



Fort Myers Beach Local Planning Agency

Diamondhead Beach Resort
2000 Estero Blvd.
Fort Myers Beach, FL 33931

Agenda

Tuesday, June 27, 2023

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

- A. Approval of June 13, 2023 draft minutes
- B. Voting conflict form

V. PUBLIC COMMENT

VI. PUBLIC HEARINGS

- A. **4830 Coral Rd, requesting relief/variance from LDC Table 34-3 which requires that lots in the RS zoning district have minimum dimensions of 75'x100'**
Approve/ Approve with Conditions/ Deny Variance Request VAR 20230057 for the property located at 4830 Coral Rd requesting relief/variance from LDC Table 34-3 which requires that lots in the RS zoning district have minimum dimensions of 75'x100'
- B. **432/434 Harbor Court, Relief from LDC Table 34-3 for rear setback**
Approve/Approve with Conditions/Deny variance request VAR20230078 for the property located at 432/434 Harbor Court. The applicant/property owner is requesting a variance of 5 feet from the rear setback.
- C. **405 Harbor Court, Relief from LDC Table 34-3 for front street setback and waterbody setback**
Approve/Approve with Conditions/Deny variance request VAR20230062 for the property located at 405 HARBOR COURT. The applicant is requesting a variance of 17 feet for the street setback and a variance of 4 inches from the water body setback.

D. **810 Third St; requesting a variance for the street setback in the RC zoning district.**

Approve/Approve with Conditions/Deny variance request for VAR20230063 for the property located at 810 Third St. The applicant is requesting a variance of 14 feet, 11 inches from the street setback for a front setback of 10 feet, 1 inch to build a new single family.

E. **800 Third St; requesting a variance from the street, side and rear setbacks in the RC zoning district.**

Approve/Approve with Conditions/Deny variance request VAR20230061 for the property located at 800 Third St. The applicant is requesting a variance of 2 feet, 6 inches from the street setback for a front setback of 22 feet, 6 inches, another variance of 2 feet, 6 inches from the side setback for a side setback of 5 feet and an additional variance of 7 feet, 6 inches from the rear setback for a rear setback of 17 feet, 6 inches to build a new single family home.

F. **4601 Estero Boulevard; construction of pool closer to street than the principal building in RC zoning district**

Approve/Approve with Conditions/Deny variance request VAR20220027 for the property located at 4601 Estero Blvd. The request is for a variance from LDC 34-1174(b), to allow construction of a pool in the front yard of the single-family residence in the RC zoning district.

G. **Floor Area Ratio Calculation Discussion**

Provide input to the way Floor Area Ratio is calculated

VII. ADMINISTRATIVE AGENDA

VIII. LPA MEMBERS ITEMS/REPORTS

IX. LPA ATTORNEY ITEMS/REPORTS

X. COMMUNITY DEVELOPMENT ITEMS/REPORTS

XI. ITEMS FOR NEXT MONTHS AGENDA

XII. ADJOURNMENT

NOTE: THIS MEETING IS STREAMED LIVE THROUGH YOUTUBE.

IF A PERSON DECIDES TO APPEAL A DECISION MADE BY THE COUNCIL IN ANY MATTER CONSIDERED AT THIS MEETING/HEARING, SUCH PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, TO INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH ANY SUCH APPEAL IS TO BE BASED.



**For special accommodations,
please notify the Town Clerk's
Office at least 72 hours in
advance. (239) 765-0202**

In accordance with the Americans with Disabilities Act (ADA), persons needing a special accommodation to participate in the Board's proceedings should contact the Town Clerk's Office not later than three days prior to the proceedings.

**Town of Fort Myers Beach
Agenda Item Summary**

Yellow Sheet Number: **2023-1124**

1. **Requested Motion:**

Meeting Date: June 27, 2023

Approval of June 13,2023 draft minutes

Why the action is necessary:

What the action accomplishes:

2. **Agenda:**

APPROVAL OF MINUTES

3. **Requirement/Purpose:**

5. **Background:**

Attachments:

1. June 13 draft minutes 1

Financial Impact:

6. **Alternative Action**

7. **Staff Recommendations:**

8. **Recommended Approval:**



Fort Myers Beach Local Planning Agency

Diamondhead Beach Resort
2000 Estero Blvd.
Fort Myers Beach, FL 33931

Minutes

Tuesday, June 13, 2023

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

Members present: Chair Cereceda, LPA Member Boan, LPA Member Eckmann, LPA Member Plummer, LPA Member Safford, LPA Member Sudduth and LPA Member Vanasse.

II. INVOCATION

Chair Cereceda.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

- A. Approval of May 9, 2023 draft minutes
LPA Member Sudduth moved to approve the minutes; second by LPA Member Plummer.
Motion carried unanimously.

V. PUBLIC COMMENT

No public comment.

VI. PUBLIC HEARINGS

Town Attorney Herin, Jr. swore in those providing testimony for all hearings.

- A. 106 Hibiscus Drive, variance from LDC Section 34-638(a)(4) Minimum Setbacks, Corner Lot Setbacks and LDC Table 34-3 for front street setback and side setback

Approve/Approve with Conditions/Deny variance request VAR20230060 for the following variances: a) make Hibiscus Drive frontage the front street and Estero Boulevard the side street; b) to switch side and rear setbacks; c) to reduce Hibiscus Dr setback from 25 feet to 15 feet 10 inches; and d) to reduce the side setback from 7.5 feet to 5.5 feet. The

property is located at 106 HIBISCUS DRIVE.

Ex parte communications: LPA Member Safford recused himself because the property was in his wife's trust; LPA Members Vanasse and Plummer - spoke to owner Jackie Liszak and Chair Cereceda visited the property. Community Development Senior Planner Smalley reviewed the requested variances and noted staff recommended denial of the variance to treat Hibiscus as the front because the code called for Estero Blvd. to be designated as the front. LPA Member Plummer noted the address and driveway were on Hibiscus and the lot was an odd design. She was willing to look at the house with Hibiscus in the front.

Samir Malvia and Drew Whiting (via telephone) with Homebound distributed the presentation. He received letters of support from several neighbors. Mr. Whiting discussed the information in the presentation. He described the current corner lot setbacks and the property in Exhibit A; Exhibit B; Exhibit C; Exhibit D and Exhibit E showed the proposed house's footprint.

LPA Member Plummer referred to Exhibit C and noted the footprint was almost the same as what existed. LPA Member Vanasse pointed out that the corner of the proposed house was close to 25 feet. Mr. Whiting agreed they were likely over 25 at the corner closest to Hibiscus. He described the two decks and noted the one-story deck could overlap more but the two-story deck could not encroach on the front setback. He referred to Sec. 34-6-38 (d)(2) regarding encroachments.

Public comment:

Jackie Liszak, owner, stated she was trying to build back the family home under the new restrictions. She noted they would maintain the front to make it look like the front of a home. She commented that there were a few other lots like hers on Estero Blvd.

Richard Calienes, resident, supported the request and his lot was one of the odd-shaped ones. He has two front yards now after the code change in March and was not allowed to build a pool. He felt a 25-foot setback was too much.

Public comment closed.

LPA Member Vanasse agreed with Mr. Calienes concerning the 25-foot setback.

LPA Member Plummer discussed having to build a custom home on the odd lots, which would make rebuilding unaffordable for a lot of residents.

LPA Member Vanasse thought that it was a hardship for the owners since they did not have a buildable lot under today's setbacks. LPA Member Plummer agreed.

(LPA Member Boan left the meeting and indicated he was in favor of granting the variances.)

LPA Member Vanasse moved that pursuant to the LPA review of the application, the code and the criteria for granting variances, the findings met the criteria and the LPA recommended approval for the requested variances; second by LPA Member Eckmann.

Motion carried unanimously with LPA Member Safford recused.

- B. 718 Estero Blvd, variance from LDC Table 34-3 for front street setback and side setback requirements..

Approve/Approve with Conditions/Deny variance request VAR20230055 seeking a variance from LDC Table 34-3, which requires a single-family home in RM zoning district to provide a minimum 25-foot street setback and a minimum 7.5-foot side setback. The property is located at 718 Estero Blvd.

No ex parte communications. Senior Planner Jason Smalley reviewed the variance request and noted he did not receive emails opposing or supporting the request. LPA Member Vanasse pointed out that the variance was unnecessary because the applicant could build up to the CCCL (Coastal Construction Control Line) for a larger residence.

The applicant, Robert James Holland, Jr., introduced himself and described his experience as an architect. His presentation utilized PowerPoint and was distributed. Slides include 718 Estero Blvd. pre-lan; Previous and Proposed Floor Plans; Previous and Proposed Site Plans; Current Survey and Overlay on Survey; History of FMB LDC; Current FMB LDC; Some Math; Recent Parallelogram Proposal and Coverage/FAR. LPA Member Vanasse indicated a variance was not required for lot coverage and suggested he could skip that part of the presentation. Planner Smalley responded that the applicant did not plan to go over the 40% coverage. The presentation continued with De Minimis Variance and Some Code. Mr. Holland did not understand why the survey showed an 80' x 50' lot since the property went to the water line. He noted he would reexamine the footprint and modify the dimensions if needed.

Slides continued with Some More Code and Some More Math. Chair Cereceda questioned why the applicant could not use the post-disaster build-back instead of requesting a variance. Senior Planner Smalley replied that the post-disaster build-back was pegged to the square footage before the hurricane. The post-disaster build-back did not cover the expansion of the square footage. LPA Member Vanasse referred to page 75 of the packet to explain how the deck design could be changed to avoid one of the variances. Chair Cereceda noted that Mr. Holland could modify his presentation to include the design change before going to the Council. LPA Member Vanasse suggested a second design change, which would leave a 5-foot side setback variance. He indicated that the request could be approved administratively.

LPA Member Eckmann thought the design looked great, but he would rather see the house closer to the street than the beach. He was okay with the request for a variance on Estero Blvd. and questioned allowing room for the fire department. Mr. Holland thought the fire separation distance was satisfactory, but he would happily work with the town. LPA Member Eckmann supported a minimum side setback of 5.5 feet. Mr. Holland explained how the elevator shaft made it challenging.

Public comment:

Fire Official Jennifer Campbell clarified that the easement would not be encroached on the west side. Town Attorney Herin, Jr. reiterated that they had to discuss the application before them. He stated that the Florida Building Code had to be followed before any structure could be built. Public comment closed.

LPA Member Vanasse moved to support both variances and recommended approval and found that it was consistent with the comprehensive plan and met the variance criteria; second by LPA Member Boan. Motion carried unanimously by roll call vote.

- C. SEZ20230052 1249 Estero Blvd- Amend condition of approval to allow for outdoor music.

Approve/ Approve with Conditions/ Deny Special Exception Request SEZ 20230052 for the property located at 1249 Estero Blvd., The applicant is requesting an amendment to their existing Special Exception "Conditions of Approval" #3 which disallows live music of any kind. The applicant would like this restriction removed.

Greg von Krumreig, applicant and co-owner, reviewed his request. Ex parte communications: LPA Member Vanasse met with the applicant regarding future plans and Chair Cereceda and LPA Member Plummer spoke to John Richard. Mr. von Krumreig noted that he wanted to adhere to the standard noise ordinance guidelines pertaining to decibel levels.

Planner Smalley noted that the applicant requested to continue alcohol sales on-site and play live music. LPA Member Vanasse indicated the Whale was allowed to sell alcohol under temporary permission. Once the temporary use was lifted, an application for a new building would have to be submitted.

Town Attorney Herin, Jr. noted that the LPA could modify the conditions in the existing special exception to mitigate the impact of live music on the surrounding area. LPA Member Vanasse and Chair Cereceda would support the request if it ran with the temporary permit. The approval would be temporary and only run until the temporary use process was revoked or the applicant built a new structure. Town Attorney Herin, Jr. commented that staff could include the limitation as a condition.

Senior Planner Smalley added that he received three letters of objection.

Public comment:

Bob Burgess, resident, stated that something done in 2013 could not be bypassed. He noted sound traveled farther and quicker in salt water. He explained why the decibel level did not work and commented that one needed to use common sense. He indicated that the owners knew they could not have outdoor entertainment. He added that live music was prohibited on the back bay until the 1990s. He read that property owners and renters were legally entitled to quiet enjoyment of their property and the Whale could legally be sued for lack of revenue if the renters refused to pay rent. He did not support the request.

Tom Lump, resident and neighbor, indicated that the 1993 ruling was why the restaurant was not allowed to put music on the outer deck. He stated there

were hundreds of complaints regarding the music. Mr. Lump made hundreds of calls to the Sheriff's Dept. because of the constant noise. Although he has installed hurricane windows, he still hears music inside his house today. He advised the LPA to read the 1993 ruling in their packet.

Mike Miller, co-owner of the Whale, described how they fixed up the place before Ian. He stated they would submit plans soon and anticipated they would need to request variances. He wanted to entertain people outdoors until they could rebuild the restaurant and added they would check decibel levels. He planned to eliminate drum sets.

Jay Highley, resident, loved and supported the Whale; however, he would like the music toned down and turned off at a decent hour.

Karen Slonski, resident, stated the music was very loud and the karaoke was worse. She agreed with a temporary use but not long-term.

Tim Newman, resident, stated that the band that played last Friday sounded like thunder from inside his house. He noted he was 300 feet from the property. He supported the temporary use and asked that it be limited in the summer.

Public comment closed.

Mr. von Krumreig thanked the commenters and said he wanted to be a good neighbor. He encouraged residents to call or text him about issues. He added that the owners planned to soundproof the second floor of the new building for bands. He confirmed what they were doing now pertained to the temporary use. Chair Cereceda did not support the use of amplified music at that location. Mr. von Krumreig wanted to ensure everyone was comfortable and happy. Mr. von Krumreig thought the temporary permit would be in effect for six months.

Town Attorney Herin, Jr. stated that special exceptions could be amended but there were specific criteria. The applicant must demonstrate that they met the criteria on page 99 of the packet.

LPA Member Eckmann remarked that he could support non-amplified music.

LPA Member Vanasse questioned whether the special exception could be amended temporarily and wondered whether requesting a temporary use permit would be better. Town Attorney Herin, Jr. stated the special exception ran with the land and was part of the public record. He thought they could approve the request to modify the special exception to allow and condition it temporarily if the applicant meets all nine criteria.

LPA Member Sudduth moved to amend the special exception as requested by the applicant and in consideration of meeting the nine criteria with the following conditions: the amendment is temporary for 90 days, the amendment limits music to acoustic, non-amplified, no drum instrument, the hour ends at 9:00 p.m. and the LPA will review it in 90 days at no cost to the applicant; second by Chair Cereceda.

LPA Member Safford felt amplified music should be allowed for 120 days. He thought they should give the owners a chance to be good neighbors. He

noted the neighbors said they would be okay if it were temporary. LPA Member Plummer felt the 90-day period was too short and suggested 6 months. LPA Member Sudduth explained why he set 90 days and agreed with a review in 90 days. Chair Cereceda questioned whether the applicants could return in 90 days to request an extension without incurring fees. Senior Planner Smalley deferred to the Town Attorney and added that the staff report would not change much in 90 days. LPA Member Sudduth questioned whether he could recommend that the LPA would review it in 90 days at no cost to the applicant. Town Attorney Herin, Jr. replied affirmatively. LPA Member Sudduth amended his motion and Chair Cereceda seconded it. LPA Member Eckmann thought it would be easier if the applicant specified what they would do to meet the conditions instead of their intent and aspiration to be good neighbors. LPA Member Vanasse noted the LPA were not experts and questioned what conditions the applicants were willing to meet. He supported a little amplification. LPA Member Boan agreed that it would be better to hear from the applicants. Chair Cereceda thought it was a mess and questioned the ramifications.

Motion was denied, 5-2, with LPA Member Sudduth and Chair Cereceda voting affirmatively.

Discussion was held regarding allowing a conversation with the applicants concerning conditions and potential conditions to add.

LPA Member Plummer moved to allow the special exception to have live music temporarily with the conditions of no drums, the manager to be given a decibel meter to keep track of what was happening and a chart to monitor and show what they were doing, the hours will be until 7:00 p.m. on weekdays and 9:00 p.m. on weekends and consumption allowed during hours of operation; second by LPA Member Vanasse.

LPA Member Eckmann did not think the LPA was knowledgeable enough to add conditions. Town Attorney Herin, Jr. noted the time period had to be defined.

LPA Member Plummer agreed to amend her motion to a time period of six months, change the hours to 6:30 p.m. during the week and non-amplified music was allowed after 6:30 p.m. She withdrew the decibel meter requirement.

LPA Member Plummer moved to approve the amending of the special exception with the following conditions: temporary to either the time construction begins or six months, no drums in the bands, alcohol was allowed during the hours of operation, music could play until 6:30 p.m. on weekdays with non-amplified music after 6:30 p.m., and 9:00 p.m. on holidays and the weekend; second by LPA Member Safford.

Motion carried 6-1, with Chair Cereceda dissenting.

- D. requesting relief/variance from LDC Table 34-3 which requires that lots in the

RS zoning district have minimum dimensions of 75'x100'

Approve/ Approve with Conditions/ Deny Variance Request VAR 20230057 for the property located at 4830 Coral Rd requesting relief/variance from LDC Table 34-3 which requires that lots in the RS zoning district have minimum dimensions of 75'x100'

Senior Planner Smalley reviewed the variance request to split the property into two lots. He clarified the difference in lot sizes in the staff report.

Ex parte communications: LPA Member Plummer had a conversation with the owners. No disclosures from other members. Senior Planner Smalley indicated that the staff recommended approval based on the fact that the comprehensive plan gave them an idea of what the neighborhoods were intended to be developed as.

LPA Member Sudduth confirmed that the LPA was only being asked to allow the lot to be split. Senior Planner Smalley noted the property had a duplex on the lot and the applicant could rebuild a duplex if the town could verify the number of dwelling units. A separate building would not be allowed, but a second dwelling unit in a single-family home would be. LPA Member Vanasse brought up a provision regarding combining two lots into a large single lot, building a house that straddles the boundary and not being allowed to change back to two lots. Town Attorney Herin, Jr. thought that once two non-conforming lots were combined to create one conforming lot, they could not be converted back. He noted he would look into the code.

LPA Member Plummer stated that the provision had been ignored over the years and should be fixed. LPA Member Vanasse noted that they would be creating two non-conforming lots by splitting them. Senior Planner Smalley commented that the two lots would have to be 75' wide x 100' feet deep to meet the code, which was not possible with this property.

Lonne Letteri, applicant, distributed and discussed a handout. He included a survey of the layout and noted about 90% of the property was impervious. He indicated the structures were two single-family houses with separate meters and provided pictures. He described the property when he purchased it and said he wanted to match the footprint of the neighborhood. Renderings of what they wanted to do were in the packet, along with an aerial view to show approximate setbacks. He provided letters of approval from most of the neighbors and included comparable properties. He planned to build a second structure on a separate lot for his mother and mother-in-law.

LPA Member Vanasse questioned whether he explored building the property with two units on one lot. He replied affirmatively but noted it would still be a multi-family situation in a residential neighborhood. He did not think they would utilize a large structure with an apartment and felt his plan would be better for the neighborhood. LPA Member Plummer noted the property was portioned off before he bought it and appreciated the comparables for reference. She felt the clause should be removed since it had not been observed.

LPA Member Vanasse wanted to approve the request but could not see how without changing the code. He listed why it did not meet the code and was

surprised that the staff recommended approval. Mr. Letteri stated that this was his primary residence. Chair Cereceda noted the rules said he could not, but she wanted to determine whether there was a way he could. She suggested tabling it to their next meeting so the applicant and staff could work on a solution. LPA Members Eckmann, Vanasse and Plummer agreed. No public comment.

Chair Cereceda moved to table the case until June 27, 2023, and directed staff to work with the applicant to hopefully achieve his goals; second by LPA Member Plummer.

Motion carried unanimously.

VII. ADMINISTRATIVE AGENDA

No items.

VIII. LPA MEMBERS ITEMS/REPORTS

LPA Member Plummer noticed that FEMA was taking out palm trees and leaving the Australian Pines. Town Attorney Herin, Jr. referred her to the Town Manager for details. LPA Member Plummer questioned the demolition of the beach school. Chair Cereceda replied that the historic building would remain. LPA Member Vanasse stated that the beach elementary school would be renovated, but the school probably would not open by the fall. He discussed the need for the community to stay involved and get enrollment up. There was a good turnout for the Resilient Lee workshop and he felt the community had to be vocal concerning the town's needs.

Chair Cereceda apologized for being snappy about the sound issue concerning the Whale. She asked whether anyone had changed their minds regarding the discussion about the comp plan and the basic concepts of the town at the March 9, 2023 meeting. LPA Member Eckmann felt the same as he did in March. No items from other members.

IX. LPA ATTORNEY ITEMS/REPORTS

Town Attorney Herin, Jr. stated that this might be his last LPA meeting and that serving them was his privilege and honor. He wished everyone nothing but the best. If the Council decided to retain him, he would see them on June 27, 2023. Chair Cereceda appreciated Town Attorney Herin, Jr. and noted he was always available. She was sorry if the Council took another direction and cited his institutional knowledge. She wished him well and appreciated his efforts if it was his last meeting. Town Attorney Herin, Jr. appreciated members of the LPA, wished everyone good luck with the rebuild, and stated it was a pleasure working with everyone.

X. COMMUNITY DEVELOPMENT ITEMS/REPORTS

No items.

XI. ITEMS FOR NEXT MONTHS AGENDA

Chair Cereceda stated the meeting would be long and requested 30 minutes for lunch. She brought up incomplete applications and thanked Senior Planner Smalley and the staff for their hard work. LPA Member Vanasse agreed and said

it was not the LPA's job to find solutions for applicants.

XII. ADJOURNMENT

LPA Member Safford moved to adjourn; second by ?

Motion carried unanimously.

The meeting was adjourned at 2:05 p.m.

DRAFT

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Safford Scott Marker		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Local Planning Agency	
MAILING ADDRESS 189 Sabal Drive		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
CITY Fort Myers Beach	COUNTY Lee	NAME OF POLITICAL SUBDIVISION: LPA	
DATE ON WHICH VOTE OCCURRED June 13, 2023		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Scott M. Safford, hereby disclose that on June 13, 20 23 :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☒ inured to the special gain or loss of my relative, Jacquelyn Liszak - May ;
- ☐ inured to the special gain or loss of _____ , by
whom I am retained; or
- ☐ inured to the special gain or loss of _____ , which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

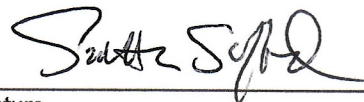
The variance request at 106 Hibiscus Dr. that we are discussing belongs in my wife's trust.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

June 7, 2023

Date Filed

Signature



NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

**Town of Fort Myers Beach
Agenda Item Summary**

Yellow Sheet Number: **2023-1125**

1. Requested Motion:

Meeting Date: June 27, 2023

Approve/ Approve with Conditions/ Deny Variance Request VAR 20230057 for the property located at 4830 Coral Rd requesting relief/variance from LDC Table 34-3 which requires that lots in the RS zoning district have minimum dimensions of 75'x100'

Why the action is necessary:

A lot may be split by either returning the lots to their originally platted dimensions, or by creating two new, conforming lots. Due to 13.5-feet being previously dedicated to an adjacent lot by a previous owner, the applicant cannot create two lots with dimensions that conform to today's standards (75' x 100').

What the action accomplishes:

The variance request would allow the lots to be created with non-compliant widths, but conforming depth.

2. Agenda:

PUBLIC HEARINGS

3. Requirement/Purpose:

Resolution

5. Background:

Lonne Letteri, the applicant for 4830 Coral Road, is requesting a variance from the Town's Land Development Code (LDC) Table 34-3 which requires that a lot in the RS zoning district have minimum dimensions of 75-feet wide, and 100-feet deep. When the lots in-question (lots 8 & 9) were originally platted they had dimensions of 53-feet wide by 110-feet deep and were later combined into a single lot, with a 13.5-foot portion of lot 8 dedicated to the neighbor on lot 7 (4838 Coral Rd). The modifications to the lot boundaries were completed prior to the applicant purchasing the property in 2002.

Attachments:

1. Application and Architectural Package
2. 4830 Coral Rd_VAR LPA staff report 2

Financial Impact:

N/A

6. Alternative Action

7. Staff Recommendations:

N/A

8. Recommended Approval:

Steve Poposki, Community Development Director

Date: June 22, 2023

John R Herin Jr, Town Attorney

Date: June 22, 2023

Amy Baker, Town Clerk

Date: June 22, 2023



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

This is a first part of a two-part application. Please be sure to fill out this form, which requires general information, as well as the Supplemental Form application specific to action requested for the subject property. Please submit a complete Public Hearing application with required, supplemental information, exhibits and documents to zoningpermits@fmbgov.com. Please do not submit the instructions at the end of the application.

Site Address: 4830 Coral Rd. Ft Myers Beach, FL 33931
STRAP Number: 28-46-24-W4-0010A.0080
Applicant: Lonne Letteri Phone: 239-229-9873
Contact Name: Lonne Letteri Phone: 239-229-9873
Email: Lonnesigns@embargo.com Fax: 239-415-0042
Current Zoning District: RS
Future Land Use Map (FLUM) Category: low Density
FLUM Density Range: 4 Platted Overlay: ☐ YES ☒ NO

ACTION REQUESTED

- ☐ Special Exception
☒ Variance
☐ Conventional Rezoning
☐ Planned Development ☐ Commercial ☐ Residential
☐ Master Concept Plan Extension
☐ Appeal of Administrative Action
☐ Vacation of Platted Right-of-way and Easement
☐ Other – cite LDC Section: _____

SUPPLEMENTAL FORM REQUIRED

PH-A
PH-B
PH-C
PH-D
PH-E
PH-F
PH-G
attach on separate sheet

PART I – General Information

A. Applicant*: Lonne Letteri Phone: 239-229-9873

**Applicant must submit a statement under oath that he/she is the authorized representative of the property owner.
Please see PART III to complete the appropriate Affidavit form for the type of applicant.*

Applicant Mailing Address: 4830 Coral Rd. Ft Myers Beach, FL 33931

Email: Lonnesigns@embargo.com Fax: 239-415-0042

Contact Name: Lonne Letteri Phone: 239-229-9873



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

B. Relationship of Applicant to subject property:

- | | | |
|---|---|--|
| ☒ Owner* | ☐ Land Trust* | ☐ Partnership* |
| ☐ Corporation* | ☐ Association* | ☐ Condominium* |
| ☐ Subdivision* | ☐ Timeshare Condo* | ☐ Contract Purchaser* |
| ☐ Authorized Representative* | ☐ Other* (please indicate) _____ | |

**Applicant must submit a statement under oath that he/she is the authorized representative of the property owner.
Please see PART III to complete the appropriate Affidavit form for the type of applicant.*

C. Authorized Agent(s). Please list the name of Agent authorized to receive correspondence Agents

Name: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

D. Other Agent(s). Please list the names of all Authorized Agents (attach extra sheets if necessary)

Name: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

Name: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

PART II - Nature of Request

Requested Action (each request requires a separate application)

- ☐ Special Exception
- ☒ Variance from LDC Section _____ - TABLE 34-3
- ☐ Conventional Rezoning from _____ to _____
- ☐ Planned Development
- ☐ Rezoning from _____ to ☐ Commercial PD ☐ Residential PD
- ☐ Amendment. List the project number: _____
- ☐ Extension/reinstatement of Master Concept Plan. List project number: _____



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

☐ Appeal of Administrative Action

☐ Vacation

☐ Right-of-Way

☐ Easement

☐ Other. Please Explain: _____

PART III - Waivers

Please indicate any specific submittal items that have been waived by the Director for the request. Attach a copy of the signed approval as Exhibit 3-1. (Use additional sheets if necessary)

Code Section: _____ Description: _____

Code Section: _____ Description: _____

Code Section: _____ Description: _____

PART IV - Property Ownership (Single Owner)

☒ Single Owner (individual or husband and wife)

Name: Lonne Letteri Phone: 239-229-9873

Mailing Address: 4830 Coral Rd. Ft. Myers Beach, FL 33931

Email: LonneSigns@comcast.net Fax: 239-415-0042

AFFIDAVIT

APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, Lonne Letteri swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the Town of Fort Myers Beach in accordance with this application and the Land Development Code;

All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;



COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for PUBLIC HEARING

I have authorized the staff of the Town of Fort Myers Beach Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that

The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Signature

Printed Name

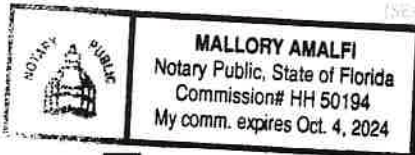
Lonne Letteri

STATE OF FL COUNTY OF Lee

The foregoing instrument was certified and subscribed before me by means of ☒ physical presence OR ☐ online notarization, this 19 day of April, 2023, by

Lonne Letteri ☐ who is personally known to me OR ☐ who has produced

FLD as identification.

Notary Public Signature

PART V

Property Ownership (Multiple Owners)

☐ Multiple Owners (including corporation, partnership, trust, association, condominium, timeshare, or subdivision)

- ☐ Complete Disclosure of Interest Form (see below)
- ☐ Attach list of property owners as Exhibit 5-1
- ☐ Attach map showing property owners interests as Exhibit 5-2 (for multiple parcels)
- ☐ For condominiums and timeshares see Explanatory Notes Part V - Exhibit 5-3
- ☐ Letter of Opinion - Exhibit 5-4

DISCLOSURE OF OWNERSHIP INTEREST

If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address

Percentage Ownership



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address and Office

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address

Percentage of Interest

_____ <i>Angela Brown</i>	_____ <i>50 %</i>
_____ <i>ISABELLA LETTERI</i>	_____ <i>50 %</i>
_____	_____
_____	_____

If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address and Office

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____



COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION for PUBLIC HEARING

Date of Contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name

Address

_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final certificate of compliance, a supplemental disclosure of interest must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature

Printed Name

AFFIDAVIT

APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Lonne Letteri (name), as TRUSTEE (title)
of Lonne M Letteri Revocable Trust (company), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the Town of Fort Myers Beach in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Fort Myers Beach Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.



COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION for PUBLIC HEARING

Lonne M. Letteri Revocable Trust
Name of Entity (corporation, partnership, LLP, LLC, etc)

[Signature]
Signature

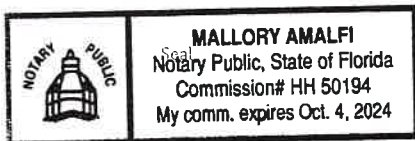
President
Title

Lonne Letteri
Typed or Printed Name

4/19/23
Date

STATE OF FL COUNTY OF Lee

The foregoing instrument was certified and subscribed before me by means of ☒ physical presence OR ☐ online notarization, this 19 day of April, 2023, by Lonne Letteri ☐ who is personally known to me OR ☒ who has produced FIDL as identification.



[Signature]
Notary Public Signature

PART VI- Property Information

A. Legal Description:

STRAP: 28-46-24-W4-0010A. 0080

Property Address: 4830 Coral Rd. Ft Myers Beach, FL 33931

Is the subject property within a platted subdivision recorded in the official Plat Books of Lee County? ☐ No. Attach a legible copy of the legal description as Exhibit 6-1.

☒ Yes. Property identified in subdivision: Holiday Shores

Book: 9 Page: 33 Unit: N/A Block: A Lot(s): 849

B. Boundary Survey:

☒ Attach a Boundary Survey of the property meeting the minimum standards of Chapter 61G17-6 of the Florida Administrative Code. A Boundary Survey must bear the raised seal and original signature of a Professional Surveyor and Mapper licensed to practice Surveying and Mapping by the State of Florida. Attach and label as Exhibit 6-2.



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

C. Property Dimensions:

Width (please provide an average width if irregular in shape) 92.52 feet
Depth (please provide an average width if irregular in shape) 110' feet
Frontage on street: 92.52 feet. Frontage on waterbody: N/A feet
Total land area: 10,177.20 ☐ acres ☒ square feet

D. General Location of Subject Property (from Sky Bridge or Big Carlos Pass Bridge):

From The Sky Bridge Head South Down Estero Blvd
1 Street South of Publix Make A LEFT Turn on
Bayland Rd. Make Another LEFT Turn on Local Rd.
It is the 2nd to The last Property on The LEFT Side.
Near The Dead End of Publix Fence Line

☐ Attach Area Location Map as Exhibit 6-3

E. Property Restrictions (check applicable):

- ☐ There are no deed restrictions and/or covenants on the subject property.
☐ A list of deed restrictions and/or covenants affecting the subject property is attached as Exhibit 6-4.
☐ A narrative statement detailing how the restrictions/covenants may or may not affect the request is attached as Exhibit 6-5.

F. Surrounding Property Owners (these items can be obtained from the Lee County Property Appraiser):

- ☒ Attach a list of surrounding property owners within 500 feet as Exhibit 6-6.
☒ Attach a map showing the surrounding property owners as Exhibit 6-7.
☒ Provide Staff with two (2) sets of surrounding property owner mailing labels.

G. Future Land Use Category (see Future Land Use Map):

- | | |
|---|--|
| ☒ Low Density | ☐ Marina |
| ☐ Mixed Residential | ☐ Recreation |
| ☐ Boulevard | ☐ Wetlands |
| ☐ Pedestrian Commercial | ☐ Platted Overlay |

Town of Fort Myers Beach

COMMUNITY DEVELOPMENT DEPARTMENT

Supplement PH-B

Additional Required Information for a Variance Application

This is the second part of a two-part application. This part requests specific information for a variance. Include this form with the Request for Public Hearing form.

Case Number:
Project Name: <i>Lonne Letteri</i>
Authorized Applicant:
LeePA STRAP Number: <i>28-46-24-44-0010A. 0080</i>

Current Property Status: <i>2 lots Combined TO1 with 2 Separate Houses</i>
Current Zoning: <i>R/S</i>
Future Land Use Map (FLUM) Category:
Comp Plan Density: _____ Platted Overlay? ☐ Yes ☒ No

Variance is requested from:

LDC Section Number

Title of Section or Subsection

<i>TABLE 34.3</i>

Complete the narrative statements below for EACH variance requested.

PART I
Narrative Statements

Request for variance from _____ (LDC Section number)

Explain the specific regulation contained in this section from which relief is sought:

Asking For A VARIANCE For Minimum lot width in Single Family RS Zone

Reasons for request

Explain why the variance is needed:

This property was Originally Platted AS 2 Seperate lots in a Single Family Home Subdivision. These lots were Combined To Make 1 large lot. I would like To make Them 2 Seperate Single Family Home lots Again.

Explain the possible effect the variance, if granted, would have on surrounding properties:

IF GRANTED THIS VARIANCE IT WOULD BE A LARGE IMPROVEMENT TO THE NEIGHBORHOOD. CURRENTLY ON THIS PROPERTY THERE ARE 2 HOUSES ENCRDACHING ON THE PROPERTY LINE SETBACKS. BEFORE I PURCHASED IT THIS PROPERTY WAS USED FOR SHORT TERM & MULTI FAMILY RENTALS. I WANT TO BUILD SINGLE FAMILY HOMES ON THEIR OWN SEPERATE LOTS THE WAY THEY WERE ORIGINALLY ATTENDED TO MATCH THE REST OF THE NEIGHBORHOOD

Explain the hardship (what is unique about the property) that justifies relief from the regulation:

CURRENTLY THE HOUSES ON THIS PROPERTY ARE BUILT CLOSE TO THE PROPERTY LINES & NEIGHBORING HOUSES ENCRDACHING ON THE CURRENT SETBACK REQUIREMENTS. IT HAS A 3 CAR WIDE DRIVEWAY, LARGE CONCRETE POOL DECK & A SWIMMING POOL BUILT IN FRONT OF 1 OF HOUSES. THIS PROPERTY EXCEEDS THE PVIOUS CRITERIA. IT DOES NOT MATCH THE ZONING OF THE REST OF THE NEIGHBORHOOD

Explain how the property qualifies for a variance. Direct this explanation to the guidelines for decision-making in LDC Section 34-87.

This Property was originally Platted as 2 Separate lots, was Combined Back when The Existing Structures were Built. These Houses Have 2 Separate FPL Services + Meters + 2 Separate Water Meters. Being A Multi-structure property it Does Not Fit With The Rest of The Subdivision. I would like To split The lots Back into 2 Separate Single Family Residential lots To Build 2 New Elevated House TO Current Building Codes To Match the Rest of The Subdivision

PART 2

Submittal Requirements

All applications for a variance must be submitted electronically through our Iworq portal - [iworq \(talktomycity.com\)](http://iworq.talktomycity.com)

Required Items

- Public Hearing Request Form
- Supplemental form PH-B
- Site Plan (to scale) including the current use of all existing structures on the site, and those on adjacent properties within 100 feet of the perimeter; and a clear illustration of the proposed variance
- Fee in the amount of \$1800.00 (residential)/Additional Variance \$500.00
- Variance (non-residential) \$2800.00/ Additional Variance \$700.00

Guide to filing PH-B Additional Required Information for a Variance Application

Cover page

Case Number will be inserted by Community Development staff.

Project Name must be the same as the name used on the Request for Public Hearing form.

Applicant must be the same as on the Request for Public Hearing form.

STRAP numbers must be the same as on the Request for Public Hearing form.

Current status of property must be the same as on the Request for Public Hearing form.

“Variance is requested from...” Provide the section number and title of each section of the Fort Myers Beach Land Development Code from which a variance is being sought.

Narrative statements

If the application is for multiple variances, complete all of the narrative statements for each variance that is requested.

Site plan

The site plan must show all existing structures on the site; all existing structures within 100 feet of the perimeter boundary of the site; and a clear illustration of the proposed variance.

LDC Section 34-87

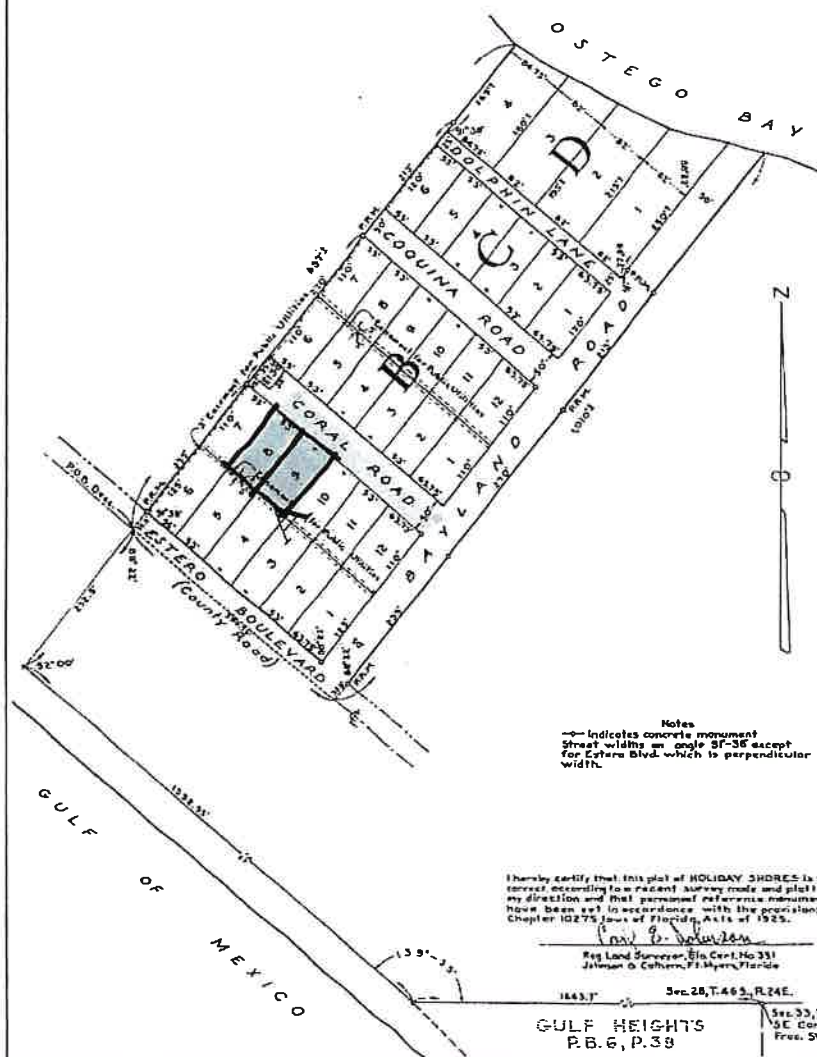
The guidelines for decision-making regarding a request for a variance are as follows:

1. Whether there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question, or whether the request is for a *de minimis* variance under circumstances or conditions where rigid compliance is not necessary to protect public policy;
2. Whether the exceptional or extraordinary conditions justifying the variance are or are not the result of actions of the applicant taken after the adoption of the regulation in question;
3. Whether the requested variance is the minimum variance to relieve the applicant of an unreasonable burden caused by the application of the regulation in question;
4. Whether granting the variance would be injurious to the neighborhood or otherwise detrimental to the public welfare;
5. Whether the conditions or circumstances of the specific piece of property or the intended use of the property for which the variance is sought are of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.

Exhibit 6-1

HOLIDAY SHORES

A SUBDIVISION IN
U. S. LOT 2, SECTION 28, T.46 S., R.24 E.
ESTERO ISLAND, LEE COUNTY, FLORIDA
Scale: 1"=100'



Notes
→ Indicates concrete monument
Street widths an angle 31'-36' except
for Estero Blvd. which is perpendicular
width.

I hereby certify that this plat of HOLIDAY SHORES is true and correct according to a recent survey made and plotted under my direction and that permanent reference monuments (P.R.M.'s) have been set in accordance with the provisions of Sec. 7, Chapter 10275 Laws of Florida, Acts of 1925.

Ray B. Johnson
Reg. Land Surveyor, Fla. Cert. No. 331
Jalapa, O. Calhoun, Ft. Myers, Florida

GULF HEIGHTS
P.B. 6, P. 39

Sec. 28, T.46 S., R.24 E.
Sec. 33, T.46 S., R.24 E.
1/4 Sec. SW 1/4 Sec. 28
134598

DESCRIPTION

A parcel of land in U.S. Lot 2, Section 28, T.46 S., R.24 E. on Estero Island described as follows:
From the southeast corner of the fractional southwest quarter of said Section 28 run west along the south boundary of said section 1643.7 feet; thence run northwesterly, at measured angle of 139° 35' (35° 35' in deed) east to north-west with said section line, for 1315.58 feet; thence run northwesterly at angle of 31° 00' southeasterly to northeasterly with the last mentioned course, for 138.3 feet to the center line of the County Road or Estero Boulevard and the point at beginning of the lands herein described, from said point of beginning deflect 31° 35' northeast to southeast from the last mentioned course and run southeasterly along the center line of Estero Boulevard for 380.75 feet; thence deflect left 37° 35' and run northwesterly for 1010 feet more or less to the waters of Ostego Bay; thence run northwesterly along said waters to an intersection with a line extending northwesterly, at an angle of 30° 35' southeast to northeast with Estero Boulevard, from the point of beginning; thence run southeasterly along said line for 837 feet more or less to the point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Mildred F. Miller and her husband Guy R. Miller the owners of the herein described lands have caused this plat of HOLIDAY SHORES to be made and do hereby dedicate to the perpetual use of the public all roads, streets, boulevard and/or lanes shown hereon.

IN WITNESS WHEREOF the owners have hereunto set their hands and seals upon this 10th day of July A.D. 1951.

WITNESS: *Ray B. Johnson* *Ray B. Johnson* *Ray B. Johnson*
WITNESS: *Ray B. Johnson* *Ray B. Johnson* *Ray B. Johnson*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE
I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Mildred F. Miller and her husband Guy R. Miller, known to me to be the persons described in, and who executed the foregoing dedication and they acknowledged before me that they executed the same for the purposes and uses therein mentioned.

WITNESS my hand and official seal of Earl Myers, said County and State this 10th day of July A.D. 1951.
Earl Myers
Notary Public, State of Florida at large
My Commission expires Dec. 31, 1954.

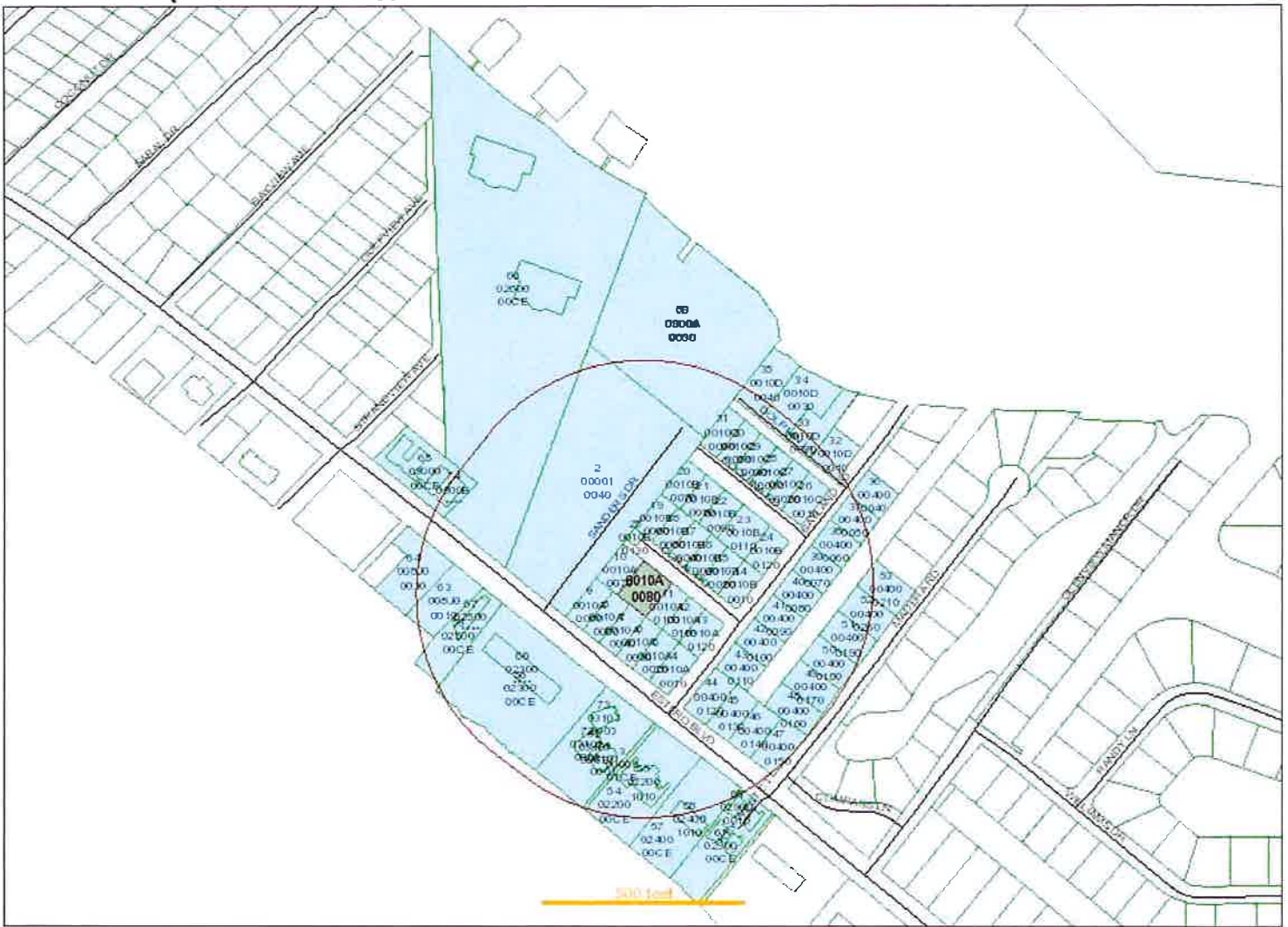
APPROVALS

This plat accepted this 10th day of July 1951 in open meeting of the Board of County Commissioners of Lee County, Florida.

Approved: *Earl Myers* *Earl Myers* *Earl Myers*
Chairman
Clerk

I HEREBY CERTIFY that this plat of HOLIDAY SHORES has been examined by me and from my examination I find that said plat complies in form with the requirements of Chapter 10275, Laws of Florida, Acts of 1925.
I FURTHER CERTIFY that said plat was filed for record at 12:45 PM, this 10th day of July 1951 and duly recorded in Plat Book No. 9, at Page 33 of the public records of Lee County, Florida.
Earl Myers
Clerk of the Circuit Court in and for Lee County

Page 32 of 277



Date of Report: April 26, 2023

Buffer Distance: 500 feet

Parcels Affected: 156

Subject Parcel: 28-46-24-W4-0010A.0080

[Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
ST SNOOK BIGHT LLC 17330 PRESTON RD STE 220A DALLAS TX 75252	28-46-24-W4-00001.0030 4761/4765 ESTERO BLVD FORT MYERS BEACH FL 33931	PARL IN SW 1/4 DESC OR 3280 PG 2023	1
PUBLIX SUPER MARKETS INC EXPENSE PAYABLES LEASE TEAM PO BOX 32018 LAKELAND FL 33802	28-46-24-W4-00001.0040 4791 ESTERO BLVD FORT MYERS BEACH FL 33931	PAR IN SW 1/4 DESC OR 3181 PG 2220	2
ALL FUTURE OWNERS OF LANDS ESTERO BLVD FORT MYERS BEACH FL 33931	28-46-24-W4-00009.01CE ALL FUTURE OWNERS OF LAND C/E FORT MYERS BEACH FL 33931	PUBLIC WALKWAYS DESC DB 219 PG 82 C/E	3
WHITMORE ROY C TR 55 MADISON AVE ATHENS OH 45701	28-46-24-W4-0010A.0010 4851 ESTERO BLVD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK A PB 9 PG 33 LOT 1	4
MARCHESE FRANK + PO BOX 901 BUFFALO NY 14215	28-46-24-W4-0010A.0020 4845/4847 ESTERO BLVD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK A PB 9 PG 33 LOT 2	5
FONSECA JOSE R & IRMA E	28-46-24-W4-0010A.0030	HOLIDAY SHORES	6

19220 AQUA SHORES DR. FORT MYERS FL 33913	4841 ESTERO BLVD FORT MYERS BEACH FL 33931	BLK A PB 9 PG 33 LOT 3	
PAINE JOSEPH C & KAREN M 4839 ESTERO BLVD FORT MYERS BEACH FL 33931	28-46-24-W4-0010A.0040 4839 ESTERO BLVD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK A PB 9 PG 33 LOT 4	7
MDR BEACH PROPERTIES LLC 5917 US 36 E GREENVILLE OH 45331	28-46-24-W4-0010A.0050 4805 ESTERO BLVD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK A PB 9 PG 33 LOT 5	8
MAHER MARGARITA 913 NORTH ST FORT MYERS BEACH FL 33931	28-46-24-W4-0010A.0060 4801 ESTERO BLVD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK A PB 9 PG 33 LOT 6	9
MESIROW BUNNIE R TR 4838 CORAL RD FORT MYERS BEACH FL 33931	28-46-24-W4-0010A.0070 4838 CORAL RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK A PB 9 PG 33 LOT 7 + NWLRY 13.5 FT OF LOT 8	10
SCHLOTTMAN DAVID & CHERI 4850 CORAL RD FORT MYERS BEACH FL 33931	28-46-24-W4-0010A.0100 4850 CORAL RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK A PB 9 PG 33 LOT 10	11
LETTERI NANCY J TR 4870 CORAL RD FORT MYERS BEACH FL 33931	28-46-24-W4-0010A.0110 4870 CORAL RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK A PB 9 PG 33 LOT 11 + NWLY 11.4FT LOT 12	12
BOLING ED + 2225 WILDWOOD WAY TOOL TX 75143	28-46-24-W4-0010A.0120 311 BAYLAND RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK A PB 9 PG 33 LOT 12 LESS NWLY 11.4FT	13
HENNEBERGER NANCY S TR 7560 OMNI LN APT 108 FORT MYERS FL 33905	28-46-24-W4-0010B.0010 313 BAYLAND RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK B PB 9 PG 33 LOT 1	14
DANKS CYNTHIA M & KENNETH J 5557 ESTERO BLVD FORT MYERS BEACH FL 33931	28-46-24-W4-0010B.0020 4871 CORAL RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK B PB 9 PG 33 LOT 2	15
CELANO MATTHEW & MARY LEIGH 409 ENGLISH LAKE DR WINTER GARDEN FL 34787	28-46-24-W4-0010B.0030 4841 CORAL RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK B PB 9 PG 33 LOT 3	16
COOK DONALD W & 4831 CORAL RD UNIT 33 FORT MYERS BEACH FL 33931	28-46-24-W4-0010B.0040 4831 CORAL RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK B PB 9 PG 33 LOT 4	17
FLICK SONDR A C 4821 CORAL RD FORT MYERS BEACH FL 33931	28-46-24-W4-0010B.0050 4821 CORAL RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK B PB 9 PG 33 LOT 5	18
GLEASON ANGELA 4811 CORAL RD FORT MYERS BEACH FL 33931	28-46-24-W4-0010B.0060 4811 CORAL RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK B PB 9 PG 33 LOT 6	19
RAYMOND DONNA M TR 18020 SAN CARLOS BLVD #62 FORT MYERS BEACH FL 33931	28-46-24-W4-0010B.0070 4810 COQUINA RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK B PB 9 PG 33 LOT 7 + PT LOT 8	20
LOOKHART DANIEL ANDREW 5450 44TH AVE GREELEY CO 80634	28-46-24-W4-0010B.0080 4830 COQUINA RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK B PB 9 PG 33 LOTS PT 8 + 9	21
EGAN TERENCE & DEBORAH 4850 COQUINA RD FORT MYERS BEACH FL 33931	28-46-24-W4-0010B.0090 4850 COQUINA RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK B PB 9 PG 33 LOTS PT 9 + 10	22
GARZELLONI JOHN JR 1413 SWINNEY PARK PL FORT WAYNE IN 46802	28-46-24-W4-0010B.0110 4870 COQUINA RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK B PB 9 PG 33 LOT 11 + SELY 34 FT LOT 10	23
FYLE THOMAS R TR 4880 COQUINA RD FORT MYERS BEACH FL 33931	28-46-24-W4-0010B.0120 4880 COQUINA RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK B PB 9 PG 33 LOT 12	24
GLEASON ANGELA J 4811 CORAL RD FORT MYERS BEACH FL 33931	28-46-24-W4-0010B.0130 4809 CORAL RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK B PB 9 PG 33 LOT 13	25

SIMMONS CARLEEN J 315 BAYLAND RD FORT MYERS BEACH FL 33931	28-46-24-W4-0010C.0010 315 BAYLAND RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK C PB 9 PG 33 LOT 1	26
PARMER ANITA G 4870 DOLPHIN LN FORT MYERS BEACH FL 33931	28-46-24-W4-0010C.0020 4870 DOLPHIN LN FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK C PB 9 PG 33 LOT 2	27
MILLS MICHAEL RYAN + 4861 COQUINA RD FORT MYERS BEACH FL 33931	28-46-24-W4-0010C.0030 4861 COQUINA RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK C PB 9 PG 33 LOT 3	28
SEYMOUR JANET G 4841 COQUINA RD FORT MYERS BEACH FL 33931	28-46-24-W4-0010C.0040 4841 COQUINA RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK C PB 9 PG 33 LOT 4	29
BOHN EDWARD & KYLIE PO BOX 1216 ESTERO FL 33929	28-46-24-W4-0010C.0050 4831 COQUINA RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK C PB 9 PG 33 LOT 5	30
DE LEON LORENZO M 18481 NW 21ST ST PEMBROKE PINES FL 33029	28-46-24-W4-0010C.0060 4811 COQUINA RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK C PB 9 PG 33 LOT 6	31
FREEMAN NADINE M 395 BAYLAND RD FORT MYERS BEACH FL 33931	28-46-24-W4-0010D.0010 375 BAYLAND RD FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK D PB 9 PG 33 LOT 1 LESS PARL .001A	32
ROBERTSON CHRISTOPHER & 4855 DOLPHIN LN FORT MYERS BEACH FL 33931	28-46-24-W4-0010D.0020 4855 DOLPHIN LN FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK D PB 9 PG 33 LOT 2 LESS PAR 2-A	33
CHANACK PROPERTIES LLC 766 LAPLAND RD WATERVILLE VT 05492	28-46-24-W4-0010D.0030 4851 DOLPHIN LN FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK D PB 9 PG 33 POR OF LOT 2 FR SELY COR + LOT 3	34
AMOS ROY A 4841 DOLPHIN LN FORT MYERS BEACH FL 33931	28-46-24-W4-0010D.0040 4841 DOLPHIN LN FORT MYERS BEACH FL 33931	HOLIDAY SHORES BLK D PB 9 PG 33 LOT 4	35
OLSON KEITH TR 370 BAYLAND RD FORT MYERS BEACH FL 33931	28-46-24-W4-00400.0040 370 BAYLAND RD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 4	36
MAREK PHILIP CHARLES TR 4370 MARIN WOODS UNIT C PORT CLINTON OH 43452	28-46-24-W4-00400.0050 360 BAYLAND RD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 5	37
DANIEL DONALD M & BARBARA A TR 350 BAYLAND RD FORT MYERS BEACH FL 33931	28-46-24-W4-00400.0060 350 BAYLAND RD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 6	38
OHLEMACHER LOIS A TR 310 VASSAR AVE ELYRIA OH 44035	28-46-24-W4-00400.0070 340 BAYLAND RD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 7	39
MCKNIGHT KATHERINE S & 330 BAYLAND RD FORT MYERS BEACH FL 33931	28-46-24-W4-00400.0080 330 BAYLAND RD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 8	40
NEDDO THOMAS A JR TR 320 BAYLAND RD FORT MYERS BEACH FL 33931	28-46-24-W4-00400.0090 320 BAYLAND RD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 9	41
TAGUE ARLYCE J TR 310 BAYLAND RD FORT MYERS BEACH FL 33931	28-46-24-W4-00400.0100 310 BAYLAND RD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 10	42
ROBERTSON DONNA M TR 2825 SILVER LN NE SAINT ANTHONY MN 55421	28-46-24-W4-00400.0110 300 BAYLAND RD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 11	43
SCOGNO DOUGLAS J & 15 JULIANA DR ABSECON NJ 08201	28-46-24-W4-00400.0120 4901 ESTERO BLVD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 12	44

PARZYCH JEFFREY G & 4903 ESTERO BLVD FORT MYERS BEACH FL 33931	28-46-24-W4-00400.0130 4903 ESTERO BLVD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 13	45
YZAGUIRRE CYNTHIA O L/E 808 E MAIN ST IMMOKALEE FL 34142	28-46-24-W4-00400.0140 4963 ESTERO BLVD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 14	46
BARBA ARMANDO J & 16541 SW 153RD PL MIAMI FL 33187	28-46-24-W4-00400.0150 4969 ESTERO BLVD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 15	47
DEROMA JAMES F & DIANNE K 45800 POINT OF VIEW RD CABLE WI 54821	28-46-24-W4-00400.0160 21750 MADERA RD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 16	48
CHAN DAVID P & SUSAN M + 24 BAYVIEW BLVD FORT MYERS BEACH FL 33931	28-46-24-W4-00400.0170 21730 MADERA RD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 17	49
GARVEY DANIEL C 3420 GEORGE CT WEST BEND WI 53095	28-46-24-W4-00400.0180 21710 MADERA RD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 18	50
KLEIN RAYMOND J JR & DONNA 21690 MADERA RD FORT MYERS BEACH FL 33931	28-46-24-W4-00400.0190 21690 MADERA RD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 19	51
BAKER RICHARD S TR 4135 BEXLEY DR BROOKFIELD WI 53045	28-46-24-W4-00400.0200 21670 MADERA RD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 20	52
MI FORMULA FIVE LLC 5365 WALNUT HILLS DR BRIGHTON MI 48116	28-46-24-W4-00400.0210 21650 MADERA RD FORT MYERS BEACH FL 33931	BAYLAND HEIGHTS PB 11 PG 48 LOT 21	53
ISLAND TOWERS CONDO 4900 ESTERO BLVD FORT MYERS BEACH FL 33931	28-46-24-W4-02200.00CE 4902 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND TOWERS CONDO COMMON AREA DESC OR 1291 PG 0265 + CPB 5 PG 189	54
ISLAND TOWERS CONDO ASSOC INC RAL PROPERTY MGMT ATTN: JOHN SHAW 17810 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	28-46-24-W4-02200.1010 4900 ESTERO BLVD FORT MYERS BEACH FL 33931	ISLAND TOWERS CONDO A TIME-SHARE OR 1291 PG 0265 UNIT 101 THRU 607 (39 UNITS)	55
SEASIDE CONDO ASSOCIATION 4770 ESTERO BLVD FORT MYERS BEACH FL 33931	28-46-24-W4-02300.00CE SEASIDE CONDO C/E FORT MYERS BEACH FL 33931	SEASIDE CONDO COMMON AREA AS DESC IN OR 1370 PG 413	56
KAHLUA BEACH CLUB CONDO 4950 ESTERO BLVD FORT MYERS BEACH FL 33931	28-46-24-W4-02400.00CE 4952 ESTERO BLVD FORT MYERS BEACH FL 33931	KAHLUA BEACH CLUB CONDO COMMON AREA OR 1270 PG 330 + CPB 5 PG 144- 146	57
KAHLUA BEACH CLUB CONDO 4950 ESTERO BLVD FORT MYERS BEACH FL 33931	28-46-24-W4-02400.1010 4950 ESTERO BLVD FORT MYERS BEACH FL 33931	KAHLUA BEACH CLUB CONDO A TIME-SHARE OR 1270 PG 0330 UNIT 101 THRU 506 (27 UNITS)	58
SHORES OF FT MYERS BEACH CONDO ASSOCIATION 221 HILLBROOK DR SHEPHERDSVILLE KY 40165	28-46-24-W4-02500.00CE SHORES OF FT MYERS BEACH CONDO C/E FORT MYERS BEACH FL 33931	SHORES OF FT MYERS BEACH CONDO COMMON AREA DESC IN OR 1584 PG 2287	59
OCEAN HARBOR CONDO OF FIRST SERVICE RESIDENTIAL 10600 CHEVROLET WAY STE 202 ESTERO FL 33928	28-46-24-W4-02600.00CE 4741 ESTERO BLVD FORT MYERS BEACH FL 33931	OCEAN HARBOR CONDO PH I + II DESC OR 2265 PG 0538 C/E POOL-TENNIS	60
KEY WEST COURTYARDS 7300 S 13TH ST STE 101 OAK CREEK WI 53154	28-46-24-W4-02900.00CE 248 KEY WEST CT FORT MYERS BEACH FL 33931	PARCEL IN SW 1/4 OF SECT LYING SWLY OF ESTERO BLVD	61

		AS DESC IN OR 4762 PG 2387 COMMON ELEMENTS	
BENT PALMS OF FORT MYERS BEACH 4852 ESTERO BLVD FORT MYERS BEACH FL 33931	28-46-24-W4-03100.00CE ESTERO BLVD FORT MYERS BEACH FL 33931	BENT PALMS OF FORT MYERS BEACH AS DESC IN INST# 2014000037107 COMMON ELEMENTS	62
SYSTEMS MANAGEMENT LLC PO BOX 526 LAVONIA GA 30553	29-46-24-W3-008J0.0010 4730 ESTERO BLVD FORT MYERS BEACH FL 33931	HYDE PARK BLKJ PB7 PG20 PT LTS 1+2+3+6+PAR IN SEC 28 DESC OR 1268 PG 1181	63
METCALFE NICK & CLAUDIA SAARBURGSTR 2 GRAEFELFING 82166 GERMANY	29-46-24-W3-008J0.0030 4690/4700 ESTERO BLVD FORT MYERS BEACH FL 33931	HYDE PARK BLK J PB 7 PG 20 LOTS 3 4 + 6	64
WHITE CAP CONDOMINIUM ASSN INC 12230 CHATEAU CT FISHERS IN 46037	29-46-24-W3-03000.00CE WHITE CAP CONDOMINIUM C/E FORT MYERS BEACH FL 33931	WHITE CAP CONDOMINIUM DESC IN INST#2007-216342 COMMON ELEMENT	65
CONNECT PROPERTIES LLC 406 POLK ST IOWA FALLS IA 50126	28-46-24-W4-02300.1010 4770 ESTERO BLVD #101 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 101	66
ERLANDER JAMES C TR 4770 ESTERO BLVD UNIT 102 FORT MYERS BEACH FL 33931	28-46-24-W4-02300.1020 4770 ESTERO BLVD #102 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 102	66
SEASIDE VACATIONS FT MYERS LLC 1005 NORTH WATER ST BAY CITY MI 48708	28-46-24-W4-02300.1030 4770 ESTERO BLVD #103 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 103	66
ANDERSON BETTY J TR BRIAN ANDERSON 7945 PERRY LAKE RD CLARKSTON MI 48348	28-46-24-W4-02300.1040 4770 ESTERO BLVD #104 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 104	66
PROVENZALE DONALD J & 8S051 CREEK DR NAPERVILLE IL 60540	28-46-24-W4-02300.1050 4770 ESTERO BLVD #105 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 105	66
TEUSINK PHILIP R 47 S KENSINGTON PL SPRINGFIELD OH 45504	28-46-24-W4-02300.1060 4770 ESTERO BLVD #106 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 106	66
FMB SEASIDE LLC 604 HUNTINGTON DR S SARTELL MN 56377	28-46-24-W4-02300.1070 4770 ESTERO BLVD #107 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 107	66
PARADISE POINT PROPERTIES LLC DOUG DANIEL 406 POLK ST IOWA FALLS IA 50126	28-46-24-W4-02300.1080 4770 ESTERO BLVD #108 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 108	66
MCKEON JOHN J 175 BERLIN AVE #73 SOUTHINGTON CT 06489	28-46-24-W4-02300.1090 4770 ESTERO BLVD #109 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 109	66
FLIS TERENCE B + 1133 FORESTVALE DR BURLINGTON ON L7P 3G6 CANADA	28-46-24-W4-02300.1100 4770 ESTERO BLVD #110 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 110	66
BAKKE ROBERT 4735 FREMONT AVE S MINNEAPOLIS MN 55419	28-46-24-W4-02300.2010 4770 ESTERO BLVD #201 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 201	66
BAKKE ELIZABETH LEE & 4735 FREMONT AVE S MINNEAPOLIS MN 55419	28-46-24-W4-02300.2020 4770 ESTERO BLVD #202 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 202	66
GRILLO STEVEN G 16 SMALLBROOK CIR RANDOLPH NJ 07869	28-46-24-W4-02300.2030 4770 ESTERO BLVD #203 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 203	66

LLB INVESTMENT GROUP LLC 940 NW 201ST TER PEMBROKE PINES FL 33029	28-46-24-W4-02300.2040 4770 ESTERO BLVD #204 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 204	66
HUSEBY LINDA + 913 S 12TH ST MONTEVIDEO MN 56265	28-46-24-W4-02300.2050 4770 ESTERO BLVD #205 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 205	66
ALVERO CAESAR & ALICIA M 21346 33RD AVE BAYSIDE NY 11361	28-46-24-W4-02300.2060 4770 ESTERO BLVD #206 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 206	66
LIOTTA SALVATORE & CONCETTA 6 OAK BROOK CLUB DR APT J101 OAK BROOK IL 60523	28-46-24-W4-02300.2070 4770 ESTERO BLVD #207 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 207	66
ZUFFELATO EUGENE S & EMMA 260 MIDLAND DR ORANGE CT 06477	28-46-24-W4-02300.2080 4770 ESTERO BLVD #208 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 208	66
KLECZKA FRANK M 4805 SUNNYSIDE DR MILWAUKEE WI 53208	28-46-24-W4-02300.2090 4770 ESTERO BLVD #209 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 209	66
BAKKE ROBERT 4735 FREMONT AVE S MINNEAPOLIS MN 55419	28-46-24-W4-02300.2100 4770 ESTERO BLVD #210 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 210	66
1765 MCCRAITH PROPERTIES LLC 20 BURRSTONE RD NEW YORK MILLS NY 13417	28-46-24-W4-02300.3010 4770 ESTERO BLVD #301 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 301	66
LLB INVESTMENT GROUP LLC 8432 NW 93RD ST MEDLEY FL 33166	28-46-24-W4-02300.3020 4770 ESTERO BLVD #302 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 302	66
MATHESON ROBERT R & JORJA L 2935 W COMMERCE RD MILFORD MI 48380	28-46-24-W4-02300.3030 4770 ESTERO BLVD #303 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 303	66
ANTHONY J ROSS LLC + 2123 MONTAGO DR SPRINGFIELD OH 45503	28-46-24-W4-02300.3040 4770 ESTERO BLVD #304 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 304	66
SEBASTIAN ROBERT A & JOAN M + 1912 WOODLAND AVE PARK RIDGE IL 60068	28-46-24-W4-02300.3050 4770 ESTERO BLVD #305 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 305	66
ALVERO CAESAR & ALICIA M 213-46 33RD AVE BAYSIDE NY 11361	28-46-24-W4-02300.3060 4770 ESTERO BLVD #306 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 306	66
TEGENKVIST ANDERS & HELENE FLYGARVAGEN 48 JARFALLA 175 69 SWEDEN	28-46-24-W4-02300.3070 4770 ESTERO BLVD #307 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 307	66
LESON JOHN P & KATHLEEN L 4141 BAY BEACH LANE #4P6 FORT MYERS BEACH FL 33931	28-46-24-W4-02300.3080 4770 ESTERO BLVD #308 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 308	66
GLORIA NOWACZYK TRUST + 606 S CHARLETON ST WILLOW SPRINGS IL 60480	28-46-24-W4-02300.3090 4770 ESTERO BLVD #309 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 309	66
BELL WILLIAM K 28190 ALFRED CT BONITA SPRINGS FL 34135	28-46-24-W4-02300.3100 4770 ESTERO BLVD #310 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 310	66
LITTLE LAKE PROPERTY MANAGEMEN 637 HENRY ST FOLSOM CA 95630	28-46-24-W4-02300.4010 4770 ESTERO BLVD #401 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 401	66
L JOHNSON PROPERTIES LLC 550 25TH AVE N SAINT CLOUD MN 56303	28-46-24-W4-02300.4020 4770 ESTERO BLVD #402 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 402	66

ROBERTSON MICHAEL R TR 7 GLENVIEW MANOR DR FORT MYERS BEACH FL 33931	28-46-24-W4-02300.4030 4770 ESTERO BLVD #403 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 403	66
TRUDEL DAVID R & JUDITH B TR 1807 SETTLERS RESERVE WAY WESTLAKE OH 44145	28-46-24-W4-02300.4040 4770 ESTERO BLVD #404 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 404	66
SWFLO BEACH PROPERTIES LLC 8763 S LAKE CIR FORT MYERS FL 33908	28-46-24-W4-02300.4050 4770 ESTERO BLVD #405 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 405	66
SIMONKA MEREDITH V 104 WARWICK RD WEST WINDSOR NJ 08550	28-46-24-W4-02300.4060 4770 ESTERO BLVD #406 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 406	66
BEACH EQUITY GROUP LLC 13591 FOX LAKE TRL FARIBAULT MN 55021	28-46-24-W4-02300.4070 4770 ESTERO BLVD #407 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 407	66
LLB INVESTMENT GROUP LLC 940 NW 201ST TER PEMBROKE PINES FL 33029	28-46-24-W4-02300.4080 4770 ESTERO BLVD #408 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 408	66
FRANCIS DARRELL A TR 410 HAWTHORNE AVE SOUTH MILWAUKEE WI 53172	28-46-24-W4-02300.4090 4770 ESTERO BLVD #409 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 409	66
PHYLLIS JANE EDWARDS TRUST 1102 N TOPPER RD MOUNT PULASKI IL 62548	28-46-24-W4-02300.4100 4770 ESTERO BLVD #410 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 410	66
COFFMAN JOHN STEPHEN & 1926 ANGEL VIEW DR GREENWOOD IN 46143	28-46-24-W4-02300.5010 4770 ESTERO BLVD #501 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 501	66
MARACH DEBORAH A TR 322 BRANCHWOOD CT SCHAUMBURG IL 60193	28-46-24-W4-02300.5020 4770 ESTERO BLVD #502 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 502	66
OSTENDORF DONALD T & 27530 RICHVIEW CT BONITA SPRINGS FL 34135	28-46-24-W4-02300.5030 4770 ESTERO BLVD #503 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 503	66
ISH JANE M L/E 605 RIDGE STREET #168 SAULT SAINTE MARIE MI 49783	28-46-24-W4-02300.5040 4770 ESTERO BLVD #504 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 504	66
DARRELL A FRANCIS TRUST 410 HAWTHORNE AVE SOUTH MILWAUKEE WI 53172	28-46-24-W4-02300.5050 4770 ESTERO BLVD #505 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 505	66
SWANSON RICK L & LISA M L/E 4558 SILVERTHORN DR JACKSONVILLE FL 32258	28-46-24-W4-02300.5060 4770 ESTERO BLVD #506 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 506	66
DIDION KENNETH W & SHARON J TR 29910 SEQUOIA TRAIL WESTLAKE OH 44145	28-46-24-W4-02300.5070 4770 ESTERO BLVD #507 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 507	66
SIMONKA GEORGE H & ANDREA 5 OAKEN LANE MERCERVILLE NJ 08619	28-46-24-W4-02300.5080 4770 ESTERO BLVD #508 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 508	66
LOSTRITTO DONALD L/E 61 MERWIN CIR CHESHIRE CT 06410	28-46-24-W4-02300.5090 4770 ESTERO BLVD #509 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 509	66
TUEL LARRY L 1768 NW 122ND ST CLIVE IA 50325	28-46-24-W4-02300.5100 4770 ESTERO BLVD #510 FORT MYERS BEACH FL 33931	SEASIDE CONDO OR 1370 PG 413 APT 510	66
BML INVESTMENT GROUP LLC 5820 SW 93RD PL MIAMI FL 33173	28-46-24-W4-02500.1010 4750 ESTERO BLVD #101 FORT MYERS BEACH FL 33931	SHORES OF FT MYERS BEACH CONDO OR 1584 PG 2287 UNIT 101	67
CAMPBELL BRIAN & NANCY 221 HILLBROOK DR	28-46-24-W4-02500.1020 4750 ESTERO BLVD #102	SHORES OF FT MYERS BEACH CONDOOR 1584 PG 2287	67

SHEPHERDSVILLE KY 40165	FORT MYERS BEACH FL 33931	UNIT 102	
D & H GERMAN LAUNDRY SERVICE L KOEHLER INTERNATIONAL INC 949 TAMiami TRL STE 208 PORT CHARLOTTE FL 33953	28-46-24-W4-02500.1030 4750 ESTERO BLVD #103 FORT MYERS BEACH FL 33931	SHORES OF FT MYERS BEACH CONDO OR 1584 PG 2287 UNIT 103	67
BALDRIDGE KAREN ANN 2337 BUTTERFLY PALM DR NAPLES FL 34119	28-46-24-W4-02500.1040 4750 ESTERO BLVD #104 FORT MYERS BEACH FL 33931	SHORES OF FT MYERS BEACH CONDO OR 1584 PG 2287 UNIT 104	67
SOYKA JOANN M TR 6358 SAINT ANDREWS CIRCLE S FORT MYERS FL 33919	28-46-24-W4-02500.2010 4750 ESTERO BLVD #201 FORT MYERS BEACH FL 33931	SHORES OF FT MYERS BEACH CONDO OR 1584 PG 2287 UNIT 201	67
SHELLEY MARY J 1211 S DUCHESNE DR SAINT CHARLES MO 63301	28-46-24-W4-02500.2020 4750 ESTERO BLVD #202 FORT MYERS BEACH FL 33931	SHORES OF FT MYERS BEACH CONDO OR 1584 PG 2287 UNIT 202	67
CLUGH THOMAS ENTERPRISES LLC 1623 EAST 430 SOUTH LAFAYETTE IN 47909	28-46-24-W4-02500.2030 4750 ESTERO BLVD #203 FORT MYERS BEACH FL 33931	SHORES OF FT MYERS BEACH CONDO OR 1584 PF 2287 UNIT 203	67
OSTENDORF DONALD T & 27530 RICHVIEW CT BONITA SPRINGS FL 34135	28-46-24-W4-02500.2040 4750 ESTERO BLVD #204 FORT MYERS BEACH FL 33931	SHORES OF FT MYERS BEACH CONDO OR 1584 PG 2287 UNIT 204	67
BLESSED BY THE BEACH LLC 14704 COLDWATER RD FORT WAYNE IN 46845	28-46-24-W4-02900.0010 261 KEY WEST CT FORT MYERS BEACH FL 33931	KEY WEST COURTYARDS OR 4762 PG 2387 UNIT 1	68
Q T HOLDINGS LLC 6909 WINNETKA AVE N BROOKLYN PARK MN 55428	28-46-24-W4-03000.0105 4765 ESTERO BLVD #105 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 5 UNIT 105	69
BOAT MASTERS MARINE INC 5290 MANCHESTER RD AKRON OH 44319	28-46-24-W4-03000.0106 4765 ESTERO BLVD #106 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 6 UNIT 106	69
MARTINELLI LAWRENCE A JR 6221 COMPART ISLE DR NAPLES FL 34113	28-46-24-W4-03000.0107 4765 ESTERO BLVD #107 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 7 UNIT 107	69
ST SNOOK BIGHT LLC 17330 PRESTON RD STE 220A DALLAS TX 75252	28-46-24-W4-03000.0108 4765 ESTERO BLVD #108 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 8 UNIT 108	69
COYLE MARIANNE TR 4765 ESTERO BLVD # 1504A FORT MYERS BEACH FL 33931	28-46-24-W4-03000.0109 4765 ESTERO BLVD #109 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 9 UNIT 109	69
JCPI HOLDINGS LLC 153 SEVILLA AVE CORAL GABLES FL 33134	28-46-24-W4-03000.0110 4765 ESTERO BLVD #110 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 10 UNIT 110	69
PRESLEY STEVEN W TR 16 OXMOOR COURT BRENTWOOD TN 37027	28-46-24-W4-03000.0111 4765 ESTERO BLVD #111 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 11 UNIT 111	69
JCPI HOLDINGS LLC PO BOX 140668 CORAL GABLES FL 33114	28-46-24-W4-03000.0112 4765 ESTERO BLVD #112 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 12 UNIT 112	69
KANTER GARY J + KIMBERLY J 3061 LYNDALE CT EDGEWOOD KY 41017	28-46-24-W4-03000.0113 4765 ESTERO BLVD #113 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO	69

		AS DESC IN INST# 2014000030511 AIRSPACE PH 13 UNIT 113	
MICHAEL P HOGAN TRUST + 506 QUAM CIR AMES IA 50010	28-46-24-W4-03000.0205 4765 ESTERO BLVD #205 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 21 UNIT 205	69
SUSKO DAVID ANTHONY 38000 VILLA MAR HARRISON TOWNSHIP MI 48045	28-46-24-W4-03000.0206 4765 ESTERO BLVD #206 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 22 UNIT 206	69
RAYMOND DONNA M 18020 SAN CARLOS BLVD #62 FORT MYERS BEACH FL 33931	28-46-24-W4-03000.0304 4765 ESTERO BLVD #304 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 36 UNIT 304	69
TUYLS JOSHUA J & BETH ANN 21750 ARENGA LN ESTERO FL 33928	28-46-24-W4-03000.0305 4765 ESTERO BLVD #305 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 37 UNIT 305	69
MOHR RICHARD & SHERRY 12328 LITCHFIELD LN FORT MYERS FL 33913	28-46-24-W4-03000.0307 4765 ESTERO BLVD #307 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 39 UNIT 307	69
CHRONISTER TOM & MARYLOU 1400 GULF SHORE BLVD N #305 NAPLES FL 34102	28-46-24-W4-03000.0308 4765 ESTERO BLVD #308 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 40 UNIT 308	69
MILLER PHILIP G & SANDRA A 833 CHERRYWOOD JACKSON MI 49203	28-46-24-W4-03000.0310 4765 ESTERO BLVD #310 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 42 UNIT 310	69
LEON ROBERTO GARRIGA 310 16TH AVE NW NAPLES FL 34120	28-46-24-W4-03000.0405 4765 ESTERO BLVD #405 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 61 UNIT 405	69
WOITYNEK NATASCHA & 3541 QUILL LEAF CT BONITA SPRINGS FL 34134	28-46-24-W4-03000.0407 4765 ESTERO BLVD #407 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 63 UNIT 407	69
ST SNOOK BIGHT LLC 17330 PRESTON RD STE 220A DALLAS TX 75252	28-46-24-W4-03000.0411 4765 ESTERO BLVD #411 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST#2008000316726 AIRSPACE PH 67 UNIT 411	69
THEISEN EILEEN M 2127 FOREST DR SAINT CLOUD MN 56303	28-46-24-W4-03000.0504 4765 ESTERO BLVD #504 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 84 UNIT 504	69
STOTTS LYNN & KEITH + 4192 BAY BEACH LN UNIT PH 1 FORT MYERS BEACH FL 33931	28-46-24-W4-03000.0506 4765 ESTERO BLVD #506 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 AIRSPACE PH 86 UNIT 506	69
ST SNOOK BIGHT LLC 17330 PRESTON RD STE 220A DALLAS TX 75252	28-46-24-W4-03000.0722 4765 ESTERO BLVD #722 FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 200900009146 AIRSPACE PH 134 UNIT 722	69
ST SNOOK BIGHT LLC 17330 PRESTON RD STE 220A DALLAS TX 75252	28-46-24-W4-0300A.0000 DRY RACK CONDO FORT MYERS BEACH FL 33931	SNOOK BIGHT MARINA DRY RACK CONDO AS DESC IN INST# 2008000219575 RESERVE FOR FUTURE AIRSPACE UNITS	70
PASTENA JAMES R & DIANE R	28-46-24-W4-03101.0001	BENT PALMS OF FORT MYERS	71

PO BOX 286 SUCCASUNNA NJ 07876	4854 ESTERO BLVD FORT MYERS BEACH FL 33931	BEACH AS DESC IN INST# 2014000037107 BLDG 1 UNIT 1	
JOHNSON GARY R 4852 ESTERO BLVD FORT MYERS BEACH FL 33931	28-46-24-W4-03102.0002 4852 ESTERO BLVD FORT MYERS BEACH FL 33931	BENT PALMS OF FORT MYERS BEACH AS DESC IN INST# 2014000037107 BLDG 2 UNIT 2	72
LUKEENDA TIMOTHY L & 8464 W MILLIGAN RD BRIMLEY MI 49715	28-46-24-W4-03103.0003 4850 ESTERO BLVD FORT MYERS BEACH FL 33931	BENT PALMS OF FORT MYERS BEACH AS DESC IN INST# 2014000037107 BLDG 3 UNIT 3	73
ZINK DAVID C TR 14 MELROSE CT JACKSONVILLE IL 62650	29-46-24-W3-0300B.0201 4633 ESTERO BLVD #201 FORT MYERS BEACH FL 33931	WHITE CAP CONDOMINIUM DESC IN INST#2007-216342 BLDG B UNIT 201	74
PRASSE MARJORIE J TR 4633 ESTERO BLVD #202 FORT MYERS BEACH FL 33931	29-46-24-W3-0300B.0202 4633 ESTERO BLVD #202 FORT MYERS BEACH FL 33931	WHITE CAP CONDOMINIUM DESC IN INST#2007-216342 BLDG B UNIT 202	74
EROSHEVICH RICHARD & TAWNIA 3191 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	29-46-24-W3-0300B.0203 4633 ESTERO BLVD #203 FORT MYERS BEACH FL 33931	WHITE CAP CONDOMINIUM DESC IN INST#2007-216342 BLDG B UNIT 203	74
LST & KEES LLC 812 CREEKSIDE TRAIL ALPHARETTA GA 30004	29-46-24-W3-0300B.0204 4633 ESTERO BLVD #204 FORT MYERS BEACH FL 33931	WHITE CAP CONDOMINIUM DESC IN INST#2007-216342 BLDG B UNIT 204	74
HENDERSON JAMES & KERRIE 8888 FITNESS LN FISHERS IN 46037	29-46-24-W3-0300B.0305 4633 ESTERO BLVD #305 FORT MYERS BEACH FL 33931	WHITE CAP CONDOMINIUM DESC IN INST#2007-216342 BLDG B UNIT 305	74
ZINK DAVID C TR 14 MELROSE COURT JACKSONVILLE IL 62650	29-46-24-W3-0300B.0306 4633 ESTERO BLVD #306 FORT MYERS BEACH FL 33931	WHITE CAP CONDOMINIUM DESC IN INST#2007-216342 BLDG B UNIT 306	74

ST SNOOK BIGHT LLC
17330 PRESTON RD STE 220A
DALLAS TX 75252

PUBLIX SUPER MARKETS INC
EXPENSE PAYABLES LEASE TEAM
PO BOX 32018
LAKELAND FL 33802

ALL FUTURE OWNERS OF LANDS
ESTERO BLVD
FORT MYERS BEACH FL 33931

WHITMORE ROY C TR
55 MADISON AVE
ATHENS OH 45701

MARCHESE FRANK +
PO BOX 901
BUFFALO NY 14215

FONSECA JOSE R & IRMA E
19220 AQUA SHORES DR.
FORT MYERS FL 33913

PAINE JOSEPH C & KAREN M
4839 ESTERO BLVD
FORT MYERS BEACH FL 33931

MDR BEACH PROPERTIES LLC
5917 US 36 E
GREENVILLE OH 45331

MAHER MARGARITA
913 NORTH ST
FORT MYERS BEACH FL 33931

MESIROW BUNNIE R TR
4838 CORAL RD
FORT MYERS BEACH FL 33931

SCHLOTTMAN DAVID & CHERI
4850 CORAL RD
FORT MYERS BEACH FL 33931

LETTERI NANCY J TR
4870 CORAL RD
FORT MYERS BEACH FL 33931

BOLING ED +
2225 WILDWOOD WAY
TOOL TX 75143

HENNEBERGER NANCY S TR
7560 OMNI LN APT 108
FORT MYERS FL 33905

DANKS CYNTHIA M & KENNETH J
5557 ESTERO BLVD
FORT MYERS BEACH FL 33931

CELANO MATTHEW & MARY LEIGH
409 ENGLISH LAKE DR
WINTER GARDEN FL 34787

COOK DONALD W &
4831 CORAL RD UNIT 33
FORT MYERS BEACH FL 33931

FLICK SONDRAL C
4821 CORAL RD
FORT MYERS BEACH FL 33931

GLEASON ANGELA
4811 CORAL RD
FORT MYERS BEACH FL 33931

RAYMOND DONNA M TR
18020 SAN CARLOS BLVD #62
FORT MYERS BEACH FL 33931

LOOKHART DANIEL ANDREW
5450 44TH AVE
GREELEY CO 80634

EGAN TERENCE & DEBORAH
4850 COQUINA RD
FORT MYERS BEACH FL 33931

GARZELLONI JOHN JR
1413 SWINNEY PARK PL
FORT WAYNE IN 46802

FYLE THOMAS R TR
4880 COQUINA RD
FORT MYERS BEACH FL 33931

GLEASON ANGELA J
4811 CORAL RD
FORT MYERS BEACH FL 33931

SIMMONS CARLEEN J
315 BAYLAND RD
FORT MYERS BEACH FL 33931

PARMER ANITA G
4870 DOLPHIN LN
FORT MYERS BEACH FL 33931

MILLS MICHAEL RYAN +
4861 COQUINA RD
FORT MYERS BEACH FL 33931

SEYMOUR JANET G
4841 COQUINA RD
FORT MYERS BEACH FL 33931

BOHN EDWARD & KYLIE
PO BOX 1216
ESTERO FL 33929

DE LEON LORENZO M
18481 NW 21ST ST
PEMBROKE PINES FL 33029

FREEMAN NADINE M
395 BAYLAND RD
FORT MYERS BEACH FL 33931

ROBERTSON CHRISTOPHER &
4855 DOLPHIN LN
FORT MYERS BEACH FL 33931

CHANACK PROPERTIES LLC
766 LAPLAND RD
WATERVILLE VT 05492

AMOS ROY A
4841 DOLPHIN LN
FORT MYERS BEACH FL 33931

OLSON KEITH TR
370 BAYLAND RD
FORT MYERS BEACH FL 33931

MAREK PHILIP CHARLES TR
4370 MARIN WOODS UNIT C
PORT CLINTON OH 43452

DANIEL DONALD M & BARBARA A TR
350 BAYLAND RD
FORT MYERS BEACH FL 33931

OHLEMACHER LOIS A TR
310 VASSAR AVE
ELYRIA OH 44035

MCKNIGHT KATHERINE S &
330 BAYLAND RD
FORT MYERS BEACH FL 33931

NEDDO THOMAS A JR TR
320 BAYLAND RD
FORT MYERS BEACH FL 33931

TAGUE ARLYCE J TR
310 BAYLAND RD
FORT MYERS BEACH FL 33931

ROBERTSON DONNA M TR
2825 SILVER LN NE
SAINT ANTHONY MN 55421

SCOGNO DOUGLAS J &
15 JULIANA DR
ABSECON NJ 08201

PARZYCH JEFFREY G &
4903 ESTERO BLVD
FORT MYERS BEACH FL 33931

YZAGUIRRE CYNTHIA O L/E
808 E MAIN ST
IMMOKALEE FL 34142

BARBA ARMANDO J &
16541 SW 153RD PL
MIAMI FL 33187

DEROMA JAMES F & DIANNE K
45800 POINT OF VIEW RD
CABLE WI 54821

CHAN DAVID P & SUSAN M +
24 BAYVIEW BLVD
FORT MYERS BEACH FL 33931

GARVEY DANIEL C
3420 GEORGE CT
WEST BEND WI 53095

KLEIN RAYMOND J JR & DONNA
21690 MADERA RD
FORT MYERS BEACH FL 33931

BAKER RICHARD S TR
4135 BEXLEY DR
BROOKFIELD WI 53045

MI FORMULA FIVE LLC
5365 WALNUT HILLS DR
BRIGHTON MI 48116

ISLAND TOWERS CONDO
4900 ESTERO BLVD
FORT MYERS BEACH FL 33931

ISLAND TOWERS CONDO ASSOC INC
RAL PROPERTY MGMT
ATTN: JOHN SHAW
17810 SAN CARLOS BLVD
FORT MYERS BEACH FL 33931

SEASIDE CONDO
ASSOCIATION
4770 ESTERO BLVD
FORT MYERS BEACH FL 33931

KAHLUA BEACH CLUB CONDO
4950 ESTERO BLVD
FORT MYERS BEACH FL 33931

KAHLUA BEACH CLUB CONDO
4950 ESTERO BLVD
FORT MYERS BEACH FL 33931

SHORES OF FT MYERS BEACH CONDO
ASSOCIATION
221 HILLBROOK DR
SHEPHERDSVILLE KY 40165

OCEAN HARBOR CONDO OF
FIRST SERVICE RESIDENTIAL
10600 CHEVROLET WAY STE 202
ESTERO FL 33928

KEY WEST COURTYARDS
7300 S 13TH ST STE 101
OAK CREEK WI 53154

SYSTEMS MANAGEMENT LLC
PO BOX 526
LAVONIA GA 30553

WHITE CAP CONDOMINIUM ASSN INC
12230 CHATEAU CT
FISHERS IN 46037

ERLANDER JAMES C TR
4770 ESTERO BLVD UNIT 102
FORT MYERS BEACH FL 33931

ANDERSON BETTY J TR
BRIAN ANDERSON
7945 PERRY LAKE RD
CLARKSTON MI 48348

TEUSINK PHILIP R
47 S KENSINGTON PL
SPRINGFIELD OH 45504

PARADISE POINT PROPERTIES LLC
DOUG DANIEL
406 POLK ST
IOWA FALLS IA 50126

FLIS TERENCE B +
1133 FORESTVALE DR
BURLINGTON ON L7P 3G6
CANADA

BAKKE ELIZABETH LEE &
4735 FREMONT AVE S
MINNEAPOLIS MN 55419

LLB INVESTMENT GROUP LLC
940 NW 201ST TER
PEMBROKE PINES FL 33029

BENT PALMS OF FORT MYERS BEACH
4852 ESTERO BLVD
FORT MYERS BEACH FL 33931

METCALFE NICK & CLAUDIA
SAARBURGSTR 2
GRAEFELFING 82166
GERMANY

CONNECT PROPERTIES LLC
406 POLK ST
IOWA FALLS IA 50126

SEASIDE VACATIONS FT MYERS LLC
1005 NORTH WATER ST
BAY CITY MI 48708

PROVENZALE DONALD J &
8S051 CREEK DR
NAPERVILLE IL 60540

FMB SEASIDE LLC
604 HUNTINGTON DR S
SARTELL MN 56377

MCKEON JOHN J
175 BERLIN AVE #73
SOUTHINGTON CT 06489

BAKKE ROBERT
4735 FREMONT AVE S
MINNEAPOLIS MN 55419

GRILLO STEVEN G
16 SMALLBROOK CIR
RANDOLPH NJ 07869

HUSEBY LINDA +
913 S 12TH ST
MONTEVIDEO MN 56265

ALVERO CAESAR & ALICIA M
21346 33RD AVE
BAYSIDE NY 11361

ZUFFELATO EUGENE S & EMMA
260 MIDLAND DR
ORANGE CT 06477

BAKKE ROBERT
4735 FREMONT AVE S
MINNEAPOLIS MN 55419

LLB INVESTMENT GROUP LLC
8432 NW 93RD ST
MEDLEY FL 33166

ANTHONY J ROSS LLC +
2123 MONTAGO DR
SPRINGFIELD OH 45503

ALVERO CAESAR & ALICIA M
213-46 33RD AVE
BAYSIDE NY 11361

LESON JOHN P & KATHLEEN L
4141 BAY BEACH LANE #4P6
FORT MYERS BEACH FL 33931

BELL WILLIAM K
28190 ALFRED CT
BONITA SPRINGS FL 34135

L JOHNSON PROPERTIES LLC
550 25TH AVE N
SAINT CLOUD MN 56303

TRUDEL DAVID R & JUDITH B TR
1807 SETTLERS RESERVE WAY
WESTLAKE OH 44145

LIOTTA SALVATORE & CONCETTA
6 OAK BROOK CLUB DR APT J101
OAK BROOK IL 60523

KLECZKA FRANK M
4805 SUNNYSIDE DR
MILWAUKEE WI 53208

1765 MCCRAITH PROPERTIES LLC
20 BURRSTONE RD
NEW YORK MILLS NY 13417

MATHESON ROBERT R & JORJA L
2935 W COMMERCE RD
MILFORD MI 48380

SEBASTIAN ROBERT A & JOAN M +
1912 WOODLAND AVE
PARK RIDGE IL 60068

TEGENKVIST ANDERS & HELENE
FLYGARVAGEN 48
JARFALLA 175 69
SWEDEN

GLORIA NOWACZYK TRUST +
606 S CHARLETON ST
WILLOW SPRINGS IL 60480

LITTLE LAKE PROPERTY MANAGEMEN
637 HENRY ST
FOLSOM CA 95630

ROBERTSON MICHAEL R TR
7 GLENVIEW MANOR DR
FORT MYERS BEACH FL 33931

SWFLO BEACH PROPERTIES LLC
8763 S LAKE CIR
FORT MYERS FL 33908

SIMONKA MEREDITH V
104 WARWICK RD
WEST WINDSOR NJ 08550

BEACH EQUITY GROUP LLC
13591 FOX LAKE TRL
FARIBAULT MN 55021

LLB INVESTMENT GROUP LLC
940 NW 201ST TER
PEMBROKE PINES FL 33029

FRANCIS DARRELL A TR
410 HAWTHORNE AVE
SOUTH MILWAUKEE WI 53172

PHYLLIS JANE EDWARDS TRUST
1102 N TOPPER RD
MOUNT PULASKI IL 62548

COFFMAN JOHN STEPHEN &
1926 ANGEL VIEW DR
GREENWOOD IN 46143

MARACH DEBORAH A TR
322 BRANCHWOOD CT
SCHAUMBURG IL 60193

OSTENDORF DONALD T &
27530 RICHVIEW CT
BONITA SPRINGS FL 34135

ISH JANE M L/E
605 RIDGE STREET #168
SAULT SAINTE MARIE MI 49783

DARRELL A FRANCIS TRUST
410 HAWTHORNE AVE
SOUTH MILWAUKEE WI 53172

SWANSON RICK L & LISA M L/E
4558 SILVERTHORN DR
JACKSONVILLE FL 32258

DIDION KENNETH W & SHARON J TR
29910 SEQUOIA TRAIL
WESTLAKE OH 44145

SIMONKA GEORGE H & ANDREA
5 OAKEN LANE
MERCERVILLE NJ 08619

LOSTRITTO DONALD L/E
61 MERWIN CIR
CHESHIRE CT 06410

TUEL LARRY L
1768 NW 122ND ST
CLIVE IA 50325

BML INVESTMENT GROUP LLC
5820 SW 93RD PL
MIAMI FL 33173

CAMPBELL BRIAN & NANCY
221 HILLBROOK DR
SHEPHERDSVILLE KY 40165

D & H GERMAN LAUNDRY SERVICE L
KOEHLER INTERNATIONAL INC
949 TAMiami TRL STE 208
PORT CHARLOTTE FL 33953

BALDRIDGE KAREN ANN
2337 BUTTERFLY PALM DR
NAPLES FL 34119

SOYKA JOANN M TR
6358 SAINT ANDREWS CIRCLE S
FORT MYERS FL 33919

SHELLEY MARY J
1211 S DUCHESNE DR
SAINT CHARLES MO 63301

OSTENDORF DONALD T &
27530 RICHVIEW CT
BONITA SPRINGS FL 34135

Q T HOLDINGS LLC
6909 WINNETKA AVE N
BROOKLYN PARK MN 55428

MARTINELLI LAWRENCE A JR
6221 COMPART ISLE DR
NAPLES FL 34113

COYLE MARIANNE TR
4765 ESTERO BLVD # 1504A
FORT MYERS BEACH FL 33931

PRESLEY STEVEN W TR
16 OXMOOR COURT
BRENTWOOD TN 37027

KANTER GARY J + KIMBERLY J
3061 LYNDAL CT
EDGEWOOD KY 41017

SUSKO DAVID ANTHONY
38000 VILLA MAR
HARRISON TOWNSHIP MI 48045

TUYLS JOSHUA J & BETH ANN
21750 ARENGA LN
ESTERO FL 33928

CHRONISTER TOM & MARYLOU
1400 GULF SHORE BLVD N #305
NAPLES FL 34102

CLUGH THOMAS ENTERPRISES LLC
1623 EAST 430 SOUTH
LAFAYETTE IN 47909

BLESSED BY THE BEACH LLC
14704 COLDWATER RD
FORT WAYNE IN 46845

BOAT MASTERS MARINE INC
5290 MANCHESTER RD
AKRON OH 44319

ST SNOOK BIGHT LLC
17330 PRESTON RD STE 220A
DALLAS TX 75252

JCPI HOLDINGS LLC
153 SEVILLA AVE
CORAL GABLES FL 33134

JCPI HOLDINGS LLC
PO BOX 140668
CORAL GABLES FL 33114

MICHAEL P HOGAN TRUST +
506 QUAM CIR
AMES IA 50010

RAYMOND DONNA M
18020 SAN CARLOS BLVD #62
FORT MYERS BEACH FL 33931

MOHR RICHARD & SHERRY
12328 LITCHFIELD LN
FORT MYERS FL 33913

MILLER PHILIP G & SANDRA A
833 CHERRYWOOD
JACKSON MI 49203

LEON ROBERTO GARRIGA
310 16TH AVE NW
NAPLES FL 34120

WOITYNEK NATASCHA &
3541 QUILL LEAF CT
BONITA SPRINGS FL 34134

ST SNOOK BIGHT LLC
17330 PRESTON RD STE 220A
DALLAS TX 75252

THEISEN EILEEN M
2127 FOREST DR
SAINT CLOUD MN 56303

STOTTS LYNN & KEITH +
4192 BAY BEACH LN UNIT PH 1
FORT MYERS BEACH FL 33931

ST SNOOK BIGHT LLC
17330 PRESTON RD STE 220A
DALLAS TX 75252

ST SNOOK BIGHT LLC
17330 PRESTON RD STE 220A
DALLAS TX 75252

PASTENA JAMES R & DIANE R
PO BOX 286
SUCCASUNNA NJ 07876

JOHNSON GARY R
4852 ESTERO BLVD
FORT MYERS BEACH FL 33931

LUKEENDA TIMOTHY L &
8464 W MILLIGAN RD
BRIMLEY MI 49715

ZINK DAVID C TR
14 MELROSE CT
JACKSONVILLE IL 62650

PRASSE MARJORIE J TR
4633 ESTERO BLVD #202
FORT MYERS BEACH FL 33931

EROSHEVICH RICHARD & TAWNIA
3191 SHELL MOUND BLVD
FORT MYERS BEACH FL 33931

LST & KEES LLC
812 CREEKSIDE TRAIL
ALPHARETTA GA 30004

HENDERSON JAMES & KERRIE
8888 FITNESS LN
FISHERS IN 46037

ZINK DAVID C TR
14 MELROSE COURT
JACKSONVILLE IL 62650

ST SNOOK BIGHT LLC
17330 PRESTON RD STE 220A
DALLAS TX 75252

PUBLIX SUPER MARKETS INC
EXPENSE PAYABLES LEASE TEAM
PO BOX 32018
LAKELAND FL 33802

ALL FUTURE OWNERS OF LANDS
ESTERO BLVD
FORT MYERS BEACH FL 33931

WHITMORE ROY C TR
55 MADISON AVE
ATHENS OH 45701

MARCHESE FRANK +
PO BOX 901
BUFFALO NY 14215

FONSECA JOSE R & IRMA E
19220 AQUA SHORES DR.
FORT MYERS FL 33913

PAINE JOSEPH C & KAREN M
4839 ESTERO BLVD
FORT MYERS BEACH FL 33931

MDR BEACH PROPERTIES LLC
5917 US 36 E
GREENVILLE OH 45331

MAHER MARGARITA
913 NORTH ST
FORT MYERS BEACH FL 33931

MESIROW BUNNIE R TR
4838 CORAL RD
FORT MYERS BEACH FL 33931

SCHLOTTMAN DAVID & CHERI
4850 CORAL RD
FORT MYERS BEACH FL 33931

LETTERI NANCY J TR
4870 CORAL RD
FORT MYERS BEACH FL 33931

BOLING ED +
2225 WILDWOOD WAY
TOOL TX 75143

HENNEBERGER NANCY S TR
7560 OMNI LN APT 108
FORT MYERS FL 33905

DANKS CYNTHIA M & KENNETH J
5557 ESTERO BLVD
FORT MYERS BEACH FL 33931

CELANO MATTHEW & MARY LEIGH
409 ENGLISH LAKE DR
WINTER GARDEN FL 34787

COOK DONALD W &
4831 CORAL RD UNIT 33
FORT MYERS BEACH FL 33931

FLICK SONDRRA C
4821 CORAL RD
FORT MYERS BEACH FL 33931

GLEASON ANGELA
4811 CORAL RD
FORT MYERS BEACH FL 33931

RAYMOND DONNA M TR
18020 SAN CARLOS BLVD #62
FORT MYERS BEACH FL 33931

LOOKHART DANIEL ANDREW
5450 44TH AVE
GREELEY CO 80634

EGAN TERENCE & DEBORAH
4850 COQUINA RD
FORT MYERS BEACH FL 33931

GARZELLONI JOHN JR
1413 SWINNEY PARK PL
FORT WAYNE IN 46802

FYLE THOMAS R TR
4880 COQUINA RD
FORT MYERS BEACH FL 33931

GLEASON ANGELA J
4811 CORAL RD
FORT MYERS BEACH FL 33931

SIMMONS CARLEEN J
315 BAYLAND RD
FORT MYERS BEACH FL 33931

PARMER ANITA G
4870 DOLPHIN LN
FORT MYERS BEACH FL 33931

MILLS MICHAEL RYAN +
4861 COQUINA RD
FORT MYERS BEACH FL 33931

SEYMOUR JANET G
4841 COQUINA RD
FORT MYERS BEACH FL 33931

BOHN EDWARD & KYLIE
PO BOX 1216
ESTERO FL 33929

DE LEON LORENZO M
18481 NW 21ST ST
PEMBROKE PINES FL 33029

FREEMAN NADINE M
395 BAYLAND RD
FORT MYERS BEACH FL 33931

ROBERTSON CHRISTOPHER &
4855 DOLPHIN LN
FORT MYERS BEACH FL 33931

CHANACK PROPERTIES LLC
766 LAPLAND RD
WATERVILLE VT 05492

AMOS ROY A
4841 DOLPHIN LN
FORT MYERS BEACH FL 33931

OLSON KEITH TR
370 BAYLAND RD
FORT MYERS BEACH FL 33931

MAREK PHILIP CHARLES TR
4370 MARIN WOODS UNIT C
PORT CLINTON OH 43452

DANIEL DONALD M & BARBARA A TR
350 BAYLAND RD
FORT MYERS BEACH FL 33931

OHLEMACHER LOIS A TR
310 VASSAR AVE
ELYRIA OH 44035

MCKNIGHT KATHERINE S &
330 BAYLAND RD
FORT MYERS BEACH FL 33931

NEDDO THOMAS A JR TR
320 BAYLAND RD
FORT MYERS BEACH FL 33931

TAGUE ARLYCE J TR
310 BAYLAND RD
FORT MYERS BEACH FL 33931

ROBERTSON DONNA M TR
2825 SILVER LN NE
SAINT ANTHONY MN 55421

SCOGNO DOUGLAS J &
15 JULIANA DR
ABSECON NJ 08201

PARZYCH JEFFREY G &
4903 ESTERO BLVD
FORT MYERS BEACH FL 33931

YZAGUIRRE CYNTHIA O L/E
808 E MAIN ST
IMMOKALEE FL 34142

BARBA ARMANDO J &
16541 SW 153RD PL
MIAMI FL 33187

DEROMA JAMES F & DIANNE K
45800 POINT OF VIEW RD
CABLE WI 54821

CHAN DAVID P & SUSAN M +
24 BAYVIEW BLVD
FORT MYERS BEACH FL 33931

GARVEY DANIEL C
3420 GEORGE CT
WEST BEND WI 53095

KLEIN RAYMOND J JR & DONNA
21690 MADERA RD
FORT MYERS BEACH FL 33931

BAKER RICHARD S TR
4135 BEXLEY DR
BROOKFIELD WI 53045

MI FORMULA FIVE LLC
5365 WALNUT HILLS DR
BRIGHTON MI 48116

ISLAND TOWERS CONDO
4900 ESTERO BLVD
FORT MYERS BEACH FL 33931

ISLAND TOWERS CONDO ASSOC INC
RAL PROPERTY MGMT
ATTN: JOHN SHAW
17810 SAN CARLOS BLVD
FORT MYERS BEACH FL 33931

SEASIDE CONDO
ASSOCIATION
4770 ESTERO BLVD
FORT MYERS BEACH FL 33931

KAHLUA BEACH CLUB CONDO
4950 ESTERO BLVD
FORT MYERS BEACH FL 33931

KAHLUA BEACH CLUB CONDO
4950 ESTERO BLVD
FORT MYERS BEACH FL 33931

SHORES OF FT MYERS BEACH CONDO
ASSOCIATION
221 HILLBROOK DR
SHEPHERDSVILLE KY 40165

OCEAN HARBOR CONDO OF
FIRST SERVICE RESIDENTIAL
10600 CHEVROLET WAY STE 202
ESTERO FL 33928

KEY WEST COURTYARDS
7300 S 13TH ST STE 101
OAK CREEK WI 53154

BENT PALMS OF FORT MYERS BEACH
4852 ESTERO BLVD
FORT MYERS BEACH FL 33931

SYSTEMS MANAGEMENT LLC
PO BOX 526
LAVONIA GA 30553

METCALFE NICK & CLAUDIA
SAARBURGSTR 2
GRAEFELFING 82166
GERMANY

WHITE CAP CONDOMINIUM ASSN INC
12230 CHATEAU CT
FISHERS IN 46037

CONNECT PROPERTIES LLC
406 POLK ST
IOWA FALLS IA 50126

ERLANDER JAMES C TR
4770 ESTERO BLVD UNIT 102
FORT MYERS BEACH FL 33931

SEASIDE VACATIONS FT MYERS LLC
1005 NORTH WATER ST
BAY CITY MI 48708

ANDERSON BETTY J TR
BRIAN ANDERSON
7945 PERRY LAKE RD
CLARKSTON MI 48348

PROVENZALE DONALD J &
8S051 CREEK DR
NAPERVILLE IL 60540

TEUSINK PHILIP R
47 S KENSINGTON PL
SPRINGFIELD OH 45504

FMB SEASIDE LLC
604 HUNTINGTON DR S
SARTELL MN 56377

PARADISE POINT PROPERTIES LLC
DOUG DANIEL
406 POLK ST
IOWA FALLS IA 50126

MCKEON JOHN J
175 BERLIN AVE #73
SOUTHINGTON CT 06489

FLIS TERENCE B +
1133 FORESTVALE DR
BURLINGTON ON L7P 3G6
CANADA

BAKKE ROBERT
4735 FREMONT AVE S
MINNEAPOLIS MN 55419

BAKKE ELIZABETH LEE &
4735 FREMONT AVE S
MINNEAPOLIS MN 55419

GRILLO STEVEN G
16 SMALLBROOK CIR
RANDOLPH NJ 07869

LLB INVESTMENT GROUP LLC
940 NW 201ST TER
PEMBROKE PINES FL 33029

HUSEBY LINDA +
913 S 12TH ST
MONTEVIDEO MN 56265

ALVERO CAESAR & ALICIA M
21346 33RD AVE
BAYSIDE NY 11361

LIOTTA SALVATORE & CONCETTA
6 OAK BROOK CLUB DR APT J101
OAK BROOK IL 60523

ZUFFELATO EUGENE S & EMMA
260 MIDLAND DR
ORANGE CT 06477

KLECZKA FRANK M
4805 SUNNYSIDE DR
MILWAUKEE WI 53208

BAKKE ROBERT
4735 FREMONT AVE S
MINNEAPOLIS MN 55419

1765 MCCRAITH PROPERTIES LLC
20 BURRSTONE RD
NEW YORK MILLS NY 13417

LLB INVESTMENT GROUP LLC
8432 NW 93RD ST
MEDLEY FL 33166

MATHESON ROBERT R & JORJA L
2935 W COMMERCE RD
MILFORD MI 48380

ANTHONY J ROSS LLC +
2123 MONTAGO DR
SPRINGFIELD OH 45503

SEBASTIAN ROBERT A & JOAN M +
1912 WOODLAND AVE
PARK RIDGE IL 60068

ALVERO CAESAR & ALICIA M
213-46 33RD AVE
BAYSIDE NY 11361

TEGENKVIST ANDERS & HELENE
FLYGARVAGEN 48
JARFALLA 175 69
SWEDEN

LESON JOHN P & KATHLEEN L
4141 BAY BEACH LANE #4P6
FORT MYERS BEACH FL 33931

GLORIA NOWACZYK TRUST +
606 S CHARLETON ST
WILLOW SPRINGS IL 60480

BELL WILLIAM K
28190 ALFRED CT
BONITA SPRINGS FL 34135

LITTLE LAKE PROPERTY MANAGEMEN
637 HENRY ST
FOLSOM CA 95630

L JOHNSON PROPERTIES LLC
550 25TH AVE N
SAINT CLOUD MN 56303

ROBERTSON MICHAEL R TR
7 GLENVIEW MANOR DR
FORT MYERS BEACH FL 33931

TRUDEL DAVID R & JUDITH B TR
1807 SETTLERS RESERVE WAY
WESTLAKE OH 44145

SWFLO BEACH PROPERTIES LLC
8763 S LAKE CIR
FORT MYERS FL 33908

SIMONKA MEREDITH V
104 WARWICK RD
WEST WINDSOR NJ 08550

BEACH EQUITY GROUP LLC
13591 FOX LAKE TRL
FARIBAULT MN 55021

LLB INVESTMENT GROUP LLC
940 NW 201ST TER
PEMBROKE PINES FL 33029

FRANCIS DARRELL A TR
410 HAWTHORNE AVE
SOUTH MILWAUKEE WI 53172

PHYLLIS JANE EDWARDS TRUST
1102 N TOPPER RD
MOUNT PULASKI IL 62548

COFFMAN JOHN STEPHEN &
1926 ANGEL VIEW DR
GREENWOOD IN 46143

MARACH DEBORAH A TR
322 BRANCHWOOD CT
SCHAUMBURG IL 60193

OSTENDORF DONALD T &
27530 RICHVIEW CT
BONITA SPRINGS FL 34135

ISH JANE M L/E
605 RIDGE STREET #168
SAULT SAINTE MARIE MI 49783

DARRELL A FRANCIS TRUST
410 HAWTHORNE AVE
SOUTH MILWAUKEE WI 53172

SWANSON RICK L & LISA M L/E
4558 SILVERTHORN DR
JACKSONVILLE FL 32258

DIDION KENNETH W & SHARON J TR
29910 SEQUOIA TRAIL
WESTLAKE OH 44145

SIMONKA GEORGE H & ANDREA
5 OAKEN LANE
MERCERVILLE NJ 08619

LOSTRITTO DONALD L/E
61 MERWIN CIR
CHESHIRE CT 06410

TUEL LARRY L
1768 NW 122ND ST
CLIVE IA 50325

BML INVESTMENT GROUP LLC
5820 SW 93RD PL
MIAMI FL 33173

CAMPBELL BRIAN & NANCY
221 HILLBROOK DR
SHEPHERDSVILLE KY 40165

D & H GERMAN LAUNDRY SERVICE L
KOEHLER INTERNATIONAL INC
949 TAMiami TRL STE 208
PORT CHARLOTTE FL 33953

BALDRIDGE KAREN ANN
2337 BUTTERFLY PALM DR
NAPLES FL 34119

SOYKA JOANN M TR
6358 SAINT ANDREWS CIRCLE S
FORT MYERS FL 33919

SHELLEY MARY J
1211 S DUCHESNE DR
SAINT CHARLES MO 63301

CLUGH THOMAS ENTERPRISES LLC
1623 EAST 430 SOUTH
LAFAYETTE IN 47909

OSTENDORF DONALD T &
27530 RICHVIEW CT
BONITA SPRINGS FL 34135

BLESSED BY THE BEACH LLC
14704 COLDWATER RD
FORT WAYNE IN 46845

Q T HOLDINGS LLC
6909 WINNETKA AVE N
BROOKLYN PARK MN 55428

BOAT MASTERS MARINE INC
5290 MANCHESTER RD
AKRON OH 44319

MARTINELLI LAWRENCE A JR
6221 COMPART ISLE DR
NAPLES FL 34113

ST SNOOK BIGHT LLC
17330 PRESTON RD STE 220A
DALLAS TX 75252

COYLE MARIANNE TR
4765 ESTERO BLVD # 1504A
FORT MYERS BEACH FL 33931

JCPI HOLDINGS LLC
153 SEVILLA AVE
CORAL GABLES FL 33134

PRESLEY STEVEN W TR
16 OXMOOR COURT
BRENTWOOD TN 37027

JCPI HOLDINGS LLC
PO BOX 140668
CORAL GABLES FL 33114

KANTER GARY J + KIMBERLY J
3061 LYNDAL CT
EDGEWOOD KY 41017

MICHAEL P HOGAN TRUST +
506 QUAM CIR
AMES IA 50010

SUSKO DAVID ANTHONY
38000 VILLA MAR
HARRISON TOWNSHIP MI 48045

RAYMOND DONNA M
18020 SAN CARLOS BLVD #62
FORT MYERS BEACH FL 33931

TUYLS JOSHUA J & BETH ANN
21750 ARENGA LN
ESTERO FL 33928

MOHR RICHARD & SHERRY
12328 LITCHFIELD LN
FORT MYERS FL 33913

CHRONISTER TOM & MARYLOU
1400 GULF SHORE BLVD N #305
NAPLES FL 34102

MILLER PHILIP G & SANDRA A
833 CHERRYWOOD
JACKSON MI 49203

LEON ROBERTO GARRIGA
310 16TH AVE NW
NAPLES FL 34120

WOITYNEK NATASCHA &
3541 QUILL LEAF CT
BONITA SPRINGS FL 34134

ST SNOOK BIGHT LLC
17330 PRESTON RD STE 220A
DALLAS TX 75252

THEISEN EILEEN M
2127 FOREST DR
SAINT CLOUD MN 56303

STOTTS LYNN & KEITH +
4192 BAY BEACH LN UNIT PH 1
FORT MYERS BEACH FL 33931

ST SNOOK BIGHT LLC
17330 PRESTON RD STE 220A
DALLAS TX 75252

ST SNOOK BIGHT LLC
17330 PRESTON RD STE 220A
DALLAS TX 75252

PASTENA JAMES R & DIANE R
PO BOX 286
SUCCASUNNA NJ 07876

JOHNSON GARY R
4852 ESTERO BLVD
FORT MYERS BEACH FL 33931

LUKEENDA TIMOTHY L &
8464 W MILLIGAN RD
BRIMLEY MI 49715

ZINK DAVID C TR
14 MELROSE CT
JACKSONVILLE IL 62650

PRASSE MARJORIE J TR
4633 ESTERO BLVD #202
FORT MYERS BEACH FL 33931

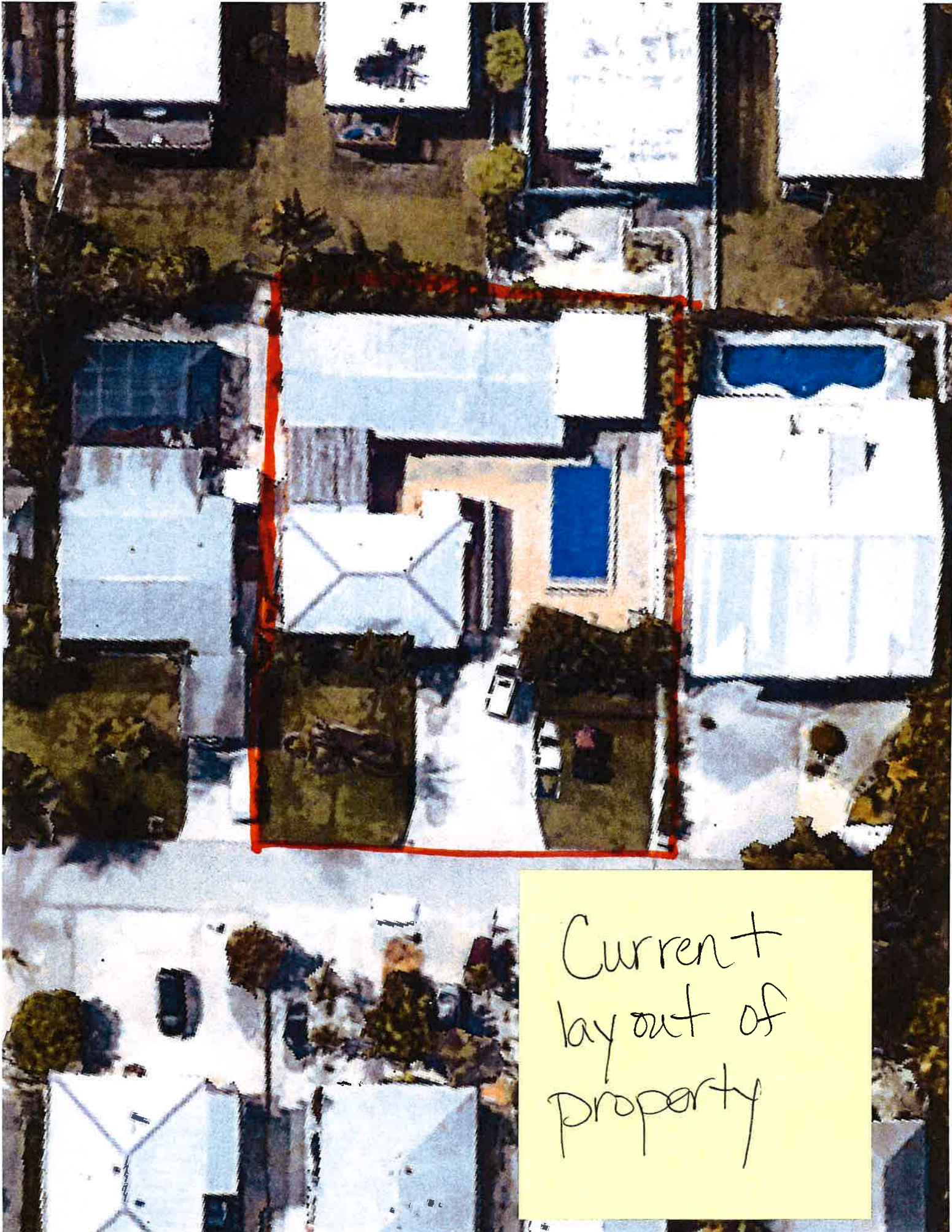
EROSHEVICH RICHARD & TAWNIA
3191 SHELL MOUND BLVD
FORT MYERS BEACH FL 33931

LST & KEES LLC
812 CREEKSIDE TRAIL
ALPHARETTA GA 30004

HENDERSON JAMES & KERRIE
8888 FITNESS LN
FISHERS IN 46037

ZINK DAVID C TR
14 MELROSE COURT
JACKSONVILLE IL 62650

[illegible]

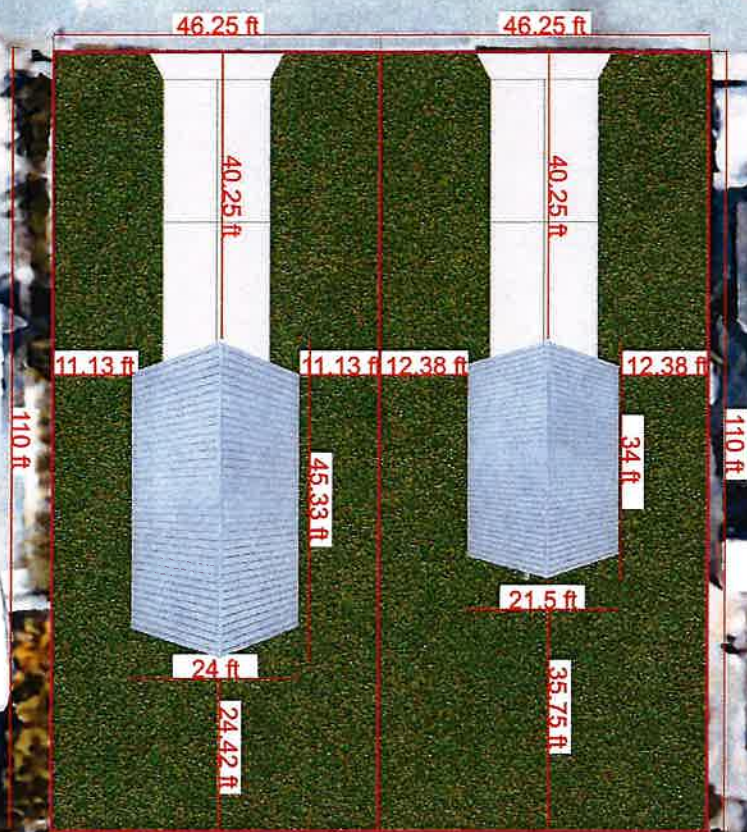


Current
lay out of
property



Proposed property
layout if
variance is
granted

Proposed property
layout if
variance is
granted





Town of Fort Myers Beach
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

TYPE OF CASE: Variance

CASE NUMBER: VAR20230061

CASE NAME: 4830 Coral Road; requesting variance from LDC Table 34-3 which requires that lots in the RS zoning district have minimum dimensions of 75' x 100'

LPA

HEARING DATE: June 13, 2023 at 9 AM

STAFF

RECOMMENDATION: APPROVE variance of minimum lot dimensions of Residential Single-Family zone.

**PREPARED/
SUBMITTED BY:** Jason Smalley/ Sarah Propst, AICP, PMP

I. APPLICATION SUMMARY

Applicant/Owner: Lonnie Letteri

Request: Variance from LDC Table 34-3 which requires that a lot in the RS zoning district shall be a minimum of 75' x 100'

The Applicant is requesting a variance to create two lots 46.25' x 110'

Subject property: See attached site plan

Physical Address: 4830 Coral Road

STRAP #: 28-46-24-W4-0010A.0080

FLU: Low Density

Zoning: Residential Single-Family (RS)

Adjacent zoning and land uses:

North:	RESIDENTIAL SINGLE FAMILY (RS) Single-Family Residence
South:	RESIDENTIAL SINGLE FAMILY (RS) Single-Family Residence
East:	RESIDENTIAL SINGLE FAMILY (RS) Single-Family Residence
West:	RESIDENTIAL SINGLE FAMILY (RS) Single-Family Residence

II. BACKGROUND AND ANALYSIS

Background:

Lonne Letteri, the applicant for 4830 Coral Road, is requesting a variance from the Town's Land Development Code (LDC) Table 34-3 which requires that a lot in the RS zoning district have minimum dimensions of 75-feet wide, and 100-feet deep. When the lots in-question (lots 8 & 9) were originally platted they had dimensions of 53-feet wide by 110-feet deep and were later combined into a single lot, with a 13.5-foot portion of lot 8 dedicated to the neighbor on lot 7 (4838 Coral Rd). The modifications to the lot boundaries were completed prior to the applicant purchasing the property in 2002.

Analysis:

The purpose of the RS zoning district is to provide stable neighborhoods where single-family detached homes are the predominant land use. The subject property is an interior lot with two residential structures which are connected by a panel roof. The existing house does not meet the code required rear and side setbacks, the site also appears to have reached the maximum 40% building coverage and exceeded the maximum 67% impervious coverage allowed under existing codes.

Staff's interpretation of the Land Development Code sec. 10-217 "*Lot recombinations*" is that a property owner may split non-conforming lots into their original, non-compliant plat dimensions, or create new conforming lots. Because of the previous dedication of 13.5-feet to another property, the applicant cannot create two conforming lots as of today, which is why the applicant is requesting the lots be allowed to be split with a width of 46.25-feet, a difference on both proposed lots of 6.75-feet.

Neighborhood Compatibility:

Based on the code description of the RS zoning district, the intent is to encourage the development of single-family homes which differentiates Coral Road from zones which allow for multi-family and weekly short-term rentals. The applicant wishes to split the lots and allow for the development of a single-family home on each lot, which

will meet the current setbacks, lot coverage and flood heights. Based on the comparison of the existing streetscape and the applicant's speculative design, the proposed views from the street with two single-family homes appears to more accurately meet the Comprehensive Plan's vision for the general development of the neighborhood.

Findings and Conclusions:

LDC Sec. 34-87 sets forth the required findings and conclusions for the approval of a variance:

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

There are exceptional or extraordinary conditions that are inherent to the property. The lot was formerly reduced in square footage by 13.5 feet and the applicant indicated that the lot had been developed as a duplex, which is not an allowed use in the RS zoning district.

- b. *That the conditions justifying the variance are/**are not** the result of actions of the applicant taken after the adoption of the regulation in question.*

The non-compliant property dimensions were changed prior to the current owner and were not created by a decision that the applicant has made. Additionally, the development of the property as a duplex (as indicated by the owner) appears to have occurred prior to the current property owner.

- c. *That the variance granted **is**/is not the minimum variance that will relieve that applicant of an unreasonable burden caused by the application of the regulation in question to this property.*

Recreating two developable lots would require that at least one of the proposed lots would be non-compliant, spreading the non-compliance across both lots gives the best opportunity for both properties to accommodate proper setbacks and coverage maximums.

- d. *That the granting of the variance will/**will not** be injurious to the neighborhood or otherwise detrimental to the public welfare; and*

The granting of this variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare. Creation of an additional lot will not create any additional units, as the current single parcel was developed as a duplex, per information provided by the owner.

- e. *That the conditions or circumstances on the specific piece of property for which the variance is sought are **are not** of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.*

The subject property is non-conforming largely due to the loss of a portion of the lot prior to the applicant's ownership, and changing the lot dimensions for the RS district would affect the character of those zones negatively.

III. RECOMMENDATION

Staff has reviewed the request for a variance *from LDC Table 34-3 which requires that a lot in the RS zoning district have minimum dimensions of 75' x 100'* and found that the variance request does meet the requirements set-forth in sec. 34-87. Allowing for the construction of two single family lots is more in-line with the established neighborhood development pattern.

Therefore, staff recommends **APPROVAL** of VAR20230057, a request for variance of minimum lot dimensions.

**Town of Fort Myers Beach
Agenda Item Summary**

Yellow Sheet Number: **2023-1098**

1. Requested Motion:

Meeting Date: June 27, 2023

Approve/Approve with Conditions/Deny variance request VAR20230078 for the property located at 432/434 Harbor Court. The applicant/property owner is requesting a variance of 5 feet from the rear setback.

Why the action is necessary:

LPA must make a recommendation to Town Council regarding a Variance request

What the action accomplishes:

This recommendation of the LPA will be provided to the Town Council for the variance decision.

2. Agenda:

PUBLIC HEARINGS

3. Requirement/Purpose:

Resolution

5. Background:

The subject property is a 50 feet wide and 75 feet deep nonconforming lot in the RC zoning district. Prior to Hurricane Ian, the property contained a 1952 duplex which had a street setback of 22 feet and a rear setback of 6.4 feet. No previous variances were found in the town's record. The Applicant is now proposing construction of a two-story single-family residence and requesting a variance of 5 feet from the rear setback to allow a rear setback of 15 feet.

Attachments:

1. 432/434 Harbor Court variance LPA Staff Report
2. Exhibit A-Application
3. LPA postcard 432-434 Harbor Ct

Financial Impact:

Unknown

6. Alternative Action

Recommend Approval/ Approval with conditions

7. Staff Recommendations:

Recommends denial

8. Recommended Approval:

Steve Poposki, Community Development Director

Date: June 21, 2023

John R Herin Jr, Town Attorney

Date: June 22, 2023

Amy Baker, Town Clerk

Date: June 22, 2023



Town of Fort Myers Beach

COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

TYPE OF CASE: Variance

CASE NUMBER: VAR20230078

CASE NAME: 432/434 Harbor Court; requesting relief from LDC Table 34-3 which requires a single-family home in RC zoning district to provide a minimum 20-foot rear setback.

LPA

HEARING DATE: June 27, 2023

STAFF

RECOMMENDATION: DENIAL

**PREPARED/
SUBMITTED BY:** Sarah Propst / Jason Green AICP

I. APPLICATION SUMMARY

Applicant/Owner: Samir Malviya from Homebound Technologies Inc. (Applicant)/ Ashland Properties, LLC (Owner)

Request: Relief from LDC Table 34-3 which requires a single-family home in RC zoning district to a minimum 20-foot rear setback.

The nonconforming lot is 50 feet wide and 75 feet deep. The property contained a duplex, prior to Hurricane Ian. The Applicant is requesting a variance of 5 feet from the rear setback to build a new single family with a rear setback of 15 feet.

Subject property: See attached site plan

Physical Address: 432/434 Harbor Court

STRAP #: 24-46-23-W3-0030C.0080

FLU: Mixed Residential with Platted Overlay
Zoning: Residential Conservation (RC)

Adjacent zoning and land uses:

North: MIXED RESIDENTIAL WITH PLATTED OVERLAY
Residential Conservation (RC)

South: MIXED RESIDENTIAL WITH PLATTED OVERLAY
Residential Conservation (RC)

East: MIXED RESIDENTIAL WITH PLATTED OVERLAY
Residential Conservation (RC)

West: MIXED RESIDENTIAL WITH PLATTED OVERLAY
Residential Conservation (RC)

II. BACKGROUND AND ANALYSIS

Background:

Samir Malviya, the applicant for 432/434 Harbor Court, is requesting a variance from the Town's Land Development Code (LDC) Table 34-3 which requires a single-family home in RC zoning district to provide a minimum 20-foot rear setback. The nonconforming lot is 50 feet wide and 75 feet deep. The Applicant is requesting a variance of 5 feet from the rear setback to build a new single family residence with a rear setback of 15 feet.

Prior to Hurricane Ian, the property contained a 1952 duplex which had a street setback of 22 feet and a rear setback of 6.4 feet. No previous variances were found in the Town's record.

Analysis:

The purpose of the RC zoning district is to recognize certain older neighborhoods that had been zoned for duplex, multifamily, or mobile homes purposes prior to incorporation of the town. A conforming lot in RC zoning is at least 45 feet wide and 80 feet deep. The subject property is 50 feet wide and 75 feet deep and is non-conforming for depth.

Prior to Hurricane Ian, the property contained a 1952 duplex which had a street setback of 22 feet and a rear setback of 6.4 feet. No previous variances were found in the Town's record. The Applicant is proposing construction of a two-story single-family residence. The Applicant is , requesting a variance of 5 feet from the rear setback to allow a rear setback of 15 feet.

Based on LDC Section 34-3273 (7) *A nonconforming lot, which previously had or currently has a residence constructed on it and receives an affirmative minimum use determination per Sec. 34-3274 may request an administrative setback variance in accordance with sec. 34-268.* LDC Section 34-268 (a) (1) b. grants the director authority to modify the setbacks through an administrative variance when the modifications will be the minimum required to allow a home with a footprint of the same square footage as was previously legally constructed on that property and one story in height, above flood elevation, with no enclosure below base flood elevation.. The Applicant is proposing two-stories over flood elevation and therefore does not qualify for an administrative variance.

As per LDC table 34-3, a single-family home in the RC zoning district shall provide a minimum rear setback equal to 20 feet. The Applicant is requesting a variance of 5 feet from the rear setback to allow a rear setback of 15 feet.

The Applicant does have the option to build a single-family residence approved through the process of administrative variance. However, the Applicant is proposing a two stories residence over flood elevation and is therefore, requesting a full variance.

Neighborhood Compatibility:

The subject property is part of an older residential neighborhood with several non-conforming lots. Prior to hurricane Ian, these properties appeared to have similar reduced rear setbacks. However, as per the Town's LDC Section 34-3238, Post Disaster build-back, if a residence has experienced more than 50 percent damage and requires substantial improvements, the building must comply with current building, life safety, and accessibility codes. The proposed house is similar in style and nature to the existing residences in this neighborhood.

Findings and Conclusions:

LDC Sec. 34-87 sets forth the required findings and conclusions for the approval of a variance:

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

There are no exceptional or extraordinary conditions that are inherent to the property. The subject property is a non-conforming lot with access via Harbor Court. The town's LDC allows the Applicant to build a single-family residence or a duplex with the same square footage that existed before Ian through an administrative variance, or the pre-disaster build back policy. The Applicant is, however, proposing a two-story residence with more square footage and

thus, requires a rear setback variance. The request is, therefore, not for a de minimis variance.

- b. *That the conditions justifying the variance **are**/are not the result of actions of the applicant taken after the adoption of the regulation in question.*

The conditions justifying the variance are the result of the actions of the Applicant. The town's LDC allows the Applicant to build a residence through administrative variance or the pre-disaster build back policy, or a home that meets the Town's setbacks. The applicant is opting to build a residence that does not meet the pre disaster or administrative variance requirements and is not compliant with the rear setback regulations set forth by table 34-3 of the Town's LDC.

- c. *That the variance granted is/is **not** the minimum variance that will relieve that applicant of an unreasonable burden caused by the application of the regulation in question to his property.*

The need for this variance is a result of a design choice and is subjective in nature.

- d. *That the granting of the variance will/**will not** be injurious to the neighborhood or otherwise detrimental to the public welfare; and*

The granting of this variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The subject property previously supported a duplex with a rear setback of 6.4 feet and street setback of 22 feet. The property is part of an older residential neighborhood where several homes appear to have reduced rear setbacks. Therefore, the Applicant's request for a variance of 5 feet to allow a rear setback of 15 feet, will be consistent with neighboring properties and make the development more consistent with the Town's LDC than the previous duplex. Additionally, the creation of a single family residence where a duplex was previously located, will decrease the density nonconformity.

- e. *That the conditions or circumstances on the specific piece of property for which the variance is sought are/**are not** of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.*

The conditions or circumstances on this specific property for which a variance is sought are not general in nature and do not warrant a code change.

IV. RECOMMENDATION

Staff has reviewed the request for a variance from LDC Table 34-3 which requires a single-family home in RC zoning district to provide a minimum 20-foot rear setback and

finds that the variance request does not meet the requirements set-forth in sec. 34-87.

Therefore, staff recommends **DENIAL** of VAR20230078, a request for a variance of 5 feet from the rear setback to build a new single family with a rear setback of 15 feet.

VI. EXHIBITS

Exhibit A: Complete Application Packet

Exhibit B: Postcards to Adjacent Property Owners



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

This is a first part of a two-part application. Please be sure to fill out this form, which requires general information, as well as the Supplemental Form application specific to action requested for the subject property. Please submit a complete Public Hearing application with required, supplemental information, exhibits and documents to zoningpermits@fmbgov.com. Please do not submit the instructions at the end of the application.

Site Address: 432-434 Harbor Court
STRAP Number: 24-46-23-W3-0030C.0080
Applicant: Homebound Florida LLC Phone: _____
Contact Name: Samir Malviya Phone: 248.894.9610
Email: smalviya@homebound.com Fax: _____
Current Zoning District: RC-FMB
Future Land Use Map (FLUM) Category: Residential
FLUM Density Range: Mixed Platted Overlay: ☐ YES ☐ NO

ACTION REQUESTED

- ☐ Special Exception
☒ Variance
☐ Conventional Rezoning
☐ Planned Development ☐ Commercial ☐ Residential
☐ Master Concept Plan Extension
☐ Appeal of Administrative Action
☐ Vacation of Platted Right-of-way and Easement
☐ Other – cite LDC Section: _____

SUPPLEMENTAL FORM REQUIRED

PH-A
PH-B
PH-C
PH-D
PH-E
PH-F
PH-G
attach on separate sheet

PART I – General Information

A. Applicant*: Homebound Florida, LLC Phone: 248.894.9610
**Applicant must submit a statement under oath that he/she is the authorized representative of the property owner.
Please see PART III to complete the appropriate Affidavit form for the type of applicant.*
Applicant Mailing Address: 422 Harbor Court | Fort Myers Beach, FL | 33931
Email: smalviya@homebound.com Fax: _____
Contact Name: Samir Malviya Phone: 248.894.9610



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

B. Relationship of Applicant to subject property:

- | | | |
|--|---|--|
| ☐ Owner* | ☐ Land Trust* | ☐ Partnership* |
| ☐ Corporation* | ☐ Association* | ☐ Condominium* |
| ☐ Subdivision* | ☐ Timeshare Condo* | ☐ Contract Purchaser* |
| ☒ Authorized Representative* ☐ Other* (please indicate) _____ | | |

**Applicant must submit a statement under oath that he/she is the authorized representative of the property owner.
Please see PART III to complete the appropriate Affidavit form for the type of applicant.*

C. Authorized Agent(s). Please list the name of Agent authorized to receive correspondence Agents

Name: Samir Malviya Phone: 248.894.9610
Address: 422 Harbor Ct | Fort Myers Beach, FL 33931
Email: smalviya@homebound.com Fax: _____

D. Other Agent(s). Please list the names of all Authorized Agents (attach extra sheets if necessary)

Name: Drew Whiting Phone: 224.723.9198
Address: 422 Harbor Ct | Fort Myers Beach, FL 33931
Email: dwhiting@homebound.com Fax: _____

Name: Tyler Knafelc Phone: 719.213.4409
Address: 422 Harbor Ct | Fort Myers Beach, FL 33931
Email: tknafelc@homebound.com Fax: _____

PART II – Nature of Request

Requested Action (each request requires a separate application)

- ☐ Special Exception
- ☒ Variance from LDC Section 34 - 638
- ☐ Conventional Rezoning from _____ to _____
- ☐ Planned Development
- ☐ Rezoning from _____ to ☐ Commercial PD ☐ Residential PD
- ☐ Amendment. List the project number: _____
- ☐ Extension/reinstatement of Master Concept Plan. List project number: _____



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

- ☐ Appeal of Administrative Action
- ☐ Vacation ☐ Right-of-Way ☐ Easement
- ☐ Other. Please Explain: _____
- _____
- _____

PART III – Waivers

Please indicate any specific submittal items that have been waived by the Director for the request. Attach a copy of the signed approval as Exhibit 3-1. (Use additional sheets if necessary)

Code Section: _____ Description: _____

Code Section: _____ Description: _____

Code Section: _____ Description: _____

PART IV – Property Ownership (Single Owner)

☐ Single Owner (individual or husband and wife)

Name: _____ Phone: _____

Mailing Address: _____

Email: _____ Fax: _____

AFFIDAVIT APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, _____ swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the Town of Fort Myers Beach in accordance with this application and the Land Development Code;

All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

I have authorized the staff of the Town of Fort Myers Beach Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that

The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Signature

Printed Name

STATE OF _____ COUNTY OF _____

The foregoing instrument was certified and subscribed before me by means of ____ physical

presence OR ____ online notarization, this ____ day of _____, 20____, by

_____, ☐ who is personally known to me OR ☐ who has produced

_____ as identification.

(SEAL)

Notary Public Signature

PART V

Property Ownership (Multiple Owners)

☒ Multiple Owners (including corporation, partnership, trust, association, condominium, timeshare, or subdivision)

- ☐ Complete Disclosure of Interest Form (see below)
- ☐ Attach list of property owners as Exhibit 5-1
- ☐ Attach map showing property owners interests as Exhibit 5-2 (for multiple parcels)
- ☐ For condominiums and timeshares see Explanatory Notes Part V - Exhibit 5-3
- ☐ Letter of Opinion - Exhibit 5-4

DISCLOSURE OF OWNERSHIP INTEREST

If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address

Thomas M. Schlender | Ashland Properties, LLC

Percentage Ownership

100



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address and Office

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address and Office

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

Date of Contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final certificate of compliance, a supplemental disclosure of interest must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

_____	Thomas M. Schlender
Signature	Printed Name

AFFIDAVIT

APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Thomas M. Schlender (name), as Managing Partner (title)
of Ashland Properties, LLC (company), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the Town of Fort Myers Beach in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Fort Myers Beach Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.



COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION for PUBLIC HEARING

Ashland Properties, LLC

Name of Entity (corporation, partnership, LLP, LLC, etc)

Signature

Thomas M. Schlender

Typed or Printed Name

Managing Partner

Title

05/17/2023

Date

STATE OF _____ COUNTY OF _____

The foregoing instrument was certified and subscribed before me by means of ____ physical presence OR ☐ online notarization, this ____ day of _____, 20____, by _____, ☐ who is personally known to me OR ☐ who has produced _____ as identification.

Seal

Notary Public Signature

PART VI- Property Information

A. Legal Description:

STRAP: 24-46-23-W3-0030C.0080

Property Address: 432-34 Harbor Court

Is the subject property within a platted subdivision recorded in the official Plat Books of Lee County? ☐ No. Attach a legible copy of the legal description as Exhibit 6-1.

☒ Yes. Property identified in subdivision: Matanzas View

Book: 09 Page: 40 Unit: _____ Block: C Lot(s): 8

B. Boundary Survey:

☒ Attach a Boundary Survey of the property meeting the minimum standards of Chapter 61G17-6 of the Florida Administrative Code. A Boundary Survey must bear the raised seal and original signature of a Professional Surveyor and Mapper licensed to practice Surveying and Mapping by the State of Florida. Attach and label as Exhibit 6-2.



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

C. Property Dimensions:

Width (please provide an average width if irregular in shape) 50 feet
Depth (please provide an average width if irregular in shape) 75 feet
Frontage on street: 50 feet. Frontage on waterbody: N/A feet
Total land area: 3,750 ☐ acres ☒ square feet

D. General Location of Subject Property (from Sky Bridge or Big Carlos Pass Bridge):

☒ Attach Area Location Map as Exhibit 6-3

E. Property Restrictions (check applicable):

- ☒ There are no deed restrictions and/or covenants on the subject property.
☐ A list of deed restrictions and/or covenants affecting the subject property is attached as Exhibit 6-4.
☐ A narrative statement detailing how the restrictions/covenants may or may not affect the request is attached as Exhibit 6-5.

F. Surrounding Property Owners (these items can be obtained from the Lee County Property Appraiser):

- ☒ Attach a list of surrounding property owners within 500 feet as Exhibit 6-6.
☒ Attach a map showing the surrounding property owners as Exhibit 6-7.
☒ Provide Staff with two (2) sets of surrounding property owner mailing labels.

G. Future Land Use Category (see Future Land Use Map):

- | | |
|---|--|
| ☐ Low Density | ☐ Marina |
| ☒ Mixed Residential | ☐ Recreation |
| ☐ Boulevard | ☐ Wetlands |
| ☐ Pedestrian Commercial | ☐ Platted Overlay |



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

EXPLANATORY NOTES

Please do not print, copy and submit these instructions

Please submit required applications, supplemental information, exhibits and documents to zoningpermits@fmbgov.com.

Application fees are set by resolution of the Town Council of the Town of Fort Myers Beach and must be paid before any materials submitted will be considered an application.

The applicant is responsible for the accuracy and completeness of this application. Time delays or additional expenses necessitated by submitting inaccurate or incomplete information will be the responsibility of the applicant. Decisions regarding requests to waive submittal requirements are at the discretion of the Community Development Director and may not be appealed.

All information submitted with the application becomes a part of the public record and will be a permanent part of the file.

All attachments and exhibits must be legible, suitable for recording, and of a size that will fit or conveniently fold into a letter size (8 ½ by 11) folder.

Explanatory Notes – Part I

- A. Applicant's name: The applicant may be the landowner or an authorized agent.
- B. Relationship of applicant to property: Indicate if the applicant is the property owner, and if so, the type of ownership. If the applicant is not the owner of the property, indicate the relationship of the applicant to the owner and submit a notarized authorization from the owner(s) to the applicant.
- C. Agent's name: If the applicant will have others representing him/her in processing the application, indicate name, address, and phone number.
- D. Other agents: Provide contact information for any other agents that may be involved in the request.

Explanatory Notes – Part II

Indicate the requested action.

Explanatory Notes – Part III

If waiver of any application requirement has been approved by the Community Development Director, attach a copy of the approval. Please request waivers prior to applying. Exhibit 3-1

Explanatory Notes – Part IV

- A. If the property owner is an individual or husband and wife, check the box and provide the information.



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

Explanatory Notes – Part V

- A. If there are multiple property owners exhibit 5-1, complete the disclosure form and include the names and mailing addresses of all persons or entities having an ownership interest in the property, including the names of all stockholders and trust beneficiaries. Disclosure is not required of any entity whose interests are solely equity interests that are regularly traded on an established securities market in the United States or another country.
- B. If more than one parcel is involved, submit a list of all property owners and their mailing addresses. Provide a map keyed to the list of property owners showing their interests. The applicant is responsible for the accuracy of the list and map Exhibit 5-2
- C. Where the property is a condominium or timeshare condominium, the application must be initiated by both the condominium association and no less than 75% of the total number of unit owners. To verify ownership, the list of property owners must be identified by unit number and/or timeshare period as applicable, along with proof that the owners who did not join in the application were given actual written notice of the application by the applicants, who must verify the list and the notice by sworn affidavit. Attach this affidavit as Exhibit 5-3.
- D. In addition, a letter of opinion from an attorney licensed to practice law in the State of Florida addressing the considerations in LDC Section 34-201(a)(1)b.3. must be attached as Exhibit 5-4.

Explanatory Notes – Part VI

- A. Include the street address of the subject property. List STRAP number. If more than one parcel is involved, list all STRAP numbers. If you don't know the STRAP number, you can look up the property in the records of the Lee County Property Appraiser at <http://www.leepa.org>. If the application includes only one or more undivided platted lots within a subdivision officially recorded in the Plat Books of Lee County, Florida, identify the property by lot number(s), block if applicable, subdivision unit if applicable, subdivision name, and plat book number and page number. If the property is not one or more undivided platted lots or is in an "unrecorded" subdivision, attach a metes and bounds legal description giving accurate bearings and distances for each course. If multiple parcels are involved, the metes and bounds legal description must describe the perimeter of the entire property subject to the request. The initial point in the description must be related to at least one established identifiable real property corner, such as a government corner or a recorded corner. The bearings used in the description must be clearly referenced to a well-established and monumented line. Exhibit 6-1
- B. Submit a Boundary Survey meeting the minimum technical standards for surveying set out in Chapter 61G17-6 of the Florida Administrative Code. Make sure that the surveyor is aware of any specific needs of the survey (location of Coastal Construction Lines, locations of existing structures, locations of easements, etc) that are relevant to your request. The perimeter boundary of the entire subject property should be indicated clearly with a heavy



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

line. Exhibit 6-2

- C. Provide the property dimensions or the approximate dimensions if the property is not a regular quadrilateral.
- D. Describe how to get to the property starting from either the Sky Bridge or the Big Carlos Pass Bridge (specify which). Exhibit 6-3
- E. If there are any deed restrictions or covenants that might affect the requested action, provide the information. Exhibit 6-4
- F. A narrative statement detailing how the restrictions/covenants may or may not affect the request is attached as Exhibit 6-5
- G. Attach a list of the surrounding property owners within 500 feet of the perimeter of the area of the request. Also include two sets of mailing labels providing the names and addresses of the owners on this list, and a map showing the parcel boundaries within the 500-foot radius Exhibit 6-6. This information can be acquired for a small fee by requesting a “variance report” from the Map Sales Office at the Lee County Property Appraiser’s Office. Contact information for the Property Appraiser can be found at <http://www.leepa.org>.
- H. Indicate the Future Land Use Map category or categories of the property as shown on the Fort Myers Beach Comprehensive Plan’s Future Land Use Map, and whether the property is located in the “platted overlay” on the map.
- I. Indicate the current zoning of the property. In most cases the current zoning is shown on the official zoning map of the Town of Fort Myers Beach, as adopted by ordinance. If zoning actions affecting the subject property have been taken since March 2004, call Town Hall to verify the current zoning.

Explanatory Notes – Part IV & V

The applicant must sign and submit either of the affidavits in Part V & VI, as applicable.



Document must be filed electronically.
Paper documents are not accepted.
Fees & forms are subject to change.
For more information or to print copies
of filed documents, visit www.sos.state.co.us.

Colorado Secretary of State
Date and Time: 11/24/2014 02:37 PM
ID Number: 20141710156
Document number: 20141710156
Amount Paid: \$50.00

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

Ashland Properties

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "l.l.c.", "llc", or "ltd.". See §7-90-601, C.R.S.)

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the limited liability company's initial principal office is

Street address

10940 S. Parker Rd. #512

(Street number and name)

Parker

(City)

CO

(State)

80134

(ZIP/Postal Code)

United States

(Country)

(Province – if applicable)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City)

(State)

(ZIP/Postal Code)

(Province – if applicable)

(Country)

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name

(if an individual)

Schlender

(Last)

Thomas

(First)

M

(Middle)

(Suffix)

or

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Street address

10940 S. Parker Rd #512

(Street number and name)

Parker

(City)

CO

(State)

80134

(ZIP Code)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City) CO (State) _____
(ZIP Code)

(The following statement is adopted by marking the box.)

☒ The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name
(if an individual) Schlender Thomas M
(Last) (First) (Middle) (Suffix)
or

(if an entity)
(Caution: Do not provide both an individual and an entity name.)

Mailing address 10940 S. Parker Rd. #512
(Street number and name or Post Office Box information)
Parker CO 80134
(City) (State) (ZIP/Postal Code)
United States
(Province – if applicable) (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in

(Mark the applicable box.)

☐ one or more managers.

or

☒ the members.

6. (The following statement is adopted by marking the box.)

☒ There is at least one member of the limited liability company.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____
(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

<u>Schlender</u>	<u>Thoams</u>	<u>M</u>	
(Last)	(First)	(Middle)	(Suffix)
<u>10940 S. Parker Rd #512</u>			
(Street number and name or Post Office Box information)			
<u>Parker</u>	<u>CO</u>	<u>80134</u>	
(City)	(State)	(ZIP/Postal Code)	
<u>United States</u>			
(Province – if applicable)		(Country)	

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

- ☐ This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE

I, Wayne W. Williams, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Ashland Properties

is a **Limited Liability Company** formed or registered on 11/24/2014 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20141710156.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 09/14/2015 that have been posted, and by documents delivered to this office electronically through 09/15/2015 @ 15:42:18.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, authenticated, issued, delivered and communicated this official certificate at Denver, Colorado on 09/15/2015 @ 15:42:18 pursuant to and in accordance with applicable law. This certificate is assigned Confirmation Number 9306323.



A handwritten signature in blue ink, reading "Wayne W. Williams".

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Certificate Confirmation Page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click Business Center and select "Frequently Asked Questions."



Case # _____ Date Received: _____

Town of Fort Myers Beach

COMMUNITY DEVELOPMENT DEPARTMENT

Supplement PH-B

Additional Required Information for a Variance Application

This is the second part of a two-part application. This part requests specific information for a variance. Include this form with the Request for Public Hearing form.

Case Number:
Project Name: Schlender Residence 432-34 Harbor Court
Authorized Applicant: Samir Malviya
LeePA STRAP Number: 24-46-23-W3-0030C.0080

Current Property Status: Demolished	
Current Zoning: Residential	
Future Land Use Map (FLUM) Category: Residential	
Comp Plan Density: Mixed	Platted Overlay? ☐ Yes ☒ No

Variance is requested from:

LDC Section Number	Title of Section or Subsection
34-638 Minimum Setbacks	

Complete the narrative statements below for EACH variance requested.

PART I
Narrative Statements

Request for variance from **34-638** (LDC Section number)

Explain the specific regulation contained in this section from which relief is sought:
Seeking a reduction to the rear setback requirement of 20' down to 15' due to the lot's atypically
short 75' depth.

Reasons for request

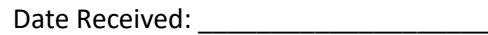
Explain why the variance is needed:
There are ten lots in Matanzas View subdivision that have an atypically short 75' depth - five on the
east side of Harbor Court and five on the west side of Bonita Street (both sets of five back up to
each other). Eight of the ten lots have a standard width of 50' for lot dimensions of 50' x 75'; two of
the lots are corner lots with a 70' lot width for lot dimensions of 70' x 75'. The former 50' x 75' lots
(including 432-434 Harbor Court) have a buildable footprint of 35' wide by 30' deep which is very
difficult to rebuild on after Hurricane Ian. We are asking for relief to the rear setback in order to
minimize any change to the front and sides that would affect the streetscape, and still allow a more
buildable footprint.

Explain the possible effect the variance, if granted, would have on surrounding properties:

Given that the proposal only asks for relief on the rear setback and not the front or sides, the aim is to minimize any change to the front and sides that would affect the streetscape and the larger neighborhood. The reduced rear setback of 15' - 5' reduced from 20' - will bring this house closer to it's rear neighbors by 5'. As mentioned previously, there are 10 properties on Harbor Court and Bonita that share rear property lines and this 75' depth; if this same relief was applied to other properties on these streets, the effective 40' clear distance between properties (two 20' rear setbacks) would be reduced to 30'. Looking at the existing survey, the previous house on the subject property was 6.4' from the rear property line, and the separation distance between house on the subject property and the house on the property to it's rear (measured on Google map) is approximately 15'. Even with the requested reduction to an effective separation of 30' between houses, the proposed condition would be significantly improved from what was there previously. Lastly, the proposed plan has no rear deck and a larger front porch than the other plans we offer; this focuses outdoor living to the front of the property where the typical 25' required setback is held.

Explain the hardship (what is unique about the property) that justifies relief from the regulation:

The reduced depth of this property at 75' is significantly smaller than typical lots on Fort Myers Beach. While there is a vast range of depths across the island, the majority of lots range from 85'-130'+. Several streets have a reduced depth of 80' which limits buildable depth to 35' with a standard 25' front setback and 20' rear setback; we would consider 35' the minimum depth required to build a single family residence on a 50' wide lot (35' buildable width). With that said, this project is proposing an additional 5' of depth to the 30' buildable depth allowed as of right to allow a buildable depth of 35'.



This property qualifies for a variance in that the 75' depth is an extraordinary condition that is inherent to this property in question and the request is a de minimis variance. The conditions provided justifying the variance are no result of the applicant. The requested variance is the minimum that will relieve the applicant of the burden created by the 75' depth; the reduction of the rear setback by 5' will allow a 35' deep floor plan which aligns with what is being proposed. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare; even if the proposal was applied to the other nine lots on Harbor Court and Bonita Street, the same lots that would be potentially negatively impacted by being closer to their rear neighbors would be also benefiting from the increased buildable depth. As mentioned, the limited depth of this lot is applicable to at least seven other lots on Harbor Court and Bonita Street (the other two have increased buildable widths that would not necessarily need relief in depth). While there may be additional lots across the island that would have similar hardship, the relief should be considered on a project-by-project basis as the proportions of the specific lots make a large difference in the conversation.

PART 2

Submittal Requirements

All applications for a variance must be submitted electronically through our Iworq portal - [iworq \(talktomycity.com\)](http://iworq.talktomycity.com)

Required Items

- Public Hearing Request Form
- Supplemental form PH-B
- Site Plan (to scale) including the current use of all existing structures on the site, and those on adjacent properties within 100 feet of the perimeter; and a clear illustration of the proposed variance
- Fee in the amount of \$1800.00 (residential)/Additional Variance \$500.00
- Variance (non-residential) \$2800.00/ Additional Variance \$700.00

Guide to filing PH-B Additional Required Information for a Variance Application

Cover page

Case Number will be inserted by Community Development staff.

Project Name must be the same as the name used on the Request for Public Hearing form.

Applicant must be the same as on the Request for Public Hearing form.

STRAP numbers must be the same as on the Request for Public Hearing form.

Current status of property must be the same as on the Request for Public Hearing form.

“Variance is requested from...” Provide the section number and title of each section of the Fort Myers Beach Land Development Code from which a variance is being sought.

Narrative statements

If the application is for multiple variances, complete all of the narrative statements for each variance that is requested.

Site plan

The site plan must show all existing structures on the site; all existing structures within 100 feet of the perimeter boundary of the site; and a clear illustration of the proposed variance.

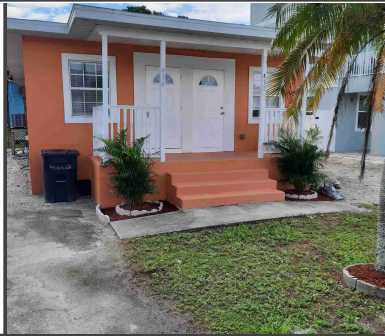
LDC Section 34-87

The guidelines for decision-making regarding a request for a variance are as follows:

1. Whether there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question, or whether the request is for a *de minimis* variance under circumstances or conditions where rigid compliance is not necessary to protect public policy;
2. Whether the exceptional or extraordinary conditions justifying the variance are or are not the result of actions of the applicant taken after the adoption of the regulation in question;
3. Whether the requested variance is the minimum variance to relieve the applicant of an unreasonable burden caused by the application of the regulation in question;
4. Whether granting the variance would be injurious to the neighborhood or otherwise detrimental to the public welfare;
5. Whether the conditions or circumstances of the specific piece of property or the intended use of the property for which the variance is sought are of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.



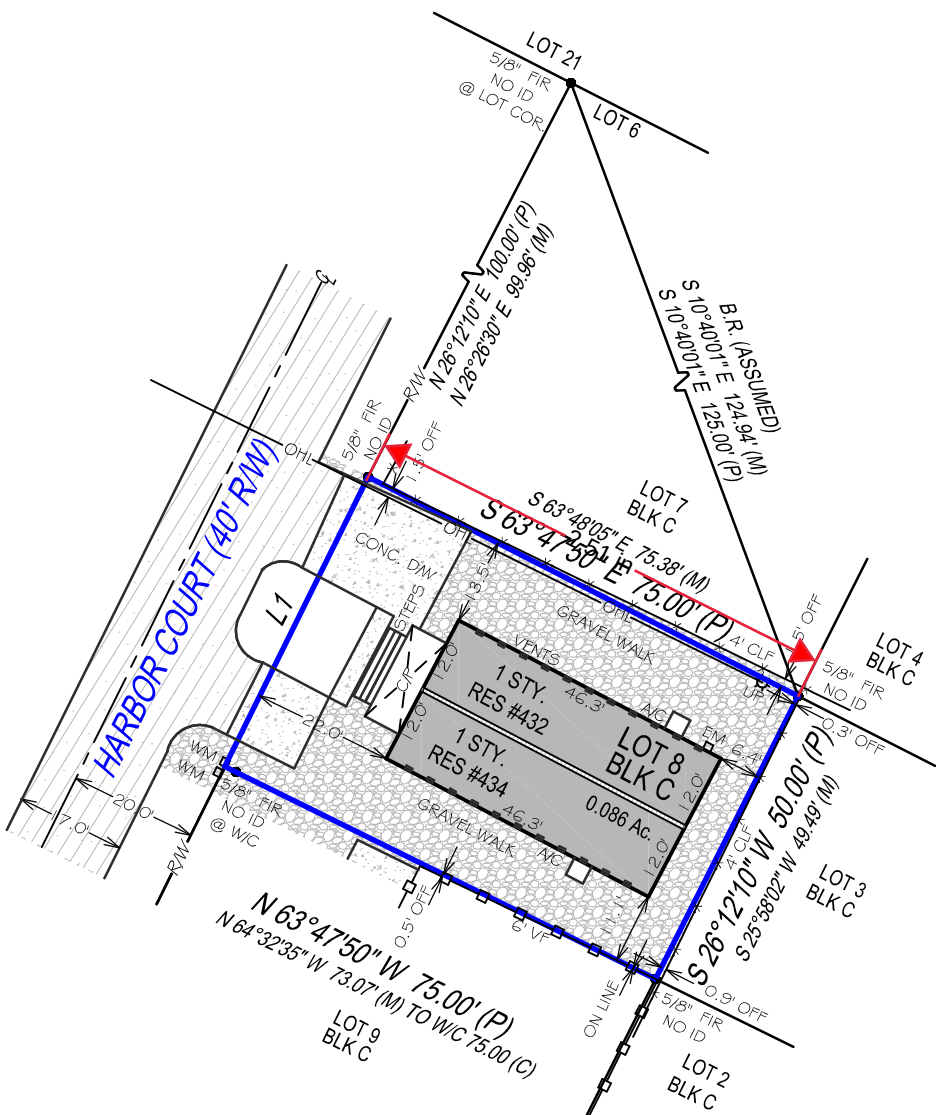
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PROPERTY ADDRESS: 432/434 HARBOR COURT, FORT MYERS BEACH, FLORIDA 33931

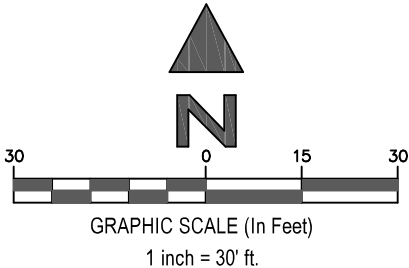
SURVEY NUMBER: 2109.3782

2109.3782
BOUNDARY SURVEY
LEE COUNTY



LINE TABLE:
L1 N 26°12'10" E 50.00' (P)
N 25°31'46" E 50.46' (M)

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.



SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210



AFFILIATE
MEMBERS

DATE SIGNED: 09/21/21
FIELD WORK DATE: 9/17/2021
REVISION DATE(S): (REV.1 9/22/2021) (REV.1 9/21/2021)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF SOUTH 10 DEGREES 40 MINUTES 01 SECONDS EAST IS BASED ON THE DIAGONAL PROPERTY LINE OF LOT 7 AND 6, BLOCK C, LOCATED WITHIN MATANZAS VIEW ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 40 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 8, BLOCK C, MATANZAS VIEW, A SUBDIVISION IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 40, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

- GENERAL SURVEYOR NOTES:**
1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.

5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.

9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.

10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of

the field location and may not represent the actual shape or size of the feature.

11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.

15. Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin

	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

ABBREVIATIONS

(C) - Calculated

(D) - Deed

(F) - Field

(M) - Measured

(P) - Plat

(S) - Survey

A/C - Air Conditioning

AE - Access Easement

ANE - Anchor Easement

ASBL - Accessory Setback Line

B/W - Bay/Box Window

BC - Block Corner

BFP - Backflow Preventer

BLDG - Building

BLK - Block

BM - Benchmark

BR - Bearing Reference

BRL - Building Restriction Line

BSMT - Basement

C - Curve

C/L - Center Line

C/P - Covered Porch

C/S - Concrete Slab

CATV - Cable TV Riser

CB - Concrete Block

CH - Chord Bearing

CHIM - Chimney

CLF - Chain Link Fence

CME - Canal Maintenance Easement

CO - Clean Out

CONC - Concrete

COR - Corner

CS/W - Concrete Sidewalk

CUE - Control Utility Easement

CVG - Concrete Valley Gutter

D/W - Driveway

DE - Drainage Easement

DF - Drain Field

DH - Drill Hole

DUE - Drainage & Utility Easement

ELEV - Elevation

EM - Electric Meter

ENCL - Enclosure

ENT - Entrance

EOP - Edge of Pavement

EOW - Edge of Water

ESMT - Easement

EUB - Electric Utility Box

F/DH - Found Drill Hole

FCM - Found Concrete Monument

FF - Finished Floor

FIP - Found Iron Pipe

FIPC - Found Iron Pipe & Cap

FIR - Found Iron Rod

FIRC - Found Iron Rod & Cap

FN - Found Nail

FN&D - Found Nail & Disc

FRRSPK - Found Rail Road Spike

GAR - Garage

GM - Gas Meter

ID - Identification

IE/EE - Ingress/Egress Easement

ILL - Illegible

INST - Instrument

INT - Intersection

IRRE - Irrigation Easement

L - Length

LAE - Limited Access Easement

LB# - License No. (Business)

LBE - Limited Buffer Easement

LE - Landscape Easement

LME - Lake/Landscape Maintenance Easement

LS# - License No. (Surveyor)

MB - Map Book

ME - Maintenance Easement

MES - Mitered End Section

MF - Metal Fence

MH - Manhole

NR - Non-Radial

NTS - Not to Scale

NAVD88 - North American Vertical Datum 1988

NGVD29 - National Geodetic Vertical Datum 1929

OG - On Ground

ORB - Official Records Book

ORV - Official Record Volume

O/A - Overall

O/S - Offset

OFF - Outside Subject Property

OH - Overhang

OHL - Overhead Utility Lines

ON - Inside Subject Property

P/E - Pool Equipment

PB - Plat Book

PC - Point of Curvature

PCC - Point of Compound Curvature

PCP - Permanent Control Point

PI - Point of Intersection

PLS - Professional Land Surveyor

PLT - Planter

POB - Point of Beginning

POC - Point of Commencement

PRC - Point of Reverse Curvature

PRM - Permanent Reference Monument

PSM - Professional Surveyor & Mapper

PT - Point of Tangency

PUE - Public Utility Easement

R - Radius or Radial

R/W - Right of Way

RES - Residential

RGE - Range

ROE - Roof Overhang Easement

RP - Radius Point

S/W - Sidewalk

SBL - Setback Line

SCL - Survey Closure Line

SCR - Screen

SEC - Section

SEP - Septic Tank

SEW - Sewer

SIRC - Set Iron Rod & Cap

SMWE - Storm Water Management Easement

SN&D - Set Nail and Disc

SQFT - Square Feet

STL - Survey Tie Line

STY - Story

SV - Sewer Valve

SWE - Sidewalk Easement

TBM - Temporary Bench Mark

TEL - Telephone Facilities

TOB - Top of Bank

TUE - Technological Utility Easement

TWP - Township

TX - Transformer

TYP - Typical

UE - Utility Easement

UG - Underground

UP - Utility Pole

UR - Utility Riser

VF - Vinyl Fence

W/C - Witness Corner

W/F - Water Filter

WF - Wood Fence

WM - Water Meter/Valve Box

WV - Water valve

CERTIFIED TO:
ASHLAND PROPERTIES

DATE SIGNED: 09/21/21

BUYER: Ashland Properties

LENDER:

TITLE COMPANY:

TITLE COMMITMENT:

CLIENT FILE NO:

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 13). THIS PROPERTY WAS FOUND IN TOWN OF FORT MYERS BEACH, COMMUNITY NUMBER 120673, PANEL NUMBER 0554 DATED 08/28/2008.

Exacta Land Surveyors, LLC

LB# 8291

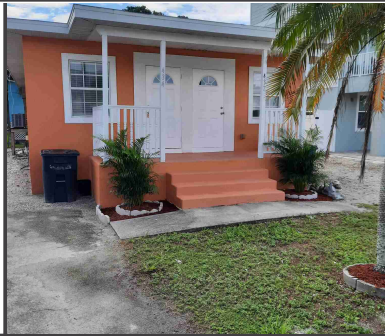
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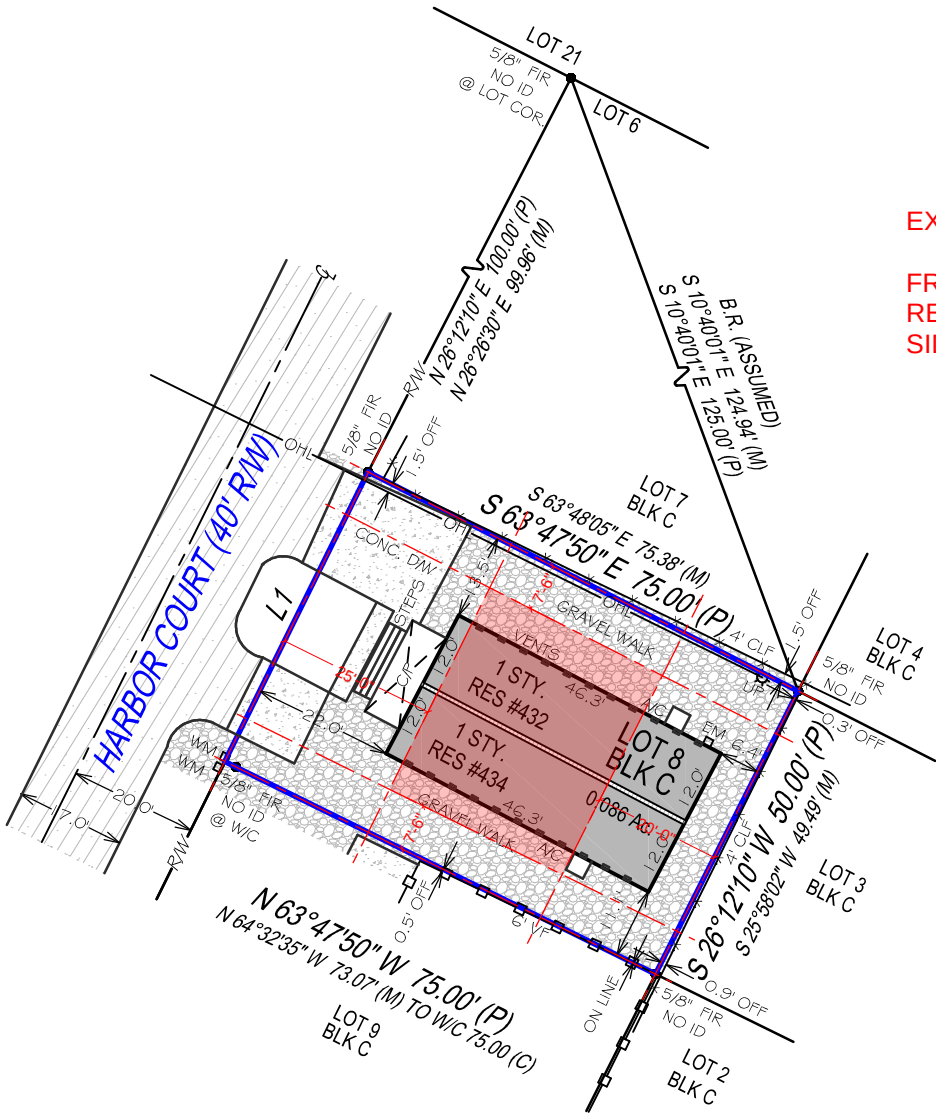
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PROPERTY ADDRESS: 432/434 HARBOR COURT, FORT MYERS BEACH, FLORIDA 33931

SURVEY NUMBER: 2109.3782

2109.3782
BOUNDARY SURVEY
LEE COUNTY

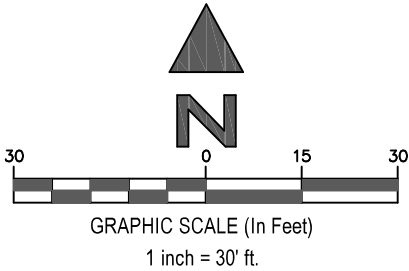


EXISTING SETBACKS:

FRONT: 25'
REAR: 20'
SIDE: 7.5'

LINE TABLE:
L1 N 26°12'10" E 50.00' (P)
N 25°31'46" E 50.46' (M)

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.



SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:
NONE VISIBLE



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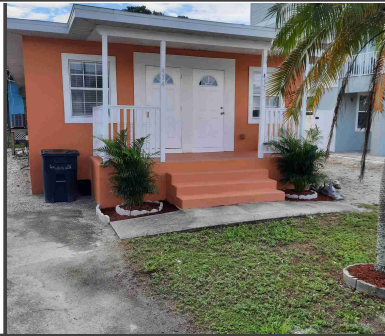
AFFILIATE
MEMBERS

DATE SIGNED: 09/21/21
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REVISION DATE(S): (REV.1 9/22/2021) (REV.1 9/21/2021)

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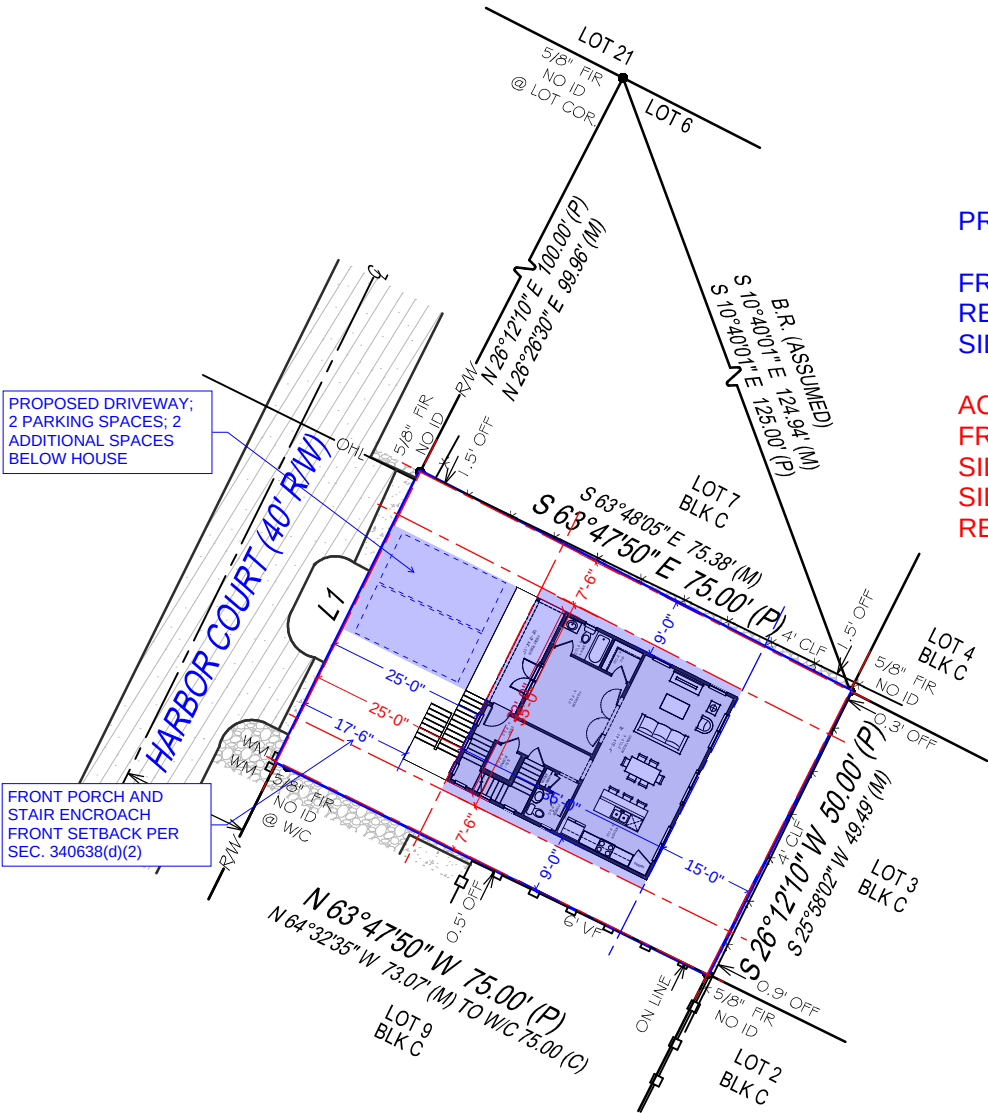
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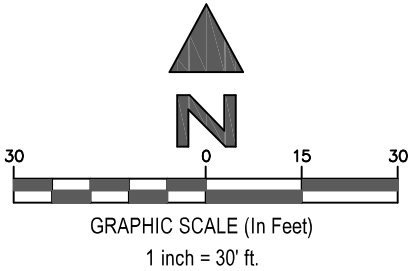


PROPOSED SETBACKS:

FRONT: 25'
REAR: 15'
SIDE: 7.5'

ACTUAL:
FRONT: 25'
SIDE 1: 7.5'
SIDE 2: 10.33'
REAR: 30'

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.



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variancelist

Subjects: 1 Affected: 63 Buffer: 500 Date: 5/16/2023 12:00:00 AM List Size: 64																
Index	Subject	Foliod	STRAP	OwnerName	OwnerName2	MailAddress	MailAddress2	MailCity	MailState	MailZip	MailCountry	SiteNumber	SiteStreet	SiteUnit	SiteCity	SiteZip
0	TRUE	10127345	24-46-23-W3-0030C.0080	ASHLAND PROPERTIES		10940 S PARKER RD #512		PARKER	CO	80134		432/434	HARBOR CT		FORT MYERS BEACH	33931
1	FALSE	10127237	24-46-23-W2-0050C.0090	MAGNUM FMB 1 LLC		725 MATANZAS CT		FORT MYERS BEACH	FL	33931		725	MATANZAS CT		FORT MYERS BEACH	33931
2	FALSE	10127238	24-46-23-W2-0050C.0100	SAMUELSON JOHN A TR		721 MATANZAS CT		FORT MYERS BEACH	FL	33931		721	MATANZAS CT		FORT MYERS BEACH	33931
3	FALSE	10127239	24-46-23-W2-0050C.0110	REBER DAVID A TR		527 SUGARPINE DR		INCLINE VILLAGE	NV	89451		715	MATANZAS CT		FORT MYERS BEACH	33931
4	FALSE	10127240	24-46-23-W2-0050C.0120	WEIDELING DALE A & DEBRA L		711 MATANZAS CT		FORT MYERS BEACH	FL	33931		711	MATANZAS CT		FORT MYERS BEACH	33931
5	FALSE	10127268	24-46-23-W3-00026.0000	OLD SEAPORT PLACE INC	JIM FIGUERAADO	5628 SHADDELEE LN W		FORT MYERS	FL	33919		645	OLD SAN CARLOS BLVD		FORT MYERS BEACH	33931
6	FALSE	10127269	24-46-23-W3-00026.0020	FREELAND FL HOLDINGS LLC		5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		450	HARBOR CT		FORT MYERS BEACH	33931
7	FALSE	10127270	24-46-23-W3-00026.0030	OLD SEAPORT PLACE INC	JIM FIGUERAADO	5628 SHADDELEE LN W		FORT MYERS	FL	33919	441/445	OLD SAN CARLOS BLVD			FORT MYERS BEACH	33931
8	FALSE	10127271	24-46-23-W3-00027.0000	FREELAND FL HOLDINGS LLC	BERNARD G FREELAND	5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		450	HARBOR CT		FORT MYERS BEACH	33931
9	FALSE	10127311	24-46-23-W3-0030A.0020	FREEMAN WILLIAM T &		15341 KILBIRNIE DR		FORT MYERS	FL	33912		939	THIRD ST		FORT MYERS BEACH	33931
10	FALSE	10127312	24-46-23-W3-0030A.0030	FREEMAN WILLIAM T &		15341 KILBIRNIE DR		FORT MYERS	FL	33912		935	THIRD ST		FORT MYERS BEACH	33931
11	FALSE	10127313	24-46-23-W3-0030A.0040	ANDERSON BRENT KORY &		13302 COACHFORD AVE		ROSEMOUNT	MN	55068		929	THIRD ST		FORT MYERS BEACH	33931
12	FALSE	10127314	24-46-23-W3-0030A.0050	MOSTEIRO CHRISTOPHER C +		923 THIRD ST		FORT MYERS BEACH	FL	33931		923	THIRD ST		FORT MYERS BEACH	33931
13	FALSE	10127315	24-46-23-W3-0030A.0060	HOULIHAN MARY N TR		917 THIRD ST		FORT MYERS BEACH	FL	33931		917	THIRD ST		FORT MYERS BEACH	33931
14	FALSE	10127316	24-46-23-W3-0030A.0070	DUDDY KATHLEEN & BRIAN TR		14 STETSON PL		DUXBURY	MA	2332		911	THIRD ST		FORT MYERS BEACH	33931
15	FALSE	10127317	24-46-23-W3-0030A.0080	CASEY KATHLEEN M +		32917 PEACH TREE LN		LEWES	DE	19958		901	THIRD ST		FORT MYERS BEACH	33931
16	FALSE	10127318	24-46-23-W3-0030A.0090	GREGG LEAH		253 PALERMO CIR		FORT MYERS BEACH	FL	33931		430	BONITA ST		FORT MYERS BEACH	33931
17	FALSE	10127319	24-46-23-W3-0030A.0100	URIAN JULIE A TR		432 BONITA ST		FORT MYERS BEACH	FL	33931		432	BONITA ST		FORT MYERS BEACH	33931
18	FALSE	10127320	24-46-23-W3-0030A.0110	FREELAND FL HOLDINGS LLC	BERNARD G FREELAND	5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		438	BONITA ST		FORT MYERS BEACH	33931
19	FALSE	10127322	24-46-23-W3-0030B.0020	TOMAIQLO FRANKLIN L &		934 THIRD ST		FORT MYERS BEACH	FL	33931		934	THIRD ST		FORT MYERS BEACH	33931
20	FALSE	10127323	24-46-23-W3-0030B.0030	932 THIRD STREET LLC		932 THIRD ST		FORT MYERS BEACH	FL	33931		932	THIRD ST		FORT MYERS BEACH	33931
21	FALSE	10127325	24-46-23-W3-0030B.0050	DUDDY BRIAN PATRICK TR		14 STETSON PL		DUXBURY	MA	2332		920	THIRD ST		FORT MYERS BEACH	33931
22	FALSE	10127326	24-46-23-W3-0030B.0060	FOSTER STEPHEN ALLEN		9537 ALBERO CT		FORT MYERS	FL	33908		914	THIRD ST		FORT MYERS BEACH	33931
23	FALSE	10127327	24-46-23-W3-0030B.0070	VANSOLKEMA TIMOTHY		7360 ROYAL RIDGE DR SE		CALEDONIA	MI	49316		910	THIRD ST		FORT MYERS BEACH	33931
24	FALSE	10127328	24-46-23-W3-0030B.0080	KOSTER RODNEY A & THERESA A		880 THIRD ST		FORT MYERS BEACH	FL	33931		880	THIRD ST		FORT MYERS BEACH	33931
25	FALSE	10127329	24-46-23-W3-0030B.0090	KOSTER RODNEY A & THERESA A		880 THIRD ST		FORT MYERS BEACH	FL	33931		870	THIRD ST		FORT MYERS BEACH	33931
26	FALSE	10127330	24-46-23-W3-0030B.0100	TAMIA SA		949 STRATFORD DR		ENCINITAS	CA	92024		850	THIRD ST		FORT MYERS BEACH	33931
27	FALSE	10127331	24-46-23-W3-0030B.0110	WOODSON MARK T + KAREN K		820 THIRD ST		FORT MYERS BEACH	FL	33931		820	THIRD ST		FORT MYERS BEACH	33931
28	FALSE	10127332	24-46-23-W3-0030B.0120	KADO KELLY +		2560 ESTERO BLVD #6A		FORT MYERS BEACH	FL	33931		810	THIRD ST		FORT MYERS BEACH	33931
29	FALSE	10127333	24-46-23-W3-0030B.0130	SCHMELING ROBERT W +		1621 SE 84TH CT		VANCOUVER	WA	98664		800	THIRD ST		FORT MYERS BEACH	33931
30	FALSE	10127334	24-46-23-W3-0030B.0140	SWING THOMAS J TR		2560 TURF PARADISE DR		STOW	OH	44224		401	HARBOR CT		FORT MYERS BEACH	33931
31	FALSE	10127335	24-46-23-W3-0030B.0150	SCHROEDER KURT & GERALDINE		405 HARBOR CT		FORT MYERS BEACH	FL	33931		405	HARBOR CT		FORT MYERS BEACH	33931
32	FALSE	10127336	24-46-23-W3-0030B.0160	SERVADIO NORMA LEARD TR		10 SAGAMORE DR		SIMSBURY	CT	6070		409	HARBOR CT		FORT MYERS BEACH	33931
33	FALSE	10127337	24-46-23-W3-0030B.0170	SERVADIO NORMA L TR		10 SAGAMORE DR		SIMSBURY	CT	6070		425	HARBOR CT		FORT MYERS BEACH	33931
34	FALSE	10127338	24-46-23-W3-0030B.0180	TEAL PHILLIP L		3699 PEARL DR UNIT 8		MONROE	MI	48162	429/431	HARBOR CT			FORT MYERS BEACH	33931
35	FALSE	10127339	24-46-23-W3-0030B.0190	FREELAND FL HOLDINGS LLC		5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		441	HARBOR CT		FORT MYERS BEACH	33931
36	FALSE	10127340	24-46-23-W3-0030B.0200	FREELAND FL HOLDINGS LLC		5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		445	HARBOR CT		FORT MYERS BEACH	33931
37	FALSE	10127341	24-46-23-W3-0030C.0010	KOSTER RODNEY A & THERESA A		880 THIRD ST		FORT MYERS BEACH	FL	33931	851/861	THIRD ST			FORT MYERS BEACH	33931
38	FALSE	10588574	24-46-23-W3-0030C.0020	PHELPS MICHAEL +		329 MEADOW RD		FARMINGTON	CT	6032		429	BONITA ST		FORT MYERS BEACH	33931
39	FALSE	10588575	24-46-23-W3-0030C.0030	PHELPS MICHAEL +		329 MEADOW RD		FARMINGTON	CT	6032		431	BONITA ST		FORT MYERS BEACH	33931
40	FALSE	10127343	24-46-23-W3-0030C.0040	FREELAND FL HOLDINGS LLC		5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		435	BONITA ST		FORT MYERS BEACH	33931
41	FALSE	10127344	24-46-23-W3-0030C.0060	FREELAND FL HOLDINGS LLC	BERNARD G FREELAND	5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		436	HARBOR CT		FORT MYERS BEACH	33931
42	FALSE	10127346	24-46-23-W3-0030C.0090	KIMYABAYKI SOROUSH +		91 PRINCESS DIANA DR		MARKHAM	ON	L6C 0H2	CANADA	422	HARBOR CT		FORT MYERS BEACH	33931
43	FALSE	10127347	24-46-23-W3-0030C.0100	GRIFFIS LLC		9051 E CHICAGO RD		JEROME	MI	49249		412	HARBOR CT		FORT MYERS BEACH	33931
44	FALSE	10588379	24-46-23-W3-0050A.0080	RICHARD JOHN W TR		237 OLD SAN CARLOS BLVD		FORT MYERS BEACH	FL	33931		237	OLD SAN CARLOS BLVD		FORT MYERS BEACH	33931
45	FALSE	10127379	24-46-23-W3-0050A.0330	PURTELL JAMES F TR		60 STONEY BEACH RD		OSHKOSH	WI	54902		855	LAGOON ST		FORT MYERS BEACH	33931
46	FALSE	10127380	24-46-23-W3-0050A.0340	BOYD TODD & JULIE		SOMERS WHARF	16 WATER ST UNIT L	ST GEORGES	GE 04	BERMUDA	849/851	LAGOON ST			FORT MYERS BEACH	33931
47	FALSE	10127381	24-46-23-W3-0050A.0350	DULLARD ROBERT TR +		PO BOX 2695		FT MYERS BCH	FL	33932		843	LAGOON ST		FORT MYERS BEACH	33931
48	FALSE	10127382	24-46-23-W3-0050A.0360	BLODDAHL LEASING LLC		3538 TIMBER RIDGE TRL		CEDAR RAPIDS	IA	52411	839/841	LAGOON ST			FORT MYERS BEACH	33931
49	FALSE	10127383	24-46-23-W3-0050A.0370	ISLAND GEM LLC		8044 ESTERO BLVD		FORT MYERS BEACH	FL	33931		831	LAGOON ST		FORT MYERS BEACH	33931
50	FALSE	10127384	24-46-23-W3-0050A.0380	PAINE FREDERICK L &		12 BELKNAP SHORES		SUPERIOR	WI	54880		823	LAGOON ST		FORT MYERS BEACH	33931
51	FALSE	10127385	24-46-23-W3-0050A.0390	PAINE FREDERICK L & NANCY K		819 LAGOON ST		FORT MYERS BEACH	FL	33931		819	LAGOON ST		FORT MYERS BEACH	33931
52	FALSE	10127386	24-46-23-W3-0050A.0400	TOWN OF FORT MYERS BEACH	FINANCE DEPT	2525 ESTERO BLVD		FORT MYERS BEACH	FL	33931		815	LAGOON ST		FORT MYERS BEACH	33931
53	FALSE	10127399	24-46-23-W3-0050C.001A	HIATT KEITH II TR		8374 W CAPOVILLA AVE		LAS VEGAS	NV	89113		190	MATANZAS ST		FORT MYERS BEACH	33931
54	FALSE	10127402	24-46-23-W3-0050C.0030	MORIONDO LARRY E TR		15482 LAWRENCE 2130		MOUNT VERNON	MO	65712		720	MATANZAS CT		FORT MYERS BEACH	33931
55	FALSE	10127403	24-46-23-W3-0050C.0040	VANFOSSEN TERRI D		724 MATANZAS CT		FORT MYERS BEACH	FL	33931		724	MATANZAS CT		FORT MYERS BEACH	33931
56	FALSE	10127404	24-46-23-W3-0050C.0050	CROW FMB FAMILY TRUST		2705 ODAWA TRL		MUSKEGON	MI	49444		730	MATANZAS CT		FORT MYERS BEACH	33931
57	FALSE	10127405	24-46-23-W3-0050C.0060	EHRLICH HARRYET TR		740 MATANZAS CT		FORT MYERS BEACH	FL	33931		740	MATANZAS CT		FORT MYERS BEACH	33931
58	FALSE	10127406	24-46-23-W3-0050C.006A	WILLIAM J MILLER TRUST +		25392 SHELTERED LANE		WINONA	MN	55987		738	MATANZAS CT		FORT MYERS BEACH	33931
59	FALSE	10127407	24-46-23-W3-0050C.0070	CALLUSA LLC		22774 CITATION RD		FRANKFORT	IL	60423		750	MATANZAS CT		FORT MYERS BEACH	33931
60	FALSE	10127408	24-46-23-W3-0050C.008A	PAYNE DONNA		501 WILLIN WAY		MOUNT STERLING	KY	40353		745	MATANZAS CT		FORT MYERS BEACH	33931
61	FALSE	10127409	24-46-23-W3-0050C.008B	OAKES DONALD L L/E		735 MATANZAS CT		FORT MYERS BEACH	FL	33931		735	MATANZAS CT		FORT MYERS BEACH	33931
62	FALSE	10127410	24-46-23-W3-0050C.012A	HYINK STEVEN & RENEE		2601 MULBERRY AVE		MUSCATINE	IA	52761		701	MATANZAS CT		FORT MYERS BEACH	33931
63	FALSE	10127444	24-46-23-W3-02800.00CE	MARINA VILLAGE AT SNUG HARBOR		PO BOX 2430		FORT MYERS BEACH	FL	33932			OLD SAN CARLOS BLVD		FORT MYERS BEACH	33931

Legal
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOT 8
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 9 + PT LOT 10 E OF
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>PART LOTS 10 + 11
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>PART LOT 11
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>N 205 FT LOT 12 + BEG SW
PAR LYING E OF SAN CARLOS<CR>BLVD DESC OR 1534/1849<CR>LESS CONDO/C/E PARCEL
PARL IN SE 1/4<CR>SEC 24 TWP 46 RGE 23<CR>DESC OR 1447 PG 1434
BEG AT A CONC MONUMENT 3<CR>FT SE OF SELY COR<CR>MATANZAS VIEW RUN N 65 DEG
PARL IN SE1/4 DESC OR1656<CR>2886+MATANZAS VIEW BLK B<CR>PB9/40 PT LT 21 + SUB LAND
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 2
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 3
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 4
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 5
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 6
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 7
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 8
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 9
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 10
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOTS 11 + 12
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 2
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOTS 3 + 4
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 5
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 6
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 7
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 8
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 9
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 10
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 11
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 12
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 13
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 14
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 15
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 16
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 17
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 18
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 19
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 20
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOT 1
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>BLK C LOT 2
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>BLK C LOT 3
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOTS 4 + 5
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOTS 6 + 7
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOT 9
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOT 10
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOTS 1 THRU 12 + VAC LAGOON R/W OR2858/1391 + <CR>OR2660/2863 +2736/3702 +<CR>BLK B PB 9 PG 40 LOT 1
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 33
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 34
ISLAND SHORES UT 2<CR>BLK A PB 9 PG 25<CR>LOT 35
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 36
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 37
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 38
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 39
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>PT LOTS 40 + 41
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>ALL LOT 1 LYING NELY OF
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 3
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 4
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 5
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT PT 6
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT PT 6
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 7
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>S 1/2 LOT 8
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>NLY 1/2 LOT 8
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>S 79 FT LOT 12
MARINA VILLAGE AT SNUG<CR>HARBOR CONDO<CR>COMMON ELEMENT PARCELS<CR>OR BK 1637 PG 1386

MAGNUM FMB 1 LLC
725 MATANZAS CT
FORT MYERS BEACH FL 33931

SAMUELSON JOHN A TR
721 MATANZAS CT
FORT MYERS BEACH FL 33931

REBER DAVID A TR
527 SUGARPINE DR
INCLINE VILLAGE NV 89451

WEIDELING DALE A & DEBRA L
711 MATANZAS CT
FORT MYERS BEACH FL 33931

OLD SEAPORT PLACE INC
JIM FIGUERADO
5628 SHADDELEE LN W
FORT MYERS FL 33919

FREELAND FL HOLDINGS LLC
5333 HICKORY HOLLOW PKWY
ANTIOCH TN 37013

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15341 KILBIRNIE DR
FORT MYERS FL 33912

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FORT MYERS FL 33912

ANDERSON BRENT KORY &
13302 COACHFORD AVE
ROSEMOUNT MN 55068

MOSTEIRO CHRISTOPHER C +
923 THIRD ST
FORT MYERS BEACH FL 33931

HOULIHAN MARY N TR
917 THIRD ST
FORT MYERS BEACH FL 33931

DUDDY KATHLEEN & BRIAN TR
14 STETSON PL
DUXBURY MA 02332

CASEY KATHLEEN M +
32917 PEACH TREE LN
LEWES DE 19958

GREGG LEAH
253 PALERMO CIR
FORT MYERS BEACH FL 33931

URIAN JULIE A TR
432 BONITA ST
FORT MYERS BEACH FL 33931

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934 THIRD ST
FORT MYERS BEACH FL 33931

932 THIRD STREET LLC
932 THIRD ST
FORT MYERS BEACH FL 33931

DUDDY BRIAN PATRICK TR
14 STETSON PL
DUXBURY MA 02332

FOSTER STEPHEN ALLEN
9537 ALBERO CT
FORT MYERS FL 33908

VANSOLKEMA TIMOTHY
7360 ROYAL RIDGE DR SE
CALEDONIA MI 49316

KOSTER RODNEY A & THERESA A
880 THIRD ST
FORT MYERS BEACH FL 33931

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880 THIRD ST
FORT MYERS BEACH FL 33931

TAMIA SA
949 STRATFORD DR
ENCINITAS CA 92024

WOODSON MARK T + KAREN K
820 THIRD ST
FORT MYERS BEACH FL 33931

KADO KELLY +
2560 ESTERO BLVD #6A
FORT MYERS BEACH FL 33931

SCHMELING ROBERT W +
1621 SE 84TH CT
VANCOUVER WA 98664

SWING THOMAS J TR
2560 TURF PARADISE DR
STOW OH 44224

SCHROEDER KURT & GERALDINE
405 HARBOR CT
FORT MYERS BEACH FL 33931

SERVADIO NORMA LEARD TR
10 SAGAMORE DR
SIMSBURY CT 06070

SERVADIO NORMA L TR
10 SAGAMORE DR
SIMSBURY CT 06070

TEAL PHILLIP L
3699 PEARL DR UNIT 8
MONROE MI 48162

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329 MEADOW RD
FARMINGTON CT 06032

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KIMYABAYKI SOROUGH +
91 PRINCESS DIANA DR
MARKHAM ON L6C 0H2
CANADA

GRIFFIS LLC
9051 E CHICAGO RD
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RICHARD JOHN W TR
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FORT MYERS BEACH FL 33931

PURTELL JAMES F TR
60 STONEY BEACH RD
OSHKOSH WI 54902

BOYD TODD & JULIE
SOMERS WHARF
16 WATER ST UNIT L
ST GEORGES GE 04
BERMUDA

DULLARD ROBERT TR +
PO BOX 2695
FT MYERS BCH FL 33932

BLOCD AHL LEASING LLC
3538 TIMBER RIDGE TRL
CEDAR RAPIDS IA 52411

ISLAND GEM LLC
8044 ESTERO BLVD
FORT MYERS BEACH FL 33931

PAINE FREDERICK L &
12 BELKNAP SHORES
SUPERIOR WI 54880

PAINE FREDERICK L & NANCY K
819 LAGOON ST
FORT MYERS BEACH FL 33931

TOWN OF FORT MYERS BEACH
FINANCE DEPT
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LAS VEGAS NV 89113

MORIONDO LARRY E TR
15482 LAWRENCE 2130
MOUNT VERNON MO 65712

VANFOSSSEN TERRI D
724 MATANZAS CT
FORT MYERS BEACH FL 33931

CROW FMB FAMILY TRUST
2705 ODAWA TRL
MUSKEGON MI 49444

EHRlich HARRYET TR
740 MATANZAS CT
FORT MYERS BEACH FL 33931

WILLIAM J MILLER TRUST +
25392 SHELTERED LANE
WINONA MN 55987

CALUSA LLC
22774 CITATION RD
FRANKFORT IL 60423

PAYNE DONNA
501 WILLIN WAY
MOUNT STERLING KY 40353

OAKES DONALD L L/E
735 MATANZAS CT
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Town of Fort Myers Beach
Community Development Services - Planning Division
2525 Estero Blvd,
Fort Myers Beach, FL 33966

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

Notice is hereby given that the Local Planning Agency of the Town of Fort Myers Beach will hold a public hearing which will take place at DiamondHead Beach Resort, 2000 Estero Boulevard, Fort Myers Beach, Florida, 33931.

TIME: 9 AM
DATE: June 27th, 2023
CASE: VAR20230078
ADDRESS: 432/434 Harbor Ct
APPLICANT: Samir Malviya from Homebound Technologies Inc
REQUEST: The applicant is requesting a variance of 5 feet from the rear setback for a single-family home. LDC Table 34-3

TOWN CONTACT: SARAH PROPST SARAH.PROPST@FMBGOV.COM

You may appear in person, through counsel, or through an authorized agent and provide testimony, legal argument, or other evidence. At this hearing, the **Local Planning Agency** will review the application materials and hear testimony to make a **recommendation**. Complete records or transcripts of the proceedings are not provided by the Town.

Copies of the application and staff report are available for viewing at Fort Myers Beach Town Hall. Call 239-765-0202 for more information. Town Hall is open between the hours of 8:30 AM and 4:30 PM. Reasonable accommodations will be made in accordance with the Americans with Disabilities Act. If you need reasonable accommodation, contact Town Hall at 239-765-0202.



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NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

Notice is hereby given that the Local Planning Agency of the Town of Fort Myers Beach will hold a public hearing which will take place at DiamondHead Beach Resort, 2000 Estero Boulevard, Fort Myers Beach, Florida, 33931.

TIME: 9 AM
DATE: June 27th, 2023
CASE: VAR20230078
ADDRESS: 432/434 Harbor Ct
APPLICANT: Samir Malviya from Homebound Technologies Inc
REQUEST: The applicant is requesting a variance of 5 feet from the rear setback for a single-family home. LDC Table 34-3

TOWN CONTACT: SARAH PROPST SARAH.PROPST@FMBGOV.COM

You may appear in person, through counsel, or through an authorized agent and provide testimony, legal argument, or other evidence. At this hearing the **Local Planning Agency** will review the application materials and hear testimony to make a **recommendation**. Complete records or transcripts of the proceedings are not provided by the Town.

Copies of the application and staff report are available for viewing at Fort Myers Beach Town Hall. Call 239-765-0202 for more information. Town Hall is open between the hours of 8:30 AM and 4:30 PM. Reasonable accommodations will be made in accordance with the Americans with Disabilities Act. If you need reasonable accommodation, contact Town Hall at 239-765-0202.



Town of Fort Myers Beach
Community Development Services - Planning Division
2525 Estero Blvd,
Fort Myers Beach, FL 33966

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

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Town of Fort Myers Beach
2525 Estero Blvd,
Fort Myers Beach, FL 33931

Town of Fort Myers Beach
2525 Estero Blvd,
Fort Myers Beach, FL 33931

«OwnerName»
«MailAddress»
«MailCity», «MailState», «MailZip»«Next Record»

«OwnerName»
«MailAddress»
«MailCity», «MailState», «MailZip»«Next Record»

Town of Fort Myers Beach
2525 Estero Blvd,
Fort Myers Beach, FL 33931

Town of Fort Myers Beach
2525 Estero Blvd,
Fort Myers Beach, FL 33931

«OwnerName»
«MailAddress»
«MailCity», «MailState», «MailZip»«Next Record»

«OwnerName»
«MailAddress»
«MailCity», «MailState», «MailZip»

**Town of Fort Myers Beach
Agenda Item Summary**

Yellow Sheet Number: **2023-1084**

1. Requested Motion:

Meeting Date: June 27, 2023

Approve/Approve with Conditions/Deny variance request VAR20230062 for the property located at 405 HARBOR COURT. The applicant is requesting a variance of 17 feet for the street setback, and a variance of 4 inches from the water body setback.

Why the action is necessary:

LPA must recommendation to Town Council regarding a variance request

What the action accomplishes:

The recommendation of the LPA will be provided to the Town Council for the variance decision.

2. Agenda:

PUBLIC HEARINGS

3. Requirement/Purpose:

Resolution

5. Background:

The lot is a cul-de-sac lot in RC zoning. It is 50 feet wide, and the lot depth varies from 100 feet to 83 feet along the cul-de-sac on the intersection of Harbor Court and Third Street. The Applicant is requesting a variance of 17 feet from the street setback for a front setback of 8 feet and a variance of 4 inches from the waterbody setback for a water body setback of 24 feet and 8 inches, respectively, to build a new single family.

Attachments:

1. 405 Harbour Court variance Staff Report LPA
2. Exhibit A- Application
3. Exhibit B LPA postcard 405 Harbor Ct

Financial Impact:

Unknown

6. Alternative Action

Recommend Approval/ Approval with conditions

7. Staff Recommendations:

Recommends denial

8. Recommended Approval:

Steve Poposki, Community Development Director

Date: June 21, 2023

John R Herin Jr, Town Attorney

Date: June 22, 2023

Amy Baker, Town Clerk

Date: June 22, 2023



Town of Fort Myers Beach
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

TYPE OF CASE: Variance

CASE NUMBER: VAR20230062

CASE NAME: 405 Harbor Court; requesting a variance from LDC Table 34-3 for the street and waterbody setback in the RC zoning district.

LPA

HEARING DATE: June 27, 2023

STAFF

RECOMMENDATION: DENIAL

**PREPARED/
SUBMITTED BY:** Sarah Propst / Jason Green AICP

I. APPLICATION SUMMARY

Applicant/Owner: Samir Malviya from Homebound Technologies Inc.
(Applicant)/ Kurt and Geraldine Schroeder (Owner)

Request: The Applicant is requesting a variance of 17 feet from the street setback for a front setback of 8 feet and a variance of 4 inches from the waterbody setback for a water body setback of 24 feet and 8 inches, to build a new single family.

Subject property: See attached site plan

Physical Address: 405 Harbor Court

STRAP #: 24-46-23-W3-0030B.0150

FLU: Mixed Residential with Platted Overlay

Zoning: Residential Conservation (RC)

Adjacent zoning and land uses:

North:	MIXED RESIDENTIAL WITH PLATTED OVERLAY Residential Conservation (RC)
South:	MIXED RESIDENTIAL WITH PLATTED OVERLAY Residential Conservation (RC)
East:	MIXED RESIDENTIAL WITH PLATTED OVERLAY Residential Conservation (RC)
West:	WATER BODY CONNECTING TO GULF OF MEXICO

II. BACKGROUND AND ANALYSIS

Background:

Samir Malviya, the applicant for 405 Harbor Court, is requesting two variances from the Town's Land Development Code (LDC) Table 34-3 which requires a single-family home in RC zoning district to provide a minimum 25-foot street setback and a minimum 25-foot waterbody setback. The Applicant is requesting a variance of 17 feet from the street setback for a front setback of 8 feet and a variance of 4 inches from the waterbody setback for a water body setback of 24 feet and 8 inches, respectively, to build a new single family.

Analysis:

The purpose of the RC zoning district is to recognize certain older neighborhoods that had been zoned for duplex, multifamily, or mobile homes purposes prior to incorporation of the town. The width of the lot and the minimum setbacks in the LDC guide the development of a home. The subject property is at the cul-de-Sac on the intersection of Harbor Court and Third Street. The lot is 50 feet wide, and the length varies from 100 feet to 83 feet. The property supported a single-family residence, prior to Hurricane Ian which was consistent with Town's LDC.

The Applicant is requesting a variance of 17 feet for the street setback to allow a street setback of 8 feet and a variance of 4 inches in setback from a water body to allow a 24 feet 8 inches setback from the water body.

Town's LDC permits an encroachment of the street setback for the front staircases of 10 feet or half of the setback distance. The Applicant is proposing a residence with an 8-foot front setback, which would allow a staircase to be 4 feet from the street property line, if the variance is approved.

Neighborhood Compatibility:

This scenario is not unique in nature. There are three other properties abutting the cul-de-sac on the intersection of Harbor Court and Third Street, which supported single family residences consistent with the Town's LDC prior to hurricane Ian.

In order to accommodate the proposed residence, the Applicant may need to move the driveway to the south, which could interfere with the driveways of the adjacent properties. The reduced front yard, will likely result in guest parking extending to the public ROW. Staff has provided a potential condition for keeping first floor open for all personal and guest parking to discourage parking within the Town's right of way, if the variance request is granted. Staff additionally notes that the driveway will need to be approved through the Town's review process.

Findings and Conclusions:

LDC Sec. 34-87 sets forth the required findings and conclusions for the approval of a variance:

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

The subject property is a cul-de-sac on the intersection of Harbor Court and Third Street. The lot is 50 feet wide, and the length varies from 100 feet to 83 feet along the cul-de-sac. The Applicant is proposing a house that does not meet the LDC setbacks. The request is not for a de minimis variance.

- b. *That the conditions justifying the variance **are**/are not the result of actions of the applicant taken after the adoption of the regulation in question.*

The conditions justifying the variance are the result of the actions of the Applicant. The applicant is opting to build a residence that is not in compliance with the street setback and setback from water body regulations set forth by table 34-3 of the LDC.

- c. *That the variance granted is/**is not** the minimum variance that will relieve that applicant of an unreasonable burden caused by the application of the regulation in question to his property.*

The presence of a cul-de-sac at the intersection of Harbor Court and Third Street, creates an unusual lot. However, the need for this variance are a result of a design choice and are subjective in nature.

- d. *That the granting of the variance will/**will not** be injurious to the neighborhood or otherwise detrimental to the public welfare; and*

The Applicant is proposing to move the driveway to the south, which may interfere with the driveways of the adjacent properties. The driveway design will need to be coordinated. The reduced front yard might result in guest parking extending to the public ROW. Therefore, if approved, Town's staff

recommends a condition to keep the first floor open for all personal and guest parking. It does not appear that the request will be injurious to neighbors, as long as the driveway concerns are addressed.

- e. *That the conditions or circumstances on the specific piece of property for which the variance is sought are **/are not** of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.*

The conditions or circumstances on this specific property for which a variance is sought are not general in nature and do not warrant a code change.

IV. RECOMMENDATION

Staff has reviewed the request for a variance from LDC Table 34-3 which requires a single-family home in RC zoning district to provide a minimum 25 feet street setback and a minimum 25 feet setback from a water body, respectively and finds that the variance request does not meet the requirements set-forth in sec. 34-87.

Therefore, staff recommends **DENIAL** of VAR20230062, a request for a variance of 17 feet for the street setback, and a variance of 4 inches from the water body setback.

V. CONDITIONS FOR APPROVAL

If the Town's LPA recommends approval for the variance, town's staff recommends the following conditions of approval.

- 1) The first floor shall not be enclosed. It should be available as a private car park for the residents and their guests.
- 2) Any relocation of the driveway will require separate review and may require a shared driveway with the property to the south.
- 3) The encroachment of the street setback is limited to front staircase as approved in the site plan and no further encroachment of the street setbacks shall be permitted at any time.
- 4) All other LDC requirements shall be met.

VI. EXHIBITS

Exhibit A: Complete Application Packet

Exhibit B: Postcards to Adjacent Property Owners



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

This is a first part of a two-part application. Please be sure to fill out this form, which requires general information, as well as the Supplemental Form application specific to action requested for the subject property. Please submit a complete Public Hearing application with required, supplemental information, exhibits and documents to zoningpermits@fmbgov.com. Please do not submit the instructions at the end of the application.

Site Address: 405 Harbor Court
STRAP Number: 24-46-23-W3-0030B.0150
Applicant: Homebound Technologies Inc Phone: 719.213.4409
Contact Name: Samir Malviya Phone: 248.894.9610
Email: smalviya@homebound.com Fax: _____
Current Zoning District: AE
Future Land Use Map (FLUM) Category: Residential
FLUM Density Range: Low-Density Platted Overlay: ☐ YES ☒ NO

ACTION REQUESTED

- ☐ Special Exception
☒ Variance
☐ Conventional Rezoning
☐ Planned Development ☐ Commercial ☐ Residential
☐ Master Concept Plan Extension
☐ Appeal of Administrative Action
☐ Vacation of Platted Right-of-way and Easement
☐ Other – cite LDC Section: _____

SUPPLEMENTAL FORM REQUIRED

PH-A
PH-B
PH-C
PH-D
PH-E
PH-F
PH-G
attach on separate sheet

PART I – General Information

A. Applicant*: Samir Malviya Phone: 248.894.9610
**Applicant must submit a statement under oath that he/she is the authorized representative of the property owner.
Please see PART III to complete the appropriate Affidavit form for the type of applicant.*
Applicant Mailing Address: 244 Harbor Court | Fort Myers Beach, FL | 33931
Email: smalviya@homebound.com Fax: _____
Contact Name: Samir Malviya Phone: 248.864.9610



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

B. Relationship of Applicant to subject property:

- | | | |
|--|---|--|
| ☐ Owner* | ☐ Land Trust* | ☐ Partnership* |
| ☐ Corporation* | ☐ Association* | ☐ Condominium* |
| ☐ Subdivision* | ☐ Timeshare Condo* | ☐ Contract Purchaser* |
| ☒ Authorized Representative* ☐ Other* (please indicate) _____ | | |

**Applicant must submit a statement under oath that he/she is the authorized representative of the property owner.
Please see PART III to complete the appropriate Affidavit form for the type of applicant.*

C. Authorized Agent(s). Please list the name of Agent authorized to receive correspondence Agents

Name: Samir Malviya Phone: 248.864.9610

Address: 422 Harbor Court | Fort Myers Beach, FL | 33931

Email: _____ Fax: _____

D. Other Agent(s). Please list the names of all Authorized Agents (attach extra sheets if necessary)

Name: Tyler Knafelc Phone: 719.213.4409

Address: 422 Harbor Court | Fort Myers Beach, FL | 33931

Email: tknafelc@homebound.com Fax: _____

Name: Drew Whiting Phone: 224.723.9198

Address: 422 Harbor Court | Fort Myers Beach, FL | 33931

Email: dwhiting@homebound.com Fax: _____

PART II – Nature of Request

Requested Action (each request requires a separate application)

- ☐ Special Exception
- ☒ Variance from LDC Section 34 - 638
- ☐ Conventional Rezoning from _____ to _____
- ☐ Planned Development
- ☐ Rezoning from _____ to ☐ Commercial PD ☐ Residential PD
- ☐ Amendment. List the project number: _____
- ☐ Extension/reinstatement of Master Concept Plan. List project number: _____



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

- ☐ Appeal of Administrative Action
- ☐ Vacation ☐ Right-of-Way ☐ Easement
- ☐ Other. Please Explain: _____
- _____
- _____

PART III – Waivers

Please indicate any specific submittal items that have been waived by the Director for the request. Attach a copy of the signed approval as Exhibit 3-1. (Use additional sheets if necessary)

Code Section: _____ Description: _____

Code Section: _____ Description: _____

Code Section: _____ Description: _____

PART IV – Property Ownership (Single Owner)

- ☒ Single Owner (individual or husband and wife)
- Name: KURT & GERALDINE SCHROEDER Phone: 763-360-4454
- Mailing Address: 405 HARBOR COURT | FORT MYERS BEACH, FL | 33931
- Email: kurtschroeder63@gmail.com Fax: _____

AFFIDAVIT

APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, KURT SCHROEDER swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the Town of Fort Myers Beach in accordance with this application and the Land Development Code;

All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;



COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION for PUBLIC HEARING

I have authorized the staff of the Town of Fort Myers Beach Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

[Signature]
Signature

Kurt Schroeder

Printed Name

STATE OF FL COUNTY OF LEE

The foregoing instrument was certified and subscribed before me by means of ☒ physical
presence OR ☐ online notarization, this 2nd day of May, 2023, by

☒ who is personally known to me OR ☐ who has produced

_____ as identification.



Elysa A. Carter
Notary Public
State of Florida
Comm# HH099380
Expires 3/2/2025

[Signature]
Notary Public Signature

PART V

Property Ownership (Multiple Owners)

☐ Multiple Owners (including corporation, partnership, trust, association, condominium, timeshare, or subdivision)

- ☐ Complete Disclosure of Interest Form (see below)
- ☐ Attach list of property owners as Exhibit 5-1
- ☐ Attach map showing property owners interests as Exhibit 5-2 (for multiple parcels)
- ☐ For condominiums and timeshares see Explanatory Notes Part V - Exhibit 5-3
- ☐ Letter of Opinion - Exhibit 5-4

DISCLOSURE OF OWNERSHIP INTEREST

If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address

Percentage Ownership

4/30/2021

Town of Fort Myers Beach 2525 Estero Blvd Fort Myers Beach, Florida 33931
Phone: 239-765-0202 zoningpermits@fmbgov.com Fax: 239-765-0909

Page 4 of 11



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

I have authorized the staff of the Town of Fort Myers Beach Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that

The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Signature

Kurt Schroeder

Printed Name

STATE OF _____ COUNTY OF _____

The foregoing instrument was certified and subscribed before me by means of ____ physical

presence OR ____ online notarization, this ____ day of _____, 20²³, by

_____, ☐ who is personally known to me OR ☐ who has produced

_____ as identification.

(SEAL)

Notary Public Signature

PART V

Property Ownership (Multiple Owners)

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- ☐ Letter of Opinion - Exhibit 5-4

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Name and Address

Percentage Ownership



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address and Office

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address and Office

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

Date of Contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final certificate of compliance, a supplemental disclosure of interest must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature

Printed Name

AFFIDAVIT

APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, _____ (name), as _____ (title) of _____ (company), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the Town of Fort Myers Beach in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Fort Myers Beach Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

Name of Entity (corporation, partnership, LLP, LLC, etc)

Signature

Title

Typed or Printed Name

Date

STATE OF _____ COUNTY OF _____

The foregoing instrument was certified and subscribed before me by means of ____ physical presence OR ☐ online notarization, this ____ day of _____, 20____, by _____, ☐ who is personally known to me OR ☐ who has produced _____ as identification.

Seal

Notary Public Signature

PART VI- Property Information

A. Legal Description:

STRAP: 24-46-23-W3-0030B.0150

Property Address: 405 Harbor Court

Is the subject property within a platted subdivision recorded in the official Plat Books of Lee County? ☐ No. Attach a legible copy of the legal description as Exhibit 6-1.

☒ Yes. Property identified in subdivision: Matanzas View

Book: 09 Page: 40 Unit: _____ Block: B Lot(s): 15

B. Boundary Survey:

☒ Attach a Boundary Survey of the property meeting the minimum standards of Chapter 61G17-6 of the Florida Administrative Code. A Boundary Survey must bear the raised seal and original signature of a Professional Surveyor and Mapper licensed to practice Surveying and Mapping by the State of Florida. Attach and label as Exhibit 6-2.



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

C. Property Dimensions:

Width (please provide an average width if irregular in shape) 52.26 feet
Depth (please provide an average width if irregular in shape) 92.55 feet
Frontage on street: 54.51 feet. Frontage on waterbody: _____ feet
Total land area: 4397.8 ☐ acres ☒ square feet

D. General Location of Subject Property (from Sky Bridge or Big Carlos Pass Bridge):

☒ Attach Area Location Map as Exhibit 6-3

E. Property Restrictions (check applicable):

- ☒ There are no deed restrictions and/or covenants on the subject property.
☐ A list of deed restrictions and/or covenants affecting the subject property is attached as Exhibit 6-4.
☐ A narrative statement detailing how the restrictions/covenants may or may not affect the request is attached as Exhibit 6-5.

F. Surrounding Property Owners (these items can be obtained from the Lee County Property Appraiser):

- ☒ Attach a list of surrounding property owners within 500 feet as Exhibit 6-6.
☐ Attach a map showing the surrounding property owners as Exhibit 6-7.
☐ Provide Staff with two (2) sets of surrounding property owner mailing labels.

G. Future Land Use Category (see Future Land Use Map):

- | | |
|---|--|
| ☒ Low Density | ☐ Marina |
| ☐ Mixed Residential | ☐ Recreation |
| ☐ Boulevard | ☐ Wetlands |
| ☐ Pedestrian Commercial | ☐ Platted Overlay |



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

EXPLANATORY NOTES

Please do not print, copy and submit these instructions

Please submit required applications, supplemental information, exhibits and documents to zoningpermits@fmbgov.com.

Application fees are set by resolution of the Town Council of the Town of Fort Myers Beach and must be paid before any materials submitted will be considered an application.

The applicant is responsible for the accuracy and completeness of this application. Time delays or additional expenses necessitated by submitting inaccurate or incomplete information will be the responsibility of the applicant. Decisions regarding requests to waive submittal requirements are at the discretion of the Community Development Director and may not be appealed.

All information submitted with the application becomes a part of the public record and will be a permanent part of the file.

All attachments and exhibits must be legible, suitable for recording, and of a size that will fit or conveniently fold into a letter size (8 ½ by 11) folder.

Explanatory Notes – Part I

- A. Applicant's name: The applicant may be the landowner or an authorized agent.
- B. Relationship of applicant to property: Indicate if the applicant is the property owner, and if so, the type of ownership. If the applicant is not the owner of the property, indicate the relationship of the applicant to the owner and submit a notarized authorization from the owner(s) to the applicant.
- C. Agent's name: If the applicant will have others representing him/her in processing the application, indicate name, address, and phone number.
- D. Other agents: Provide contact information for any other agents that may be involved in the request.

Explanatory Notes – Part II

Indicate the requested action.

Explanatory Notes – Part III

If waiver of any application requirement has been approved by the Community Development Director, attach a copy of the approval. Please request waivers prior to applying. Exhibit 3-1

Explanatory Notes – Part IV

- A. If the property owner is an individual or husband and wife, check the box and provide the information.



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

Explanatory Notes – Part V

- A. If there are multiple property owners exhibit 5-1, complete the disclosure form and include the names and mailing addresses of all persons or entities having an ownership interest in the property, including the names of all stockholders and trust beneficiaries. Disclosure is not required of any entity whose interests are solely equity interests that are regularly traded on an established securities market in the United States or another country.
- B. If more than one parcel is involved, submit a list of all property owners and their mailing addresses. Provide a map keyed to the list of property owners showing their interests. The applicant is responsible for the accuracy of the list and map Exhibit 5-2
- C. Where the property is a condominium or timeshare condominium, the application must be initiated by both the condominium association and no less than 75% of the total number of unit owners. To verify ownership, the list of property owners must be identified by unit number and/or timeshare period as applicable, along with proof that the owners who did not join in the application were given actual written notice of the application by the applicants, who must verify the list and the notice by sworn affidavit. Attach this affidavit as Exhibit 5-3.
- D. In addition, a letter of opinion from an attorney licensed to practice law in the State of Florida addressing the considerations in LDC Section 34-201(a)(1)b.3. must be attached as Exhibit 5-4.

Explanatory Notes – Part VI

- A. Include the street address of the subject property. List STRAP number. If more than one parcel is involved, list all STRAP numbers. If you don't know the STRAP number, you can look up the property in the records of the Lee County Property Appraiser at <http://www.leepa.org>. If the application includes only one or more undivided platted lots within a subdivision officially recorded in the Plat Books of Lee County, Florida, identify the property by lot number(s), block if applicable, subdivision unit if applicable, subdivision name, and plat book number and page number. If the property is not one or more undivided platted lots or is in an "unrecorded" subdivision, attach a metes and bounds legal description giving accurate bearings and distances for each course. If multiple parcels are involved, the metes and bounds legal description must describe the perimeter of the entire property subject to the request. The initial point in the description must be related to at least one established identifiable real property corner, such as a government corner or a recorded corner. The bearings used in the description must be clearly referenced to a well-established and monumented line. Exhibit 6-1
- B. Submit a Boundary Survey meeting the minimum technical standards for surveying set out in Chapter 61G17-6 of the Florida Administrative Code. Make sure that the surveyor is aware of any specific needs of the survey (location of Coastal Construction Lines, locations of existing structures, locations of easements, etc) that are relevant to your request. The perimeter boundary of the entire subject property should be indicated clearly with a heavy



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

line. Exhibit 6-2

- C. Provide the property dimensions or the approximate dimensions if the property is not a regular quadrilateral.
- D. Describe how to get to the property starting from either the Sky Bridge or the Big Carlos Pass Bridge (specify which). Exhibit 6-3
- E. If there are any deed restrictions or covenants that might affect the requested action, provide the information. Exhibit 6-4
- F. A narrative statement detailing how the restrictions/covenants may or may not affect the request is attached as Exhibit 6-5
- G. Attach a list of the surrounding property owners within 500 feet of the perimeter of the area of the request. Also include two sets of mailing labels providing the names and addresses of the owners on this list, and a map showing the parcel boundaries within the 500-foot radius Exhibit 6-6. This information can be acquired for a small fee by requesting a “variance report” from the Map Sales Office at the Lee County Property Appraiser’s Office. Contact information for the Property Appraiser can be found at <http://www.leepa.org>.
- H. Indicate the Future Land Use Map category or categories of the property as shown on the Fort Myers Beach Comprehensive Plan’s Future Land Use Map, and whether the property is located in the “platted overlay” on the map.
- I. Indicate the current zoning of the property. In most cases the current zoning is shown on the official zoning map of the Town of Fort Myers Beach, as adopted by ordinance. If zoning actions affecting the subject property have been taken since March 2004, call Town Hall to verify the current zoning.

Explanatory Notes – Part IV & V

The applicant must sign and submit either of the affidavits in Part V & VI, as applicable.



Case # _____ Date Received: _____

Town of Fort Myers Beach

COMMUNITY DEVELOPMENT DEPARTMENT

Supplement PH-B

Additional Required Information for a Variance Application

This is the second part of a two-part application. This part requests specific information for a variance. Include this form with the Request for Public Hearing form.

Case Number:
Project Name: Schroeder Residence 405 Harbor Court
Authorized Applicant: Samir Malviya
LeePA STRAP Number: 24-46-23-W3-0030B.0150

Current Property Status: Demolished	
Current Zoning: AE	
Future Land Use Map (FLUM) Category: Residential	
Comp Plan Density: Low-Density	Platted Overlay? ☐ Yes ☒ No

Variance is requested from:

LDC Section Number

Title of Section or Subsection

34-638 Minimum Setbacks

Complete the narrative statements below for EACH variance requested.

PART I
Narrative Statements

Request for variance from 34-638 (LDC Section number)

Explain the specific regulation contained in this section from which relief is sought:
The front property lines of 401 Harbor Ct, 405 Harbor Ct, 800 Third St, and 810 Third St.
implies a cul-de-sac condition at the intersection of Harbor Ct and Third St. The as-built or paved
condition of the street where the two streets meet is a perfect right angle of two streets intersecting
as if to imply that the front property line of these four properties followed the straight edge of their
respective streets rather than the recessed condition implied by their front property lines as
recorded on the Matanzas View subdivision plat and their respective surveys. The recessed
front property line in turn creates a recessed front setback line which greatly restricts the buildable
depth allowed on these properties. In the case of 405 Harbor Ct, the 50' x 100' property would
otherwise be able to fit a 35' x 50' house, but due to the recessed property line can only fit a
35' x 33' house.

Reasons for request

Explain why the variance is needed:
The variance is needed to 1. Maintain the front setback along the rest of Harbor Ct and a consistent
streetscape. 2. Increase the depth of the buildable footprint to allow the proposed 32' x 47' house
to fit on the lot. And 3. Push the proposed house forward in the lot to maximize the rear setback
for boats to maximize visibility at the intersection of canals.

Explain the possible effect the variance, if granted, would have on surrounding properties:

If granted, Harbor Ct would have a more consistent front setback along its street going north, and 401 Harbor Ct to its south would have a potential lack of street frontage or access to its property.

In order to maintain access to 800 Third St and 401 Harbor Ct, we are proposing the space in front of the drawn property line be maintained as a right of way - causing no change or hardship to the inner cul-de-sac lots as far as access goes. Although not recognized on the subdivision plat, the existing condition is essentially treated in this regard already as 800 Third St and 401 Harbor Ct share a single driveway curb cut that splits into two driveways to their respective lots.

Explain the hardship (what is unique about the property) that justifies relief from the regulation:

The recessed front setback line based on the drawn property line restricts the buildable depth of a house to 33' from 50' on a standard 50' x 100' property.

Given the as built condition does not reflect the drawn recessed property line, we see no reason to constrain the built house to a front setback relative to the recessed property line.



We are proposing two different options to relieve the hardship incurred by the recessed front property line. Option 1 proposes pushing the house forward to the 25' front setback to allow the front porch stair to encroach into the front setback without going beyond the property line at the recessed front property line. The rear stair coming down from the back deck encroaches 4" into the rear setback, and there is limited depth available to the driveway; however, proposed parking would be available below the house. Option 2 removes the stair to grade from the rear deck in order to push the house back to the rear property line. With the extra space at the front setback, the house is mirrored to locate the driveway on the deeper portion of the front yard - this allows one parking space in front of the house fully on the property (not encroaching into the right-of-way) and two additional spaces below the house itself.

PART 2

Submittal Requirements

All applications for a variance must be submitted electronically through our Iworq portal - [iworq \(talktomycity.com\)](http://iworq.talktomycity.com)

Required Items

- Public Hearing Request Form
- Supplemental form PH-B
- Site Plan (to scale) including the current use of all existing structures on the site, and those on adjacent properties within 100 feet of the perimeter; and a clear illustration of the proposed variance
- Fee in the amount of \$1800.00 (residential)/Additional Variance \$500.00
- Variance (non-residential) \$2800.00/ Additional Variance \$700.00

Guide to filing PH-B Additional Required Information for a Variance Application

Cover page

Case Number will be inserted by Community Development staff.

Project Name must be the same as the name used on the Request for Public Hearing form.

Applicant must be the same as on the Request for Public Hearing form.

STRAP numbers must be the same as on the Request for Public Hearing form.

Current status of property must be the same as on the Request for Public Hearing form.

“Variance is requested from...” Provide the section number and title of each section of the Fort Myers Beach Land Development Code from which a variance is being sought.

Narrative statements

If the application is for multiple variances, complete all of the narrative statements for each variance that is requested.

Site plan

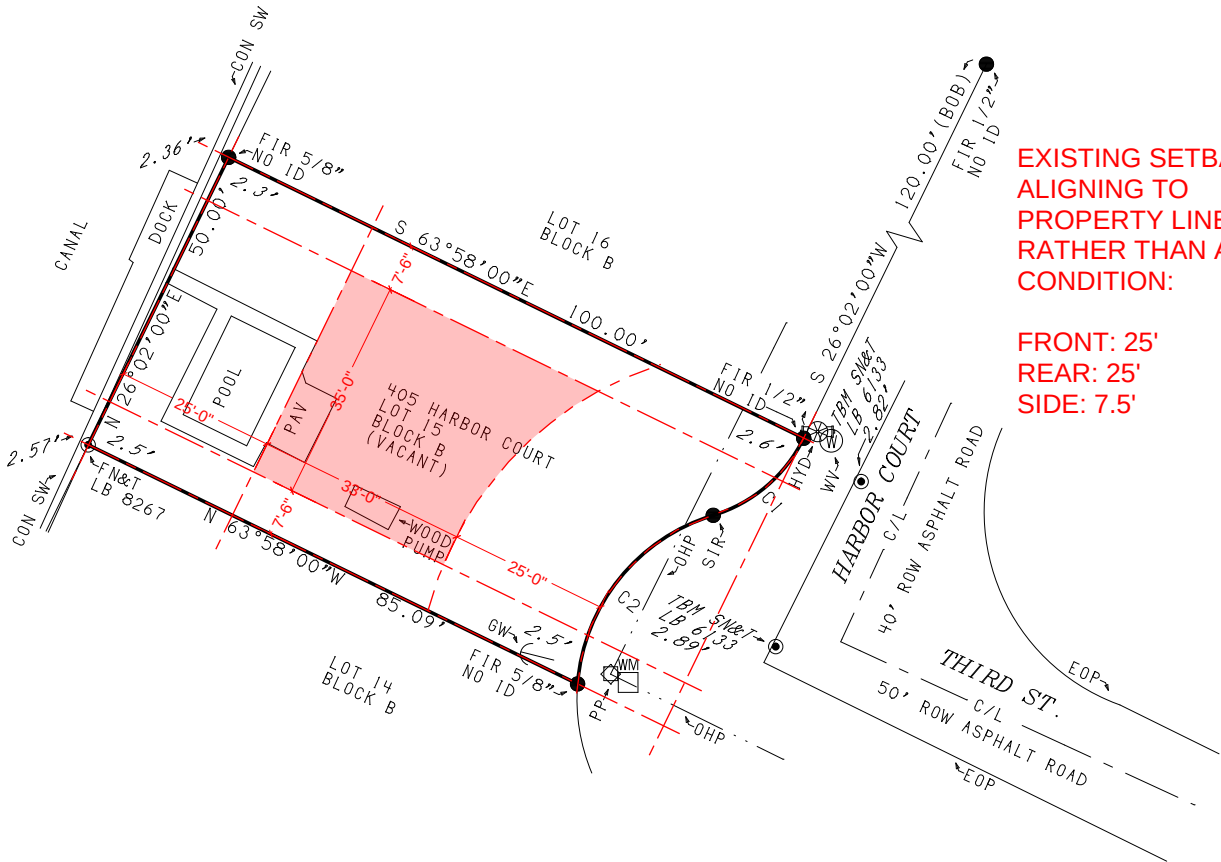
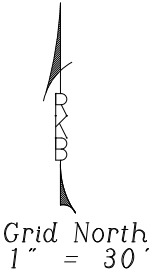
The site plan must show all existing structures on the site; all existing structures within 100 feet of the perimeter boundary of the site; and a clear illustration of the proposed variance.

LDC Section 34-87

The guidelines for decision-making regarding a request for a variance are as follows:

1. Whether there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question, or whether the request is for a *de minimis* variance under circumstances or conditions where rigid compliance is not necessary to protect public policy;
2. Whether the exceptional or extraordinary conditions justifying the variance are or are not the result of actions of the applicant taken after the adoption of the regulation in question;
3. Whether the requested variance is the minimum variance to relieve the applicant of an unreasonable burden caused by the application of the regulation in question;
4. Whether granting the variance would be injurious to the neighborhood or otherwise detrimental to the public welfare;
5. Whether the conditions or circumstances of the specific piece of property or the intended use of the property for which the variance is sought are of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.

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EXISTING SETBACKS
ALIGNING TO
PROPERTY LINE
RATHER THAN AS-BUILT
CONDITION:

FRONT: 25'
REAR: 25'
SIDE: 7.5'

PREPARED FOR:
KURT & GERALDINE SCHROEDER
HOMEBOUND

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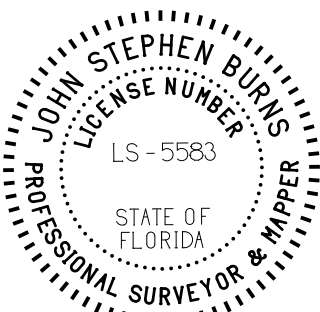
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239-303-0764
239-303-0832 (FAX)
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MAP OF BOUNDARY SURVEY

FIELD WORK COMPLETED:03/20/2023

By:



AS-BUILT LINE OF STREET; EDGE OF PAVEMENT DOES NOT FOLLOW PROPERTY LINE

PLATTED PROPERTY LINE

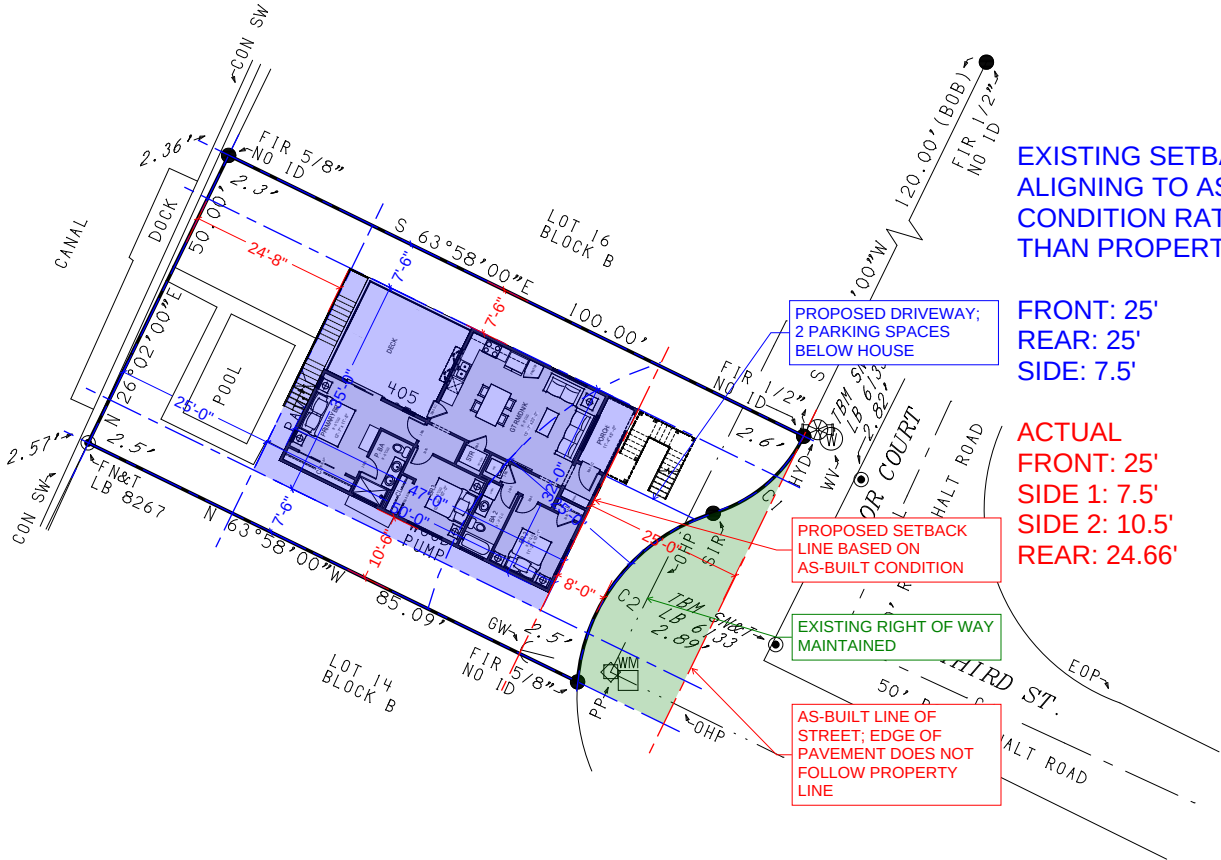
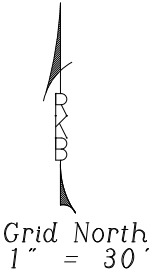
HARBOR ST
THIRD ST

0050A
0390

0050A
0380

0050A
0370

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EXISTING SETBACKS
ALIGNING TO AS-BUILT
CONDITION RATHER
THAN PROPERTY LINE:

FRONT: 25'
REAR: 25'
SIDE: 7.5'

ACTUAL
FRONT: 25'
SIDE 1: 7.5'
SIDE 2: 10.5'
REAR: 24.66'

PREPARED FOR:
KURT & GERALDINE SCHROEDER
HOMEBOUND

PROPOSED OPTION 1 -
STAIR FROM REAR
DECK ENCROACHES 25'
REAR SETBACK BY 4"

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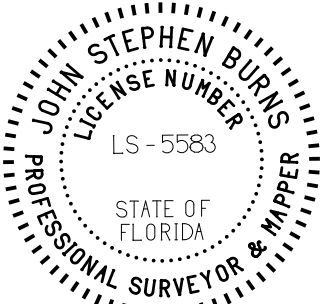
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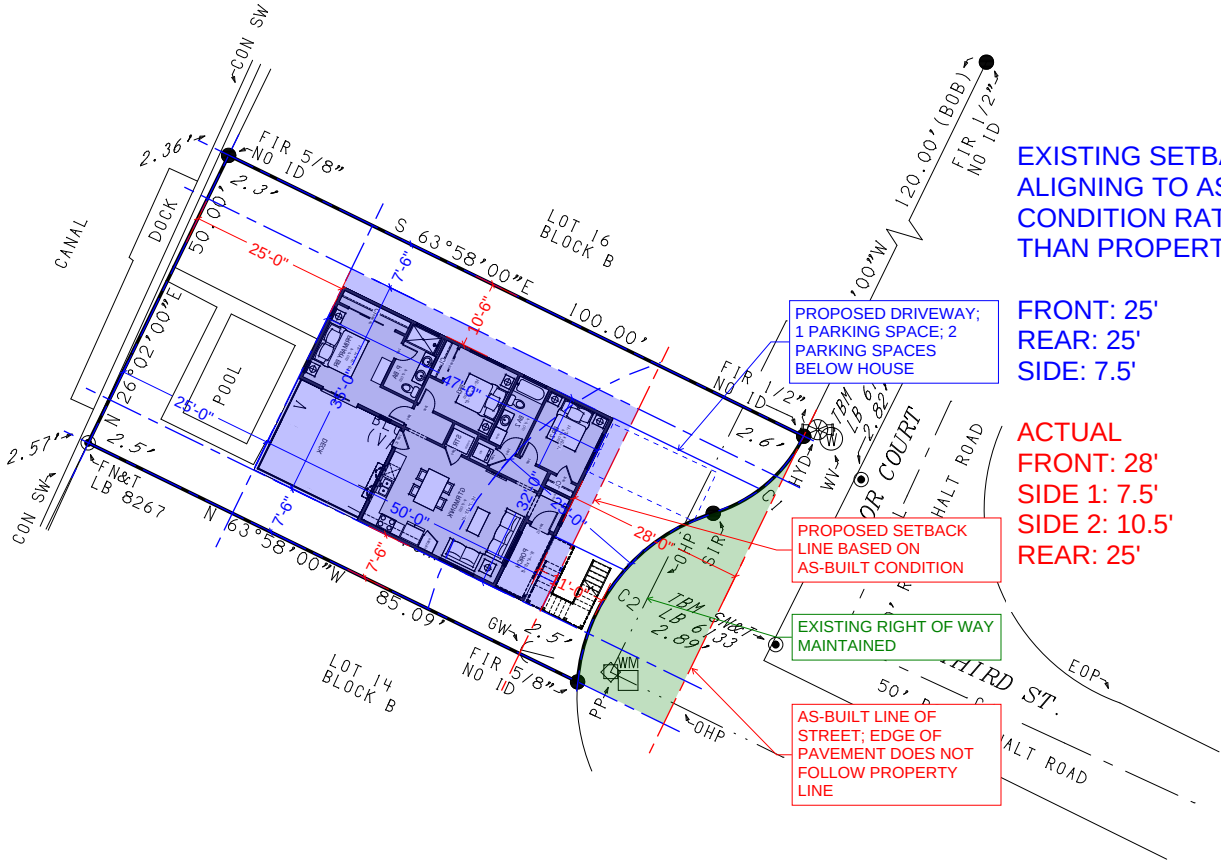
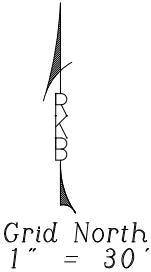
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PROPOSED OPTION 2 -
NO STAIR FROM REAR
DECK; HOUSE
MIRRORED AND PUSHED
TO REAR SETBACK

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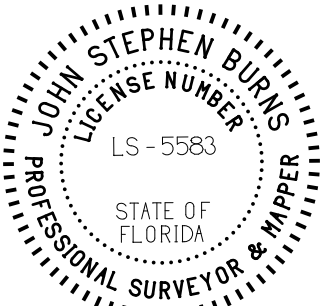
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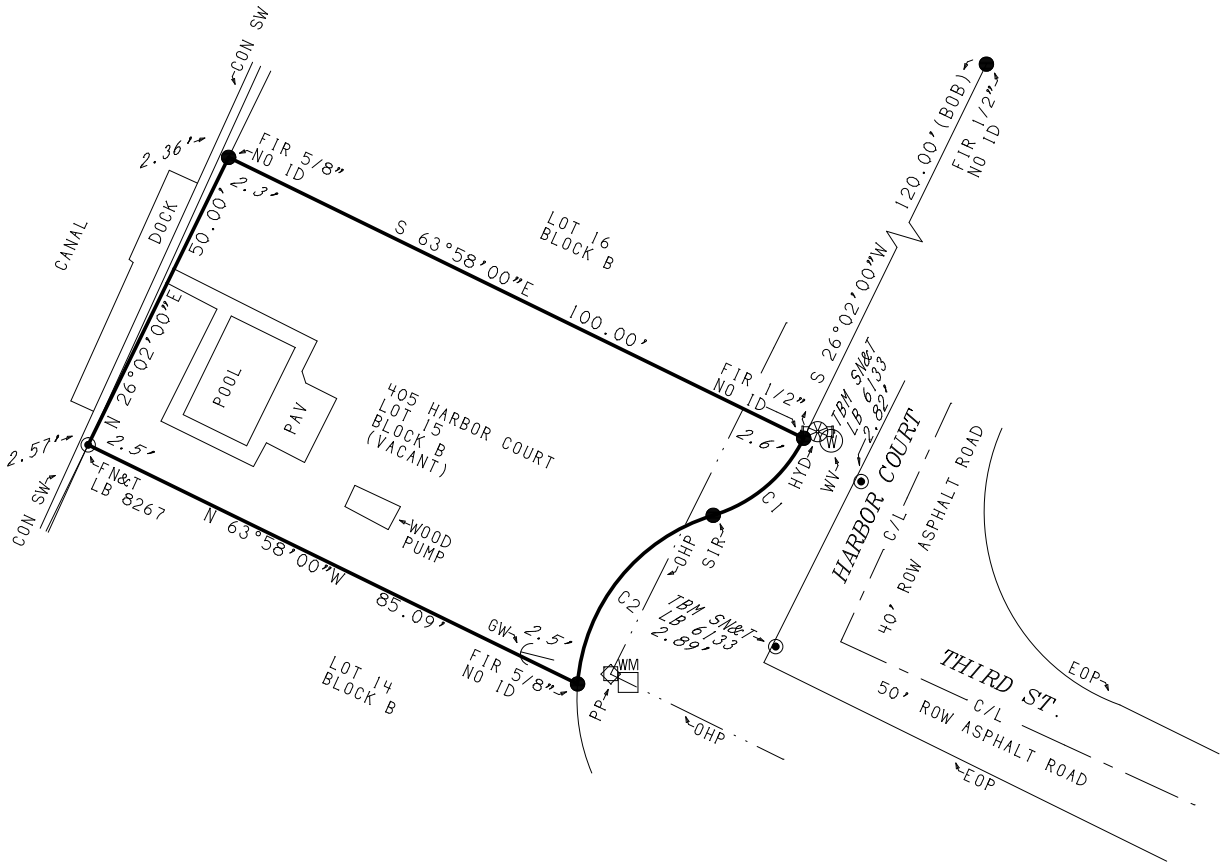
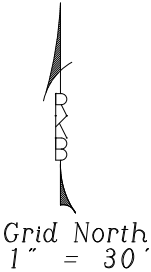
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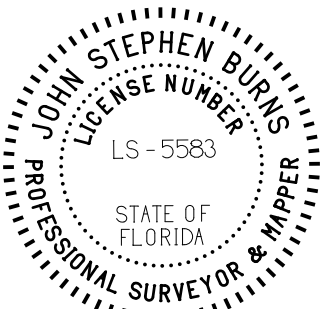
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OL = OUTDOOR LIGHT
PC = POINT OF CURVE
PCP = PERMANENT CONTROL POINT
PP = POWER POLE
PS&M = PROFESSIONAL SURVEYOR
& MAPPER
PT = POINT OF TANGENCY
PUE = PUBLIC UTILITY EASEMENT
ROW = RIGHT OF WAY
SD = STORM DRAIN
SEP = APPROXIMATE LOCATION OF
SEPTIC TANK
SIR = SET 5/8" X 18" IRON
ROD AND CAP STAMPED
RKB LB 6133
SN&T = SET NAIL & TAB
SP = SCREENED PORCH
SW = SEAWALL
TB = TOP BANK
TBM = TEMPORARY BENCHMARK
TEL = TELEPHONE BOX
TYP = TYPICAL
UE = UTILITY EASEMENT
USC&G = UNITED STATES COAST &
GEODETIC SURVEY
WM = WATER METER
WV = WATER VALVE
WW = WALKWAY

- NOTES:
1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2) UNDERGROUND UTILITIES, FOUNDATIONS, AND
STRUCTURES WERE NOT FIELD LOCATED OR SHOWN.
3) ONLY INTERIOR IMPROVEMENTS SHOWN WERE LOCATED.
4) PARCEL WAS SURVEYED FROM INFORMATION FURNISHED
BY THE CLIENT.
5) PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS,
RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
6) NO WETLANDS OR JURISDICTION LINES WERE LOCATED.
7) ABSTRACT NOT REVIEWED.
8) PARCEL LIES IN FLOOD ZONE AE 11.0'
(FIRM 12071C 05546 11/17/2022).
9) ELEVATIONS (SHOWN LIKE SO 4.83')
ARE NAVD 1988 BASED ON 872 5366 F (AD7852).



R.K.BURNS SURVEYING, INC. LB 6133

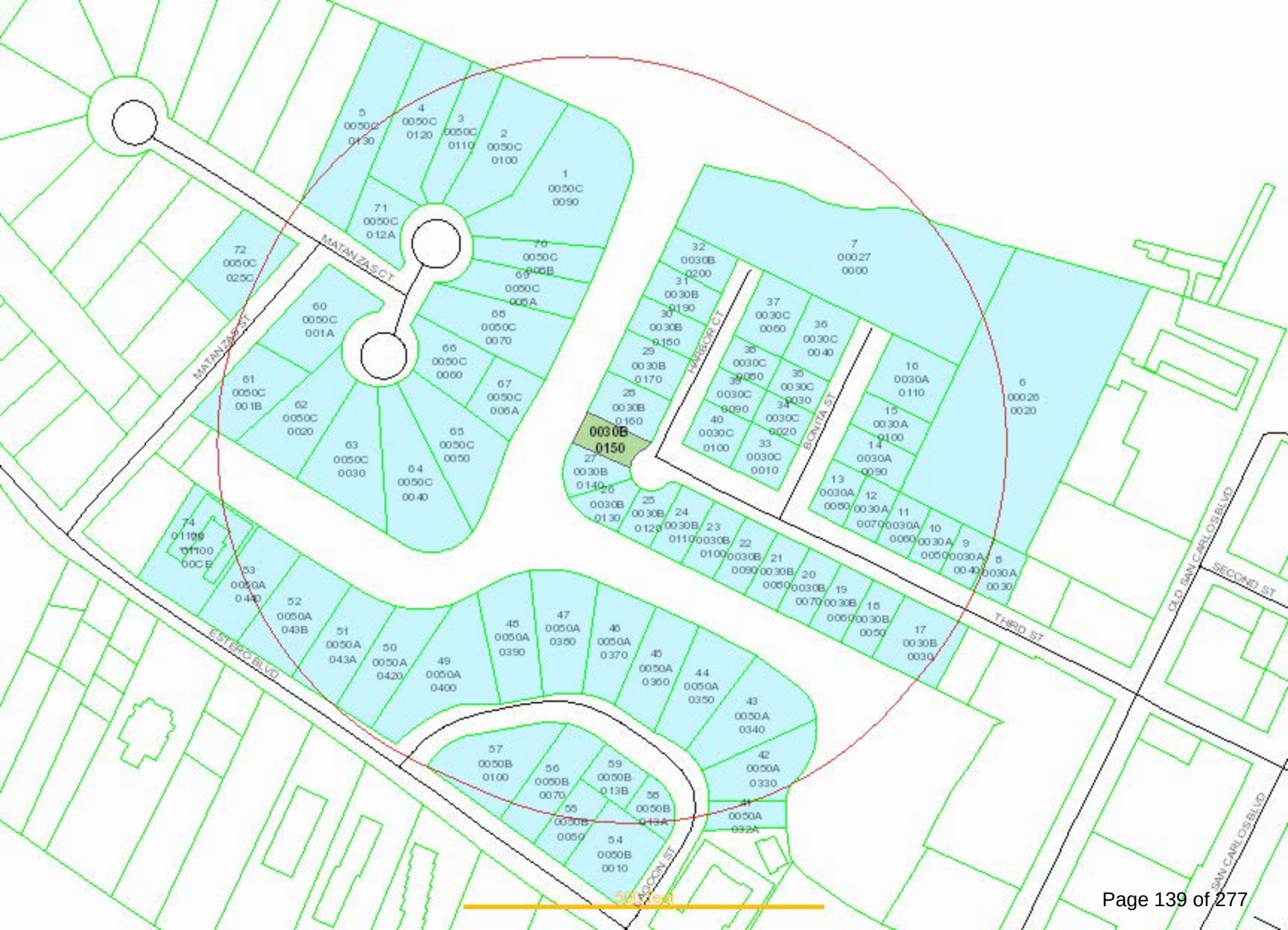
3507 LEE BLVD. # 230
LEHIGH ACRES, FL. 33971
239-303-0764
239-303-0832 (FAX)
INFO@BURNSSURVEYING.COM

MAP OF BOUNDARY SURVEY

FIELD WORK COMPLETED:03/20/2023

By:

John Stephen Burns



variancelist

Subjects: 1 Affected: 86 Buffer: 500 Date: 5/2/2023 12:00:00 AM List Size: 87																
Index	Subject	Foliod	STRAP	OwnerName	OwnerName2	MailAddress	MailAddress2	MailCity	MailState	MailZip	MailCountry	SiteNumber	SiteStreet	SiteUnit	SiteCity	SiteZip
0	TRUE	10127335	24-46-23-W3-0030B.0150	SCHROEDER KURT & GERALDINE		405 HARBOR CT		FORT MYERS BEACH	FL	33931		405	HARBOR CT		FORT MYERS BEACH	33931
1	FALSE	10127237	24-46-23-W2-0050C.0090	MAGNUM FMB 1 LLC		725 MATANZAS CT		FORT MYERS BEACH	FL	33931		725	MATANZAS CT		FORT MYERS BEACH	33931
2	FALSE	10127238	24-46-23-W2-0050C.0100	SAMUELSON JOHN A TR		721 MATANZAS CT		FORT MYERS BEACH	FL	33931		721	MATANZAS CT		FORT MYERS BEACH	33931
3	FALSE	10127239	24-46-23-W2-0050C.0110	CAMERON NORMA J		3511 SCHIRTZINGER RD		HILLIARD	OH	43026		715	MATANZAS CT		FORT MYERS BEACH	33931
4	FALSE	10127240	24-46-23-W2-0050C.0120	WEIDELING DALE A & DEBRA L		711 MATANZAS CT		FORT MYERS BEACH	FL	33931		711	MATANZAS CT		FORT MYERS BEACH	33931
5	FALSE	10127241	24-46-23-W2-0050C.0130	BANEZ PAMELA & CONRADO T		685 MATANZAS CT		FORT MYERS BEACH	FL	33931		685	MATANZAS CT		FORT MYERS BEACH	33931
6	FALSE	10127269	24-46-23-W3-00026.0020	FREELAND FL HOLDINGS LLC		5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		450	HARBOR CT		FORT MYERS BEACH	33931
7	FALSE	10127271	24-46-23-W3-00027.0000	FREELAND FL HOLDINGS LLC	BERNARD G FREELAND	5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		450	HARBOR CT		FORT MYERS BEACH	33931
8	FALSE	10127312	24-46-23-W3-0030A.0030	FREEMAN WILLIAM T &		15341 KILBIRNIE DR		FORT MYERS	FL	33912		935	THIRD ST		FORT MYERS BEACH	33931
9	FALSE	10127313	24-46-23-W3-0030A.0040	ANDERSON BRENT KORY &		13302 COACHFORD AVE		ROSEMOUNT	MN	55068		929	THIRD ST		FORT MYERS BEACH	33931
10	FALSE	10127314	24-46-23-W3-0030A.0050	MOSTEIRO CHRISTOPHER C +		923 THIRD ST		FORT MYERS BEACH	FL	33931		923	THIRD ST		FORT MYERS BEACH	33931
11	FALSE	10127315	24-46-23-W3-0030A.0060	HOULIHAN MARY N TR		917 THIRD ST		FORT MYERS BEACH	FL	33931		917	THIRD ST		FORT MYERS BEACH	33931
12	FALSE	10127316	24-46-23-W3-0030A.0070	DUDDY KATHLEEN & BRIAN TR		14 STETSON PL		DUXBURY	MA	2332		911	THIRD ST		FORT MYERS BEACH	33931
13	FALSE	10127317	24-46-23-W3-0030A.0080	CASEY KATHLEEN M +		32917 PEACH TREE LN		LEWES	DE	19958		901	THIRD ST		FORT MYERS BEACH	33931
14	FALSE	10127318	24-46-23-W3-0030A.0090	GREGG LIEAH		253 PALERMO CIR		FORT MYERS BEACH	FL	33931		430	BONITA ST		FORT MYERS BEACH	33931
15	FALSE	10127319	24-46-23-W3-0030A.0100	URIAN JULIE A TR		432 BONITA ST		FORT MYERS BEACH	FL	33931		432	BONITA ST		FORT MYERS BEACH	33931
16	FALSE	10127320	24-46-23-W3-0030A.0110	FREELAND FL HOLDINGS LLC	BERNARD G FREELAND	5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		438	BONITA ST		FORT MYERS BEACH	33931
17	FALSE	10127323	24-46-23-W3-0030B.0030	932 THIRD STREET LLC		932 THIRD ST		FORT MYERS BEACH	FL	33931		932	THIRD ST		FORT MYERS BEACH	33931
18	FALSE	10127325	24-46-23-W3-0030B.0050	DUDDY BRIAN PATRICK TR		14 STETSON PL		DUXBURY	MA	2332		920	THIRD ST		FORT MYERS BEACH	33931
19	FALSE	10127326	24-46-23-W3-0030B.0060	FOSTER STEPHEN ALLEN		2244 WINKLER AVE UNIT 205		FORT MYERS	FL	33901		914	THIRD ST		FORT MYERS BEACH	33931
20	FALSE	10127327	24-46-23-W3-0030B.0070	TYRELL PETER		134 136 PICCOTTIS END		HEMEL HEMPSTEAD	HP1 3AU	UNITED KINGDOM		910	THIRD ST		FORT MYERS BEACH	33931
21	FALSE	10127328	24-46-23-W3-0030B.0080	KOSTER RODNEY A & THERESA A		880 THIRD ST		FORT MYERS BEACH	FL	33931		880	THIRD ST		FORT MYERS BEACH	33931
22	FALSE	10127329	24-46-23-W3-0030B.0090	KOSTER RODNEY A & THERESA A		880 THIRD ST		FORT MYERS BEACH	FL	33931		870	THIRD ST		FORT MYERS BEACH	33931
23	FALSE	10127330	24-46-23-W3-0030B.0100	TAMIA SA		949 STRATFORD DR		ENCINITAS	CA	92024		850	THIRD ST		FORT MYERS BEACH	33931
24	FALSE	10127331	24-46-23-W3-0030B.0110	WOODSON MARK T + KAREN K		820 THIRD ST		FORT MYERS BEACH	FL	33931		820	THIRD ST		FORT MYERS BEACH	33931
25	FALSE	10127332	24-46-23-W3-0030B.0120	KADO KELLY +		2560 ESTERO BLVD #6A		FORT MYERS BEACH	FL	33931		810	THIRD ST		FORT MYERS BEACH	33931
26	FALSE	10127333	24-46-23-W3-0030B.0130	SCHMELING ROBERT W +		1621 SE 84TH CT		VANCOUVER	WA	98664		800	THIRD ST		FORT MYERS BEACH	33931
27	FALSE	10127334	24-46-23-W3-0030B.0140	SWING THOMAS J TR		2560 TURF PARADISE DR		STOW	OH	44224		401	HARBOR CT		FORT MYERS BEACH	33931
28	FALSE	10127336	24-46-23-W3-0030B.0160	SERVADIO NORMA LEARD TR		10 SAGAMORE DR		SIMSBURY	CT	6070		409	HARBOR CT		FORT MYERS BEACH	33931
29	FALSE	10127337	24-46-23-W3-0030B.0170	SERVADIO NORMA L TR		10 SAGAMORE DR		SIMSBURY	CT	6070		425	HARBOR CT		FORT MYERS BEACH	33931
30	FALSE	10127338	24-46-23-W3-0030B.0180	TEAL PHILLIP L		3699 PEARL DR UNIT 8		MONROE	MI	48162		429/431	HARBOR CT		FORT MYERS BEACH	33931
31	FALSE	10127339	24-46-23-W3-0030B.0190	FREELAND FL HOLDINGS LLC		5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		441	HARBOR CT		FORT MYERS BEACH	33931
32	FALSE	10127340	24-46-23-W3-0030B.0200	FREELAND FL HOLDINGS LLC		5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		445	HARBOR CT		FORT MYERS BEACH	33931
33	FALSE	10127341	24-46-23-W3-0030C.0010	KOSTER RODNEY A & THERESA A		880 THIRD ST		FORT MYERS BEACH	FL	33931		851/861	THIRD ST		FORT MYERS BEACH	33931
34	FALSE	10588574	24-46-23-W3-0030C.0020	PHELPS MICHAEL +		329 MEADOW RD		FARMINGTON	CT	6032		429	BONITA ST		FORT MYERS BEACH	33931
35	FALSE	10588575	24-46-23-W3-0030C.0030	PHELPS MICHAEL +		329 MEADOW RD		FARMINGTON	CT	6032		431	BONITA ST		FORT MYERS BEACH	33931
36	FALSE	10127343	24-46-23-W3-0030C.0040	FREELAND FL HOLDINGS LLC		5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		435	BONITA ST		FORT MYERS BEACH	33931
37	FALSE	10127344	24-46-23-W3-0030C.0060	FREELAND FL HOLDINGS LLC	BERNARD G FREELAND	5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		436	HARBOR CT		FORT MYERS BEACH	33931
38	FALSE	10127345	24-46-23-W3-0030C.0080	ASHLAND PROPERTIES		10940 S PARKER RD #512		PARKER	CO	80134		432/434	HARBOR CT		FORT MYERS BEACH	33931
39	FALSE	10127346	24-46-23-W3-0030C.0090	KIMYABAYKI SOROUSH +		91 PRINCESS DIANA DR		MARKHAM	ON	L6C 0H2	CANADA	422	HARBOR CT		FORT MYERS BEACH	33931
40	FALSE	10127347	24-46-23-W3-0030C.0100	GRIFFIS LLC		9051 E CHICAGO RD		JEROME	MI	49249		412	HARBOR CT		FORT MYERS BEACH	33931
41	FALSE	10127378	24-46-23-W3-0050A.032A	HOLBROOK LESLIE E		3658 COUNTY RD 31		GALION	OH	44833		859	LAGOON ST		FORT MYERS BEACH	33931
42	FALSE	10127379	24-46-23-W3-0050A.0330	PURTELL JAMES F TR		60 STONEY BEACH RD		OSHKOSH	WI	54902		855	LAGOON ST		FORT MYERS BEACH	33931
43	FALSE	10127380	24-46-23-W3-0050A.0340	BOYD TODD & JULIE		SOMERS WHARF	16 WATER ST UNIT L	ST GEORGES	GE 04	BERMUDA		849/851	LAGOON ST		FORT MYERS BEACH	33931
44	FALSE	10127381	24-46-23-W3-0050A.0350	DULLARD ROBERT TR +		PO BOX 2695		FT MYERS BCH	FL	33932		843	LAGOON ST		FORT MYERS BEACH	33931
45	FALSE	10127382	24-46-23-W3-0050A.0360	BLOCDHL LEASING LLC		3538 TIMBER RIDGE TRL		CEDAR RAPIDS	IA	52411		839/841	LAGOON ST		FORT MYERS BEACH	33931
46	FALSE	10127383	24-46-23-W3-0050A.0370	ISLAND GEM LLC		8044 ESTERO BLVD		FORT MYERS BEACH	FL	33931		831	LAGOON ST		FORT MYERS BEACH	33931
47	FALSE	10127384	24-46-23-W3-0050A.0380	PAINE FREDERICK L &		12 BELKNAP SHORES		SUPERIOR	WI	54880		823	LAGOON ST		FORT MYERS BEACH	33931
48	FALSE	10127385	24-46-23-W3-0050A.0390	PAINE FREDERICK L & NANCY K		819 LAGOON ST		FORT MYERS BEACH	FL	33931		819	LAGOON ST		FORT MYERS BEACH	33931
49	FALSE	10127386	24-46-23-W3-0050A.0400	TOWN OF FORT MYERS BEACH	FINANCE DEPT	2525 ESTERO BLVD		FORT MYERS BEACH	FL	33931		815	LAGOON ST		FORT MYERS BEACH	33931
50	FALSE	10127387	24-46-23-W3-0050A.0420	EDGEWATER INN LLC		1440 BRICKELL BAY DR	STE PH3	MIAMI	FL	33131		781	ESTERO BLVD		FORT MYERS BEACH	33931
51	FALSE	10127388	24-46-23-W3-0050A.043A	PAYNE DONNA L		501 WILLIN WAY		MOUNT STERLING	KY	40353		775	ESTERO BLVD		FORT MYERS BEACH	33931
52	FALSE	10127389	24-46-23-W3-0050A.043B	SAVINO STEPHEN JR & LORI		58 HIGH VALLEY DR		CANTON	CT	6019		749	ESTERO BLVD		FORT MYERS BEACH	33931
53	FALSE	10127390	24-46-23-W3-0050A.0440	SMITH STEPHEN E & CYNTHIA		13140 BIRD RD		FORT MYERS	FL	33905		739	ESTERO BLVD		FORT MYERS BEACH	33931
54	FALSE	10127392	24-46-23-W3-0050B.0010	SOUTHLAND CORPORATION	CORPORATE TAX DEPT	2711 N HASKELL AVE		DALLAS	TX	75204		841	ESTERO BLVD		FORT MYERS BEACH	33931
55	FALSE	10127394	24-46-23-W3-0050B.0050	COURTNEY S MARK & DEBORAH S TR		83 CRANBERRY RD		GROVE CITY	PA	16127		831	ESTERO BLVD		FORT MYERS BEACH	33931
56	FALSE	10127395	24-46-23-W3-0050B.0070	PAINE FRED		823 LAGOON ST		FORT MYERS BEACH	FL	33931		821/825	ESTERO BLVD		FORT MYERS BEACH	33931
57	FALSE	10127396	24-46-23-W3-0050B.0100	PAINE FREDERICK L &		12 BELKNAP SHORES		SUPERIOR	WI	54880		815	ESTERO BLVD		FORT MYERS BEACH	33931
58	FALSE	10127397	24-46-23-W3-0050B.013A	ARTTRIP BARBARA K TR		3225 E RIVERSIDE DR UNIT 57E		FORT MYERS	FL	33916		850	LAGOON ST		FORT MYERS BEACH	33931
59	FALSE	10127398	24-46-23-W3-0050B.013B	SCHWARTZ DEREK & KRISTEN		3329 ROSA AVE		NEW SMYRNA BEACH	FL	32168		846/848	LAGOON ST		FORT MYERS BEACH	33931
60	FALSE	10127399	24-46-23-W3-0050C.001A	HIATT KEITH II TR		8374 W CAPOVILLA AVE		LAS VEGAS	NV	89113		190	MATANZAS ST		FORT MYERS BEACH	33931
61	FALSE	10127400	24-46-23-W3-0050C.001B	KEITH HIATT TRUST		8374 W CAPOVILLA AVE		LAS VEGAS	NV	89113		150	MATANZAS ST		FORT MYERS BEACH	33931
62	FALSE	10127401	24-46-23-W3-0050C.0020	REBER DAVID A TR		527 SUGARPINE DR		INCLINE VILLAGE	NV	89451		710	MATANZAS CT		FORT MYERS BEACH	33931
63	FALSE	10127402	24-46-23-W3-0050C.0030	MORIONDO LARRY E TR		15482 LAWRENCE 2130		MOUNT VERNON	MO	65712		720	MATANZAS CT		FORT MYERS BEACH	33931
64	FALSE	10127403	24-46-23-W3-0050C.0040	VANFOSSSEN TERRI D		724 MATANZAS CT		FORT MYERS BEACH	FL	33931		724	MATANZAS CT		FORT MYERS BEACH	33931
65	FALSE	10127404	24-46-23-W3-0050C.0050	CROW FMB FAMILY TRUST		2705 ODAWA TRL		MUSKEGON	MI	49444		730	MATANZAS CT		FORT MYERS BEACH	33931
66	FALSE	10127405	24-46-23-W3-0050C.0060	EHRlich HARRYET TR		740 MATANZAS CT		FORT MYERS BEACH	FL	33931		740	MATANZAS CT		FORT MYERS BEACH	33931
67	FALSE	10127406	24-46-23-W3-0050C.006A	WILLIAM J MILLER TRUST +		25392 SHELTERED LANE		WINONA	MN	55987		738	MATANZAS CT		FORT MYERS BEACH	33931
68	FALSE	10127407	24-46-23-W3-0050C.0070	CALUSA LLC		22774 CITATION RD		FRANKFORT	IL	60423		750	MATANZAS CT		FORT MYERS BEACH	33931
69	FALSE	10127408	24-46-23-W3-0050C.008A	PAYNE DONNA		501 WILLIN WAY		MOUNT STERLING	KY	40353		745	MATANZAS CT		FORT MYERS BEACH	33931
70	FALSE	10127409	24-46-23-W3-0050C.008B	OAKES DONALD L L/E		735 MATANZAS CT		FORT MYERS BEACH	FL	33931		735	MATANZAS CT		FORT MYERS BEACH	33931
71	FALSE	10127410	24-46-23-W3-0050C.012A	HYNIK STEVEN & RENEE		2601 MULBERRY AVE		MUSCATINE	IA	52761		701	MATANZAS CT		FORT MYERS BEACH	33931
72	FALSE	10127415	24-46-23-W3-0050C.025C	HAYES LARRY R & PAULA D		40W504 ATCHISON DR		HAMPSHIRE	IL	60140		189	MATANZAS ST		FORT MYERS BEACH	33931
73	FALSE	10127432	24-46-23-W3-01100.000CE	RIPTIDE CONDO ASSOC INC		711 ESTERO BLVD		FORT MYERS BEACH	FL	33931			RIPTIDE CONDO C/E		FORT MYERS BEACH	33931
74	FALSE	10127423	24-46-23-W3-01100.0010	XL REAL PROPERTY SERVICES LLC		5 SHELDON DR		SPENCERPORT	NY	14559		711	ESTERO BLVD	1	FORT MYERS BEACH	33931

Legal
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 15
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 9 + PT LOT 10 E OF
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>PART LOTS 10 + 11
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>PART LOT 11
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>N 205 FT LOT 12 + BEG SW
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 13
PARL IN SE 1/4<CR>SEC 24 TWP 46 RGE 23<CR>DESC OR 1447 PG 1434
PARL IN SE 1/4 DESC OR 1656<CR>2886+MATANZAS VIEW BLK B<CR>PB9/40 PT LT 21 + SUB LAND
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 3
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 4
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 5
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 6
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 7
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 8
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 9
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 10
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOTS 11 + 12
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOTS 3 + 4
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 5
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 6
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 7
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 8
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 9
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 10
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 11
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 12
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 13
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 14
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 16
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 17
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 18
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 19
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 20
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOT 1
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>BLK C LOT 2
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>BLK C LOT 3
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOTS 4 + 5
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOTS 6 + 7
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOT 8
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOT 9
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOT 10
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>NWLY 40 FT LOT 32
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 33
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 34
ISLAND SHORES UT 2<CR>BLK A PB 9 PG 25<CR>LOT 35
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 36
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 37
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 38
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 39
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>PT LOTS 40 + 41
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>PT LOTS 40 + 41 + LOT 42
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>ELY 67.42 FT LOT 43
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>WLY 33.72 FT LOT 43<CR>+ ELY 33.72 FT LOT 44
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>WLY 67.42 FT LOT 44
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25<CR>LOTS 1 THRU 4
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25<CR>LOTS 5 + 6
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25<CR>LOTS 7 8 + PT LOTS 9 13 14
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25 LTS 10<CR>THRU 12 + PT LTS 9 13 + 14
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25<CR>PT LOTS 13 + 14
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25<CR>LOTS PT 13 + 14 FROM SE
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>ALL LOT 1 LYING NELY OF
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>ALL LOT 1 LYING SWLY OF
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 2
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 3
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 4
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 5
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT PT 6
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT PT 6
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 7
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>S 1/2 LOT 8
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>NLY 1/2 LOT 8
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>S 79 FT LOT 12
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>PT LOT 25
RIPTIDE CONDO<CR>DESC OR 1980 PG 839<CR>COMMON ELEMENTS
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 1 + CARPORT #1
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 2
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 3 + CARPORT #3
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 4
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 5
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 6 + GARAGE #6
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 7 + GARAGE #7
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 8 + GARAGE #8
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 9 + GARAGE #9
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 10 + GARAGE #10
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 11 + GARAGE #11
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 12 + GARAGE #12
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 13 + GARAGE #13



Town of Fort Myers Beach
Community Development Services - Planning Division
2525 Estero Blvd,
Fort Myers Beach, FL 33966

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

Notice is hereby given that the Local Planning Agency of the Town of Fort Myers Beach will hold a public hearing which will take place at DiamondHead Beach Resort, 2000 Estero Boulevard, Fort Myers Beach, Florida, 33931.

TIME: 9 AM
DATE: June 27th, 2023
CASE: VAR20230062
ADDRESS: 405 Harbor Ct
APPLICANT: Samir Malviya from Homebound Technologies Inc
REQUEST: The applicant is requesting a variance of 17 feet for the street setback, and a variance of 4 inches from the water body setbacks. LDC Table 34-3

TOWN CONTACT: SARAH PROPST SARAH.PROPST@FMBGOV.COM

You may appear in person, through counsel, or through an authorized agent and provide testimony, legal argument, or other evidence. At this hearing, the **Local Planning Agency** will review the application materials and hear testimony to make a **recommendation**. Complete records or transcripts of the proceedings are not provided by the Town.

Copies of the application and staff report are available for viewing at Fort Myers Beach Town Hall. Call 239-765-0202 for more information. Town Hall is open between the hours of 8:30 AM and 4:30 PM. Reasonable accommodations will be made in accordance with the Americans with Disabilities Act. If you need reasonable accommodation, contact Town Hall at 239-765-0202.



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Town of Fort Myers Beach
2525 Estero Blvd,
Fort Myers Beach, FL 33931

Town of Fort Myers Beach
2525 Estero Blvd,
Fort Myers Beach, FL 33931

«OwnerName»
«MailAddress»
«MailCity», «MailState», «MailZip»«Next Record»

«OwnerName»
«MailAddress»
«MailCity», «MailState», «MailZip»«Next Record»

Town of Fort Myers Beach
2525 Estero Blvd,
Fort Myers Beach, FL 33931

Town of Fort Myers Beach
2525 Estero Blvd,
Fort Myers Beach, FL 33931

«OwnerName»
«MailAddress»
«MailCity», «MailState», «MailZip»«Next Record»

«OwnerName»
«MailAddress»
«MailCity», «MailState», «MailZip»

**Town of Fort Myers Beach
Agenda Item Summary**

Yellow Sheet Number: **2023-1127**

1. Requested Motion:

Meeting Date: June 27, 2023

Approve/Approve with Conditions/Deny variance request for VAR20230063 for the property located at 810 Third St. The applicant is requesting a variance of 14 feet, 11 inches from the street setback for a front setback of 10 feet, 1 inch to build a new single family.

Why the action is necessary:

The LPA must provide a recommendation to the Town Council for variance requests.

What the action accomplishes:

The recommendation will be forwarded to Council. The variance would allow the property owner to build a home with a decreased front setback.

2. Agenda:

PUBLIC HEARINGS

3. Requirement/Purpose:

Resolution

5. Background:

Samir Malviya, the applicant for 810 Third Street, is requesting a variance from the Town's Land Development Code (LDC) Table 34-3 which requires a single-family home in the RC zoning district to provide a minimum street setback of 25 feet from the front property line. The applicant is requesting a variance of 14 feet, 11 inches for a front setback of 10 feet, 1 inch to build a new single-family home.

Attachments:

1. 810ThirdSt_StaffReport
2. 810 Third St - Variance Diagrams (002)
3. Exhibit A Variance Application
4. Exhibit A continued Variance Application Signature Page
5. Exhibit B LPA Postcards

Financial Impact:

unknown

6. Alternative Action

Approve with conditions

7. Staff Recommendations:

Denial

8. Recommended Approval:

Steve Poposki, Community Development Director

Date: June 22, 2023

John R Herin Jr, Town Attorney

Date: June 22, 2023

Amy Baker, Town Clerk

Date: June 22, 2023



Town of Fort Myers Beach
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

TYPE OF CASE: Variance

CASE NUMBER: VAR20230063

CASE NAME: 810 Third St; requesting a variance from LDC Section 34-638 Table 34-3 Dimensional Regulations in Conventional Zoning Districts for the street setback in the RC zoning district.

LPA

HEARING DATE: June 27, 2023, at 9 AM

STAFF

RECOMMENDATION: DENIAL

**PREPARED/
SUBMITTED BY:** Jason Smalley- Senior Planner

I. APPLICATION SUMMARY

Applicant/Owner: Samir Malviya/KADO KELLY + KADO TERESA

Request: The applicant is requesting a variance of 14 feet, 11 inches from the street setback for a front setback of 10 feet, 1 inch to build a new single family.

Subject property: See attached site plan

Physical Address: 810 Third Street

STRAP #: 24-46-23-W3-0030B.0120

FLU: Mixed Residential

Zoning: Residential Conservation (RC)

Adjacent zoning and land uses:

North: RESIDENTIAL CONSERVATION (RC)

	Single-Family Residence/Two-Family
South:	RESIDENTIAL CONSERVATION (RC) Canal/Waterbody
East:	RESIDENTIAL CONSERVATION (RC) Single-Family Residence/Two-Family
West:	RESIDENTIAL CONSERVATION (RC) Single-Family Residence/Two-Family

II. BACKGROUND AND ANALYSIS

Background:

Samir Malviya, the applicant for 810 Third Street, is requesting a variance from the Town's Land Development Code (LDC) Table 34-3 which requires a single-family home in the RC zoning district to provide a minimum street setback of 25 feet from the front property line. The applicant is requesting a variance of 14 feet, 11 inches for a front setback of 10 feet, 1 inch to build a new single-family home.

Analysis:

The purpose of the RC zoning district is to provide stable neighborhoods where single-family/two-family homes are the predominant land use. The subject property is a waterbody lot on a cul-de-sac on the intersection of Third Street and Harbor Court. The lot is 50 feet wide, with a lot depth that varies from approximately 81 feet to 100 feet. The property previously had a single-family home, which was destroyed by Hurricane Ian.

The Applicant is requesting a variance of 14 feet, 11 inch for the street setback to allow a street setback of 10 feet, 1 inch where the front property line curves in at the cul-de-sac. The setback along the non-cul-de-sac street frontage will be 25 feet.

Neighborhood Compatibility:

This scenario is not unique in nature. There are three other properties abutting the cul-de-sac on the intersection of Harbor Court and Third Street, which supported single family residences consistent with the Town's LDC prior to Hurricane Ian.

In order to accommodate the proposed residence, the Applicant may need to move the driveway to the east, which could interfere with the driveways of the adjacent properties. The reduced front yard will likely result in guest parking extending to the public ROW. Staff has provided a potential condition for keeping first floor open for all personal and guest parking to discourage parking within the Town's right of way, if the variance request is granted. Staff additionally notes that the driveway will need to be approved through the Town's review process.

Findings and Conclusions:

LDC Sec. 34-87 sets forth the required findings and conclusions for the approval of a variance:

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

The subject property is on a cul-de-sac at the intersection of Harbor Court and Third Street. The lot is 50 feet wide, with the lot depth that varies from approximately 81 feet to 100 feet. The Applicant is proposing a house that does not meet the LDC setbacks. The request is not for a de minimis variance.

- b. *That the conditions justifying the variance **are**/are not the result of actions of the applicant taken after the adoption of the regulation in question.*

The conditions justifying the variance are the result of the actions of the Applicant. The applicant is opting to build a residence that is rectangular and not in compliance with the street setback set forth by Table 34-3 of the LDC.

- c. *That the variance granted is/**is not** the minimum variance that will relieve that applicant of an unreasonable burden caused by the application of the regulation in question to this property.*

The presence of a cul-de-sac at the intersection of Harbor Court and Third Street, creates an unusual lot. However, the need for this variance is a result of a design choice and is subjective in nature.

- d. *That the granting of the variance will/**will not** be injurious to the neighborhood or otherwise detrimental to the public welfare; and*

The Applicant is proposing to move the driveway to the east, which may interfere with the driveways of the adjacent properties. The driveway design will need to be coordinated. The reduced front yard might result in guest parking extending to the public ROW. Therefore, if approved, Town's staff recommends a condition to keep the first floor open for all personal and guest parking. It does not appear that the request will be injurious to neighbors, as long as the driveway concerns are addressed.

- e. *That the conditions or circumstances on the specific piece of property for which the variance is sought are/**are not** of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.*

The conditions or circumstances on this specific property for which a variance is sought are not general in nature and do not warrant a code change.

III. RECOMMENDATION

Staff has reviewed the request for a variance *from LDC Table 34-3 which requires that a lot in the RC zoning district have minimum 25-foot street setback* and found that the variance request does not meet the requirements set forth in sec. 34-87.

Therefore, staff recommends **DENIAL** of VAR20230063, a request for variance of 14 feet, 11 inches for the street setback.

IV. CONDITIONS FOR APPROVAL

If the Town's LPA recommends approval for the variance, town's staff recommends the following conditions of approval.

- 1) The first floor shall not be enclosed. It should be made available as a private car park for the residents and their guests. All vehicles must be placed on the site and not on the Town's Right of Way (ROW).
- 2) Any relocation of the driveway will require a separate review and may require a shared driveway with the property to the east or west. The driveway(s) must also adhere to The Town of Fort Myers Beach Residential Swale Driveway specifications.
- 3) The encroachment of the street setback is limited to proposed SFR as approved on the site plan and no further encroachment of the street setbacks shall be permitted at any time.
- 4) All other LDC requirements shall be met.

V. EXHIBITS

- A. Complete application
- B. Postcards

Grid North
1" = 30'

FRONT: 25'
REAR: 25'
SIDE: 7.5'



THIS MAP OF SURVEY IS ONLY FOR THE LAND DESCRIBED,
IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENT,
FREEDOM OF ENCUMBRANCE, OWNERSHIP OR RIGHTS-OF-WAY.

ADDITIONS OR DELETIONS TO THE SURVEY MAP BY OTHERS
THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED
WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THIS SURVEY WAS PREPARED TO MEET THE REQUIREMENTS OF THE PERSONS LISTED AND SHOULD NOT BE RELIED ON TO MEET THE REQUIREMENTS OF ANY OTHER PERSONS OR PURPOSES.

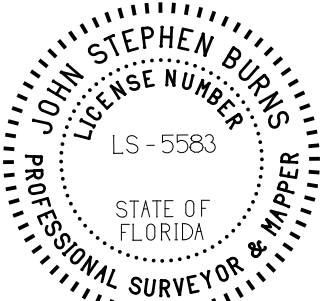
DRAWN BY: WNH

NOTES:

- 1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 2) UNDERGROUND UTILITIES, FOUNDATIONS, AND STRUCTURES WERE NOT FIELD LOCATED OR SHOWN.
- 3) ONLY INTERIOR IMPROVEMENTS SHOWN WERE LOCATED.
- 4) PARCEL WAS SURVEYED FROM INFORMATION FURNISHED BY THE CLIENT.
- 5) PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 6) NO WETLANDS OR JURISDICTION LINES WERE LOCATED.
- 7) ABSTRACT NOT REVIEWED.
- 8) PARCEL LIES IN FLOOD ZONE AE 11.0' (FIRM 12071C 05546 11/17/2022). PARCEL PARTIALLY LIES IN A COASTAL A ZONE.
- 9) ELEVATIONS (SHOWN LIKE SO 4.83') ARE NAVD 1988 BASED ON 872 5366 F (AD7852).

John S. Burns Sr.
Surveyor & Mapper
LS 5583
State of Florida

Digitally
signed by
John Burns
Date:
2023.04.12
13:49:19
-04'00'



3507 LEE BLVD. # 230
LEHIGH ACRES, FL. 33971
239-303-0764
239-303-0832 (FAX)
INFO@BURNSSURVEYING.COM

MAP OF BOUNDARY SURVEY

FIELD WORK COMPLETED: 03/14/2023

By: John J. [Signature]

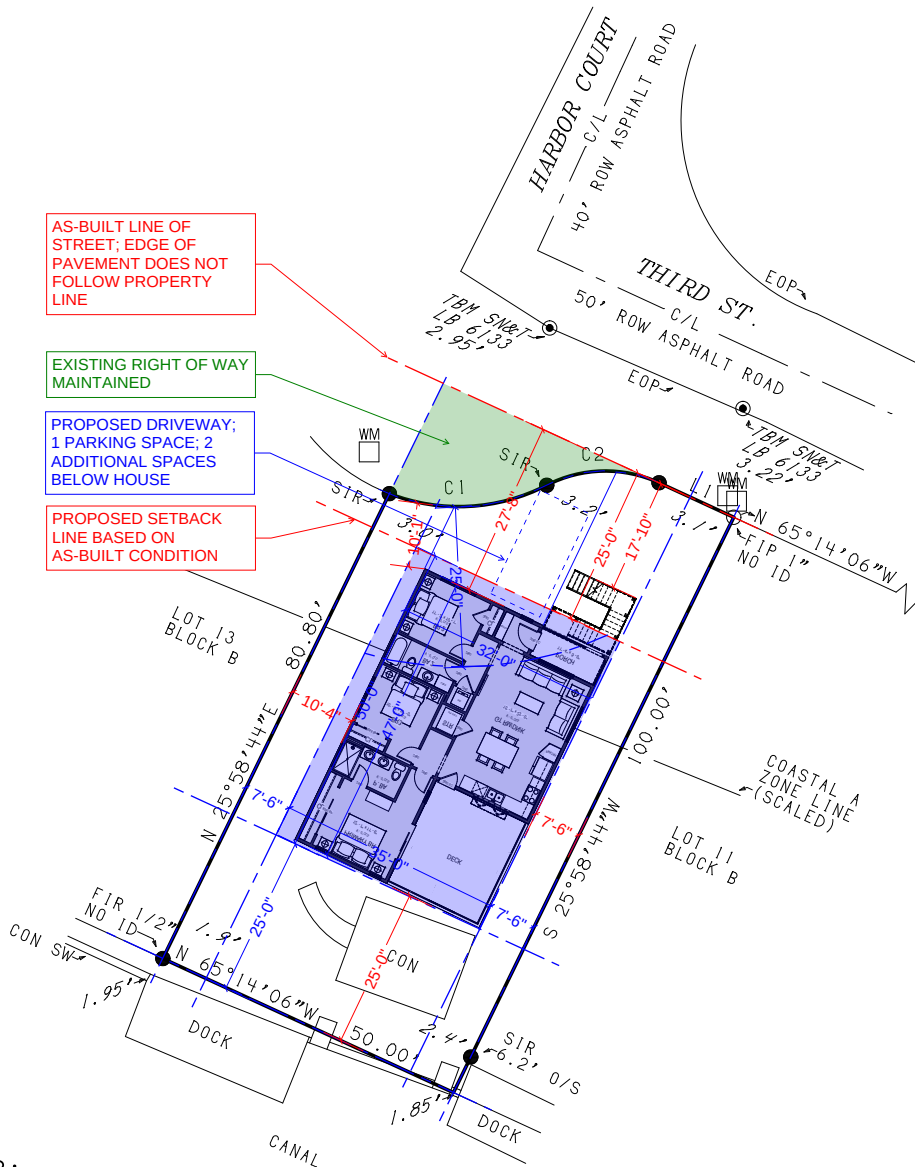
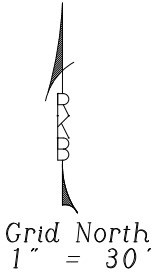


AS-BUILT LINE OF STREET; EDGE OF PAVEMENT DOES NOT FOLLOW PROPERTY LINE

PLATTED PROPERTY LINE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	48°27'11"	30.00'	25.37'	13.50'	24.62'	N 86°56'28"E
C 2	52°03'01"	20.00'	18.17'	9.77'	17.55'	N 88°44'23"E

LINE	BEARING	DISTANCE
L 1	S 65°14'06"W	12.86'



PROPOSED SETBACKS
ALIGNING TO AS-BUILT
CONDITION RATHER
THAN PROPERTY LINE:

FRONT: 25'
REAR: 25'
SIDE: 7.5'

ACTUAL
FRONT: 27.67'
SIDE 1: 7.5'
SIDE 2: 10.33'
REAR: 25'

PREPARED FOR:
KELLY & TERESA KADO
HOMEBOUND

PARCEL DESCRIPTION:
LOT 12, BLOCK B, MATANZAS VIEW, ACCORDING TO THE
MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9,
PAGE 40, OF THE PUBLIC RECORDS OF LEE COUNTY,
FLORIDA

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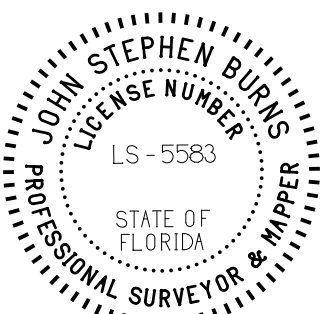
DRAWN BY:WNH

LEGEND:
(C) = CALCULATED
(F) = FIELD MEASURED
(NR) = NON-RADIAL
(R) = RECORD
(RAD) = RADIAL
BOB = BASIS OF BEARINGS
(GRID-NAD 83-FL WEST ZONE)
C/L = CENTERLINE
CATV = CABLE TV BOX
CCED = CAPE CORAL ENGINEERING DEPT.
CCP = COVERED CONCRETE PAD
CLF = CHAIN LINK FENCE
CON = CONCRETE
CP = CONCRETE PAD
DE = DRAINAGE EASEMENT
DUE = DRAINAGE & UTILITY EASEMENT
EOP = EDGE OF PAVEMENT
FC = FENCE CORNER
FCM = FOUND CONCRETE MONUMENT
FF = FINISHED FLOOR ELEVATION
FIR = FOUND IRON ROD
FN = FOUND NAIL
FN&T = FOUND NAIL & TAB
GF = GARAGE FLOOR ELEVATION
GW = GUY WIRE
HYD = FIRE HYDRANT
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
MH = MANHOLE
NAD = NORTH AMERICAN DATUM

NAVD = NORTH AMERICAN
VERTICAL DATUM
O/S = OFFSET
OHP = OVERHEAD POWER LINE
OL = OUTDOOR LIGHT
PC = POINT OF CURVE
PCP = PERMANENT CONTROL POINT
PP = POWER POLE
PS&M = PROFESSIONAL SURVEYOR
& MAPPER
PT = POINT OF TANGENCY
PUE = PUBLIC UTILITY EASEMENT
ROW = RIGHT OF WAY
SD = STORM DRAIN
SEP = APPROXIMATE LOCATION OF
SEPTIC TANK
SIR = SET 5/8" X 18" IRON
ROD AND CAP STAMPED
"RKB LB 6133"
SN&T = SET NAIL & TAB
SP = SCREENED PORCH
SW = SEAWALL
TB = TOP BANK
TBM = TEMPORARY BENCHMARK
TEL = TELEPHONE BOX
TYP = TYPICAL
UE = UTILITY EASEMENT
USC&G = UNITED STATES COAST &
GEODETIC SURVEY
WM = WATER METER
WV = WATER VALVE
WW = WALKWAY

NOTES:
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By: *John Burns*

R.K.BURNS SURVEYING, INC. LB 6133
3507 LEE BLVD. # 230
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239-303-0764
239-303-0832 (FAX)
INFO@BURNSSURVEYING.COM
MAP OF BOUNDARY SURVEY
FIELD WORK COMPLETED:03/14/2023



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

This is a first part of a two-part application. Please be sure to fill out this form, which requires general information, as well as the Supplemental Form application specific to action requested for the subject property. Please submit a complete Public Hearing application with required, supplemental information, exhibits and documents to zoningpermits@fmbgov.com. Please do not submit the instructions at the end of the application.

Site Address: 810 Third Street
STRAP Number: 24-46-23-W3-0030B.0120
Applicant: Homebound Technologies Inc Phone: 719.213.4409
Contact Name: Samir Malviya Phone: 248.894.9610
Email: smalviya@homebound.com Fax: _____
Current Zoning District: AE
Future Land Use Map (FLUM) Category: Residential
FLUM Density Range: Low-Density Platted Overlay: ☐ YES ☒ NO

ACTION REQUESTED

- ☐ Special Exception
☒ Variance
☐ Conventional Rezoning
☐ Planned Development ☐ Commercial ☐ Residential
☐ Master Concept Plan Extension
☐ Appeal of Administrative Action
☐ Vacation of Platted Right-of-way and Easement
☐ Other – cite LDC Section: _____

SUPPLEMENTAL FORM REQUIRED

PH-A
PH-B
PH-C
PH-D
PH-E
PH-F
PH-G
attach on separate sheet

PART I – General Information

A. Applicant*: Samir Malviya Phone: 248.894.9610
**Applicant must submit a statement under oath that he/she is the authorized representative of the property owner.
Please see PART III to complete the appropriate Affidavit form for the type of applicant.*
Applicant Mailing Address: 244 Harbor Court | Fort Myers Beach, FL | 33931
Email: smalviya@homebound.com Fax: _____
Contact Name: Samir Malviya Phone: 248.864.9610



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

B. Relationship of Applicant to subject property:

- | | | |
|--|---|--|
| ☐ Owner* | ☐ Land Trust* | ☐ Partnership* |
| ☐ Corporation* | ☐ Association* | ☐ Condominium* |
| ☐ Subdivision* | ☐ Timeshare Condo* | ☐ Contract Purchaser* |
| ☒ Authorized Representative* ☐ Other* (please indicate) _____ | | |

**Applicant must submit a statement under oath that he/she is the authorized representative of the property owner.
Please see PART III to complete the appropriate Affidavit form for the type of applicant.*

C. Authorized Agent(s). Please list the name of Agent authorized to receive correspondence Agents

Name: Samir Malviya Phone: 248.864.9610

Address: 422 Harbor Court | Fort Myers Beach, FL | 33931

Email: _____ Fax: _____

D. Other Agent(s). Please list the names of all Authorized Agents (attach extra sheets if necessary)

Name: Tyler Knafelc Phone: 719.213.4409

Address: 422 Harbor Court | Fort Myers Beach, FL | 33931

Email: tknafelc@homebound.com Fax: _____

Name: Drew Whiting Phone: 224.723.9198

Address: 422 Harbor Court | Fort Myers Beach, FL | 33931

Email: dwhiting@homebound.com Fax: _____

PART II – Nature of Request

Requested Action (each request requires a separate application)

- ☐ Special Exception
- ☒ Variance from LDC Section 34 - 638
- ☐ Conventional Rezoning from _____ to _____
- ☐ Planned Development
- ☐ Rezoning from _____ to ☐ Commercial PD ☐ Residential PD
- ☐ Amendment. List the project number: _____
- ☐ Extension/reinstatement of Master Concept Plan. List project number: _____



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

- ☐ Appeal of Administrative Action
- ☐ Vacation ☐ Right-of-Way ☐ Easement
- ☐ Other. Please Explain: _____
- _____
- _____

PART III – Waivers

Please indicate any specific submittal items that have been waived by the Director for the request. Attach a copy of the signed approval as Exhibit 3-1. (Use additional sheets if necessary)

Code Section: _____ Description: _____

Code Section: _____ Description: _____

Code Section: _____ Description: _____

PART IV – Property Ownership (Single Owner)

- ☒ Single Owner (individual or husband and wife)

Name: Kelly & Teresa Kado Phone: 715-308-2125

Mailing Address: 2560 ESTERO BLVD #6A | FORT MYERS BEACH, FL | 33931

Email: kkado@kadoinsurance.com Fax: _____

AFFIDAVIT

APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, Kelly Kado swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the Town of Fort Myers Beach in accordance with this application and the Land Development Code;

All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

I have authorized the staff of the Town of Fort Myers Beach Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that

The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Signature

Kelly Kado

Printed Name

STATE OF _____ COUNTY OF _____

The foregoing instrument was certified and subscribed before me by means of ____ physical

presence OR ____ online notarization, this ____ day of _____, 20____, by

_____, ☐ who is personally known to me OR ☐ who has produced

_____ as identification.

(SEAL)

Notary Public Signature

PART V

Property Ownership (Multiple Owners)

☐ Multiple Owners (including corporation, partnership, trust, association, condominium, timeshare, or subdivision)

- ☐ Complete Disclosure of Interest Form (see below)
- ☐ Attach list of property owners as Exhibit 5-1
- ☐ Attach map showing property owners interests as Exhibit 5-2 (for multiple parcels)
- ☐ For condominiums and timeshares see Explanatory Notes Part V - Exhibit 5-3
- ☐ Letter of Opinion - Exhibit 5-4

DISCLOSURE OF OWNERSHIP INTEREST

If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address

Percentage Ownership



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address and Office

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address and Office

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

Date of Contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final certificate of compliance, a supplemental disclosure of interest must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature

Printed Name

AFFIDAVIT

APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, _____ (name), as _____ (title) of _____ (company), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the Town of Fort Myers Beach in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Fort Myers Beach Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

Name of Entity (corporation, partnership, LLP, LLC, etc)

Signature

Title

Typed or Printed Name

Date

STATE OF _____ COUNTY OF _____

The foregoing instrument was certified and subscribed before me by means of ____ physical presence OR ☐ online notarization, this ____ day of _____, 20____, by _____, ☐ who is personally known to me OR ☐ who has produced _____ as identification.

Seal

Notary Public Signature

PART VI- Property Information

A. Legal Description:

STRAP: 24-46-23-W3-0030B.0120

Property Address: 810 Third Street

Is the subject property within a platted subdivision recorded in the official Plat Books of Lee County? ☐ No. Attach a legible copy of the legal description as Exhibit 6-1.

☒ Yes. Property identified in subdivision: Matanzas View

Book: 09 Page: 40 Unit: _____ Block: B Lot(s): 12

B. Boundary Survey:

☒ Attach a Boundary Survey of the property meeting the minimum standards of Chapter 61G17-6 of the Florida Administrative Code. A Boundary Survey must bear the raised seal and original signature of a Professional Surveyor and Mapper licensed to practice Surveying and Mapping by the State of Florida. Attach and label as Exhibit 6-2.



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

C. Property Dimensions:

Width (please provide an average width if irregular in shape) 53.38 feet
Depth (please provide an average width if irregular in shape) 90.40 feet
Frontage on street: 56.76 feet. Frontage on waterbody: 50.00 feet
Total land area: 4665.44 ☐ acres ☒ square feet

D. General Location of Subject Property (from Sky Bridge or Big Carlos Pass Bridge):

☒ Attach Area Location Map as Exhibit 6-3

E. Property Restrictions (check applicable):

- ☒ There are no deed restrictions and/or covenants on the subject property.
☐ A list of deed restrictions and/or covenants affecting the subject property is attached as Exhibit 6-4.
☐ A narrative statement detailing how the restrictions/covenants may or may not affect the request is attached as Exhibit 6-5.

F. Surrounding Property Owners (these items can be obtained from the Lee County Property Appraiser):

- ☒ Attach a list of surrounding property owners within 500 feet as Exhibit 6-6.
☐ Attach a map showing the surrounding property owners as Exhibit 6-7.
☐ Provide Staff with two (2) sets of surrounding property owner mailing labels.

G. Future Land Use Category (see Future Land Use Map):

- | | |
|---|--|
| ☒ Low Density | ☐ Marina |
| ☐ Mixed Residential | ☐ Recreation |
| ☐ Boulevard | ☐ Wetlands |
| ☐ Pedestrian Commercial | ☐ Platted Overlay |



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

EXPLANATORY NOTES

Please do not print, copy and submit these instructions

Please submit required applications, supplemental information, exhibits and documents to zoningpermits@fmbgov.com.

Application fees are set by resolution of the Town Council of the Town of Fort Myers Beach and must be paid before any materials submitted will be considered an application.

The applicant is responsible for the accuracy and completeness of this application. Time delays or additional expenses necessitated by submitting inaccurate or incomplete information will be the responsibility of the applicant. Decisions regarding requests to waive submittal requirements are at the discretion of the Community Development Director and may not be appealed.

All information submitted with the application becomes a part of the public record and will be a permanent part of the file.

All attachments and exhibits must be legible, suitable for recording, and of a size that will fit or conveniently fold into a letter size (8 ½ by 11) folder.

Explanatory Notes – Part I

- A. Applicant's name: The applicant may be the landowner or an authorized agent.
- B. Relationship of applicant to property: Indicate if the applicant is the property owner, and if so, the type of ownership. If the applicant is not the owner of the property, indicate the relationship of the applicant to the owner and submit a notarized authorization from the owner(s) to the applicant.
- C. Agent's name: If the applicant will have others representing him/her in processing the application, indicate name, address, and phone number.
- D. Other agents: Provide contact information for any other agents that may be involved in the request.

Explanatory Notes – Part II

Indicate the requested action.

Explanatory Notes – Part III

If waiver of any application requirement has been approved by the Community Development Director, attach a copy of the approval. Please request waivers prior to applying. Exhibit 3-1

Explanatory Notes – Part IV

- A. If the property owner is an individual or husband and wife, check the box and provide the information.



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

Explanatory Notes – Part V

- A. If there are multiple property owners exhibit 5-1, complete the disclosure form and include the names and mailing addresses of all persons or entities having an ownership interest in the property, including the names of all stockholders and trust beneficiaries. Disclosure is not required of any entity whose interests are solely equity interests that are regularly traded on an established securities market in the United States or another country.
- B. If more than one parcel is involved, submit a list of all property owners and their mailing addresses. Provide a map keyed to the list of property owners showing their interests. The applicant is responsible for the accuracy of the list and map Exhibit 5-2
- C. Where the property is a condominium or timeshare condominium, the application must be initiated by both the condominium association and no less than 75% of the total number of unit owners. To verify ownership, the list of property owners must be identified by unit number and/or timeshare period as applicable, along with proof that the owners who did not join in the application were given actual written notice of the application by the applicants, who must verify the list and the notice by sworn affidavit. Attach this affidavit as Exhibit 5-3.
- D. In addition, a letter of opinion from an attorney licensed to practice law in the State of Florida addressing the considerations in LDC Section 34-201(a)(1)b.3. must be attached as Exhibit 5-4.

Explanatory Notes – Part VI

- A. Include the street address of the subject property. List STRAP number. If more than one parcel is involved, list all STRAP numbers. If you don't know the STRAP number, you can look up the property in the records of the Lee County Property Appraiser at <http://www.leepa.org>. If the application includes only one or more undivided platted lots within a subdivision officially recorded in the Plat Books of Lee County, Florida, identify the property by lot number(s), block if applicable, subdivision unit if applicable, subdivision name, and plat book number and page number. If the property is not one or more undivided platted lots or is in an "unrecorded" subdivision, attach a metes and bounds legal description giving accurate bearings and distances for each course. If multiple parcels are involved, the metes and bounds legal description must describe the perimeter of the entire property subject to the request. The initial point in the description must be related to at least one established identifiable real property corner, such as a government corner or a recorded corner. The bearings used in the description must be clearly referenced to a well-established and monumented line. Exhibit 6-1
- B. Submit a Boundary Survey meeting the minimum technical standards for surveying set out in Chapter 61G17-6 of the Florida Administrative Code. Make sure that the surveyor is aware of any specific needs of the survey (location of Coastal Construction Lines, locations of existing structures, locations of easements, etc) that are relevant to your request. The perimeter boundary of the entire subject property should be indicated clearly with a heavy



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

line. Exhibit 6-2

- C. Provide the property dimensions or the approximate dimensions if the property is not a regular quadrilateral.
- D. Describe how to get to the property starting from either the Sky Bridge or the Big Carlos Pass Bridge (specify which). Exhibit 6-3
- E. If there are any deed restrictions or covenants that might affect the requested action, provide the information. Exhibit 6-4
- F. A narrative statement detailing how the restrictions/covenants may or may not affect the request is attached as Exhibit 6-5
- G. Attach a list of the surrounding property owners within 500 feet of the perimeter of the area of the request. Also include two sets of mailing labels providing the names and addresses of the owners on this list, and a map showing the parcel boundaries within the 500-foot radius Exhibit 6-6. This information can be acquired for a small fee by requesting a “variance report” from the Map Sales Office at the Lee County Property Appraiser’s Office. Contact information for the Property Appraiser can be found at <http://www.leepa.org>.
- H. Indicate the Future Land Use Map category or categories of the property as shown on the Fort Myers Beach Comprehensive Plan’s Future Land Use Map, and whether the property is located in the “platted overlay” on the map.
- I. Indicate the current zoning of the property. In most cases the current zoning is shown on the official zoning map of the Town of Fort Myers Beach, as adopted by ordinance. If zoning actions affecting the subject property have been taken since March 2004, call Town Hall to verify the current zoning.

Explanatory Notes – Part IV & V

The applicant must sign and submit either of the affidavits in Part V & VI, as applicable.



Case # _____ Date Received: _____

Town of Fort Myers Beach

COMMUNITY DEVELOPMENT DEPARTMENT

Supplement PH-B

Additional Required Information for a Variance Application

This is the second part of a two-part application. This part requests specific information for a variance. Include this form with the Request for Public Hearing form.

Case Number:
Project Name: Kado Residence 810 Third Street
Authorized Applicant: Samir Malviya
LeePA STRAP Number: 24-46-23-W3-0030B.0120

Current Property Status: Demolished	
Current Zoning: AE	
Future Land Use Map (FLUM) Category: Residential	
Comp Plan Density: Low	Platted Overlay? ☐ Yes ☒ No

Variance is requested from:

LDC Section Number	Title of Section or Subsection
34-638 Minimum Setbacks	

Complete the narrative statements below for EACH variance requested.

PART I
Narrative Statements

Request for variance from 34-638 (LDC Section number)

Explain the specific regulation contained in this section from which relief is sought:
The front property lines of 401 Harbor Ct, 405 Harbor Ct, 800 Third St, and 810 Third St.
implies a cul-de-sac condition at the intersection of Harbor Ct and Third St. The as-built or paved
condition of the street where the two streets meet is a perfect right angle of two streets intersecting
as if to imply that the front property line of these four properties followed the straight edge of their
respective streets rather than the recessed condition implied by their front property lines as
recorded on the Matanzas View subdivision plat and their respective surveys. The recessed
front property line in turn creates a recessed front setback line which greatly restricts the buildable
depth allowed on these properties. In the case of 810 Third St, the 50' x 100' property would
otherwise be able to fit a 35' x 50' house, but due to the recessed property line can only fit a
35' x 31.5' house.

Reasons for request

Explain why the variance is needed:
The variance is needed to 1. Maintain the front setback along the rest of Third St and a consistent
streetscape. 2. Increase the depth of the buildable footprint to allow the proposed 32' x 41' house
to fit on the lot. And 3. Push the proposed house forward in the lot to maximize the rear setback
for boats to maximize visibility at the intersection of canals.

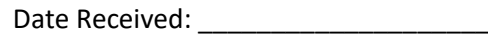
Explain the possible effect the variance, if granted, would have on surrounding properties:

If granted, Third St would have a more consistent front setback along its street going east, and 800 Third St to its west would have a potential lack of street frontage or access to its property.

In order to maintain access to 800 Third St and 401 Harbor Ct, we are proposing the space in front of the drawn property line be maintained as a right of way - causing no change or hardship to the inner cul-de-sac lots as far as access goes. Although not recognized on the subdivision plat, the existing condition is essentially treated in this regard already as 800 Third St and 401 Harbor Ct share a single driveway curb cut that splits into two driveways to their respective lots.

Explain the hardship (what is unique about the property) that justifies relief from the regulation:

The recessed front setback line based on the drawn property line restricts the buildable depth of a house to 31.5' from 50' on a standard 50' x 100' property. Given the as built condition does not reflect the drawn recessed property line, we see no reason to constrain the built house to a front setback relative to the recessed property line.



We are proposing two different options to relieve the hardship incurred by the recessed front property line. Option 1 proposes pushing the house forward to the 25' front setback to both maintain the street's front setback and maximize the potential at the rear yard. Option 2 proposes pushing the house forward enough that it fits within the rear yard setback, minimizing the amount of relief requested at the front setback. In both cases, the house is oriented so the driveway and parking spaces are fully on the property and do not encroach into the right-of-way.

PART 2

Submittal Requirements

All applications for a variance must be submitted electronically through our Iworq portal - [iworq \(talktomycity.com\)](http://iworq.talktomycity.com)

Required Items

- Public Hearing Request Form
- Supplemental form PH-B
- Site Plan (to scale) including the current use of all existing structures on the site, and those on adjacent properties within 100 feet of the perimeter; and a clear illustration of the proposed variance
- Fee in the amount of \$1800.00 (residential)/Additional Variance \$500.00
- Variance (non-residential) \$2800.00/ Additional Variance \$700.00

Guide to filing PH-B Additional Required Information for a Variance Application

Cover page

Case Number will be inserted by Community Development staff.

Project Name must be the same as the name used on the Request for Public Hearing form.

Applicant must be the same as on the Request for Public Hearing form.

STRAP numbers must be the same as on the Request for Public Hearing form.

Current status of property must be the same as on the Request for Public Hearing form.

"Variance is requested from..." Provide the section number and title of each section of the Fort Myers Beach Land Development Code from which a variance is being sought.

Narrative statements

If the application is for multiple variances, complete all of the narrative statements for each variance that is requested.

Site plan

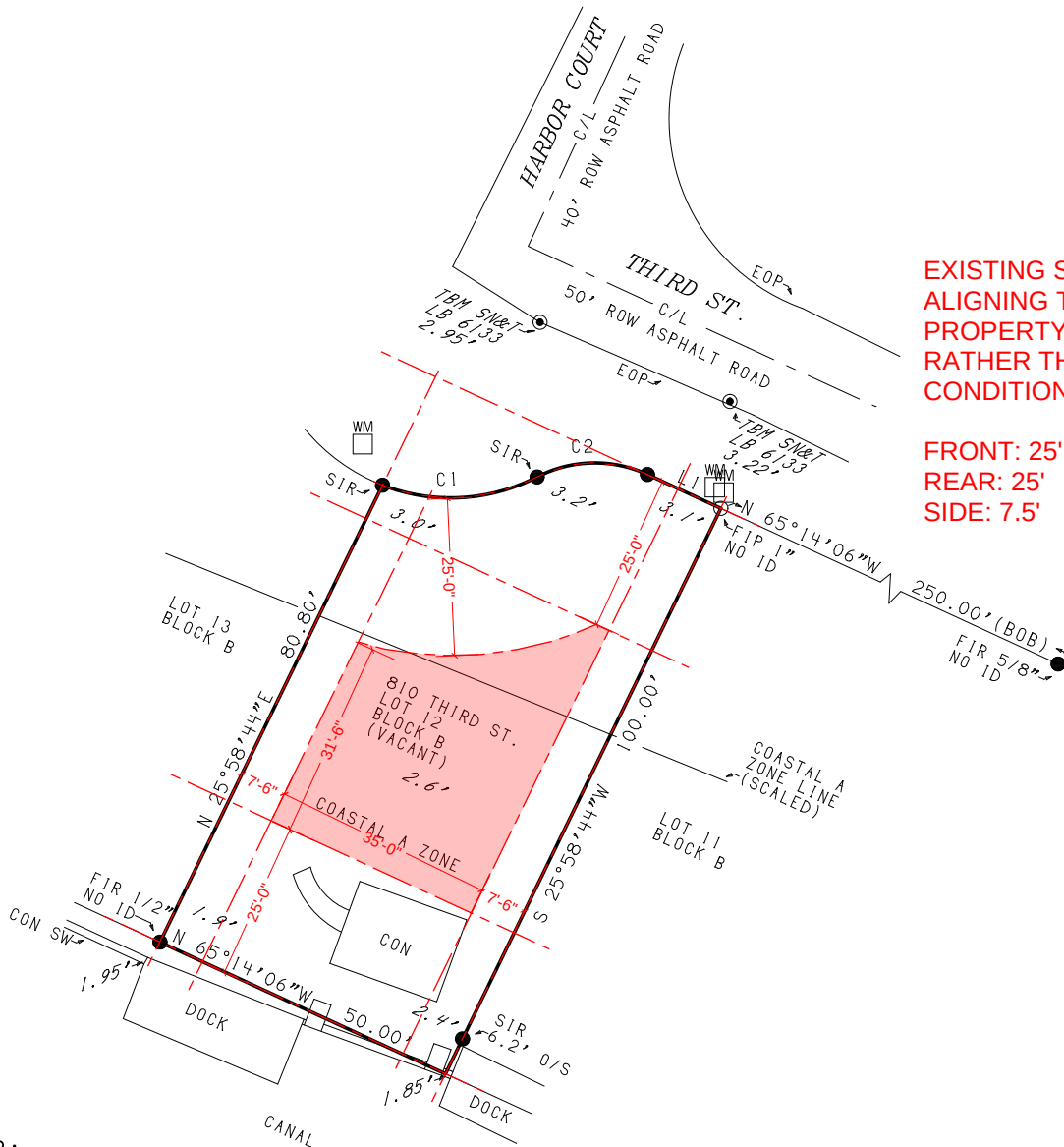
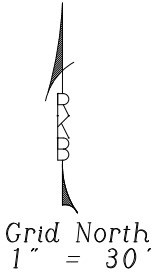
The site plan must show all existing structures on the site; all existing structures within 100 feet of the perimeter boundary of the site; and a clear illustration of the proposed variance.

LDC Section 34-87

The guidelines for decision-making regarding a request for a variance are as follows:

1. Whether there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question, or whether the request is for a *de minimis* variance under circumstances or conditions where rigid compliance is not necessary to protect public policy;
2. Whether the exceptional or extraordinary conditions justifying the variance are or are not the result of actions of the applicant taken after the adoption of the regulation in question;
3. Whether the requested variance is the minimum variance to relieve the applicant of an unreasonable burden caused by the application of the regulation in question;
4. Whether granting the variance would be injurious to the neighborhood or otherwise detrimental to the public welfare;
5. Whether the conditions or circumstances of the specific piece of property or the intended use of the property for which the variance is sought are of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	48°27'11"	30.00'	25.37'	13.50'	24.62'	N 86°56'28"E
C 2	52°03'01"	20.00'	18.17'	9.77'	17.55'	N 88°44'23"E
LINE	BEARING	DISTANCE				
L 1	S 65°14'06"E	12.86'				



EXISTING SETBACKS
ALIGNING TO
PROPERTY LINE
RATHER THAN AS-BUILT
CONDITION:

FRONT: 25'
REAR: 25'
SIDE: 7.5'

PREPARED FOR:
KELLY & TERESA KADO
HOMEBOUND

PARCEL DESCRIPTION:
LOT 12, BLOCK B, MATANZAS VIEW, ACCORDING TO THE
MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9,
PAGE 40, OF THE PUBLIC RECORDS OF LEE COUNTY,
FLORIDA

THIS MAP OF SURVEY IS ONLY FOR THE LAND DESCRIBED.
IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENT,
FREEDOM OF ENCUMBRANCE, OWNERSHIP OR RIGHTS-OF-WAY.

ADDITIONS OR DELETIONS TO THE SURVEY MAP BY OTHERS
THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED
WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

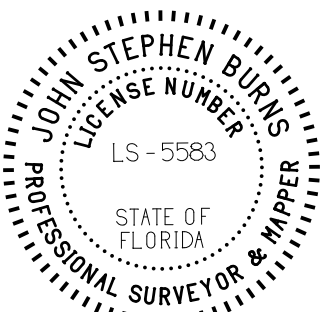
THIS SURVEY WAS PREPARED TO MEET THE REQUIREMENTS OF THE
PERSONS LISTED AND SHOULD NOT BE RELIED ON TO
MEET THE REQUIREMENTS OF ANY OTHER PERSONS OR PURPOSES.

DRAWN BY:WNH

LEGEND:
(C) = CALCULATED
(F) = FIELD MEASURED
(NR) = NON-RADIAL
(R) = RECORD
(RAD) = RADIAL
BOB = BASIS OF BEARINGS
(GRID-NAD 83-FL WEST ZONE)
C/L = CENTERLINE
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CCED = CAPE CORAL ENGINEERING DEPT.
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CLF = CHAIN LINK FENCE
CON = CONCRETE
CP = CONCRETE PAD
DE = DRAINAGE EASEMENT
DUE = DRAINAGE & UTILITY EASEMENT
EOP = EDGE OF PAVEMENT
FC = FENCE CORNER
FCM = FOUND CONCRETE MONUMENT
FF = FINISHED FLOOR ELEVATION
FIR = FOUND IRON ROD
FN = FOUND NAIL
FN&T = FOUND NAIL & TAB
GF = GARAGE FLOOR ELEVATION
GW = GUY WIRE
HYD = FIRE HYDRANT
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
MH = MANHOLE
NAD = NORTH AMERICAN DATUM

NAVD = NORTH AMERICAN
VERTICAL DATUM
O/S = OFFSET
OHP = OVERHEAD POWER LINE
OL = OUTDOOR LIGHT
PC = POINT OF CURVE
PCP = PERMANENT CONTROL POINT
PP = POWER POLE
PS&M = PROFESSIONAL SURVEYOR
& MAPPER
PT = POINT OF TANGENCY
PUE = PUBLIC UTILITY EASEMENT
ROW = RIGHT OF WAY
SD = STORM DRAIN
SEP = APPROXIMATE LOCATION OF
SEPTIC TANK
SIR = SET 5/8" X 18" IRON
ROD AND CAP STAMPED
"RKB LB 6133"
SN&T = SET NAIL & TAB
SP = SCREENED PORCH
SW = SEAWALL
TB = TOP BANK
TBM = TEMPORARY BENCHMARK
TEL = TELEPHONE BOX
TYP = TYPICAL
UE = UTILITY EASEMENT
USC&G = UNITED STATES COAST &
GEODETIC SURVEY
WM = WATER METER
WV = WATER VALVE
WW = WALKWAY

NOTES:
1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2) UNDERGROUND UTILITIES, FOUNDATIONS, AND
STRUCTURES WERE NOT FIELD LOCATED OR SHOWN.
3) ONLY INTERIOR IMPROVEMENTS SHOWN WERE LOCATED.
4) PARCEL WAS SURVEYED FROM INFORMATION FURNISHED
BY THE CLIENT.
5) PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS,
RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
6) NO WETLANDS OR JURISDICTION LINES WERE LOCATED.
7) ABSTRACT NOT REVIEWED.
8) PARCEL LIES IN FLOOD ZONE AE 11.0'
(FIRM 12071C 05546 11/17/2022).
PARCEL PARTIALLY LIES IN A COASTAL A ZONE.
9) ELEVATIONS (SHOWN LIKE SO 4.83')
ARE NAVD 1988 BASED ON 872 5366 F (AD7852).



R.K.BURNS SURVEYING, INC. LB 6133

3507 LEE BLVD. # 230
LEHIGH ACRES, FL. 33971
239-303-0764
239-303-0832 (FAX)
INFO@BURNSSURVEYING.COM

MAP OF BOUNDARY SURVEY

FIELD WORK COMPLETED:03/14/2023

By: *John Stephen Burns*



0030B
0170

0030C
0090

0030B
0160

HARBOR CT

0030C
0100

0030B
0150

AS-BUILT LINE OF
STREET; EDGE OF
PAVEMENT DOES NOT
FOLLOW PROPERTY
LINE

PLATTED PROPERTY
LINE

THIRD ST

0030B
0140

0030B
0130

0030B
0120

0030B
0110

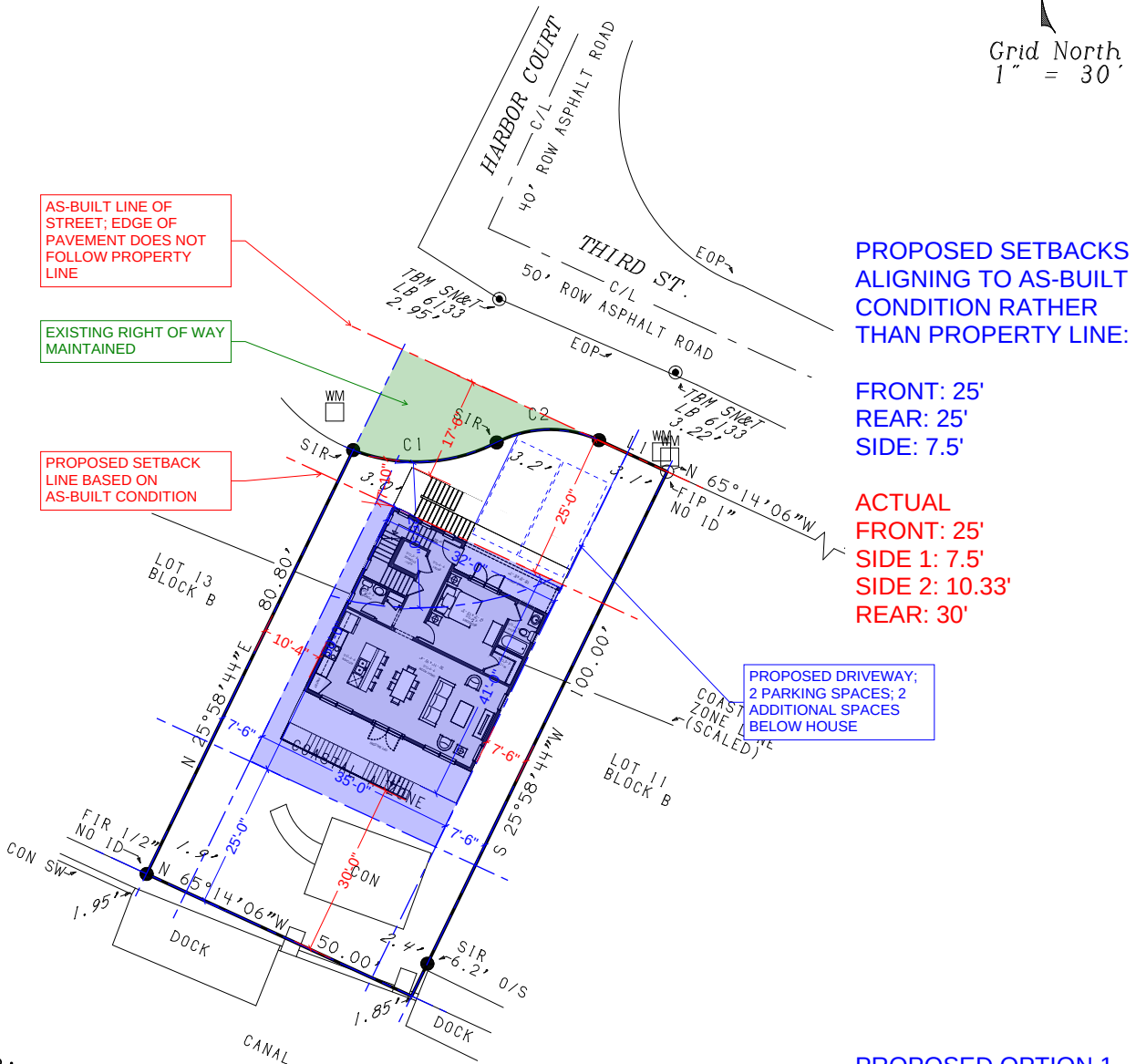
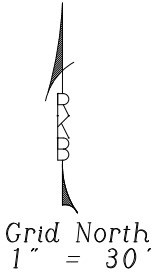
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KELLY & TERESA KADO
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ROD AND CAP STAMPED
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USC&G = UNITED STATES COAST &
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R.K.BURNS SURVEYING, INC. LB 6133

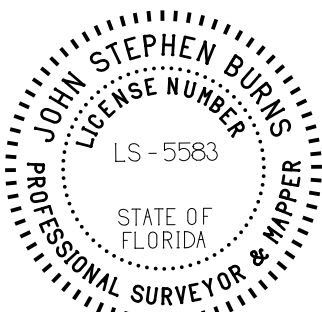
3507 LEE BLVD. # 230
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239-303-0764
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MAP OF BOUNDARY SURVEY

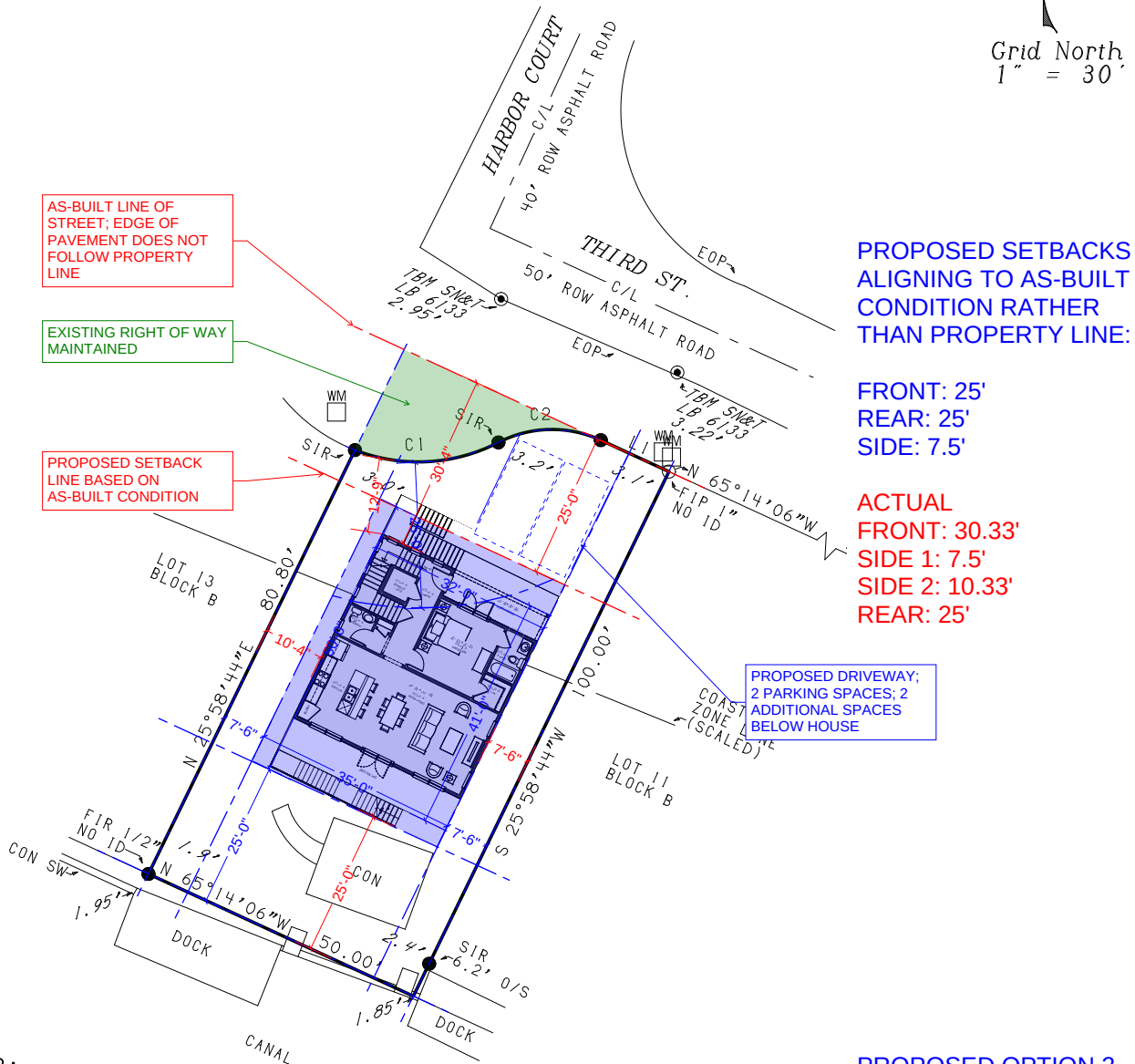
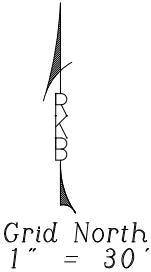
FIELD WORK COMPLETED:03/14/2023

By:

John Stephen Burns



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	48°27'11"	30.00'	25.37'	13.50'	24.62'	N 86°56'28"E
C 2	52°03'01"	20.00'	18.17'	9.77'	17.55'	N 88°44'23"E
LINE	BEARING	DISTANCE				
L 1	S 65°14'06"W	12.86'				



PREPARED FOR:
KELLY & TERESA KADO
HOMEBOUND

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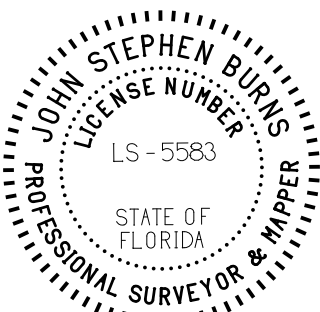
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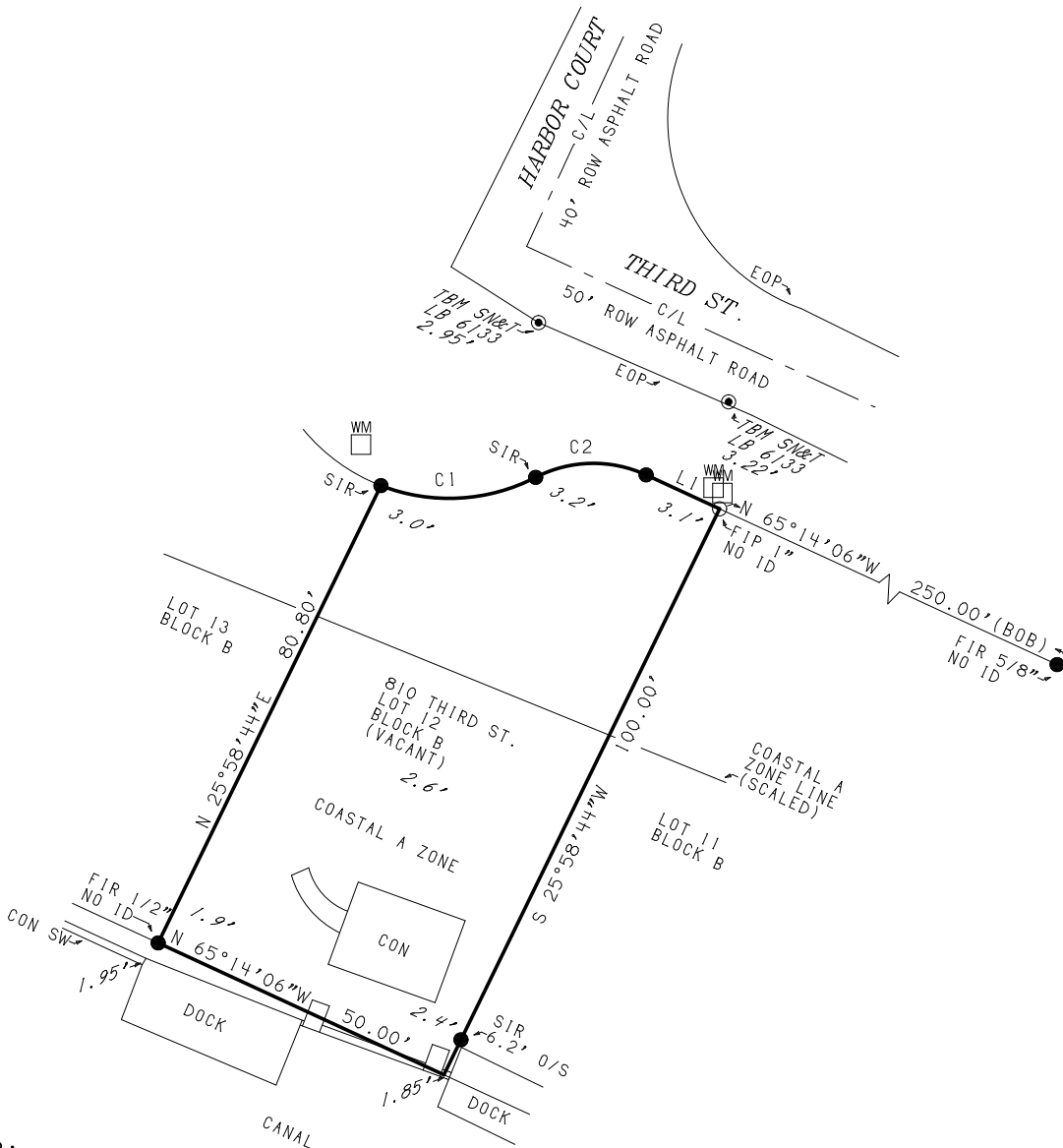
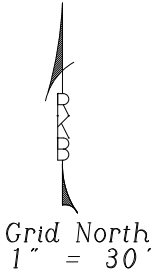
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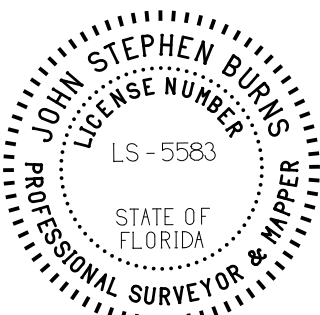
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By: *John Stephen Burns*



variancelist

Subjects: 1 Affected: 81 Buffer: 500 Date: 5/2/2023 12:00:00 AM List Size: 82																
Index	Subject	Foliod	STRAP	OwnerName	OwnerName2	MailAddress	MailAddress2	MailCity	MailState	MailZip	MailCountry	SiteNumber	SiteStreet	SiteUnit	SiteCity	SiteZip
0	TRUE	10127332	24-46-23-W3-0030B.0120	KADO KELLY +		2560 ESTERO BLVD #6A		FORT MYERS BEACH	FL	33931		810	THIRD ST		FORT MYERS BEACH	33931
1	FALSE	10127237	24-46-23-W2-0050C.0090	MAGNUM FMB 1 LLC		725 MATANZAS CT		FORT MYERS BEACH	FL	33931		725	MATANZAS CT		FORT MYERS BEACH	33931
2	FALSE	10127238	24-46-23-W2-0050C.0100	SAMUELSON JOHN A TR		721 MATANZAS CT		FORT MYERS BEACH	FL	33931		721	MATANZAS CT		FORT MYERS BEACH	33931
3	FALSE	10127239	24-46-23-W2-0050C.0110	CAMERON NORMA J		3511 SCHIRTZINGER RD		HILLIARD	OH	43026		715	MATANZAS CT		FORT MYERS BEACH	33931
4	FALSE	10127240	24-46-23-W2-0050C.0120	WEIDELING DALE A & DEBRA L		711 MATANZAS CT		FORT MYERS BEACH	FL	33931		711	MATANZAS CT		FORT MYERS BEACH	33931
5	FALSE	10127269	24-46-23-W3-00026.0020	FREELAND FL HOLDINGS LLC		5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		450	HARBOR CT		FORT MYERS BEACH	33931
6	FALSE	10127270	24-46-23-W3-00026.0030	OLD SEAPORT PLACE INC	JIM FIGUEROA	5628 SHADELEE LN W		FORT MYERS	FL	33919	441/445		OLD SAN CARLOS BLVD		FORT MYERS BEACH	33931
7	FALSE	10127271	24-46-23-W3-00027.0000	FREELAND FL HOLDINGS LLC	BERNARD G FREELAND	5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		450	HARBOR CT		FORT MYERS BEACH	33931
8	FALSE	10127311	24-46-23-W3-0030A.0020	FREEMAN WILLIAM T &		15341 KILBIRNIE DR		FORT MYERS	FL	33912		939	THIRD ST		FORT MYERS BEACH	33931
9	FALSE	10127312	24-46-23-W3-0030A.0030	FREEMAN WILLIAM T &		15341 KILBIRNIE DR		FORT MYERS	FL	33912		935	THIRD ST		FORT MYERS BEACH	33931
10	FALSE	10127313	24-46-23-W3-0030A.0040	ANDERSON BRENT KORY &		13302 COACHFORD AVE		ROSEMOUNT	MN	55068		929	THIRD ST		FORT MYERS BEACH	33931
11	FALSE	10127314	24-46-23-W3-0030A.0050	MOSTEIRO CHRISTOPHER C +		923 THIRD ST		FORT MYERS BEACH	FL	33931		923	THIRD ST		FORT MYERS BEACH	33931
12	FALSE	10127315	24-46-23-W3-0030A.0060	HOULIHAN MARY N TR		917 THIRD ST		FORT MYERS BEACH	FL	33931		917	THIRD ST		FORT MYERS BEACH	33931
13	FALSE	10127316	24-46-23-W3-0030A.0070	DUDDY KATHLEEN & BRIAN TR		14 STETSON PL		DUXBURY	MA	2332		911	THIRD ST		FORT MYERS BEACH	33931
14	FALSE	10127317	24-46-23-W3-0030A.0080	CASEY KATHLEEN M +		32917 PEACH TREE LN		LEWES	DE	19958		901	THIRD ST		FORT MYERS BEACH	33931
15	FALSE	10127318	24-46-23-W3-0030A.0090	GREGG LEAH		253 PALERMO CIR		FORT MYERS BEACH	FL	33931		430	BONITA ST		FORT MYERS BEACH	33931
16	FALSE	10127319	24-46-23-W3-0030A.0100	URIAN JULIE A TR		432 BONITA ST		FORT MYERS BEACH	FL	33931		432	BONITA ST		FORT MYERS BEACH	33931
17	FALSE	10127320	24-46-23-W3-0030A.0110	FREELAND FL HOLDINGS LLC	BERNARD G FREELAND	5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		438	BONITA ST		FORT MYERS BEACH	33931
18	FALSE	10127322	24-46-23-W3-0030B.0020	TOMALOLO FRANKLIN L &		934 THIRD ST		FORT MYERS BEACH	FL	33931		934	THIRD ST		FORT MYERS BEACH	33931
19	FALSE	10127323	24-46-23-W3-0030B.0030	932 THIRD STREET LLC		932 THIRD ST		FORT MYERS BEACH	FL	33931		932	THIRD ST		FORT MYERS BEACH	33931
20	FALSE	10127325	24-46-23-W3-0030B.0050	DUDDY BRIAN PATRICK TR		14 STETSON PL		DUXBURY	MA	2332		920	THIRD ST		FORT MYERS BEACH	33931
21	FALSE	10127326	24-46-23-W3-0030B.0060	FOSTER STEPHEN ALLEN		2244 WINKLER AVE UNIT 205		FORT MYERS	FL	33901		914	THIRD ST		FORT MYERS BEACH	33931
22	FALSE	10127327	24-46-23-W3-0030B.0070	TYRELL PETER		134 136 PICCOTTIS END		HEMEL HEMPSTEAD	HPI 3AU	UNITED KINGDOM		910	THIRD ST		FORT MYERS BEACH	33931
23	FALSE	10127328	24-46-23-W3-0030B.0080	KOSTER RODNEY A & THERESA A		880 THIRD ST		FORT MYERS BEACH	FL	33931		880	THIRD ST		FORT MYERS BEACH	33931
24	FALSE	10127329	24-46-23-W3-0030B.0090	KOSTER RODNEY A & THERESE A		880 THIRD ST		FORT MYERS BEACH	FL	33931		870	THIRD ST		FORT MYERS BEACH	33931
25	FALSE	10127330	24-46-23-W3-0030B.0100	TAMIA SA		949 STRATFORD DR		ENCINITAS	CA	92024		850	THIRD ST		FORT MYERS BEACH	33931
26	FALSE	10127331	24-46-23-W3-0030B.0110	WOODSON MARK T + KAREN K		820 THIRD ST		FORT MYERS BEACH	FL	33931		820	THIRD ST		FORT MYERS BEACH	33931
27	FALSE	10127333	24-46-23-W3-0030B.0130	SCHMELING ROBERT W +		1621 SE 84TH CT		VANCOUVER	WA	98664		800	THIRD ST		FORT MYERS BEACH	33931
28	FALSE	10127334	24-46-23-W3-0030B.0140	SWING THOMAS J TR		2560 TURF PARADISE DR		STOW	OH	44224		401	HARBOR CT		FORT MYERS BEACH	33931
29	FALSE	10127335	24-46-23-W3-0030B.0150	SCHROEDER KURT & GERALDINE		405 HARBOR CT		FORT MYERS BEACH	FL	33931		405	HARBOR CT		FORT MYERS BEACH	33931
30	FALSE	10127336	24-46-23-W3-0030B.0160	SERVADIO NORMA LEARD TR		10 SAGAMORE DR		SIMSBURY	CT	6070		409	HARBOR CT		FORT MYERS BEACH	33931
31	FALSE	10127337	24-46-23-W3-0030B.0170	SERVADIO NORMA L TR		10 SAGAMORE DR		SIMSBURY	CT	6070		425	HARBOR CT		FORT MYERS BEACH	33931
32	FALSE	10127338	24-46-23-W3-0030B.0180	TEAL PHILLIP L		3699 PEARL DR UNIT 8		MONROE	MI	48162	429/431		HARBOR CT		FORT MYERS BEACH	33931
33	FALSE	10127339	24-46-23-W3-0030B.0190	FREELAND FL HOLDINGS LLC		5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		441	HARBOR CT		FORT MYERS BEACH	33931
34	FALSE	10127340	24-46-23-W3-0030B.0200	FREELAND FL HOLDINGS LLC		5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		445	HARBOR CT		FORT MYERS BEACH	33931
35	FALSE	10127341	24-46-23-W3-0030C.0010	KOSTER RODNEY A & THERESE A		880 THIRD ST		FORT MYERS BEACH	FL	33931		851/861	THIRD ST		FORT MYERS BEACH	33931
36	FALSE	10588574	24-46-23-W3-0030C.0020	PHELPS MICHAEL +		329 MEADOW RD		FARMINGTON	CT	6032		429	BONITA ST		FORT MYERS BEACH	33931
37	FALSE	10588575	24-46-23-W3-0030C.0030	PHELPS MICHAEL +		329 MEADOW RD		FARMINGTON	CT	6032		431	BONITA ST		FORT MYERS BEACH	33931
38	FALSE	10127343	24-46-23-W3-0030C.0040	FREELAND FL HOLDINGS LLC		5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		435	BONITA ST		FORT MYERS BEACH	33931
39	FALSE	10127344	24-46-23-W3-0030C.0060	FREELAND FL HOLDINGS LLC	BERNARD G FREELAND	5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		436	HARBOR CT		FORT MYERS BEACH	33931
40	FALSE	10127345	24-46-23-W3-0030C.0080	ASHLAND PROPERTIES		10940 S PARKER RD #512		PARKER	CO	80134	432/434		HARBOR CT		FORT MYERS BEACH	33931
41	FALSE	10127346	24-46-23-W3-0030C.0090	KIMYABAYKI SOROUGH +		91 PRINCENSE DIANA DR		MARKHAM	ON	L6C 0H2	CANADA	422	HARBOR CT		FORT MYERS BEACH	33931
42	FALSE	10127347	24-46-23-W3-0030C.0100	GRIFFIS LLC		9051 E CHICAGO RD		JEROME	MI	49249		412	HARBOR CT		FORT MYERS BEACH	33931
43	FALSE	10127349	24-46-23-W3-00400.0010	FIRST CENTRAL INVESTMENT CORP	LAWRENCE A YAX	830 ESTERO BLVD		FORT MYERS BEACH	FL	33931		830	ESTERO BLVD		FORT MYERS BEACH	33931
44	FALSE	10588379	24-46-23-W3-0050A.0080	RICHARD JOHN W TR		237 OLD SAN CARLOS BLVD		FORT MYERS BEACH	FL	33931		237	OLD SAN CARLOS BLVD		FORT MYERS BEACH	33931
45	FALSE	10127376	24-46-23-W3-0050A.0200	HOLIDAY COURT MOTEL LLC		PO BOX 1118		LABELLE	FL	33975		925	ESTERO BLVD		FORT MYERS BEACH	33931
46	FALSE	10127378	24-46-23-W3-0050A.032A	HOLBROOK LESLIE E		3658 COUNTRY RD 31		GALION	OH	44833		859	LAGOON ST		FORT MYERS BEACH	33931
47	FALSE	10127379	24-46-23-W3-0050A.0330	PURTELL JAMES F TR		60 STONEY BEACH RD		OSHKOSH	WI	54902		855	LAGOON ST		FORT MYERS BEACH	33931
48	FALSE	10127380	24-46-23-W3-0050A.0340	BOYD TODD & JULIE		SOMERS WHARF	16 WATER ST UNIT L	ST GEORGES	GE 04		BERMUDA	849/851	LAGOON ST		FORT MYERS BEACH	33931
49	FALSE	10127381	24-46-23-W3-0050A.0350	DULLARD ROBERT TR +		PO BOX 2995		FT MYERS BCH	FL	33932		843	LAGOON ST		FORT MYERS BEACH	33931
50	FALSE	10127382	24-46-23-W3-0050A.0360	BLOCCDAHL LEASING LLC		3538 TIMBER RIDGE TRL		CEDAR RAPIDS	IA	52411		839/841	LAGOON ST		FORT MYERS BEACH	33931
51	FALSE	10127383	24-46-23-W3-0050A.0370	ISLAND GEM LLC		8044 ESTERO BLVD		FORT MYERS BEACH	FL	33931		831	LAGOON ST		FORT MYERS BEACH	33931
52	FALSE	10127384	24-46-23-W3-0050A.0380	PAINE FREDERICK L &		12 BELKNAP SHORES		SUPERIOR	WI	54880		823	LAGOON ST		FORT MYERS BEACH	33931
53	FALSE	10127385	24-46-23-W3-0050A.0390	PAINE FREDERICK L & NANCY K		819 LAGOON ST		FORT MYERS BEACH	FL	33931		819	LAGOON ST		FORT MYERS BEACH	33931
54	FALSE	10127386	24-46-23-W3-0050A.0400	TOWN OF FORT MYERS BEACH	FINANCE DEPT	2525 ESTERO BLVD		FORT MYERS BEACH	FL	33931		815	LAGOON ST		FORT MYERS BEACH	33931
55	FALSE	10127387	24-46-23-W3-0050A.0420	EDGEWATER INN LLC		1440 BRICKELL BAY DR	STE PH3	MIAMI	FL	33131		761	ESTERO BLVD		FORT MYERS BEACH	33931
56	FALSE	10127388	24-46-23-W3-0050A.043A	PAYNE DONNA L		501 WILLIN WAY		MOUNT STERLING	KY	40353		775	ESTERO BLVD		FORT MYERS BEACH	33931
57	FALSE	10127389	24-46-23-W3-0050A.043B	SAVINO STEPHEN JR & LORI		58 HIGH VALLEY DR		CANTON	CT	6019		749	ESTERO BLVD		FORT MYERS BEACH	33931
58	FALSE	10127390	24-46-23-W3-0050A.0440	SMITH STEPHEN E & CYNTHIA		FORT MYERS		FORT MYERS	FL	33905		739	ESTERO BLVD		FORT MYERS BEACH	33931
59	FALSE	10127392	24-46-23-W3-0050B.0010	SOUTHLAND CORPORATION	CORPORATE TAX DEPT	2711 N HASKELL AVE		DALLAS	TX	75204		841	ESTERO BLVD		FORT MYERS BEACH	33931
60	FALSE	10127394	24-46-23-W3-0050B.0050	COURTNEY S MARK & DEBORAH S TR		83 CRANBERRY RD		GROVE CITY	PA	16127		831	ESTERO BLVD		FORT MYERS BEACH	33931
61	FALSE	10127395	24-46-23-W3-0050B.0070	PAINE FRED		823 LAGOON ST		FORT MYERS BEACH	FL	33931		821/825	ESTERO BLVD		FORT MYERS BEACH	33931
62	FALSE	10127396	24-46-23-W3-0050B.0100	PAINE FREDERICK L &		12 BELKNAP SHORES		SUPERIOR	WI	54880		815	ESTERO BLVD		FORT MYERS BEACH	33931
63	FALSE	10127397	24-46-23-W3-0050B.013A	ARTTRIP BARBARA K TR		3225 E RIVERSIDE DR UNIT 57E		FORT MYERS	FL	33916		850	LAGOON ST		FORT MYERS BEACH	33931
64	FALSE	10127398	24-46-23-W3-0050B.013B	SCHWARTZ DEREK & KRISTEN		3329 ROSA AVE		NEW SMYRNA BEACH	FL	32168		846/848	LAGOON ST		FORT MYERS BEACH	33931
65	FALSE	10127399	24-46-23-W3-0050C.001A	HIATT KEITH II TR		8374 W CAPOVILLA AVE		LAS VEGAS	NV	89113		190	MATANZAS ST		FORT MYERS BEACH	33931
66	FALSE	10127400	24-46-23-W3-0050C.001B	KEITH HIATT TRUST		8374 W CAPOVILLA AVE		LAS VEGAS	NV	89113		150	MATANZAS ST		FORT MYERS BEACH	33931
67	FALSE	10127401	24-46-23-W3-0050C.0020	REBER DAVID A TR		527 SUGARPINE DR		INCLINE VILLAGE	NV	89451		710	MATANZAS CT		FORT MYERS BEACH	33931
68	FALSE	10127402	24-46-23-W3-0050C.0030	MORIONDO LARRY E TR		15482 LAWRENCE 2130		MOUNT VERNON	MO	65712		720	MATANZAS CT		FORT MYERS BEACH	33931
69	FALSE	10127403	24-46-23-W3-0050C.0040	VANFOSSSEN TERRI D		724 MATANZAS CT		FORT MYERS BEACH	FL	33931		724	MATANZAS CT		FORT MYERS BEACH	33931
70	FALSE	10127404	24-46-23-W3-0050C.0050	CROW FMB FAMILY TRUST		2705 ODAWA TRL		MUSKEGON	MI	49444		730	MATANZAS CT		FORT MYERS BEACH	33931
71	FALSE	10127405	24-46-23-W3-0050C.0060	EHRLICH HARRYET TR		740 MATANZAS CT		FORT MYERS BEACH	FL	33931		740	MATANZAS CT		FORT MYERS BEACH	33931
72	FALSE	10127406	24-46-23-W3-0050C.006A	WILLIAM J MILLER TRUST +		25392 SHELTERED LANE		WINONA	MN	55987		738	MATANZAS CT		FORT MYERS BEACH	33931
73	FALSE	10127407	24-46-23-W3-0050C.0070	CALUSA LLC		22774 CITATION RD		FRANKFORT	IL	60423		750	MATANZAS CT		FORT MYERS BEACH	33931
74	FALSE	10127408	24-46-23-W3-0050C.008A	PAYNE DONNA		501 WILLIN WAY		MOUNT STERLING	KY	40353		745	MATANZAS CT		FORT MY	

Legal
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 12
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 9 + PT LOT 10 E OF
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>PART LOTS 10 + 11
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>PART LOT 11
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>N 205 FT LOT 12 + BEG SW
PARL IN SE 1/4<CR>SEC 24 TWP 46 RGE 23<CR>DESC OR 1447 PG 1434
BEG AT A CONC MONUMENT 3<CR>FT SE OF SELY COR<CR>MATANZAS VIEW RUN N 65 DEG
PARL IN SE1/4 DESC OR1656/<CR>2886+MATANZAS VIEW BLK B<CR>PB9/40 PT LT 21 + SUB LAND
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 2
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 3
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 4
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 5
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 6
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MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 10
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOTS 11 + 12
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 2
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOTS 3 + 4
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 5
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MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 11
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MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 14
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 15
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 16
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 17
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 18
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 19
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 20
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOT 1
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>BLK C LOT 2
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>BLK C LOT 3
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOTS 4 + 5
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOTS 6 + 7
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOT 8
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOT 9
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOT 10
ISLAND SHORES UNIT 1<CR> PB 9 PG 24<CR>LOT 1
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOTS 1 THRU 12 + VAC LAGOON R/W OR2858/1391 + <CR>OR2660/2863 +2736/3702 +<CR>BLK B PB 9 PG 40 LOT 1
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOTS 20 THRU 26
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>NWLY 40 FT LOT 32
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 33
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 34
ISLAND SHORES UT 2<CR>BLK A PB 9 PG 25<CR>LOT 35
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 36
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 37
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 38
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 39
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>PT LOTS 40 + 41
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>PT LOTS 40 + 41 + LOT 42
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>ELY 67.42 FT LOT 43
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>WLY 33.72 FT LOT 43<CR>+ ELY 33.72 FT LOT 44
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>WLY 67.42 FT LOT 44
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25<CR>LOTS 1 THRU 4
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25<CR>LOTS 5 + 6
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25<CR>LOTS 7 8 + PT LOTS 9 13 14
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25 LTS 10<CR>THRU 12 + PT LTS 9 13 + 14
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25<CR>PT LOTS 13 + 14
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25<CR>LOTS PT 13 + 14 FROM SE
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>ALL LOT 1 LYING NELY OF
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>ALL LOT 1 LYING SWLY OF
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 2
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 3
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 4
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 5
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT PT 6
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT PT 6
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 7
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>S 1/2 LOT 8
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>NLY 1/2 LOT 8
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>S 79 FT LOT 12
SAND CASTLE BEACH CLUB<CR>A TIME-SHARE <CR>COMMON AREA<CR>DESC OR 1463<CR>PG 2328 + CPB 6 PG 230
SAND CASTLE BEACH CLUB<CR>A TIME-SHARE OR1463-2328<CR>UNITS 101-215 / 29 UNITS
ROYAL BEACH CLUB CONDO<CR>A TIME-SHARE <CR>COMMON AREA<CR>DESC OR 1530<CR>PG 1352 + CPB 7 PG 133
ROYAL BEACH CLUB CONDO PH II<CR>COMMON AREA<CR>DESC OR 1530 PG 1352<CR>+ OR 1716 PG 4172<CR>+ CPB 7 PG 133<CR>+ CPB 8 PG 56
BEL AIR BEACH CLUB CONDO<CR>COMMON AREA<CR>DESC IN OR 1765 PG 1585



COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION for PUBLIC HEARING

I have authorized the staff of the Town of Fort Myers Beach Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

[Signature]
Signature

Kelly Kado
Printed Name

STATE OF FL COUNTY OF LEE

The foregoing instrument was certified and subscribed before me by means of ☒ physical presence OR ☐ online notarization, this 3rd day of May, 2023, by [Signature] ☒ who is personally known to me OR ☐ who has produced

[Signature] as identification.



Elysa A. Carter (SEAL)
Notary Public
State of Florida
Comm# HH099380
Expires 3/2/2025

[Signature]
Notary Public Signature

PART V

Property Ownership (Multiple Owners)

☐ Multiple Owners (including corporation, partnership, trust, association, condominium, timeshare, or subdivision)

- ☐ Complete Disclosure of Interest Form (see below)
- ☐ Attach list of property owners as Exhibit 5-1
- ☐ Attach map showing property owners interests as Exhibit 5-2 (for multiple parcels)
- ☐ For condominiums and timeshares see Explanatory Notes Part V - Exhibit 5-3
- ☐ Letter of Opinion - Exhibit 5-4

DISCLOSURE OF OWNERSHIP INTEREST

If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address

Percentage Ownership

4/30/2021

Town of Fort Myers Beach 2525 Estero Blvd Fort Myers Beach, Florida 33931
Phone: 239-765-0202 zoningpermits@fmbgov.com Fax: 239-765-0909

Page 4 of 11



Town of Fort Myers Beach
Community Development Services - Planning Division
2525 Estero Blvd,
Fort Myers Beach, FL 33966

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

Notice is hereby given that the Local Planning Agency of the Town of Fort Myers Beach will hold a public hearing which will take place at DiamondHead Beach Resort, 2000 Estero Boulevard, Fort Myers Beach, Florida, 33931.

TIME: 9 AM

DATE: June 27th, 2023

CASE: VAR20230063

ADDRESS: 810 Third St

APPLICANT: Samir Malviya from Homebound Technologies Inc

REQUEST: The applicant is requesting a variance from LDC Section 34-638 Table 34-3 Dimensional Regulations in Conventional Zoning Districts for the street setback in the RC zoning district.

TOWN CONTACT: SARAH PROPST SARAH.PROPST@FMBGOV.COM

You may appear in person, through counsel, or through an authorized agent and provide testimony, legal argument, or other evidence. At this hearing, the **Local Planning Agency** will review the application materials and hear testimony to make a **recommendation**. Complete records or transcripts of the proceedings are not provided by the Town.

Copies of the application and staff report are available for viewing at Fort Myers Beach Town Hall. Call 239-765-0202 for more information. Town Hall is open between the hours of 8:30 AM and 4:30 PM. Reasonable accommodations will be made in accordance with the Americans with Disabilities Act. If you need reasonable accommodation, contact Town Hall at 239-765-0202.



Town of Fort Myers Beach
Community Development Services - Planning Division
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Town of Fort Myers Beach
2525 Estero Blvd,
Fort Myers Beach, FL 33931

Town of Fort Myers Beach
2525 Estero Blvd,
Fort Myers Beach, FL 33931

932 THIRD STREET LLC
932 THIRD ST
FORT MYERS BEACH, FL, 33931

ANDERSON BRENT KORY &
13302 COACHFORD AVE
ROSEMOUNT, MN, 55068

Town of Fort Myers Beach
2525 Estero Blvd,
Fort Myers Beach, FL 33931

Town of Fort Myers Beach
2525 Estero Blvd,
Fort Myers Beach, FL 33931

ARTRIP BARBARA K TR
3225 E RIVERSIDE DR UNIT 57E
FORT MYERS, FL, 33916

ASHLAND PROPERTIES
10940 S PARKER RD #512
PARKER, CO, 80134

**Town of Fort Myers Beach
Agenda Item Summary**

Yellow Sheet Number: **2023-1126**

1. Requested Motion:

Meeting Date: June 27, 2023

Approve/Approve with Conditions/Deny variance request VAR20230061 for the property located at 800 Third St. The applicant is requesting a variance of 2 feet, 6 inches from the street setback for a front setback of 22 feet, 6 inches, another variance of 2 feet, 6 inches from the side setback for a side setback of 5 feet and an additional variance of 7 feet, 6 inches from the rear setback for a rear setback of 17 feet, 6 inches to build a new single family home.

Why the action is necessary:

The LPA must provide a recommendation to the Town Council for variance requests.

What the action accomplishes:

The recommendation will be forwarded to the Town Council. The variance would allow for the home to be developed with decreased setbacks.

2. Agenda:

PUBLIC HEARINGS

3. Requirement/Purpose:

Resolution

5. Background:

Samir Malviya, the applicant for 800 Third Street, is requesting a variance from the Town's Land Development Code (LDC) Table 34-3 which requires a single-family home in the RC zoning district to provide a minimum street setback of 25 feet from the front property line, 7.5 feet from the side property line, and 25 feet from the rear property line. The applicant is requesting a variance of 2 feet, 6 inches from the street setback for a front setback of 22 feet, 6 inches, another variance of 2 feet, 6 inches from the side setback for a side setback of 5 feet and an additional variance for 7 feet, 6 inches from the rear setback for a rear setback of 17 feet, 6 inches to build a new single family.

Attachments:

1. 800 Third St_LPA Staff Report
2. Variance Diagrams
3. Exhibit A Variance Application
4. Exhibit A continued Application Signature Page
5. Exhibit B LPA postcards

Financial Impact:

unknown

6. Alternative Action

Approve with conditions.

7. Staff Recommendations:

Denial

8. Recommended Approval:

Date: June 22, 2023

Steve Poposki, Community Development Director

Date: June 22, 2023

John R Herin Jr, Town Attorney

Date: June 22, 2023

Amy Baker, Town Clerk



Town of Fort Myers Beach
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

TYPE OF CASE: Variance

CASE NUMBER: VAR20230061

CASE NAME: 800 Third St; requesting a variance from LDC Section 34-638 Table 34-3 Dimensional Regulations in Conventional Zoning Districts for the street, side and rear setbacks in the RC zoning district.

LPA

HEARING DATE: June 27, 2023, at 9 AM

STAFF

RECOMMENDATION: DENIAL

**PREPARED/
SUBMITTED BY:** Jason Smalley- Senior Planner

I. APPLICATION SUMMARY

Applicant/Owner: Samir Malviya/SCHMELING ROBERT W + JOLLIE CHERI

Request: The applicant is requesting a variance of 2 feet, 6 inches from the street setback for a front setback of 22 feet, 6 inches, another variance of 2 feet, 6 inches from the side setback for a side setback of 5 feet and an additional variance for 7 feet, 6 inches from the rear setback for a rear setback of 17 feet, 6 inches to build a new single family.

Subject property: See attached site plan

Physical Address: 800 Third Street

STRAP #: 24-46-23-W3-0030B.0130

FLU: Mixed Residential

Zoning: Residential Conservation (RC)

Adjacent zoning and land uses:

North:	RESIDENTIAL CONSERVATION (RC) Single-Family Residence/Two-Family
South:	RESIDENTIAL CONSERVATION (RC) Canal/Waterbody
East:	RESIDENTIAL CONSERVATION (RC) Single-Family Residence/Two-Family
West:	RESIDENTIAL CONSERVATION (RC) Single-Family Residence/Two-Family

II. BACKGROUND AND ANALYSIS

Background:

Samir Malviya, the applicant for 800 Third Street, is requesting a variance from the Town's Land Development Code (LDC) Table 34-3 which requires a single-family home in the RC zoning district to provide a minimum street setback of 25 feet from the front property line, 7.5 feet from the side property line, and 25 feet from the rear property line. The applicant is requesting a variance of 2 feet, 6 inches from the street setback for a front setback of 22 feet, 6 inches, another variance of 2 feet, 6 inches from the side setback for a side setback of 5 feet and an additional variance for 7 feet, 6 inches from the rear setback for a rear setback of 17 feet, 6 inches to build a new single family.

Analysis:

The purpose of the RC zoning district is to provide stable neighborhoods where single-family/two-family homes are the predominant land use. The subject property is a waterbody lot that is pie shaped and on a cul-de-sac at the intersection of Third Street and Harbor Court. The lot varies in width from approximately 30 feet to 115 feet. The lot depth varies from approximately 81 feet to 95 feet. The property previously had a single-family home, which was destroyed by Hurricane Ian.

The Applicant is requesting three variances for the construction of a single family home. The requests include a variance of 2 feet, 6 inches from the street setback for a front setback of 22 feet, 6 inches, another variance of 2 feet, 6 inches from the side setback for a side setback of 5 feet and an additional variance for 7 feet, 6 inches from the rear setback for a rear setback of 17 feet, 6 inches.

Neighborhood Compatibility:

This scenario is not unique in nature. There are three other properties abutting the cul-de-sac on the intersection of Harbor Court and Third Street, which supported single family residences consistent with the Town's LDC prior to Hurricane Ian.

In order to accommodate the proposed residence, the Applicant may need to move the driveway to the east or west, which could interfere with the driveways of the adjacent properties. The reduced front yard will likely result in guest parking extending to the public ROW. Staff has provided a potential condition for keeping the first floor open for all personal and guest parking to discourage parking within the Town's right of way, if the variance request is granted. Staff additionally notes that the driveway will need to be approved through the Town's review process.

Findings and Conclusions:

LDC Sec. 34-87 sets forth the required findings and conclusions for the approval of a variance:

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

The subject property is on a cul-de-sac on the intersection of Harbor Court and Third Street. The lot is 30 feet to 115 feet wide, with the lot depth that varies from approximately 81 feet to 95 feet. The lot contains a buildable area, albeit, not a rectangular buildable area. The request is not for a de minimis variance.

- b. *That the conditions justifying the variance **are**/are not the result of actions of the applicant taken after the adoption of the regulation in question.*

The conditions justifying the variance are the result of the actions of the Applicant. The applicant is opting to build a residence that is not in compliance with the street, side and rear setbacks set forth by Table 34-3 of the LDC.

- c. *That the variance granted is/**is not** the minimum variance that will relieve that applicant of an unreasonable burden caused by the application of the regulation in question to this property.*

The presence of a cul-de-sac at the intersection of Harbor Court and Third Street, creates an unusual lot. However, the need for this variance is a result of a design choice and is subjective in nature.

- d. *That the granting of the variance will/**will not** be injurious to the neighborhood or otherwise detrimental to the public welfare; and*

The Applicant could move the driveway to the east or west, which may interfere with the driveways of the adjacent properties. The driveway design will need to be coordinated. The reduced front yard might result in guest parking extending to the public ROW. Therefore, if approved, Town's staff recommends a condition to keep the first floor open for all personal and guest

parking. It does not appear that the request will be injurious to neighbors, as long as the driveway concerns are addressed. And eaves do not get closer than 40 inches to the property line.

- e. *That the conditions or circumstances on the specific piece of property for which the variance is sought are **/are not** of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.*

The conditions or circumstances on this specific property for which a variance is sought are not general in nature and do not warrant a code change.

III. RECOMMENDATION

Staff has reviewed the request for a variance from LDC Table 34-3 which requires that a lot in the RC zoning district have minimum 25-foot street setback, 7.5-foot side setback and 25-foot rear (waterbody) setback and found that the variance request does not meet the requirements set forth in sec. 34-87.

Therefore, staff recommends **DENIAL** of VAR20230061, a request for variances of 2 feet, 6 inches from the street setback, 2 feet, 6 inches from the side setback and 7 feet, 6 inches from the rear setback.

IV. CONDITIONS FOR APPROVAL

If the Town's LPA recommends approval for the variance, town's staff recommends the following conditions of approval.

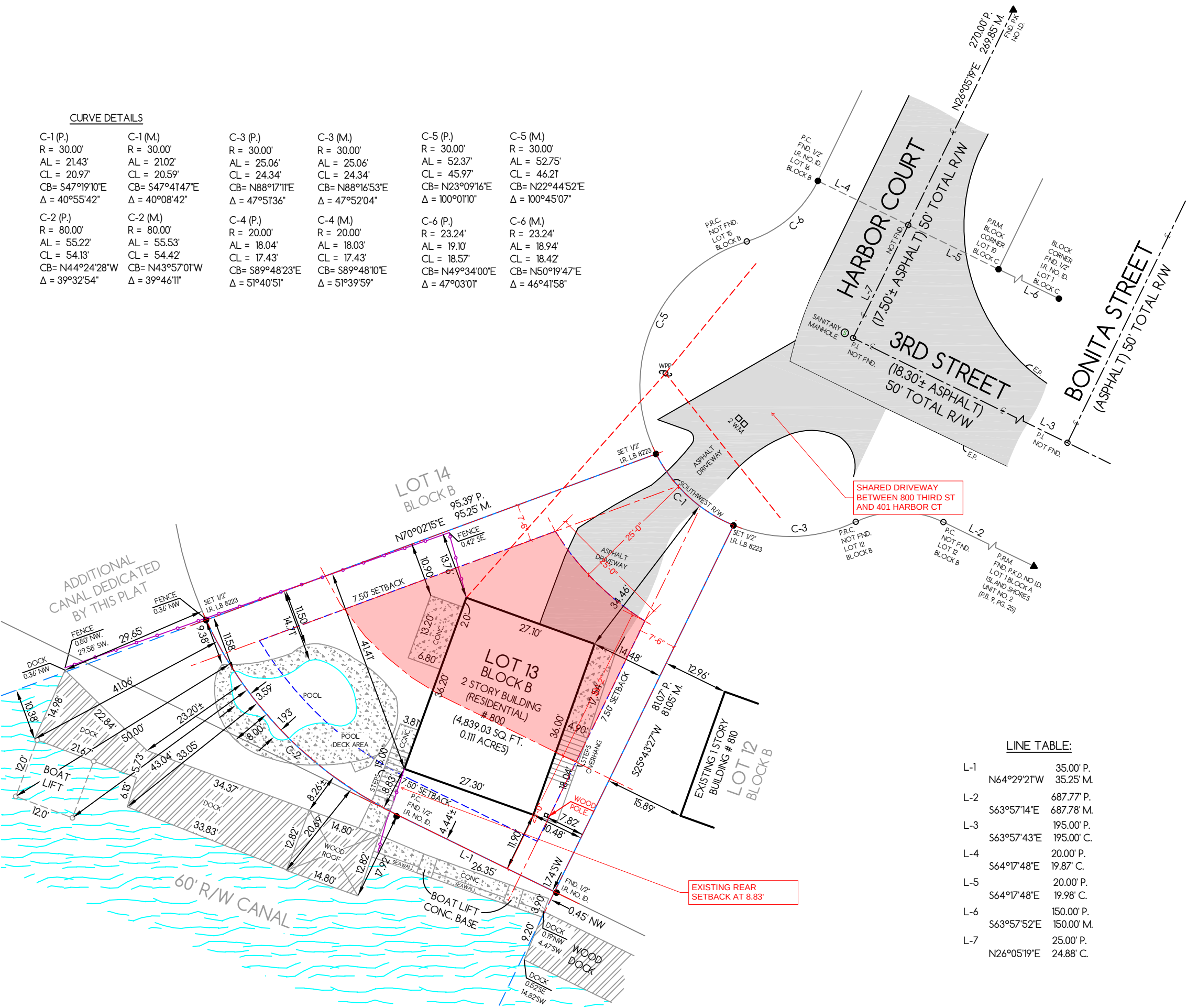
- 1) The first floor shall not be enclosed. It should be made available as a private car park for the residents and their guests. All vehicles must be placed on the site and not on the Town's Right of Way (ROW).
- 2) Any relocation of the driveway will require a separate review and may require a shared driveway with the property to the east or west. The driveway(s) must also adhere to The Town of Fort Myers Beach Residential Swale Driveway specifications.
- 3) The encroachment of the street setback, side setback, and rear setback is limited to proposed SFR as approved on the site plan and no further encroachment of the street, side, and rear setbacks shall be permitted at any time.
- 4) Roof overhang is limited, to be no closer than 40 inches to the side property line.
- 5) All other LDC requirements shall be met.

V. EXHIBITS

- A. Complete application
- B. Postcards

SKETCH OF BOUNDARY SURVEY

SURVEY: GG210302



CURVE DETAILS

C-1 (P.) R = 30.00' AL = 21.43' CL = 20.97' CB= S47°19'10"E Δ = 40°55'42"	C-1 (M.) R = 30.00' AL = 21.02' CL = 20.59' CB= S47°41'47"E Δ = 40°08'42"	C-3 (P.) R = 30.00' AL = 25.06' CL = 24.34' CB= N88°17'11"E Δ = 47°51'36"	C-3 (M.) R = 30.00' AL = 25.06' CL = 24.34' CB= N88°16'53"E Δ = 47°52'04"	C-5 (P.) R = 30.00' AL = 52.37' CL = 45.97' CB= N23°09'16"E Δ = 100°01'10"	C-5 (M.) R = 30.00' AL = 52.75' CL = 46.21' CB= N22°44'52"E Δ = 100°45'07"
C-2 (P.) R = 80.00' AL = 55.22' CL = 54.13' CB= N44°24'28"W Δ = 39°32'54"	C-2 (M.) R = 80.00' AL = 55.53' CL = 54.42' CB= N43°57'01"W Δ = 39°46'11"	C-4 (P.) R = 20.00' AL = 18.04' CL = 17.43' CB= S89°48'23"E Δ = 51°40'51"	C-4 (M.) R = 20.00' AL = 18.03' CL = 17.43' CB= S89°48'10"E Δ = 51°39'59"	C-6 (P.) R = 23.24' AL = 19.10' CL = 18.57' CB= N49°34'00"E Δ = 47°03'01"	C-6 (M.) R = 23.24' AL = 18.94' CL = 18.42' CB= N50°19'47"E Δ = 46°41'58"

LINE TABLE:

L-1	N64°29'21"W	35.00' P.	35.25' M.
L-2		687.77' P.	
	S63°57'14"E	687.78' M.	
L-3		195.00' P.	
	S63°57'43"E	195.00' C.	
L-4		20.00' P.	
	S64°17'48"E	19.87' C.	
L-5		20.00' P.	
	S64°17'48"E	19.98' C.	
L-6		150.00' P.	
	S63°57'52"E	150.00' M.	
L-7		25.00' P.	
	N26°05'19"E	24.88' C.	

Legend:

- A.E. ACCESS EASEMENT
- B.F.E. BASE FLOOD ELEVATION
- B.R. BEARING REFERENCE
- B.M. BENCHMARK
- C. CALCULATED
- CATV CABLE TV RISER
- C.B. CATCH BASIN
- C.V.G. CONC VALLEY GUTTER
- C.M. CONCRETE MONUMENT
- C.O. CONCRETE
- C.U.E. COUNTY UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- D.H. DRILL HOLE
- ELEC. ELECTRIC BOX
- ENCL. ENCLOSURE
- E.O.W. EDGE OF WATER
- E.P. EDGE OF PAVEMENT
- F.F.E. FINISHED FLOOR ELEVATION
- FND. FOUND
- F.P.L. FLORIDA POWER AND LIGHT
- I.E. IRRIGATION EASEMENT
- I.D. IDENTIFICATION
- I.R. IRON ROD
- I.P. IRON PIPE
- L.B. LAND SURVEYING BUSINESS
- L.B.E. LANDSCAPE BUFFER ESMT.
- L.C.U.E. LEE COUNTY UTILITY EASEMENT
- M. FIELD MEASURED
- M.E. MITERED END
- N & D. NAIL & DISK
- N/A. NOT APPLICABLE
- N.R. NON-RADIAL
- N.T.S. NOT TO SCALE
- O.H.L. OVERHEAD LINE
- O.U.E. ORANGE TREE UTIL. ESMT.
- P. PLAT
- P.I. POINT OF INTERSECTION
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- P.T. POINT OF TANGENCY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.K.N. PARKER-KALON NAIL
- R. RADIAL
- R/W. RIGHT OF WAY
- R.O.W. RIGHT OF WAY
- S.D. STORM DRAIN
- T.B.M. TEMPORARY BENCH MARK
- TEL. TELEPHONE FACILITIES
- T.O.B. TOP OF BANK
- U.E. UTILITY EASEMENT
- U.G. UNDERGROUND
- W.M. WATER METER
- W.V. WATER VALVE
- I.R. CONCRETE MONUMENT
- NAIL. EXISTING FIRE HYDRANT
- WATER VALVE
- CONC. POWER POLE
- WOOD POWER POLE
- WELL
- CATCH BASIN
- BOLLARD
- BENCH MARK AND T.B.M.
- LAMP POST
- DRAIN MANHOLE
- SANITARY MANHOLE
- CENTER LINE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED/EXISTING ELEVATION
- WATER FLOW ARROW
- DISTANCE LIMIT ARROW
- ANCHOR
- BREAK LINE (N.T.S.)
- CENTERLINE
- FENCE LINE
- OVERHEAD LINE
- EASEMENT LINE
- EDGE OF THE WATER LINE
- PRIMARY STRUCTURE
- SECONDARY STRUCTURE
- PRIMARY PROPERTY LINE
- SECONDARY PROPERTY LINE
- CONC. SLAB
- ASPHALT
- BRICK PAVEMENT
- WOOD DECK
- WATER
- COVERED AREA
- OAK - PALM - PINE

Surveyor's Notes:

- LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE RECORDING PLAT, ANY OTHER EASEMENT (S) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR THE PURPOSES OF THIS SURVEY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE. ENCUMBRANCES, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES OWNERSHIP OR RIGHTS-OF-WAY, 3. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY A VISIBLE ENCUMBRANCE LOCATED. 5. THIS SURVEY IS INTENDED FOR CONSTRUCTION PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS TO BE USED FOR CONSTRUCTION, PERMITTING OR DESIGN. ANY OTHER USE IS NOT VALID WITHOUT WRITTEN CONSENT.
- NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
- ONLY IMPROVEMENTS SHOWN WERE LOCATED. 7. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. 9. PARCEL, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAY(S) OF RECORD.
10. EASEMENTS SHOWN ON THIS DRAWING ARE FROM THE RECORDED PLAT. ANY OTHER EASEMENT (S) PERTAINING TO THE HEREON DESCRIBED LAND (S) MUST BE FURNISHED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S AGENT PER FLORIDA STATUTE CHAPTER S.U.T. OF THE FLORIDA ADMINISTRATIVE CODE.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. PARCEL WAS SAVED FROM INFORMATION SUPPLIED BY THE CLIENT.
13. FENCE OWNERSHIP NOT DETERMINED.
14. THE ACCURACY OF CONTROL SURVEY DATA SHALL BE VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES. ALL CONTROL MEASUREMENTS SHALL ACHIEVE THE FOLLOWING CLOSURES: COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET; SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET; RURAL: LINEAR: 1 FOOT IN 5,000 FEET; 15. BEARINGS SHOWN HEREON ARE BASED UPON 50°97'36" ALONG THE CENTERLINE OF BEN STREET AS PLATTED.
16. ELEVATIONS SHOWN HEREON ARE BASED UPON NAD83 DATUM. BENCHMARK USED (XXXX) WITH ELEVATION OF XXXX.

Gallo Group Inc.

5337 SUMMERLIN COMMONS BLVD
SUITE 411 FORT MYERS, FL 33907
Tel: 833-425-5364 Fax: 833-425-5363
contact@galldo.com www.galldo.com

Guillermo A. Guerrero
Professional Surveyor and Mapper
PSM No. 6453 State of Florida

PROPERTY AND OWNER INFORMATION

Property Address: 800 THIRD STREET FORT MYERS BEACH, FL 33931	Parcel ID: 24-46-23-W3-00308.0130	County/State: Lee/Florida
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DATE OF SURVEY 03 / 12 / 2021
COMPLETION DATE: 04 / 08 / 2021
DRAWN BY A.V.
CHECKED BY G.G.

Flood Zone Information:
Community Name: Fort Myers Beach
Community No: 2673
Panel: 054 Suffix: F
Effective Date: 08/28/2008
Flood Zone: AE B.F.E.: 14.0

Legal Description As Furnished:
LOT 13 BLOCK "B", MATANZAS VIEW, according to the plat thereof as recorded in Plat Book 9, Page(s) 40, of the Public Records of LEE COUNTY, Florida.



0030B
0170

HARBOR CT

0030B
0160

0030B
0150

AS-BUILT LINE OF
STREET; EDGE OF
PAVEMENT DOES NOT
FOLLOW PROPERTY
LINE

SHARED DRIVEWAY
BETWEEN 800 THIRD ST
AND 401 HARBOR CT

PLATTED PROPERTY
LINE

0030B
0140

THIRD ST

0030B
0130

0030B
0120

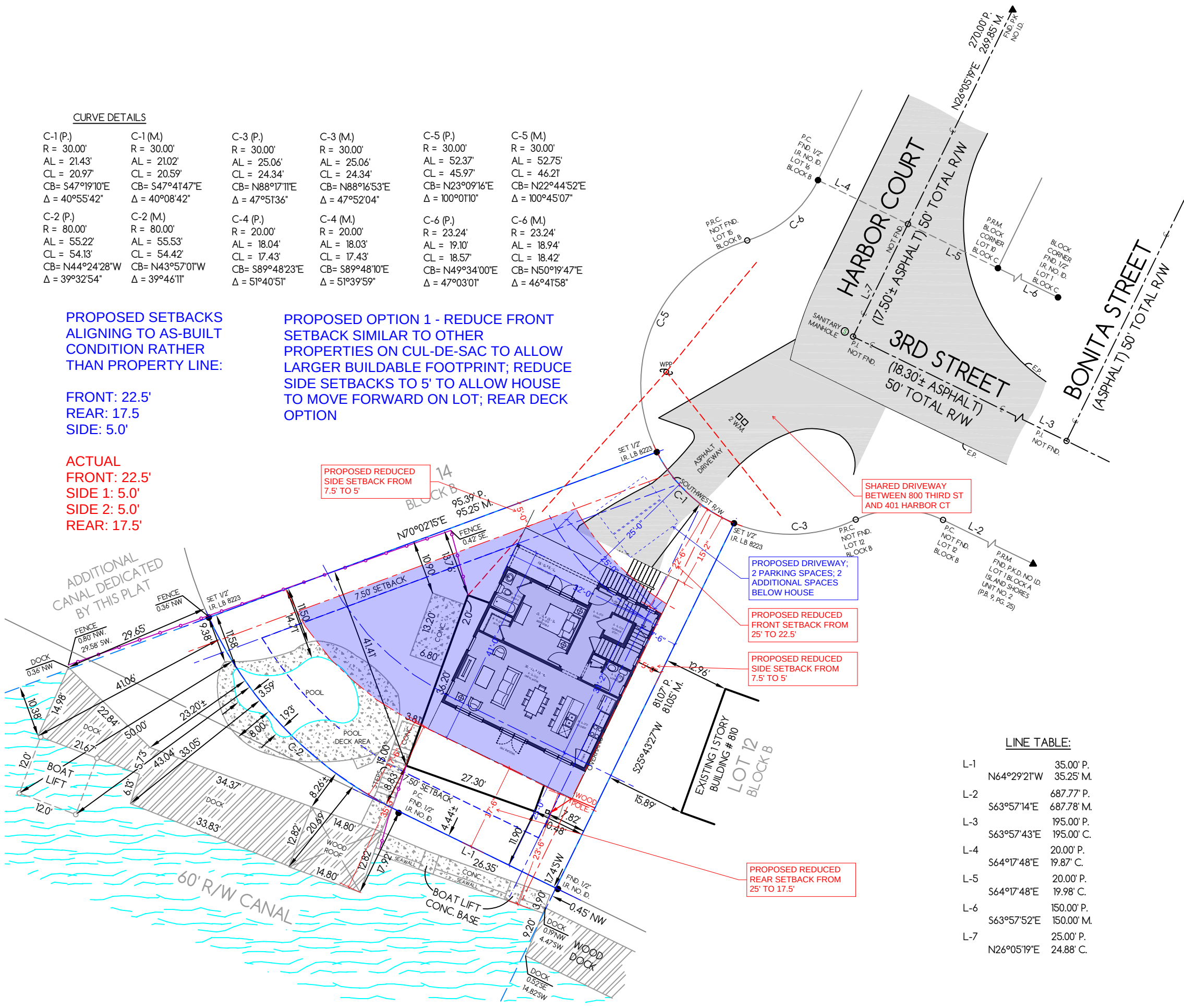
0030B
0110

0050A
0390

0050A
0380

0050A
0370

SKETCH OF BOUNDARY SURVEY



Legend:	
A.E.	ACCESS EASEMENT
B.F.E.	BASE FLOOD ELEVATION
B.R.	BEARING REFERENCE
B.M.	BENCHMARK
C.	CALCULATED
CATV	CABLE TV. RISER
C.B.	CATCH BASIN
C.V.G.	CONC VALLEY GUTTER
C.M.	CONCRETE MONUMENT
CONC.	CONCRETE
C/O	CLEAN OUT
C.U.E.	COUNTY UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.H.	DRILL HOLE
ELEC.	ELECTRIC BOX
ENCL.	ENCLOSURE
E.O.W.	EDGE OF WATER
E.P.	EDGE OF PAVEMENT
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
F.P.L.	FLORIDA POWER AND LIGHT
I.E.	IRRIGATION EASEMENT
I.D.	IDENTIFICATION
I.R.	IRON ROD
I.P.	IRON PIPE
L.B.	LAND SURVEYING BUSINESS
L.B.E.	LANDSCAPE BUFFER ESMT.
L.C.U.E.	LEE COUNTY UTILITY EASEMENT
M.	FIELD MEASURED
M.E.	MITERED END
N & D.	NAIL & DISK
N/A	NOT APPLICABLE
NR.	NON-RADIAL
N.T.S.	NOT TO SCALE
O.H.L.	OVERHEAD LINE
O.U.E.	ORANGE TREE UTIL. ESMT.
P.	PLAT
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
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P.O.B.	POINT OF BEGINNING
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R.	RADIAL
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S.D.	STORM DRAIN
T.B.M.	TEMPORARY BENCH MARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT
U.G.	UNDERGROUND
W.M.	WATER METER
W.V.	WATER VALVE
●	I.R.
■	CONCRETE MONUMENT
▲	NAIL
⛑	EXISTING FIRE HYDRANT
⛑	WATER VALVE
⊠	CONC. POWER POLE
⌒	WOOD POWER POLE
⊙	WELL
▢	CATCH BASIN
●	BOLLARD
⊕	BENCH MARK AND T.B.M.
⦿	LAMP POST
⦿	DRAIN MANHOLE
⦿	SANITARY MANHOLE
⊥	CENTER LINE
00.00'	EXISTING ELEVATION
00.00'	PROPOSED ELEVATION
00.00'	PROPOSED/EXISTING ELEVATION
→	WATER FLOW ARROW
→	DISTANCE LIMIT ARROW
—○—	ANCHOR
— —	BREAK LINE (N.T.S.)
—	CENTERLINE
—○—	FENCE LINE
---	OVERHEAD LINE
- - -	EASEMENT LINE
— —	EDGE OF THE WATER LINE
—	PRIMARY STRUCTURE
—	SECONDARY STRUCTURE
—	PRIMARY PROPERTY LINE
—	SECONDARY PROPERTY LINE
CONC. SLAB	STONES
ASPHALT	WATER
BRICK PAVEN	COVERED AREA
WOOD DECK	OAK - PALM - PINE

Legend:

A.E.	ACCESS EASEMENT
B.F.E.	BASE FLOOD ELEVATION
B.R.	BEARING REFERENCE
B.M.	BENCHMARK
C.	CALCULATED
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C.V.G.	CONC. VALLEY GUTTER
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R.	RADIAL
R/W	RIGHT OF WAY
R.O.W.	RIGHT OF WAY
S.D.	STORM DRAIN
T.B.M.	TEMPORARY BENCH MARK
T.F.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT
U.G.	UNDERGROUND
W.M.	WATER METER
W.V.	WATER VALVE
●	IR.
■	CONCRETE MONUMENT
▲	NAIL
✕	EXISTING FIRE HYDRANT
⚓	WATER VALVE
⚡	CONC. POWER POLE
⚡	WOOD POWER POLE
⚡	WELL.
⚡	CATCH BASIN
●	BOLLARD
⚡	BENCH MARK AND T.B.M.
⚡	LAMP POST
⚡	DRAIN MANHOLE
⚡	SANITARY MANHOLE
⚡	CENTER LINE

The diagram illustrates a cross-section of a roof assembly with the following layers from top to bottom:

- CONC. SLAB**: A thick, grey, textured layer at the top.
- STONES**: A layer of grey, irregularly shaped stones.
- ASPHALT**: A thin, grey, textured layer.
- WATER**: A layer of blue wavy lines representing water.
- BRICK PAVR**: A layer of grey bricks with white mortar.
- COVERED AREA**: A rectangular area defined by a black border, containing a green tree icon.
- WOOD DECK**: A layer of grey wood planks.

Below the diagram, there are three green circular icons representing different types of trees: a deciduous tree, a palm tree, and a pine tree. Below these icons, the text **OAK - PALM - PINE** is written.



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

This is a first part of a two-part application. Please be sure to fill out this form, which requires general information, as well as the Supplemental Form application specific to action requested for the subject property. Please submit a complete Public Hearing application with required, supplemental information, exhibits and documents to zoningpermits@fmbgov.com. Please do not submit the instructions at the end of the application.

Site Address: 800 Third Street
STRAP Number: 24-46-23-W3-0030B.0130
Applicant: Homebound Technologies Inc Phone: 719.213.4409
Contact Name: Samir Malviya Phone: 248.894.9610
Email: smalviya@homebound.com Fax: _____
Current Zoning District: AE
Future Land Use Map (FLUM) Category: Residential
FLUM Density Range: Low-Density Platted Overlay: ☐ YES ☒ NO

ACTION REQUESTED

- ☐ Special Exception
☒ Variance
☐ Conventional Rezoning
☐ Planned Development ☐ Commercial ☐ Residential
☐ Master Concept Plan Extension
☐ Appeal of Administrative Action
☐ Vacation of Platted Right-of-way and Easement
☐ Other – cite LDC Section: _____

SUPPLEMENTAL FORM REQUIRED

PH-A
PH-B
PH-C
PH-D
PH-E
PH-F
PH-G
attach on separate sheet

PART I – General Information

A. Applicant*: Samir Malviya Phone: 248.894.9610
**Applicant must submit a statement under oath that he/she is the authorized representative of the property owner.
Please see PART III to complete the appropriate Affidavit form for the type of applicant.*
Applicant Mailing Address: 244 Harbor Court | Fort Myers Beach, FL | 33931
Email: smalviya@homebound.com Fax: _____
Contact Name: Samir Malviya Phone: 248.864.9610



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

B. Relationship of Applicant to subject property:

- | | | |
|--|---|--|
| ☐ Owner* | ☐ Land Trust* | ☐ Partnership* |
| ☐ Corporation* | ☐ Association* | ☐ Condominium* |
| ☐ Subdivision* | ☐ Timeshare Condo* | ☐ Contract Purchaser* |
| ☒ Authorized Representative* ☐ Other* (please indicate) _____ | | |

**Applicant must submit a statement under oath that he/she is the authorized representative of the property owner.
Please see PART III to complete the appropriate Affidavit form for the type of applicant.*

C. Authorized Agent(s). Please list the name of Agent authorized to receive correspondence Agents

Name: Samir Malviya Phone: 248.864.9610
Address: 422 Harbor Court | Fort Myers Beach, FL | 33931
Email: _____ Fax: _____

D. Other Agent(s). Please list the names of all Authorized Agents (attach extra sheets if necessary)

Name: Tyler Knafelc Phone: 719.213.4409
Address: 422 Harbor Court | Fort Myers Beach, FL | 33931
Email: tknafelc@homebound.com Fax: _____

Name: Drew Whiting Phone: 224.723.9198
Address: 422 Harbor Court | Fort Myers Beach, FL | 33931
Email: dwhiting@homebound.com Fax: _____

PART II – Nature of Request

Requested Action (each request requires a separate application)

- ☐ Special Exception
- ☒ Variance from LDC Section 34 - 638
- ☐ Conventional Rezoning from _____ to _____
- ☐ Planned Development
- ☐ Rezoning from _____ to ☐ Commercial PD ☐ Residential PD
- ☐ Amendment. List the project number: _____
- ☐ Extension/reinstatement of Master Concept Plan. List project number: _____



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

- ☐ Appeal of Administrative Action
- ☐ Vacation ☐ Right-of-Way ☐ Easement
- ☐ Other. Please Explain: _____
- _____
- _____

PART III – Waivers

Please indicate any specific submittal items that have been waived by the Director for the request. Attach a copy of the signed approval as Exhibit 3-1. (Use additional sheets if necessary)

Code Section: _____ Description: _____

Code Section: _____ Description: _____

Code Section: _____ Description: _____

PART IV – Property Ownership (Single Owner)

☒ Single Owner (individual or husband and wife)

Name: Robert Schmeling & Cheri Jollie Phone: (360) 903-8856

Mailing Address: 1621 SE 84TH CT | VANCOUVER, WA | 98664

Email: schmeling1@aol.com Fax: _____

AFFIDAVIT

APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, Robert Schmeling swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the Town of Fort Myers Beach in accordance with this application and the Land Development Code;

All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

I have authorized the staff of the Town of Fort Myers Beach Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that

The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Signature

Robert Schmeling

Printed Name

STATE OF _____ COUNTY OF _____

The foregoing instrument was certified and subscribed before me by means of ____ physical

presence OR ____ online notarization, this ____ day of _____, 20____, by

_____, ☐ who is personally known to me OR ☐ who has produced

_____ as identification.

(SEAL)

Notary Public Signature

PART V

Property Ownership (Multiple Owners)

☐ Multiple Owners (including corporation, partnership, trust, association, condominium, timeshare, or subdivision)

- ☐ Complete Disclosure of Interest Form (see below)
- ☐ Attach list of property owners as Exhibit 5-1
- ☐ Attach map showing property owners interests as Exhibit 5-2 (for multiple parcels)
- ☐ For condominiums and timeshares see Explanatory Notes Part V - Exhibit 5-3
- ☐ Letter of Opinion - Exhibit 5-4

DISCLOSURE OF OWNERSHIP INTEREST

If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address

Percentage Ownership



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address and Office

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address and Office

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

Date of Contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final certificate of compliance, a supplemental disclosure of interest must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature

Printed Name

AFFIDAVIT

APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, _____ (name), as _____ (title) of _____ (company), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the Town of Fort Myers Beach in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Fort Myers Beach Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

Name of Entity (corporation, partnership, LLP, LLC, etc)

Signature

Title

Typed or Printed Name

Date

STATE OF _____ COUNTY OF _____

The foregoing instrument was certified and subscribed before me by means of ____ physical presence OR ☐ online notarization, this ____ day of _____, 20____, by _____, ☐ who is personally known to me OR ☐ who has produced _____ as identification.

Seal

Notary Public Signature

PART VI- Property Information

A. Legal Description:

STRAP: 24-46-23-W3-0030B.0130

Property Address: 800 Third Street

Is the subject property within a platted subdivision recorded in the official Plat Books of Lee County? ☐ No. Attach a legible copy of the legal description as Exhibit 6-1.

☒ Yes. Property identified in subdivision: Matanzas View

Book: 09 Page: 40 Unit: _____ Block: B Lot(s): 13

B. Boundary Survey:

☒ Attach a Boundary Survey of the property meeting the minimum standards of Chapter 61G17-6 of the Florida Administrative Code. A Boundary Survey must bear the raised seal and original signature of a Professional Surveyor and Mapper licensed to practice Surveying and Mapping by the State of Florida. Attach and label as Exhibit 6-2.



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

C. Property Dimensions:

Width (please provide an average width if irregular in shape) 56.31 feet
Depth (please provide an average width if irregular in shape) 87.76 feet
Frontage on street: 21.79 feet. Frontage on waterbody: _____ feet
Total land area: 4862.39 ☐ acres ☒ square feet

D. General Location of Subject Property (from Sky Bridge or Big Carlos Pass Bridge):

☒ Attach Area Location Map as Exhibit 6-3

E. Property Restrictions (check applicable):

- ☒ There are no deed restrictions and/or covenants on the subject property.
☐ A list of deed restrictions and/or covenants affecting the subject property is attached as Exhibit 6-4.
☐ A narrative statement detailing how the restrictions/covenants may or may not affect the request is attached as Exhibit 6-5.

F. Surrounding Property Owners (these items can be obtained from the Lee County Property Appraiser):

- ☒ Attach a list of surrounding property owners within 500 feet as Exhibit 6-6.
☐ Attach a map showing the surrounding property owners as Exhibit 6-7.
☐ Provide Staff with two (2) sets of surrounding property owner mailing labels.

G. Future Land Use Category (see Future Land Use Map):

- | | |
|---|--|
| ☒ Low Density | ☐ Marina |
| ☐ Mixed Residential | ☐ Recreation |
| ☐ Boulevard | ☐ Wetlands |
| ☐ Pedestrian Commercial | ☐ Platted Overlay |



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

EXPLANATORY NOTES

Please do not print, copy and submit these instructions

Please submit required applications, supplemental information, exhibits and documents to zoningpermits@fmbgov.com.

Application fees are set by resolution of the Town Council of the Town of Fort Myers Beach and must be paid before any materials submitted will be considered an application.

The applicant is responsible for the accuracy and completeness of this application. Time delays or additional expenses necessitated by submitting inaccurate or incomplete information will be the responsibility of the applicant. Decisions regarding requests to waive submittal requirements are at the discretion of the Community Development Director and may not be appealed.

All information submitted with the application becomes a part of the public record and will be a permanent part of the file.

All attachments and exhibits must be legible, suitable for recording, and of a size that will fit or conveniently fold into a letter size (8 ½ by 11) folder.

Explanatory Notes – Part I

- A. Applicant's name: The applicant may be the landowner or an authorized agent.
- B. Relationship of applicant to property: Indicate if the applicant is the property owner, and if so, the type of ownership. If the applicant is not the owner of the property, indicate the relationship of the applicant to the owner and submit a notarized authorization from the owner(s) to the applicant.
- C. Agent's name: If the applicant will have others representing him/her in processing the application, indicate name, address, and phone number.
- D. Other agents: Provide contact information for any other agents that may be involved in the request.

Explanatory Notes – Part II

Indicate the requested action.

Explanatory Notes – Part III

If waiver of any application requirement has been approved by the Community Development Director, attach a copy of the approval. Please request waivers prior to applying. Exhibit 3-1

Explanatory Notes – Part IV

- A. If the property owner is an individual or husband and wife, check the box and provide the information.



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

Explanatory Notes – Part V

- A. If there are multiple property owners exhibit 5-1, complete the disclosure form and include the names and mailing addresses of all persons or entities having an ownership interest in the property, including the names of all stockholders and trust beneficiaries. Disclosure is not required of any entity whose interests are solely equity interests that are regularly traded on an established securities market in the United States or another country.
- B. If more than one parcel is involved, submit a list of all property owners and their mailing addresses. Provide a map keyed to the list of property owners showing their interests. The applicant is responsible for the accuracy of the list and map Exhibit 5-2
- C. Where the property is a condominium or timeshare condominium, the application must be initiated by both the condominium association and no less than 75% of the total number of unit owners. To verify ownership, the list of property owners must be identified by unit number and/or timeshare period as applicable, along with proof that the owners who did not join in the application were given actual written notice of the application by the applicants, who must verify the list and the notice by sworn affidavit. Attach this affidavit as Exhibit 5-3.
- D. In addition, a letter of opinion from an attorney licensed to practice law in the State of Florida addressing the considerations in LDC Section 34-201(a)(1)b.3. must be attached as Exhibit 5-4.

Explanatory Notes – Part VI

- A. Include the street address of the subject property. List STRAP number. If more than one parcel is involved, list all STRAP numbers. If you don't know the STRAP number, you can look up the property in the records of the Lee County Property Appraiser at <http://www.leepa.org>. If the application includes only one or more undivided platted lots within a subdivision officially recorded in the Plat Books of Lee County, Florida, identify the property by lot number(s), block if applicable, subdivision unit if applicable, subdivision name, and plat book number and page number. If the property is not one or more undivided platted lots or is in an "unrecorded" subdivision, attach a metes and bounds legal description giving accurate bearings and distances for each course. If multiple parcels are involved, the metes and bounds legal description must describe the perimeter of the entire property subject to the request. The initial point in the description must be related to at least one established identifiable real property corner, such as a government corner or a recorded corner. The bearings used in the description must be clearly referenced to a well-established and monumented line. Exhibit 6-1
- B. Submit a Boundary Survey meeting the minimum technical standards for surveying set out in Chapter 61G17-6 of the Florida Administrative Code. Make sure that the surveyor is aware of any specific needs of the survey (location of Coastal Construction Lines, locations of existing structures, locations of easements, etc) that are relevant to your request. The perimeter boundary of the entire subject property should be indicated clearly with a heavy



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

line. Exhibit 6-2

- C. Provide the property dimensions or the approximate dimensions if the property is not a regular quadrilateral.
- D. Describe how to get to the property starting from either the Sky Bridge or the Big Carlos Pass Bridge (specify which). Exhibit 6-3
- E. If there are any deed restrictions or covenants that might affect the requested action, provide the information. Exhibit 6-4
- F. A narrative statement detailing how the restrictions/covenants may or may not affect the request is attached as Exhibit 6-5
- G. Attach a list of the surrounding property owners within 500 feet of the perimeter of the area of the request. Also include two sets of mailing labels providing the names and addresses of the owners on this list, and a map showing the parcel boundaries within the 500-foot radius Exhibit 6-6. This information can be acquired for a small fee by requesting a “variance report” from the Map Sales Office at the Lee County Property Appraiser’s Office. Contact information for the Property Appraiser can be found at <http://www.leepa.org>.
- H. Indicate the Future Land Use Map category or categories of the property as shown on the Fort Myers Beach Comprehensive Plan’s Future Land Use Map, and whether the property is located in the “platted overlay” on the map.
- I. Indicate the current zoning of the property. In most cases the current zoning is shown on the official zoning map of the Town of Fort Myers Beach, as adopted by ordinance. If zoning actions affecting the subject property have been taken since March 2004, call Town Hall to verify the current zoning.

Explanatory Notes – Part IV & V

The applicant must sign and submit either of the affidavits in Part V & VI, as applicable.



Case # _____

Date Received: _____

Town of Fort Myers Beach

COMMUNITY DEVELOPMENT DEPARTMENT

Supplement PH-B

Additional Required Information for a Variance Application

This is the second part of a two-part application. This part requests specific information for a variance. Include this form with the Request for Public Hearing form.

Case Number:
Project Name: Schmeling Residence 800 Third Street
Authorized Applicant: Samir Malviya
LeePA STRAP Number: 24-46-23-W3-0030B.0130

Current Property Status: Demolished	
Current Zoning: AE	
Future Land Use Map (FLUM) Category: Residential	
Comp Plan Density: Low	Platted Overlay? ☐ Yes ☒ No

Variance is requested from:

LDC Section Number

Title of Section or Subsection

34-638 Minimum Setbacks

Complete the narrative statements below for EACH variance requested.

PART I
Narrative Statements

Request for variance from 34-638 (LDC Section number)

Explain the specific regulation contained in this section from which relief is sought:
The front property lines of 401 Harbor Ct, 405 Harbor Ct, 800 Third St, and 810 Third St.
implies a cul-de-sac condition at the intersection of Harbor Ct and Third St. The as-built or paved
condition of the street where the two streets meet is a perfect right angle of two streets intersecting
as if to imply that the front property line of these four properties followed the straight edge of their
respective streets rather than the recessed condition implied by their front property lines as
recorded on the Matanzas View subdivision plat and their respective surveys. The recessed
front property line in turn creates a recessed front setback line which greatly restricts the buildable
depth allowed on these properties. Furthermore, 800 Third St's side property lines taper to the
front of the lot, constricting the buildable width on the property. The resulting footprint bottlenecks
to a width of 25' at the front of the lot and a depth of 31'-2".

Reasons for request

Explain why the variance is needed:
The variance is needed to 1. Reduce side setbacks to allow the house to be pushed forward in
the lot and reduce the need for rear setback reductions. 2. Increase the rear yard setback
the previous house had from 8.83' to increase visibility at the intersection of the canals. and
3. Increase the depth of the buildable footprint to allow the proposed house to fit on the lot.

Explain the possible effect the variance, if granted, would have on surrounding properties:

If granted, there would be minimum effect on the surrounding properties. The proposed house requests 2.5' reduction of side setbacks from 7.5' to 5' in order to allow more buildable width at the front of the lot. While this does allow the house to be closer to the neighbor at 810 Third St, we have a parallel application submitted for 810 Third St which sets the house to a 10'-4" side setback facing this property - leaving a 15'-4" effective separation between the two houses and consistent with regular zoning. The opposite neighbor at 401 Harbor Ct. remains virtually unaffected as the proposed house only encroaches to a 5' side setback at the front of the house and quickly grows in width as the property width grows. While one proposed solution does request a reduction to the front setback, this has minimum effect on the streetscape as the corner lots at 800 Third St and 401 Harbor Ct are so far recessed. Lastly, the requested relief at the rear setbacks, while reduced from 25' are a substantial improvement from the previous structure that was located 8.83' from the rear property line;

The increased visibility along the canal will be a major improvement to neighbors.

Explain the hardship (what is unique about the property) that justifies relief from the regulation:

The recessed cul-de-sac in combination with the canal at the rear reduces the depth of the lot to a difficult footprint to build on. In combination with this, the width of the lot tapers from the rear at its widest to the front at its narrowest. With the narrowest portion of the lot being 25' and the buildable depth being 31'-2", the footprint is both irregularly shaped and difficult to build on. Seeing the surveyed previous house's footprint being pushed back to an 8.83' rear setback and the shared driveway with 401 Harbor Ct. confirms this hardship.



We are proposing two different options to relieve the hardship incurred by the irregular lot shape. Both options request a reduced side yard setback to 5' from 7.5' (a reduction of 2.5'). As discussed earlier, the proposal for 810 Third St. has a proposed side setback of 10'-4" along the shared property line with the subject property line that would maintain a 15' building separation between them. The opposite side facing 401 Harbor Ct. would only encroach the 2.5' near the front of the lot, and the setback would quickly grow beyond 7.5' as the lot widens toward the rear of the lot - minimizing any effect to 401 Harbor Ct. Option 1 keeps a narrower width and deeper depth for a footprint of 32' wide by 41' deep; the narrower width allows the property to push further up in the lot which is why the front setback reduction of 2.5' is requested (22'-6" from 25'). However, the deeper footprint does also request a reduction to the rear yard setback to of 7.5' (17'-6" from 25'); although this is an increased rear setback from the previous house's footprint, it is still an encroachment. Option 2 proposes a wider width and shallower depth that perhaps better fits the lot's shape with a footprint of 38' wide by 35' deep. In this option, the front setback of 25' is maintained and the requested reduction to the rear setback is only 4.5' (20'-6" from 25'). In both cases, access and parking is maintained to the lot.

PART 2

Submittal Requirements

All applications for a variance must be submitted electronically through our Iworq portal - [iworq \(talktomycity.com\)](http://iworq.talktomycity.com)

Required Items

- Public Hearing Request Form
- Supplemental form PH-B
- Site Plan (to scale) including the current use of all existing structures on the site, and those on adjacent properties within 100 feet of the perimeter; and a clear illustration of the proposed variance
- Fee in the amount of \$1800.00 (residential)/Additional Variance \$500.00
- Variance (non-residential) \$2800.00/ Additional Variance \$700.00

Guide to filing PH-B Additional Required Information for a Variance Application

Cover page

Case Number will be inserted by Community Development staff.

Project Name must be the same as the name used on the Request for Public Hearing form.

Applicant must be the same as on the Request for Public Hearing form.

STRAP numbers must be the same as on the Request for Public Hearing form.

Current status of property must be the same as on the Request for Public Hearing form.

"Variance is requested from..." Provide the section number and title of each section of the Fort Myers Beach Land Development Code from which a variance is being sought.

Narrative statements

If the application is for multiple variances, complete all of the narrative statements for each variance that is requested.

Site plan

The site plan must show all existing structures on the site; all existing structures within 100 feet of the perimeter boundary of the site; and a clear illustration of the proposed variance.

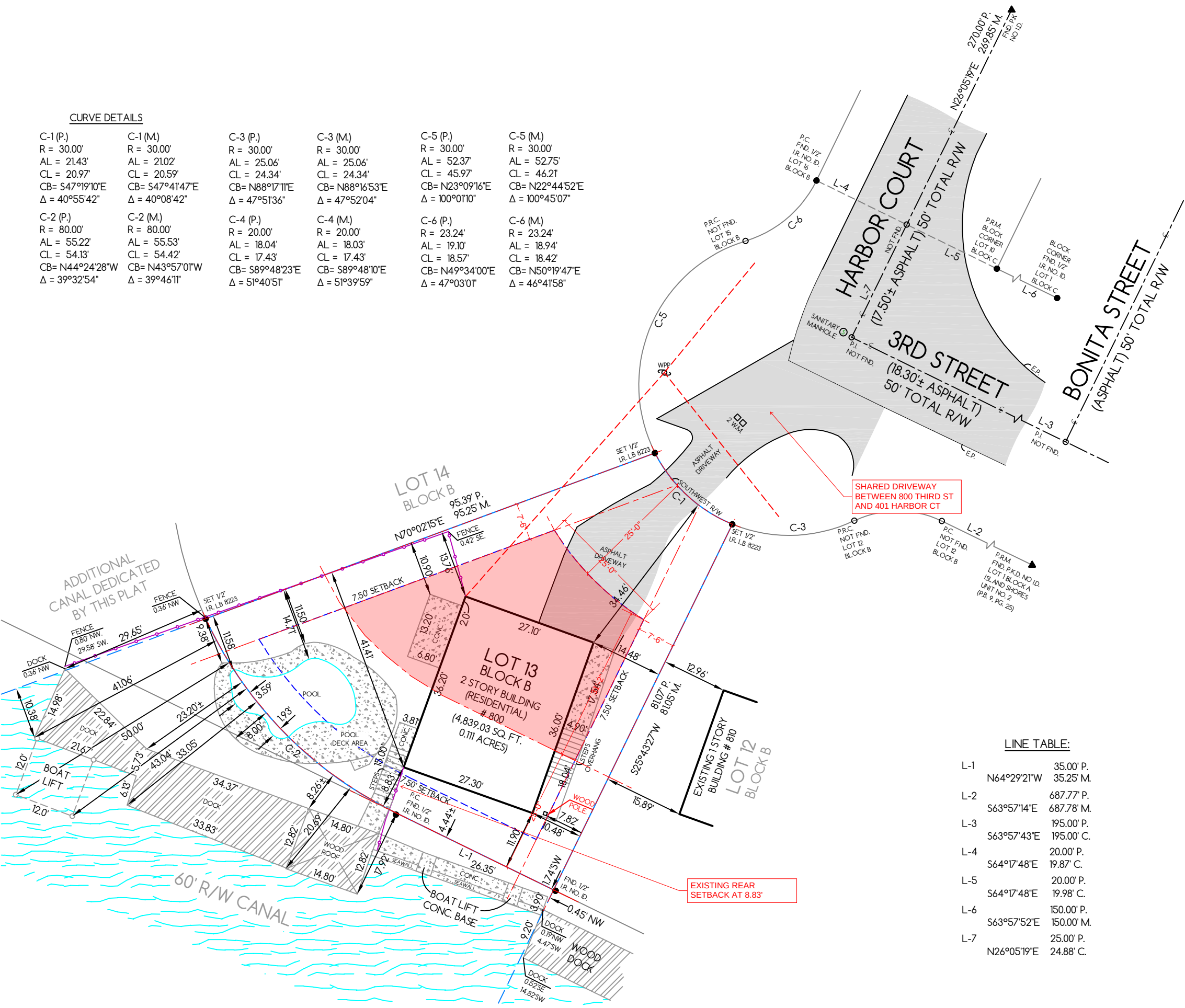
LDC Section 34-87

The guidelines for decision-making regarding a request for a variance are as follows:

1. Whether there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question, or whether the request is for a *de minimis* variance under circumstances or conditions where rigid compliance is not necessary to protect public policy;
2. Whether the exceptional or extraordinary conditions justifying the variance are or are not the result of actions of the applicant taken after the adoption of the regulation in question;
3. Whether the requested variance is the minimum variance to relieve the applicant of an unreasonable burden caused by the application of the regulation in question;
4. Whether granting the variance would be injurious to the neighborhood or otherwise detrimental to the public welfare;
5. Whether the conditions or circumstances of the specific piece of property or the intended use of the property for which the variance is sought are of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.

SKETCH OF BOUNDARY SURVEY

SURVEY: GG210302



Legend:

- A.E. ACCESS EASEMENT
- B.F.E. BASE FLOOD ELEVATION
- B.R. BEARING REFERENCE
- B.M. BENCHMARK
- C. CALCULATED
- CATV CABLE TV RISER
- C.B. CATCH BASIN
- C.V.G. CONC VALLEY GUTTER
- C.M. CONCRETE MONUMENT
- CONC. CONCRETE
- C/O CLEAN OUT
- C.U.E. COUNTY UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- D.H. DRILL HOLE
- ELEC. ELECTRIC BOX
- ENCL. ENCLOSURE
- E.O.W. EDGE OF WATER
- E.P. EDGE OF PAVEMENT
- F.F.E. FINISHED FLOOR ELEVATION
- FND. FOUND
- F.P.L. FLORIDA POWER AND LIGHT
- I.E. IRRIGATION EASEMENT
- I.D. IDENTIFICATION
- I.R. IRON ROD
- I.P. IRON PIPE
- L.B. LAND SURVEYING BUSINESS
- L.B.E. LANDSCAPE BUFFER ESMT.
- L.C.U.E. LEE COUNTY UTILITY EASEMENT
- M. FIELD MEASURED
- M.E. MITERED END
- N & D. NAIL & DISK
- N/A. NOT APPLICABLE
- N.R. NON-RADIAL
- N.T.S. NOT TO SCALE
- O.H.L. OVERHEAD LINE
- O.U.E. ORANGE TREE UTIL. ESMT.
- P. PLAT
- P.I. POINT OF INTERSECTION
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- P.T. POINT OF TANGENCY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.K.N. PARKER-KALON NAIL
- R. RADIAL
- R/W. RIGHT OF WAY
- R.O.W. RIGHT OF WAY
- S.D. STORM DRAIN
- T.B.M. TEMPORARY BENCH MARK
- TEL. TELEPHONE FACILITIES
- T.O.B. TOP OF BANK
- U.E. UTILITY EASEMENT
- U.G. UNDERGROUND
- W.M. WATER METER
- W.V. WATER VALVE
- I.R. CONCRETE MONUMENT
- NAIL. NAIL
- EXISTING FIRE HYDRANT
- WATER VALVE
- CONC. POWER POLE
- WOOD POWER POLE
- WELL
- CATCH BASIN
- BOLLARD
- BENCH MARK AND T.B.M.
- LAMP POST
- DRAIN MANHOLE
- SANITARY MANHOLE
- CENTER LINE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED/EXISTING ELEVATION
- WATER FLOW ARROW
- DISTANCE LIMIT ARROW
- ANCHOR
- BREAK LINE (N.T.S.)
- CENTERLINE
- FENCE LINE
- OVERHEAD LINE
- EASEMENT LINE
- EDGE OF THE WATER LINE
- PRIMARY STRUCTURE
- SECONDARY STRUCTURE
- PRIMARY PROPERTY LINE
- SECONDARY PROPERTY LINE
- CONC. SLAB
- ASPHALT
- BRICK PAVEMENT
- WOOD DECK
- WATER
- COVERED AREA
- OAK - PALM - PINE

Surveyor's Notes:

1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR ENCUMBRANCES OR OTHER RECORDED ENCUMBRANCES. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED IN THIS PLAT.

2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED IN THIS PLAT. IT IS NOT A CERTIFICATION OF TITLE. ENCUMBRANCES, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES OWNERSHIP OR RIGHTS-OF-WAY, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.

3. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY A VISIBLE ENCUMBRANCE LOCATED.

4. THIS SURVEY IS INTENDED FOR CONSTRUCTION PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS TO BE USED FOR CONSTRUCTION, PERMITTING OR DESIGN. ANY OTHER USE IS NOT VALID WITHOUT WRITTEN CONSENT.

5. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.

6. ONLY IMPROVEMENTS SHOWN WERE LOCATED.

7. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

8. PARCEL, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAY-OF-RECORD.

9. ELEVATIONS SHOWN HEREON ARE BASED UPON NAD83 DATUM. BENCHMARK USED (XXXX) WITH ELEVATION OF XXXX.

10. EASEMENTS SHOWN ON THIS DRAWING ARE FROM THE RECORDED PLAT. ANY OTHER EASEMENT (S) PERTAINING TO THE HEREON DESCRIBED LAND (S) MUST BE FURNISHED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S AGENT PER FLORIDA STATUTE CHAPTER 517 OF THE FLORIDA ADMINISTRATIVE CODE.

11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

12. PARCEL WAS SAVED FROM INFORMATION SUPPLIED BY THE CLIENT.

13. FENCE OWNERSHIP NOT DETERMINED.

14. THE ACCURACY OF CONTROL SURVEY DATA SHALL BE VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES. ALL CONTROL MEASUREMENTS SHALL ACHIEVE THE FOLLOWING CLOSURES: COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET; SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET; RURAL: LINEAR: 1 FOOT IN 5,000 FEET; 50'± BEARS SHOWN HEREON ARE BASED UPON ASPHALTED.

15. ELEVATIONS SHOWN HEREON ARE BASED UPON NAD83 DATUM. BENCHMARK USED (XXXX) WITH ELEVATION OF XXXX.

Gallo Group Inc.

5337 SUMMERLIN COMMONS BLVD
SUITE 411 FORT MYERS, FL 33907
Tel: 833-425-5364 Fax: 833-425-5363
contact@galldo.com www.galldo.com

PROPERTY AND OWNER INFORMATION

Property Address:	Parcel ID:	County/State:
800 THIRD STREET FORT MYERS BEACH, FL 33931	24-46-23-W3- 00308.0130	Lee/Florida

DATE OF SURVEY 03 / 12 / 2021
COMPLETION DATE: 04 / 08 / 2021
DRAWN BY A.V.
CHECKED BY G.G.

Flood Zone Information:
Community Name: Fort Myers Beach
Community No: 206/3
Panel: 054 Suffix: F
Effective Date: 08/28/2008
Flood Zone: AE B.F.E.: 14.0

Professional Surveyor and Mapper
GUILLEMO A. GUERRERO
PSM No. 6453 State of Florida

Legend:

- A.E. ACCESS EASEMENT
- B.F.E. BASE FLOOD ELEVATION
- B.R. BEARING REFERENCE
- B.M. BENCHMARK
- C. CALCULATED
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- D.E. DRAINAGE EASEMENT
- D.H. DRILL HOLE
- ELEC. ELECTRIC BOX
- ENCL. ENCLOSURE
- E.O.W. EDGE OF WATER
- E.P. EDGE OF PAVEMENT
- F.F.E. FINISHED FLOOR ELEVATION
- FND. FOUND
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- I.E. IRRIGATION EASEMENT
- I.D. IDENTIFICATION
- I.R. IRON ROD
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- L.B. LAND SURVEYING BUSINESS
- L.B.E. LANDSCAPE BUFFER ESMT.
- L.C.U.E. LEE COUNTY UTILITY EASEMENT
- M. FIELD MEASURED
- M.E. MITERED END
- N & D. NAIL & DISK
- N/A. NOT APPLICABLE
- N.R. NON-RADIAL
- N.T.S. NOT TO SCALE
- O.H.L. OVERHEAD LINE
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- P.I. POINT OF INTERSECTION
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- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
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- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
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- W.V. WATER VALVE
- I.R. CONCRETE MONUMENT
- NAIL. NAIL
- EXISTING FIRE HYDRANT
- WATER VALVE
- CONC. POWER POLE
- WOOD POWER POLE
- WELL
- CATCH BASIN
- BOLLARD
- BENCH MARK AND T.B.M.
- LAMP POST
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- BREAK LINE (N.T.S.)
- CENTERLINE
- FENCE LINE
- OVERHEAD LINE
- EASEMENT LINE
- EDGE OF THE WATER LINE
- PRIMARY STRUCTURE
- SECONDARY STRUCTURE
- PRIMARY PROPERTY LINE
- SECONDARY PROPERTY LINE
- CONC. SLAB
- ASPHALT
- BRICK PAVEMENT
- WOOD DECK
- WATER
- COVERED AREA
- OAK - PALM - PINE

Surveyor's Notes:

1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR ENCUMBRANCES OR OTHER RECORDED ENCUMBRANCES. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED IN THIS PLAT.

2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED IN THIS PLAT. IT IS NOT A CERTIFICATION OF TITLE. ENCUMBRANCES, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES OWNERSHIP OR RIGHTS-OF-WAY, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.

3. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY A VISIBLE ENCUMBRANCE LOCATED.

4. THIS SURVEY IS INTENDED FOR CONSTRUCTION PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS TO BE USED FOR CONSTRUCTION, PERMITTING OR DESIGN. ANY OTHER USE IS NOT VALID WITHOUT WRITTEN CONSENT.

5. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.

6. ONLY IMPROVEMENTS SHOWN WERE LOCATED.

7. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

8. PARCEL, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAY-OF-RECORD.

9. ELEVATIONS SHOWN HEREON ARE BASED UPON NAD83 DATUM. BENCHMARK USED (XXXX) WITH ELEVATION OF XXXX.

10. EASEMENTS SHOWN ON THIS DRAWING ARE FROM THE RECORDED PLAT. ANY OTHER EASEMENT (S) PERTAINING TO THE HEREON DESCRIBED LAND (S) MUST BE FURNISHED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S AGENT PER FLORIDA STATUTE CHAPTER 517 OF THE FLORIDA ADMINISTRATIVE CODE.

11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

12. PARCEL WAS SAVED FROM INFORMATION SUPPLIED BY THE CLIENT.

13. FENCE OWNERSHIP NOT DETERMINED.

14. THE ACCURACY OF CONTROL SURVEY DATA SHALL BE VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES. ALL CONTROL MEASUREMENTS SHALL ACHIEVE THE FOLLOWING CLOSURES: COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET; SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET; RURAL: LINEAR: 1 FOOT IN 5,000 FEET; 50'± BEARS SHOWN HEREON ARE BASED UPON ASPHALTED.

15. ELEVATIONS SHOWN HEREON ARE BASED UPON NAD83 DATUM. BENCHMARK USED (XXXX) WITH ELEVATION OF XXXX.



0030B
0170

0030B
0160

HARBOR CT

0030B
0150

AS-BUILT LINE OF
STREET; EDGE OF
PAVEMENT DOES NOT
FOLLOW PROPERTY
LINE

SHARED DRIVEWAY
BETWEEN 800 THIRD ST
AND 401 HARBOR CT

PLATTED PROPERTY
LINE

0030B
0140

THIRD ST

0030B
0130

0030B
0120

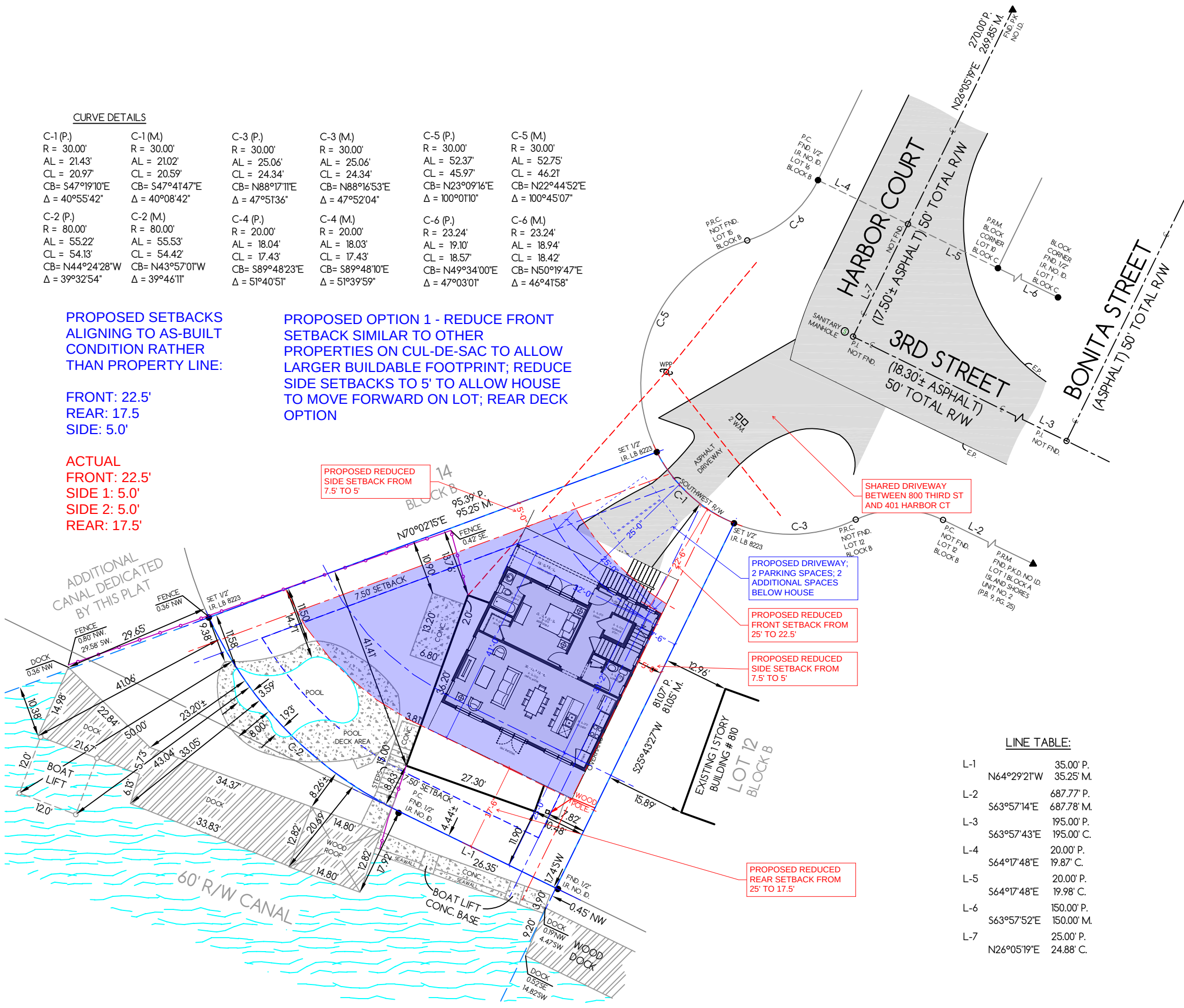
0030B
0110

0050A
0380

0050A
0370

0050A
0390

SKETCH OF BOUNDARY SURVEY



LINE TABLE:		
L-1	N64°29'21"W	35.00' P. 35.25' M.
L-2		687.77' P.
	S63°57'14"E	687.78' M.
L-3		195.00' P.
	S63°57'43"E	195.00' C.
L-4		20.00' P.
	S64°17'48"E	19.87' C.
L-5		20.00' P.
	S64°17'48"E	19.98' C.
L-6		150.00' P.
	S63°57'52"E	150.00' M.
L-7		25.00' P.
	N26°05'19"E	24.88' C.

CURVE DETAILS					
C-1 (P.)	C-1 (M.)	C-3 (P.)	C-3 (M.)	C-5 (P.)	C-5 (M.)
R = 30.00'	R = 30.00'	R = 30.00'	R = 30.00'	R = 30.00'	R = 30.00'
AL = 21.43'	AL = 21.02'	AL = 25.06'	AL = 25.06'	AL = 52.37'	AL = 52.75'
CL = 20.97'	CL = 20.59'	CL = 24.34'	CL = 24.34'	CL = 45.97'	CL = 46.21'
CB= S47°19'10"E	CB= S47°41'47"E	CB= N88°17'11"E	CB= N88°16'53"E	CB= N23°09'16"E	CB= N22°44'52"E
Δ = 40°55'42"	Δ = 40°08'42"	Δ = 47°51'36"	Δ = 47°52'04"	Δ = 100°01'10"	Δ = 100°45'07"
C-2 (P.)	C-2 (M.)	C-4 (P.)	C-4 (M.)	C-6 (P.)	C-6 (M.)
R = 80.00'	R = 80.00'	R = 20.00'	R = 20.00'	R = 23.24'	R = 23.24'
AL = 55.22'	AL = 55.53'	AL = 18.04'	AL = 18.03'	AL = 19.10'	AL = 18.94'
CL = 54.13'	CL = 54.42'	CL = 17.43'	CL = 17.43'	CL = 18.57'	CL = 18.42'
CB= N44°24'28"W	CB= N43°57'01"W	CB= S89°48'23"E	CB= S89°48'10"E	CB= N49°34'00"E	CB= N50°19'47"E
Δ = 39°32'54"	Δ = 39°46'11"	Δ = 51°40'51"	Δ = 51°39'59"	Δ = 47°03'01"	Δ = 46°41'58"

PROPOSED SETBACKS
ALIGNING TO AS-BUILT
CONDITION RATHER
THAN PROPERTY LINE:

FRONT: 22.5'
REAR: 17.5'
SIDE: 5.0'

ACTUAL
FRONT: 22.5'
SIDE 1: 5.0'
SIDE 2: 5.0'
REAR: 17.5'

PROPOSED OPTION 1 - REDUCE FRONT
SETBACK SIMILAR TO OTHER
PROPERTIES ON CUL-DE-SAC TO ALLOW
LARGER BUILDABLE FOOTPRINT; REDUCE
SIDE SETBACKS TO 5' TO ALLOW HOUSE
TO MOVE FORWARD ON LOT; REAR DECK
OPTION

**PROPOSED REDUCED
SIDE SETBACK FROM
7.5' TO 5'**

SHARED DRIVEWAY
BETWEEN 800 THIRD ST
AND 401 HARBOR CT

PROPOSED DRIVEWAY;
2 PARKING SPACES; 2
ADDITIONAL SPACES
BELOW HOUSE

**PROPOSED REDUCED
FRONT SETBACK FROM
25' TO 22.5'**

**PROPOSED REDUCED
SIDE SETBACK FROM
7.5' TO 5'**

PROPOSED REDUCED
REAR SETBACK FROM
25' TO 17.5'

<u>Legend:</u>	
A.E.	ACCESS EASEMENT
B.F.E.	BASE FLOOD ELEVATION
B.R.	BEARING REFERENCE
B.M.	BENCHMARK
C.	CALCULATED
CATV	CABLE TV. RISER
C.B.	CATCH BASIN
C.V.G.	CONC VALLEY GUTTER
C.M.	CONCRETE MONUMENT
CONC.	CONCRETE
C/O	CLEAN OUT
C.U.E.	COUNTY UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.H.	DRILL HOLE
ELEC.	ELECTRIC BOX
ENCL.	ENCLOSURE
E.O.W.	EDGE OF WATER
E.P.	EDGE OF PAVEMENT
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FUND
F.P.L.	FLORIDA POWER AND LIGHT
I.E.	IRRIGATION EASEMENT
I.D.	IDENTIFICATION
I.R.	IRON ROD
I.P.	IRON PIPE
L.B.	LAND SURVEYING BUSINESS
L.B.E.	LANDSCAPE BUFFER ESMT.
L.C.U.E.	LEE COUNTY UTILITY EASEMENT
M.	FIELD MEASURED
M.E.	MITERED END
N & D.	NAIL & DISK
N/A	NOT APPLICABLE
N.R.	NON-RADIAL
N.T.S.	NOT TO SCALE
O.H.L.	OVERHEAD LINE
O.U.E.	ORANGE TREE UTIL. ESMT.
P.	PLAT
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
P.T.	POINT OF TANGENCY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
PR.M.	PERMANENT REFERENCE MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PKN	PARKER-KALON NAIL
R.	RADIAL
R/W	RIGHT OF WAY
R.O.W.	RIGHT OF WAY
S.D.	STORM DRAIN
T.B.M.	TEMPORARY BENCH MARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT
U.G.	UNDERGROUND
W.M.	WATER METER
W.V.	WATER VALVE
●	IR.
■	CONCRETE MONUMENT
▲	NAIL
⛔	EXISTING FIRE HYDRANT
⛔	WATER VALVE
⛔	CONC. POWER POLE
⛔	WOOD POWER POLE
⛔	WELL
⛔	CATCH BASIN
●	BOLLARD
⛔	BENCH MARK AND T.B.M.
⛔	LAMP POST
⛔	DRAIN MANHOLE
⛔	SANITARY MANHOLE
⛔	CENTER LINE



Gallo
Group Inc.

Gallo Group Inc. (LB82223)
5237 SUMMERLIN COMMONS BLVD
SUITE 411 FORT MYERS, FL 33907
Tel: 833-425-5364 Fax: 833-425-5363
contact@gallo.com www.gallo.com

I hereby certify that a Survey of the herein described property was made under my direction and meets the Standards of Practice as per Chapter SJ-7.051 & .052, F.A.C., pursuant to section 472.027, Florida Statutes.

GUILLELMO A. GUERRERO
Professional Surveyor and Mapper
PSM No. 6453 State of Florida

  PROPERTY AND OWNER	<u>Property Address:</u> 800 THIRD STREET FORT MYERS BEACH, FL 33931 <u>Certified to:</u> SCHMELING ROBERT W & JOLLE CHERI J/T, it's successor's and/or assigns and the Department of Housing and Urban Development as their interests may appear.
<u>Flood Zone Information:</u> Community Name: Fort Myers Beach Community No: 00673 Parcel: 0554 Suffix: F Effective Date: 08/28/2008 Flood Zone: AE BFE = 14.0	

<u>DATE OF SURVEY</u> 03 / 12 / 2021	<u>DRAWN BY</u> A.V.
<u>COMPLETION DATE</u> 04 / 08 / 2021	<u>CHECKED BY</u> G.G.
<u>Parcel ID.:</u> 24-46-23-W3- 0030B.0130	
<u>County/State:</u> Lee/F/Florida	
<u>Legal Description As Furnished:</u> LOT 13 BLOCK "B", MATANZAS VIEW, according to the plat thereof as recorded in Plat Book 9, Page(s) 40, of the Public Records of LEE COUNTY, Florida	

Surveyor's Notes:

1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

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3. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.

4. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.

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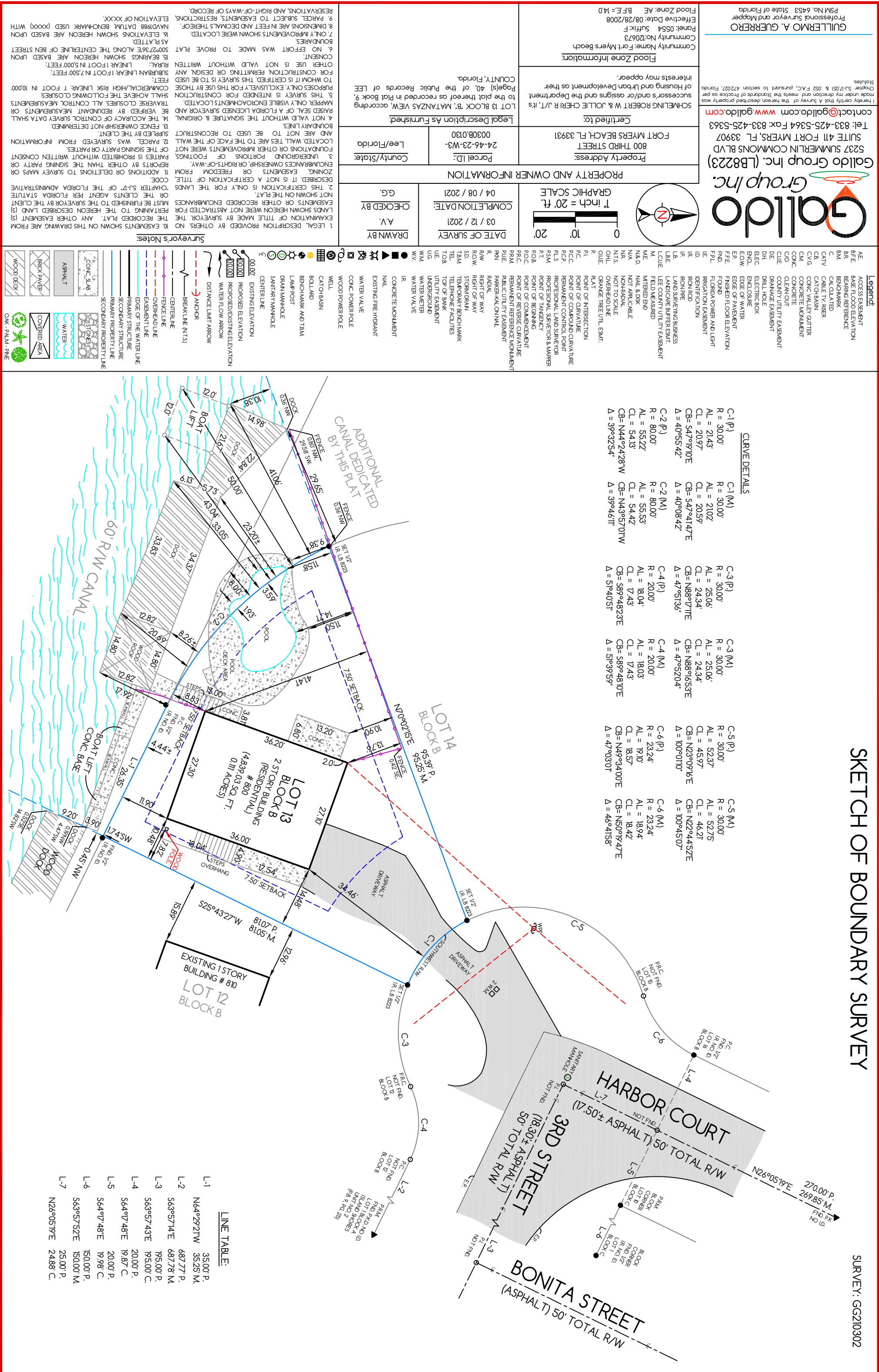
12. PARCEL WAS SURVEYED FROM INFORMATION SUPPLIED BY THE CLIENT.

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15. BENCHMARKS SHOWN HEREON ARE BASED UPON 5007273.62 ALONG THE CENTRALINE OF BEN STREET AS PLATTED.

16. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD83 DATUM, BENCHMARK USED (XXXX) WITH ELEVATION OF XXXX.





variancelist

Subjects: 1 Affected: 93 Buffer: 500 Date: 5/2/2023 12:00:00 AM List Size: 94																
Index	Subject	Foliod	STRAP	OwnerName	OwnerName2	MailAddress	MailAddress2	MailCity	MailState	MailZip	MailCountry	SiteNumber	SiteStreet	SiteUnit	SiteCity	SiteZip
0	TRUE	10127333	24-46-23-W3-0030B.0130	SCHMELING ROBERT W +		1621 SE 84TH CT		VANCOUVER	WA	98664		800	THIRD ST		FORT MYERS BEACH	33931
1	FALSE	10127237	24-46-23-W2-0050C.0090	MAGNUM FMB 1 LLC		725 MATANZAS CT		FORT MYERS BEACH	FL	33931		725	MATANZAS CT		FORT MYERS BEACH	33931
2	FALSE	10127238	24-46-23-W2-0050C.0100	SAMUELSON JOHN A TR		721 MATANZAS CT		FORT MYERS BEACH	FL	33931		721	MATANZAS CT		FORT MYERS BEACH	33931
3	FALSE	10127239	24-46-23-W2-0050C.0110	CAMERON NORMA J		3511 SCHIRTZINGER RD		HILLIARD	OH	43026		715	MATANZAS CT		FORT MYERS BEACH	33931
4	FALSE	10127240	24-46-23-W2-0050C.0120	WEIDELING DALE A & DEBRA L		711 MATANZAS CT		FORT MYERS BEACH	FL	33931		711	MATANZAS CT		FORT MYERS BEACH	33931
5	FALSE	10127241	24-46-23-W2-0050C.0130	BANEZ PAMELA & CONRADO T		685 MATANZAS CT		FORT MYERS BEACH	FL	33931		685	MATANZAS CT		FORT MYERS BEACH	33931
6	FALSE	10127269	24-46-23-W3-00026.0020	FREELAND FL HOLDINGS LLC		5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		450	HARBOR CT		FORT MYERS BEACH	33931
7	FALSE	10127271	24-46-23-W3-00027.0000	FREELAND FL HOLDINGS LLC	BERNARD G FREELAND	5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		450	HARBOR CT		FORT MYERS BEACH	33931
8	FALSE	10127312	24-46-23-W3-0030A.0030	FREEMAN WILLIAM T &		15341 KILBIRNIE DR		FORT MYERS	FL	33912		935	THIRD ST		FORT MYERS BEACH	33931
9	FALSE	10127313	24-46-23-W3-0030A.0040	ANDERSON BRENT KORY &		13302 COACHFORD AVE		ROSEMOUNT	MN	55068		929	THIRD ST		FORT MYERS BEACH	33931
10	FALSE	10127314	24-46-23-W3-0030A.0050	MOSTEIRO CHRISTOPHER C +		923 THIRD ST		FORT MYERS BEACH	FL	33931		923	THIRD ST		FORT MYERS BEACH	33931
11	FALSE	10127315	24-46-23-W3-0030A.0060	HOULIHAN MARY N TR		917 THIRD ST		FORT MYERS BEACH	FL	33931		917	THIRD ST		FORT MYERS BEACH	33931
12	FALSE	10127316	24-46-23-W3-0030A.0070	DUDDY KATHLEEN & BRIAN TR		14 STETSON PL		DUXBURY	MA	2332		911	THIRD ST		FORT MYERS BEACH	33931
13	FALSE	10127317	24-46-23-W3-0030A.0080	CASEY KATHLEEN M +		32917 PEACH TREE LN		LEWES	DE	19958		901	THIRD ST		FORT MYERS BEACH	33931
14	FALSE	10127318	24-46-23-W3-0030A.0090	GREGG LIEAH		253 PALERMO CIR		FORT MYERS BEACH	FL	33931		430	BONITA ST		FORT MYERS BEACH	33931
15	FALSE	10127319	24-46-23-W3-0030A.0100	URIAN JULIE A TR		432 BONITA ST		FORT MYERS BEACH	FL	33931		432	BONITA ST		FORT MYERS BEACH	33931
16	FALSE	10127320	24-46-23-W3-0030A.0110	FREELAND FL HOLDINGS LLC	BERNARD G FREELAND	5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		438	BONITA ST		FORT MYERS BEACH	33931
17	FALSE	10127322	24-46-23-W3-0030B.0020	TOMALOLO FRANKLIN L &		934 THIRD ST		FORT MYERS BEACH	FL	33931		934	THIRD ST		FORT MYERS BEACH	33931
18	FALSE	10127323	24-46-23-W3-0030B.0030	932 THIRD STREET LLC		932 THIRD ST		FORT MYERS BEACH	FL	33931		932	THIRD ST		FORT MYERS BEACH	33931
19	FALSE	10127325	24-46-23-W3-0030B.0050	DUDDY BRIAN PATRICK TR		14 STETSON PL		DUXBURY	MA	2332		920	THIRD ST		FORT MYERS BEACH	33931
20	FALSE	10127326	24-46-23-W3-0030B.0060	FOSTER STEPHEN ALLEN		2244 WINKLER AVE UNIT 205		FORT MYERS	FL	33901		914	THIRD ST		FORT MYERS BEACH	33931
21	FALSE	10127327	24-46-23-W3-0030B.0070	TYRELL PETER		134 136 PICCOTTIS END		HEMEL HEMPSTEAD	HP1 3AU	UNITED KINGDOM		910	THIRD ST		FORT MYERS BEACH	33931
22	FALSE	10127328	24-46-23-W3-0030B.0080	KOSTER RODNEY A & THERESA A		880 THIRD ST		FORT MYERS BEACH	FL	33931		880	THIRD ST		FORT MYERS BEACH	33931
23	FALSE	10127329	24-46-23-W3-0030B.0090	KOSTER RODNEY A & THERESE A		880 THIRD ST		FORT MYERS BEACH	FL	33931		870	THIRD ST		FORT MYERS BEACH	33931
24	FALSE	10127330	24-46-23-W3-0030B.0100	TAMIA SA		949 STRATFORD DR		ENGINITAS	CA	92024		850	THIRD ST		FORT MYERS BEACH	33931
25	FALSE	10127331	24-46-23-W3-0030B.0110	WOODSON MARK T + KAREN K		820 THIRD ST		FORT MYERS BEACH	FL	33931		820	THIRD ST		FORT MYERS BEACH	33931
26	FALSE	10127332	24-46-23-W3-0030B.0120	KADO KELLY +		2560 ESTERO BLVD #6A		FORT MYERS BEACH	FL	33931		810	THIRD ST		FORT MYERS BEACH	33931
27	FALSE	10127334	24-46-23-W3-0030B.0140	SWING THOMAS J TR		2560 TURF PARADISE DR		STOW	OH	44224		401	HARBOR CT		FORT MYERS BEACH	33931
28	FALSE	10127335	24-46-23-W3-0030B.0150	SCHROEDER KURT & GERALDINE		405 HARBOR CT		FORT MYERS BEACH	FL	33931		405	HARBOR CT		FORT MYERS BEACH	33931
29	FALSE	10127336	24-46-23-W3-0030B.0160	SERVADIO NORMA LEARD TR		10 SAGAMORE DR		SIMSBURY	CT	6070		409	HARBOR CT		FORT MYERS BEACH	33931
30	FALSE	10127337	24-46-23-W3-0030B.0170	SERVADIO NORMA L TR		10 SAGAMORE DR		SIMSBURY	CT	6070		425	HARBOR CT		FORT MYERS BEACH	33931
31	FALSE	10127338	24-46-23-W3-0030B.0180	TEAL PHILLIP L		3699 PEARL DR UNIT 8		MONROE	MI	48162	429/431	HARBOR CT		FORT MYERS BEACH	33931	
32	FALSE	10127339	24-46-23-W3-0030B.0190	FREELAND FL HOLDINGS LLC		5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		441	HARBOR CT		FORT MYERS BEACH	33931
33	FALSE	10127340	24-46-23-W3-0030B.0200	FREELAND FL HOLDINGS LLC		5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		445	HARBOR CT		FORT MYERS BEACH	33931
34	FALSE	10127341	24-46-23-W3-0030C.0010	KOSTER RODNEY A & THERESE A		880 THIRD ST		FORT MYERS BEACH	FL	33931		851/861	THIRD ST		FORT MYERS BEACH	33931
35	FALSE	10588574	24-46-23-W3-0030C.0020	PHELPS MICHAEL +		329 MEADOW RD		FARMINGTON	CT	6032		429	BONITA ST		FORT MYERS BEACH	33931
36	FALSE	10588575	24-46-23-W3-0030C.0030	PHELPS MICHAEL +		329 MEADOW RD		FARMINGTON	CT	6032		431	BONITA ST		FORT MYERS BEACH	33931
37	FALSE	10127343	24-46-23-W3-0030C.0040	FREELAND FL HOLDINGS LLC		5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		435	BONITA ST		FORT MYERS BEACH	33931
38	FALSE	10127344	24-46-23-W3-0030C.0060	FREELAND FL HOLDINGS LLC	BERNARD G FREELAND	5333 HICKORY HOLLOW PKWY		ANTIOCH	TN	37013		436	HARBOR CT		FORT MYERS BEACH	33931
39	FALSE	10127345	24-46-23-W3-0030C.0080	ASHLAND PROPERTIES		10940 S PARKER RD #512		PARKER	CO	80134	432/434	HARBOR CT		FORT MYERS BEACH	33931	
40	FALSE	10127346	24-46-23-W3-0030C.0090	KIMYABAYKI SOROUSAH +		91 PRINCESS DIANA DR		MARKHAM	ON	L6C 0H2	CANADA	422	HARBOR CT		FORT MYERS BEACH	33931
41	FALSE	10127347	24-46-23-W3-0030C.0100	GRIFFIS LLC		9051 E CHICAGO RD		JEROME	MI	48249		412	HARBOR CT		FORT MYERS BEACH	33931
42	FALSE	10127349	24-46-23-W3-00400.0010	FIRST CENTRAL INVESTMENT CORP	LAWRENCE A YAX	830 ESTERO BLVD		FORT MYERS BEACH	FL	33931		830	ESTERO BLVD		FORT MYERS BEACH	33931
43	FALSE	10127350	24-46-23-W3-00400.0050	DULLARD ROBERT TR		PO BOX 2695		FORT MYERS BEACH	FL	33931		764-768	ESTERO BLVD		FORT MYERS BEACH	33931
44	FALSE	10127378	24-46-23-W3-0050A.032A	HOLBROOK LESLIE E		3658 COUNTRY RD 31		GALION	OH	44833		859	LAGOON ST		FORT MYERS BEACH	33931
45	FALSE	10127379	24-46-23-W3-0050A.0330	PURTELL JAMES F TR		60 STONEY BEACH RD		OSHKOSH	WI	54902		855	LAGOON ST		FORT MYERS BEACH	33931
46	FALSE	10127380	24-46-23-W3-0050A.0340	BOYD TODD & JULIE		SOMERS WHARF	16 WATER ST UNIT L	ST GEORGES	GE 04	BERMUDA	849/851	LAGOON ST		FORT MYERS BEACH	33931	
47	FALSE	10127381	24-46-23-W3-0050A.0350	DULLARD ROBERT TR +		PO BOX 2695		FT MYERS BCH	FL	33932		843	LAGOON ST		FORT MYERS BEACH	33931
48	FALSE	10127382	24-46-23-W3-0050A.0360	BLOCD AHL LEASING LLC		3365 TIMBER RIDGE TRL		CEDAR RAPIDS	IA	52411	839/841	LAGOON ST		FORT MYERS BEACH	33931	
49	FALSE	10127383	24-46-23-W3-0050A.0370	ISLAND GEM LLC		8044 ESTERO BLVD		FORT MYERS BEACH	FL	33931		831	LAGOON ST		FORT MYERS BEACH	33931
50	FALSE	10127384	24-46-23-W3-0050A.0380	PAINE FREDERICK L &		12 BELKNAP SHORES		SUPERIOR	WI	54880		823	LAGOON ST		FORT MYERS BEACH	33931
51	FALSE	10127385	24-46-23-W3-0050A.0390	PAINE FREDERICK L & NANCY K		819 LAGOON ST		FORT MYERS BEACH	FL	33931		819	LAGOON ST		FORT MYERS BEACH	33931
52	FALSE	10127386	24-46-23-W3-0050A.0400	TOWN OF FORT MYERS BEACH	FINANCE DEPT	2525 ESTERO BLVD		FORT MYERS BEACH	FL	33931		815	LAGOON ST		FORT MYERS BEACH	33931
53	FALSE	10127387	24-46-23-W3-0050A.0420	EDGEWATER INN LLC		1440 BRICKELL BAY DR	STE PH3	MIAMI	FL	33131		781	ESTERO BLVD		FORT MYERS BEACH	33931
54	FALSE	10127388	24-46-23-W3-0050A.043A	PAYNE DONNA L		501 WILLIN WAY		MOUNT STERLING	KY	40353		775	ESTERO BLVD		FORT MYERS BEACH	33931
55	FALSE	10127389	24-46-23-W3-0050A.043B	SAVINO STEPHEN JR & LORI		58 HIGH VALLEY DR		CANTON	CT	6019		749	ESTERO BLVD		FORT MYERS BEACH	33931
56	FALSE	10127390	24-46-23-W3-0050A.0440	SMITH STEPHEN E & CYNTHIA		13140 BIRD DR		FORT MYERS	FL	33905		739	ESTERO BLVD		FORT MYERS BEACH	33931
57	FALSE	10127392	24-46-23-W3-0050B.0010	SOUTHLAND CORPORATION	CORPORATE TAX DEPT	2711 N HASKELL AVE		DALLAS	TX	75204		841	ESTERO BLVD		FORT MYERS BEACH	33931
58	FALSE	10127394	24-46-23-W3-0050B.0050	COURTNEY S MARK & DEBORAH S TR		83 CRANBERRY RD		GROVE CITY	PA	16127		831	ESTERO BLVD		FORT MYERS BEACH	33931
59	FALSE	10127395	24-46-23-W3-0050B.0070	PAINE FRED		823 LAGOON ST		FORT MYERS BEACH	FL	33931		821/825	ESTERO BLVD		FORT MYERS BEACH	33931
60	FALSE	10127396	24-46-23-W3-0050B.0100	PAINE FREDERICK L &		12 BELKNAP SHORES		SUPERIOR	WI	54880		815	ESTERO BLVD		FORT MYERS BEACH	33931
61	FALSE	10127397	24-46-23-W3-0050B.013A	ARTIRI BARBARA K TR		3225 E RIVERSIDE DR UNIT 57E		FORT MYERS	FL	33916		850	LAGOON ST		FORT MYERS BEACH	33931
62	FALSE	10127398	24-46-23-W3-0050B.013B	SCHWARTZ DEREK & KRISTEN		3329 ROSA AVE		NEW SMYRNA BEACH	FL	32168	846/848	LAGOON ST		FORT MYERS BEACH	33931	
63	FALSE	10127399	24-46-23-W3-0050C.001A	HIATT KEITH II TR		8374 W CAPOVILLA AVE		LAS VEGAS	NV	89113		190	MATANZAS ST		FORT MYERS BEACH	33931
64	FALSE	10127400	24-46-23-W3-0050C.001B	KEITH HIATT TRUST		8374 W CAPOVILLA AVE		LAS VEGAS	NV	89113		150	MATANZAS ST		FORT MYERS BEACH	33931
65	FALSE	10127401	24-46-23-W3-0050C.0020	REBER DAVID A TR		527 SUGARPPINE DR		INCLINE VILLAGE	NV	89451		710	MATANZAS CT		FORT MYERS BEACH	33931
66	FALSE	10127402	24-46-23-W3-0050C.0030	MORIONDO LARRY E TR		15482 LAWRENCE 2130		MOUNT VERNON	MO	65712		720	MATANZAS CT		FORT MYERS BEACH	33931
67	FALSE	10127403	24-46-23-W3-0050C.0040	VANFOSSSEN TERRI D		724 MATANZAS CT		FORT MYERS BEACH	FL	33931		724	MATANZAS CT		FORT MYERS BEACH	33931
68	FALSE	10127404	24-46-23-W3-0050C.0050	CROW FMB FAMILY TRUST		2705 ODAWA TRL		MUSKOGON	MI	49444		730	MATANZAS CT		FORT MYERS BEACH	33931
69	FALSE	10127405	24-46-23-W3-0050C.0060	EHRLICH HARRYET TR		740 MATANZAS CT		FORT MYERS BEACH	FL	33931		740	MATANZAS CT		FORT MYERS BEACH	33931
70	FALSE	10127406	24-46-23-W3-0050C.006A	WILLIAM J MILLER TRUST +		25392 SHELTERED LANE		WINONA	MN	55987		738	MATANZAS CT		FORT MYERS BEACH	33931
71	FALSE	10127407	24-46-23-W3-0050C.0070	CALUSA LLC		22774 CITATION RD		FRANKFORT	IL	60423		750	MATANZAS CT		FORT MYERS BEACH	33931
72	FALSE	10127408	24-46-23-W3-0050C.008A	PAYNE DONNA		501 WILLIN WAY		MOUNT STERLING	KY	40353		745	MATANZAS CT		FORT MYERS BEACH	33931
73	FALSE	10127409	24-46-23-W3-0050C.008B	OAKES DONALD L L/E		735 MATANZAS CT		FORT MYERS BEACH	FL	33931		735	MATANZAS CT		FORT MYERS BEACH	33931
74	FALSE	10127410	24-46-23-W3-0050C.012A	HYINK STEVEN & RENEE		2601 MULBERRY AVE		MUSCATINE	IA	52761		701	MATANZAS CT			

Legal
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 13
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 9 + PT LOT 10 E OF
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>PART LOTS 10 + 11
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>PART LOT 11
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>N 205 FT LOT 12 + BEG SW
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 13
PARL IN SE 1/4<CR>SEC 24 TWP 46 RGE 23<CR>DESC OR 1447 PG 1434
PARL IN SE1/4 DESC OR1656<CR>2886+MATANZAS VIEW BLK B<CR>PB9/40 PT LT 21 + SUB LAND
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 3
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 4
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 5
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 6
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 7
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 8
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 9
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOT 10
MATANZAS VIEW<CR>BLK A PB 9 PG 40<CR>LOTS 11 + 12
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 2
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOTS 3 + 4
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 5
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 6
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 7
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 8
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 9
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 10
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 11
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 12
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 14
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 15
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 16
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 17
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 18
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 19
MATANZAS VIEW<CR>BLK B PB 9 PG 40<CR>LOT 20
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOT 1
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>BLK C LOT 2
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>BLK C LOT 3
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOTS 4 + 5
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOTS 6 + 7
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOT 8
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOT 9
MATANZAS VIEW<CR>BLK C PB 9 PG 40<CR>LOT 10
ISLAND SHORES UNIT 1<CR> PB 9 PG 24<CR>LOT 1
ISLAND SHORES UNIT 1<CR>PB 9 PG 24<CR>ELY 67.42 FT LOT 5
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>NWLY 40 FT LOT 32
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 33
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 34
ISLAND SHORES UT 2<CR>BLK A PB 9 PG 25<CR>LOT 35
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 36
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 37
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 38
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>LOT 39
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>PT LOTS 40 + 41
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>PT LOTS 40 + 41 + LOT 42
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>ELY 67.42 FT LOT 43
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>WLY 33.72 FT LOT 43<CR>+ ELY 33.72 FT LOT 44
ISLAND SHORES UNIT 2<CR>BLK A PB 9 PG 25<CR>WLY 67.42 FT LOT 44
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25<CR>LOTS 1 THRU 4
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25<CR>LOTS 5 + 6
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25<CR>LOTS 7 8 + PT LOTS 9 13 14
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25 LTS 10<CR>THRU 12 + PT LTS 9 13 + 14
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25<CR>PT LOTS 13 + 14
ISLAND SHORES UNIT 2<CR>BLK B PB 9 PG 25<CR>LOTS PT 13 + 14 FROM SE
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>ALL LOT 1 LYING NELY OF
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>ALL LOT 1 LYING SWLY OF
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 2
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 3
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 4
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 5
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT PT 6
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT PT 6
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>LOT 7
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>S 1/2 LOT 8
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>NLY 1/2 LOT 8
ISLAND SHORES UNIT 2<CR>BLK C PB 9 PG 25<CR>S 79 FT LOT 12
RIPTIDE CONDO<CR>DESC OR 1980 PG 839<CR>COMMON ELEMENTS
SAND CASTLE BEACH CLUB<CR>A TIME-SHARE <CR>COMMON AREA<CR>DESC OR 1463<CR>PG 22
SAND CASTLE BEACH CLUB<CR>A TIME-SHARE OR1463-2328<CR>UNITS 101-215 / 29 UNITS
ROYAL BEACH CLUB CONDO<CR>A TIME-SHARE <CR>COMMON AREA<CR>DESC OR 1530<CR>PG 1
ROYAL BEACH CLUB CONDO PH II<CR>COMMON AREA<CR>DESC OR 1530 PG 1352<CR>+ OR 1716 I
BEL AIR BEACH CLUB CONDO<CR>COMMON AREA<CR>DESC IN OR 1765 PG 1585
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 1 + CARPORT #1
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 2
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 3 + CARPORT #3
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 4
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 5
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 6 + GARAGE #6
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 7 + GARAGE #7
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 8 + GARAGE #8
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 9 + GARAGE #9
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 10 + GARAGE #10
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 11 + GARAGE #11
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 12 + GARAGE #12
RIPTIDE CONDO<CR>OR 1980 PG 0839<CR>UNIT 13 + GARAGE #13



COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION for PUBLIC HEARING

I have authorized the staff of the Town of Fort Myers Beach Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Signature

Robert Schmeling

Printed Name

STATE OF FL COUNTY OF LBB

The foregoing instrument was certified and subscribed before me by means of ☒ physical

presence OR ☐ online notarization, this 2nd day of May, 2023, by

☒ who is personally known to me OR ☐ who has produced

_____ as identification.



Elysa A. Carter
Notary Public
State of Florida
Comm# HH099380
Expires 3/2/2025

PART V

Property Ownership (Multiple Owners)

☐ Multiple Owners (including corporation, partnership, trust, association, condominium, timeshare, or subdivision)

- ☐ Complete Disclosure of Interest Form (see below)
- ☐ Attach list of property owners as Exhibit 5-1
- ☐ Attach map showing property owners interests as Exhibit 5-2 (for multiple parcels)
- ☐ For condominiums and timeshares see Explanatory Notes Part V - Exhibit 5-3
- ☐ Letter of Opinion - Exhibit 5-4

DISCLOSURE OF OWNERSHIP INTEREST

If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address

Percentage Ownership

4/30/2021

Town of Fort Myers Beach 2525 Estero Blvd Fort Myers Beach, Florida 33931
Phone: 239-765-0202 zoningpermits@fmbgov.com Fax: 239-765-0909

Page 4 of 11



Town of Fort Myers Beach
Community Development Services - Planning Division
2525 Estero Blvd,
Fort Myers Beach, FL 33966

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

Notice is hereby given that the Local Planning Agency of the Town of Fort Myers Beach will hold a public hearing which will take place at DiamondHead Beach Resort, 2000 Estero Boulevard, Fort Myers Beach, Florida, 33931.

TIME: 9 AM
DATE: June 27th, 2023
CASE: VAR20230061
ADDRESS: 800 Third St
APPLICANT: Samir Malviya from Homebound Technologies Inc
REQUEST: The applicant is requesting a variance from LDC Section 34-638 Table 34-3 Dimensional Regulations in Conventional Zoning Districts for the street, side and rear setbacks in the RC zoning district.

TOWN CONTACT: SARAH PROPST SARAH.PROPST@FMBGOV.COM

You may appear in person, through counsel, or through an authorized agent and provide testimony, legal argument, or other evidence. At this hearing, the **Local Planning Agency** will review the application materials and hear testimony to make a **recommendation**. Complete records or transcripts of the proceedings are not provided by the Town.

Copies of the application and staff report are available for viewing at Fort Myers Beach Town Hall. Call 239-765-0202 for more information. Town Hall is open between the hours of 8:30 AM and 4:30 PM. Reasonable accommodations will be made in accordance with the Americans with Disabilities Act. If you need reasonable accommodation, contact Town Hall at 239-765-0202.



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Community Development Services - Planning Division
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Town of Fort Myers Beach
2525 Estero Blvd,
Fort Myers Beach, FL 33931

Town of Fort Myers Beach
2525 Estero Blvd,
Fort Myers Beach, FL 33931

«OwnerName»
«MailAddress»
«MailCity», «MailState», «MailZip»«Next Record»

«OwnerName»
«MailAddress»
«MailCity», «MailState», «MailZip»«Next Record»

Town of Fort Myers Beach
2525 Estero Blvd,
Fort Myers Beach, FL 33931

Town of Fort Myers Beach
2525 Estero Blvd,
Fort Myers Beach, FL 33931

«OwnerName»
«MailAddress»
«MailCity», «MailState», «MailZip»«Next Record»

«OwnerName»
«MailAddress»
«MailCity», «MailState», «MailZip»

**Town of Fort Myers Beach
Agenda Item Summary**

Yellow Sheet Number: **2023-1064**

1. Requested Motion:

Meeting Date: June 27, 2023

Approve/Approve with Conditions/Deny variance request VAR20220027 for the property located at 4601 Estero Blvd. The request is for a variance from LDC 34-1174(b), to allow construction of a pool in the front yard of the single-family residence in the RC zoning district.

Why the action is necessary:

LPA must make a recommendation to the Town Council for approval or denial of a variance

What the action accomplishes:

LPA recommendation will be provided to the Town Council for final decision.

2. Agenda:

PUBLIC HEARINGS

3. Requirement/Purpose:

Resolution

5. Background:

The lot is 50 feet wide and 120 feet long. The property is a corner lot at the intersection of Estero Blvd and Strandview Ave. In June 2015, an administrative variance was granted to allow reduction of street setback from 25 feet to 15 feet along Strandview Ave. This allowed the Applicant to build the present single-family residence.

The Applicant is requesting a variance from LDC 34-1174(b) to construct a swimming pool in the front yard along Estero Blvd.

Attachments:

1. Staff report LPA
2. Exhibit A- Variance Application
3. Exhibit C - ADM2015-0001
4. LPA postcard 4601 ESTERO BLVD

Financial Impact:

unknown

6. Alternative Action

Recommend approval with conditions

7. Staff Recommendations:

Recommend denial

8. Recommended Approval:

Steve Poposki, Community Development Director

Date: June 21, 2023

John R Herin Jr, Town Attorney

Date: June 22, 2023

Amy Baker, Town Clerk

Date: June 22, 2023



Town of Fort Myers Beach
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

TYPE OF CASE: Variance

CASE NUMBER: VAR20220027

CASE NAME: 4601 Estero Boulevard; requesting a variance from LDC 34-1174(b) which prohibits location of accessory structures, including pools, closer to street right-of-way line than the principal building in RC zoning district.

LPA

HEARING DATE: June 13, 2023

STAFF

RECOMMENDATION: DENIAL

**PREPARED/
SUBMITTED BY:** Sarah Propst / Jason Green AICP

I. APPLICATION SUMMARY

Applicant/Owner: Shellie Johnson, AICP (Applicant)/ Anthony & Tracey Vuksinic (Owner)

Request: Variance from LDC 34-1174(b) which prohibits accessory structures, including pools, closer to street right-of-way line than the principal building in RC zoning district.

The lot is situated in the East quadrant formed by the intersection of Estero Blvd and Strandview Ave. The property currently includes a single-family residence, and the Applicant is requesting a variance from LDC 34-1174(b) to allow construction of a pool in the front yard along Estero Blvd.

Subject property: See attached site plan

Physical Address: 4601 Estero Boulevard

STRAP #: 29-46-24-W3-0080G.0050
FLU: Mixed Residential

Zoning: Residential Conservation (RC)

Adjacent zoning and land uses:

North: LOW DENSITY
Single-Family Residence (RS)

South: RECREATION
Residential Conservation (RC)

East: MIXED RESIDENTIAL
Residential Planned Development (RPD)

West: MIXED RESIDENTIAL
Residential Multifamily (RM)

II. BACKGROUND AND ANALYSIS

Background:

Shellie Johnson, AICP, the applicant for 4601 Estero Boulevard, is requesting a variance from the Town's Land Development Code (LDC):

1. Section 34-1174(b) prohibits location of an accessory structure, including swimming pool, closer to street right-of-way line than the principal building in RC zoning district.

In June 2015, an administrative variance was granted to allow reduction of the street setback from 25 feet to 15 feet, along Strandview Ave, for the primary structure.

Analysis:

The lot is 50 feet wide and 120 feet long. The property is in the East quadrant of the street intersection formed by Estero Blvd and Strandview Ave. In June 2015, an administrative variance was granted to allow reduction of street setback from 25 feet to 15 feet along Strandview Ave. This allowed the Applicant to build the present single-family residence.

The Applicant is requesting a variance from LDC 34-1174(b) to add an accessory structure, a swimming pool, in the front yard along Estero Blvd.

LDC 34-1174 (b) states that accessory structures, including swimming pools, on a single-family lot, shall not be located closer to a street right-of-way line or street easement than the principal building.

The Applicant is proposing a pool of a size and shape that will not fit in the rear yard of the property. The proposed footprint is only possible in the front yard with the approval of this variance request. The Applicant is proposing a 10-foot-wide vegetated buffer between the pool and Estero Blvd.

Neighborhood Compatibility:

All properties within a 1-mile radius of the subject property appear to comply with LDC 34-1174. In the past years, the LPA has approved some variances to this code section to allow swimming pools in the front yard. These approvals were mostly for properties with no substantial rear yard or where the principal structure was abutting the coastal construction control line.

Findings and Conclusions:

LDC Sec. 34-87 sets forth the required findings and conclusions for the approval of a variance:

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

There are no exceptional or extraordinary conditions inherent to the property. The subject property is a corner lot. A smaller pool could be constructed on the East side of the property, which would be consistent with the requirements of Town's LDC. The applicant proposed pool size and shape will only fit within the front yard with approval of this variance request.

- b. *That the conditions justifying the variance **are/are not** the result of actions of the applicant taken after the adoption of the regulation in question.*

The conditions justifying the variance are the result of the actions of the Applicant. A smaller pool would fit within the LDC allowed rear yard.

- c. *That the variance granted **is/is not** the minimum variance that will relieve that applicant of an unreasonable burden caused by the application of the regulation in question to his property.*

Application of LDC Section 34-1174 is consistent for all single-family residences along the right side of Estero Blvd in RC zoning district. No unreasonable burden is caused by the application of this regulation to the subject property. This Applicant is requesting this variance to accommodate a pool of larger footprint and shape on site.

- d. *That the granting of the variance will/**will not** be injurious to the neighborhood or otherwise detrimental to the public welfare; and*

The granting of this variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

- e. *That the conditions or circumstances on the specific piece of property for which the variance is sought are/**are not** of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.*

The conditions or circumstances on this specific property for which a variance is sought are not general in nature and do not warrant a code change.

III. RECOMMENDATION

Staff has reviewed the request for a variance from LDC 3434-1174(b) which prohibits location of accessory structures, including pools, closer to street right-of-way line than the principal building in RC zoning district and found that the variance request does not meet the requirements set-forth in sec. 34-87.

Therefore, staff recommends **DENIAL** of VAR20220027, to permit construction of a pool in the front yard of the single-family residence along Estero Blvd.

IV. CONDITIONS FOR APPROVAL

If the LPA chooses to recommend approval for this variance, the town's staff recommends inclusion of the following conditions.

- 1) The proposed pool setbacks shall be consistent with the street setbacks outlined in the administrative approval ADM2015-0001 or with the LDC regulations applicable at the time of building permit. The final site plan shall be compliant with all other requirements of the LDC.
- 2) No structures, including screen enclosures may encroach into the required setbacks.
- 3) No fence over 48 inches may be permitted within the required street setback.
- 4) A Type B buffer shall be required between the pool and Estero Blvd.

II. EXHIBITS

Exhibit A: Complete Application Packet

Exhibit B: Postcards to Adjacent Property Owners

Exhibit C: Approved ADM 2015-0001

VARIANCE APPLICATION

For:
4601 Estero Blvd, LLC
Vuksinic Residence

4601 Estero Boulevard
Fort Myers Beach, FL
29-46-24-W3-0080G.0050

Variance Request From:
LDC 1174(b)

RESUBMITTAL

Submitted By:
Shellie Johnson, AICP
917 Parkview Drive
Tallahassee, FL 32311

March 2023

1.

APPLICATION & AUTHORIZATION



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

This is a first part of a two-part application. Please be sure to fill out this form, which requires general information, as well as the Supplemental Form application specific to action requested for the subject property. Please submit a complete Public Hearing application with required, supplemental information, exhibits and documents to zoningpermits@fmbgov.com. Please do not submit the instructions at the end of the application.

Site Address: 4601 Estero Boulevard

STRAP Number: 29-46-24-W3-0080G.0050

Applicant: 4601 Estero Blvd LLC / Anthony & Tracey Vuksinic Phone: 630-881-7273

Contact Name: Shellie Johnson, AICP Phone: 239-898-0125

Email: sjohnsonplanner@gmail.com Fax: _____

Current Zoning District: Residential Conservation

Future Land Use Map (FLUM) Category: Mixed Residential

FLUM Density Range: 10 du/acre Platted Overlay: ☒ YES ☐ NO

ACTION REQUESTED

☐ Special Exception

☒ Variance

☐ Conventional Rezoning

☐ Planned Development ☐ Commercial ☐ Residential

☐ Master Concept Plan Extension

☐ Appeal of Administrative Action

☐ Vacation of Platted Right-of-way and Easement

☐ Other – cite LDC Section: _____

SUPPLEMENTAL FORM REQUIRED

PH-A

PH-B

PH-C

PH-D

PH-E

PH-F

PH-G

attach on separate sheet

PART I – General Information

A. Applicant*: Anthony & Tracey Vuksinic Phone: 630-881-6273

**Applicant must submit a statement under oath that he/she is the authorized representative of the property owner.*

Please see PART III to complete the appropriate Affidavit form for the type of applicant

Applicant Mailing Address: 3864 Silver Creek Court, Naperville, IL 60564

Email: tracey.vuksinic@gmail.com / Fax: _____
anthony.vuksinic@gmail.com

Contact Name: _____ Phone: _____



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

B. Relationship of Applicant to subject property:

- | | | |
|---|---|--|
| ☒ Owner* | ☐ Land Trust* | ☒ Partnership* |
| ☐ Corporation* | ☐ Association* | ☐ Condominium* |
| ☐ Subdivision* | ☐ Timeshare Condo* | ☐ Contract Purchaser* |
| ☐ Authorized Representative* | ☐ Other* (please indicate) _____ | |

**Applicant must submit a statement under oath that he/she is the authorized representative of the property owner.
Please see PART III to complete the appropriate Affidavit form for the type of applicant.*

C. Authorized Agent(s). Please list the name of Agent authorized to receive correspondence Agents

Name: Shellie Johnson, AICP Phone: 239-898-0125
Address: 917 Parkview Blvd., Tallahassee, FL 32311
Email: sjohnsonplanner@gmail.com Fax: _____

D. Other Agent(s). Please list the names of all Authorized Agents (attach extra sheets if necessary)

Name: _____ Phone: _____
Address: _____
Email: _____ Fax: _____

Name: _____ Phone: _____
Address: _____
Email: _____ Fax: _____

PART II – Nature of Request

Requested Action (each request requires a separate application)

- ☐ Special Exception
- ☒ Variance from LDC Section 34 - 1174(b)
- ☐ Conventional Rezoning from _____ to _____
- ☐ Planned Development
- ☐ Rezoning from _____ to ☐ Commercial PD ☐ Residential PD
- ☐ Amendment. List the project number: _____
- ☐ Extension/reinstatement of Master Concept Plan. List project number: _____



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

Name of Entity (corporation, partnership, LLP, LLC, etc)

Signature

Title

Typed or Printed Name

Date

STATE OF _____ COUNTY OF _____

The foregoing instrument was certified and subscribed before me by means of ____ physical presence OR ☐ online notarization, this ____ day of _____, 20____, by _____, ☐ who is personally known to me OR ☐ who has produced _____ as identification.

Seal

Notary Public Signature

PART VI- Property Information

A. Legal Description:

STRAP: 29-46-24-W3-0080G.0050

Property Address: 4601 Estero Boulevard

Is the subject property within a platted subdivision recorded in the official Plat Books of Lee County? ☐ No. Attach a legible copy of the legal description as Exhibit 6-1.

☒ Yes. Property identified in subdivision: _____

Book: 7 Page: 20 Unit: _____ Block: G Lot(s): 5

B. Boundary Survey:

☒ Attach a Boundary Survey of the property meeting the minimum standards of Chapter 61G17-6 of the Florida Administrative Code. A Boundary Survey must bear the raised seal and original signature of a Professional Surveyor and Mapper licensed to practice Surveying and Mapping by the State of Florida. Attach and label as Exhibit 6-2.



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

C. Property Dimensions:

Width (please provide an average width if irregular in shape) 50 feet
Depth (please provide an average width if irregular in shape) 100 feet
Frontage on street: 50 feet. Frontage on waterbody: 0 feet
Total land area: 0.11+/- [X] acres ☐ square feet

D. General Location of Subject Property (from Sky Bridge or Big Carlos Pass Bridge):

From the San Carlos Pass and Estero Boulevard intersection, east approximately 2.3 miles. Northeast corner
property at the intersection of Estero Boulevard and Strandview Avenue.

☒ Attach Area Location Map as Exhibit 6-3

E. Property Restrictions (check applicable):

- ☒ There are no deed restrictions and/or covenants on the subject property.
☐ A list of deed restrictions and/or covenants affecting the subject property is attached as Exhibit 6-4.
☐ A narrative statement detailing how the restrictions/covenants may or may not affect the request is attached as Exhibit 6-5.

F. Surrounding Property Owners (these items can be obtained from the Lee County Property Appraiser):

- ☒ Attach a list of surrounding property owners within 500 feet as Exhibit 6-6.
☒ Attach a map showing the surrounding property owners as Exhibit 6-7.
☐ Provide Staff with two (2) sets of surrounding property owner mailing labels.

G. Future Land Use Category (see Future Land Use Map):

- | | |
|---|--|
| ☐ Low Density | ☐ Marina |
| ☒ Mixed Residential | ☐ Recreation |
| ☐ Boulevard | ☐ Wetlands |
| ☐ Pedestrian Commercial | ☐ Platted Overlay |

AFFIDAVIT

APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Anthony L. Vukosavlje (name), as Manager (title) of 4601 Estero Blvd LLC (company), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the Town of Fort Myers Beach in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Fort Myers Beach Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

4601 Estero Blvd LLC

Name of Entity (corporation, partnership, LLP, LLC, etc)

[Signature]

Signature

Anthony L. Vukosavlje

Typed or Printed Name

Manager

Title

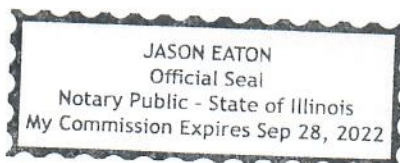
3/22/2022

Date

STATE OF IL COUNTY OF DuPage

The foregoing instrument was certified and subscribed before me by means of ☒ physical presence OR ☐ online notarization, this 22 day of March, 2022, by Anthony L. Vukosavlje who is personally known to me or who has produced Drivers License as identification.

Seal



[Signature]
Notary Public Signature

2.

LOCATION MAP

GeoView Map



March 7, 2022

Air Photos: 2021 Hi-Res (4 inch)



Hospital Locations



Library Locations

School Locations



School Locations



CCC_Parks

--- County Boundary

Major Roads Medium

I - 75

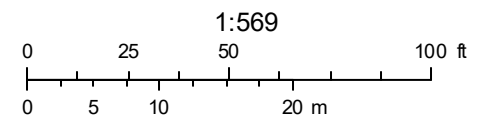
US 41

Other Highways

Other Roads



Parcels Near



3.

SURVEY

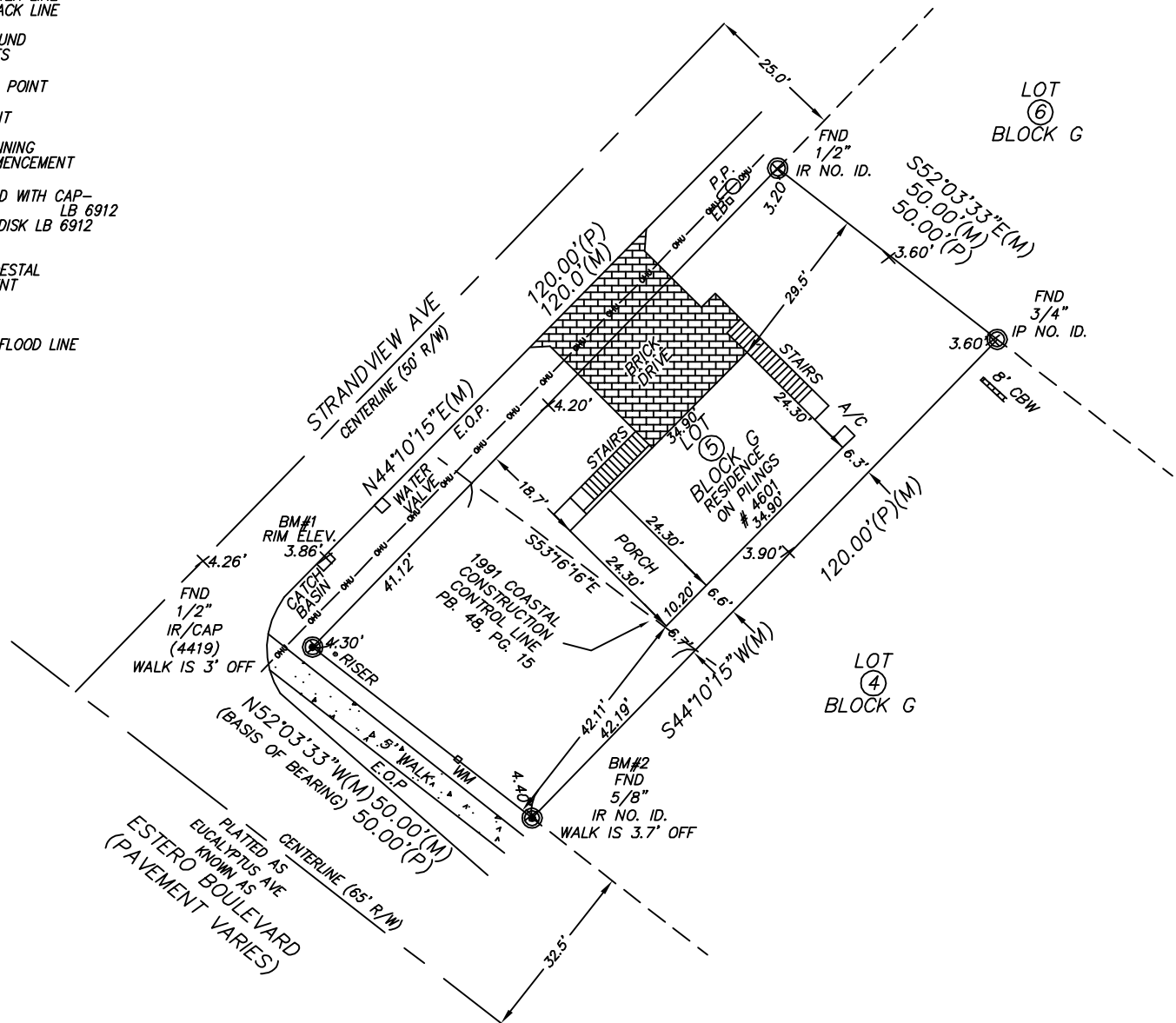
SURVEY OF
4601 ESTERO BOULEVARD
FORT MYERS BEACH, FLORIDA, 33931



LEGAL DESCRIPTION:

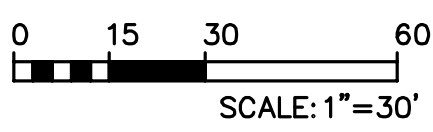
Lot 5, Block G, HYDE PARK, according to the map or plat thereof, recorded in
Plat Book 7, Pages 20, Inclusive of the Public Records of Lee County, Florida.

A/C	AIR CONDITIONER
B.M.	BENCHMARK
(C)	CALCULATED
CB	CABLE BOX
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CSW	CONCRETE SIDEWALK
(D)	DEED
DE	DRAINAGE EASEMENT
DPUE	DRAINAGE/PUBLIC UTILITY EASEMENT
EB	ELECTRIC BOX
EOW	EDGE OF WATER
EP	EDGE OF PAVEMENT
FCIR	FIR CAPPED
FCM	FOUND CONC MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FND	FOUND NAIL AND DISK
FXC	FOUND X CUT
LP	LIGHT POLE
(M)	MEASURED
MHWL	MEAN HIGH WATER LINE
B.S.L.	BUILDING SETBACK LINE
MH	MANHOLE
NCF	NO CORNER FOUND
OHW	OVERHEAD WIRES
O/A	OVER-ALL
P.C.P.	PERMANENT CONTROL POINT
(P)	PLAT
PE	POOL EQUIPMENT
PP	POWER POLE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY
SIR	SET 1/2" IRON ROD WITH CAP- LB 6912
SND	SET NAIL AND DISK LB 6912
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TP	TELEPHONE PEDESTAL
UE	UTILITY EASEMENT
WM	WATER METER
WV	WATER VALVE
WDF	WOOD FENCE
MAFL	MEAN ANNUAL FLOOD LINE
EB	ELECTRIC BOX



FEMA MAP 12071C0566F
FLOOD ZONE VE
DATE: 08-28-08
BASE ELEV. 13'

ELEVATIONS SHOWN ARE BASED ON LEE COUNTY BENCHMARK# J-245, NAVD 88 4.0' x = SPOT ELEVATIONS



(C) 2020 BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE

FLORIDA ADMINISTRATIVE CODE STATES IF LOCATION OF EASEMENTS OR RIGHTS OF WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR - IF FENCES ARE SHOWN, DISTANCES INDICATE APPROXIMATE DISTANCE ON OR OFF PROPERTY - OVERHANGS AND UNDERGROUND FOUNDATIONS OR UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY.

(1)UNLESS STATED OTHERWISE THIS SURVEY IS AN AS-BUILT SURVEY SHOWING VISIBLE IMPROVEMENTS IN RELATION TO SURVEY MARKERS FOUND

**AFFORDABLE
SURVEYS**
239-283-1518

3366 STRINGFELLOW ROAD
SAINT JAMES CITY, FL 33956

AFFORDABLE SURVEY IS OWNED BY KNOW IT NOW, INC., 2011 HEIDELBERG AVENUE, DUNEDIN, FL 34698

CERTIFIED EXCLUSIVELY TO:
4601 ESTERO BLVD LLC



I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT
USING FIELD SURVEY PREPARED UNDER MY DIRECTION AND IS
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE
AND SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

BILL H HYATT
2021.05.19
13:37:33
-04'00'

DATE OF FIELD SURVEY
05-17-2021
BILL HYATT
Surveyor & Mapper Number 4636
LB 6912

FLORIDASURVEYOR@AOL.COM
727-415-8305

4.

SUPPLEMENT PH-B

Town of Fort Myers Beach

COMMUNITY DEVELOPMENT DEPARTMENT

Supplement PH-B

Additional Required Information for a Variance Application

This is the second part of a two-part application. This part requests specific information for a variance. Include this form with the Request for Public Hearing form.

Case Number:
Project Name: Vuksinic Pool Variance
Authorized Applicant: Shellie Johnson, AICP
LeePA STRAP Number: 29-46-24-W3-0080G.0050

Current Property Status: Single Family Resident
Current Zoning: Residential Conservation
Future Land Use Map (FLUM) Category: Mixed Residential
Comp Plan Density: 10 du/acre Platted Overlay? ☒ Yes ☐ No

Variance is requested from:

LDC Section Number

Title of Section or Subsection

34-1174(b)	Location and Setbacks Generally (Accessory Uses)

Complete the narrative statements below for EACH variance requested.

Explain the possible effect the variance, if granted, would have on surrounding properties:

See attached narrative.

Explain the hardship (what is unique about the property) that justifies relief from the regulation:

See attached narrative.



Case # _____

Date Received: _____

Explain how the property qualifies for a variance. Direct this explanation to the guidelines for decision-making in LDC Section 34-87.

See attached narrative.

5.

PROJECT NARRATIVE

4601 ESTERO BLVD LLC / VUKSINIC POOL VARIANCE REQUEST

REVISED March 2023

The applicant is requesting approval of a variance to allow for construction of a private swimming pool and spa.

The subject property is located at the northeast intersection of Estero Boulevard and Strandview Avenue and is developed with a two-unit residential structure. The property is in the Residential Conservation (RC) zoning district and falls within the Mixed Residential Future Land Use category. It is approximately 0.11 acres in size, or 4,790 square feet. Surrounding properties and uses are shown in Table 1, below.

Table 1

	Future Land Use	Zoning	Land Use
North	Low Density	Residential Single Family (RS)	Single Family
South	Mixed Residential	Residential Conservation (RC)	Estero Blvd., then Publicly-owned, Developed
East	Mixed Residential	Residential Planned Development (RPD)	Multi-family
West	Mixed Residential	Residential Multi-Family (RM)	Strandview Ave., then Undeveloped

The applicant is proposing to construct a private swimming pool forward of the existing residence on the property. The placement of the pool will require a variance from LDC Section 34-1174(b) to allow for placement of the pool in front of the principal structure.

The original application requested additional variances to both street setbacks. However, with the recent Code amendments to these setbacks, the applicant has revised the pool layout to meet the street setbacks, hence the need for only the one variance now being requested.

The existing residence on the property was rebuilt in 2018/2019 and like many residences on the Beach, building placement has resulted in minimal rear and side yards. In this case, the house has been placed 6 feet from the east side property line and approximately 29 feet from the rear (north) property line. The front yard to the west abuts Strandview Avenue and is largely developed with the existing driveway that services the property. The resulting property configuration renders both the side and rear yards undevelopable for a pool with spa and associated deck.

The applicant's initial attempt was to place the pool in the rear yard. However, respecting the rear yard setback of 5 feet, combined with the shortness in depth of the yard does not support the placement in this location. As shown in the attached Rear Yard Analysis diagram, the rear yard pool layout would result in placement of the pool footers underneath the existing stairway that is connected to the house. This layout reflects a pool width of 10'-6". Moving the placement of the footers closer to the rear property line and would result in a pool that is either too narrow to be functional (approximately 5 feet wide) or the need for a reduced rear yard

setback of less than 2 feet. The single family residence on the adjacent property, which abuts the rear yard of the subject property is located in alignment with the only location possible for placement of the pool in the rear yard, potentially adversely impacting the adjoining property through typical activity that is associated with pool use.

The subject property has approximately 2,000 square feet of area located forward of the house and placement in the front yard can meet the applicable yard setbacks (see attached Layout Plan). This location would allow for a larger pool that can better accommodate the inhabitants of two units and provide adequate room for screening/buffering from the two street frontages. Additionally, the needed additional parking could then be placed toward the rear of the house rather than along the more visible area of the front of the house. In this respect, the placement of the pool forward of the house will result in a more aesthetically pleasing improvement to the lot, where the activity of the pool area will be screened and the additional parked cars will be less visually intrusive. Placement forward of the principal structure eliminates the need for any additional variances.

Analysis of Variance Criteria

1. Explain the specific regulation contained in this section from which relief is sought.

LDC Section 1174(b) prohibits placement of accessory structures closer to a street right-of-way line than the principal building on the property. The subject property is a corner lot with two street frontages and the existing residence on the subject property is located in such a way that placement of the proposed pool in either the rear or side yard cannot be accomplished.

2. Explain why the variance is needed.

As previously mentioned, the placement of the existing residence results in the inability to place the pool in the rear or side yard of the property. The property only has one side yard, as it is a corner lot. The result is the need to place the pool closer to the street(s) than the primary residence.

3. Explain the possible effect the variance, if granted, would have on surrounding properties.

The placement of the pool will not adversely affect surrounding properties. The property to the north of the subject property is separated and buffered by the existing residence. The property to the east contains a substantial vegetative buffer (approximately 15 feet wide) that separates and buffers the adjacent structures from the subject property. The pool will be placed 8 feet from the property line. The pool will be enclosed with a minimum 4-foot high fence.

The remaining two sides abut public rights-of-way and are proposed to be screened with a 10-foot wide buffer area. There are no impacts to adjacent public or private properties.

4. Explain the hardship (what is unique about the property) that justifies relief from the regulation.

The placement of the existing residence on the subject property results in the side and rear yards being inadequate in size to accommodate a swimming pool due to the need for placement of footers for construction. Moving the pool further north to accommodate the footers would result in a minimal rear yard and the need for an additional variance for this purpose. Because of the proximity of the subject property rear yard to the residence on the

adjacent lot, this option is not ideal as it could adversely impact the adjoining property visually as well as noise commonly associated with pool activity. The property is a corner lot having two street frontages leaving the only location for pool placement forward of the existing residence.

5. Explain how the property qualifies for a variance using the guidelines for decision-making in LDC Section 34-87.

- (1) That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question, or that the request is for a de minimis variance under circumstances or conditions where rigid compliance is not essential to protect public policy;

There are exceptional and extraordinary circumstances that are inherent to the property. The property development predates today's development standards resulting in a rear yard that is not adequately sized to accommodate a pool without encroachment. Because of the lack of space in the rear and side yards, the only option is to place the pool closer to the street right-of-way than the principal structure on the property. The pool configuration eliminates the need to additional variances and the requested variance is the minimal needed to accommodate a swimming pool on the subject property.

- (2) That the conditions justifying the variance are not the result of actions of the applicant taken after the adoption of the regulation in question;

The conditions, as discussed are not the result of any actions taken by the applicant after adoption of the regulations in question.

- (3) That the variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation in questions to his property;

The request is the minimum variance needed to relieve the applicant of burden caused by the regulations in question. The applicant has diligently tried to accommodate the pool within the confines of the regulation but is unable to develop the desired pool without the requested variance.

- (4) That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and

The granting of the variance requests will not be injurious to surrounding properties or create any public health, safety or welfare issues. The pool will be enclosed per regulation and buffered from view from the public rights-of-way.

- (5) That the conditions or circumstances on the specific piece of property for which the variance is sought are not of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.

The circumstances specific to the subject property are not general in nature and are unique and exceptional to the subject property.

Conclusion

The need for the requested variance is not the result of any action taken by the applicant, as the hardship created is due to the extraordinary conditions of the existing lot configuration, structure placement and exceptional street frontage, all of which substantially reduce flexibility in placement of the swimming pool and the ability to uphold the development standards that apply to the lot today. The applicant has diligently attempted to accommodate the pool in the rear yard of the subject property but due to required construction techniques, is unable to fit a pool in the rear yard. The requested variance is the minimum necessary to construct a pool for the enjoyment of the property owner and guests. Its placement will not adversely affect surrounding properties or public health and safety.

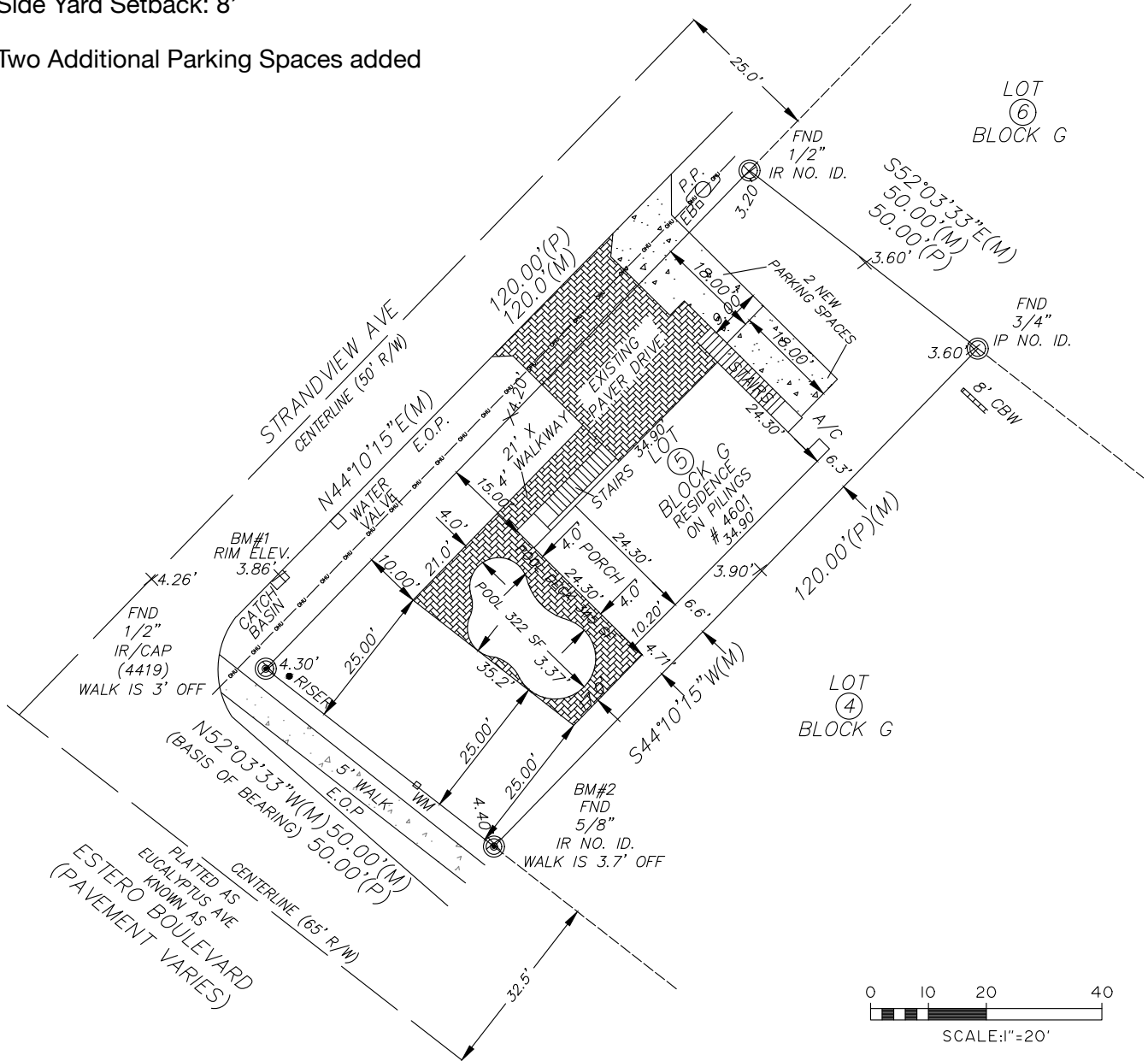
6.

PROPOSED POOL LAYOUT & REAR YARD ANALYSIS

POOL LAYOUT PLAN FOR 4601 ESTERO BLVD. **Revised March 2023**

Estero Blvd. Setback: 25'
 Strandview Ave. Setback: 14'
 Side Yard Setback: 8'

Two Additional Parking Spaces added



DRAINAGE CALCULATIONS

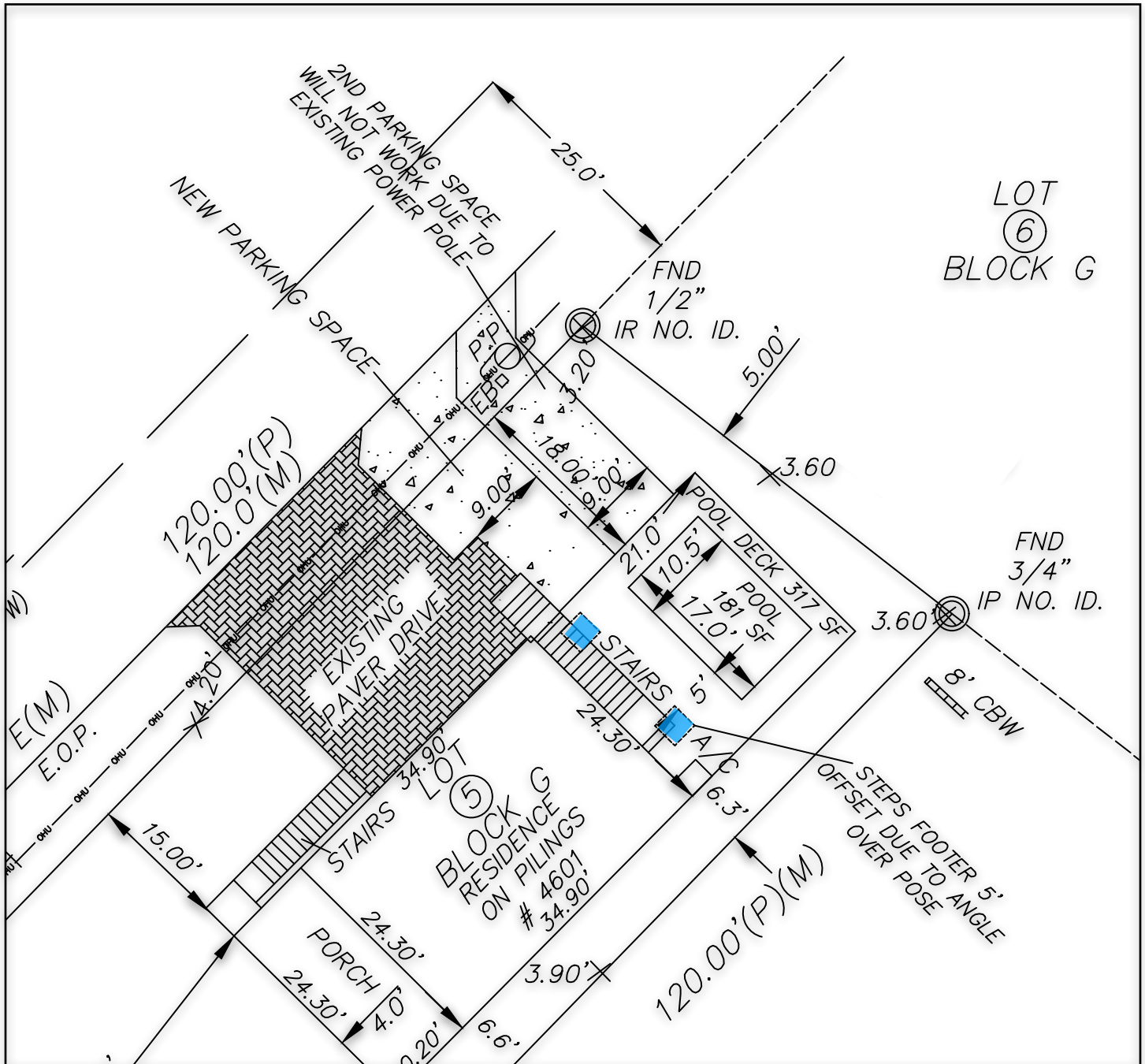
Total Lot Area: 5,965 SF

Total Impervious Area

House Footprint + Pool/Deck + Conc/Driveway + New Parking Area:
 2,523 SF

$1,018 \text{ s.f.} / 5,965 = 17\%$ Impervious Area Added

Lot Coverage Formula: 67% for Impervious Area = $(0.67) 5,965 \text{ SF} = 3,997 \text{ SF}$

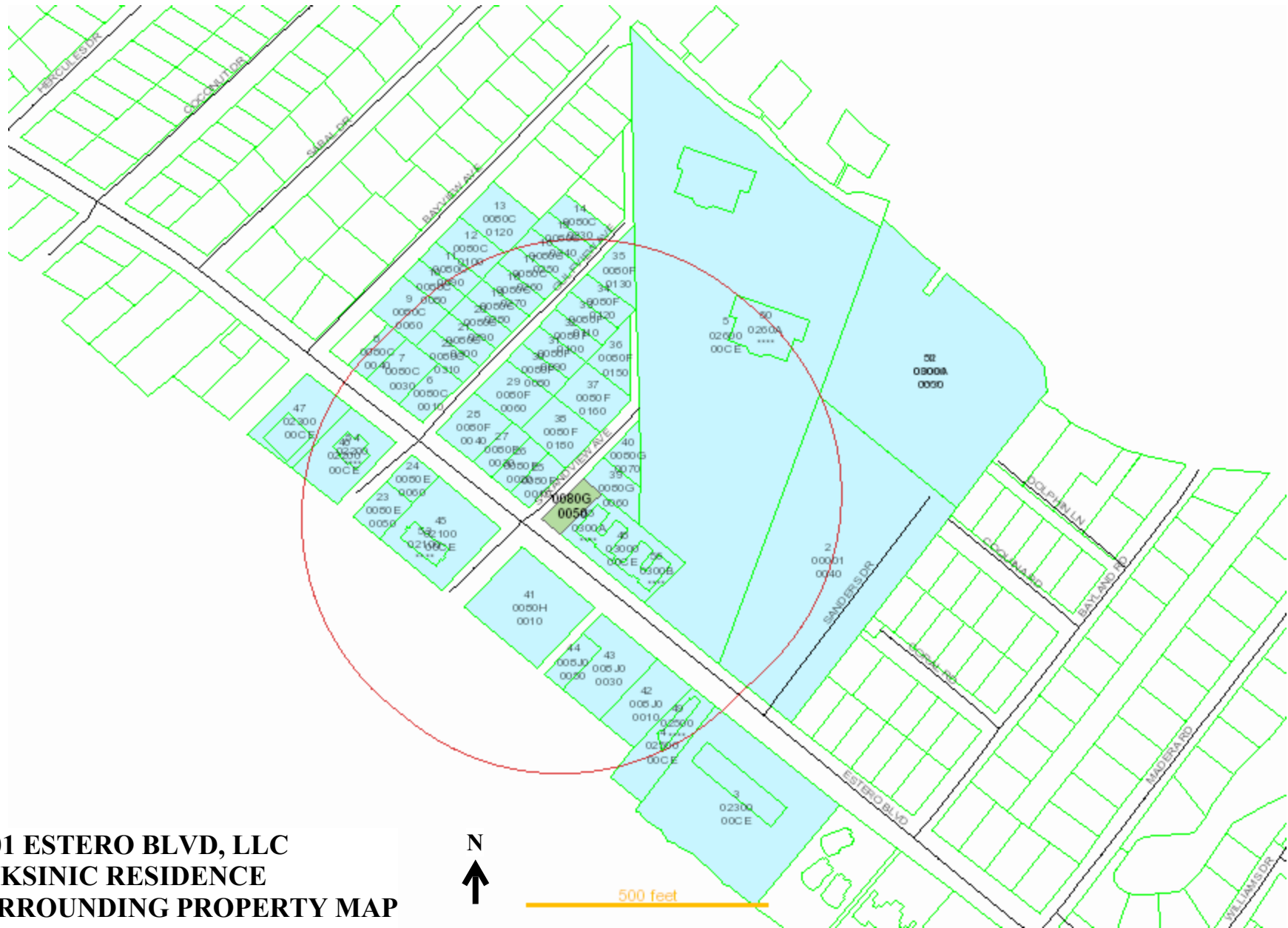


POOL PLACEMENT IN REAR YARD ANALYSIS

4601 Estero Blvd.

7.

SURROUNDING PROPERTIES MAP, LISTS & MAILING LABELS



**4601 ESTERO BLVD, LLC
VUKSINIC RESIDENCE
SURROUNDING PROPERTY MAP**

4601 ESTERO BLVD. SURROUNDING PROPERTY LIST

variancellist																	
Subjects:	Affected: 199	Buffer: 500	Date: 3/23/2022 12:00:00 AM	List Size: 200													
Index	Subject	Folio#	STRAP	OwnerName	OwnerName2	MailAddress	MailAddress2	MailCity	MailState	MailZip	MailCountry	SiteNumber	SiteStreet	SiteUnit	SiteCity	SiteZip	Legal
0	TRUE	10229960	29-46-24-W3-0080.0050	4601 ESTERO BLVD LLC		3684 SILVER CREEK CT		NAPERVILLE	IL	60564		4601	ESTERO BLVD		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK G PB 7 PG 20-CR-LOT 5
1	FALSE	10229840	28-46-24-W4-0001.0030	ST SNOOK BIGHT LLC		17350 PRESTON RD STE 220A		DALLAS	TX	75252		4761/4765	ESTERO BLVD		FORT MYERS BEACH	33901	PARLIN SW 1/4 DESC OR 3280 PG 2023
2	FALSE	10454310	28-46-24-W4-0001.0040	PUBLIC SUPER MARKETS INC	EXPENSE PAYABLES LEASE TEAM	PO BOX 30018		LANDAMID	FL	33602		4781	ESTERO BLVD		FORT MYERS BEACH	33901	PAN IN SW 1/4 DESC -<CR-OR 3181 PG 2220
3	FALSE	10462850	28-46-24-W4-0230.00CE	SEASIDE CONDO	ASSOCIATION	4770 ESTERO BLVD		FORT MYERS BEACH	FL	33901			SEASIDE CONDO C/E		FORT MYERS BEACH	33901	SEASIDE CONDO-CR-COMMON AREA-CR-AS DESC IN OR 1370 PG 413
4	FALSE	10462854	28-46-24-W4-0250.00CE	SHORES OF FT MYERS BEACH CONDO	ASSOCIATION	221 HILLBROOK DR		SHEPHERDSVILLE	KY	40165			SHORES OF FT MYERS BEACH CONDO C/E		FORT MYERS BEACH	33901	SHORES OF FT MYERS BEACH CONDO-CR-COMMON AREA-CR-DESC IN OR 1584 PG 2287
5	FALSE	10229021	28-46-24-W4-0260.00CE	OCEAN HARBOR CONDO OF	CONTINENTAL GROUP	6300 PARK OF COMMERCE BLVD		BOCA RATON	FL	33487		4741	ESTERO BLVD		FORT MYERS BEACH	33901	OCEAN HARBOR CONDO PH1 -<CR-1A DESC OR 2265 PG 0538-CR-C/E POOL TENNIS
6	FALSE	10229920	29-46-24-W3-0080C.0010	ALBERTA PROPERTIES LLC		6130 WELF ST NE		N CANTON	OH	44721		4451	ESTERO BLVD		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK C PB 7 PG 20-CR-LOT 1 - PT 2
7	FALSE	10229921	29-46-24-W3-0080C.0030	4431 ESTERO LK ESTATE		17513 E POMDOLLY DR		PARKER	CO	80134		4431	ESTERO BLVD	33	FORT MYERS BEACH	33901	HYDE PARK-CR-BLK C PB 7 PG 20-CR-LOT 3 + WLY 35 FT LOT 2
8	FALSE	10229922	29-46-24-W3-0080C.0040	ORTTEL STEVEN D		PO BOX 2417		FORT MYERS BEACH	FL	33902		4421	ESTERO BLVD		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK C PB 7 PG 20-CR-LOT 4
9	FALSE	10229924	29-46-24-W3-0080C.0060	MARY E LLIOTT TRUST +		110 BAYVIEW AVE		FORT MYERS BEACH	FL	33901		110	BAYVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK C PB 7 PG 20-CR-LOTS 6 + 7
10	FALSE	10229925	29-46-24-W3-0080C.0080	BERNER, JEROME H TR		1424 FOREST DR		PORTAGE	MI	49002		120	BAYVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK C PB 7 PG 20-CR-LOT 8
11	FALSE	10229926	29-46-24-W3-0080C.0090	OWEN JULIE H TR		1610 FOUR MILE RD		RACINE	WI	53402		128	BAYVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK C PB 7 PG 20-CR-LOT 9
12	FALSE	10229927	29-46-24-W3-0080C.0100	BERRY JAMIE G		134 BAYVIEW AVE		FORT MYERS BEACH	FL	33901		134	BAYVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK BLK C-CR-PB 7 PG 20 LOT 10 -<CR-SWLY 1/2 OF LOT 11
13	FALSE	10229928	29-46-24-W3-0080C.0120	TRPMANN RENTALS LLC		9607 SCHWARTZ RD		FORT WAYNE	IN	46835		170	BAYVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK BLK C-CR-PB 7 PG 20 LOT 12 + THE N-CR-E 1/2 OF 11 + SW 1/2 LT 13
14	FALSE	10229936	29-46-24-W3-0080C.0230	FEICK JAMES A & TERESA A		PO BOX 2488		MUNCIE	IN	47307		123	GULFVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK C PB 7 PG 20-CR-LOT 23
15	FALSE	10229937	29-46-24-W3-0080C.0240	ANTONACCI STEVEN + JERILYN		121 GULFVIEW AVE		FORT MYERS BEACH	FL	33901		121	GULFVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK C PB 7 PG 20-CR-LOT 24
16	FALSE	10229938	29-46-24-W3-0080C.0250	MOORE PAMELA A		12082 MOON SHELL DR		MATLACHA ISLE	FL	33961		119	GULFVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK C PB 7 PG 20-CR-LOT 25
17	FALSE	10229939	29-46-24-W3-0080C.0260	OODNOLD A J +		301 N MAIN ST		SOUTH HADLEY	MA	10175		117	GULFVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK C PB 7 PG 20-CR-LOT 26
18	FALSE	10229940	29-46-24-W3-0080C.0270	WIDONER MEGAN A +		115 GULFVIEW AVE		FORT MYERS BEACH	FL	33901		115	GULFVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK C PB 7 PG 20-CR-LOT 27
19	FALSE	10229941	29-46-24-W3-0080C.0280	CASADERA LIA		16030 NW 83RD AVE		MIAMI LAKES	FL	33016		113	GULFVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK C PB 7 PG 20-CR-LOT 28
20	FALSE	10229942	29-46-24-W3-0080C.0290	DELGADO BROOK A		1237 DARTMOUTH DR		WALNAKEE	WI	53597		111	GULFVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK C PB 7 PG 20-CR-LOT 29
21	FALSE	10511934	29-46-24-W3-0080C.0300	KNOWL L		PO BOX 21861		OKLAHOMA CITY	OK	73156		109	GULFVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK C PB 7 PG 20-CR-LOT 30
22	FALSE	10474247	29-46-24-W3-0080C.0310	NEWELL WARREN L &		134 PULASKI RD		CALUMET CITY	IL	60409		107	GULFVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK -<CR-BLK C PB 7 PG 20 -<CR-LOT 31
23	FALSE	10229943	29-46-24-W3-0080C.0050	BOOKER JEFFREY G &		16952 W STATE ROUTE 72		SHANNON	IL	61078		100	GULFVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK BLK E-CR-PB 7 PG 20 LT 5 LES N 20FT-CR-+ W1/2 LT 4 LES N 20 FT
24	FALSE	10229944	29-46-24-W3-0080C.0060	DOBSON PROPERTIES 4502 LLC		15941 NELSONS CT		FORT MYERS	FL	33908		4502	ESTERO BLVD		FORT MYERS BEACH	33901	N 20 FT OF LT 5 + W 72 FT LT 6 -<CR-N 20 FT OF W 1/2 LT 4
25	FALSE	10229945	29-46-24-W3-0080C.0010	FUNK MICHAEL T +		1214 SUMMIT AVENUE		LOUISVILLE	KY	40204		4545	ESTERO BLVD		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK F PB 7 PG 20-CR-LOT 1 LESS BEG SE
26	FALSE	10559733	29-46-24-W3-0080C.0020	COOPER & COMPANY LLC		PO BOX 301		HOWELL	MI	48844		4543	ESTERO BLVD		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK F PB 7 PG 20-CR-LOT 2 LESS BEG SE
27	FALSE	10559734	29-46-24-W3-0080C.0030	HUTSON GEORGE ALLEN + ALLISON		726 E LEHIGH DR		NAPLES	TN	37821		4541	ESTERO BLVD		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK F PB 7 PG 20-CR-LOT 3 LESS BEG SE
28	FALSE	10229946	29-46-24-W3-0080C.0040	OCEANIC BLUE RETIRATS LLC		3431 PINE RIDGE RD SITE 101		NAPLES	FL	34109		4501	ESTERO BLVD		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK F PB 7 PG 20-CR-LOTS 4 + 5
29	FALSE	10229947	29-46-24-W3-0080C.0060	JP ADWANTA INVESTMENTS LLC		5760 SPANISH CANS LN		NAPLES	FL	34119		114	GULFVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK F PB 7 PG 20-CR-LOTS 6 + 7
30	FALSE	10229948	29-46-24-W3-0080C.0080	LOUGHERMACK JAMES D + ROSEMARIE		15788 SILVERADO CT		FORT MYERS	FL	33908		116	GULFVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK F PB 7 PG 20-CR-LOT 8
31	FALSE	10229949	29-46-24-W3-0080C.0090	BOURASSA OLGA K TR		247 MIRAMAR ST		FORT MYERS BEACH	FL	33901		118	GULFVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK F PB 7 PG 20-CR-LOT 9
32	FALSE	10229950	29-46-24-W3-0080C.0100	KISLER RYAN A		6301 BALLETINE PKWE		SPRINGFIELD	OH	45502		120	GULFVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK F PB 7 PG 20-CR-LOT 10
33	FALSE	10229951	29-46-24-W3-0080C.0110	SCHERFLER WILLIAM + JOANN		122 GULFVIEW AVE		FORT MYERS BEACH	FL	33901		122	GULFVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK F PB 7 PG 20-CR-LOT 11
34	FALSE	10229952	29-46-24-W3-0080C.0120	GARY CURT BIEDMAKAPP TRUST +		695 SHORE RD		SEVERNA PARK	MD	21146		126	GULFVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK F PB 7 PG 20-CR-LOT 12
35	FALSE	10229953	29-46-24-W3-0080C.0130	SEGER ANTHONY S & JUDY L TR		128 GULFVIEW AVE		FORT MYERS BEACH	FL	33901		128	GULFVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK F PB 7 PG 20-CR-LOTS 13 + 14
36	FALSE	10229954	29-46-24-W3-0080C.0150	MENDOZA JORGE L & ARLINA I		15133 SW 62ND ST		MIAMI	FL	33193		125	STRANDVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK F PB 7 PG 20-CR-LOT 15
37	FALSE	10229955	29-46-24-W3-0080C.0160	ANDERSON CAROL A +		4202 PRANIERVIEW DR		CHAMPAIGN	IL	61822		121	STRANDVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK F PB 7 PG 20-CR-LOTS 16 + 17
38	FALSE	10229956	29-46-24-W3-0080C.0180	FUNK MICHAEL T +		1214 SUMMIT AVE		LOUISVILLE	KY	40204		115	STRANDVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK F PB 7 PG 20-CR-LOTS 18 + 19 - BEG SE COR
39	FALSE	10229961	29-46-24-W3-0080C.0080	DIGENS HELEN L		3908 ZARING MILL CT		LOUISVILLE	KY	40241		112	STRANDVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK G PB 7 PG 20 LOT 6-CR-+ SWLY 5 FT OF LOT 7
40	FALSE	10229962	29-46-24-W3-0080C.0070	LONG STEVEN + MARCIA		6171 S VICKERYVILLE RD		SHERIDAN	MI	48884		128	STRANDVIEW AVE		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK G PB 7 PG 20-CR-LOT 7 LESS SWLY 5 FT
41	FALSE	10229963	29-46-24-W3-0080A.0010	TOWN OF FORT MYERS BEACH	FINANCE DEPT	2525 ESTERO BLVD		FORT MYERS BEACH	FL	33901		4650	ESTERO BLVD		FORT MYERS BEACH	33901	HYDE PARK-CR-BLK H PB 7 PG 20-CR-LOTS 1 THRU 6
42	FALSE	10229966	29-46-24-W3-0080B.0010	SYSTEMS MANAGEMENT LLC		PO BOX 526		LAVONIA	GA	30553		4730	ESTERO BLVD		FORT MYERS BEACH	33901	HYDE PARK BLK J PB7 PG20-CR-PT LTS 1-2-3-4-6-PAR IN SEC-CR-28 DESC OR 1288 PG 1181
43	FALSE	10229967	29-46-24-W3-0080B.0030	METCALFE NICK & CLAUDIA		4700 ESTERO BLVD		FORT MYERS BEACH	FL	33901		4600/4700	ESTERO BLVD		FORT MYERS BEACH	33901	HYDE PARK BLK J-CR-PB 7 PG 20-CR-LOTS 3 + 4
44	FALSE	10229968	29-46-24-W3-0080B.0050	PUGLIESE JOSEPH A		4660 ESTERO BLVD		FORT MYERS BEACH	FL	33901		4660	ESTERO BLVD		FORT MYERS BEACH	33901	HYDE PARK BLK J-CR-PB 7 PG 20-CR-LOT 5
45	FALSE	10462857	29-46-24-W3-0210.00CE	STRANDVIEW TOWER CONDO	SENTRY MGMT INC	2180 W STATE ROAD 434 SITE 5000		LONGWOOD	FL	32779		4562	ESTERO BLVD		FORT MYERS BEACH	33901	STRANDVIEW TOWER CONDO-CR-COMMON AREA-CR-RECORDED OR 1171 PG 211
46	FALSE	10462858	29-46-24-W3-0220.00CE	VILLA DEL MAR CONDO	BOBACK COMMERCIAL GROUP	STE 203		FORT MYERS	FL	33966		4452	ESTERO BLVD		FORT MYERS BEACH	33901	VILLA DEL MAR CONDO-CR-COMMON AREA-CR-OR1237/1279 OR2922/2420
47	FALSE	10230023	29-46-24-W3-0230.00CE	CASCADES CONDO ASSN		4400 ESTERO BLVD		FORT MYERS BEACH	FL	33901		4402	ESTERO BLVD		FORT MYERS BEACH	33901	CASCADES CONDO-CR-DESC OR BK 1485 PG 228-CR-CE-POOL
48	FALSE	10546586	29-46-24-W3-03000.00CE	WHITE CAP CONDOMINIUM ASSN INC		12230 CHATEAU CT		FIAMERS	IN	46037			WHITE CAP CONDOMINIUM C/E		FORT MYERS BEACH	33901	WHITE CAP CONDOMINIUM-CR-DESC IN INST#2007-216342-CR-COMMON ELEMENT
49	FALSE	10229012	28-46-24-W4-0250.1010	BML INVESTMENT GROUP LLC		5820 SW 89RD PL		FISHERS	IL	31713		4750	ESTERO BLVD	101	FORT MYERS BEACH	33901	SHORES OF FT MYERS BEACH-CR-CR-CONDO OR 1584 PG 2287-CR-UNIT 101
50	FALSE	10229013	28-46-24-W4-0250.1020	CAMPBELL BRIAN + NANCY		221 HILLBROOK DR		SHEPHERDSVILLE	KY	40165		4750	ESTERO BLVD	102	FORT MYERS BEACH	33901	SHORES OF FT MYERS BEACH-CR-CR-CONDO OR 1584 PG 2287-CR-UNIT 102
51	FALSE	10229014	28-46-24-W4-0250.1030	D & H GERMAN LAUNDRY SERVICE L	KOEHNER INTERNATIONAL INC	949 TAMMAM TRL STE 208		FORT CHARLOTTE	FL	33953		4750	ESTERO BLVD	103	FORT MYERS BEACH	33901	SHORES OF FT MYERS BEACH-CR-CR-CONDO OR 1584 PG 2287-CR-UNIT 103
52	FALSE	10229015	28-46-24-W4-0250.1040	BALDRIDGE KAREN ANN		2337 BUTTERFLY PALM DR		NAPLES	FL	34119		4750	ESTERO BLVD	104	FORT MYERS BEACH	33901	SHORES OF FT MYERS BEACH-CR-CR-CONDO OR 1584 PG 2287-CR-UNIT 104
53	FALSE	10229016	28-46-24-W4-0250.1010	SOYKA JOANN M TR		6358 SAINT ANDREWS CIRCLE S		FORT MYERS	FL	33919		4750	ESTERO BLVD	201	FORT MYERS BEACH	33901	SHORES OF FT MYERS BEACH-CR-CR-CONDO OR 1584 PG 2287-CR-UNIT 201
54	FALSE	10229017	28-46-24-W4-0250.1020	SHELLEY MARY J		1211 S DUCHESNE DR		SAINT CHARLES	MO	63301		4750	ESTERO BLVD	202	FORT MYERS BEACH	33901	SHORES OF FT MYERS BEACH-CR-CR-CONDO OR 1584 PG 2287-CR-UNIT 202
55	FALSE	10229018	28-46-24-W4-0250.1030	CLUGH THOMAS ENTERPRISES LLC		1623 EAST 430 SOUTH		LAFAYETTE	LA	71909		4750	ESTERO BLVD	203	FORT MYERS BEACH	33901	SHORES OF FT MYERS BEACH-CR-CR-CONDO OR 1584 PG 2287-CR-UNIT 203
56	FALSE	10229019	28-46-24-W4-0250.1040	OSTENDORF DONALD T &		27530 RICHVIEW CT		BONITA SPRINGS	FL	34135		4750	ESTERO BLVD	204	FORT MYERS BEACH	33901	SHORES OF FT MYERS BEACH-CR-CR-CONDO OR 1584 PG 2287-CR-UNIT 204
57	FALSE	10229022	28-46-24-W4-0260A.0101	RUSS GERADETTE TR		16153 N RANCON DR		LOCKPORT	IL	60441		4745	ESTERO BLVD	101	FORT MYERS BEACH	33901	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 101
58	FALSE	10229023	28-46-24-W4-0260A.0102	SPENCER THOMAS R &		28241 ISLETT TRAIL		BONITA SPRINGS	FL	34135		4745	ESTERO BLVD	102	FORT MYERS BEACH	33901	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 102
59	FALSE	10229024	28-46-24-W4-0260A.0103	LEATHERMAN JERRY M TR		21863 E HERITAGE PKWY		AURORA	CO	80016		4745	ESTERO BLVD	103	FORT MYERS BEACH	33901	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 103
60	FALSE	1022902															

50	FALSE	10229042	28-46-24-W4-0260A.0501	SLOMER PAUL JR & NICOLE J		7034 FORREST TRAIL		BUTLER	PA	16002		4745	ESTERO BLVD	501	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 501
50	FALSE	10229043	28-46-24-W4-0260A.0502	BONITO RAYMOND J & BETTY J		4745 ESTERO BLVD #502		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	502	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 502/CCPT #41
50	FALSE	10229044	28-46-24-W4-0260A.0503	BOERMAN EDWIN J + JANIS L TR		613 BERNSHIRE CT		DOWNERS GROVE	IL	60516		4745	ESTERO BLVD	503	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 503/CCPT #45
50	FALSE	10229045	28-46-24-W4-0260A.0504	FOGELSON BEVERLY KAY TR		4745 CHATMO BLVD #504		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	504	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 504
50	FALSE	10229046	28-46-24-W4-0260A.0505	DEUSIE JEFFREY T &		1615 CHATHAM AVE		ARDEN HILLS	MN	55112		4745	ESTERO BLVD	505	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 505
50	FALSE	10229047	28-46-24-W4-0260A.0601	SPECTRUM JANITORIAL		PO BOX 336		INDIANAPOLIS	IN	46206		4745	ESTERO BLVD	601	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 601
50	FALSE	10229048	28-46-24-W4-0260A.0602	BANDY LYNN L & ANNE MARIE		4745 ESTERO BLVD # 602		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	602	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 602
50	FALSE	10229049	28-46-24-W4-0260A.0603	ABBS SCOTT E & KATHY L		731 E NORTHSORE DR		SYRACUSE	IN	46567		4745	ESTERO BLVD	603	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 603
50	FALSE	10229050	28-46-24-W4-0260A.0604	RAHM DONALD C TR		4745 ESTERO BLVD #604		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	604	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 604/CCPT #40
50	FALSE	10229051	28-46-24-W4-0260A.0605	HEENEY PATRICK R & LYNN A		448 MATSON RD		LIGNIER	PA	15658		4745	ESTERO BLVD	605	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 605
50	FALSE	10229052	28-46-24-W4-0260A.0701	WELLS THOMAS C + JANICE B		4745 ESTERO BLVD #701		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	701	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 701 + GAR
50	FALSE	10229053	28-46-24-W4-0260A.0702	MANZKE MICHAEL S & WENDY L TR		N29 W26811 PETERSON DR		PEWaukee	WI	53072		4745	ESTERO BLVD	702	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 702/CCPT #43
50	FALSE	10229054	28-46-24-W4-0260A.0703	BROWN JOSEPH SCOTT + LELA M		12524 RIVENDELL DR		KNOXVILLE	TN	37922		4745	ESTERO BLVD	703	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 703/CCPT #29
50	FALSE	10229055	28-46-24-W4-0260A.0704	JACKSON JAY R + PATRICIA S		2827 WOODHOLLOW TRL		FORT WAYNE	IN	46825		4745	ESTERO BLVD	704	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 704
50	FALSE	10229056	28-46-24-W4-0260A.0705	STILLWAGON DENNIS &		4745 ESTERO BLVD # 705		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	705	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 705
50	FALSE	10229057	28-46-24-W4-0260A.0801	MESSINEO JAMES JOSEPH TR		1812 ALTA DR		VOLO	IL	60020		4745	ESTERO BLVD	801	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 801
50	FALSE	10229058	28-46-24-W4-0260A.0802	BEACH GERALD & REBECCA		3229 NORCROST AVENUE NORTH		STILLWATER	MN	55082		4745	ESTERO BLVD	802	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 802
50	FALSE	10229059	28-46-24-W4-0260A.0803	NORCA GERARDO & JOSEPHINE		4745 ESTERO BLVD #803		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	803	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 803
50	FALSE	10229060	28-46-24-W4-0260A.0804	RYND DANNY JAMES &		3446 E SHORE DR		PORTAGE	MI	48927		4745	ESTERO BLVD	804	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 804/CCPT #44
50	FALSE	10229061	28-46-24-W4-0260A.0805	ROLLEY NANCY V		9765 BALTSUBOL CT		SANBELL	FL	33967		4745	ESTERO BLVD	905	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 905
50	FALSE	10229062	28-46-24-W4-0260A.0901	HALLBERG JOSEPH W &		9 WHITE PINE RD		NORTH OAKS	MN	55137		4745	ESTERO BLVD	901	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 901
50	FALSE	10229063	28-46-24-W4-0260A.0902	CIOCCA CHRISTOPHER &		7801 YOUNG RD		FORT WAYNE	IN	46805		4745	ESTERO BLVD	902	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 902
50	FALSE	10229064	28-46-24-W4-0260A.0903	FLORA DAVID TR		4745 ESTERO BLVD # 903		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	903	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 903
50	FALSE	10229065	28-46-24-W4-0260A.0904	HUEY SUSAN R TR +		4745 ESTERO BLVD #904		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	904	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 904
50	FALSE	10229066	28-46-24-W4-0260A.0905	KRONENBERGER DALE L + DENISE M		4745 ESTERO BLVD #905		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	905	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 905
50	FALSE	10229067	28-46-24-W4-0260A.1001	CRIEL DAVID F & DANIE C L/E		478 N MCCARPONS BLVD		ROSEVILLE	MN	55113		4745	ESTERO BLVD	1001	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1001/CCPT #84
50	FALSE	10229068	28-46-24-W4-0260A.1002	BRYAR LAURENCE J TR		4745 ESTERO BLVD #1002		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	1002	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1002
50	FALSE	10229069	28-46-24-W4-0260A.1003	HAMILTON ALETA F TR		1504 STONY CREEK DR		ROCHESTER	MI	48307		4745	ESTERO BLVD	1003	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1003
50	FALSE	10229070	28-46-24-W4-0260A.1004	SORICE MICHAEL T & SYLVIA E		38 SECATOGUE LN E		WEST SLIP	NY	11795		4745	ESTERO BLVD	1004	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1004
50	FALSE	10229071	28-46-24-W4-0260A.1005	APRUZZESE MARIO D + PETRINA M		2248 SOUTH SHORE CT		ROCHESTER HILLS	MI	48307		4745	ESTERO BLVD	1005	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1005
50	FALSE	10229072	28-46-24-W4-0260A.1101	FUHR MICHAEL A		1525 14TH AVE NW		SANT PAUL	MN	55112		4745	ESTERO BLVD	1101	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1101
50	FALSE	10229073	28-46-24-W4-0260A.1102	HARDER CYNTHIA A TR		4745 ESTERO B LVD # 1102		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	1102	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1102
50	FALSE	10229074	28-46-24-W4-0260A.1103	CAPUA RONALD TR		4745 ESTERO BLVD #1103		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	1103	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1103
50	FALSE	10229075	28-46-24-W4-0260A.1104	ARNTSEN SHARON M & GENE R TR		4745 ESTERO BLVD #1104		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	1104	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1104
50	FALSE	10229076	28-46-24-W4-0260A.1105	ALLSHOUSE BRUCE A + BONNIE Y		4745 ESTERO BLVD # 1105		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	1105	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1105/CCPT #78
50	FALSE	10229077	28-46-24-W4-0260A.1201	LEWIS DAVID C +		4745 ESTERO BLVD #1201		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	1201	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1201
50	FALSE	10229078	28-46-24-W4-0260A.1202	DAVIS MARK E + MARY A		PO BOX 558		SANT PETER	MN	56082		4745	ESTERO BLVD	1202	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1202 + CCPT#42
50	FALSE	10229079	28-46-24-W4-0260A.1203	ROMANSKI ROGER TR		512 BRENTWOOD		WISCONSIN RAPIDS	WI	54484		4745	ESTERO BLVD	1203	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1203
50	FALSE	10229080	28-46-24-W4-0260A.1204	PARKER ROBERT M TR		1102 DAVISON WALK		SPRING HILL	TN	37174		4745	ESTERO BLVD	1204	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538 BLDG A UNIT 1204/CCPT #38
50	FALSE	10229081	28-46-24-W4-0260A.1205	PROPERTIES OF FLORIDA INC		56199 SUMMIT DR		SHELBY TOWNSHIP	MI	48316		4745	ESTERO BLVD	1205	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1205
50	FALSE	10229082	28-46-24-W4-0260A.1401	ROSTICKE MARILYN J TR		4745 ESTERO BLVD APT 1401	#1505	FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	1401	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1401/CCPT #74
50	FALSE	10229083	28-46-24-W4-0260A.1402	HALL BRINLEY M + ANN E		4745 ESTERO BLVD #1402		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	1402	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1402
50	FALSE	10229084	28-46-24-W4-0260A.1403	VAN ERT WAYNE TR		4745 ESTERO BLVD #1403		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	1403	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1403
50	FALSE	10229085	28-46-24-W4-0260A.1404	MORGAN RONALD A + MARY TR		4753 ESTERO BLVD # 903		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	1404	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1404
50	FALSE	10229086	28-46-24-W4-0260A.1405	WILLIAMS CHARLES A &		3015 WOOD DUCK LN SE		ADA	MI	49301		4745	ESTERO BLVD	1405	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1405
50	FALSE	10229087	28-46-24-W4-0260A.1501	LOOMIS CLIFFORD R + LINDA A TR		1840 CANDLEWOOD LN		RICHFIELD	WI	53076		4745	ESTERO BLVD	1501	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1501
50	FALSE	10229088	28-46-24-W4-0260A.1502	LOOMIS CLIFFORD R + LINDA A TR		1840 CANDLEWOOD LN		RICHFIELD	WI	53076		4745	ESTERO BLVD	1502	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1502
50	FALSE	10229089	28-46-24-W4-0260A.1503	HUMIRA MICHAEL F + DONNA M TR		4745 ESTERO BLVD #1503		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	1503	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1503
50	FALSE	10229090	28-46-24-W4-0260A.1504	COYLE MARIANNE TR		4745 ESTERO BLVD # 1504A		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	1504	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1504
50	FALSE	10229091	28-46-24-W4-0260A.1505	CARLING-KELLY TERRY		4745 ESTERO BLVD		FORT MYERS BEACH	FL	33931		4745	ESTERO BLVD	1505	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1505
50	FALSE	10229092	28-46-24-W4-0260A.1601	HUCK JOSEPH A + DONNA F		10860 FLORIDA RD		FORTVILLE	IN	46040		4745	ESTERO BLVD	1601	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1601/GAR #99
50	FALSE	10229093	28-46-24-W4-0260A.1602	BULEMAN GEORGE DONALD JR		1485 S MAIN ST		MEDINA	NY	11103		4745	ESTERO BLVD	1602	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1602
50	FALSE	10229094	28-46-24-W4-0260A.1603	PKT TIPPANMAN PROPERTIES LLC		9009 GOLDWATER RD		FORT WAYNE	IN	46825		4745	ESTERO BLVD	1603	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1603/GAR #102
50	FALSE	10229095	28-46-24-W4-0260A.1604	ATHANASIOU DEMETRIOS E &		17990 MISSION POINTE		NORTHVILLE	MI	48168		4745	ESTERO BLVD	1604	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1604
50	FALSE	10229096	28-46-24-W4-0260A.1605	STEIN NANCY G +		7550 WHISPERS FARM TRAIL		CLEVELAND	OH	44002		4745	ESTERO BLVD	1605	FORT MYERS BEACH	33991	OCEAN HARBOR-CR-OR 2285 PG 0538-CR-BLDG A UNIT 1605/GAR #112
50	FALSE	10229097	28-46-24-W4-0260A.1606	Q T HOLDINGS LLC		6909 WINNETKA AVE N		BROOKLYN PARK	MN	55428		4745	ESTERO BLVD	1606	FORT MYERS BEACH	33991	SNOOK BIGHT MARINA DRY RACK CONDO-CR-AS DESC IN INST# 2008000219575-CR-AIRSPR
50	FALSE	10229098	28-46-24-W4-0260A.0106	BOAT MASTERS MARINE INC		5290 MANCHESTER RD		AKRON	OH	44319		4745	ESTERO BLVD	106	FORT MYERS BEACH	33991	SNOOK BIGHT MARINA DRY RACK CONDO-CR-AS DESC IN INST# 2008000219575-CR-AIRSPR
50	FALSE	10229099	28-46-24-W4-0260A.0107	MARTINELLI LAWRENCE A JR		8021 COMFORT SLE DR		NAPLES	FL	34113		4745	ESTERO BLVD	107	FORT MYERS BEACH	33991	SNOOK BIGHT MARINA DRY RACK CONDO-CR-AS DESC IN INST# 2008000219575-CR-AIRSPR
50	FALSE	10229100	28-46-24-W4-0260A.0108	ST SNOOK BIGHT LLC		17330 PRESTON RD STE 220A		DALLAS	TX	75252		4745	ESTERO BLVD	108	FORT MYERS BEACH	33991	SNOOK BIGHT MARINA DRY RACK CONDO-CR-AS DESC IN INST# 2008000219575-CR-AIRSPR
50	FALSE	10229101	28-46-24-W4-0260A.0109</														

53	FALSE	10229987	29-46-24-W3-02100.2030	ESPINOLA DAVID M + LUCIA M		15 RINZE RD		DRACUT	MA	1806		4560	ESTERO BLVD	203	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 203
53	FALSE	10229988	29-46-24-W3-02100.2040	VIRGINIA A SCHOCK TRUST +		806 BANNOCK DR		DUNDEE	IL	60118		4560	ESTERO BLVD	204	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 204
53	FALSE	10229989	29-46-24-W3-02100.3010	MARLOW JULIE MARIE TR		4560 ESTERO BLVD #301		FORT MYERS BEACH	FL	33931		4560	ESTERO BLVD	301	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 301
53	FALSE	10229990	29-46-24-W3-02100.3020	KETHI STEVEN R + KIMBRA A		4749 FONTANA RD		WEST BEND	WI	53095		4560	ESTERO BLVD	302	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 302
53	FALSE	10229991	29-46-24-W3-02100.3030	DAVIS DENNIS		4560 ESTERO BLVD #303		FORT MYERS BEACH	FL	33931		4560	ESTERO BLVD	303	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 303
53	FALSE	10229992	29-46-24-W3-02100.3040	WILSON SUSAN		1655 PLACE DES RAVINS		ORLEANS	ON	K1C 6H4 CANADA		4560	ESTERO BLVD	304	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 304
53	FALSE	10229993	29-46-24-W3-02100.4010	PREFERRED ASSETS INC		121 MOHR DRIVE		MANKATO	MN	56001		4560	ESTERO BLVD	401	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 401
53	FALSE	10229994	29-46-24-W3-02100.4020	STEVENS JAMES B + BARBARA P		4560 ESTERO BLVD #402		FORT MYERS BEACH	FL	33931		4560	ESTERO BLVD	402	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 402
53	FALSE	10229995	29-46-24-W3-02100.4030	BYERLE BRUCE A + ANNE E		4560 ESTERO BLVD #403		FORT MYERS BEACH	FL	33931		4560	ESTERO BLVD	403	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 403
53	FALSE	10229996	29-46-24-W3-02100.4040	MINERS MARGARET A TR		PO BOX 130		LABELLE	FL	33975		4560	ESTERO BLVD	404	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 404
53	FALSE	10229997	29-46-24-W3-02100.5010	CHAMBRE DIANE D TR		4560 ESTERO BLVD #501		FORT MYERS BEACH	FL	33931		4560	ESTERO BLVD	501	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 501
53	FALSE	10229998	29-46-24-W3-02100.5020	TIEZZI DANIEL TR		608 FT HILLS RD		HIGGANUM	CT	6441		4560	ESTERO BLVD	502	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 502
53	FALSE	10230000	29-46-24-W3-02100.5040	BURWINKEL WILLIAM J + BETH A		710 MT HOPE AVE #4		CINCINNATI	OH	45204		4560	ESTERO BLVD	504	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 504
53	FALSE	10230001	29-46-24-W3-02100.6010	DANGELO DANIEL L + JUNE E		677 ERIE AVE		N TONAWANDA	NY	14120		4560	ESTERO BLVD	601	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 601
53	FALSE	10230002	29-46-24-W3-02100.6020	BONFIGLIO FRANK L + CADARINA TR		4560 ESTERO BLVD #602		FORT MYERS BEACH	FL	33931		4560	ESTERO BLVD	602	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 602
53	FALSE	10230003	29-46-24-W3-02100.6030	KOMENDAREK EDWIN + MARILYN		30 NEWTON AVE		NORWICH	NY	13815		4560	ESTERO BLVD	603	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 603
53	FALSE	10230004	29-46-24-W3-02100.6040	MARSHALL + LISLEY TRUST CO TR		PO BOX 2980		MILWAUKEE	WI	53201		4560	ESTERO BLVD	604	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 604
53	FALSE	10230005	29-46-24-W3-02100.7010	MAKOC VENTURES LLC		4560 ESTERO BLVD	UNIT 701	FORT MYERS BEACH	FL	33931		4560	ESTERO BLVD	701	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 701
53	FALSE	10230006	29-46-24-W3-02100.7020	BERECZ VICTOR G +		4560 ESTERO BLVD #702		FORT MYERS BEACH	FL	33931		4560	ESTERO BLVD	702	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 702
53	FALSE	10230007	29-46-24-W3-02100.7030	BURWINKEL WILLIAM + BETH A		710 MOUNT HOPE AVE APT 4		CINCINNATI	OH	45204		4560	ESTERO BLVD	703	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 703
53	FALSE	10230008	29-46-24-W3-02100.7040	BERGMANN MARY B TR		8315 GOLFVIEW DR		BLOOMFIELD HILLS	MI	48301		4560	ESTERO BLVD	704	FORT MYERS BEACH	33931	STRANDVIEW TOWER CONDO-CR-OR 1171 PG 211-CR-UNIT 704
54	FALSE	10230010	29-46-24-W3-02200.2010	HARRISON TIMOTHY E + GINGER A		8118 MEDSMORE		SHELBY TOWNSHIP	MI	48317		4450	ESTERO BLVD	201	FORT MYERS BEACH	33931	VILLA DEL MAR CONDO-CR-OR 1237 PG 1279-CR-UNIT 201
54	FALSE	10230011	29-46-24-W3-02200.2020	MARIN MICHAEL M +		13814 HOUK RD		MONROEVILLE	IN	46773		4450	ESTERO BLVD	202	FORT MYERS BEACH	33931	VILLA DEL MAR CONDO-CR-OR 1237 PG 1279-CR-UNIT 202
54	FALSE	10230012	29-46-24-W3-02200.2030	SUSAN A HUGHES TRUST +		365 GLENGROVE AVE W		TORONTO	ON	M5N 1W9 CANADA		4450	ESTERO BLVD	203	FORT MYERS BEACH	33931	VILLA DEL MAR CONDO-CR-OR 1237 PG 1279-CR-UNIT 203
54	FALSE	10230013	29-46-24-W3-02200.3010	KLARA BOGUSLAW +		1088 DIAMOND CT		MISSISSAUGA	ON	L5V 1J5 CANADA		4450	ESTERO BLVD	301	FORT MYERS BEACH	33931	VILLA DEL MAR CONDO-CR-OR 1237 PG 1279-CR-UNIT 301
54	FALSE	10230014	29-46-24-W3-02200.3020	FERNANDEZ MARTIN FAMILY		10705 SW BETH AVE		MIAMI	FL	33176		4450	ESTERO BLVD	302	FORT MYERS BEACH	33931	VILLA DEL MAR CONDO-CR-OR 1237 PG 1279-CR-UNIT 302
54	FALSE	10230015	29-46-24-W3-02200.3030	MERITZ WOLFRAM E + ANDREA		WILDSTRASSE 17		HEIDENHELM		85522 GERMANY		4450	ESTERO BLVD	303	FORT MYERS BEACH	33931	VILLA DEL MAR CONDO-CR-OR 1237 PG 1279-CR-UNIT 303
54	FALSE	10230016	29-46-24-W3-02200.4010	HOGAN FRANCIS X + MARY C		1331 BRISTOL AVE		DAVE	FL	33325		4450	ESTERO BLVD	401	FORT MYERS BEACH	33931	VILLA DEL MAR CONDO-CR-OR 1237 PG 1279-CR-UNIT 401
54	FALSE	10230017	29-46-24-W3-02200.4020	KASCAR LLC		4229 N CLAREMONT AVE		CHICAGO	IL	60618		4450	ESTERO BLVD	402	FORT MYERS BEACH	33931	VILLA DEL MAR CONDO-CR-OR 1237 PG 1279-CR-UNIT 402
54	FALSE	10230018	29-46-24-W3-02200.4030	REID MARIA J TR		5600 QUEENS KEW		BONITA SPRINGS	FL	34134		4450	ESTERO BLVD	403	FORT MYERS BEACH	33931	VILLA DEL MAR CONDO-CR-OR 1237 PG 1279-CR-UNIT 403
54	FALSE	10230019	29-46-24-W3-02200.5010	GRILLO VINCENZA TR		53717 CHERRYWOOD DR		SHELBY TWP	MI	48315		4450	ESTERO BLVD	501	FORT MYERS BEACH	33931	VILLA DEL MAR CONDO-CR-OR 1237 PG 1279-CR-UNIT 501
54	FALSE	10230020	29-46-24-W3-02200.5020	OAK LOT FUTURE LLC		4450 ESTERO BLVD #502		FORT MYERS BEACH	FL	33931		4450	ESTERO BLVD	502	FORT MYERS BEACH	33931	VILLA DEL MAR CONDO-CR-OR 1237 PG 1279-CR-UNIT 502
54	FALSE	10230021	29-46-24-W3-02200.5030	DUMETT DANIEL W + KIMBERLY		2357 FENWICK CT		MARIETTA	GA	30064		4450	ESTERO BLVD	503	FORT MYERS BEACH	33931	VILLA DEL MAR CONDO-CR-OR 1237 PG 1279-CR-UNIT 503
55	FALSE	10547202	29-46-24-W3-0300A.0201	AYRES OLIVER MADISON &		21565 SHOREVISTA LN		NOBLESVILLE	IN	46062		4631	ESTERO BLVD	201	FORT MYERS BEACH	33931	WHITE CAP CONDOMINIUM-CR-DESC IN INSTR2007-216342-CR-BLDG A UNIT 201
55	FALSE	10547203	29-46-24-W3-0300A.0202	WARNER H JACK TR		12344 N LEDGES DR		ROSCOE	IL	61073		4631	ESTERO BLVD	202	FORT MYERS BEACH	33931	WHITE CAP CONDOMINIUM-CR-DESC IN INSTR2007-216342-CR-BLDG A UNIT 202
55	FALSE	10547204	29-46-24-W3-0300A.0303	KETRING ENTERPRISES LLC		10473 S 50W		PENOLETON	IN	46064		4631	ESTERO BLVD	303	FORT MYERS BEACH	33931	WHITE CAP CONDOMINIUM-CR-DESC IN INSTR2007-216342-CR-BLDG A UNIT 303
55	FALSE	10547205	29-46-24-W3-0300A.0304	RAY HAROLD L & APRIL L		2620 S 1000 W		LAPEL	IN	46051		4631	ESTERO BLVD	304	FORT MYERS BEACH	33931	WHITE CAP CONDOMINIUM-CR-DESC IN INSTR2007-216342-CR-BLDG A UNIT 304
56	FALSE	10547206	29-46-24-W3-0300B.0201	ZINK DAVID C TR		14 MELROSE CT		JACKSONVILLE	IL	62650		4633	ESTERO BLVD	201	FORT MYERS BEACH	33931	WHITE CAP CONDOMINIUM-CR-DESC IN INSTR2007-216342-CR-BLDG B UNIT 201
56	FALSE	10547207	29-46-24-W3-0300B.0202	PRASSE MARJORIE J TR		4633 ESTERO BLVD #202		FORT MYERS BEACH	FL	33931		4633	ESTERO BLVD	202	FORT MYERS BEACH	33931	WHITE CAP CONDOMINIUM-CR-DESC IN INSTR2007-216342-CR-BLDG B UNIT 202
56	FALSE	10547208	29-46-24-W3-0300B.0203	EROSHCHICH RICHARD & TAWNIA		3191 SHELL MOUND BLVD		FORT MYERS BEACH	FL	33931		4633	ESTERO BLVD	203	FORT MYERS BEACH	33931	WHITE CAP CONDOMINIUM-CR-DESC IN INSTR2007-216342-CR-BLDG B UNIT 203
56	FALSE	10547209	29-46-24-W3-0300B.0204	LST & KEES LLC		812 CREEKSIDE TRAIL		ALPHARETTA	GA	30004		4633	ESTERO BLVD	204	FORT MYERS BEACH	33931	WHITE CAP CONDOMINIUM-CR-DESC IN INSTR2007-216342-CR-BLDG B UNIT 204
56	FALSE	10547210	29-46-24-W3-0300B.0305	HENDERSON JAMES + KERRIE		10738 S 575 W		PENOLETON	IN	46064		4633	ESTERO BLVD	305	FORT MYERS BEACH	33931	WHITE CAP CONDOMINIUM-CR-DESC IN INSTR2007-216342-CR-BLDG B UNIT 305
56	FALSE	10547211	29-46-24-W3-0300B.0306	ZINK DAVID C TR		14 MELROSE COURT		JACKSONVILLE	IL	62650		4633	ESTERO BLVD	306	FORT MYERS BEACH	33931	WHITE CAP CONDOMINIUM-CR-DESC IN INSTR2007-216342-CR-BLDG B UNIT 306

ST SNOOK BIGHT LLC
17330 PRESTON RD STE 220A
DALLAS TX 75252

PUBLIX SUPER MARKETS INC
EXPENSE PAYABLES LEASE TEAM
PO BOX 32018
LAKELAND FL 33802

SEASIDE CONDO
ASSOCIATION
4770 ESTERO BLVD
FORT MYERS BEACH FL 33931

SHORES OF FT MYERS BEACH CONDO
ASSOCIATION
221 HILLBROOK DR
SHEPHERDSVILLE KY 40165

OCEAN HARBOR CONDO OF
CONTINENTAL GROUP
6300 PARK OF COMMERCE BLVD
BOCA RATON FL 33487

ALBERTA PROPERTIES LLC
6130 WELIF ST NE
N CANTON OH 44721

4431 ESTERO LLC ESTATE
17513 E PONDILLY DR
PARKER CO 80134

ORTTEL STEVEN D
PO BOX 2417
FORT MYERS BEACH FL 33932

MARY D ELLIOTT TRUST +
110 BAYVIEW AVE
FORT MYERS BEACH FL 33931

BERNER JEROME H TR
1424 FOREST DR
PORTAGE MI 49002

OWEN JULIE H TR
1610 FOUR MILE RD
RACINE WI 53402

BERRY JANIE G
134 BAYVIEW AVE
FORT MYERS BEACH FL 33931

TIPPMANN RENTALS LLC
9937 SCHWARTZ RD
FORT WAYNE IN 46835

FEICK JAMES A & TERESA A
PO BOX 2488
MUNCIE IN 47307

ANTONACCI STEVEN + JERILYN
121 GULFVIEW AVE
FORT MYERS BEACH FL 33931

MOORE PAMELA A
12082 MOON SHELL DR
MATLACHA ISLE FL 33991

ODONALD A J +
301 N MAIN ST
SOUTH HADLEY MA 01075

WIDNER MEAGAN A +
115 GULFVIEW AVE
FORT MYERS BEACH FL 33931

CASADISERA LLC
16030 NW 83RD AVE
MIAMI LAKES FL 33016

DELGADO BROOK A
1237 DARTMOUTH DR
WAUNAKEE WI 53597

NKIWFL LLC
PO BOX 21861
OKLAHOMA CITY OK 73156

NEWELL WARREN L &
134 PULASKI RD
CALUMET CITY IL 60409

BOCKER JEFFREY G &
16952 W STATE ROUTE 72
SHANNON IL 61078

DOCBONE PROPERTIES 4502 LLC
15941 NELSONS CT
FORT MYERS FL 33908

FUNK MICHAEL T &
1214 SUMMIT AVENUE
LOUISVILLE KY 40204

COOPER & COMPANY LLC
PO BOX 501
HOWELL MI 48844

HUTSON GEORGE ALLEN + ALLISON
726 E LEHIGH DR
NEWPORT TN 37821

OCEANIC BLUE RETREATS LLC
3431 PINE RIDGE RD STE 101
NAPLES FL 34109

JP ADVANTA INVESTMENTS LLC
5780 SPANISH OAKS LN
NAPLES FL 34119

LOUDERMILK JAMES D + ROSEMARIE
15788 SILVERADO CT
FORT MYERS FL 33908

BOURASSA OLGA K TR
247 MIRAMAR ST
FORT MYERS BEACH FL 33931

KIBLER RYAN A
6301 BALLENTINE PIKE
SPRINGFIELD OH 45502

SCHEFFLER WILLIAM + JOANN
122 GULFVIEW AVE
FORT MYERS BEACH FL 33931

GARY CURT BIEDEMKAPP TRUST +
695 SHORE RD
SEVERNA PARK MD 21146

SEEGER ANTHONY & JUDY L TR
128 GULFVIEW AVE
FORT MYERS BEACH FL 33931

MENDOZA JORGE L & ARLINA I
15133 SW 62ND ST
MIAMI FL 33193

ANDERSON CAROL A +
4202 PRAIRIEWEST DR
CHAMPAIGN IL 61822

FUNK MICHAEL T +
1214 SUMMIT AVE
LOUISVILLE KY 40204

DIGENIS HELEN L
3908 ZARING MILL CT
LOUISVILLE KY 40241

LONG STEVEN + MARCIA
6171 S VICKERYVILLE RD
SHERIDAN MI 48884

TOWN OF FORT MYERS BEACH
FINANCE DEPT
2525 ESTERO BLVD
FORT MYERS BEACH FL 33931

SYSTEMS MANAGEMENT LLC
PO BOX 526
LAVONIA GA 30553

METCALFE NICK & CLAUDIA
4700 ESTERO BLVD
FORT MYERS BEACH FL 33931

PUGLIESE JOSEPH A
4660 ESTERO BLVD
FORT MYERS BEACH FL 33931

STRANDVIEW TOWER CONDO
SENTRY MGMT INC
2180 W STATE ROAD 434 STE 5000
LONGWOOD FL 32779

VILLA DEL MAR CONDO
BOBACK COMMERCIAL GROUP
STE 203
10491 SIX MILE CYPRESS PKWY
FORT MYERS FL 33966

CASCADES CONDO ASSN
4400 ESTERO BLVD
FORT MYERS BEACH FL 33931

WHITE CAP CONDOMINIUM ASSN INC
12230 CHATEAU CT
FISHERS IN 46037

BML INVESTMENT GROUP LLC
5820 SW 93RD PL
MIAMI FL 33173

CAMPBELL BRIAN + NANCY
221 HILLBROOK DR
SHEPHERDSVILLE KY 40165

D & H GERMAN LAUNDRY SERVICE L
KOEHLER INTERNATIONAL INC
949 TAMiami TRL STE 208
PORT CHARLOTTE FL 33953

BALDRIDGE KAREN ANN
2337 BUTTERFLY PALM DR
NAPLES FL 34119

SOYKA JOANN M TR
6358 SAINT ANDREWS CIRCLE S
FORT MYERS FL 33919

SHELLEY MARY J
1211 S DUCHESNE DR
SAINT CHARLES MO 63301

CLUGH THOMAS ENTERPRISES LLC
1623 EAST 430 SOUTH
LAFAYETTE IN 47909

OSTENDORF DONALD T &
27530 RICHVIEW CT
BONITA SPRINGS FL 34135

RUSS GERADETTE TR
16151 S RANKIN DR
LOCKPORT IL 60441

SPENCER THOMAS R &
28241 ISLET TRAIL
BONITA SPRINGS FL 34135

LEATHERMAN JERRY M TR
21863 E HERITAGE PKWY
AURORA CO 80016

COPPOLA RON & KARIN
4350 WATERFORD LANDING DR
LUTZ FL 33558

LEITCH FRANK M & ANN M L/E
3172 WOODLAND CT N
N TONAWANDA NY 14120

SILVER KENNETH +
4745 ESTERO BLVD #201
FORT MYERS BEACH FL 33931

MAHONEY TIMOTHY J + KIMBERLY W
600 ROOKERY LN
JOLIET IL 60431

MACAU CAROLINE M
PO BOX 787
GRANGER IN 46530

LAPINSKY ANDREA JO &
4745 ESTERO BLVD #204
FORT MYERS BEACH FL 33931

ISLAND VIEW FLORIDA LLC
N93W25255 BITTERSWEET DR
SUSSEX WI 53089

HENNIG WILLIAM R JR + DEBORAH
4745 ESTERO BLVD # 301
FORT MYERS BEACH FL 33931

PERETTO MICHAEL & BRENDA
4745 ESTERO BLVD #302
FORT MYERS BEACH FL 33931

SADLER ROBERT M + DOROTHY J
4745 ESTERO BLVD # 303
FORT MYERS BEACH FL 33931

CHRISTIE KENNETH A &
5609 E SOUTHEASTERN AVE
INDIANAPOLIS IN 46203

MILLER MYRA L/E
4745 ESTERO BLVD #305
FORT MYERS BEACH FL 33931

TRELEASE DAVID JUSTIN &
4745 ESTERO BLVD #401
FORT MYERS BEACH FL 33931

DIGENIS GEORGE A & HELEN A
3908 ZARING MILL CT
LOUISVILLE KY 40241

NELSON LEONARD W JR &
124 W 5TH ST
OSWEGO NY 13126

MEEHAN GREGORY JOHN &
4745 ESTERO BLVD UNIT 404
FORT MYERS BEACH FL 33931

FUHR MARK & JANE
4745 ESTERO BLVD #405
FORT MYERS BEACH FL 33931

SLOMER PAUL JR & NICOLE J
7034 FORREST TRAIL
BUTLER PA 16002

BONITO RAYMOND J & BETTY J
4745 ESTERO BLVD #502
FORT MYERS BEACH FL 33931

BOERMAN EDWIN J + JANIS L TR
613 BERKSHIRE CT
DOWNERS GROVE IL 60516

FOGELSON BEVERLY KAY TR
4745 ESTERO BLVD #504
FORT MYERS BEACH FL 33931

DELISLE JEFFREY T &
1615 CHATHAM AVE
ARDEN HILLS MN 55112

SPECTRUM JANITORIAL
PO BOX 336
INDIANAPOLIS IN 46206

BANDY LYNN L & ANNE MARIE
4745 ESTERO BLVD # 602
FORT MYERS BEACH FL 33931

ABBS SCOTT E & KATHY L
731 E NORTSHORE DR
SYRACUSE IN 46567

RAHM DONALD C TR
4745 ESTERO BLVD #604
FORT MYERS BEACH FL 33931

HEENEY PATRICK R & LYNN A
448 MATSON RD
LIGONIER PA 15658

WELLS THOMAS C + JANICE B
4745 ESTERO BLVD #701
FORT MYERS BEACH FL 33931

MANZKE MICHAEL S & WENDY L TR
N29 W26611 PETERSON DR
PEWAUKEE WI 53072

BROWN JOSEPH SCOTT + LELA M
12524 RIVENDELL RD
KNOXVILLE TN 37922

JACKSON JAY R + PATRICIA S
2827 WOODHOLLOW TRL
FORT WAYNE IN 46825

STILLWAGON DENNIS & 4745
ESTERO BLVD #705 FORT
MYERS BEACH FL 33931

MESSINEO JAMES JOSEPH TR
1812 ALTA DR
VOLO IL 60020

BAACK GERALD & REBECCA
3229 NORCREST AVENUE NORTH
STILLWATER MN 55082

NORCIA GERARDO & JOSEPHINE
4745 ESTERO BLVD #803
FORT MYERS BEACH FL 33931

RYND DANNY JAMES &
9446 E SHORE DR
PORTAGE MI 49002

ROLLEY NANCY V
5765 BALTUSROL CT
SANIBEL FL 33957

HALLBERG JOSEPH W &
9 WHITE PINE RD
NORTH OAKS MN 55127

CIOCCA CHRISTOPHER &
7801 YOUNG RD
FORT WAYNE IN 46835

FLOR A DAVID TR
4745 ESTERO BLVD # 903
FORT MYERS BEACH FL 33931

HUEY SUSAN R TR +
4745 ESTERO BLVD #904
FORT MYERS BEACH FL 33931

KRONENBERGER DALE L + DENISE M
4745 ESTERO BLVD #905
FORT MYERS BEACH FL 33931

CMIEL DAVID F & DIANE C L/E
478 N MCCARRONS BLVD
ROSEVILLE MN 55113

BRYAR LAURENCE J TR
4745 ESTERO BLVD #1002
FORT MYERS BEACH FL 33931

HAMILTON ALETA F TR
1504 STONY CREEK DR
ROCHESTER MI 48307

SORICE MICHAEL T & SYLVIA E
38 SECATOGUE LN E
WEST ISLIP NY 11795

APRUZZESE MARIO D + PETRINA M
2248 SOUTH SHORE CT
ROCHESTER HILLS MI 48307

FUHR MICHAEL A
1525 14TH AVE NW
SAINT PAUL MN 55112

HARDER CYNTHIA A TR
4745 ESTGERO B LVDE #1102
FORT MYERS BEACH FL 33931

CAPUA RONALD TR
4745 ESTERO BLVD #1103
FORT MYERS BEACH FL 33931

ARNTSEN SHARON M & GENE R TR
4745 ESTERO BLVD #1104
FORT MYERS BEACH FL 33931

ALLSHOUSE BRUCE A + BONNIE Y
4745 ESTERO BLVD # 1105
FORT MYERS BEACH FL 33931

LEWIS DAVID C +
4745 ESTERO BLVD #1201
FORT MYERS BEACH FL 33931

DAVIS MARK E + MARY A
PO BOX 558
SAINT PETER MN 56082

ROMANSKI ROGER TR
512 BRENTWOOD
WISCONSIN RAPIDS WI 54494

PARKER ROBERT M TR
1102 DAVIDSON WALK
SPRING HILL TN 37174

PROPERTIES OF FLORIDA INC
56199 SUMMIT DR
SHELBY TOWNSHIP MI 48316

ROSITZKE MARILYN J TR
4745 ESTERO BLVD APT 1401
FORT MYERS BEACH FL 33931

HALL BRINLEY M + ANN E
4745 ESTERO BLVD #1402
FORT MYERS BEACH FL 33931

VAN ERT WAYNE R TR
4745 ESTERO BLVD #1403
FORT MYERS BEACH FL 33931

MORGAN RONALD A + MARY TR
4753 ESTERO BLVD # 903
FORT MYERS BEACH FL 33931

WILLIAMS CHARLES A &
3015 WOOD DUCK LN SE
ADA MI 49301

LOOMIS CLIFFORD R + LINDA A TR
1840 CANDLEWOOD LN
RICHFIELD WI 53076

LOOMIS CLIFFORD R + LINDA TR
1840 CANDLEWOOD LN
RICHFIELD WI 53076

HMURA MICHAEL F + DONNA M TR
4745 ESTERO BLVD #1503
FORT MYERS BEACH FL 33931

COYLE MARIANNE TR
4745 ESTERO BLVD # 1504A
FORT MYERS BEACH FL 33931

CARLING-KELLY TERRY
4745 ESTERO BLVD #1505
FORT MYERS BEACH FL 33931

HUCK JOSEPH A + DONNA F
10890 FLORIDA RD
FORTVILLE IN 46040

NELSON PAUL & KAREN
2822 RUSTIC CROOKED CIR
VALPARAISO IN 46385

PAT TIPPMANN PROPERTIES LLC
9009 COLDWATER RD
FORT WAYNE IN 46825

ATHANASIOU DEMITRIOS E &
17993 MISSION POINTE
NORTHVILLE MI 48168

STEIN NANCY G +
7550 WHISPERING FARM TRAIL
CLEVES OH 45002

Q T HOLDINGS LLC
6909 WINNETKA AVE N
BROOKLYN PARK MN 55428

BOAT MASTERS MARINE INC
5290 MANCHESTER RD
AKRON OH 44319

MARTINELLI LAWRENCE A JR
6221 COMPART ISLE DR
NAPLES FL 34113

ST SNOOK BIGHT LLC
17330 PRESTON RD STE 220A
DALLAS TX 75252

COYLE MARIANNE TR
4765 ESTERO BLVD # 1504A
FORT MYERS BEACH FL 33931

JCPI HOLDINGS LLC
153 SEVILLA AVE
CORAL GABLES FL 33134

PRESLEY STEVEN W TR
16 OXMOOR COURT
BRENTWOOD TN 37027

OMDOLL PAUL A
2921 LEONARDO AVE
NAPLES FL 34119

KANTER GARY J + KIMBERLY J
3061 LYNDAL CT
EDGEWOOD KY 41017

MICHAEL P HOGAN TR
506 QUAM CIR
AMES IA 50010

SUSKO DAVID ANTHONY
38000 VILLA MAR
HARRISON TOWNSHIP MI 48045

RAYMOND DONNA M
18020 SAN CARLOS BLVD #62
FORT MYERS BEACH FL 33931

TUYLS JOSHUA J + BETH ANN
251 DUNDEE RD
FORT MYERS BEACH FL 33931

MOHR RICHARD &
12328 LITCHFIELD LN
FORT MYERS FL 33913

CHRONISTER TOM & MARYLOU
1400 GULF SHORE BLVD N #305
NAPLES FL 34102

MILLER PHILIP G + SANDRA A
833 CHERRYWOOD
JACKSON MI 49203

WE OWN A BOAT DOCK INC
1256 SW 5TH ST
BOCA RATON FL 33486

WOITYNEK NATASCHA &
3541 QUILL LEAF CT
BONITA SPRINGS FL 34134

ST SNOOK BIGHT LLC
17330 PRESTON RD STE 220A
DALLAS TX 75252

THEISEN EILEEN M
2127 FOREST DR
SAINT CLOUD MN 56303

STOTTS LYNN & KEITH +
4192 BAY BEACH LN UNIT PH 1
FORT MYERS BEACH FL 33931

ST SNOOK BIGHT LLC
17330 PRESTON RD STE 220A
DALLAS TX 75252

ST SNOOK BIGHT LLC
17330 PRESTON RD STE 220A
DALLAS TX 75252

RUTH ANN BLANCO TRUST +
958 RYAN CT
CROWN POINT IN 46307

DAVIS THOMAS F
4560 ESTERO BLVD #202
FORT MYERS BEACH FL 33931

ESPINOLA DAVID M + LUCIA M
15 RINZEE RD
DRACUT MA 01826

VIRGINIA A SCHOCK TRUST +
806 BANNOCK DR
DUNDEE IL 60118

MARLOW JULIE MARIE TR
4560 ESTERO BLVD #301
FORT MYERS BEACH FL 33931

KEITH STEVEN R + KIMBRA A
4749 FONTANA RD
WEST BEND WI 53095

DAVIS DENNIS
4560 ESTERO BLVD #303
FORT MYERS BEACH FL 33931

WILSON SUSAN
1655 PLACE DES RAVINS
ORLEANS ON K1C 6H3
CANADA

PREFERRED ASSETS INC
121 MOHR DRIVE
MANKATO MN 56001

STEVENS JAMES B + BARBARA P
4560 ESTERO BLVD #402
FORT MYERS BEACH FL 33931

BYERLE BRUCE A + ANNE E
4560 ESTERO BLVD #403
FORT MYERS BEACH FL 33931

MINERS MARGARET A TR
PO BOX 130
LABELLE FL 33975

CHAMBRE DIANE D TR
4560 ESTERO BLVD #501
FORT MYERS BEACH FL 33931

TIEZZI DANIEL TR
608 FOOT HILLS RD
HIGGANUM CT 06441

BURWINKEL WILLIAM J + BETH A
710 MT HOPE AVE #4
CINCINNATI OH 45204

DANGELO DANIEL A + JUNE E
677 ERIE AVE
N TONAWANDA NY 14120

BONFIGLIO FRANK L +CATARINA TR
4560 ESTERO BLVD #602
FORT MYERS BEACH FL 33931

KOMENDAREK EDWIN + MARILYN
30 NEWTON AVE
NORWICH NY 13815

MARSHALL + ILSLEY TRUST CO TR
PO BOX 2980
MILWAUKEE WI 53201

MAMCK VENTURES LLC
4560 ESTERO BLVD UNIT 701
FORT MYERS BEACH FL 33931

BERECZ VICTOR G +
4560 ESTERO BLVD #702
FORT MYERS BEACH FL 33931

BURWINKEL WILLIAM + BETH A
710 MOUNT HOPE AVE APT 4
CINCINNATI OH 45204

BERGMANN MARY B TR
6315 GOLFVIEW DR
BLOOMFIELD HILLS MI 48301

HARRISON TIMOTHY E + GINGER A
8118 MESSMORE
SHELBY TOWNSHIP MI 48317

MARINI MICHAEL M +
13814 HOUK RD
MONROEVILLE IN 46773

SUSAN A HUGHES TRUST +
365 GLENGROVE AVE W
TORONTO ON M5N 1W4
CANADA

KLARA BOGUSLAW +
1088 DIAMOND CT
MISSISSAUGA ON L5V 1J5
CANADA

FERNANDEZ MAITIN FAMILY
10705 SW 88TH AVE
MIAMI FL 33176

MEIRITZ WOLFRAM E + ANDREA
WILDSTRASSE 17
HEIDENHELM 89522
GERMANY

HOGAN FRANCIS X + MARY C
1331 BRISTOL AVE
DAVIE FL 33325

KASCAR LLC
4229 N CLAREMONT AVE
CHICAGO IL 60618

REID MARIA J TR
5600 QUEENS KEW
BONITA SPRINGS FL 34134

GRILLO VINCENZIA TR
53717 CHERRYWOOD DR
SHELBY TWP MI 48315

OAK LOT FUTURE LLC
4450 ESTERO BLVD #502
FORT MYERS BEACH FL 33931

DUMETT DANIEL W & KIMBERLY
2357 FENWICK CT
MARIETTA GA 30064

AYRES OLIVER MADISON &
21565 SHOREVISTA LN
NOBLESVILLE IN 46062

WARNER H JACK TR
12344 N LEDGES DR
ROSCOE IL 61073

KETRING ENTERPRISES LLC
10473 S 50W
PENDLETON IN 46064

RAY HAROLD L & APRIL L
2620 S 1000 W
LAPEL IN 46051

ZINK DAVID C TR
14 MELROSE CT
JACKSONVILLE IL 62650

PRASSE MARJORIE J TR
4633 ESTERO BLVD #202
FORT MYERS BEACH FL 33931

EROSHEVICH RICHARD & TAWNIA
3191 SHELL MOUND BLVD
FORT MYERS BEACH FL 33931

LST & KEES LLC
812 CREEKSIDE TRAIL
ALPHARETTA GA 30004

HENDERSON JAMES + KERRIE
10738 S 575 W
PENDLETON IN 46064

ZINK DAVID C TR
14 MELROSE COURT
JACKSONVILLE IL 62650

BIDLEMAN G DONALD JR
1405 S MAIN ST
MEDINA NY 14103

**ADMINISTRATIVE APPROVAL
TOWN OF FORT MYERS BEACH FLORIDA
ADM2015-0001**

WHEREAS, Nada Powers, owner of 4601 Estero Blvd. #3, has requested an administrative setback variance to allow for the future construction of a single-family dwelling on the property 15 feet from the Strandview Avenue property line where a street setback of 25 feet is otherwise required; and

WHEREAS, the application lists STRAP Number 29-46-24-W3-0080G.0050, which is legally described as follows:

Lot 5, Block G, Hyde Park, a subdivision according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court, in Plat Book 7, Page 20, Public Records of Lee County, Florida; and

WHEREAS, the subject property is located in the Residential Conservation (RC) zoning district and is in the Mixed Residential Future Land Use Map (FLUM) category; and

WHEREAS, the RC zoning district requires a minimum lot width of 45 feet and a minimum lot depth of 80 feet, with a total lot area of at least 4,000 square feet; and

WHEREAS, the subject property measures 50 feet by 120 feet, with a total area of 6,000 square feet; and

WHEREAS, as a lot that conforms to the minimum dimensional requirements of the RC zoning district, the property is subject to the standard setbacks of Table 34-3 of the Land Development Code; and

WHEREAS, the minimum required street setback in the RC district is 25 feet; and

WHEREAS, the property is a corner lot with frontage on Estero Blvd. and Strandview Ave.; and

WHEREAS, the property is currently developed with a duplex oriented to Estero Blvd.; and

WHEREAS, the current duplex has an approximate eight (8) foot setback from Strandview Avenue and an approximate 13 foot setback from Estero Blvd. to the front wall of the duplex and approximately six (6) feet to the porch; and

WHEREAS, neither the Estero Blvd. or Strandview Ave. setbacks of the current duplex meet the 25 foot street setback requirement for the RC zoning district found in Table 34-3 of the Land Development Code; and

WHEREAS, the property owner proposes to replace the current duplex with a single-family dwelling in the future; and

WHEREAS, the applicant has provided a sketch of a proposed site plan for the siting of a new single-family dwelling on the property that depicts a 15 foot setback from Strandview Ave. and a 42 ½ foot setback from Estero Blvd., attached as "Exhibit A;" and

WHEREAS, the applicant also provided a land survey depicting the location of the 1991 Coastal Construction Line, which is attached as "Exhibit B;" and

WHEREAS, the applicant proposes a 15 foot setback from Strandview Avenue, an increase of seven (7) feet over the setback of the existing duplex, and 42.5 foot setback from Estero Blvd., an increase of 29.5 feet from the setback of the front wall and 36.5 from setback of the porch of the existing duplex on the property; and

WHEREAS, LDC Sec. 34-268(a)(5) provides for administrative setback variance for "a residential lot with an unusual shape or orientation . . .;" and

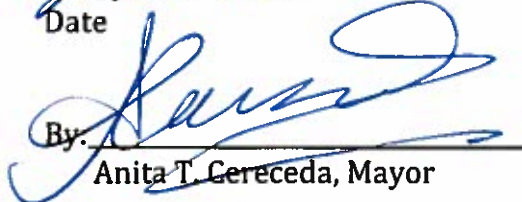
WHEREAS, the Town Council makes the following findings of fact:

1. There are no apparent deleterious effects upon the adjoining property owners;
2. The modifications will not have an adverse impact on the public health, safety and welfare; and
3. The modifications will be the minimum required.

NOW, THEREFORE, IT IS HEREBY DETERMINED that:

1. The application for Administrative Approval for relief in the RC zoning district from the Town of Fort Myers Beach Land Development Code Table 34-3 requirement for street setbacks to allow a 15 foot setback from Strandview Ave. for the construction of a new single-family dwelling on the property where 25 feet is otherwise required is approved.

June 29, 2015
Date

By: 
Anita T. Cereceda, Mayor

ATTEST:

By: 
Michelle D. Mayher, Town Clerk

PROPOSED SITEPLAN FOR NADA TRUCKS

SEE SURVEY FOR
LOT DIMENSIONS



4601 ESTERO BLVD
LOT 5, BLOCK G
HYDE PARK
PB 7 PG 20

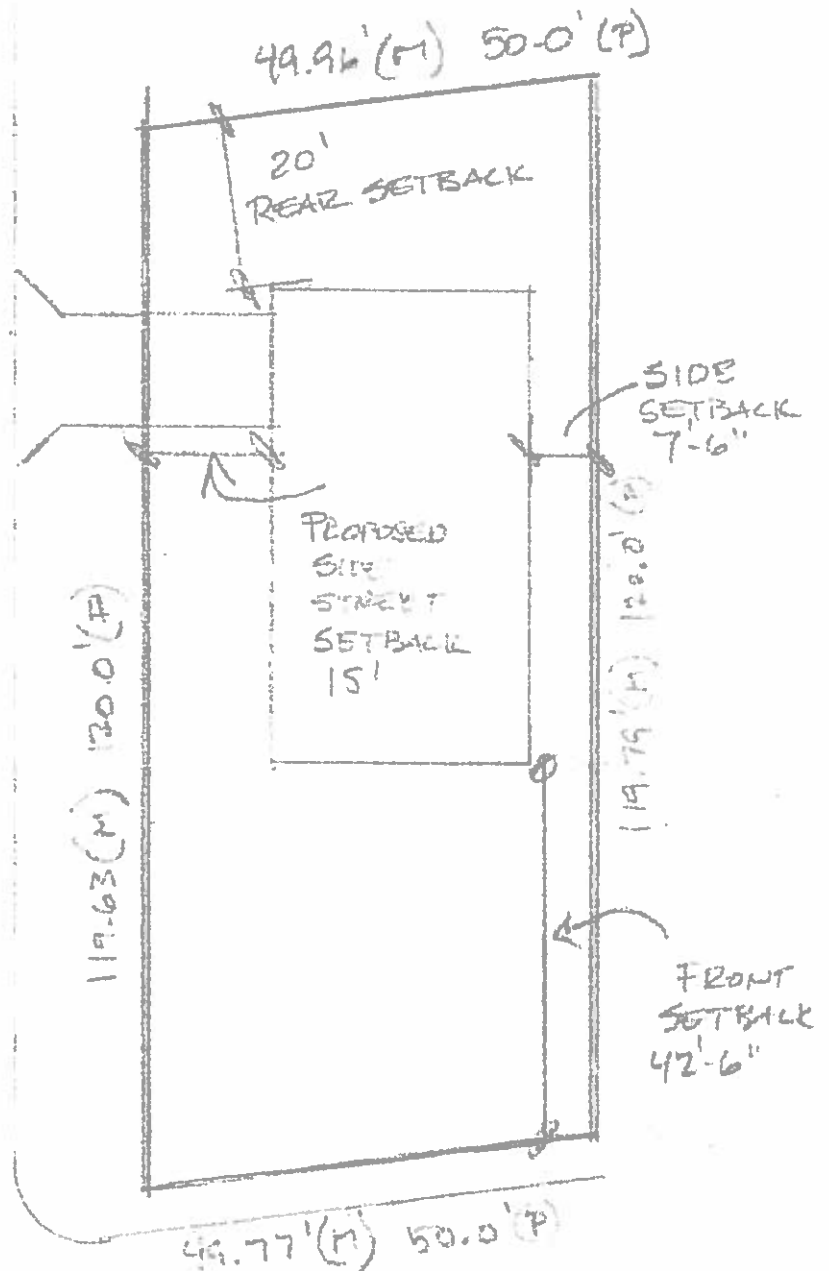
29-42-24-W3-00304-0000

ESTERO BLVD

65' R/W

STRANDVIEW AVE

50' E/W



1"=20'

COMMUNITY / MAP NUMBER: 120573 / 12071C05A4F		DATE OF MAP: 08-25-08	VE ELEVATION: 15'
LEGAL DESCRIPTION: 4801 ESTERO BLVD., FIRST MYERS BEACH, FLORIDA 33931 LOT 5, BLOCK G, HIDE PARK, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 20. PUBLIC RECORDS OF LEE COUNTY, FLORIDA.			
CERTIFIED TO: NADA POWERS			
BOUNDARY SURVEY FIELD SURVEY 03-30-15 CREW CHIEF C. CORBISCO DRAWN BY SDS SCALE 1" = 30' LIS JOB NO 20983 SHEET: 1 OF 1 DATE: 03-30-15			
LIS Land Surveying, LLC d.b.a. S & H Land Survey Co. 2572 West State Road 438, Suite 2064 Ocala, FL 33408 Phone: 352-244-8483 Fax: 352-244-9415 (Fax) License No. LB18057			
R.L. SCHUMANN, RLS REGISTERED LAND SURVEYOR NO. 2238 STATE OF FLORIDA			



Town of Fort Myers Beach
Community Development Services - Planning Division
2525 Estero Blvd,
Fort Myers Beach, FL 33966

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

Notice is hereby given that the Local Planning Agency of the Town of Fort Myers Beach will hold a public hearing which will take place at DiamondHead Beach Resort, 2000 Estero Boulevard, Fort Myers Beach, Florida, 33931.

TIME: 9 AM

DATE: June 27th, 2023

CASE: VAR20230055

ADDRESS: 4601 Estero Blvd

APPLICANT: Anthony & Tracey Vuksinic (owner)

REQUEST: The applicant is requesting a variance from LDC 34-1174 (b), to allow construction of a pool in the front yard of the single-family residence in the RC zoning district.

TOWN CONTACT: SARAH PROPST SARAH.PROPST@FMBGOV.COM

You may appear in person, through counsel, or through an authorized agent and provide testimony, legal argument, or other evidence. At this hearing the **Local Planning Agency** will review the application materials and hear testimony to make a **recommendation**. Complete records or transcripts of the proceedings are not provided by the Town.

Copies of the application and staff report are available for viewing at Fort Myers Beach Town Hall. Call 239-765-0202 for more information. Town Hall is open between the hours of 8:30 AM and 4:30 PM. Reasonable accommodations will be made in accordance with the Americans with Disabilities Act. If you need reasonable accommodation, contact Town Hall at 239-765-0202.



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«OwnerName»
«MailAddress»
«MailCity», «MailState», «MailZip»«Next Record»

«OwnerName»
«MailAddress»
«MailCity», «MailState», «MailZip»«Next Record»

Town of Fort Myers Beach
2525 Estero Blvd,
Fort Myers Beach, FL 33931

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2525 Estero Blvd,
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«OwnerName»
«MailAddress»
«MailCity», «MailState», «MailZip»«Next Record»

«OwnerName»
«MailAddress»
«MailCity», «MailState», «MailZip»

**Town of Fort Myers Beach
Agenda Item Summary**

Yellow Sheet Number: **2023-1104**

1. Requested Motion:

Meeting Date: June 27, 2023

Provide input to the way Floor Area Ratio is calculated

Why the action is necessary:

The LPA requested this discussion item. Input will inform staff for any recommendations to the Town Council

What the action accomplishes:

Input will inform staff for any recommendations to the Town Council

2. Agenda:

PUBLIC HEARINGS

3. Requirement/Purpose:

Ordinance, if changes are desired.

5. Background:

The Town has had several discussions regarding application of the Floor Area Ratio (FAR) measurement. The LPA has asked for a discussion about how FAR is measured.

Attachments:

1. FAR Memo Start
2. FAR Examples

Financial Impact:

unknown

6. Alternative Action

Provide input regarding preferred method of FAR calculation.

7. Staff Recommendations:

Provide input to staff regarding recommendations.

8. Recommended Approval:

Steve Poposki, Community Development Director

Date: June 08, 2023

John R Herin Jr, Town Attorney

Date: June 08, 2023

Amy Baker, Town Clerk

Date: June 15, 2023



**Town of Fort Myers Beach
COMMUNITY DEVELOPMENT DEPARTMENT**

To: LPA
From: Sarah Propst, Community Development
Date: June 27, 2023
Re: FAR Discussion

BACKGROUND

The Town has had several discussions regarding application of the Floor Area Ratio (FAR) measurement. It has been made clear to staff that Council is not interested in increasing the FAR that is included in the Comprehensive Plan. The LPA has asked for a discussion about how FAR is measured.

The code currently says ***gross floor area includes the total floor area of all stories of a building within the surrounding exterior walls (whether the walls are solid or screened), plus all area below an elevated building that is six feet or more in height, plus all stories of covered parking, but not including any area whose roof is screened rather than solid (such as swimming pool enclosures). (Section 34-633(1))*** *Emphasis added by staff.*

Many structures include parking on the ground level, below the flood elevation. There has been discussion among the LPA and Town Council regarding whether this should be counted toward FAR. Collier County does not include parking areas in the FAR calculation. The City of Ft Myers does not include parking in the calculation. Lee County does not calculate FAR.

OPTIONS

The Town can continue to count ground floor parking. This will result in no changes.

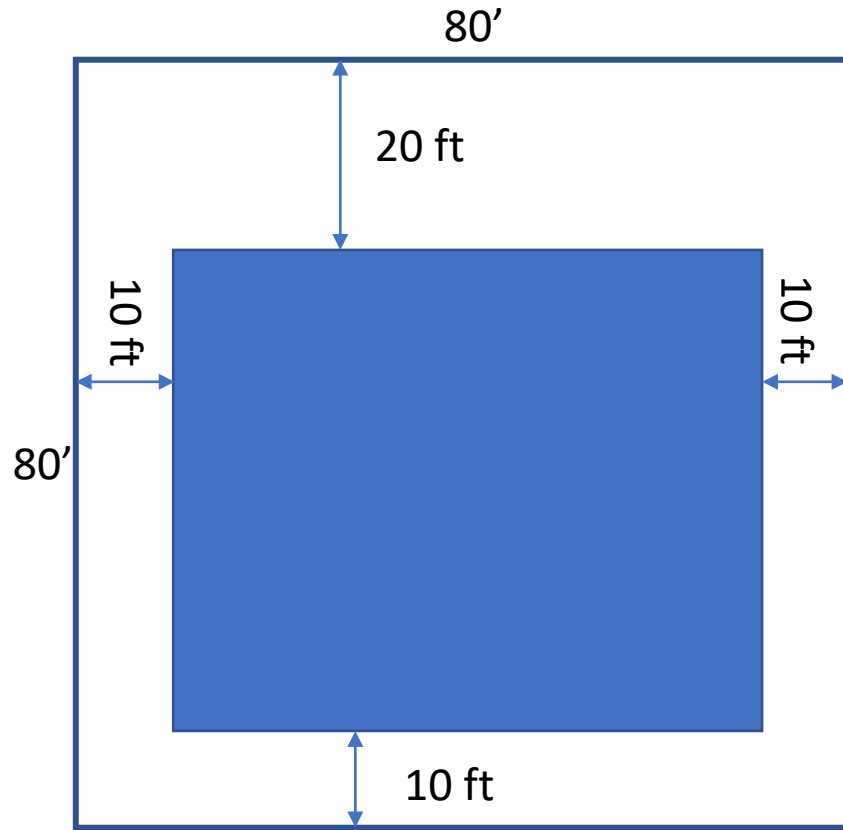
The Town can exclude parking area below a building from the FAR calculation. This will require only a change to the definition of how gross floor area is calculated.

Staff has heard a preference for encouraging resilient redevelopment of the Town. One option would be to exclude parking areas under buildings, from the FAR calculation, if the first floor above flood elevation is three feet above the minimum allowed. This will encourage more flood safe development.



SUMMARY

The Town has the option to leave the calculation of FAR the same or to change it to encourage more resilient development or to provide property owners other options for how this is calculated. Staff recommends that a clear way to determine what is counted is contained in the code to ensure that development projects know what their FAR will be.



Commercial Office Zoning Example

Max FAR 1.2

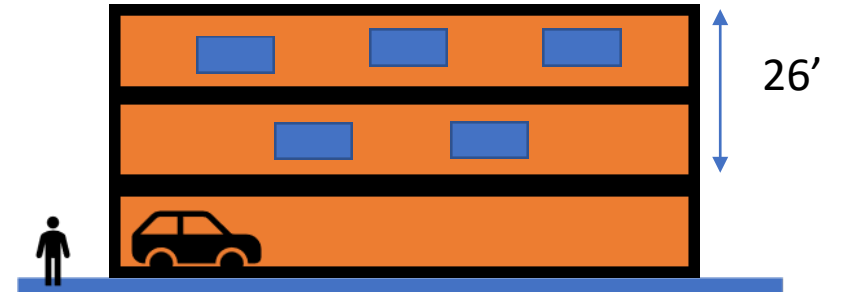
Max Stories 3

Max Height 30'

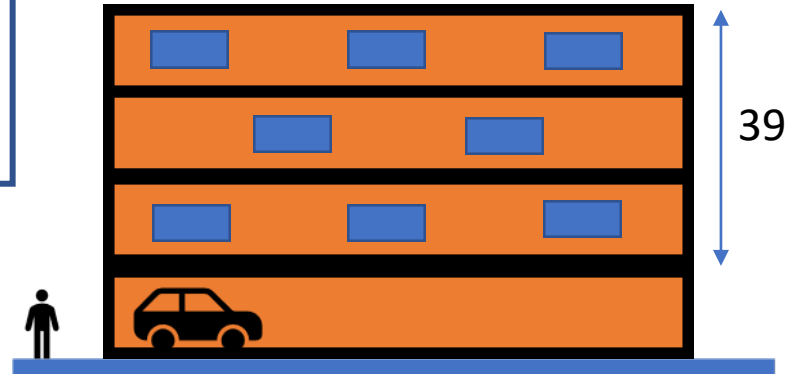
Counting Bottom Floor= .94
Not Counting Bottom Floor= .47



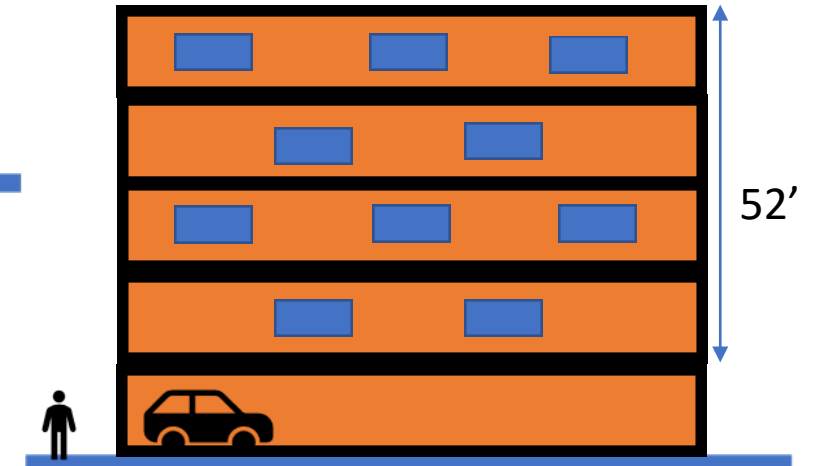
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Not Counting Bottom Floor= .94

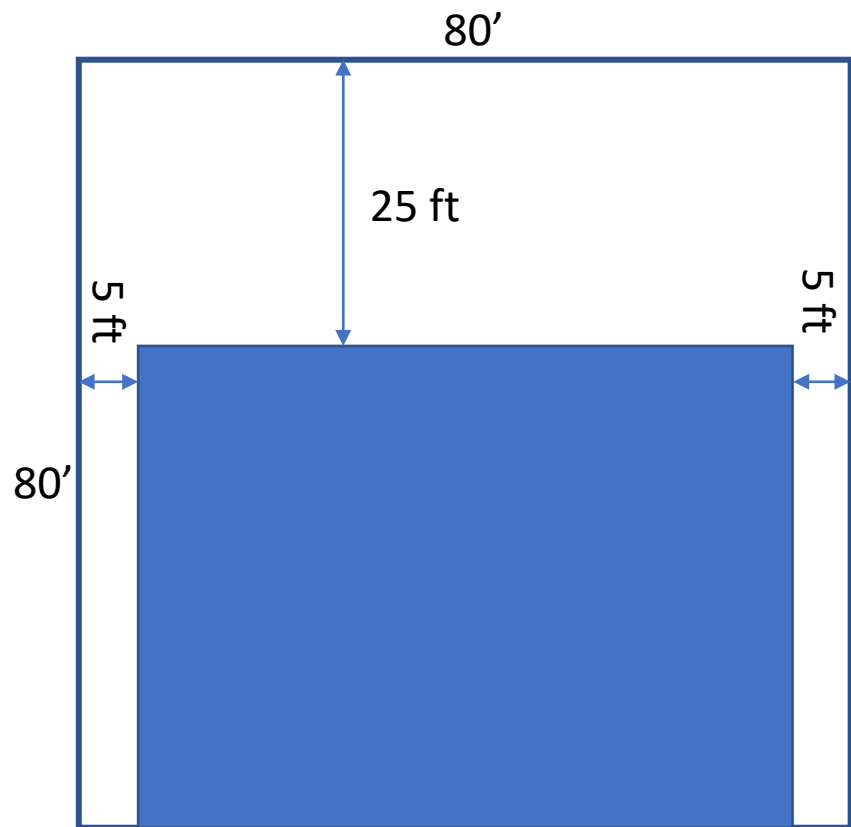


Counting Bottom Floor= 1.87
Not Counting Bottom Floor= 1.4

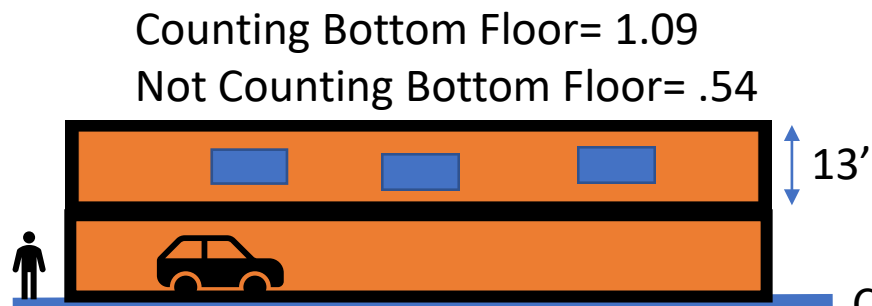


Counting Bottom Floor= 2.34
Not Counting Bottom Floor= 1.87

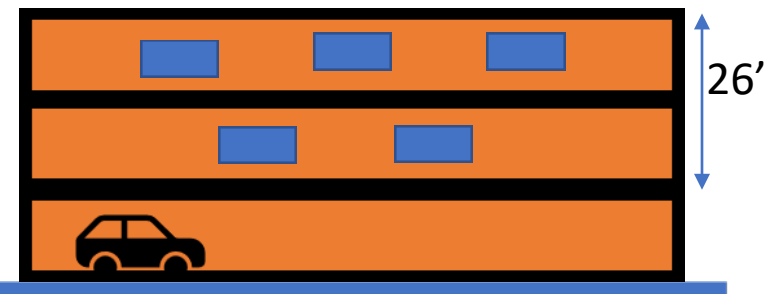




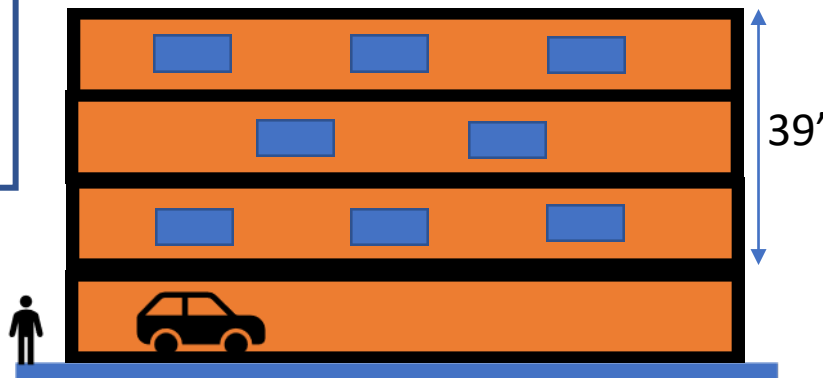
Downtown Zoning Example
 Max FAR 1–1.8
 Max Stories 2-3
 Max Height 30'-40'



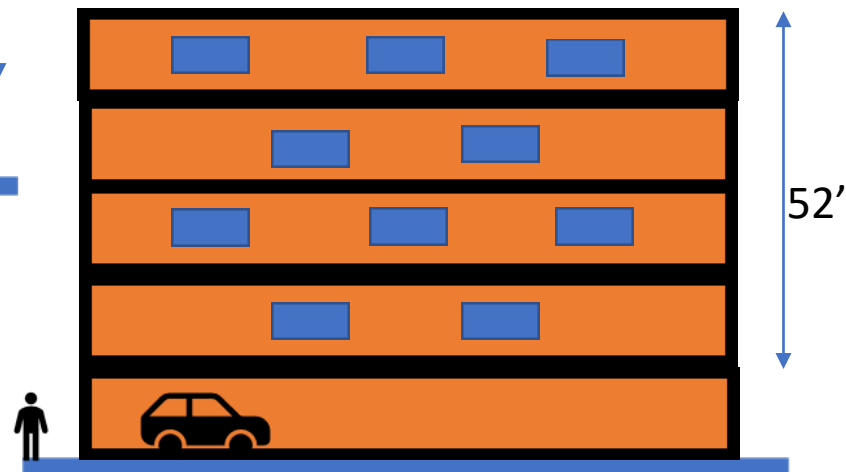
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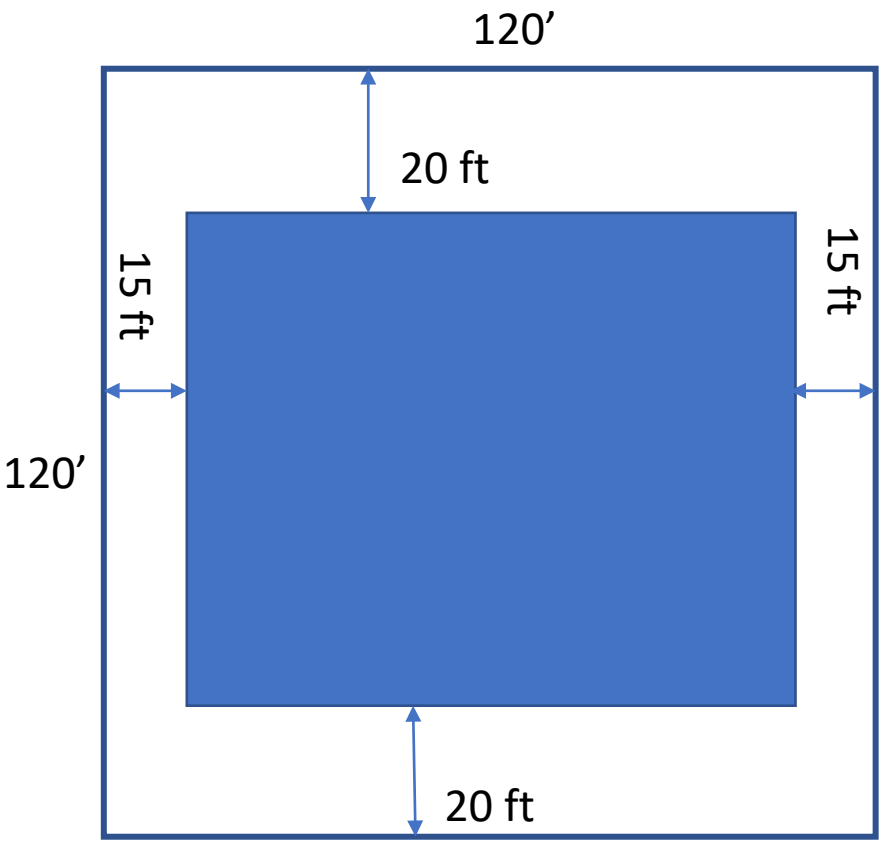


Counting Bottom Floor= 2.19
 Not Counting Bottom Floor= 1.64



Counting Bottom Floor= 2.73
 Not Counting Bottom Floor= 2.19



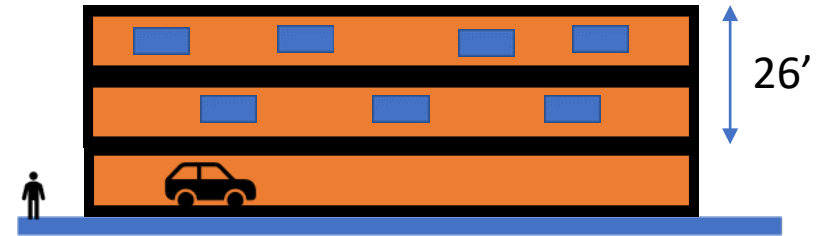


CPD Example in Pedestrian Commercial
Max FAR 2.5

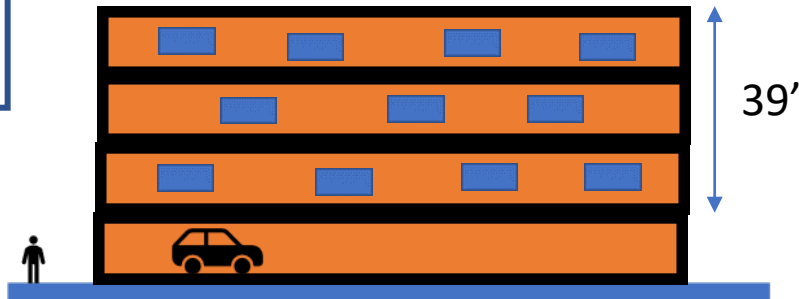
Counting Bottom Floor= 1.11
Not Counting Bottom Floor= .55



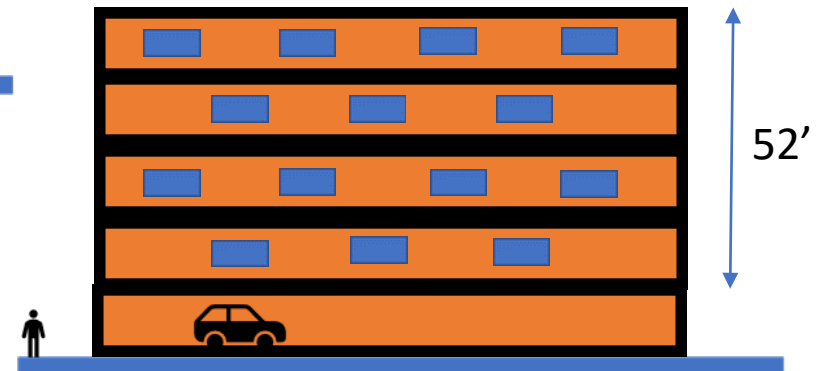
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Not Counting Bottom Floor= 1.11

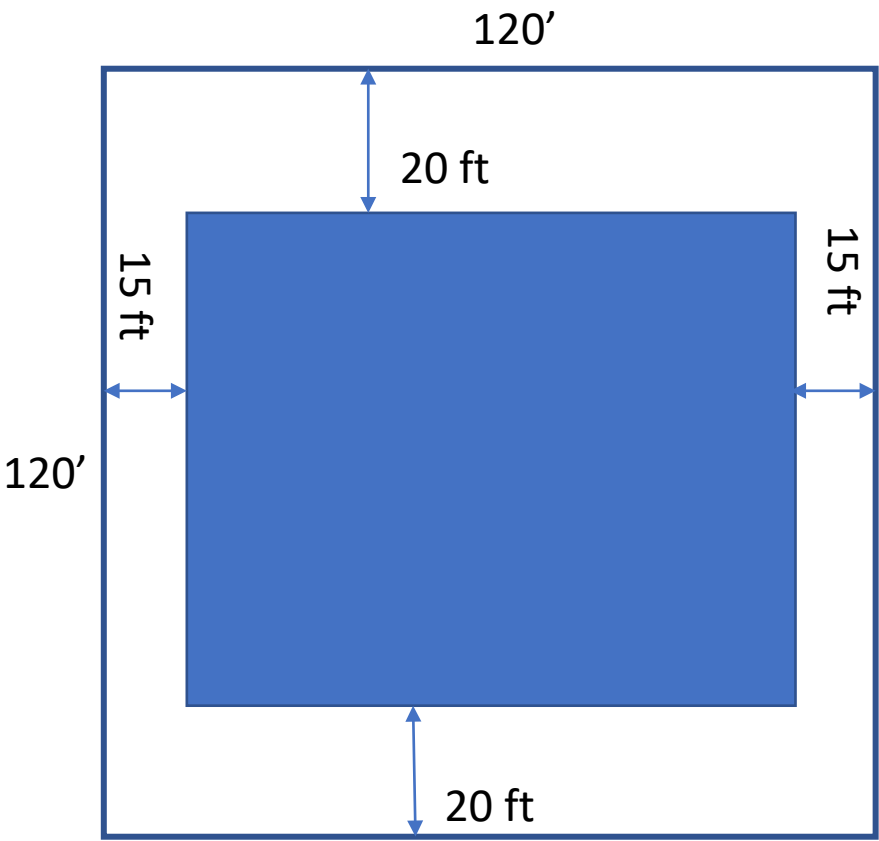


Counting Bottom Floor= 2.21
Not Counting Bottom Floor= 1.65



Counting Bottom Floor= 2.76
Not Counting Bottom Floor= 2.21



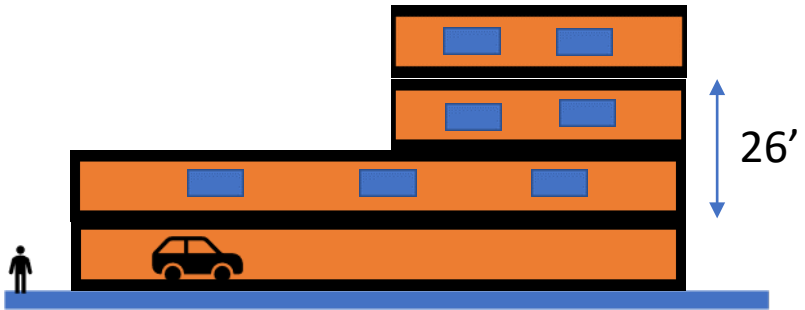


CPD Example in Pedestrian Commercial
Max FAR 2.5

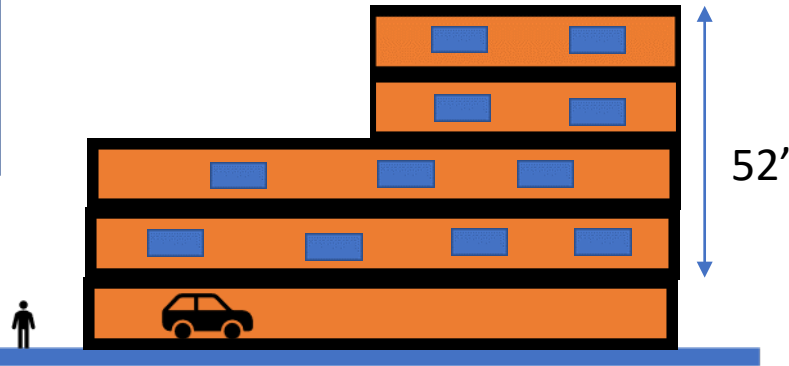
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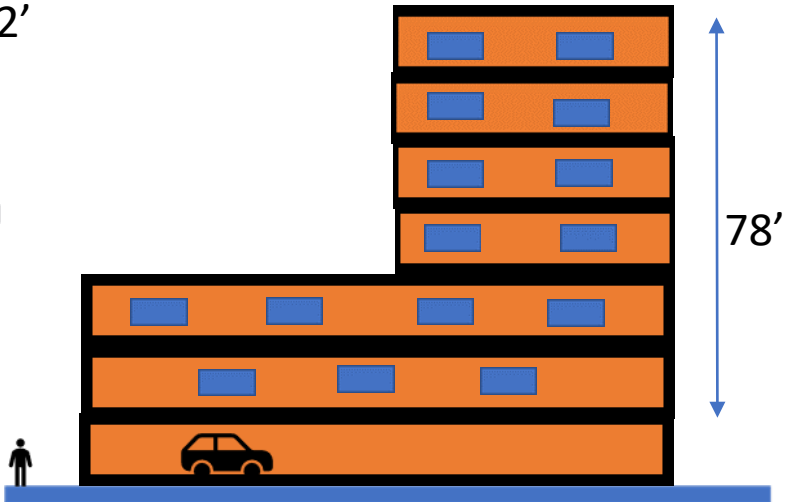
Counting Bottom Floor= 1.65
Not Counting Bottom Floor= 1.11

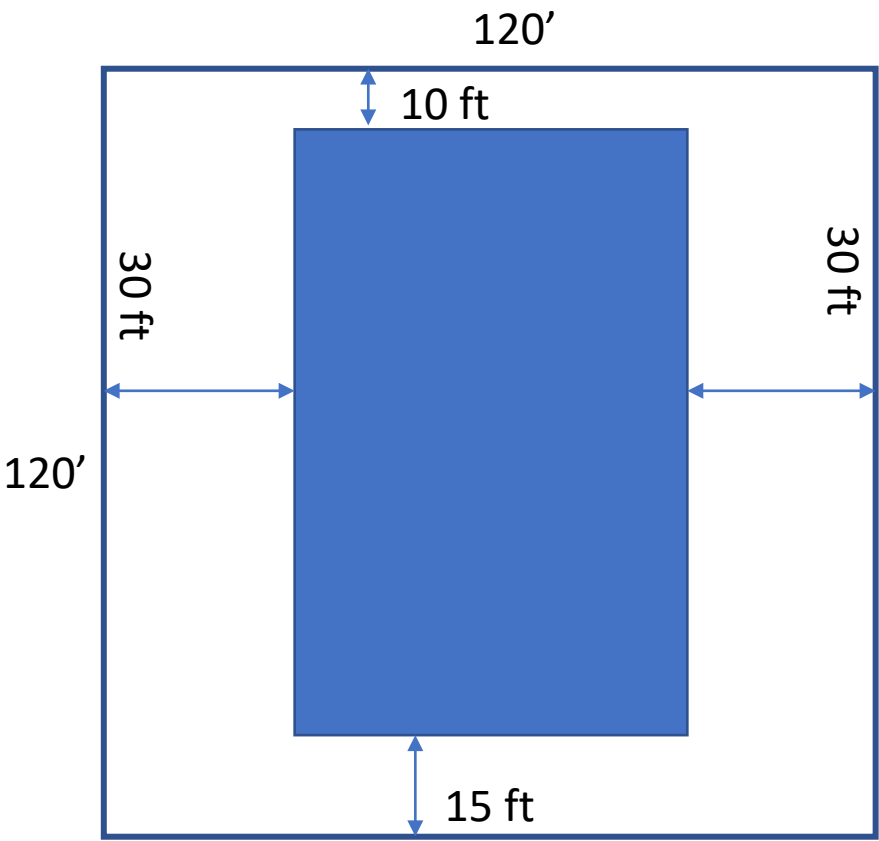


Counting Bottom Floor= 2.21
Not Counting Bottom Floor= 1.65

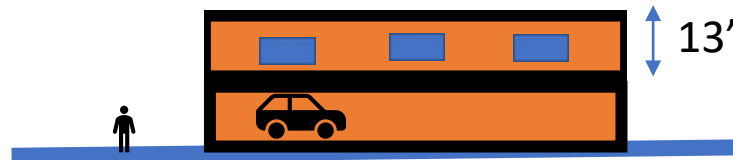


Counting Bottom Floor= 2.76
Not Counting Bottom Floor= 2.21





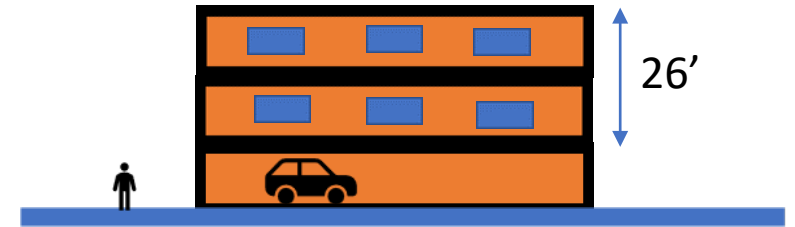
CPD Example in Pedestrian Commercial
Max FAR 2.5



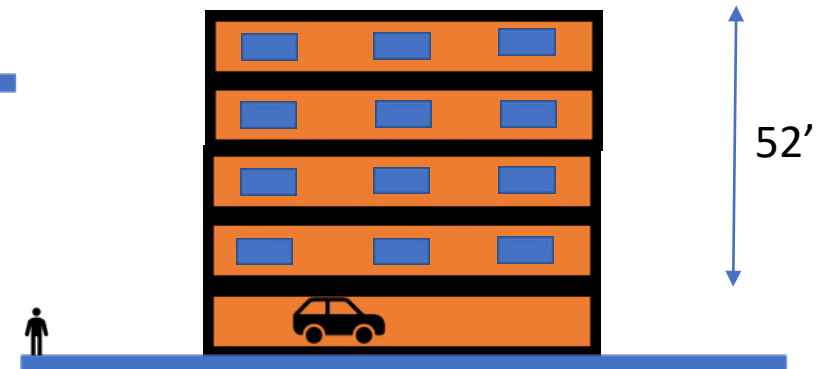
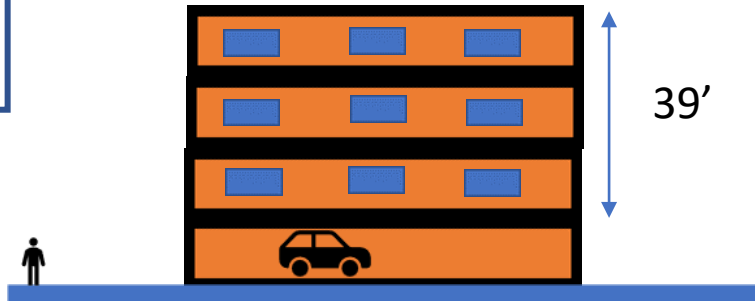
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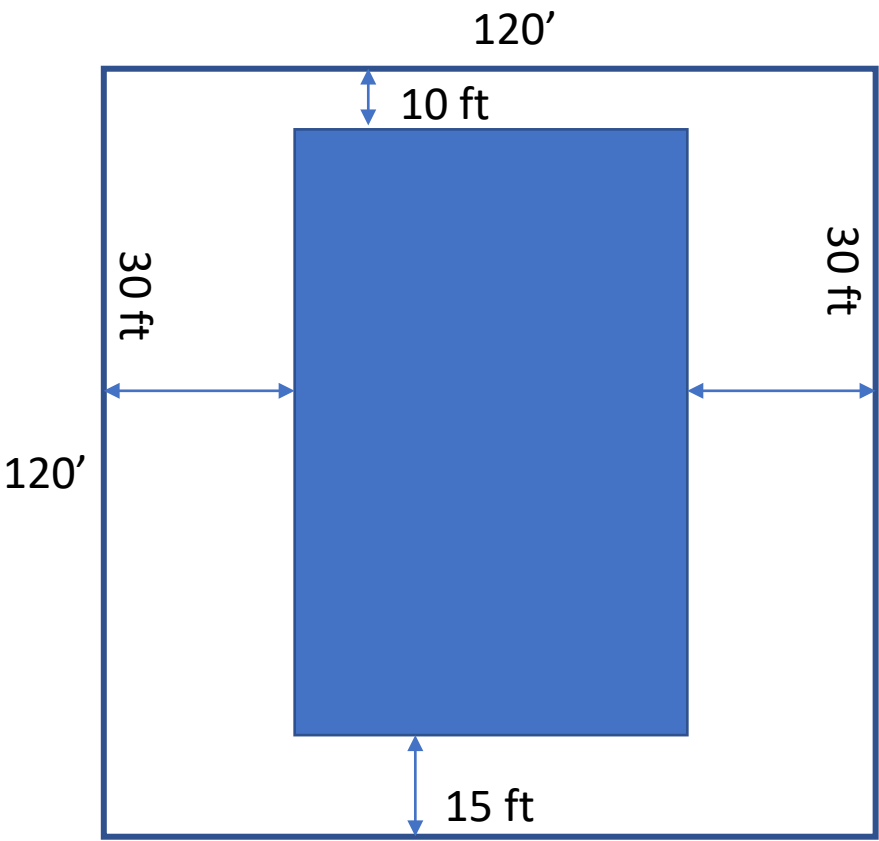
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Not Counting Bottom Floor= 1.19

Counting Bottom Floor= 1.19
Not Counting Bottom Floor= .79

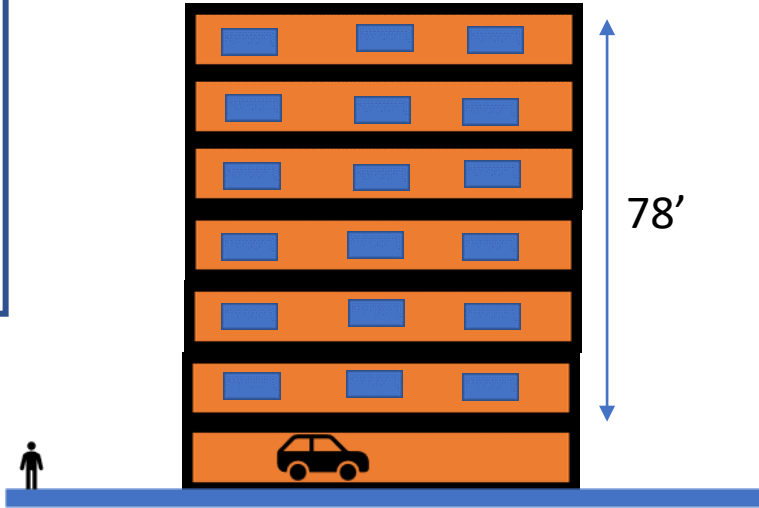


Counting Bottom Floor= 1.97
Not Counting Bottom Floor= 1.58



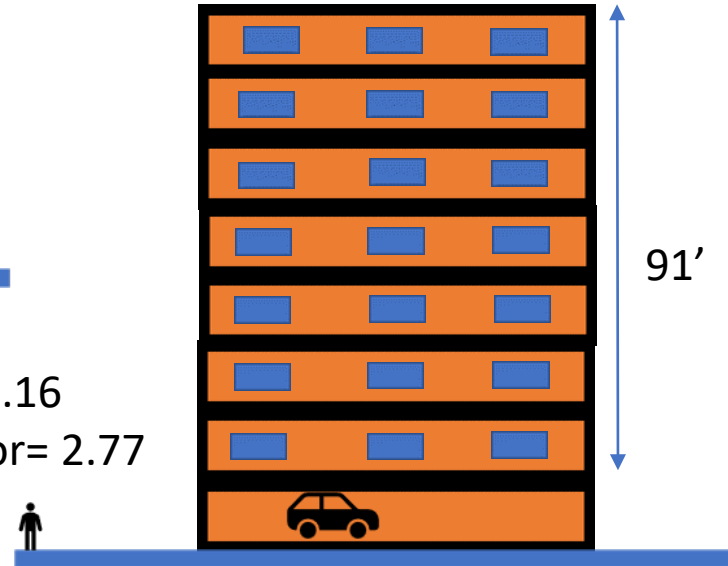
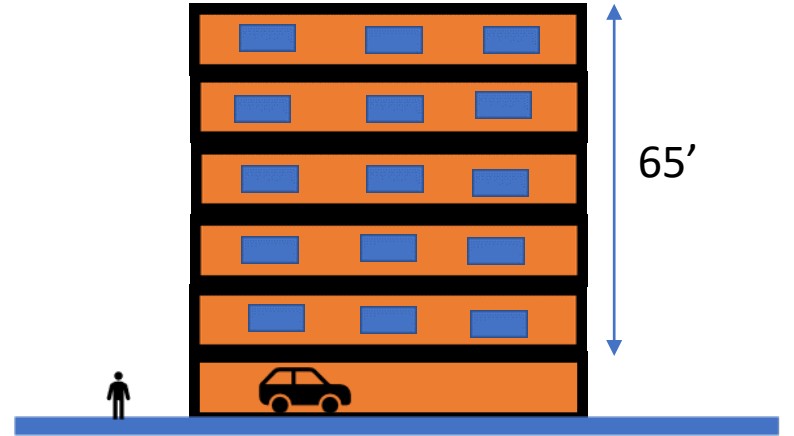


Counting Bottom Floor= 2.77
Not Counting Bottom Floor= 2.37



Counting Bottom Floor= 3.16
Not Counting Bottom Floor= 2.77

Counting Bottom Floor= 2.37
Not Counting Bottom Floor= 1.97



CPD Example in Pedestrian Commercial
Max FAR 2.5