Burnt Store Marina Village Category

I am a Florida Resident residing at 3329 Sunset Key Circle Unit 308 in Burnt Store Marina. I enthusiastically support Realmark's proposed amendment.

This change can only improve the quality of life for the residents, as well as the residents of the adjacent communities.

In addition, this change can only improve our property values, broaden the tax base of the community, and contribute to a more interactive living style for the residents of Burnt Store Marina.

I strongly approve of a YES vote on this proposal.

Sincerely,


Ann Marcelle

ADMIRALS POINT
CONDOMINIUM ASSOCIATION
BURNT STORE MARINA

October 17, 2008

Dear Commissioner,

Realmark's development plans for Burnt Store Marina is critical to the long term future of this fine community in Southwest Florida. Come visit and pay particular attention to the current commercial marina area, look behind the paint and see the old and terrible conditions of the buildings. Look at the old administration building which has been condemned and not useable for several years because it is unsafe and beyond reasonable repair. By the time Realmark even begins to start construction, 5-7 years out, many of these buildings will need to be replaced. Burnt Store Marina cannot afford to lose any part of this area and steps need to be taken now.

With a 5-7 year start date and with a turnover rate of 45-55% many of today's residents will not even be property owners in Burnt Store Marina. Currently close to 1/2 or 1,000 of our residents are only here 3 or 4 months a year and will not be directly affected by the construction. Of the 1,000 whom are here most of them are gone in the months of August and September.

We need to think beyond today and move toward the future. Our community's property values will be adversely affected if we do not move forward. Your vote in support of these plans are very important to our future.

In 5-7 years Lee County will need projects like this to stimulate jobs, add tax dollars and provide a future for Burnt Store Marina. It would be a win win for all.

Better than 80% of the Admirals Point Association supports the redevelopment plans of the marina area.

Best regards

Jim Hinch, President

Hines, Lisa

From: Dist5, Mann
Sent: Monday, October 20, 2008 8:17 AM
To: Hines, Lisa
Subject: FW: Support for Realmark's Plans for Burnt Store Marina

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Allan Orrison [mailto:arorrison@comcast.net]
Sent: Sunday, October 19, 2008 4:40 PM
To: Dist5, Mann
Subject: Support for Realmark's Plans for Burnt Store Marina

and
Kathy
Orrison

Grande Isle Towers III - #601

Prosperity Point

Burnt Store Marina

3329 Sunset Key Circle

Punta Gorda, FL 33955

October 15, 2008

Commissioner Frank Mann
Lee County Board of County Commissioners
Box 398
2120 Main Street
Ft. Myers, Florida 33902

Dear Commissioner Mann,

RE: Realmark Development within Burnt Store Marina

We are writing to express our support for the Future Land Use Amendment for Realmark's efforts to redevelop the areas around Burnt Store Marina. We are both excited about Realmark's plans to revitalize and rejuvenate this community that we call our home. Virtually everyone we have spoken with in the community shares our enthusiasm.

There is a small but very vocal minority of residents who do oppose this development. I feel that it is important that you recognize that they do not represent the community as a whole.

10/20/2008

Again, we offer our enthusiastic support for Realmark's plans.

Allan and Kathy Orrison

Hines, Lisa

From: Dist5, Mann
Sent: Monday, October 20, 2008 8:16 AM
To: Hines, Lisa
Subject: FW: Hearing on October 22, 2008

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Jjohn3020@aol.com [mailto:Jjohn3020@aol.com]
Sent: Sunday, October 19, 2008 5:42 PM
To: Dist1, Janes
Cc: Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: Hearing on October 22, 2008

Dear Bob Janes, et al.:

I live in Burnt Store Marina and am a full time resident of Florida. I go along with most of the Realmark Plan for the development of the North harbor and think that it will be a great asset to the community. I do have two exceptions however. The first is that the proposed 220 foot limit is way out of line for our area. Most people that I talk to are in agreement and think that something around the height of the current towers on Prosperity Point would be more in keeping with our LOOK. My second exception is that we will have heavy truck traffic coming in and out the construction gate on Matecumbe Key Rd. There must be solution to this conflict. Realmark should consider the folks that live in this area as to the noise, dust and congestion.

Thanks for your attention, Jim Johnson

New **MapQuest Local** shows what's happening at your destination. Dining, Movies, Events, News & more. [Try it out!](#)

10/20/2008

Hines, Lisa

From: Dist5, Mann
Sent: Monday, October 20, 2008 8:55 AM
To: Hines, Lisa
Subject: FW: Burnt Store Marina Development

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Cynde [mailto:cyndearden@embarqmail.com]
Sent: Saturday, October 18, 2008 11:27 AM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Subject: Burnt Store Marina Development

Dear Lee County Commissioners:

Ray and I are full time residents of Burnt Store Marina. We have owned property here since 1999.

On December 6, 2005, Realmark attended the Burnt Store Marina annual meeting to present an overview of redevelopment plans and to determine if Burnt Store Marina residents would accept their ideas for the future of the area. That sanctuary of the Lutheran church on Burnt Store Road was overflowing into the lobby. There were a very few people who voiced their disagreement (only 2-3 out of all attendees), but there was a standing ovation demonstrating overall unanimous approval with Realmark's intentions for redevelopment. Needless to say, as residents, we are extremely excited to see our community become a world class marina community!

Realmark plans were put on hold as a result of a small, but vocal group of residents. The old saying that it's the squeaky wheel that gets greased was applied by Lee County in this case in 2006 into 2007. The silent majority was hurt by postponement of the Realmark plans.

As our officials, you have another opportunity in the near future to prevent this from happening again. Lee County was represented at that initial December 6, 2005 meeting. Didn't the standing ovation demonstrate community support for this improvement project?! Outstanding community support for Realmark development efforts still exist. PLEASE do not hold up progress which may negatively impact property values and resulting tax base!

Development brings new people, new money, new value, and new life to our community. We support the Realmark plans for the redevelopment of Burnt Store Marina as presented in December 2005, and again currently in 2008 in a revised, very popular plan. Realmark's efforts to redevelop the area around the marina is broadly and deeply supported throughout the Burnt Store Marina community and it's neighbors!

You must rectify past actions and work for the majority of residents vs an extremely small vocal minority. They are not working in the best interests of our community. You can do this by approving the Comp Plan Amendment for the proposed Burnt Store Marina Village by Realmark.

We thank you for your consideration and prompt attention to this very serious matter.

Ray and Cynde Harden
Burnt Store Marina
941-639-3671

10/20/2008

Hines, Lisa

From: Dist5, Mann
Sent: Monday, October 20, 2008 8:54 AM
To: Hines, Lisa
Subject: FW: Burnt Store Marina Development

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: Pat Smith [mailto:pksmith@kiva.net]
Sent: Saturday, October 18, 2008 7:19 PM
To: Dist5, Mann; Dist4, Hall; Dist3, Judah; Dist2, Bigelow; Dist1, Janes
Cc: Linda Cross; cyndeharden@embarqmail.com; CHRIS SMITH; Janet R MacLean
Subject: Burnt Store Marina Development

We would like to add our voice and support of Realmark's efforts at Burnt Store Marina. It has been our experience that Will Stout and Realmark have very solid support from the majority of residents and that the very small, very vocal minority has created a division in the complex as well as postponement of development. It is our hope that you will approve the amendment proposed for Burnt Store Marina by Realmark.

Pat and Chris Smith - 501 Islamorada Blvd. - Punta Gorda FL 33955

From: Cynde [mailto:cyndeharden@embarqmail.com]
Sent: Saturday, October 18, 2008 11:27 AM
To: 'Dist1, Janes'; dist2@leegov.com; dist3@leegov.com; dist4@leegov.com; dist5@leegov.com
Subject: Burnt Store Marina Development

Dear Lee County Commissioners:

Ray and I are full time residents of Burnt Store Marina. We have owned property here since 1999.

On December 6, 2005, Realmark attended the Burnt Store Marina annual meeting to present an overview of redevelopment plans and to determine if Burnt Store Marina residents would accept their ideas for the future of the area. That sanctuary of the Lutheran church on Burnt Store Road was overflowing into the lobby. There were a very few people who voiced their disagreement (only 2-3 out of all attendees), but there was a standing ovation demonstrating overall unanimous approval with Realmark's intentions for redevelopment. Needless to say, as residents, we are extremely excited to see our community become a world class marina community!

Realmark plans were put on hold as a result of a small, but vocal group of residents. The old saying that it's the squeaky wheel that gets greased was applied by Lee County in this case in 2006 into 2007. The silent majority was hurt by postponement of the Realmark plans.

As our officials, you have another opportunity in the near future to prevent this from happening again. Lee County was represented at that initial December 6, 2005 meeting. Didn't the standing ovation demonstrate community support for this improvement project?! Outstanding community support for Realmark development efforts still exist. PLEASE do not hold up progress which may negatively impact property values and resulting tax base!

Development brings new people, new money, new value, and new life to our community. We support the Realmark plans for the redevelopment of Burnt Store Marina as presented in December 2005, and again currently in 2008 in a revised, very popular plan. Realmark's efforts to redevelop the area around the marina is broadly and deeply supported throughout the Burnt Store Marina community and it's neighbors!

You must rectify past actions and work for the majority of residents vs an extremely small

10/20/2008

vocal minority. They are not working in the best interests of our community. You can do this by approving the Comp Plan Amendment for the proposed Burnt Store Marina Village by Realmark.

We thank you for your consideration and prompt attention to this very serious matter.

Ray and Cynde Harden
Burnt Store Marina
941-639-3671

RECEIVED



Robert W. Akers

3313 Sunset Key Circle, Unit 501
Burntstore Marina, FL 33955

OCT 17 2008

Telephone (941) 637-7171

Fax (941) 637-7172

E-Mail: bobakers@comcast.net

COMMISSIONER
FRANK MANN

October 10, 2008

Mr. Frank Mann
Lee County Board of County Commissioners
County Commissioner District No.5
P.O. Box 398
Fort Myers, FL 33902-0398

SUBJECT: Support for Burnt Store Marina-Case #CPA2007-0054

Dear Mr. Mann,

Please be assured that my wife and I, along with many, many friends and property owners n Burnt Store Marina, strongly support Realmark's re-development plans for the marina, as proposed!

My wife and I have been boaters in Burnt Store Marina since 1986, owners of multiple residential properties, including one on Matecumbe Key Road, since 2000 and full time residents in BSM since 2004. We recognize the marina as a highly regarded safe haven for boaters because of its location, protected from direct Gulf of Mexico storm surges, yet with access to the whole world.

It is unfortunate that your hearing of the Realmark proposal has been scheduled prior to the time that so many of our residents are still up north and unable to attend the meeting to show support for Realmark. When Realmark first purchased the marina a couple of years ago it was met with a broad base of enthusiastic owners and that strong base of support is still felt for Realmark's marina re-development. Unfortunately, a relatively small group of owners formed an organization called "BSMCUO" which makes a disproportionate level of opposition noise. They simply don't appreciate the community's life style improvement, the enhanced property values and increased Lee County tax base that the improvements would generate.

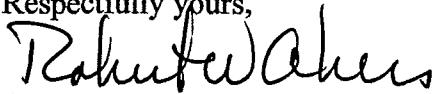
The BSMCUO's major objection seems to be the proposed height of several of the

buildings in Realmarks plan. The land to be redeveloped is very valuable and its redevelopment foot print needs to optimize the area. There are two ways to do that, one is to go high, placing parking areas inside the first few levels of the tall buildings with living areas above. The second way would be to develop every possible square inch of land with lower rise dwelling units which would result in cutting off the entire community's view of the beautiful marina and forcing us all to look at a sea of parked cars instead.

Will Stout and his people at Realmark have earned great respect for their creative developmental work at Cape Harbor and for their concern and respect for the temporary inconveniences that such re-development causes the local citizenry.

Again, of the over nineteen hundred property owners in the marina, regardless of a few loud noisy nay sayers, the great majority of owners are in strong support of Realmark's proposal! Most of us strongly support their proposed project and their judgment in any possible modifications that might be proposed and agreed to.

Respectfully yours,

A handwritten signature in cursive script, appearing to read "Robert W. Akers".

Robert W. Akers

Hines, Lisa

From: Dist5, Mann
Sent: Monday, October 20, 2008 3:58 PM
To: Hines, Lisa
Subject: FW: Realmark Group LLC's Redevelopment Plan at Burnt Store Marina (CPA2007-00054, Burnt Store Marina Village)

Attachments: Burnt Store Marina Development, Lee County, Punta Gorda, FL



Burnt Store
Marina Developm...

Chris Berry
Executive Assistant
District #5
(239) 533-2225

-----Original Message-----

From: r.simon03@comcast.net [mailto:r.simon03@comcast.net]
Sent: Monday, October 20, 2008 3:58 PM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann; pmcgough@realmarkgroup.com
Cc: pmcgough@realmarkgroup.com; vmgateway@daystar.net
Subject: Realmark Group LLC's Redevelopment Plan at Burnt Store Marina (CPA2007-00054, Burnt Store Marina Village)

Ladies & Gentlemen,

As property owners in Burnt Store Marina, Punta Gorda, Lee Co., FL, we are writing in support of Realmark Group LLC's redevelopment efforts at Burnt Store Marina. We hope the commission will approve Realmark LLC's request for an Amendment to the Lee County Comprehensive Plan.

We believe the proposed plan is in the best interest of the community. The addition of restaurants, retail shops and residential condominium units will not only bring a much needed, renewed interest to the community and marina, it will also create additional jobs as well as have a positive affect on our property values.

The community and marina are in need of the changes and additional amenities proposed by Realmark LLC. It is imperative for the continued growth of our community and for the stabilization of our real estate values.

We truly appreciate and fully support the changes proposed by Realmark LLC.

Thank you for allowing us the opportunity to weigh in on this very important issue. Your time and considerations are truly appreciated.

Sincerely,

Robert T. Simon & Kimberly M. Mallon
3329 Sunset Key Circle #102, Punta Gorda, FL
941-240-2567 or 847-732-3163

Hines, Lisa

From: r.simon03@comcast.net
Sent: Monday, October 20, 2008 3:14 PM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann; pmcgough@realmarkgroup.com
Cc: pmcgough@realmarkgroup.com; vmgateway@daystar.net
Subject: Burnt Store Marina Development, Lee County, Punta Gorda, FL

Ladies & Gentlemen,

I am writing to you in support of Realmark's efforts to redevelop the area in and around Burnt Store Marina. As a property owner in Burnt Store Marina, I feel it is extremely important to the future of the community to proceed with the planned development and I fully support the efforts of Realmark.

This redevelopment will breathe new life into our community and the financial impact that the additional shops, restaurants and residential units in this community will be greatly realized upon completion of this project. This will increase the property values in Burnt Store Marina and will bring additional revenue to the community as well as bring additional interest and attention to for the boating and the marina community.

I hope all the members of the communities will realize what a wonderful opportunity this is and, like myself, will be in full support of Realmark's redevelopment plans.

Please do not hesitate to contact me with any quesitons you may have.

Sincerely,

Robert Simon
3329 Sunset Key Circle #102, Punta Gorda, FL
(941) 240-2567

10/20/2008

Hines, Lisa

From: Dist5, Mann
Sent: Tuesday, October 21, 2008 8:53 AM
To: Hines, Lisa
Subject: FW: Marina Village at Burnt Store Marina

Chris Berry
Executive Assistant
District #5
(239) 533-2225

From: jackpaton@comcast.net [mailto:jackpaton@comcast.net]
Sent: Monday, October 20, 2008 8:35 PM
To: Dist1, Janes; Dist2, Bigelow; Dist3, Judah; Dist4, Hall; Dist5, Mann
Cc: Jim Hinch; Pete McGough
Subject: Marina Village at Burnt Store Marina

Honorable Commissioners,

I am writing to regarding the proposed project to rebuild the Marina area of Burnt Store Marina by RealMark Corporation. Will Stout has made several presentations to the community over the last several years. He has openly laid out his vision for the redevelopment of the Marina area. Although the plans has changed somewhat, the basic concept and design have been shared with and supported by a majority of the community. I support his efforts.

I have lived in the Marina since 1997. I have seen other developers come and go with doing little to improve or update our community. (WCI and Florida Design). RealMark came here about four years ago and bought into our community. He openly presented plans and visions for our future here and many residents embraced his vision. I have had the opportunity to serve on the master association, Section 22 for over 5 years of the last 7 years. I have had the opportunity to work with the RealMark group on a variety of issues and found them open and willing to listen to our concerns. In these past 7 years I have served as a Director, Secretary, Vice President, and currently serve as the President of the Master Association. I am very familiar with the situation here and many residents convey their thoughts and opinions to me. I am writing you as a resident since our association has not voted one way or the other about our official position.

I would strongly urge you to approve this project as the benefits far outweigh the disadvantages. This entire area is being developed and to stay competitive in this market this Marina needs to change and be updated. This plan provides many improvements that will move us forward in the competitive market. Your favorable decision will help the 1913 resident homes that currently occupy the Marina.

O'Neill

Big Pass Lane

Gorda, FL, 33955

-639-6552.

10/21/2008

Hines, Lisa

From: Dist5, Mann
Sent: Tuesday, October 21, 2008 10:22 AM
To: Hines, Lisa
Subject: FW: Burnt store marina

Chris Berry
Executive Assistant
District #5
(239) 533-2225

-----Original Message-----

From: a yee [mailto:annmyee@yahoo.com]
Sent: Tuesday, October 21, 2008 10:02 AM
To: Dist5, Mann
Subject: Burnt store marina

Please note that as a resident here I am in support of the recent proposal for development by Will Stout at Realmark.
Thank you for your time and consideration. Sincerely, Ann-Marie Yee 3321 Sunset Key Circle # 208 Punta Gorda FL 33955



Commercial Real Estate Services, Worldwide.

900 Second Avenue South
Suite 1625
Minneapolis MN 55402
tel 952 837 3000
fax 952 837 3001
www.welshco.com

To: Lee County Southwest Florida
Board of County Commissioners
Department of Community Plan Review
Mr. Matt Noble
PO Box 398
Fort Myers, Florida 33902-0398

RECEIVED
OCT 23 2008

COMMUNITY DEVELOPMENT

From: Brad Bainey

Re: *Case Number CPA2007-0054*
Burnt Store Marina

Dear Mr. Noble,

As a resident of Burnt Store Marina, we are very concerned that the input you are receiving concerning the review of Case Number CPA2007-0054 does not represent the majority. We have heard numerous letters have been sent to you and to others in the Planning Agency that claim the development of the marina would be detrimental to our community. I am a member of two associations within the marina and have been in contact with many of the owners. I believe exactly the opposite is true. The vast majority is very excited to have new development within the marina.

The area around the marina in the proposed redevelopment is comprised today of old, useless, unoccupied buildings. The Old Admin Building located on Matecumbe Key Road has been closed for over 5 years because of mold and termite infestation and becomes more of an eyesore each day. The restaurant building located on the water is in dire need of upgrading. If it were not located on our beautiful marina it would surely be closed. They are truly degrading our property values.

Please postpone your scheduled hearing until February or March, 2009. Having this hearing when our development is vacant will not give you a true picture. We have a community of over 2,100 residents and owners and can assure you that the overwhelming majority is for Realmark's proposal.

If we do not allow the progress of change to improve our property, BSM may be doomed to become one of those tired old developments that this community does not need.

Thank you for your consideration,

Peter H. Mork
612-759-2699
pmork@welshco.com

The Resort at Burnt Store
Grande Isles Building II

Jim & Cathy Getz
1060 Matecumbe Key Road
Punta Gorda, Florida 33955-4683
Phone: 239-989-5142

RECEIVED

OCT 27 2008

COMMISSIONER
FRANK MANN

October 13, 2008

Ref: Realmark Inc. Development Plans for Burnt Store Marina Village

Commissioner Frank Mann
Box 398
Ft. Myers, Florida 33902-0398

Dear Commissioner Mann,

We are writing to show our support of the planned changes that Realmark is requesting for our area. We Support Realmark's plan to redevelop the Burnt Store Marine Village area in its entirety and request you change the current land use from "Rural" to "Burnt Store Marina Village. Our Community is in need of serious upgrading and Realmark has shown the willingness to spend the dollars to improve our area and consequently the tax base for Lee County.

We have a minority group that is very active in holding our community back, but as previous votes have shown, they are far outnumbered by our property owners that desire to up grading our aged Marina. We hope that you will approve the changes proposed by Realmark.

Sincerely


Jim and Cathy Getz

June 30, 2008 BURNT STORE MARINA COMP PLAN AMENDMENT MEETING

Sign-In Sheet

Meeting Date: June 30, 2008

Time: 2:00 PM

Name (Optional)	Company Name (Optional)	E-Mail Address (Write e-mail address to be included in the e-mail agenda distribution list)
Lisa Hines	DCD/zoning	lhines@leegov.com
Bryan Kelner	DCD/zoning	kelnerbj@leegov.com
DAVID LOVELAND	LEE COUNTY DOT	loveland@leegov.com
David Whitt	CAD	lehnerd@leegov.com
Brendan Sloan	Avalon Engineering	Brendan@AvalonEng.com
Bruce Edwards	Avalon Engineering	Bruce@AvalonEng.com
Craig Dearden	Realmark	cdearden@realmarkgroup.com
Matt Uhle	hst, csa, et al.	Muhle@hst-le.com
DOUG GRIFFITH	DCD/ES	DGRIFFITH@LEEGOV.COM
Matt Noble	DCD/Planning	Noblema@leegov.com

September 7, 2008

To: Lee County Local Planning Agency
Re: CPA2007-0054

I have just learned that on September 22, 2008, the Lee County Local Planning Agency is scheduled to hold a public hearing to discuss CPA2007-0054, Burnt Store Marina Village.

I respectfully request that this hearing be postponed until the winter months of 2009 so that the public that will be affected by the Comprehensive Plan Amendment has the opportunity to review the documents, digest their contents, and most importantly attend the hearing. The current Lee Plan notes, with respect to Burnt Store Marina: **"This development is primarily residential with a high percentage of seasonal residents."**

Burnt Store Marina is an unincorporated area of Lee County and therefore has no town council. The Homeowners Association which loosely governs the premises has barred itself from participating in any public hearings that involve Realmark development plans (see attached MOU.doc file, Item #4). Indeed, in the past year, Lee County Judge McHugh has formally indicated that the Homeowners Association has little authority to do anything for its residents except that which was explicitly specified in 30-year old documents (see attached Final Judgment.pdf, Items 14 and 17).

While I have not done a scientific survey, September is probably the month when the fewest number of residents are actually on premises. It is certainly true for my building – Marina Towers. We have scheduled a three-week project that will take our elevator out of service for modernization to begin September 15 to take advantage of the fact that our full-time residents (6 of 33 units) frequently take their vacations in September.

Unlike other communities, Burnt Store Marina has few school age children in residence. So, while a late September hearing date for neighborhoods within Fort Myers or Bonita could be expected to be well-attended, this is not the case for Burnt Store Marina.

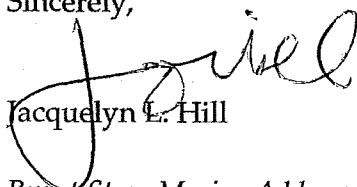
There are 1,913 homes within Burnt Store Marina. The development being proposed by Realmark via the Comprehensive Plan Amendment CPA2007-0054 will have a huge affect on those already-existing 1,913 homes. The development takes place in the center of the complex. All homes that are on the main thoroughfares will be directly affected by the construction traffic and the increased through-traffic once development is completed.

This letter is not attempting to present a point of view about the development itself – just the timing of the hearing.

Postponing the hearing until February 2009 will ensure that all points of view can be voiced in a fair and open manner. It will affirm the right of all taxpayers, both full-time and seasonal residents, to be heard by those who will make important decisions about development within our neighborhood.

Thank you for considering this request.

Sincerely,



Jacquelyn E. Hill

Burnt Store Marina Address:
3020-602 Matecumbe Key Rd
Punta Gorda, FL 33955

Northern Address:
111 E Shore N
Grand Isle, VT 05458

jackyhill@earthlink.net
802-238-5075 (cell)

**AVALON ENGINEERING, INC.**

•Architecture •Engineering •Planning

LETTER OF TRANSMITTAL

TO: Ms. Lisa Hines, Senior Planner
DCD, Zoning Division
1500 Monroe Street, 2nd Floor
Ft. Myers, Florida 33901
Attention: Janet Miller

PROJECT #: 07-431

PROJECT: Burnt Store Marina
CPA2007-00054

FROM: Bill Edwards, P.E.
Vice President/Sr. Project Manager

DATE: September 4, 2008

WE ARE SENDING YOU THE FOLLOWING ITEMS:

- ☒ Attached Via Hand-Deliver ☐ Under Separate Cover Via _____
- ☒ Plans/Prints ☐ Shop Drawings ☐ Specifications ☐ Contract ☐ Disc
- ☐ Permit Applications ☐ Other

NO. OF COPIES	DESCRIPTION
7	Revised Surveys (signed and sealed)

THIS DATA IS TRANSMITTED AS CHECKED BELOW:

- ☒ as requested ☐ for approval ☐ for signature ☐ for review & comment
- ☐ for your use/files/information ☐ for your distribution ☐ to be returned

REMARKS:

The surveys have been revised to include State Plane Coordinates.

c: Matt Uhle, Knott, Consoer, Ebelini, Hart & Swett, P.A. w/Survey

G:\2007\07-431\KNOTT-LAW\responses\hinesrevisedsurveys.trn.doc

50x

ADMIRALS POINT

CONDOMINIUM ASSOCIATION

BURNT STORE MARINA, GOLF AND ACTIVITY CLUB

September 19, 2008

To: Lee County Local Planning Board Members;

From: Jim Hinch, President
Admiral Point Condo. Association

Re: Realmarks plans for Burnt Store Marina development.

In support of Realmarks development request.

Brief review: Burnt Store Marina and Golf Activity Club (BSM) is made up of 1913 residents (doors), of which 40-45% are full timers. Only during the months of January through mid April does the community swell to 85-90%. BSM was started back in the mid 80's and is about build out. Over the past 18 months there have been two initiatives for which the residents have come together in support of changes in updating or modernizing the community. One of the votes came back with 71+% and on another issue the support was around 65-70% clearly demonstrating the wishes of its resident's in keeping BSM a first class community.

7 We are asking for you support by **approving** Realmarks request. The residents and the Community of Burnt Store need to continue in taking steps even now to insure that in 5-7 years we stay a first class place to live. ↗

The plans are not perfect but unless you approve this step can we the community and the developer move forward. The Realmark group has build many home in BSM and currently owns and operates the Marina, Restaurant and other businesses in the community.

7 Please, vote **yes** in support of the community's endeavor to stay marketable and one on Florida finish. ↗

Best regards
Jim Hinch, President
Admirals Point Condo Association

James E. Hinch


Louis Kushner
5071 Key Largo Circle
Burnt Store Marina
Punta Gorda, FL. 33955
Sept. 22, 2008

Lee County Local Planning Agency
Board of Chambers Old Lee County Courthouse
2120 Main Street, Ft. Myers, FL.


Attn: Mr. Matt Noble

Gentlemen:

Re: CPA2007- 00054
Burnt Store Marina Village



I am a resident of Burnt Store Marina since 1994, and am in favor and look forward to the development of the comprehensive plan amendment submitted by Realmark Group LLC for development in the Burnt Store Marina commercial basin area of Tract C.



Thank you in advance for approving the above comprehensive plan.


Very Truly Yours,



Louis Kushner

hinchj999

From: Whitleymr@aol.com
Sent: Saturday, September 20, 2008 11:18 AM
To: NOBLEMA@leegov.com
Cc: hinchj999@comcast.net
Subject: Burnt Store Marina



Unfortunately we are unable to attend the hearing regarding Will Stout's plan to develop the Marina area in our community of Burnt Store Marina, we are still in our summer residence. We completely support Will Stout and his future plans to make the Marina an exciting place for visitors to shop, dine and enjoy the beautiful sunsets we have. If the Burnt Store Marina can be as successful as Cape Harbor it will certainly be a benefit to ALL residents in Burnt Store Marina.

Respectfully yours,

Marilyn & Richard Whitley
223 Big Pine Ln.
Punta Gorda, FL 33955

Looking for simple solutions to your real-life financial challenges? [Check out WalletPop for the latest news and information, tips and calculators.](#)

9/20/2008

hinchj999

From: joeandjob@embarqmail.com
Sent: Saturday, September 20, 2008 11:06 AM
To: nandress@comcast.net; rippemj@embarqmail.com; ringe@landsolutions.net; carleton819@aol.com; rawessel@sccf.org; Lessgov@LesCochran.com; Lmt7979@hotmail.com; DawnMGo@leeschools.net
Cc: Jim Hinch
Subject: CPA2007-00054

We support the subject comprehensive plan development submitted by Realmark

Group, LLC for development in the Burnt Store Marina commercial basin area

of Tract C. Your approval of this CPA would be only the first step followed

by the planning and hearing processes required to fine tune the proposed

development plans. The end result would be an attractive and revitalized

community. After all isn't that what good land planning is all about? We

strongly urge you to support this CPA. Thank you!

Sincerely

Joseph & Josephine Bavaro

1321 Marathon Way, BSM

Full-time residents

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Ann & Bert C. Aschenbrenner
Year-round residents since 1993!
Phone # _____ or
Address 5010 Sable Key Circle

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Stephen Mancini
Phone # 941-833-3343 or 215-345-7617
Address Vesta Del Sol

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Shirley Morse
Phone # 941-575-7479 or
Address 1300 Marathon Way

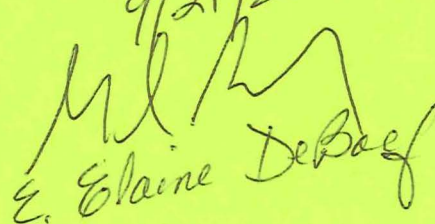
Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Jan McLaughlin
Phone # 941-639-7311 or
Address 4960 Linkside Dr.

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

9/21/2008

E. Elaine DeBoef

Burnt Store Marina
Resident name Gene DeBoef
Phone # 941-575-4433 or
Address 5020 Sable Key
Circle
Punta Gorda,
FL. 33955

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name BILL MONGE
Phone # (941) 505-1264 or
Address 5011 Sable Key Cir.
Punta Gorda

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Ad Snayes
Phone # 941-505-0562 Betty Graves
Address 6030 Key Largo Circle
Summit Stone Monks

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Marie Plumb
Phone # 941-639-0850 or
Address 441 Gaspar Key

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Todd & Liane Mattas
Phone # 941-505-2945 or
Address 3090 Big Pass Lane
Punta Gorda, FL 33955

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Dennis & Nancy Mathias
Phone # Todd & Diane Mathias
Address 941-505-2945 or
54B Commodore Club

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Todd & Diane Mathas
Phone # 941-505-2945 or
Address Reel Club

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Sharon Munge
Phone # 941 505-1264 or
Address 5011 Sable Key Circle
Punta Gorda, FL

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Robert Montano
Phone # 941-639-6440 or
Address 5001 Sable Key Cir
Punta Gorda, FL 33955

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name JOHN O'NEILL
Phone # 941-639-6552 or
Address 4025 Big PASS LANE
33955

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Tony NENING
Phone # 941 - 575 - 4667 or
Address 5010 KEY LARGO LANE

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Joel Spector
Phone # 941-5756199
Address _____ or _____

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Frederick M. Wright
Phone # 941 575-4490 or
Address 4025 Ave Cae Dr

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Jim & Mary Walsh
Phone # 941-575-2545 or
Address 1006 Islamorada

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Ulrich
Phone # 637 3992
Address 5061 Key Largo Circle or

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Beverly A. Long
Phone # 941-639-5740 or
Address 4099 Cape Cole Blvd.

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name James E. Long
Phone # 941.639.5740 or
Address 4099 Cape Cove Blvd

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Kathleen Lund
Phone # 941-575-4685
Address 2045 Big Pass Lane or

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Robert Wood
Phone # 941-575-7790 or
Address 5700 Roman Key Cir
33955

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Jim & Mary Welch
Phone # 941-595-2545 or
Address 1006 Islamorada

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name JAMES MURCHISON
Phone # 505 9265
Address 1010 ISLAMORADA BLVD or

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name William a Bell
Phone # 941 575 8065 or
Address 2020 Matecumbe Key

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name _____
Phone # _____
Address _____

17850 Hibiscus or
17850
5057450

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Robert E. Lilley
Phone # 941-639-8834 or
Address 1214 Anthem Ln.
Punta Gorda Fla
33955

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Mary Anne San Juan
Phone # 941-639-4543 or
Address 17025 Cape Horn Blvd.

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Joyce Hunt
Phone # 947-505 0685 or
Address 3160 MATECOMBE KEY
P6 33955

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Rhean Shannan
Phone # 941 / 585 - 1391 or
Address 3341 Diamond Key

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name William Jinkens
Phone # 239-720-1830 or
Address 234 Keel Club

Dated: September 2008

WE SUPPORT REALMARKS request for red development of commercial area only rezoning

Resident name Shirley M. Landon
Phone # 941-575-8310 or
Address 1006 Matecumbe Key Rd.

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Robert J. Roseborough
~~Phone #~~ Margie M. Roseborough
Address 3250 South Shore Dr. #55B
Punta Gorda 33955

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name B. B. B.
Phone # 941-276-8528 or
Address 4960 Linkside Dr.
Punta Gorda, FL.
(BUREAU STATE MARINA)

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Ucke Weidemeyer
Phone # 941 575 5996
Address 24351 Baltic Ave # 5302
Punta Gorda, FL 33955 or

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name JP Pina
Phone # 575 603 3
Address 23965 VINCENT AVE or

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Jim & Cathy Setz
Phone # 941-637-6324 or
Address 1060 Matsumbe Key

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Valerie Harding^c
Phone # 202-436-0523 or
Address 3270 Sugarloaf Key

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Bon + Susan Brock
Phone # 941-575-4295 or
Address 900 LINKSIDE WAY
B S M

WE SUPPORT REALMARKS request for rezoning

Resident name Donna Darlene Lull
Phone # 941-505-7048 or
Address 951 Linbide Way
Punta Gorda FL
Burnt Store Marina

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Darryl Ann Lemon
Phone # 575-7864 or
Address 4119 Cape Coll Blvd

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Mike Leamon
Phone # 575-7864
Address 4119 Cape Cole Bl or

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Rene Barton
Phone # 505-6900
Address 4087 Cape Cole Blvd. or

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Jane D. Lehman
Phone # 941-639-9602
Address 4103 Cape Cole Blvd or

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Dr. P. Blum
Phone # 639-9602 or
Address 4103 Cape Cole Blvd.

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name W. COYKENDALL
Phone # 941.505.0917 or
Address 60 BIG PINE CANYON
33954

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Colleen Olden
Phone # 941-505-0874 or
Address 64 Big Pine Lane

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Evelyn A. Shaw
Resident name EVELYN A SHAW
Phone # 941-639-3316 or
Address 24521 Dolphin
COVE
PUNTA GORDA, FL
33955

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Hance & Sue Beckwith
Phone # 941-639-6490 or
Address 114 Big Pine Lane

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name JACK KLUG
Phone # 639-1233 or
Address 5000 SABLE KEY CIR

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Pamela D. Beyer
Phone # 941-639-8896 or
Address 4940 Lakeside Drive

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name Tommy & Mary Lee
Shannon
Phone # _____
Address 3320 Sugarloaf or Key

Dated: September 2008

WE SUPPORT REALMARKS request for rezoning

Resident name GLEN BERREE *Glen Berree*
Phone # 941-575-8151 or *Barry Berree*
Address 4001 MARIANNE KEY RD



FOWLER WHITE BOGGS BANKER

ATTORNEYS AT LAW

ESTABLISHED 1943

Karen A. Brodeen
Direct Dial: 850-681-4225
kbrodeen@fowlerwhite.com

May 9, 2008

Charles Gauthier
Director, Division of Community Planning
Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, FL 32399

Via hand-delivery

Re: Realmark Development Corp., LLC Application for BLIM and Request for
Clearance Letter (and alternatively, BLIM/BLID application)

Dear Mr. Gauthier:

On behalf of Realmark Development Corp., LLC ("Realmark") we respectfully request a binding letter finding that proposed changes to a project with vested rights from DRI review would not divest those rights. Additionally, Realmark seeks a finding that the proposed project, which includes vested and non-vested development, is not required to undergo DRI review.

Please note that Table A-1 shows that nonvested development is below the DRI threshold for each individual land use and below the 160 percent multi-use threshold. In the event DCA declines to issue a clearance letter, we ask that the attached BLIM application also be processed for a binding letter of DRI status (BLID.) The attached, completed BLIM application includes all of the information in the DCA BLID form that is relevant to a BLID for the modified project.

This property also is the subject of a proposed Addendum to 380.032 Agreement which we submitted on behalf of Realmark and currently is under DCA consideration. The Agreement addresses wet and dry marina slips, which no longer are subject to DRI guidelines and standards.

Enclosed with this package you will find three copies of Realmark's application. We also are mailing copies of the application and this letter to Lee County and to the Southwest Florida Regional Planning Council.

FOWLER WHITE BOGGS BANKER P.A.

TAMPA • ST. PETERSBURG • FORT MYERS • TALLAHASSEE • ORLANDO • JACKSONVILLE • FORT LAUDERDALE
101 N. MONROE STREET, SUITE 1090 • TALLAHASSEE, FL 32301 • P.O. BOX 11240 • TALLAHASSEE, FL 32302
TELEPHONE (850) 681-0411 • FAX (850) 681-6036 • www.fowlerwhite.com

May 9, 2008

Page 2

If you need any additional information, have any questions, or care to discuss our request, please call me at 681-4225. My schedule is flexible to meet with DCA staff.

Sincerely,

FOWLER WHITE BOGGS BANKER P.A.

A handwritten signature in cursive script, appearing to read "Karen Brodeen".

Karen A. Brodeen

cc: Brenda Winningham
Mary Gibbs, Director, DCD, Lee County
Dan Trescott, SWFRPC

FOWLER WHITE BOGGS BANKER P.A.

TAMPA • ST. PETERSBURG • FORT MYERS • TALLAHASSEE • ORLANDO • NAPLES • JACKSONVILLE • FORT LAUDERDALE

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY PLANNING
BUREAU OF LOCAL PLANNING

APPLICATION FOR A BINDING LETTER OF MODIFICATION

and

CLEARANCE LETTER REQUEST

for

BURNT STORE MARINA
Lee County, Florida

Prepared for:



Realmark
Development, LLC

5789 Cape Harbour Drive, Ste. 201
Cape Coral, Florida 33914
Phone: 239-541-1372

Prepared by:



**FOWLER WHITE
BOGGS BANKER**
ATTORNEYS AT LAW

101 North Monroe Street, Ste. 1090
Tallahassee, Florida 32301
Phone: 850-681-4225



AVALON ENGINEERING, INC.

2503 Del Prado Boulevard South, Ste. 200
Cape Coral, Florida 33904
Phone: 239-573-2077

APPLICATION RESPONSES

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY PLANNING
BUREAU OF LOCAL PLANNING
2555 Shumard Oak Blvd.
Tallahassee, Florida 32399
(850) 488-4925

APPLICATION FOR A BINDING LETTER OF
MODIFICATION TO A DEVELOPMENT OF REGIONAL
IMPACT WITH VESTED RIGHTS UNDER SECTIONS 380.06
and 120.57, FLORIDA STATUTES

- I. Issuance of a binding letter is final agency action and subject to judicial review pursuant to Section 120.68, Florida Statutes. The record on appeal will consist of exhibits, documents or other materials prepared by the applicant and submitted to the Division of Community Planning pursuant to this application plus other information or materials the Division of Community Planning may develop and make part of the record. The Division of Community Planning may provide for a hearing if appropriate under Rule 9J-2.016(16), Florida Administrative Code. If necessary for the preparation of a complete record, the applicant should request a hearing. The hearing shall be conducted pursuant to provisions of Section 120.27, Florida Statutes, which are appropriate to the issues to be decided. Where the Division determines that information submitted is inadequate for a determination, the binding letter may state that determination.

II. I, Karen A. Brodeen, the undersigned owner or authorized representative of Realmark Development Corp., LLC hereby request a binding letter of interpretation for modification in accordance with Sections 120.57 and 380.06, Florida Statutes. I hereby certify that all information submitted with and pursuant to this application is true and correct to the best of my knowledge and belief and that on this date a copy of the application has been submitted to the appropriate regional planning agency and local government as required in Subsection 9J-2.016(4), Florida Administrative Code.

5/9/08
Date

Karen A. Brodeen
Karen A. Brodeen

Fowler White Boggs Banker P.A.
101 North Mornoe Street, Suite 1090
Tallahassee, FL 32301
(850) 681-4225

A. Basic Project Information

1. Provide a complete description of the proposed modification, including name, type, size, ownership status, and location (city, county, section, township and range). Describe the proposed modification in terms compatible with the criteria presented in Chapter 28-24, Florida Administrative Code. ATTACH AS EXHIBIT A-1.

See Statement A.1, Map A-1.1, and Table A-1.

2. Describe the exact nature of the proposed modification in terms of the attached "Worksheet for Substantial Modification and Impact Determination." Provide a written description of the changes, the resultant impacts from the changes, and the rationale for the conclusions that there are/are not changes in impacts. ATTACH AS EXHIBIT A-2.

See Statement A.2, Table A-2, and Supplemental Tables 1 through 5.

3. Provide a copy of the original vested plan of development and a copy of the proposed modified plan of development at the same scale. The modified plan should clearly delineate where changes are to occur. ATTACH AS EXHIBIT A-3.

See Statement A.3 and Maps A-1.1, A-3.1, A-3.2, A-3.3, and A-3.4.

B. Status of Permits (The developer should compare all proposed modifications with the requirements of federal, state and local laws and regulations.)

1. What federal, state or local requirements if any, have resulted in the need for this modification? ATTACH AS EXHIBIT B-1.

See Statement B.1.

2. To what extent have the permit requirements above actually resulted in modifications in the planning, design and layout of the subject project? ATTACH AS EXHIBIT B-2.

See Statement B.2

3. What federal, state or local permits will be required because of the proposed modification? ATTACH AS EXHIBIT B-3.

See Statement B.3.

C. Right and Obligations

1. List all previous correspondence, binding letters and action between the Division and the developer with respect to this project. ATTACH AS EXHIBIT C-1.

See Statement C.1 and Exhibits C-1.

2. Document any rights or obligations claimed subsequent to July 1, 1973. ATTACH AS EXHIBIT C-2.

See Statement C.2 and Exhibits C-1.

- D. Are there any other materials, unique features or relevant data on your proposed modification which you wish to bring to the attention of the Division of Community Planning which will aid in making this determination? ATTACH AS EXHIBIT D.**

See Statement D and Table D.

WORKSHEET FOR SUBSTANTIAL MODIFICATION AND IMPACT DETERMINATION

Due to the nature of judging a modification of a vested project in which the Division has very little information about the previous planning approach, the Division must insist that all the application questions be answered as completely as possible. In addition, the Division retains the right to request additional information from the developer or his agent to aid in making this determination.

Based on the particular factual circumstances, the Division may waive the requirements that the applicant complete the following form as to some or all of the information required herein.

In the following chart, the applicant should address each modification concern, unless determined by the Division to be unnecessary or inapplicable, by answering how the subject change will result in an increase (+), no change (0), or a decrease (-) in impacts from that previously planned.

See Table A-2 and Supplemental Tables 1 through 5.

MODIFICATION CONCERNS	SUBJECT OF THE CHANGE	AMOUNT OF CHANGE	IN (+)	NC (0)	DE (-)	PREVIOUS AMOUNT	NOTES
Man-Made Alteration	Dwelling Units						
		# of Units					
	Open space & recreation						
		Acres					
	Non-residential floor area						
		Sq. Feet					
	Parking						
		# of spaces					
Resulting Natural Alterations	Air pollutants						
		amt/type					
	Cleared area						
		Acres					
	Impervious surfaces						
		Sq. Ft. or Acres					
	Surface Water						

MODIFICATION CONCERNS	SUBJECT OF THE CHANGE	AMOUNT OF CHANGE	IN (+)	NC (0)	DE (-)	PREVIOUS AMOUNT	NOTES
		Acres					
	Water pollutants						
		Amt/Type					
	Surface drainage						
		Acres/Feet					
	Wetlands						
		Acres					
	100 year flood prone areas						
		Acres					
	Natural vegetation						
		Acres					
	Endangered plant & animal species protected						
		Number					
Historic	Historic or archeological sites						
		Number					
Economic	Employment opportunities						
		Number					
	Tax yield						
		Dollars					
Resulting Public Expenditures	Sewage flow						
		g.p.d.					
	Water consumption demand						
		g.p.d					
	Solid waste generated						
	Energy demand						
		Amt/Type					

MODIFICATION CONCERNS	SUBJECT OF THE CHANGE	AMOUNT OF CHANGE	IN (+)	NC (0)	DE (-)	PREVIOUS AMOUNT	NOTES
	Average daily trips						
		Number					
	Peak hour trips						
		Number					
	Public transportation per person per day						
		Trip/Miles					
	Public roadways						
		Miles					

STATEMENT A.1

Location:

The parcel is located in Unincorporated Lee County, Florida, in Section 01, Township 43S, Range 22E and Section 06, Township 43S, Range 23 E. The parcel lies north of the city limit line for the City of Cape Coral and the north property line of this parcel is the Charlotte/Lee County line - adjacent to unincorporated Charlotte County (See attached Existing Conditions Map A-1.1). The total land area considered is 634.91 Acres and encompasses all of "Punta Gorda Isles Section Twenty Two" and 8.65 acres of land area to the south of "Section Twenty Two – Tract "C".

Ownership & Development (Refer to Existing Conditions Map A-1.1 and Map A-1.2):

The developer Punta Gorda Isles, Inc originally recorded the plat of "Punta Gorda Isles Section Twenty Two" in 1973. The total land area of the plat (626.26 acres) included the "Platted Lots, Tract "B" and Tract "C" (Marina Village). A subsequent re-plat occurred in 1982 that created Tract "A" conservation area. After 1973, ownership of the platted lots and a large portion of the Tract "C" area was developed and ownership changed hands to various third parties. The WCI Corporation purchased portions of the property, including the re-development area in question in the early 1990's, which was subsequently purchased by Realmark in early 2000's.

Realmark's ownership within the limits of this application includes the re-development area within Tract "C" and one previously platted lot and a portion of another platted lot directly adjacent to the east of the marina basin within Tract "C".

The majority of the platted lots adjacent to Tract B and a large portion of Tract "C" are currently developed and privately owned and maintained by others rather than Realmark. Tract A (28.90 Acres) was previously re-platted as a conservation tract in 1982, which eliminated nine (9) platted lots from the original plat. Others previously constructed the marina basin within Tract "C" with boat docks and other marine-related facilities that Realmark purchased in 2000. The remaining portion of Tract "C" that is proposed to be re-developed (Burnt Store Marina Village) contains approximately 18.3 acres within two (2) parcels owned by Realmark Burnt Store Marina, LLC: Strap Numbers 01-43-22-00-00004.0000, 01-43-22-00-0000C.010; and two (2) parcels and a portion of another owned by Burnt Store Amenities, LLC: Strap Numbers 06-43-23-07-00000A.0000, 01-43-22-01-0000C.0000 and a portion of 01-43-22-00-00004.0010. These parcels were developed prior to Realmark Burnt Store Marina, LLC and Burnt Store Amenities, LLC purchasing the property from WCI Communities in 2000 and currently contain retail, office, restaurants, dry boat storage and other marine-related facilities.

Redevelopment:

The proposed re-development (Burnt Store Marina Village) will NOT exceed 160% of the thresholds allowed for a multi-use development within Charlotte County, Florida under Section 28-24 (Please refer to the attached DRI Threshold Table A-1 for a description of the proposed modifications, as expressed in DRI land use criteria terms). The re-development area includes

approximately 8.65 acres of land area to the south that was previously built upon as part of the original Marina Village development (see attached legal description and sketch).

STATEMENT A.2

The applicant is proposing to redevelop Tract C within Burnt Store Marina. Tract C consists of 132.04 acres and currently contains 797 condominium units, 440 restaurant seats, and 15,000 square feet of office space. A large portion of the Tract will remain as previously developed.

The redevelopment plan includes approximately 18.3 acres located in the southeastern corner of the Tract and an 8.65 additional acres to its south. The re-developed area and the 8.65 acres will provide at build-out: 145-resort hotel rooms, 160 dwelling additional dwelling units, 60,000 square feet of restaurant and retail space and 15,000 square feet of office space. As provided on the worksheet for substantial modification and impact determination, the redevelopment of this portion of Tract C, which as stated previously, is currently developed, will create no additional impact within the following reviewed categories: open space and recreation areas, cleared property, impervious surfaces, public roadways and access drives, natural vegetation, endangered plant and animal species. The proposed redevelopment will increase slightly the amount of surface drainage, utilities demand, solid waste generated and energy required.

Please refer to attached Table A-2 for an analysis of various impacts of the proposed modifications.

STATEMENT A.3

Please refer to attached Maps A-1.1, A-3.1, A-3.2, and A-3.3.

STATEMENT B.1

None. The proposed modifications are occasioned by a revised development plan of a subsequent purchaser of property within the platted Punta Gorda Isles-Section 22 area and fluctuations in the real estate market.

STATEMENT B.2

The proposed modifications are occasioned by a revised development plan of a subsequent purchaser of property within the platted Punta Gorda Isles-Section 22 area and fluctuations in the real estate market.

It is noted that 9 vested homesites in Tract A are no longer developable. When Tract A was platted in 1982, 9 of the 14 homesites that had been platted in June 1973 were "unplatted" and placed in conservation use. In 1983, Lee County zoned all of Tract A, except for 5 homesites, "PR" (Preservation) based on the presence of mangroves and other wetland species.

STATEMENT B.3

The proposed modified project may require the following Lee County approvals: comprehensive plan amendment, rezoning approval, development order (site plan), building permits. At the state/regional level, the project may also require approval of an Environmental Resource Permit (for the dry storage facilities) and storm water management facility by either DEP or the SFWMD. The marina facility may require approval by the US Army Corps.

At this time, the only application that has been filed is for a comprehensive plan amendment, which may be modified before its transmittal hearing.

No approvals from any governmental entity have been obtained yet.

STATEMENT C.1

Attached as Exhibits C-1 are two binding letters interpreting vested rights, two 380.032 Agreements, and a recent proposed Addendum to the second 380.032 Agreement.

The first binding letter, dated October 26, 1973, found that proposed development for Section 22 is not vested from DRI review. That finding was reconsidered and reversed in a second binding letter. DCA binding letter dated July 5, 1974, supersedes the Oct. 26, 1973, letter and concludes that the proposed development for Punta Gorda Isles-Section 22 is vested from DRI review.

The 380.032 Agreement executed on May 20, 1986, stipulates that a total of 2,514 residential units within the Punta Gorda Isles-Section 22 plat is vested from DRI review. The 1986 Agreement resolves a dispute as to whether the 239 platted home sites for which DCA recognized vested rights in its Oct 26, 1973 binding letter were sites for multi-family buildings or for single family units.

The second 380.032 agreement was executed on January 30, 1987, and stipulates that a maximum of 323 wet spaces or 525 wet slips, and 456 dry spaces in the Punta Gorda Isles-Section 22 project has vested rights from DRI review. An addendum to this Agreement, reflecting the recently enacted marina exemption in Section 380.06(24) and the related deletion of marinas from DRI guidelines and standards, has been prepared by Realmark and is pending before DCA for review and approval.

STATEMENT C.2

Same as described above and attached as Exhibits C-1.

STATEMENT D

The proposed development plan does not involve changes to existing vested rights for homesites. Homesites with DRI vested rights either have been built, are being built, will retain their vested rights, or, as in the case of nine homesites in Tract A, have had their vested rights abandoned. Accordingly, the divesting provisions in Sections 380.06(4)(e) and (f), Florida Statutes do not apply.

The original Punta Isles-Section 22 project included 239 multi-family homesites on platted lots and two larger tract areas referred to as Tract B and Tract C. (Tract A was not created until 1982, however the land that later became known as Tract A was shown on the 1973 plat and includes platted 14 homesites. The 1986 DCA Agreement includes vested rights for 14 sites in what later became known as Tract A.) The June 20, 1973, plat shows 239 platted homesites around and adjacent to Tract B. Tract C was not platted into homesites in 1973. Vesting of the homesites for the platted areas around and adjacent to Tract B were recognized in the DCA binding letter dated October 26, 1973, and later readdressed in the 1986 Section 380.032 Agreement.

Tracts B and C were not platted for homesites in 1973. Tract A of Punta Gorda Isles-Section 22 was platted in 1982 by PGI, the original developer in the area, mainly as a conservation area. When Tract A was platted in 1982, 9 of the 14 homesites that had been platted in June 1973 were "unplatted" and placed in conservation use; five homesites remained platted and retain their vested rights status based on the 1973 plat. A copy of the 1982 Tract A plat is attached as Exhibit D.

Construction of development pursuant to the Punta Gorda Isles-Section 22 final plat has been continuous and in good faith since that final plat was approved on June 20, 1973. The entire project area has been cleared and paved, and already is in use. Accordingly, the nature of proposed project is redevelopment.

The 1986 Agreement also refers to the Burnt Store Marina South DRI. Development of the DRI never commenced and will never be constructed. An Application for Development Approval for that DRI was filed and approved by Cape Coral Ordinance No. 84-83. The DRI later was abandoned at the request of the State of Florida after an option agreement to purchase land for conservation and preservation purposes within the DRI boundaries was signed by the State of Florida. Before taking title to the property, the State sought the DRI's abandonment because it considered the DRI an encumbrance on the title. In 1998, the developer and DCA entered into a 380.032 Agreement requiring the abandonment of the DRI. The agreement also recognizes the developer's right on land that it would continue to own, on which the developer could develop up to 100 hotel units without undergoing DRI review. The Cape Coral abandonment order reflects the 1998 agreement. A copy of the agreement, the Notice of Abandonment, and City of Cape Coral Ordinance No. 18-98., which recognizes the DRI abandonment, are attached.

Chapter 2006-220, Laws of Florida, removes marina facilities from DRI review by deleting waterports and marinas from DRI guidelines and standards in Section 380.0651 and by adding waterports and marinas to the list of DRI exemptions in Section 380.06(24)(k). The 1987 Section 380.032 Agreement, attached in Exhibit C-1, is in the process of being amended to

reflect those legislative changes. An addendum to the Agreement was submitted to DCA in March 2008 and is awaiting DCA review and signature.

The basin where the existing and future wet slips are located is wholly privately owned by Realmark. The submerged lands are not owned by the State of Florida and use of that land will not require approval of the State of Florida Board of Trustees of the Internal Improvement Trust Fund.

Existing zoning: RM-2 (multi-family); RM-10 (multi-family); CM (marina); AG-2 with special exception for a golf course (Tract B); EC (preserve area)

Proposed zoning: Rezone some RM-2 and CM property to MPD (mixed-use planned development). The remaining property will not be rezoned.

Current FLUM category: Rural

Proposed amendment: Change a portion of Tract C to a new land use category, "Burnt Store Marina Village" which permits a mix of uses, including residential, marina, office, hotel, and retail use.

The property lies wholly within unincorporated Lee County, but the lower DRI residential threshold for Charlotte County applies because a portion of the project's boundaries lies adjacent to Charlotte County.

Application Worksheet

Please refer to Tables A-2 and Supplemental Tables 1-5.

TABLES

TABLE A-1



**REALMARK BURNT STORE MARINA, LLC
BURNT STORE MARINA REDEVELOPMENT
DRI THRESHOLD FOR A MULTI-USE DEVELOPMENT**



Prepared by: AVALON ENGINEERING, INC.

Dated: April 30, 2008

DESCRIPTION OF USE	NUMBER OF UNITS OR AMOUNT OF SF PROPOSED	SECTION	Threshold for Categories by Units or Square Feet	Threshold Percent of Proposed Uses
Residential		28-24.023, F.A.C		
Dwelling Units	957		1,000	95.70%
Office		28-24.020, F.A. C.		
Square feet	15,000		300,000	5.00%
Acres	1.5		30	5.00%
Retail		28-24.025, F.A.C		
Square feet	60,000		400,000	15.00%
Acres	3.0		40	7.50%
Parking Spaces	300		2,500	12.00%
Hotel Rooms	145	28-24.026, F.A.C	350	41.43%
Allowable Mixed Use Threshold Percentage 160%				157.13%

TABLE A-2

Worksheet for Substantial Modification and Impact Determination



Realmark
Development, LLC

REALMARK BURNT STORE MARINA, LLC.
BURNT STORE MARINA REDEVELOPMENT



Prepared by: Avalon Engineering, Inc.

Dated: April 30, 2008

Amount of Change and Previous Amounts based on original 380.032 Agreements							
Modification Concerns	Subject of the Change	Amount of Change	IN	NC	DE	Previous Amount	Notes
Man-Made Alternations	Dwelling Units	0 957 # of Units	957	0		*2514 N/A	Located on Platted lots (around and adjacent to Tract "B") 797 of the 957 already constructed by others (Tract C) See Map A-1.1 & Map A-1.2
	Open Space & Recreation	0 Acres		0		Not determined by 380.032	Not addressed in 380.032 Agreement No net increase or Decrease in Open Space/Rec
	Non-residential Floor Area	75,000 Sq.Ft.	75,000			N/A	Not addressed in 380.032 Agreement Prop. Re-development 60K Retail - 15K Office (Tract B/C) Net SF Increase from Existing: approx. 42K Retail & 0 SF Office
	Hotel Rooms	145 # of rooms	145			N/A	Not addressed in 380.032 Agreement Proposed Re-development 145 Hotel Rooms (Tract C)
	Parking	300 # of Spaces	300			N/A	Parking spaces for Retail (Only) in Tract B and C Parking Threshold for Retail ONLY Net Space Increase from Existing: approx. 200 Spaces
<i>*Note: The 2514 vested DU were vested based on the platted lots of the recorded Plat for "Punta Gorda Isles Section Twenty Two" pursuant to the 380.032 agreement - The amount of change is proposed for the Re-development of the Marina Complex (Tract "C") ONLY and includes 160 new residential DU above Existing.</i>							

TABLE A-2

Worksheet for Substantial Modification and Impact Determination



Realmark
Development, LLC

REALMARK BURNT STORE MARINA, LLC.
BURNT STORE MARINA REDEVELOPMENT



Prepared by: Avalon Engineering, Inc.

Dated: April 30, 2008

Amount of Change and Previous Amounts based on original 380.032 Agreements							
Modification Concerns	Subject of the Change	Amount of Change	IN	NC	DE	Previous Amount	Notes
Resulting Natural Alterations	Air Pollutants	N/A Amt/Type				Not determined by 380.032	Not previously required to be analyzed by DCA
	Cleared Area	8.65 Acres		8.65		626.26	Total Land area previously developed 634.91 acres Includes additional 8.65 Acres to south of Tract "C" - See Maps
	Impervious Surfaces	0 Sq.Ft or Acres		0		Not determined by 380.032	Redevelopment of existing developed areas
	Water Pollutants	0 Amount /Type				Not determined by 380.032	Not previously required to be analyzed by DCA Will be permitted by ACOE, DEP, SFWMD As required
	Surface Drainage	0 Acres/Feet				Not determined by 380.032	Not previously required to be analyzed by DCA Will be permitted by ACOE, DEP, SFWMD As required
	Wetlands	N/A Acres				Not determined by 380.032	Section 22 replat created Tract "A" Conservation Area Wetland area not determined

TABLE A-2

Worksheet for Substantial Modification and Impact Determination



**REALMARK BURNT STORE MARINA, LLC.
BURNT STORE MARINA REDEVELOPMENT**



Prepared by: Avalon Engineering, Inc.

Dated: April 30, 2008

<i>Amount of Change and Previous Amounts based on original 380.032 Agreements</i>							
Modification Concerns	Subject of the Change	Amount of Change	IN	NC	DE	Previous Amount	Notes
Resulting Natural Alterations (cont.)	100 Year Flood Prone Acres	Acres 0				Not determined by 380.032	No change in 100 year Flood prone Area Project is re-development of previously developed lands
	Natural Vegetation	Acres 28.9	28.9			Not determined by 380.032	Replated a portion of Section Twenty Two to Tract "A" Conservation Area (net loss 9 platted lots)
	Endangered Plant & Animal Species Protection	Number N/A		0		Not determined by 380.032	No change in environmental sensitive lands Project is re-development of previously developed lands
Historic	Historic or Archeological Sites	Number N/A		0		Not determined by 380.032	No change in Historic or Archeological sites Project is re-development of previously developed lands
Economic	Employment Opportunites	Number 200	200			Not determined by 380.032	Not previously required to be analyzed by DCA Estimated number of new employment opportunites
	Tax Yield	Dollars N/A				Not determined by 380.032	Not previously required to be analyzed by DCA Estimated
Resulting Public Expenditures	Sewage Flow	CPD 65,700	65,700			Not determined by 380.032	Not previously required to be analyzed by DCA See Supplemental Table 1

TABLE A-2

Worksheet for Substantial Modification and Impact Determination



Realmark
Development, LLC

REALMARK BURNT STORE MARINA, LLC.
BURNT STORE MARINA REDEVELOPMENT



Prepared by: Avalon Engineering, Inc.

Dated: April 30, 2008

<i>Amount of Change and Previous Amounts based on original 380.032 Agreements</i>							
Modification Concerns	Subject of the Change	Amount of Change	IN	NC	DE	Previous Amount	Notes
Resulting Public Expenditures (cont.)	Water Consumption Demand	65,700 GPD	65,700			Not determined by 380.032	Not previously required to be analyzed by DCA See Supplemental Table 1
	Solid Waste Generated	48,844 lbs per week	48,844			Not determined by 380.032	Not previously required to be analyzed by DCA See Supplemental Table 2
	Energy Demand	5,390,500 Kilowatt / year	5,390,500			Not determined by 380.032	Not previously required to be analyzed by DCA See Supplemental Table 3
	Average Daily Trips	3,625 Number	3,625			Not determined by 380.032	Not previously required to be analyzed by DCA See Supplemental Table 4
	Peak Hour Trips	407 Number	407			Not determined by 380.032	Not previously required to be analyzed by DCA See Supplemental Table 5
	Public Transportation Per Person Per Day	0 Trip/Miles		0		Not determined by 380.032	Not previously required to be analyzed by DCA However, there are no public transportation routes in area
	Public Roadways	0 Miles		0		0	Existing roads are private

SUPPLEMENTAL TABLE 1



REALMARK BURNT STORE MARINA, LLC BURNT STORE MARINA REDEVELOPMENT Estimated Flows: Water & Sewer



(Pursuant to Lee County Utilities LOS Standards)

Prepared by: AVALON ENGINEERING, INC

Dated: April 30, 2008

DESIGNATION	DESCRIPTION OF USE	UNIT	Existing QUANTITY	ADDITIONAL (Proposed) QUANTITY	ESTIMATED FLOW per UNIT (GPD)	ESTIMATED WATER/SEWER FLOW (GPD)
Tract A	Conservation Area (Natural Area)	Acres	28.9 (see note 1)	0	0	0
Tract B & Platted Lots	Residential - Multifamily	DU	2,240 (see note 2)	0	200	0
	Commercial Retail Space - Restaurant	Seats	165 (see note 3)	0	40	0
	Commercial Retail Space - General	SF	0	0	0.2	0
Tract C & Additional Developed Area to South	Residential - Multifamily	DU	797 (see note 4)	160	200	32000
	Hotel/Inn	Rooms	0	145	100	14500
	Commercial Retail Space - Restaurant	Seats	440 (see note 5)	295	40	11800
	Commercial Retail Space - General	SF	7,700 (see note 6)	37000	0.2	7400
	Office Space	SF	15,000 (see note 7)	0	0.15	0
Estimated Water & Sewer Flows Increase After Re-Development (Gallons per Day) - GPD						65700

- Notes: 1. Tract A Conservation tract created with Section Twenty-Two Replat (year - 1982); eliminated 9 platted lots from original plat (233 lots)
2. 2514 DU Vested under 380.03 Agreement; Actual potential units on Platted lots per Lee County: Estimated at 2240 DU (10 DU/lot x 224 lots - after replat)
3. Existing Golf Course Clubhouse to remain - 6200 SF with a 165 seat Restaurant (approximately 5000 SF)
4. Tract C currently has 797 multi-family DU in several Condominium projects including amenities; these units will remain under the Proposed Re-development plan - 160 DU proposed
5. Existing Porto Bello's Restaurant & Tiki Hut will be re-developed under the proposed plan - approximately 10,300 SF - 440 seat Restaurant
6. Existing Retail to be re-developed under the proposed plan - Total PROPOSED Retail is 60,000 SF including Restaurant SF; Total PROPOSED Restaurant seats (900 seats)
7. Existing Office to be re-developed under the proposed plan - Total PROPOSED Office is 15,000 SF

SUPPLEMENTAL TABLE 2



Realmark
Development, LLC

REALMARK BURNT STORE MARINA, LLC
BURNT STORE MARINA REDEVELOPMENT
Estimated Solid Waste Produced



Prepared by: AVALON ENGINEERING, INC.

Dated: April 30, 2008

DESIGNATION	DESCRIPTION OF USE	UNIT		Units/Sq Ft Existing	Existing Solid Waste Produced	Total Units/Sq Ft Proposed at Build-out	Total Solid Waste After Re-Development
Tract A	Conservation Area (Natural Area)	Acres (See Note 1)	0	28.9	0	0	0
Tract B & Platted Lots	Residential - Multifamily	DU (See Note 2)	50 lbs/week/unit	2240	112,000	2,240	112,000
	Commercial Retail Space - Restaurant	SF (See Note 3)	90 lbs/week/seat	165	14,850	165	14,850
	Commercial Retail Space - General	SF	28 lbs/week/100SF	0	0	0	0
Tract C & Additional Developed Area to South	Residential - Multifamily	DU (See Note 4)	50 lbs/week/unit	797	39,850	957	47,850
	Hotel/Inn	Rooms	42 lbs/week/unit	0	0	145	6,090
	Commercial Retail Space - Restaurant	SF (See Note 5)	90 lbs/week/seat	440	39,600	735	66,150
	Commercial Retail Space - General	SF (See Note 6)	28 lbs/week/100SF	7,700	2,156	37,000	10,360
	Office Space	SF (See Note 7)	7 lbs/week/100SF	15,000	1,050	15,000	1,050
					209,506		258,350
Solid Waste Increase After Re-Development (pounds per week)							48,844

Notes:

1. Tract A Conservation tract created with Section Twenty-Two Replat (year - 1982); eliminated 9 platted lots from original plat (233 lots)
2. 2514 DU Vested under 380.03 Agreement; Actual potential units on Platted lots per Lee County: Estimated at 2240 DU (10 DU/lot x 224 lots - after replat)
3. Existing Golf Course Clubhouse to remain - 6200 SF with a 165 seat Restaurant (approximately 5000 SF)
4. Tract C currently has 797 multi-family DU in several Condominium projects including amenities; these units will remain under the proposed Re-development plan - 160 DU proposed
5. Existing Porto Bellos Restaurant & Tiki Hut will be re-developed under the proposed plan - approximately 10,300 SF - 440 seat Restaurant
6. Existing Retail to be re-developed under the proposed plan - Total PROPOSED Retail is 60,000 SF including Restaurant SF; Total PROPOSED Restaurant seats (900 seats)
7. Existing Office to be re-developed under the proposed plan - Total PROPOSED Office is 15,000 SF

SUPPLEMENTAL TABLE 3



REALMARK BURNT STORE MARINA, LLC BURNT STORE MARINA REDEVELOPMENT Estimated Energy Usage



Prepared by: AVALON ENGINEERING, INC.

Dated: April 30, 2008

DESIGNATION	DESCRIPTION OF USE	UNIT	Kilowatt usage per Year	Units/Sq Ft Existing	Existing Energy Usage	Total Units/Sq Ft Proposed	Total Energy Usage After Re-Development
Tract A	Conservation Area (Natural Area)	Acres (See Note 1)	0	28.9	0	0	0
Tract B & Platted Lots	Residential - Multifamily	DU (See Note 2)	22,500 per unit	2240	50,400,000	2,240	50,400,000
	Commercial Retail Space - Restaurant	SF (See Note 3)	19 per sq ft	5,000	95,000	5,000	95,000
	Commercial Retail Space - General	SF	19 per sq ft	0	0	0	0
Tract C & Additional Developed Area to South	Residential - Multifamily	DU (See Note 4)	22,500 per unit	797	17,932,500	957	21,532,500
	Hotel/Inn	Rooms	7,500 per room	0	0	145	1,087,500
	Commercial Retail Space - Restaurant	SF (See Note 5)	19 per sq ft	10,300	195,700	18,000	342,000
	Commercial Retail Space - General	SF (See Note 6)	19 per sq ft	7,700	146,300	37,000	703,000
	Office Space	SF (See Note 7)	18 per sq ft	15,000	270,000	15,000	270,000
					69,039,500		74,430,000
Estimated Energy Increase after Re-Development (kilowatt usage per year)							5,390,500

Notes:

1. Tract A Conservation tract created with Section Twenty-Two Replat (year - 1982); eliminated 9 platted lots from original plat (233 lots)
2. 2514 DU Vested under 380.03 Agreement; Actual potential units on Platted lots per Lee County: Estimated at 2240 DU (10 DU/lot x 224 lots - after replat)
3. Existing Golf Course Clubhouse to remain - 6200 SF with a 165 seat Restaurant (approximately 5000 SF)
4. Tract C currently has 797 multi-family DU in several Condominium projects including amenities; these units will remain under the proposed Re-development plan - 160 DU proposed
5. Existing Porto Bellos Restaurant & Tiki Hut will be re-developed under the proposed plan - approximately 10,300 SF - 440 seat Restaurant
6. Existing Retail to be re-developed under the proposed plan - Total PROPOSED Retail is 60,000 SF including Restaurant SF; Total PROPOSED Restaurant seats (900 seats)
7. Existing Office to be re-developed under the proposed plan - Total PROPOSED Office is 15,000 SF

SUPPLEMENTAL TABLE 4



Realmark
Development, LLC

REALMARK BURNT STORE MARINA, LLC BURNT STORE MARINA REDEVELOPMENT

Estimated Average Daily Trips

(Pursuant to ITE Trip Generation Manual 7th Edition)



Prepared by: AVALON ENGINEERING, INC.

Dated: April 30, 2008

DESIGNATION	DESCRIPTION OF USE	UNIT	Average Rate	Units/Sq Ft Existing	Daily Trips Existing	Units/Sq Ft proposed	Average Daily Trips After Re-Development
Tract A	Conservation Area (Natural Area)	Acres (See Note 1)	0	28.9	0	0	0
Tract B & Platted Lots	Residential - Multifamily	DU (See Note 2)	5.86 per du	2240	9,844.80	2,240	9,844.80
	Commercial Retail Space - Restaurant	SF (See Note 3)	89.95 per 1000	5,000	382.28	5,000	382.28
	Commercial Retail Space - General	SF	44.32 per 1,000	0	0	0	0.00
Tract C & Additional Developed Area to South	Residential - Multifamily	DU (See Note 4)	5.86 per du	797	3,502.81	957	4,206.01
	Hotel/Inn	Rooms	8.92 per Occupied Room	0	0	116 of the 145	1,034.74
	Commercial Retail Space - Restaurant	SF (See Note 5)	89.95 per 1000	10,300	787.50	18,000	1,376.23
	Commercial Retail Space - General	SF (See Note 6)	44.32 per 1,000	7,700	341.26	37,000	1,639.84
	Office Space	SF (See Note 7)	11.01 per 1,000	15,000	165.15	15,000	165.15
					15,024		18,649
Additional Daily Trips after Re-Development (Assumes Internal Capture of 25% for Multi-family and 15% for Retail and Restaurant uses)							3,625

Notes:

1. Tract A Conservation tract created with Section Twenty-Two Replat (year - 1982); eliminated 9 platted lots from original plat (233 lots)
2. 2514 DU Vested under 380.03 Agreement; Actual potential units on Platted lots per Lee County: Estimated at 2240 DU (10 DU/lot x 224 lots - after replat)
3. Existing Golf Course Clubhouse to remain - 6200 SF with a 165 seat Restaurant (approximately 5000 SF)
4. Tract C currently has 797 multi-family DU in several Condominium projects including amenities; these units will remain under the proposed Re-development plan - 160 DU proposed
5. Existing Porto Bellos Restaurant & Tiki Hut will be re-developed under the proposed plan - approximately 10,300 SF - 440 seat Restaurant
6. Existing Retail to be re-developed under the proposed plan - Total PROPOSED Retail is 60,000 SF including Restaurant SF; Total PROPOSED Restaurant seats (900 seats)
7. Existing Office to be re-developed under the proposed plan - Total PROPOSED Office is 15,000 SF

SUPPLEMENTAL TABLE 5



Realmark
Development, LLC

REALMARK BURNT STORE MARINA, LLC BURNT STORE MARINA REDEVELOPMENT Estimated Peak Hour Trips

(Pursuant to ITE Trip Generation Manual 7th Edition)



Prepared by: AVALON ENGINEERING, INC.

Dated: April 30, 2008

DESIGNATION	DESCRIPTION OF USE	UNIT	Average Rate	Units/Sq Ft Existing	Peak Hour Trips Existing	Units/Sq Ft proposed	Peak Hour Trips After Re-Development
Tract A	Conservation Area (Natural Area)	Acres (See Note 1)	0	28.9	0	0	0
Tract B & Platted Lots	Residential - Multifamily	DU (See Note 2)	0.52 per dw unit	2240	873.60	2,240	873.60
	Commercial Retail Space - Restaurant	SF (See Note 3)	9.02 per 1000 sf	5,000	38.33	5,000	38.33
	Commercial Retail Space - General	SF	6.84 per 1000 sf	0	0	0	0.00
Tract C & Additional Developed Area to South	Residential - Multifamily	DU (See Note 4)	0.52 per dw unit	797	310.83	957	373.20
	Hotel/Inn	Rooms	0.59 per room	0	0	145	85.55
	Commercial Retail Space - Restaurant	SF (See Note 5)	9.02 per 1000 sf	10,300	78.97	18,000	138.06
	Commercial Retail Space - General	SF (See Note 6)	6.84 per 1000 sf	7,700	52.67	37,000	253.08
	Office Space	SF (See Note 7)	1.55 per 1000 sf	15,000	23.25	15,000	23.25
					1,378		1,785
Additional Peak Hour Trips after Re-Development (Assumes Internal Capture of 25% for Multi-family and 15 % for Retail and Restaurant uses)							407

Notes:

1. Tract A Conservation tract created with Section Twenty-Two Replat (year - 1982); eliminated 9 platted lots from original plat (233 lots)
2. 2514 DU Vested under 380.03 Agreement; Actual potential units on Platted lots per Lee County: Estimated at 2240 DU (10 DU/lot x 224 lots - after replat)
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5. Existing Porto Bellos Restaurant & Tiki Hut will be re-developed under the proposed plan - approximately 10,300 SF - 440 seat Restaurant
6. Existing Retail to be re-developed under the proposed plan - Total PROPOSED Retail is 60,000 SF including Restaurant SF; Total PROPOSED Restaurant seats (900 seats)
7. Existing Office to be re-developed under the proposed plan - Total PROPOSED Office is 15,000 SF

TABLE D



Realmark
Development, LLC

REALMARK BURNT STORE MARINA, LLC
BURNT STORE MARINA REDEVELOPMENT
ADDITIONAL REALMARK PROPERTIES



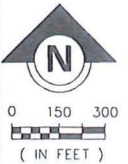
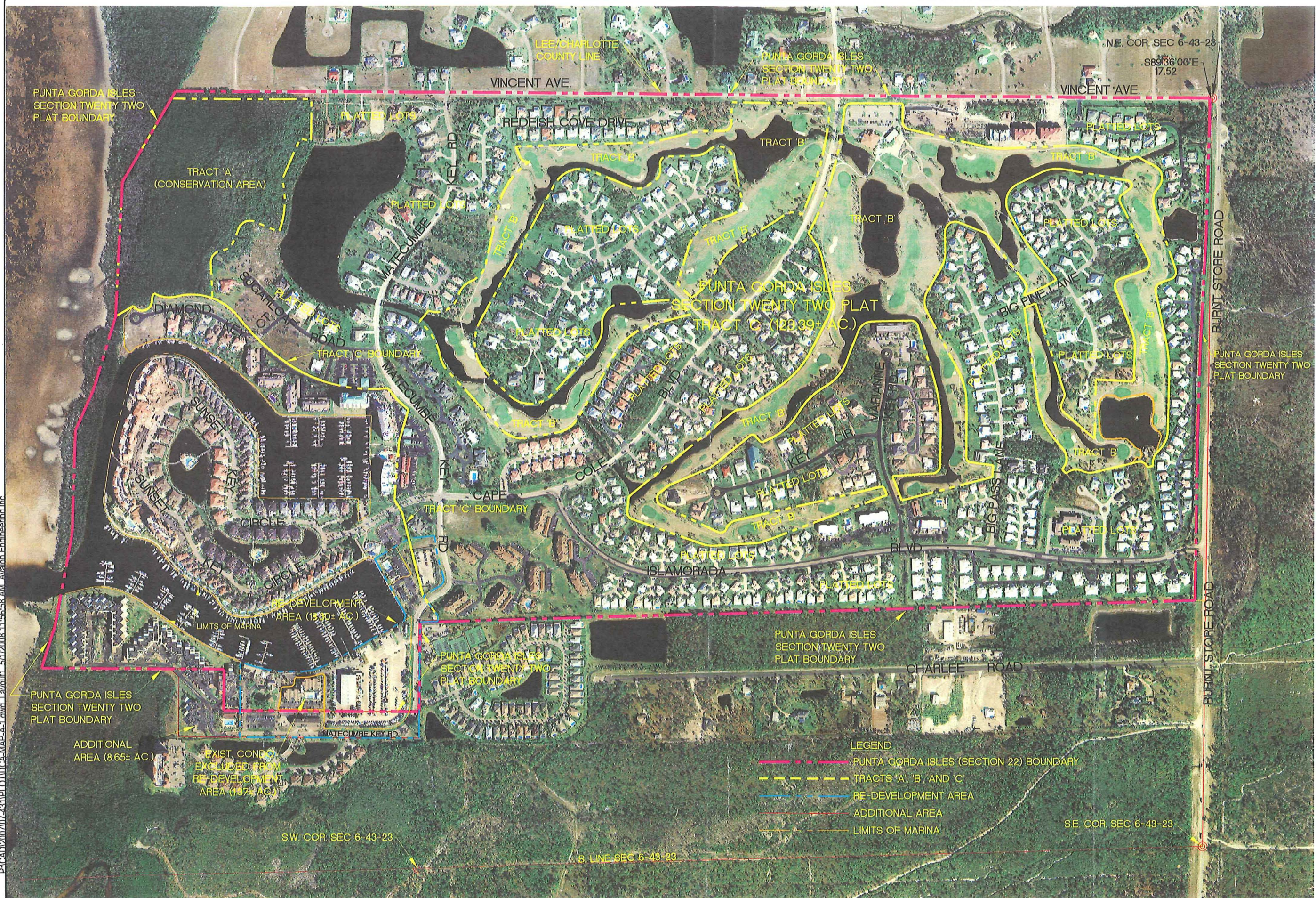
Prepared by: AVALON ENGINEERING, INC.

Dated: May 8, 2008

Parcel Identification	Parcel Location	Distance From Project Boundary	Distance From Redevelopment Area	Current Zoning	Current Land Use	Allowable Density or Intensity	Current and Proposed Uses
01-43-22-00-00004.0010	This 8.65 acre parcel has been added within the project boundary.	Included	Included	R-M 2	Rural	1 DU/Acre	Right-of-Way & Parking / See Redevelopment Plan
06-43-23-00-00004.011A	This 3.49 acre parcel lies south of the project site between the parcel on Burnt Store Road and the maintenance facility.	Abutting	4,022 Linear Feet	AG-2	Rural	1 DU/Acre	Vacant / Vacant
06-43-23-00-00004.0140	This 4.9 acre site lies south of Marlin Run Condo Association which is located in the southeastern corner of the project boundary.	Abutting	3,440 Linear Feet	AG-2	Rural	1 DU/Acre	Maintenance Facility / Maintenance Facility
06-43-23-00-00004.0040	This 6.33 acre parcel is adjacent to Burnt Store Road and is located in the southeastern corner of the project site.	Abutting	Approx. a Mile	AG-2	Rural	1 DU/Acre	Retention Lake/ Retention Lake Not Associated with BSM

MAPS

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DCA-MAP-A-1.dwg

Joseph W. Edwards, P.E.
FL LICENSE # 38615

DATE	BY	REVISION DESCRIPTION

AVOLON ENGINEERING, INC.
2503 DEL PRADO BLVD. #300
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077



BURNT STORE MARINA

EXIST. CONDITIONS
MAP A-1:1