



## Fort Myers Beach Town Council

**Diamondhead Beach Resort**  
**2000 Estero Boulevard**

Fort Myers Beach, FL 33931

Agenda

Monday, August 18, 2025

9:00 AM

### ORDER OF BUSINESS

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF FINAL AGENDA
- V. PUBLIC COMMENT
- VI. LOCAL ACHIEVEMENTS AND RECOGNITIONS
- VII. ADVISORY COMMITTEES ITEMS / REPORTS / APPOINTMENTS
- VIII. APPROVAL OF MINUTES
- IX. CONSENT AGENDA
- X. ITEMS REMOVED FROM CONSENT AGENDA
- XI. PUBLIC HEARINGS

- A. Ordinance 25-14; CPD20250008m 7225, 7291 & 7295 Estero Blvd (Fish Tail Marina)

*This quasi-judicial agenda item is a Second Reading and Public Hearing on proposed Ordinance 25-14 (Fish Tale Marina). A Second Reading and final adoption hearing has been scheduled for August 18, 2025, at 9:00 AM or at another time identified by Town Council.*

#### ORDINANCE TITLE:

AN ORDINANCE OF THE TOWN COUNCIL OF FORT MYERS BEACH, FLORIDA APPROVING/APPROVING WITH CONDITIONS/DENYING AN AMENDMENT AND RESTATEMENT OF LEE COUNTY RESOLUTION Z-94-013 THAT REZONED PROPERTY TO COMMERCIAL PLANNED DEVELOPMENT TO ALLOW FOR A REVISION TO THE MASTER CONCEPT PLAN AND ONE (1) ADDITIONAL DEVIATION FOR SETBACKS FOR THE REDEVELOPMENT OF A COMMERCIAL MARINA FOR PROPERTY LOCATED AT 7225, 7291 AND 7295 ESTERO BLVD, GENERALLY IDENTIFIED AS STRAP NUMBERS 03-47-24-W1-

00011.0010, 03-47-24-W1-00011.0020 AND 03-47-24-W1-00011.003B IN FORT MYERS BEACH; RESTATING PREVIOUSLY APPROVED CONDITIONS AND DEVIATIONS; PROVIDING FOR OTHER CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

## **XII. ADMINISTRATIVE AGENDA**

- A. Resolution 25-246; Designation of Emergency Contact  
**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, DESIGNATING AN EMERGENCY CONTACT AND AN ALTERNATE EMERGENCY CONTACT AS REQUIRED BY SECTION 252.38(3)(a), FLORIDA STATUTES; PROVIDING FOR NOTIFICATION OF SAME; AND PROVIDING FOR AN EFFECTIVE DATE.**
- B. RFP-24-06-AD, Ongoing Miscellaneous Professional Service Agreements  
**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, ACCEPTING/REJECTING OR MODIFYING THE RANKINGS OF THE PROFESSIONAL SERVICE FIRMS BY THE TOWN MANAGER AS RECOMMENDED BY THE SELECTION ADVISORY COMMITTEE BASED ON THE RESPONSES RECEIVED TO RFQ-24-06-AD FOR ONGOING MISCELLANEOUS PROFESSIONAL SERVICES; AUTHORIZE THE TOWN MANAGER OR DESIGNEE TO NEGOTIATE WITH THE TOP RANKED FIRMS FOR EACH CATEGORY OF WORK INCLUDED WITHIN THE REQUEST FOR QUALIFICATIONS, AND PROVIDING FOR AN EFFECTIVE DATE.**
- C. Resolution 25-250; Acceptance of St Peters Drive Deed  
**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, ACCEPTING A DEED FROM MANTANZAS POINTE HOMEOWNERS ASSOCIATION, INC. CONVEYING ST. PETERS DRIVE TO THE TOWN FOR USE AS A PUBLIC ROAD; DIRECTING THE TOWN CLERK TO RECORD THE DEED IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**
- D. Resolution 25-245, Acceptance of Dibiasi Easement  
**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, ACCEPTING A UTILITY EASEMENT AS PROVIDED FOR IN A SETTLEMENT AGREEMENT DATED APRIL 7, 2025; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**
- E. Special Event - Farmer's Markets  
**Shop Local Productions is requesting to have Farmer's Markets at Santini Plaza from November 2025 through April 2026, and at Moss Marina from October 2025 through April 2026.**

F. Special Event: Island Hopper Songwriter's Festival

**Approval of the Island Hopper Songwriter's Festival Special Event to be held September 26, 2025 from 4 pm- 10 pm, September 27, 2025 from 3 pm until 10 pm and September 28, 2025 from 1 pm until 4:30 pm at Bayside Park, with alcohol to be served on Town property during the event from tents and a request to waive enforcement of the noise ordinance until 10 pm for this special event and \$150 park rental fee.**

**XIII. FINAL PUBLIC COMMENT****XIV. TOWN MANAGER'S ITEMS**A. Emergency Temporary Placement Permits

**Update on Expiration of Existing Emergency Temporary Placement Permits**

**XV. TOWN ATTORNEY'S ITEMS**A. Executive Session: Town of Fort Myers Beach vs. White Sand Properties LLC

**Announcement of a request for an Executive Session pursuant to Section 286.011(8), Florida Statutes for the purpose of advice and discussion of settlement negotiations related to litigation expenditures in Town of Fort Myers Beach v. White Sand Properties, LLC, Case No. 2025-CA-004261, 20<sup>th</sup> Judicial Circuit in and for Lee County, Florida and scheduling the Executive Session on September 11, 2025 at 12:00 PM, or shortly thereafter, at 6231 Estero Blvd., Fort Myers Beach, Florida 33931.**

**XVI. COUNCILMEMBERS ITEMS AND REPORTS****XVII. ADJOURNMENT**

**NOTE: THIS MEETING IS STREAMED LIVE ON [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 accommodation, 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.

1. **Request:**

**Meeting Date:** August 18, 2025

***This quasi-judicial agenda item is a Second Reading and Public Hearing on proposed Ordinance 25-14 (Fish Tale Marina). A Second Reading and final adoption hearing has been scheduled for August 18, 2025, at 9:00 AM or at another time identified by Town Council.***

ORDINANCE TITLE:

AN ORDINANCE OF THE TOWN COUNCIL OF FORT MYERS BEACH, FLORIDA APPROVING/APPROVING WITH CONDITIONS/DENYING AN AMENDMENT AND RESTATEMENT OF LEE COUNTY RESOLUTION Z-94-013 THAT REZONED PROPERTY TO COMMERCIAL PLANNED DEVELOPMENT TO ALLOW FOR A REVISION TO THE MASTER CONCEPT PLAN AND ONE (1) ADDITIONAL DEVIATION FOR SETBACKS FOR THE REDEVELOPMENT OF A COMMERCIAL MARINA FOR PROPERTY LOCATED AT 7225, 7291 AND 7295 ESTERO BLVD, GENERALLY IDENTIFIED AS STRAP NUMBERS 03-47-24-W1-00011.0010, 03-47-24-W1-00011.0020 AND 03-47-24-W1-00011.003B IN FORT MYERS BEACH; RESTATING PREVIOUSLY APPROVED CONDITIONS AND DEVIATIONS; PROVIDING FOR OTHER CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

**Why the action is necessary:**

The existing CPD and MCP need clarification and the addition of one new deviation. This may only be accomplished through an ordinance.

**What the action accomplishes:**

Allows the continued use of the marina and associated retail/office/restaurant uses.

2. **Agenda:**

PUBLIC HEARINGS

3. **Requirement/Purpose:**

Ordinance

4. **Submitter of Information:**

Jason Smalley, Senior Planner

5. **Background:**

The applicant is requesting an amendment of Res. Z-94-013 to revise the Master Concept Plan (MCP), locations of previously approved buildings, develop a modern bathroom and boat club office, reduce the setbacks of the existing restaurant and deck to 0-feet adjacent to the leased boat basin area and clarify that all phases mentioned in the previous MCP amendment have been completed.

The LPA voted 7-0 to recommend approval to the Town Council.

The Town Council voted 5-0 to approve with conditions and scheduled the second reading for August 18th, 2025.

**Attachments:**

1. ORDINANCE 25-14 with attached EXHIBIT A CONDITIONS OF APPROVAL
2. EXHIBIT B to Ordinance 25-14 REVISED MASTER CONCEPT PLAN
3. EXHIBIT C to Ordinance 25-14 SCHEDULE OF USES AND TABLES
4. TC STAFF REPORT
5. APPLICANT RESPONSES TO CONDITIONS OF APPROVAL
6. HISTORICAL CPD: Z-88-268 FISH TALE MARINA CPD REZONING
7. HISTORICAL CPD-AMENDMENT: Z-94-013 FISH TALE MARINA CPD AMENDMENT



8. TOWN COUNCIL POWERPOINT PRESENTATION (FISH TALE MARINA)

**Financial Impact:**

N/A

6. **Alternative Action**

Adopt with Conditions

7. **Management Recommendations:**

N/A

8. **Recommended Approval:**

Jason Smalley, Senior Planner  
Frankie Kropacek, Community Development Director  
Joe Onzick, Finance Director  
nancy stuparich, Town Attorney  
Amy Baker, Town Clerk  
William McKannay, Town Manager

Created/Initiated - 8/5/2025  
Approved - 8/5/2025  
Approved - 8/5/2025  
Approved - 8/5/2025  
Approved - 8/8/2025  
Final Approval - 8/11/2025

## ORDINANCE 25-14

**AN ORDINANCE OF THE TOWN COUNCIL OF FORT MYERS BEACH, FLORIDA APPROVING/APPROVING WITH CONDITIONS/DENYING AN AMENDMENT AND RESTATEMENT OF LEE COUNTY RESOLUTION Z-94-013 THAT REZONED PROPERTY TO COMMERCIAL PLANNED DEVELOPMENT TO ALLOW FOR A REVISION TO THE MASTER CONCEPT PLAN AND ONE (1) ADDITIONAL DEVIATION FOR SETBACKS FOR THE REDEVELOPMENT OF A COMMERCIAL MARINA FOR PROPERTY LOCATED AT 7225, 7291 AND 7295 ESTERO BLVD, GENERALLY IDENTIFIED AS STRAP NUMBERS 03-47-24-W1-00011.0010, 03-47-24-W1-00011.0020 AND 03-47-24-W1-00011.003B IN FORT MYERS BEACH; RESTATING PREVIOUSLY APPROVED CONDITIONS AND DEVIATIONS; PROVIDING FOR OTHER CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal service, and exercise any power for municipal purposes, except when expressly prohibited by law; and

**WHEREAS**, Article X of the Town Charter of the Town of Fort Myers Beach empowers the Town to adopt, amend. or repeal such ordinances and resolutions as may be required for the proper governing of the Town; and

**WHEREAS**, MHC Fish Tale, LLC., the owner, and Edgewater Group, as agents for the property located at 7225, 7291 Estero Boulevard, Ft Myers Beach, FL 33931, parcels generally identified as STRAP numbers 03-47-24-W1-00011.0010, 03-47-24-W1-00011.0020 and 03-47-24-W1-00011.003B in the Town of Fort Myers Beach, filed an application to amend the Master Concept Plan (MCP) adopted in Resolution Z-94-013, which rezoned the property to Commercial Planned Development with deviations, to allow for the redevelopment of a commercial marina; and

**WHEREAS**, the property is a combination of three parcels located in the Pedestrian Commercial Future Land Use Category of the Comprehensive Plan of the Town of Fort Myers Beach; and

**WHEREAS**, a public hearing was held before the Local Planning Agency (LPA) on June 10, 2025, at which time the LPA gave full and complete consideration of the request, recommendations by staff, the documents in the record, and the testimony of all interested persons, and the LPA voted\_\_ to \_\_ to recommend approval/approval with conditions/denial to the request and found it consistent with the Comprehensive Plan, and

**WHEREAS**, on August 4, 2025 the Town Council held a first reading of the proposed Ordinance and gave full and complete consideration to the request of the Applicant, the recommendation of the LPA, the recommendation of staff, the documents in the record, and the testimony of all interested persons, as required by Section 34-85 of the LDC; and

**WHEREAS**, the Town Council voted to have a second reading of the proposed Ordinance and a public hearing on this matter was noticed in the Fort Myers News-Press more than 10 days prior to the Town Council on August 18, 2025, 2025; and

**WHEREAS**, at the August 18, 2025 public hearing, the Town Council gave full and complete consideration to the request of the Applicant, the recommendation of the LPA, the recommendation of staff, the documents in the record, and the testimony of all interested persons, as required by Fort Myers Beach Land Development Code (LDC) Section 34- 85; and

**WHEREAS**, the Applicant has resolved and is current on any outstanding fees associated with notice, advertisement, and consulting services required by the Town; and

**WHEREAS**, a Business Impact Estimate has been prepared and is published on the Town’s website; and

**WHEREAS**, with the following terms, conditions, and requirements which the LPA finds to be in the public health, safety, and welfare, all of which are in compliance with the comprehensive plan and the Land Development Code; and

**WHEREAS**, Exhibit A provides the conditions of approval to be used during the permitting process; and

**WHEREAS**, Exhibit B provides a revision to the Master Concept Plan and the schedule of uses for this CPD to be used during the permitting process; and

**WHEREAS**, a deviation is needed from Section 34-638 (f), of the Land Development Code (“LDC”) regarding the minimum building setback to allow a setback of 0 feet for structures adjacent to the submerged land lease basin and a 20-foot setback for the portion of the site adjacent to the state-owned canal; and

**WHEREAS**, the Town Council considered all relevant factors and made the following formal findings before making its final decision on the requested amendment to a Commercial Planned Development (See LDC 34-85 and 34-216):

- a. The rezoning, as amended and restated, would carry out the policies and requirements of the Comprehensive Plan and Land Development Code.
- b. The Town Council carefully considered the testimony of the applicant, the recommendations of staff and of the local planning agency, and testimony from the public.
- c. The rezoning, as amended and restated, would be consistent with the goals, objectives, policies, and intent, and with the densities, intensities, and general uses in the Comprehensive Plan.
- d. The rezoning, as amended and restated, would meet or exceed all performance and locational standards set forth for the proposed use.
- e. Urban services are available and adequate to serve the proposed use.
- f. The rezoning, as amended and restated, would protect, conserve, or preserve environmentally critical areas and natural resources.

- g. The rezoning, as amended and restated, would be compatible with existing and planned uses and not cause damage, hazard, nuisance, or other detriment to persons or property.
- h. The rezoning, as amended and restated, would not place an undue burden upon existing transportation or other services and facilities and will be served by streets with the capacity to carry traffic generated by the development.
- i. The rezoning, as amended and restated, and with the mitigating factors volunteered by the applicant and the special conditions imposed by the Town Council, is consistent with the Fort Myers Beach Comprehensive Plan, Land Development Code, and other applicable town ordinances or codes.
- l. The proposed use or mix of uses is appropriate at the subject location.
- m. Sufficient safeguards to the public interest are provided by the recommended special conditions to the master concept plan and by other applicable regulations.
- n. All recommended special conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

**WHEREAS**, the Town Council made the following formal findings before making final decisions on the eight requested deviations from "by-right" requirements of the Land Development Code (See LDC Section 34-216):

- a. Each item enhances the achievement of the objectives of the planned development; and
- b. The general intent of this chapter to protect the public health, safety and welfare will be preserved and promoted; and
- c. Each deviation operates to the benefit, or at least not to the detriment, of the public interest; and
- d. Each deviation is consistent with the Fort Myers Beach Comprehensive Plan.

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

Section 1. The above recitals are true, correct, incorporated herein by this reference, and adopted as the legislative and administrative findings of the Town Council.

Section 2. The Town Council finds that the amendment and restatement of CPD zoning with deviations as provided herein is **consistent/inconsistent** with the Town of Fort Myers Beach Comprehensive Plan and LDC and **APPROVES/APPROVES WITH CONDITIONS/DENIES** the requested application.

Section 3. Ordinance 25-14 is adopted and approved to amend and restate Resolution 94-013 as provided in the Conditions of Approval for the Property's CPD as set forth in Exhibit A, the revised Master Concept Plan in Exhibit B and the Schedule of Uses in Exhibit C, all of which are attached hereto and incorporated herein by this reference are approved.

Section 4. Whenever the requirements or provisions of this Ordinance conflict with the requirements or provisions of any other lawfully adopted LDC or Town Code provision, ordinance, or

statute, the most restrictive shall apply.

Section 5. Any typographical errors that do not affect the intent of this Ordinance may be corrected with notice to and authorization of the Town Manager without further process.

Section 6. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason, declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision will not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared.

Section 7. This Ordinance will take effect immediately upon adoption by the Town Council.

**THE FOREGOING ORDINANCE** was adopted by the Town Council upon a motion by \_\_\_\_\_ and seconded by Council Member \_\_\_\_\_, and upon being put to a vote, the result was as follows:

**DULY PASSED AND ADOPTED** on this \_\_\_\_ day of \_\_\_\_ 2025.

|                               |       |
|-------------------------------|-------|
| Dan Allers, Mayor             | _____ |
| Jim Atterholt, Vice Mayor     | _____ |
| John R. King, Council Member  | _____ |
| Scott Safford, Council Member | _____ |
| Karen Woodson, Council Member | _____ |

**FORT MYERS BEACH TOWN COUNCIL**

\_\_\_\_\_  
Dan Allers, Mayor

**ATTEST:**

\_\_\_\_\_  
Amy Baker, Town Clerk

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE  
AND RELIANCE OF THE TOWN OF FORT MYERS BEACH ONLY:**

\_\_\_\_\_  
Vose Law Firm, LLP, Town Attorney

This Resolution was filed in the Office of the Town Clerk on this \_\_\_\_ day of \_\_\_\_\_ 2025.

Exhibits:

A- Conditions of Approval

B - Master Concept Plan (MCP)

C – Schedule of Uses

## Exhibit A: Conditions of Approval

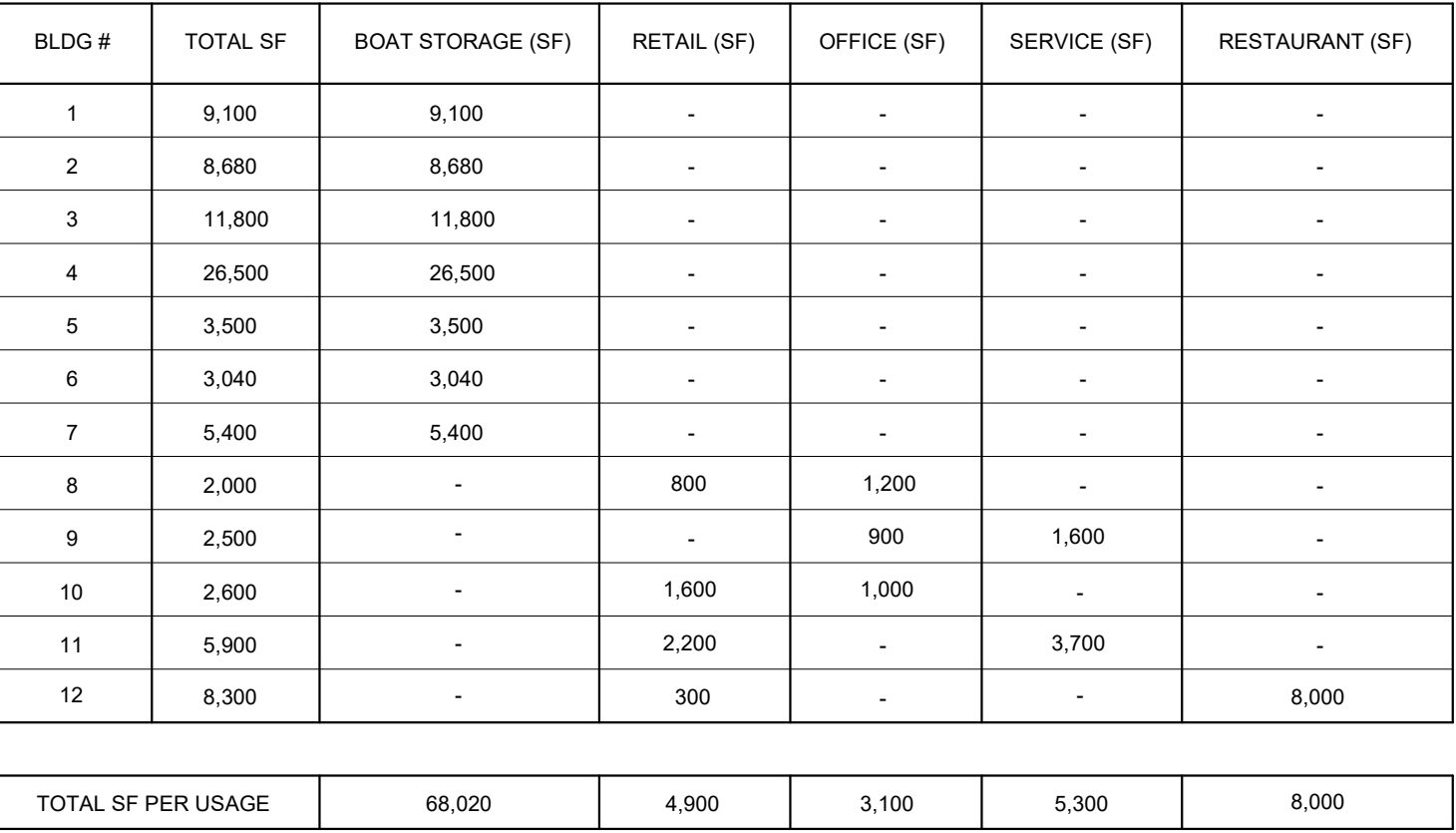
### Exhibit A: Conditions of Approval

Continuation of Existing approvals from CPD 1994 MCP (Resolution Z-94-013) as amended from Resolution Z-88-268

- a. Minimum building setback approximately 0-feet for structures adjacent to the submerged land leased basin, and 20-feet for structures adjacent to the state-owned canal.
- b. Minimum setback for parking or interval roads or drives in the southwest corner of the property (as shown on MCP) is the width of Type C buffer with a wall constructed between the property and the Santa Maria Condominiums.
- c. The proposed dry storage building is limited to 55 feet in height and shall be constructed to withstand winds of 140 mph; all other uses are limited to 35 feet in height.
- d. A 5-foot-wide buffer with Type D plantings shall be provided at location along marina accessory use as shown on the Master Concept Plan to match the existing.
- e. A 5-foot-wide buffer with Type D plantings shall be provided at location along marina accessory use as shown on the Master Concept Plan
- f. An intertidal, littoral shelf of minimum 5 foot wide between the existing seawall and the docks shall be created. Please refer to Resolution Z-94-013, conditions #6.
- g. Residential development within Phase II shall comply with the buffers given on MCP with Type B buffer along the local street easement south of Villa Santini Plaza.
- h. Dry storage building is limited to 55 feet in height and all other uses are limited to 35 feet in height above grade level.
- i. No more than 30,000 sq. ft. of retail development on the subject property out of which Phase II the entire CPD is limited to a maximum of 20,000 sq. ft. of commercial building floor area.
- j. The project shall comply with the density requirements of the Lee Plan. If only the area known as "Phase II" mentioned on the 1988 & 1994 ordinances (2+ acres) is redeveloped for residential uses (2+ acres x 6 maximum allowable density), the site is limited to twelve dwelling units at six units per acre. Residential uses are permitted only in conjunction with at least 50,000 square feet of commercial or industrial uses.
- k. A 10-foot-wide pedestrian easement between the Santa Maria Condominium and the boat docks owned by Santa Maria.
- l. The owner/developer shall post manatee awareness and idle speed /no wake signs along the canals from the subject property to Ostego Bay.
- m. The owner/ developer shall post "no parking-fire lane" signs along the length of the access road that runs between the subject property and Villa Santini Plaza. The applicant and the owner of Villa Santini Plaza shall construct three-sided barriers around the dumpsters located in the access road for the purpose of keeping the dumpsters flush against the buildings and out of the fire lane.
- n. Open space shall be provided in accordance with the Master Concept Plan with exceptions as given under resolution.
- o. Any change of the marina use would require a public hearing as per Policy 98.2.1.
- p. Parking shall be in accordance with the Lee County regulations, with the exception of marina parking (Deviation (12) of Resolution Z-88-268). The MCP increases the existing number of parking spaces from 145 to 155 with no increase in boat density.

- q. If the property is subdivided for commercial uses, there shall be compliance with the property development regulations of the CC zoning district (Zon Ord Table 450.A, LDC Section 34-843). The property development regulations of the RM-6 zoning district shall be complied with for multi-family or townhouse development (Zon Ord Table 422.B, LDC Section 34-715). Subdividing shall be in compliance with the Development Standards Regulations.
- r. New commercial development shall not exceed 35 feet above current flood elevation except for the proposed dry boat storage per Development Order 5-21-89). The proposed dry storage building is limited to 55 feet in height.
- s. If residential development occurs, the buildings shall not exceed 35 feet above grade, except as provided for in Zoning Ord Section 202.18.A.4 Land Development Code Section 34- 2174.
- t. Open space shall be provided in accordance with the Master Concept Plan, with one exception: open space which is located within a road right-of-way or road easement may not be used for credit towards Fish Tale Marina's open space requirement.
- u. This zoning approval does not indicate that the project's traffic impacts have been mitigated. Additional conditions may be required at the time of issuance of a local Development Order per the Development Standards Regulations or other Town of Fort Myers Beach regulations.
- v. The existing development within Phase II (miniature golf course and ancillary restaurant) shall comply with the following conditions:
  - i. All exterior lighting on the property shall be low intensity and directed away from the adjacent residential uses.
  - ii. Structures shall be limited to a maximum of 15 feet above current flood elevation except for one lighthouse-like structure which shall be a maximum of 25 feet above finished grade.
  - iii. The miniature golf course and ancillary restaurant (including outdoor seating) shall be operated only between the hours of 10:00 A.M. and 10:00 P.M. from May 1st through October 31st of each year and between the hours of 10:00 A.M. and 11:00 P.M. from November 1st through April 30th of each year. If the miniature golf course is abandoned, the restaurant shall be allowed as permitted in Condition 22.
    - w. The owner/developer shall ensure twenty percent of total wet slips are useable for sailboats. These slips may be used for other vessels as demand requires.
    - x. The following setbacks shall apply:
      - i. Setback A: from State-owned canal: 20 ft.
      - ii. Setback B: from Submerged Land Leased Basin: 0 ft.
    - y. The owner/developer shall provide and maintain at the cost of \$2,750.00 per year dry, covered storage for one boat and provide one outdoor storage space for the use of the Town of Fort Myers Beach.
    - z. The proposed buildings on the site plan, identified as a marina accessory use building in Development Order 5-21-89, shall be used for marina uses.
    - aa. Square Footage of Uses and Slip #s shall comply with Table provided in Exhibit C of this ordinance
    - bb. The applicant shall work in good faith with the Town in the design and implementation of future water ferry/ taxi stops on their property.





STORMWATER:

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Exhibit C: Schedule of Uses as defined in Resolution number Z-94-013

- Administrative Offices
- ATM – Automated Teller Machine
- Retail
  - Bait and Tackle Shop
  - Boat Parts Store
  - Boat Sales
  - Food Store
  - Gift and Souvenir Shop
  - Hobbie, Toy, Game Shop
  - Special retail shops
- Bank and Financial Establishment
- Bar or Cocktail Lounge
- Business Office
- Business Services
- Clubs – including membership organizations
- Consumption on Premises – as associated with a restaurant
  - Including COP for Outdoor Seating in conjunction with a restaurant
- Day Care Center (child or adult)
- Marina and Marina accessory uses
  - Docking and Mooring facilities
  - Water Ferry/ Taxi Stop
  - Dry Boat Storage
  - Sale of Fuel and Lubricants
  - Live Aboards
  - Sanitary Facilities
    - Restrooms and showers for transient persons
    - Pump out facilities for onboard sanitation
    - Wastewater holding pretreatment or treatment
- Drive-Thru Facility – only in conjunction with a bank
- Drug Store or Pharmacy
- Dwelling Units – in compliance with zoned density
  - Townhouse
  - Multi-family Building
- Entrance Gates and Gatehouses
- Essential Services
- Food and Beverage Service
- Hotel/Motel
  - Efficiency Motel permitted
  - Convention of transient Hotel/motel prohibited
- Insurance Company
- Laundromat

- Laundry or Dry-cleaning
- Personal Services
- Pet Services
- Recreation, Commercial
  - Excludes waterslides
- Rental or Leasing Establishments
- Restaurants, standard
- Schools, commercial
- Signs – in accordance with LDC regulations
- Storage
  - Indoor – limited to boats and associated equipment, but not including commercial mini-warehouses or garages
  - Open
- Temporary Uses – limited to construction trailer and construction equipment
- Transportation Services
- Vehicle and Equipment Dealers

The 1992 Master Concept Plan with a 20,000 SF Commercial strip mall is replaced with the following structures:

| Bldg #                    | Total SF | Boat Storage (SF) | Retail (SF)  | Office (SF)  | Service (SF) | Restaurant (SF) |
|---------------------------|----------|-------------------|--------------|--------------|--------------|-----------------|
| 1                         | 9,100    | 9,100             | -            | -            | -            | -               |
| 2                         | 8,680    | 8,680             | -            | -            | -            | -               |
| 3                         | 11,800   | 11,800            | -            | -            | -            | -               |
| 4                         | 26,500   | 26,500            | -            | -            | -            | -               |
| 5                         | 3,500    | 3,500             | -            | -            | -            | -               |
| 6                         | 3,040    | 3,040             | -            | -            | -            | -               |
| 7                         | 5,400    | 5,400             | -            | -            | -            | -               |
| 8                         | 2,000    | -                 | 800          | 1,200        | -            | -               |
| 9                         | 2,500    | -                 | -            | 900          | 1,600        | -               |
| 10                        | 2,600    | -                 | 1,600        | 1,000        | -            | -               |
| 11                        | 5,900    | -                 | 2,200        | -            | 3,700        | -               |
| 12                        | 8,300    | -                 | 300          | -            | -            | 8,000           |
|                           |          |                   |              |              |              |                 |
| <b>Total SF per usage</b> |          | <b>68,020</b>     | <b>4,900</b> | <b>3,100</b> | <b>5,300</b> | <b>8,000</b>    |

- Building 4 is not to exceed 27,000 SF
- Building 7 is not to exceed 6,000SF

The proposed development is not to exceed the quantity of boats listed below:

| EXISTING WETSLIP MIX |               |                  |            |
|----------------------|---------------|------------------|------------|
| Dock                 | Slip Style    | Slip Length (ft) | Slip Count |
| Seasonal Slips       |               |                  |            |
| A                    | Broadside     | 30               | 7          |
|                      | Slip          | 30               | 16         |
|                      | Slip          | 40               | 2          |
|                      | Slip          | 50               | 1          |
|                      | Dock A Total: |                  | 26         |
| B                    | Slip          | 30               | 12         |
|                      | Dock B Total: |                  | 12         |
| C                    | Broadside     | 30               | 1          |
|                      | Broadside     | 40               | 16         |
|                      | Slip          | 30               | 8          |
|                      | Slip          | 40               | 12         |
|                      | Dock C Total: |                  | 37         |
| D                    | Slip          | 20               | 8          |
|                      | Slip          | 30               | 8          |
|                      | Slip          | 40               | 1          |
|                      | Dry Dock      | 40               | 3          |
|                      | Dock D Total: |                  | 20         |
| Total Marina Slips   |               |                  | 95         |
| Transient Slips      |               |                  |            |
| Dock D Broadside     |               | -                | 3          |
| Queueing Slips       |               |                  | 18         |
| Fuel Dock Slips      |               |                  | 4          |
| Total Slips          |               |                  | 120        |

| PROPOSED WETSLIP MIX |               |                  |            |
|----------------------|---------------|------------------|------------|
| Dock                 | Slip Style    | Slip Length (ft) | Slip Count |
| Seasonal Slips       |               |                  |            |
| A                    | Slip          | 30               | 8          |
|                      | Slip          | 40               | 11         |
|                      | Dock A Total: |                  | 19         |
| B                    | Slip          | 40               | 10         |
|                      | Dock B Total: |                  | 10         |
| C                    | Broadside     | 30               | 1          |
|                      | Slip          | 40               | 9          |
|                      | Dock C Total: |                  | 10         |
| D                    | Broadside     | 30               | 1          |
|                      | Broadside     | 40               | 17         |
|                      | Slip          | 40               | 20         |
|                      | Dock D Total: |                  | 38         |
| Total Marina Slips   |               |                  | 77         |
| Transient Slips      |               |                  |            |
| Dock A Broadside     |               | 30               | 4          |
| Queueing Slips       |               |                  | 16         |
| Fuel Dock Slips      |               |                  | 2          |
| Total Slips          |               |                  | 99         |

| EXISTING DRYSTACK SLIP MIX |       |                |            |                  |
|----------------------------|-------|----------------|------------|------------------|
| Building                   | Level | Slip Size (ft) | Slip Count | Total Slip Count |
| 1                          | 1     | 25             | 22         | 66               |
|                            | 2     | 25             | 22         |                  |
|                            | 3     | 30             | 22         |                  |
| 2                          | 1     | 25             | 22         | 66               |
|                            | 2     | 25             | 22         |                  |
|                            | 3     | 20             | 22         |                  |
| 3                          | 1     | 25             | 28         | 84               |
|                            | 2     | 25             | 28         |                  |
|                            | 3     | 20             | 28         |                  |
| 4                          | 1     | 25             | 36         | 60               |
|                            | 2     | 30             | 24         |                  |
| 5                          | 1     | 30             | 9          | 27               |
|                            | 2     | 30             | 9          |                  |
|                            | 3     | 30             | 9          |                  |
| 6                          | 1     | 35             | 6          | 18               |
|                            | 2     | 35             | 6          |                  |
|                            | 3     | 35             | 6          |                  |
| Drystack Subtotal          |       |                | 321        |                  |
| Existing Wetslip Plan      |       |                | 120        |                  |
| Total Slips:               |       |                | 441        |                  |

| Proposed Drystack Slip Mix |       |                |            |                  |
|----------------------------|-------|----------------|------------|------------------|
| Building                   | Level | Slip Size (ft) | Slip Count | Total Slip Count |
| 1, 2, 3 footprint          | 1     | 35             | 39         | 134              |
|                            | 2     | 35             | 39         |                  |
|                            | 3     | 30             | 39         |                  |
|                            | 4     | 30             | 17         |                  |
| 4                          | 1     | 45             | 24         | 120              |
|                            | 2     | 40             | 24         |                  |
|                            | 3     | 30             | 36         |                  |
|                            | 4     | 30             | 36         |                  |
| 5                          | 1     | 30             | 9          | 27               |
|                            | 2     | 30             | 9          |                  |
|                            | 3     | 30             | 9          |                  |
| 6                          | 1     | 35             | 6          | 18               |
|                            | 2     | 35             | 6          |                  |
|                            | 3     | 35             | 6          |                  |
| 7                          | 1     | 45             | 12         | 36               |
|                            | 2     | 40             | 12         |                  |
|                            | 3     | 30             | 12         |                  |
| Drystack Subtotal          |       |                | 335        |                  |
| Proposed Wetslip Plan      |       |                | 99         |                  |
| Total Slips:               |       |                | 434        |                  |



*Town of Fort Myers Beach*  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT

**TYPE OF CASE:** CPD AMENDMENT

**CASE NUMBER:** CPD20250008

**CASE NAME:** 7225 Estero Blvd., A request to amend an existing Commercial Planned Development to clarify previously approved deviations, conditions of approval, incorporate an existing outparcel, a deviation to reduce building setbacks to the leased portion of the boat basin, develop a new restroom, boat club office and retail space.

**LPA**

**HEARING DATE:** August 4th, 2025, at 9 AM

**STAFF**

**RECOMMENDATION:** APPROVAL WITH CONDITIONS

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

**I. APPLICATION SUMMARY**

Applicant/Owner: MHC Fish Tale LCC c/o Equity Lifestyle Partners

Request: The applicant is requesting an amendment of Res. Z-94-013 to revise the Master Concept Plan (MCP), locations of previously approved buildings, develop a modern bathroom and boat club office, reduce the setbacks of the existing restaurant and deck to 0-feet adjacent to the leased boat basin area and clarify that all phases mentioned in the previous MCP amendment have been completed.

LPA 06/10/25: Discussion was largely about the previously approved conditions and their proposed reorientation of the pre-storm buildings. Short questions about the existing restaurant deck and when they proposed opening back up. Explained that the entire scope of their project was being handled through normal permitting, Limited Development

TOWN COUNCIL 8/4/25: Discussion largely focused on the proposed timeline for the reopening of the restaurant and the proposed replacement of the existing, temporary fabric ‘huts’ which have been used for vessel service since the storm. Councilors questioned whether there would continue to be retail, fuel services and assurances that the water ferry use would be designed into the rehabilitation of the private boat basin.

Orders and the amendment to the existing approved Planned Development.

Subject property: See attached Master Concept Plan

Physical Address: 7225 Estero Blvd. and 7295 Estero Blvd.

STRAP #: 03-47-24-W1-00011.0010; 03-47-24-W1-00011.0020;  
03-47-24-W1-00011.003B

FLU: Pedestrian Commercial

Zoning: Commercial Planned Development (CPD)

Adjacent zoning and land uses:

|        |                                                |
|--------|------------------------------------------------|
| North: | COMMERCIAL PLANNED DEVELOPMENT (CPD)<br>Retail |
| South: | Commercial Resort<br>Residential/ Condominium  |
| East:  | Bay Beach<br>Residential/ Condominium          |
| West:  | Santini<br>Commercial                          |

## **II. BACKGROUND AND ANALYSIS**

Background:

Original CPD Approval: October 24th, 1988 (Res. Z-88-268)

- 18 Conditions of Approval
- 12 Deviations of Lee County Standards

Amendment to CPD: May 16<sup>th</sup>, 1994 (Res. Z-94-013)

- Amendment to allow additional commercial uses, removed 4 conditions of approval and modified another 4 conditions. Added 2 conditions of approval, clarifying previous conditions and updating the title and date of revised Master Concept Plan (MCP).

Analysis:

**Existing Conditions and Deviations:** The existing conditions of approval and deviations have been in effect since the approval of the 1994 CPD-amendment. The applicant has submitted a list of those conditions and deviations with their accounting of what needs to be remediated. The applicant has stated in their submissions that their intent is to bring the marina back into full functionality, reconfigure building locations, construct ADA-compliant bathrooms and offices to serve boat club functions (building 9), repair and reopen the on-site restaurant and fully utilize the outparcel where boat sales and service is proposed.

The applicant is not requesting additional floor area, height or intensification of uses beyond what had already been approved through the two previous CPDs. In-fact the applicant is proposing to increase the number of available parking spaces to adequately accommodate the expected volume of visitors and customers while reducing the total number of dry-slips to accommodate fewer, but larger vessels. The request largely recognizes that the site is useable, but that some development such as the restaurant and deck were developed closer to the boat basin than would be allowed under current codes, the orientation of some of the previously approved marina buildings is no longer conducive to safe and efficient movement of vessels to and from the water and constructing a new building which will provide offices for staff and ADA restrooms for visitors. All of the proposed additions would be allowable under the existing, approved CPD maximum areas.

Lastly, the applicant has requested to remove references to a phased-build in the CPD language, the areas which were slated for 'Phase-II' activities were already constructed and both staff and the developer agree that this language may be confusing for future reviewers, the site layout proposed in the attached, amended MCP (Exhibit-B) shall become the new record of building location, providing needed context and the actual footprint of buildings, docks and parking spaces.

**Deviation #1:** The applicant is requesting relief from LDC Sec. 34-638(f) and proposing minimum building setback of 0 feet for structures adjacent to the submerged land lease basin and 20-foot setbacks for the portion of the site adjacent to the state-owned canal.

This request would allow for the existing restaurant and deck adjacent to the marina's leased boat basin area (Building 12 on revised MCP) to be made compliant with the current code. Based on available permitting records it is unclear how or when the existing restaurant deck area was constructed with effectively zero setbacks to the water.

While it is in the best interest of the applicant that they have access to the seawall under the deck, the continued use of the restaurant and deck is an approved use and there is community interest in having additional dining options on the south of the island. Keeping the structure where it was located prior to the storm does not—in the opinion of staff—present a hazard or nuisance to the wider neighborhood and furthers the community interest in the marina continuing its full use

### **III. CONDITIONS OF APPROVAL**

1. Approval of this variance does not give the Applicant an undeniable right to permit approval. Development or redevelopment of the Property must comply with all applicable requirements of the Fort Myers Beach Comprehensive Plan and LDC in effect at the time of permit approval, except as specifically modified herein.
2. A Development Order will be required to be completed prior to the issuance of Certificates of Completion where turtle protection codes, site-lighting, landscape species and revised stormwater design will be reviewed.

### **IV. STAFF RECOMMENDATIONS**

Staff has reviewed the site plans, Master Concept Plan (MCP) and deviations for the redevelopment of Fish Tale Marina CPD

Staff recommends **APPROVAL WITH CONDITIONS** of Ord. 25-14 with the single (1) deviation contained therein.

### **IV. EXHIBITS**

- A. Exhibit A: Amended Conditions of Approval
- B. Exhibit B: Amended Master Concept Plan
- C. Exhibit C: Schedule of Uses



January 27, 2025

Revised: March 5, 2025

Zoning Department | Town of Fort Myers Beach  
2731 Oak St.  
Fort Myers Beach, Florida 33931

Via email: [Zoningpermits@fmbgov.com](mailto:Zoningpermits@fmbgov.com)  
CC: [jsmalley@fmbgov.com](mailto:jsmalley@fmbgov.com)

Re: MCP Modification Request for Fish Tale Marina – 7225 Estero Blvd. Fort Myers Beach, FL

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To whom it may concern,

Fish Tale Marina suffered severe damage during Hurricane Ian on September 28th, 2022. The owner, Equity Lifestyle Properties (ELS) would like to rebuild the marina to modern day standards. The marina includes wet and drystack slips, boat service building, boat rentals, fueling dock, ship store, restaurant and other marina related amenities and infrastructure. The goal is to keep the marina a commercial marina open to the public. In order to complete all the long-term improvements a new master plan was created.

A MCP was approved in 1988 and amended again in 1994 for the property. The 1994 MCP contemplated a large commercial strip mall on the property. We would like to return the site to a Commercial Marina open to the public.

The following items describe the existing 1994 MCP addenda that will NOT be modified, and we have identified proposed deviations for the new attached MCP to return the project to a commercial marina:

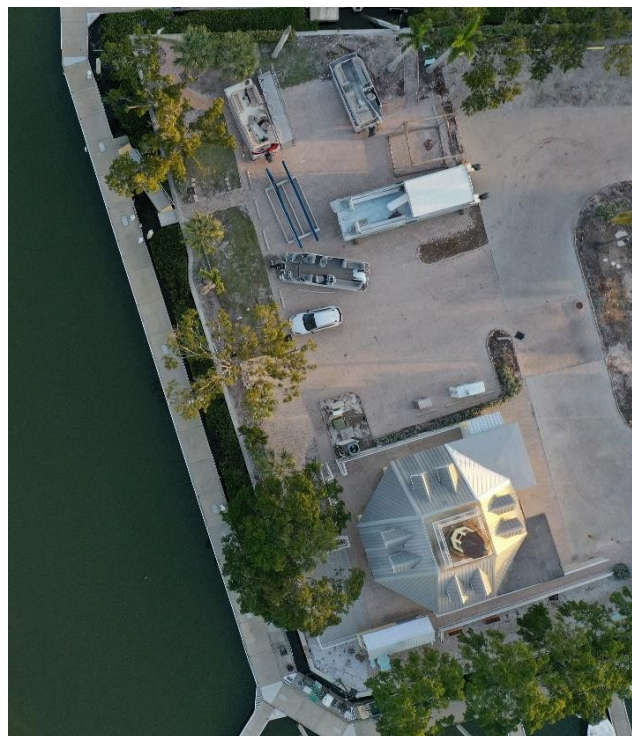
- I. Existing addenda to remain from the 1994 MCP (we are planning to retain the right to these items without necessarily implementing them to the current MCP modification request):
  - A) Minimum building setback approximately 1 foot for existing and dry boat storage buildings provided 20 foot wide access is provided around all the buildings to allow fire department access.
  - B) Minimum setback for parking or interval roads or drives in the southwest corner of the property (as shown on MCP) is width of Type C buffer with a wall constructed between the property and the Santa Maria Condominiums.
  - C) The proposed dry' storage building is limited to 55 feet in height and shall be constructed to withstand winds of 140 mph; all other uses are limited to 35 feet in height.

- D) A Type C buffer with 6 foot high wall along south side of the subject property where it abuts Santa Maria Condominium. (We plan to replace the damaged buffers and meet existing requirements)



(6' High Wall – pre-hurricane)

- E) A 5-foot-wide buffer with Type D plantings shall be provided at location along marina accessory use as shown on the Master Concept Plan (We plan to match the existing)



(Aerial image of 5ft wide buffer)

- F) An intertidal, littoral shelf of minimum 5 foot wide between the existing seawall and the docks shall be created. Please refer to Resolution for details. (We plan to match the existing)



(Existing Mangrove Buffer)

- G) Residential development within Phase II shall comply with the buffers given on MCP with Type B buffer along the local street easement south of Villa Santini Plaza. (We plan to retain this right, however we are not proposing any residential developments at this time)
- H) Dry storage building is limited to 55 feet in height and all other uses are limited to 35 feet in height above grade level. (We plan to meet these limits)

- I) No more than 30,000 sq. ft. of retail development on the subject property out of which Phase II is limited to a maximum of 20,000 sq. ft. of commercial building floor area. (We plan to include 6,400 sq. ft. of retail in Phase I as follows:

| Bldg #                    | Total SF | Boat Storage (SF) | Retail (SF)  | Office (SF)  | Service (SF) | Restaurant (SF) |
|---------------------------|----------|-------------------|--------------|--------------|--------------|-----------------|
| 1                         | 9,100    | 9,100             | -            | -            | -            | -               |
| 2                         | 8,680    | 8,680             | -            | -            | -            | -               |
| 3                         | 11,800   | 11,800            | -            | -            | -            | -               |
| 4                         | 26,500   | 26,500            | -            | -            | -            | -               |
| 5                         | 3,500    | 3,500             | -            | -            | -            | -               |
| 6                         | 3,040    | 3,040             | -            | -            | -            | -               |
| 7                         | 5,400    | 5,400             | -            | -            | -            | -               |
| 8                         | 2,000    | -                 | 800          | 1,200        | -            | -               |
| 9                         | 2,500    | -                 | -            | 900          | 1,600        | -               |
| 10                        | 2,600    | -                 | 1,600        | 1,000        | -            | -               |
| 11                        | 5,900    | -                 | 2,200        | -            | 3,700        | -               |
| 12                        | 8,300    | -                 | 300          | -            | -            | 8,000           |
|                           |          |                   |              |              |              |                 |
| <b>Total SF per usage</b> |          | <b>68,020</b>     | <b>4,900</b> | <b>3,100</b> | <b>5,300</b> | <b>8,000</b>    |

- J) The project shall comply with the density requirements of the Lee Plan. If only Phase II (2+ acres) is redeveloped for residential uses (2+ acres x 6 maximum allowable density), the site is limited to twelve dwelling units at six units per acre. Residential uses are permitted only in conjunction with at least 50,000 square feet of commercial or industrial uses (Table 480.A).3



- K) A 10-foot-wide pedestrian easement between the Santa Maria Condominium and the boat docks owned by Santa Maria. (We plan to match the existing)
- L) The owner/developer shall post manatee awareness and idle speed /no wake signs along the canals from the subject property to Ostego Bay. (Will be completed).
- M) The owner/ developer shall post “no parking-fire lane” signs along the length of the access road that runs between the subject property and Villa Santini Plaza. The applicant and the owner of Villa Santini Plaza shall construct three-sided barriers around the dumpsters located in the access road for the purpose of keeping the dumpsters flush against the buildings and out of the fire lane. (We plan to match the existing)
- N) Open space shall be provided in accordance with the Master Concept Plan with exceptions as given under resolution.
- O) Any change of the marina use would require a public hearing as per Policy 98.2.1.  
(Note: We are not changing the Marina use).
- P) Parking shall be in accordance with the Lee County regulations, with the exception of marina parking (Deviation (12) of Resolution Z-88-268).  
(Note: We are increasing the existing number of parking spaces from 145 to 155 with no increase in boat density).
- Q) If the property is subdivided for commercial uses, there shall be compliance with the property development regulations of the CC zoning district (Zon Ord Table 450.A, LDC Section 34-843). The property development regulations of the RM-6 zoning district shall be complied with for multi-family or townhouse development (Zon Ord Table 422.B, LDC Section 34-715). Subdividing shall be in compliance with the Development Standards Regulations.
- R) New commercial development shall not exceed 35 feet above current flood elevation (except for the proposed dry boat storage, Development Order 5-21-89).
- S) If residential development occurs, the buildings shall not exceed 35 feet above grade, except as provided for in Zon Ord Section 202.18.A.4 Land Development Code Section 34- 2174.
- T) Open space shall be provided in accordance with the Master Concept Plan, with one exception: open space which is located within a road right-of-way or road easement may not be used for credit towards Fish Tale Marina's open space requirement.



- U) This zoning approval does not indicate that the project's traffic impacts have been mitigated. Additional conditions may be required at the time of issuance of a local Development Order per the Development Standards Regulations or other Lee County Regulations.
- V) The existing development within Phase II (miniature golf course and ancillary restaurant) shall comply with the following conditions:
- All exterior lighting on the property shall be low intensity and directed away from the adjacent residential uses.
  - Structures shall be limited to a maximum of 15 feet above current flood elevation except for one lighthouse like structure which shall be a maximum of 25 feet above finished grade.
  - The miniature golf course and ancillary restaurant (including outdoor seating) shall be operated only between the hours of 10:00 A.M. and 10:00 P.M. from May 1st through October 31st of each year and between the hours of 10:00 A.M. and 11:00 P.M. from November 1st through April 30th of each year. If the miniature golf course is abandoned, the restaurant shall be allowed as permitted in Condition 22. (We plan to retain this right, however we are not proposing any mini golf developments at this time. Existing restaurant is planned for renovations)





## II. Deviations:

- A) The owner/developer shall reserve twenty percent of the total wet slips for sailboats.  
(We historically do not have many sailboats. We will make slips available for sailboats but will use slips for power boats until the sailboat demand increases).
- B) The following setbacks shall apply:
- Setback A: from **State-owned canal**: 20 ft.
  - Setback B: from **Submerged Land Leased Basin**: 0 ft.
- C) The owner/developer shall provide and maintain at the cost of \$2,750.00 per year dry, covered storage for one boat and provide one outdoor storage space for the use of either county or state agencies. (The Town of Fort Myers Beach will be the agency to procure these spaces).
- D) The proposed buildings on the site plan, identified as a marina accessory use building, Development Order 5-21-89, shall be used for marina uses. (Has already been built with a different configuration and smaller building footprint).
- E) New building adjacent to existing marina accessory building:
- New, modern ADA accessible restroom building and boat club office. This Building is labeled as number 9 on the proposed site plan and it has a total of 2,400 sf. 840 sf of office space and 1,560 sf for restrooms.
- F) (1994 MCP - 20,000 SF Strip mall / plaza is to be replaced with):

| Bldg #                    | Total SF | Boat Storage (SF) | Retail (SF)  | Office (SF)  | Service (SF) | Restaurant (SF) |
|---------------------------|----------|-------------------|--------------|--------------|--------------|-----------------|
| 1                         | 9,100    | 9,100             | -            | -            | -            | -               |
| 2                         | 8,680    | 8,680             | -            | -            | -            | -               |
| 3                         | 11,800   | 11,800            | -            | -            | -            | -               |
| 4                         | 26,500   | 26,500            | -            | -            | -            | -               |
| 5                         | 3,500    | 3,500             | -            | -            | -            | -               |
| 6                         | 3,040    | 3,040             | -            | -            | -            | -               |
| 7                         | 5,400    | 5,400             | -            | -            | -            | -               |
| 8                         | 2,000    | -                 | 800          | 1,200        | -            | -               |
| 9                         | 2,500    | -                 | -            | 900          | 1,600        | -               |
| 10                        | 2,600    | -                 | 1,600        | 1,000        | -            | -               |
| 11                        | 5,900    | -                 | 2,200        | -            | 3,700        | -               |
| 12                        | 8,300    | -                 | 300          | -            | -            | 8,000           |
|                           |          |                   |              |              |              |                 |
| <b>Total SF per usage</b> |          | <b>68,020</b>     | <b>4,900</b> | <b>3,100</b> | <b>5,300</b> | <b>8,000</b>    |

- G) Building 4 not to exceed 27,000 SF
- H) Building 7 not to exceed 6,000 SF
- I) Additional stormwater retention underneath the buildings similar to the existing drystack retention areas as building 5 & 6 will be built.

- J) In the future, the plan will be to rebuild buildings 1, 2, 3. As a result of that work, the quantity of boat slips may decrease with a smaller number of larger boats. In either event we will not exceed the quantity of boats in the proposed slip mix chart as shown below;

The number of existing and proposed boat slips are as follows:

| EXISTING WETSLIP MIX |               |                  |            |
|----------------------|---------------|------------------|------------|
| Dock                 | Slip Style    | Slip Length (ft) | Slip Count |
| Seasonal Slips       |               |                  |            |
| A                    | Broadside     | 30               | 7          |
|                      | Slip          | 30               | 16         |
|                      | Slip          | 40               | 2          |
|                      | Slip          | 50               | 1          |
|                      | Dock A Total: |                  | 26         |
| B                    | Slip          | 30               | 12         |
|                      | Dock B Total: |                  | 12         |
| C                    | Broadside     | 30               | 1          |
|                      | Broadside     | 40               | 16         |
|                      | Slip          | 30               | 8          |
|                      | Slip          | 40               | 12         |
|                      | Dock C Total: |                  | 37         |
| D                    | Slip          | 20               | 8          |
|                      | Slip          | 30               | 8          |
|                      | Slip          | 40               | 1          |
|                      | Dry Dock      | 40               | 3          |
|                      | Dock D Total: |                  | 20         |
| Total Marina Slips   |               |                  | 95         |
| Transient Slips      |               |                  |            |
| Dock D Broadside     |               | -                | 3          |
| Queueing Slips       |               |                  | 18         |
| Fuel Dock Slips      |               |                  | 4          |
| Total Slips          |               |                  | 120        |

| PROPOSED WETSLIP MIX |               |                  |            |
|----------------------|---------------|------------------|------------|
| Dock                 | Slip Style    | Slip Length (ft) | Slip Count |
| Seasonal Slips       |               |                  |            |
| A                    | Slip          | 30               | 8          |
|                      | Slip          | 40               | 11         |
|                      | Dock A Total: |                  | 19         |
| B                    | Slip          | 40               | 10         |
|                      | Dock B Total: |                  | 10         |
| C                    | Broadside     | 30               | 1          |
|                      | Slip          | 40               | 9          |
|                      | Dock C Total: |                  | 10         |
| D                    | Broadside     | 30               | 1          |
|                      | Broadside     | 40               | 17         |
|                      | Slip          | 40               | 20         |
|                      | Dock D Total: |                  | 38         |
| Total Marina Slips   |               |                  | 77         |
| Transient Slips      |               |                  |            |
| Dock A Broadside     |               | 30               | 4          |
| Queueing Slips       |               |                  | 16         |
| Fuel Dock Slips      |               |                  | 2          |
| Total Slips          |               |                  | 99         |

| EXISTING DRYSTACK SLIP MIX   |       |                |            |                  |
|------------------------------|-------|----------------|------------|------------------|
| Building                     | Level | Slip Size (ft) | Slip Count | Total Slip Count |
| 1                            | 1     | 25             | 22         | 66               |
|                              | 2     | 25             | 22         |                  |
|                              | 3     | 30             | 22         |                  |
| 2                            | 1     | 25             | 22         | 66               |
|                              | 2     | 25             | 22         |                  |
|                              | 3     | 20             | 22         |                  |
| 3                            | 1     | 25             | 28         | 84               |
|                              | 2     | 25             | 28         |                  |
|                              | 3     | 20             | 28         |                  |
| 4                            | 1     | 25             | 36         | 60               |
|                              | 2     | 30             | 24         |                  |
| 5                            | 1     | 30             | 9          | 27               |
|                              | 2     | 30             | 9          |                  |
|                              | 3     | 30             | 9          |                  |
| 6                            | 1     | 35             | 6          | 18               |
|                              | 2     | 35             | 6          |                  |
|                              | 3     | 35             | 6          |                  |
| <b>Drystack Subtotal</b>     |       |                |            | <b>321</b>       |
| <b>Existing Wetslip Plan</b> |       |                |            | <b>120</b>       |
| <b>Total Slips:</b>          |       |                |            | <b>441</b>       |

| Proposed Drystack Slip Mix   |       |                |            |                  |
|------------------------------|-------|----------------|------------|------------------|
| Building                     | Level | Slip Size (ft) | Slip Count | Total Slip Count |
| 1, 2, 3 footprint            | 1     | 35             | 39         | 134              |
|                              | 2     | 35             | 39         |                  |
|                              | 3     | 30             | 39         |                  |
|                              | 4     | 30             | 17         |                  |
| 4                            | 1     | 45             | 24         | 120              |
|                              | 2     | 40             | 24         |                  |
|                              | 3     | 30             | 36         |                  |
|                              | 4     | 30             | 36         |                  |
| 5                            | 1     | 30             | 9          | 27               |
|                              | 2     | 30             | 9          |                  |
|                              | 3     | 30             | 9          |                  |
| 6                            | 1     | 35             | 6          | 18               |
|                              | 2     | 35             | 6          |                  |
|                              | 3     | 35             | 6          |                  |
| 7                            | 1     | 45             | 12         | 36               |
|                              | 2     | 40             | 12         |                  |
|                              | 3     | 30             | 12         |                  |
| <b>Drystack Subtotal</b>     |       |                |            | <b>335</b>       |
| <b>Proposed Wetslip Plan</b> |       |                |            | <b>99</b>        |
| <b>Total Slips:</b>          |       |                |            | <b>434</b>       |



### III. Summary

Attached are drawings identifying existing conditions of previous 1994 MCP and proposed 2024 Master Concept Plan (MCP). Additionally, we provided plans for the new structures proposed. We also have identified transient slips including a proposed water taxi boat stop for public benefit at the restaurant.

We look forward to your review of this application as soon as possible.

Ronald E. Schults, P.E. Principal |  
CEO

CC: Jim Murray | Sr. Director, Land Development – ELS  
Mike Flanigan | Senior Regional Manager – ELS  
Andy Flamengo | Senior Project Manager – NV5  
Erik Schults, EIT | Vice President – Edgewater  
Brock Petrak, EIT | Engineer – Edgewater

#### Attachments:

1. Existing Survey
2. Existing Site Plan
3. Proposed 2024 MCP
4. 2020 Verification Letter & 1994 MCP
5. Drawings of proposed building #4 & #7
6. Drawings of proposed Restroom/office building (9) & Boat Service building (11)
7. Site Photometry Plan
8. Map of surrounding properties within 500 feet
9. List of surrounding properties within 500 feet

37.57  
BILLED.

2552583

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

RECORD VERIFIED - CHARLIE GREEN, CLERK  
BY: H. FERNSTROM, D.C.

WHEREAS, Stardial Investment Company, Bunche Beach Land Trust, & Fish Tale Marina, Inc. has properly filed an application for a rezoning from C-1 and CT to Commercial Planned Development, to permit the expansion of an existing marina not to exceed 55 feet above average grade, on 7.9± total acres of land. The proposed development will also include a maximum of 428 wet and dry slips, as well as accessory uses, and other commercial uses including retail and restaurant use.

NOTE:

If approved, the Master Concept Plan will deviate from the following Lee County standards:

- (1) Zoning: (461.C.2.A.1) to change minimum building setback from 15 feet to approximately one foot for existing and proposed dry boat storage buildings, and to the width of the minimum buffer for pavement.
- (2) Zoning: (461.C.2.A.2) to change minimum setback for parking or internal roads or drives from 25 feet to the width of the minimum buffer.
- (3) Zoning: (461.C.4.c.) to eliminate requirement that artificial bodies of water may not exceed 25% of the minimum required open space.
- (4) Zoning: (202.10.E) to eliminate requirement for eight-foot high visual screen where abutting uses are separated from the proposed development by a navigable waterway.
- (5) Zoning: (202.13.G) to change requirement for paved parking areas to allow alternate surfaces for improved, all weather parking.
- (6) Zoning: (202.13.J.1.) to allow in accordance with 202.B.H. joint use of parking so that up to one half of the spaces required for the marina may be used to offset the required parking spaces for a standard restaurant.
- (7) Zoning: (202.15.A.4) to eliminate the requirement for increased setback for buildings exceeding 35 feet on Estero Island.
- (8) Development Standards Ordinance: (C.3.h.) to reduce minimum intersection separation from 660 feet to approximately 125 feet.
- (9) Development Standards Ordinance: (C.6.c.(3)(e)) to change the provision that existing bodies of water may be used to offset up to a maximum of 25 percent of the required open space area to 50 percent.
- (10) Development Standards Ordinance: (C.5.d. Table C-3, Note 3) to delete the requirement for eight foot high visual screen and six foot high concrete block wall where abutting residential development is separated from subject development by navigable waterway.

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(11) Development Standards Ordinance: (C.5.D. Table C-4) to permit proposed development without minimum required buffers along navigable seawalled waterways.

(12) Zoning: 202.13.J.1.) & 3.) to reduce the amount of marina parking required from two spaces per three boat slips and one space per four dry storage unit stalls to one space per four wet or dry slips.

WHEREAS, the subject property is located at 7105 Estero Boulevard, Fort Myers Beach, described more particularly as:

LEGAL DESCRIPTION: In Section 03, Township 47 South, Range 24 East, Lee County, Florida:

A tract or parcel of land lying in Government Lot 2, Section 03, Township 47 South, Range 24 East, Estero Island, Lee County Florida, which tract or parcel is described as follows:

PARCEL "A"

From the concrete post marking the intersection of the Easterly line, forty feet from the centerline of Estero Boulevard, State Road No. S-865, and the North line of the South sixty feet of Government Lot 1 of said Section 03, run S.18°34'20"E. along said Easterly line for 863.31 feet to a concrete monument; THENCE run N.71°11'00"E. along the Southeasterly line of a roadway easement (60 feet wide) for 287.54 feet to a concrete monument and the POINT OF BEGINNING of the herein described parcel.

From said POINT OF BEGINNING run N.18°34'20"W. along the Northeasterly end of said roadway easement for 60 feet; THENCE run S.71°11'00"W. along the Northwesterly line of said roadway easement for 50.93 feet to a concrete monument; THENCE run N.00°49'00"W. perpendicular to the North line of said Government Lot 2 for 426.92 feet to a concrete monument marking the Northwesterly corner of lands conveyed by deed recorded in Official Record Book 561 at page 777 of the Public Records of Lee County; THENCE run N.89°11'00"E. parallel with said North line for 10 feet to the Southwesterly corner of lands conveyed by deed recorded in Official Record Book 808 at page 357 of said Public Records; THENCE run N.00°49'00"W. along the Westerly boundary of said lands for 65 feet to the Northwesterly corner of said lands; THENCE run S.85°25'40"E. along the Northerly boundary of said lands for 213 feet more or less to the waters of a boat canal and Easterly face of an existing seawall; THENCE run Southwesterly, Southerly, and Southeasterly along the easterly face of said seawall and along the waters of said boat canal to an intersection with a line bearing N.89°11'00"E. parallel with the North line of said Lot 2 passing through the POINT OF BEGINNING; THENCE run S.89°11'00"W. along said line for 200 feet more or less to the POINT OF BEGINNING.

TOGETHER WITH the hereinabove described roadway easement 60 feet wide and the roadway easement 10 feet wide as described in said deed recorded in Official Record Book 808 at page 357.

PARCEL "B"

A tract or parcel of land lying in Government Lot 2 in Section 03, Township 47 South, Range 24 East, Estero Island, Lee County, Florida, more particularly described as follows:

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From the intersection of the South line of said Government Lot 2 and the Easterly right-of-way line of State Road 865, Estero Boulevard; THENCE run N.18°34'20"W. for 210.00 feet to the POINT OF BEGINNING; THENCE run N.89°11'00"E. for 69.12 feet; THENCE run N.00°49'00"W. for 327.22 feet; THENCE run N.89°11'00"E. for 460.00 feet; THENCE run N.20°08'40"W. for 160.00 feet; THENCE run S.72°52'10"W for 123.63 feet; THENCE run S.89°11'00"W. for 197.60 feet; THENCE run S.71°11'00"W. for 287.54 feet to the Easterly line of State Road #S-865; THENCE run S.18°34'20"E. along said Easterly line for 372.36 feet to the POINT OF BEGINNING.

PARCEL "C"

A tract or parcel of land situated in the State of Florida, County of Lee, being a part of Government Lot 2, Section 03, Township 47 South, Range 24 East, and further bounded and described as follows:

Starting at the intersection of the South line of said Government Lot 2 and the Easterly right-of-way line of Estero Boulevard (State Road S-865); THENCE N.89°11'00"E. for 730.82 feet; THENCE N.20°08'40"W. for 478.99 feet to the POINT OF BEGINNING of the herein described parcel; THENCE S.87°03'44"W. for 330.72 feet; THENCE S.00°49'00"E. for 239.75 feet; THENCE S.89°11'00"W. for 236.72 feet; THENCE N.00°49'00"W. for 327.22 feet; THENCE N.89°11'00"E. for 460.00 feet; THENCE N.20°08'40"W. for 160.00 feet; THENCE N.72°52'10"E. for 76.38 feet; THENCE S.20°08'40"E. for 262.45 feet to the POINT OF BEGINNING.

Said parcel contains 116,420 square feet, more or less.

Said parcel subject to all easements, rights-of-way and restrictions of record.

Bearings are based on the Easterly right-of-way line of State Road S-865 as bearing S.18°34'20"W.

WHEREAS, the applicant has indicated the property's current STRAP numbers are: 03-47-24-00-00011.0010;  
03-47-24-00-00011.003B;  
03-47-24-00-00011.0030; and

WHEREAS, proper authorization has been given to Spectrum Engineering, Inc., by Michael F. Johnson, Vice President of Stardial Investment Company; Helen Medwid, Trustee for Bunche Beach Land Trust; and Al Durrett of Fish Tale Marina owners of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Planning and Zoning Commission, with full consideration of all the evidence available to the Planning and Zoning Commission; and

WHEREAS, the Lee County Planning and Zoning Commission fully reviewed the matter in a public hearing held on September 6, 1988; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Planning and Zoning Commission, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE a rezoning from C-1 and CT to Commercial Planned Development, to permit the expansion of an existing marina not to exceed 55 feet above average grade, on 7.9± total acres of land. The proposed development will also include a maximum of 428 wet and dry slips, as well as accessory uses, and other commercial uses including retail and restaurant use with the following conditions:

1. The Master Concept Plan is a one page plan titled "Fish-Tale Marina, Inc., Master Concept Plan" prepared by Spectrum Engineering, Job No. 21-01, dated March, 1988, and stamped received August 25, 1988, except as modified herein. Approval of this request does not exempt the applicant from compliance with all other zoning and development regulations.
2. The schedule of uses is limited to those indicated on the attachment to the Master Concept Plan (see Attachment D) except as noted below and as further modified by the conditions herein:

- a. Consumption on premises/bar or cocktail lounge is limited to use in conjunction with a restaurant, (Group III, Standard)

- b. The following uses are prohibited:

Business Services - Group II  
Cultural Facilities  
Essential Service Facilities - Group II  
Household/Office Furnishings - Group III  
Offices, Medical  
Package Store  
Personal Services - Groups II and III  
Recreational facilities, public and private  
Restaurants, Standard - Group IV  
Specialty Retail Shops - Group IV  
Towers, Communication

- c. The following uses are approved as limited below:

Drive-thru facility-limited to a branch bank only  
Marina, Class II - the number of live-aboard boats is limited to 20 wet slips; pump out facilities must be provided prior to any live-aboard being allowed.  
Recreation, Commercial - limited to miniature golf course only  
Schools, commercial - limited to sailing and marine oriented outdoor life style; e.g., a water skiing school or learn-to-sail school  
Signs - in compliance with the Lee County Sign Ordinance  
Storage, indoor, enclosed - limited to boats and associated equipment, but not including commercial mini-warehouses or garages  
Storage, outdoor - limited to boats  
Temporary uses; limited to construction trailer and construction equipment

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3. The maximum square feet of total floor area for retail and/or restaurant use is limited to 15,000 square feet in addition to the existing (approximately 8,700 square feet) commercial uses.
4. The new dry storage building shall be constructed to allow 20-foot-wide access on at least three sides, and the boat storage building shall be sprinklered.
5. Per Lee County DOT&E, the proposed access point onto Estero Boulevard (southwest corner of the subject property) shall not be allowed. The Master Concept Plan shall be revised, prior to final plan approval, deleting the proposed access.
6. The owner/developer shall create an intertidal, littoral shelf between the existing seawall and the proposed docks. The shelf shall be a minimum of five feet wide, and red mangroves (Rhizophora mangle) and white mangroves (Laguncularia racemosa) shall be planted on three foot staggered centers (3'0.C.). The applicant shall apply for permission in advance to prune the littoral shelf mangroves once a year in accordance with applicable DER and Lee County ordinances. Smooth cord grass (Spartina Alternafolia) shall also be planted throughout the shelf. The applicant shall submit a three year, 80% survivability maintenance plan. The plan for the littoral shelf shall be submitted on an amended plan prior to final development order issuance and shall be subject to review and approval by the Department of Community Development. The shelf shall be constructed concurrent with the docks.
7. Prior to the issuance of a final development order, the applicants shall submit a spill containment plan and flushing study to the Lee County, Department of Community Development, Department of Public Safety, Department of Environmental Regulation and Department of Natural Resources. Construction shall not begin until the plan has been reviewed and approved. The applicant shall obtain a letter from the review agencies as proof of review and approval.
8. Major maintenance (anti-fouling painting, engine overhauling, fiberglass repair, etc.) is limited to the type of maintenance currently in use. Touch up painting, varnishing, soap and water cleaning, and other minor maintenance is allowed. The applicant shall sign a contract with a hazardous waste hauler prior to final development order approval.
9. The owner/developer shall provide a type C buffer with a six foot high wall along the south side of the subject property where it abutts Santa Maria Condominium. The remainder of the property, where it abuts residential uses shall provide an eight foot, visually opaque screen.
10. The normal hours of operation for the marina shall be limited to dawn through dusk.
11. Prior to leasing any new slips, the owner/developer shall provide, (subject to review and approval by the Lee County Department of Public Safety) a hurricane preparedness plan, including wet slip evacuation procedures. All boat owners shall be made aware of the requirements of the plan.
12. The owner/developer shall provide a 10-foot-wide pedestrian easement between the Santa Maria Condominium and the boat docks owned by Santa Maria.
13. The owner/developer shall reserve twenty percent of the total wet slips for sailboats.

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14. The owner/developer shall post manatee awareness and idle speed/no wake signs along the canals from the subject property to Ostego Bay.
15. The proposed dry storage building is limited to 55 feet in height and shall be constructed to withstand winds of 140 mph; all other uses are limited to 35 feet in height.
16. The owner/developer shall provide and maintain at the cost of \$2,750.00 per year dry, covered storage for one boat and provide one outdoor storage space for the use of either county or state agencies.
17. The owner/developer shall post "no parking-fire lane" signs along the length of the access road that runs between the subject property and Villa Santini Plaza. The applicant and the owner of Villa Santini Plaza shall construct three-sided barriers around the dumpsters located in the access road for the purpose of keeping the dumpsters flush against the buildings and out of the fire lane.
19. Deviations (1), (2), (3), (4), (5), (7), (9), (10), (11) and (12) are hereby APPROVED as conditioned below; Deviations (6) and (8) have been deleted by the applicant from its request and, therefore, are neither approved nor denied.

Deviation (1) approval is for the existing dry boat storage buildings, provided 20-foot-wide access is provided around all the buildings (to allow fire department access); and

Deviation (2) approval applies only to the southwest corner of the property as shown on the site plan and a type C buffer with a wall is constructed between the property and the Santa Maria Condominiums; and

Deviations (3) and (9) approval is subject to the mitigation provided in condition 6; the open space requirement shall then be considered to have been met; and

Deviations (4), (10), and (11) approval is subject to the condition that plantings (per DSO) are provided; minimum buffer width (per DSO) shall not be required except in areas abutting residential uses where a minimum 5 foot buffer shall be required; and

Deviation (5) approval is subject to review and approval of the alternative materials by Lee County Department of Transportation and Engineering. Also, prior to issuance of a final development order, the applicant shall execute hold harmless and maintenance agreements; and

Deviation (7) is for the new dry storage building which would be 55 feet high, the same as the other dry storage buildings.

Site Plan 88-268 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this approval of Commercial Planned Development zoning:

- a. All recommended conditions are reasonably related to the impacts on the public's interest created by, or expected from, the proposed development;
- b. Sufficient safeguards to the public interest are provided by the recommended conditions to the Master Concept Plan and by other applicable regulations;
- c. The general intent of these regulations, to protect the public health, safety, and welfare, is preserved and promoted;

d. The deviations recommended for approval as conditioned, will enhance the development and will not negatively affect the public health, safety, and welfare; and

e. The proposed uses are, as limited by the conditions herein, appropriate at the subject location.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Mary Ann Wallace, and seconded by Commissioner Donald D. Slisher and, upon being put to a vote, the result was as follows:

|                         |        |
|-------------------------|--------|
| John E. Manning         | ABSENT |
| Charles L. Bigelow, Jr. | AYE    |
| Mary Ann Wallace        | AYE    |
| Bill Fussell            | AYE    |
| Donald D. Slisher       | AYE    |

DULY PASSED AND ADOPTED this 24th day of October, A.D., 1988.

ATTEST:  
CHARDIE GREEN, CLERK

BY: Clare J. W. Tarnack  
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: Bill Fussell  
Chairman

Approved as to form by:

[Signature]  
County Attorney's Office

**FILED**  
NOV 1 0. 88  
CLERK CIRCUIT COURT  
BY C. Tarnack D.C.

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

WHEREAS, Alva E. Durrett, Jr. in reference to Fish Tale Marina, has properly filed an application for an amendment to the Commercial Planned Development to allow additional commercial uses to be developed on site; and

WHEREAS, the subject property is located at 7105 Estero Boulevard, Fort Myers Beach, described more particularly as:

LEGAL DESCRIPTION: In Section 03, Township 47 South, Range 24 East, Lee County, Florida:

Parcel "A"

A tract or parcel of land lying in Government Lot 2, Section 03, Township 47 South, Range 24 East, Estero Island, Lee County, Florida, which tract or parcel is described as follows:

From the concrete post marking the intersection of the Easterly line, forty feet from the centerline of Estero Boulevard, State Road No. S-865, and the North line of the South sixty feet of Government Lot 1 of said Section 03, run S18°34'20"E along said Easterly line for 863.31 feet to a concrete monument;  
THENCE run N71°11'00"E along the Southeasterly line of a roadway easement (60 feet wide) for 287.54 feet to a concrete monument and the POINT OF BEGINNING of the herein described parcel.

From said POINT OF BEGINNING run N18°34'20"W along the Northeasterly end of said roadway easement for 60 feet;  
THENCE run S71°11'00"W along the Northwesterly line of said roadway easement for 50.93 feet to a concrete monument;  
THENCE run N00°49'00"W perpendicular to the North line of said Government Lot 2 for 426.92 feet to a concrete monument marking the Northwesterly corner of lands conveyed by deed recorded in Official Record Book 561 at Page 777 of the Public Records of Lee County;  
THENCE run N89°11'00"E parallel with said North line for 10 feet to the Southwesterly corner of lands conveyed by deed recorded in Official Record Book 808 at Page 357 of said Public Records;  
THENCE N00°49'00"W along the Westerly boundary of said lands for 65 feet to the Northwesterly corner of said lands;  
THENCE run S85°25'40"E along the Northerly boundary of said lands for 213 feet more or less to the waters of a boat canal and Easterly face of an existing seawall;  
THENCE run Southwesterly, Southerly and Southeasterly along the Easterly face of said seawall and along the waters of said boat canal to an intersection with a line bearing N89°11'00"E parallel with the North line of said Lot 2 passing through the POINT OF BEGINNING;  
THENCE run S89°11'00"W along said line for 200 feet more or less to the POINT OF BEGINNING.

Together with the hereinabove described roadway easement 60 feet wide and the roadway easement 10 feet wide as described in said deed recorded in Official Record Book 808 at Page 357.

Parcel "B"

A tract or parcel of land lying in Government Lot 2, in Section 03, Township 47 South, Range 24 East, Estero Island, Lee County, Florida, more particularly described as follows:

From the intersection of the South line of said Government Lot 2 and the Easterly right-of-way line of State Road No. S-865, Estero Boulevard;  
THENCE run N18°34'20"W for 210.00 feet to the POINT OF BEGINNING;  
THENCE run N89°11'00"E for 69.12 feet;

continued...

THENCE run N00°49'00"W for 327.22 feet;  
THENCE run N89°11'00"E for 460.00 feet;  
THENCE run N20°08'40"W for 160.00 feet;  
THENCE run S72°52'10"W for 123.63 feet;  
THENCE run S89°11'00"W for 197.60 feet;  
THENCE run S71°11'00"W for 287.54 feet to the Easterly line of  
State Road No. S-865;  
THENCE run S18°34'20"E along said Easterly line for 372.36 feet to  
the POINT OF BEGINNING.

Parcel "C"

A tract or parcel of land situated in the State of Florida, County  
of Lee, being a part of Government Lot 2, Section 03, Township 47  
South, Range 24 East, and further bounded and described as follows:

Starting at the intersection of the South line of said Government  
Lot 2 and the Easterly right-of-way line of Estero Boulevard  
(State Road No. S-865);  
THENCE N89°11'00"E for 730.82 feet;  
THENCE N20°08'40"W for 478.99 feet to the POINT OF BEGINNING of the  
herein described parcel;  
THENCE S87°03'44"W for 330.72 feet;  
THENCE S00°49'00"E for 239.75 feet;  
THENCE S89°11'00"W for 236.72 feet;  
THENCE N00°49'00"W for 327.22 feet;  
THENCE N89°11'00"E for 460.00 feet;  
THENCE N20°08'40"W for 160.00 feet;  
THENCE N72°52'10"E for 76.38 feet;  
THENCE S20°08'40"E for 262.45 feet to the POINT OF BEGINNING.

Said parcel contains 116,420 square feet, more or less.  
Said parcel subject to all easements, rights-of-way and restrictions  
of record.

WHEREAS, the applicant has indicated the property's current STRAP numbers  
are 03-47-24-00-00011.003B and 03-47-24-00-00011.0010; and

WHEREAS, proper authorization has been given to Spectrum Engineering,  
Inc., by Alva E. Durrett, Jr., the fee simple owner of the subject parcel, to  
act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held  
before the Lee County Hearing Examiner, with full consideration of all the  
evidence available; and the Lee County Hearing Examiner fully reviewed the  
matter in a public hearing held on April 5, 1994; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that  
the Board of County Commissioners does hereby APPROVE the request for an  
amendment to the Commercial Planned Development to allow additional  
commercial uses to be developed on site. A maximum of 20,000 square feet of  
commercial uses could be developed within Phase II of the development.

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

CONDITIONS:

The following conditions of Resolution Z-88-268 are in full force and effect,  
except as deleted or modified hereinbelow:

1. DELETED
2. DELETED

3. DELETED
4. MODIFIED: The new dry storage building shall be constructed to allow 20-foot-wide access on at least three sides, and the boat storage building shall be sprinklered, if necessary.
5. DELETED
6. MODIFIED: The developer shall create an intertidal, littoral shelf between the existing seawall and the proposed docks. The shelf shall be a minimum of five feet wide, and must be planted with suitable native indigenous aquatic plants with three-foot staggered centers (3' O.C.). The developer must submit a three year, 80 percent survivability maintenance plan. This planting plan and maintenance plan shall be subject to the review and approval of the Division of Natural Resources Management and must be shown on a development order plan. The shelf must be constructed and the plants must be installed concurrent with the docks.
7. REMAINS THE SAME
8. REMAINS THE SAME
9. MODIFIED: The developer shall provide a type C buffer with a six foot high wall along the south side of the subject property where it abuts Santa Maria Condominium (see Conditions 18 and 23 for other buffer requirements).
10. REMAINS THE SAME
11. REMAINS THE SAME
12. REMAINS THE SAME
13. REMAINS THE SAME
14. REMAINS THE SAME
15. REMAINS THE SAME
16. MODIFIED: The developer shall provide as volunteered, a tie-up space for one boat for use of either county or state agencies for marine law enforcement use (as amended in Resolution Z-88-268A).
17. REMAINS THE SAME
18. Deviations (1), (2), (3), (4), (5), (7), (9), (10), (11) and (12) were previously APPROVED in Resolution Z-88-268 and remain the same, except as modified or conditioned hereinbelow. Deviations (6) and (8) have been deleted by the developer from the request and, therefore, are neither approved nor denied.

Additional or New Conditions:

19. The following are no longer in effect:
  - a) Resolution Number Z-89-043, in reference to Seabreeze Putting Club, an amendment to CPD to allow joint parking agreement with Fish Tale Marina;
  - b) Administrative Amendment PD-90-011, an amendment changing the course layout, retention area location and building layout; and
  - c) The Special Permit for outdoor seating (93-12-09-SP-05) Sandra L. Chettle, in reference to The Tommy O Tourist Trap; however, the use granted by Special Permit 93-12-09-SP-05 is incorporated herein and is in no way diminished.
20. Development of the property shall be in accordance with the one-page Master Concept Plan entitled "Updated Master Concept Plan, Fish Tale Marina, Inc.," dated May 1993, revised January 26, 1994, and received

January 28, 1994, prepared by Spectrum Engineering, Inc., except as may be modified by the conditions herein. This approval does not relieve the developer from compliance with the zoning regulations and all other state, regional and county development regulations except for those specifically modified as part of the development.

21. The project shall comply with the density requirements of the Lee Plan. If only Phase II (2+ acres) is redeveloped for residential uses (2+ acres x 6 maximum allowable density), the site is limited to twelve dwelling units at six units per acre. Residential uses are permitted only in conjunction with at least 50,000 square feet or more of commercial or industrial uses (Table 480.A).
22. The following uses are permitted, as conditioned below:

- Administrative Office (df)
- ATM - Automatic Teller Machine (df)
- Bait and Tackle Shop
- Banks and Financial Establishments - Groups I and II  
(Zon Ord Section 1001.03) LDC Section 34-622(c)(3)
- Bar or Cocktail Lounge (df) - only in conjunction with a  
Restaurant - Group III or IV
- Boat Parts Store (df)
- Boat Repair and Service (df) - limited to within Phase I area only  
(Zon Ord Sections 507 and 527) LDC Sections 34-1352 and 34-3001
- Boat Rental
- Boat Sales
- Business Office (df)
- Business Services - Groups I and II  
(Zon Ord Section 1001.05) LDC Section 34-622(c)(5)
- Clubs
  - Country (df)
  - Fraternal (df)
  - Private (df)
- Consumption on Premises - only in conjunction with a Restaurant -  
Group III or IV  
(Zon Ord Section 202.03) LDC Section 34-1262
- Consumption on Premises for Outdoor Seating - only in conjunction  
with a Restaurant - Group III or IV
- Day Care Center, Child (df), Adult (df)  
(Zon Ord Section 506) LDC Section 34-1412
- Marina and Accessory Uses (df)
  - Docking and Mooring Facilities  
(Zon Ord Section 202.10) LDC Section 34-1863
  - Dry Boat Storage -- exceeding two tiers or ten  
(10) feet above natural grade
  - Sale of Fuel and Lubricants
  - Live Aboards - (Zon Ord Section 202.05) LDC Section 34-1861
  - Sanitary Facilities -
    - restrooms and showers for transient persons;
    - pump out facilities for onboard sanitation;
    - wastewater holding pretreatment or treatment.
- Drive-Thru Facility (df) - (only in conjunction with a bank)
- Drug Store (df), Pharmacy (df)
- Dwelling Units -
  - Townhouse (df)
  - Multiple Family Building (df)
- Entrance Gates and Gatehouses (df)
- Essential Service Facilities - Group I  
(Zon Ord Section 1001.13) LDC Section 34-622(c)(13)
- Food and Beverage Service, Limited (df)
- Food Store - Group I  
(Zon Ord Section 1001.16) LDC Section 34-622(c)(16)
- Gift, and Souvenir Shops (df)
- Hobby, Toy, Game Shops  
(Zon Ord Section 1001.21) LDC Section 34-622(c)(21)
- Hotels/Motels (Zon Ord Section 514) LDC Section 34-1801
  - Efficiency Motel (df)
  - No Convention (df) or Transient Hotel/Motel
- Household/Office Furnishings - Groups I and II

(Zon Ord Section 1001.22) LDC Section 34-622(c)(22)  
 Insurance Companies  
 (Zon Ord Section 1001.23) LDC Section 34-622(c)(23)  
 Laundromat (df)  
 Laundry or Dry Cleaning - Group I  
 (Zon Ord Section 1001.24) LDC Section 34-622(c)(24)  
 Personal Services - Groups I, II and III  
 (Zon Ord Section 1001.33) LDC Section 34-622(c)(34)  
 Pet Services (df)  
 Recreation, Commercial - Groups I, II, III and IV,  
 excluding waterslides  
 (Zon Ord Section 1001.38) LDC Section 34-622(c)(38)  
 Rental or Leasing Establishments  
 (Zon Ord Section 1001.39) LDC Section 34-622(c)(39)  
 Restaurants, Standard - Groups I, II, III and IV  
 (Zon Ord Section 1001.44) LDC Section 34-622(c)(44)  
 Schools, Commercial  
 (Zon Ord Section 1001.45) LDC Section 34-622(c)(45)  
 Signs - in accordance with sign regulations LDC  
 Special Retail Shops - all Groups  
 (Zon Ord Section 1001.47) LDC Section 34-622(c)(47)  
 Storage, Indoor (df) - limited to boats and associated equipment,  
 but not including commercial mini-warehouses or garages  
 Storage, Open (df)  
 Temporary Uses - limited to construction trailer and  
 construction equipment  
 (Zon Ord Section 529) LDC Section 34-3041  
 Transportation Services - Groups I and II  
 (Zon Ord Section 1001.53) LDC Section 34-622(c)(53)  
 Vehicle and Equipment Dealers - Groups I, II and III  
 (Zon Ord Section 1001.55) LDC Section 34-622(c)(55)

### 23. Buffers

#### a) Commercial

If commercial is developed within Phase II, buffers on the north and west property lines shall be in accordance with the Development Standards Regulations (see Conditions 9 and 18 for other buffer requirements).

#### b) Residential

If residences are developed within Phase I, buffers shall be in accordance with the Development Standards Regulations. Buffers within Phase II shall be in compliance with the buffer table shown on the master concept plan, with the following exception: a Type "B" buffer shall be provided along the local street easement south of Villa Santini Plaza (incorrectly shown as Type "A" on the Concept Plan).

24. No more than 30,000 square feet of retail shall be developed on the subject property (Phase I and II, Standard 13.1.2, Minor Commercial site location standards of the Lee Plan). Phase II is limited to a maximum of 20,000 square feet of commercial building floor area. Marina Development shall not exceed the values for the parameters listed as existing or permitted in the MARINA FACILITIES table on the Updated Master Concept Plan without first modifying all appropriate local, district, regional, state and federal permits or obtaining new permits as applicable.
25. The project is limited to an efficiency hotel/motel (no transient or convention hotel) and shall comply with the requirements of Zoning Ordinance Section 514, LDC Section 34-1801. The Development Order plan shall show the appropriate number of rental units to meet the density standards of the Zoning Regulations.
26. Approval of this amendment does nothing more than amend the zoning district wherein the subject property lies and does not grant or vest in the developer any present or future development right that may exceed any Lee Plan restrictions as set forth in the 2010 (Roberts) Overlay or any other Lee Plan provision.



27. The proposed building on the site plan, identified as a marina accessory use building, Development Order 5-21-89, shall be used for marina uses. Any change of the marina use would require a public hearing as per Policy 98.2.1.
28. Parking shall be in accordance with the Lee County regulations, with the exception of marina parking (Deviation (12) of Resolution Z-88-268).
29. If the property is subdivided for commercial uses, there shall be compliance with the property development regulations of the CC zoning district (Zon Ord Table 450.A, LDC Section 34-843). The property development regulations of the RM-6 zoning district shall be complied with for multi-family or townhouse development (Zon Ord Table 422.B, LDC Section 34-715). Subdividing shall be in compliance with the Development Standards Regulations.
30. New commercial development shall not exceed 35 feet above average grade (except for the proposed dry boat storage, Development Order 5-21-89). If residential development occurs, the buildings shall not exceed 35 feet above grade, except as provided for in Zon Ord Section 202.18.A.4 Land Development Code Section 34-2174.
31. Open space shall be provided in accordance with the Master Concept Plan, with one exception: open space which is located within a road right-of-way or road easement may not be used for credit towards Fish Tale Marina's open space requirement.
32. This zoning approval does not indicate that the project's traffic impacts have been mitigated. Additional conditions may be required at the time of issuance of a local Development Order per the Development Standards Regulations or other Lee County Regulations.
33. Deviation (13) is hereby approved.
34. The existing development within Phase II (miniature golf course and ancillary restaurant) shall comply with the following conditions:
  - a) All exterior lighting on the property shall be low intensity and directed away from the adjacent residential uses.
  - b) Structures shall be limited to a maximum of 15 feet above finished grade except for one lighthouse like structure which shall be a maximum of 25 feet above finished grade.
  - c) The miniature golf course and ancillary restaurant (including outdoor seating) shall be operated only between the hours of 10:00 A.M. and 10:00 P.M. from May 1st through October 31st of each year and between the hours of 10:00 A.M. and 11:00 P.M. from November 1st through April 30th of each year. If the miniature golf course is abandoned, the restaurant shall be allowed as permitted in Condition 22.

**B. DEVIATIONS:**

Twelve deviations were previously approved by the Board of County Commissioners, per Resolution Z-88-268:

REMAIN THE SAME: Deviations (1), (2), (3), (5), (7), (9), and (12) were previously APPROVED in Resolution Z-88-268.

MODIFIED: Deviations (4), (10) and (11) are approved subject to the requirement of Condition 9 and additionally, a minimum 5-foot-wide buffer with Type "D" plantings shall be provided at the location shown on the Master Concept Plan (stamped Received January 28, 1994) and in accordance with the plans approved by existing Development Order 5-21-89.

DELETED: Deviations (6) and (8).

As part of the amendment, an additional deviation is being requested, which is as follows:

Deviation (13) is a request to deviate from the requirement of a 25-foot minimum setback of a building or structure from a canal (Zon Ord Section 202.18.B.4.b, LDC Section 34-2192(b)(4)b), to allow 20 feet. Deviation (13) is hereby APPROVED.

Site Plan 94-013 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings and conclusions were made in conjunction with this approval:

- A. That the predominant uses of the surrounding property makes approval of the amended CPD, as conditioned, appropriate.
- B. That the amended CPD, as conditioned, will not have an adverse impact on the intent of the Zoning Regulations.
- C. That the CPD, as conditioned, is consistent with the goals, objectives, policies, and intent of the Lee Plan, and with the densities, intensities, and general uses set forth for the proposed use.
- D. That the CPD, as conditioned, meets or exceeds all performance and locational standards set forth for the proposed use.
- E. That the CPD, as conditioned, will protect, conserve, preserve all protected and endangered species, natural habitat and vegetation, in accordance with the Lee Plan and other Lee County development regulations.
- F. That the CPD, as conditioned, will be compatible with existing or planned uses and will not cause damage, hazard, nuisance, or other detriment to persons or property.
- G. That the CPD, as conditioned, will not place an undue burden upon existing transportation or other services and facilities, and will be served by streets with the capacity to carry traffic generated by the development.
- H. That the commercial uses, as conditioned in this recommendation, will be in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the use, as set forth elsewhere in the Zoning Regulations.
- I. That the proposed use is appropriate on the subject property and in the vicinity of the subject property.
- J. That the conditions are reasonably related to the impacts expected from or created by the proposed development.
- K. That the conditions and other Lee County development regulations provide sufficient safeguards to the public health, safety and welfare.
- L. That the deviation, as conditioned, enhances the achievement of the objectives of the CPD and preserves and promotes the protection of the public health, safety and welfare.

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

|                      |               |
|----------------------|---------------|
| John E. Manning      | <u>AYE</u>    |
| Douglas R. St. Cerny | <u>AYE</u>    |
| Ray Judah            | <u>AYE</u>    |
| Franklin B. Mann     | <u>AYE</u>    |
| John E. Albion       | <u>ABSENT</u> |

DULY PASSED AND ADOPTED this 16th day of May, A.D., 1994.

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: Lisa L. Lince  
Deputy Clerk

BY: Ray Judah  
Chairman

Approved as to form by:

[Signature]  
County Attorney's Office

FILED

MAY 23 1994

CLERK CIRCUIT COURT  
BY lp D.C.

PLANS AS APPROVED WITH CONDITIONS OF RESOLUTION 2-83-268

THE 4000 S.F. FORMERLY LOCATED AT THE CORNER OF VILLASANTINI BLVD. FROM 15 FEET TO APPROXIMATELY 10 FEET IN EXISTING AND 10 FEET TO 15 FEET IN PROPOSED DEVELOPMENT. THE 10 FEET IN THE VILLASANTINI BLVD. IS A 10' EASEMENT.

THE 10' EASEMENT IS TO BE MAINTAINED TO THE SOUTH OF THE 4000 S.F. BUILDING.

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**OPEN SPACE CALCULATIONS**  
TOTAL AREA: 7.8 ACRES  
PROPOSED EXISTING AREA: 1.4 ACRES  
TOTAL AREA SUBJECT TO OPEN SPACE CALCULATIONS: 6.4 ACRES

FOR MARINA USE, OPEN SPACE IS REQUIRED:  
1.1 ACRES (1.1 ACRES TOTAL OPEN SPACE REQUIRED)  
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PHASE 2 (1.9 ACRES) WERE TO BE DEVELOPED AS MULTIFAMILY LOW DENSITY HOUSING.  
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DEVELOPMENT STANDARDS ORDINANCE 13.04 (FORMERLY 13.04) TO CHANGE EASEMENT THAT EXISTING BOAT OF WATER MAY BE USED TO OFFSET UP TO A MAXIMUM OF 25 PERCENT OF THE REQUIRED OPEN SPACE AREA TO 50 PERCENT.

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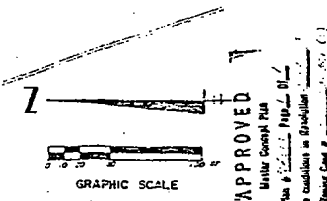
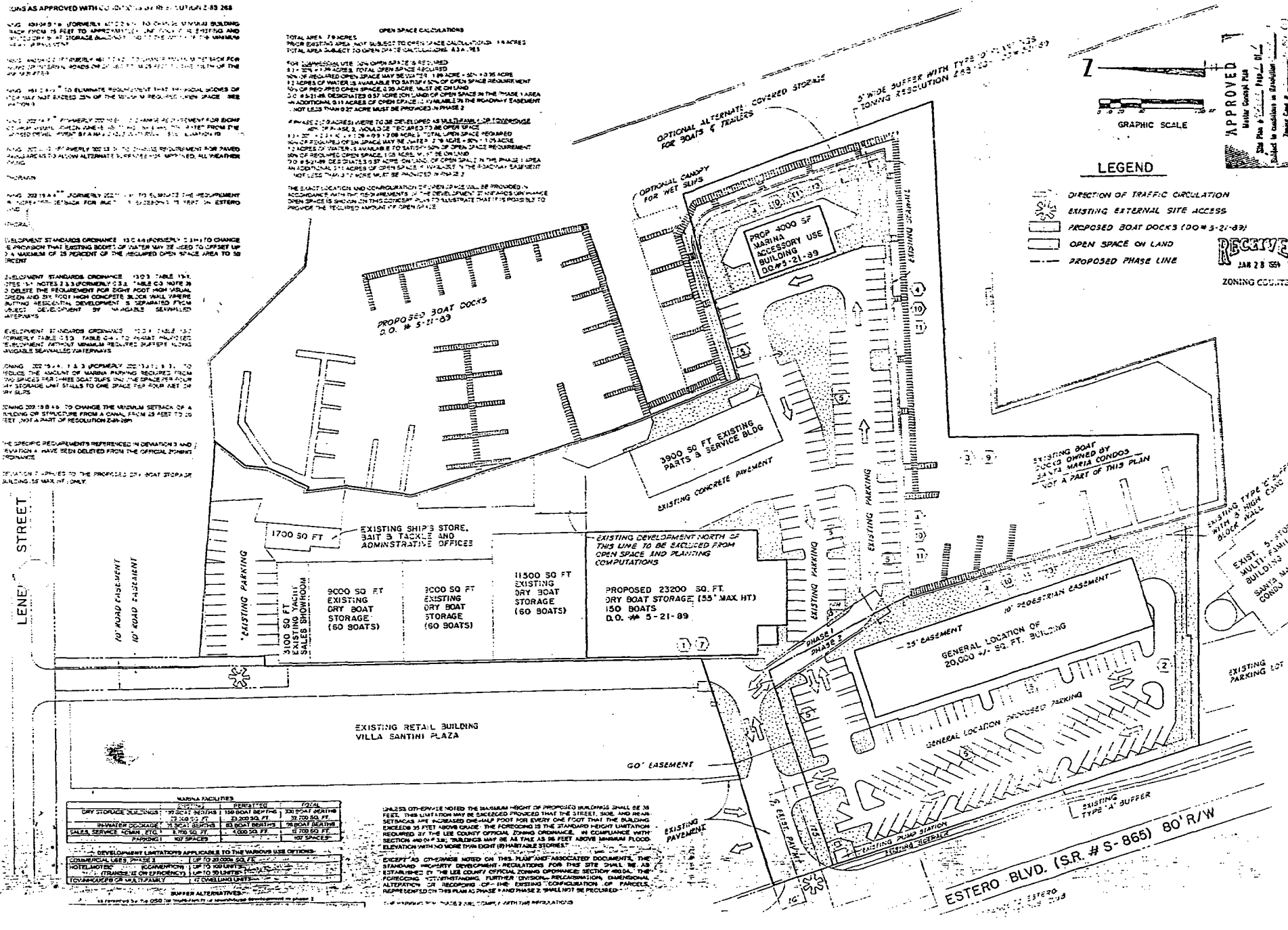
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- LEGEND**
- DIRECTION OF TRAFFIC CIRCULATION
  - EXISTING EXTERNAL SITE ACCESS
  - PROPOSED BOAT DOCKS (DOWNS 2-1-89)
  - OPEN SPACE ON LAND
  - PROPOSED PHASE LINE
- APPROVED**  
FISH TALE MARINA, INC.  
DATE: 11/11/89  
SCALE: 1" = 40'
- RECEIVED**  
JAN 28 1990  
ZONING COUNTER

FISH TALE MARINA, INC.  
UP-DATED MASTER CONCEPT PLAN

PROJECT:  
DATE: MAY 1989  
SCALE: 1" = 40'





# Fish Tale Marina

## Ft. Myers Beach, FL

Fish Tale Marina  
7225 Estero Blvd.  
August 4, 2025



Edgewater  
Group







## 01 Existing Conditions



## 02 Masterplan



## 03 Proposed Improvements



## 04 Key Project Elements



## Existing 2022 Hurricane Ian Damaged Marina

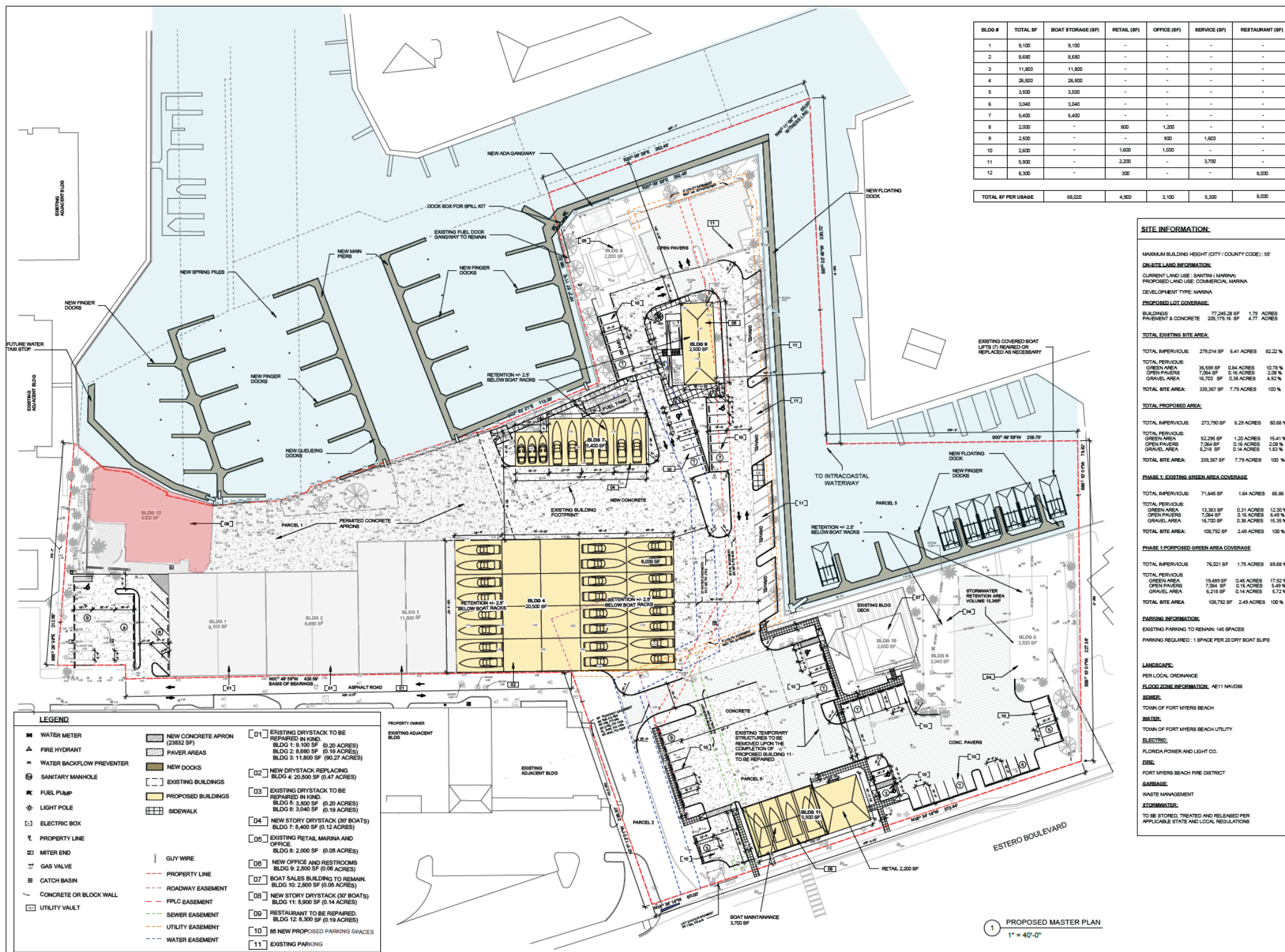




## Existing 2022 Hurricane Ian Damaged Marina







## Improvements

- Navigation & Safety
- Circulation
- Parking
- Boater Amenities
- Staff Offices
- Pinchers Restaurant
- Renovated Fuel System
- Improved drystack buildings and launch pads
- Standalone boat service and sales buildings



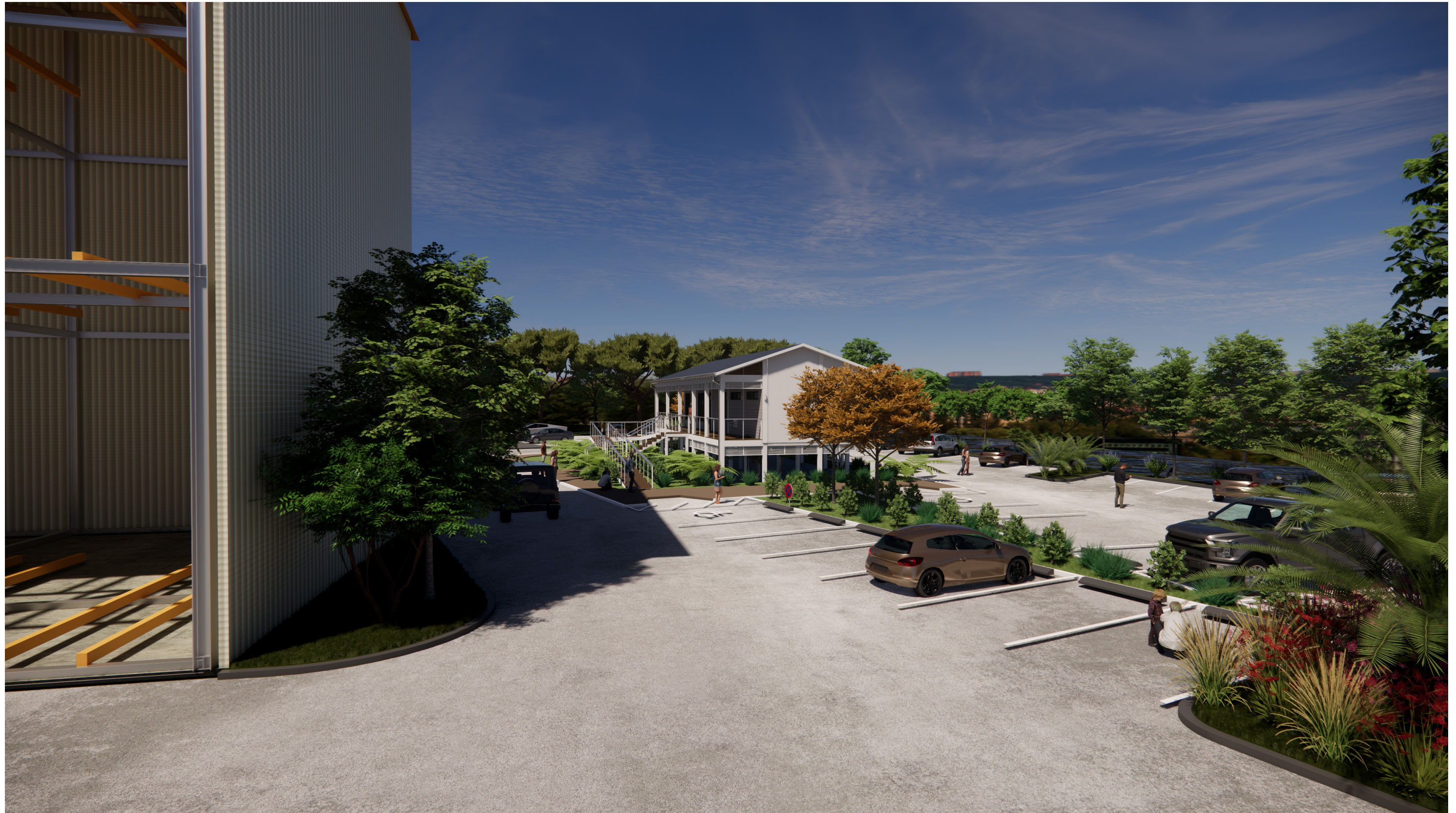
# 03 Proposed Improvements













- 1. Bring marina to previous full functionality
- 2. Commercial marina to remain open to the public
- 3. Pinchers + Water-Taxi
- 4. New ADA compliant buildings
- 5. Modern marina layout to accommodate larger boats
- 6. Total slip quantity decreases with larger boats
- 7. Modern boat sales and service building
- 8. Improved parking and circulation

1. **Request:**

**Meeting Date:** August 18, 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, DESIGNATING AN EMERGENCY CONTACT AND AN ALTERNATE EMERGENCY CONTACT AS REQUIRED BY SECTION 252.38(3)(a), FLORIDA STATUTES; PROVIDING FOR NOTIFICATION OF SAME; AND PROVIDING FOR AN EFFECTIVE DATE.

**Why the action is necessary:**

**What the action accomplishes:**

2. **Agenda:**

ADMINISTRATIVE AGENDA

3. **Requirement/Purpose:**

4. **Submitter of Information:**

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5. **Background:**

**Attachments:**

1. Reso 25-246, Designation of Emergency Contact (SB 180)

**Financial Impact:**

6. **Alternative Action**

7. **Management Recommendations:**

8. **Recommended Approval:**

Jason Freeman, Deputy Town Clerk / Legislative Liaison  
nancy stuparich, Town Attorney  
Joe Onzick, Finance Director  
nancy stuparich, Town Attorney  
Amy Baker, Town Clerk  
William McKannay, Town Manager

Created/Initiated - 8/6/2025  
Approved - 8/6/2025  
Approved - 8/6/2025  
Approved - 8/6/2025  
Approved - 8/8/2025  
Final Approval - 8/8/2025

**RESOLUTION NO: 25-246**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, DESIGNATING AN EMERGENCY CONTACT AND AN ALTERNATE EMERGENCY CONTACT AS REQUIRED BY SECTION 252.38(3)(a), FLORIDA STATUTES; PROVIDING FOR NOTIFICATION OF SAME; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on June 26, 2025, the Governor approved Senate Bill 180 (“SB 180”), which amended, in pertinent part, certain statutory provisions related to the designation of emergency contacts, as set forth in the newly amended Section 252.38(3)(a), Florida Statutes (2025); and

**WHEREAS**, under the newly amended Section 252.38(3)(a), Florida Statutes (2025), each municipality must notify the Florida Division of Emergency Management within the Executive Office of the Governor, or the successor to that division, on or before May 1 of each year of the person designated as the emergency contact for the municipality and his or her alternate and of any changes in persons so designated thereafter.

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

**SECTION 1. DESIGNATION OF EMERGENCY CONTACT AND ALTERNATE EMERGENCY CONTACT.** The Town Council hereby designates the following individuals to serve as the Town’s emergency contact and alternate emergency contact, respectively, as specified in Section 252.38(3)(a), Florida Statutes (2025):

**Emergency Contact:** Will McKannay, Town Manager

**Alternate Emergency Contact:** Thomas Yozzo, Emergency Services Director

**SECTION 2. NOTIFICATION TO THE DIVISION OF EMERGENCY MANAGEMENT.** The Town Manager is directed to notify the Florida Division of Emergency Management within the Executive Office of the Governor, or the successor to that division, of the person designated as the emergency contact for the Town and his or her alternate, and of any changes in persons so designated before May 1<sup>st</sup> of each year and upon adoption of this Resolution.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption and passage.



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

Dan Allers, Mayor \_\_\_\_\_  
Jim Atterholt, Vice-Mayor \_\_\_\_\_  
John R. King, Council Member \_\_\_\_\_  
Scott Safford, Council Member \_\_\_\_\_  
Karen Woodson, Council Member \_\_\_\_\_

ADOPTED this 18<sup>th</sup> day of August 2025 by the Town Council of the Town of Fort Myers Beach, Florida.

**FORT MYERS BEACH TOWN COUNCIL**

\_\_\_\_\_  
Dan Allers, Mayor

**ATTEST:**

\_\_\_\_\_  
Amy Baker, Town Clerk

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY**

\_\_\_\_\_  
Vose Law Firm, Town Attorney

This Resolution was filed in the Office of the Town Clerk on this \_\_\_\_ day of \_\_\_\_\_, 2025.

1. **Request:**

**Meeting Date: August 18, 2025**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, ACCEPTING/REJECTING OR MODIFYING THE RANKINGS OF THE PROFESSIONAL SERVICE FIRMS BY THE TOWN MANAGER AS RECOMMENDED BY THE SELECTION ADVISORY COMMITTEE BASED ON THE RESPONSES RECEIVED TO RFQ-24-06-AD FOR ONGOING MISCELLANEOUS PROFESSIONAL SERVICES; AUTHORIZE THE TOWN MANAGER OR DESIGNEE TO NEGOTIATE WITH THE TOP RANKED FIRMS FOR EACH CATEGORY OF WORK INCLUDED WITHIN THE REQUEST FOR QUALIFICATIONS, AND PROVIDING FOR AN EFFECTIVE DATE.

**Why the action is necessary:**

The current On Going Miscellaneous Professional Service Agreements will expire on September 28, 2025, leaving the Town exposed during hurricane season if the new proposals are not approved to move forward.

**What the action accomplishes:**

Obtain contracts for On Going Miscellaneous Professional Services in for the Town

2. **Agenda:**

ADMINISTRATIVE AGENDA

3. **Requirement/Purpose:**

4. **Submitter of Information:**

5. **Background:**

Pursuant to Sec. 2-480(h)(1) of the Town's Code of Ordinances and the Consultant's Competitive Negotiation Act (CCNA), contracts for professional services consisting of Architecture, Professional Engineering, Landscape Architecture or Registered Land Surveying must be competitively negotiated in accordance with the requirements of Section 287.055 F.S. within statutory thresholds. In addition, the Town competitively bids for other professional services as further described below.

In July of 2024, the Town of Fort Myers Beach issued a Request for Qualifications (RFQ) for Ongoing Miscellaneous Professional Services (RFQ-24-06-AD). The RFQ identified nineteen different categories for professional services. The Town received forty-one (41) Letters of Interest from professional consultants. The RFQ requires prospective consultants to include: 1) at least three examples of completed projects in the category the firm is interested in; 2) a list of the personnel that will be working on each project; 3) a one-page outline of their understanding of the discipline(s) the consultant is requesting qualification in; and 4) and explanation why the Consultant is suited for providing the selected professional services.

In accordance with the Town of Fort Myers Beach Purchasing Ordinance 24-11, Sec 2-480 (14) the Selection Advisory Committee (SAC) consisting of a minimum of three members, may be established for the purpose of evaluating bids submitted to the Town. All members of the SAC are prohibited from speaking, answering questions or having contact with any potential bidder. The SAC will review the bid and response materials prior to the SAC meeting. The committee evaluates each firm's qualifications based on past experience, express understanding of the project and proposed method of handling the project and any other criteria included for evaluation.

The Town's SAC, consisting of the Finance Director, Community Services Director, Community Development Director, Environmental Project Manager, and the Utilities Manager, was

established for the purpose of evaluating the Letters of Interest received by the Town, and met on the 3rd day of April 2025 to evaluate each firm's qualifications. At the notice public meeting, the firms are ranked by each member of the SAC for 1) Do the resumes of the key staff support the firm's competency and does the key staff include the Project Manager and other project team professions? 2) Has the firm done this type of work in the past, 3) Does the firm possess familiarity or specific experience related to land development and/or building codes and regulations, 4) Has the company or key staff recently in the last 5 years done this type of work, 5) Does the firm have unique abilities to make an impact. The top 5 firms in each category were announced and listed in order of preference and deemed to be the most highly responsive and qualified to perform the required services. The Town Manager, after reviewing the SAC recommendations, has forwarded them to the Town Council for consideration during a regularly scheduled meeting. The Town Council is requested to review the rankings and qualifications of the firms and vote to accept, reject or modify the rankings by the Town Manager. The Town Council is requested to direct the Town Manager or designee to initiate negotiations with the top-ranked five (5) firms.

## DESCRIPTION OF PROFESSIONAL SERVICES

The following is a nonexclusive list of the professional services the Town of Fort Myers Beach may utilize from time to time. Each category below identifies the minimum requirements to be considered by the Town of Fort Myers Beach for the delivery of these professional services.

### **Categories**

#### **101. Water Resource**

Requires engineering expertise in planning, design, permitting, bidding, construction administration, long-term loan and grant funding programs in connection with water resources, as well as knowledge of current rules and regulations of local, state and federal agencies as applicable. The firm must employ at least one professional engineer, registered with the Florida State Board of Professional Engineers, and have training and experience in the area of water resources.

#### **102. Architectural Design**

Requires architectural expertise in the planning, designing, permitting, bidding and construction administration phases of service in Architectural Design. The firm must employ at least one architect, registered with the Florida State Board of Architecture and Interior Design. Additionally, the firm must have knowledge of current rules and regulations of local, state and federal agencies as applicable.

#### **103. Stormwater**

Requires engineering expertise in the planning, designing, permitting, bidding and construction administration phases of service for Storm Water Design, as well as knowledge of current rules and regulations of local, state and federal agencies as applicable. The firm must employ at least one professional engineer, registered with the Florida State Board of Professional Engineers, having training and experience in the area of Storm Sewer.

#### **104. Water Distribution, Including Lift and Pump Station Design**

Requires engineering expertise in long-term loan and grant funding programs, planning, designing, permitting, bidding, and construction administration phases of service for Water Distribution, as well as knowledge of current rules and regulations of local, state and federal agencies as applicable. The firm must employ at least one professional engineer, registered with the Florida State Board of Professional Engineers, having training and experience in the area of gravity and pressure systems.

#### **105. Surveying Services**



Requires surveying expertise in the preparation of Boundary, Topographic and Right of Way Surveys and Sketch and Legal Descriptions in conformance with the Florida Minimum Technical Standards. The firm must employ at least one land surveyor, registered with the Florida State Board of Land Surveyors, having at least one year of land surveying experience acting as responsible in charge. The consultant must employ and list sufficient staff to undertake the requirements normally associated with this type of work and must document the availability of proper equipment to perform this work.

#### 106. Landscape Architect

Requires expertise in the planning, designing, permitting, bidding and construction administration phases of service for Landscape Architecture, including the design of Community Parks and Streetscape. The firm must employ at least one landscape architect, registered with the Florida State Board of Landscape Architecture. Additionally, the firm must employ sufficient personnel to provide services normally associated with this type of work.

#### 107. Community and Neighborhood Improvements

Requires engineering, architectural or landscape architectural expertise in the planning, designing, permitting, bidding and construction administration phases of service for various neighborhood improvements, as well as knowledge of current rules and regulations of local, state and federal agencies regulating the environment and all land use and building code provisions. The firm must employ at least one professional engineer, registered with the Florida State Board of Professional Engineers or at least one professional architect, registered with the Florida State Board of Professional Architects and Interior Design, or at least one professional Landscape Architect, registered with the Florida State Board of Landscape Architecture, having training and experience in the area of Community Parks and Streetscape.

#### 108. Electrical Systems

Requires engineering expertise in planning, designing, permitting, bidding and construction administration services in connection with electrical systems as well as knowledge of current rules and regulations of local, state and federal agencies regulating the industry. The firm must employ at least one professional engineer, registered with the Florida State Board of Professional Engineers, having training and experience in the area of Electrical Systems.

#### 109. Structural Systems

Requires engineering expertise in planning and designing with an emphasis on hurricane-resistant design, permitting, bidding and construction administration services in connection with structural design, as well as knowledge of current rules and regulations of local, state and federal agencies regulating the industry. The firm must employ at least one professional engineer, registered with the Florida State Board of Professional Engineers, having training and experience in the area of Structural Systems.

#### 110. Geo-Technical Analysis

Requires engineering expertise in connection with Geo-Technical Analysis. The firm must employ at least one professional engineer, registered with the Florida State Board of Professional Engineers, having demonstrated experience in the activities normally associated with this work. The consultant must employ and list sufficient staff to undertake the requirements normally associated with this type of work and must document the availability of proper equipment to perform this work.

#### 111. Civil Engineering

Requires engineering expertise in planning, designing, permitting, bidding and construction administration services in connection with Civil Engineering as well as knowledge of current rules and regulations of local, state and federal agencies as applicable. The firm must employ at

least one professional engineer, registered with the Florida State Board of Professional Engineers, having training and experience in this general area.

#### 112. Development and Building Services

Requires engineering expertise with review of property development proposals and construction design plans. Must be familiar with local land development code and Florida Building Code, including plan reviews and inspection services for all professional disciplines. The firm must have the ability to provide Development order review and permit review services for all building disciplines with appropriately licensed inspectors and plans examiners according to Florida DBPR requirements.

#### 113. Transportation Planning and Traffic Engineering Services

Requires engineering expertise in the planning, design and operation of traffic control devices to provide technical support and engineering recommendations on traffic engineering and related issues. Services shall include, but are not limited to; review of traffic impact statements/studies provided by development applicants, traffic data/counts, traffic models, signal operations, traffic monitoring, traffic analysis, roadway safety assessment, ITS applications, traffic operations improvements, traffic-calming, roadway lighting and traffic control device assessment. The firm must employ at least one professional engineer, registered with the Florida State Board of Professional Engineers, having training and experience in transportation and/or traffic.

#### 114. Planning / Zoning

The selected individual/firm will work with Town staff to provide expertise in the detailed review of development projects (including projects seeking rezoning and Comprehensive Plan Amendments) and their consistency with all local, state and federal requirements; preparation of Land Development Code Regulations; preparation of Comprehensive Plan Amendments including Map products per State requirements;; oversight of development projects through all local, state and federal application processes and approvals to ensure adherence to all Town codes as well as public and Town Council concerns, excluding those relating to the Florida Building Code and other issues under the purview of the Town Building Official The individual/firm will work with applicants, prepare staff reports and make presentations to the Local Planning Agency and Town Council. The firm must employ at least one member who is certified through AICP.

#### 115. Floodplain Management

The selected individual/firm will work with Town staff to provide expertise in Floodplain Management review; Community Rating System review and preparation; Risk-map assessments; oversight of projects through local, state and federal application processes and approvals to ensure adherence to all Town codes as well as public and Town Council concerns. The firm must employ at least one Certified Floodplain Manager.

#### 116. Archeological Services

Requires experience and registration in the State of Florida, Division of Historical Resources, for archaeological services. Must comply with State Standards and Resource Protection.

#### 117. Environmental Assessments

Requires engineering expertise in planning, designing, permitting, bidding and construction administration phases of service for Environmental Assessments, as well as knowledge of current rules and regulations of local, state and federal agencies regulating the environment and all marine, land use regulations and expertise in local wildlife programs, including the Department of Environmental Protection, the South Florida Water Management District, the United States Environmental Protection Agency, the South Florida Building Code and the United States Corps of Engineers. Expertise in document creation and progress reporting. A degree in

Environmental Biology or similar field is desirable from at least one staff member (experience may be substituted for degree) with experience reading blueprints, site plans and being able to communicate with applicants regarding requirements if so needed. Knowledge of water quality issues, including common plants and plankton and familiarity with testing procedures and laboratory analysis of water quality is required. The firm must employ at least one professional engineer, registered with the Florida State Board of Professional Engineers, having training and experience in the area of Environmental Assessments.\*

\* Contamination assessment and radiation projects are not included within this Scope of Work, and, if needed, will be bid separately at a later time.

#### 118. Marine Engineering

Requires expertise in planning, design, permitting, bidding and construction administration services in connection with waterfront facilities and marine systems and infrastructure, including docks, seawalls, dredging activities, mooring systems. Expertise should include permitting and public assistance grants as well as knowledge of current rules and regulations of local, state and federal agencies, including the Florida Department of Environmental Protection and the United States Army Corps of Engineers. Expertise in document creation and progress reporting. Experience of reading blueprints and site plans and being able to communicate with applicants regarding requirements if so needed. Knowledge of water quality issues, including common plants and plankton and familiarity with testing procedures and laboratory analysis of water quality is required. The firm must employ at least one professional engineer, registered with the Florida State Board of Professional Engineers, having training and experience in the area of marine design.

#### 119. Geographical Information System

Requires Geographic Information System (GIS) support services and experience, including familiarity with custom GIS applications for Zoning, Land Use, Development, Capital Improvement Plans (CIP), As-built Document Retrieval, Map Gallery, and other Town functions. Technical requirements include an understanding of relational database design, Command-line SQL capability, including the ability to construct triggers and stored procedures, demonstrated knowledge of PHP, HTML5 and CSS2, and the use of those tools to link tabular and spatial data sets. Support for geospatial data and applications that provide GIS integration with existing business applications and other enterprise databases, e.g. the Lee County Tax Parcel data, for use within existing GIS applications. Technical experience with GIS data structures, and the ability to utilize and integrate external data sets is necessary.

#### 120. Historical Restoration

Requires experience in historical restoration projects according to the Secretary of the Interior's Standards for Rehabilitation of Historical Structures

All submittals may be viewed at:

[\*\*RFQ-24-06-AD Submittals\*\*](#)

#### **Attachments:**

1. Resolution 25-244, RFQ-24-06-AD
2. Selection Advisory Committee Detailed Rankings
3. List of Top Ranked Recommended Firms by Category

#### **Financial Impact:**

Direct impact if pre-negotiated contracts are not in place in case of an emergency



6. **Alternative Action**

Do not accept the recommendations and potentially rebid the solicitation.

7. **Management Recommendations:**

Accept the recommendations and authorize the Town Manager to negotiate and execute an agreement with the top ranking firms.

8. **Recommended Approval:**

Jason Freeman, Deputy Town Clerk / Legislative Liaison  
Joe Onzick, Finance Director  
nancy stuparich, Town Attorney  
Jason Freeman, Deputy Town Clerk / Legislative Liaison  
Amy Baker, Town Clerk  
William McKannay, Town Manager

Created/Initiated - 8/8/2025  
Approved - 8/8/2025  
Approved - 8/11/2025  
Approved - 8/11/2025  
Approved - 8/11/2025  
Final Approval - 8/11/2025

## **RESOLUTION NUMBER 25-244**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, ACCEPTING/REJECTING OR MODIFYING THE RANKINGS OF THE PROFESSIONAL SERVICE FIRMS BY THE TOWN MANAGER AS RECOMMENDED BY THE SELECTION ADVISORY COMMITTEE BASED ON THE RESPONSES RECEIVED TO RFQ-24-06-AD FOR ONGOING MISCELLANEOUS PROFESSIONAL SERVICES; AUTHORIZE THE TOWN MANAGER OR DESIGNEE TO NEGOTIATE WITH THE TOP RANKED FIRMS FOR EACH CATEGORY OF WORK INCLUDED WITHIN THE REQUEST FOR QUALIFICATIONS, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal service, and exercise any power for municipal purposes, except when expressly prohibited by law; and

**WHEREAS**, Article X of the Town Charter of the Town of Fort Myers Beach (“Town”) empowers the Town to adopt, amend, or repeal such ordinances and resolutions as may be required for the proper governing of the Town; and

**WHEREAS**, pursuant to a competitive procurement process in compliance with state law and Town Code - RFQ-24-06-AD “Ongoing Miscellaneous Professional Services” - in July of 2024 the Town Selection Advisory Committee recommends authorizing the Town Manager or designee to negotiate with the top ranked firms (“Firms”).

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE TOWN OF FORT MYERS BEACH AS FOLLOWS:**

Section 1. The above recitals are true and correct and are hereby incorporated by reference as though fully set forth herein and are hereby adopted as the legislative and administrative findings of the Town Council.

Section 2. The top ranked Firms bid packages are linked to the CivicPlus for the review of Town Council and to approve the Town Manager to move forward in negotiations.

Section 3. This resolution shall take effect immediately upon its adoption by the Town Council of the Town of Fort Myers Beach.

The foregoing Resolution was by the Town Council upon a motion by \_\_\_\_\_ and seconded by \_\_\_\_\_, and upon being put to a roll call vote, the result was as follows:

Dan Allers, Mayor \_\_\_\_\_  
Jim Atterholt, Vice Mayor \_\_\_\_\_  
John R. King, Council Member \_\_\_\_\_  
Scott Safford, Council Member \_\_\_\_\_  
Karen Woodson, Council Member \_\_\_\_\_

ADOPTED this \_\_\_\_ day of August 18, 2025, by the Town Council of the Town of Fort Myers Beach, Florida.

TOWN OF FORT MYERS BEACH

\_\_\_\_\_  
Dan Allers, Mayor

ATTEST:

\_\_\_\_\_  
Amy Baker, Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE  
AND RELIANCE OF THE TOWN OF FORT MYERS BEACH SOLELY:

\_\_\_\_\_  
Town Attorney

This Resolution was filed in the Office of the Town Clerk on this \_\_\_\_ day of August 2025.



| CATEGORY                                                       | MAXIMUM POINTS PER SELECTION COMMITTEE MEMBER |         |      |      |       |
|----------------------------------------------------------------|-----------------------------------------------|---------|------|------|-------|
| 101 WATER RESOURCE                                             |                                               |         |      |      |       |
| Proposing Firms                                                | Joe                                           | Frankie | Jeff | Mark | Chadd |
| Tetra Tech, Inc.                                               | 100                                           | 100     | 92   | 90   | 83    |
| Johnson Engineering, Inc.                                      | 99                                            | 100     | 79   | 71   | 72    |
| RWA, Inc.                                                      | 98                                            | 85      | 88   | 70   | 62    |
| JR Evans Engineering, PA                                       | 95                                            | 95      | 78   | 61   | 74    |
| Bowman Consulting Group, Ltd.                                  | 80                                            | 90      | 87   | 67   | 74    |
| 102 ARCHITECTURAL DESIGN                                       |                                               |         |      |      |       |
| Proposing Firm                                                 | Joe                                           | Frankie | Jeff | Mark | Chadd |
| ADG Architecture, LLC                                          | 99                                            | 100     | 94   | 80   | 84    |
| K2M Design, Inc.                                               | 100                                           | 95      | 85   | 67   | 86    |
| GMA Architects & Planners, LLC                                 | 99                                            | 100     | 84   | 72   | 71    |
| Burt Hill/Pollock Krieg Architectects, Inc.                    | 100                                           | 100     | 84   | 72   | 66    |
| RG Architects, PA                                              | 98                                            | 100     | 81   | 69   | 74    |
| Schenkel & Shultz                                              | 98                                            | 100     | 81   | 63   | 66    |
| 103 STORMWATER                                                 |                                               |         |      |      |       |
| Proposing Firms                                                | Joe                                           | Frankie | Mark | Jeff | Chadd |
| Tetra Tech                                                     | 100                                           | 100     | 87   | 90   | 86    |
| Johnson Engineering, Inc.                                      | 99                                            | 100     | 70   | 90   | 81    |
| CW3 Engineering, Inc.                                          | 98                                            | 100     | 65   | 83   | 71    |
| Ensite, Inc.                                                   | 97                                            | 100     | 61   | 81   | 76    |
| Bowman Consulting Group                                        | 95                                            | 100     | 65   | 87   | 63    |
| 104 WATER DISTRIBUTION, INCLUDING LIFT AND PUMP STATION DESIGN |                                               |         |      |      |       |
| Proposing Firms                                                | Joe                                           | Frankie | Jeff | Mark | Chadd |
| Tetra Tech, Inc.                                               | 100                                           | 100     | 92   | 87   | 82    |
| CW3 Engineering, Inc.                                          | 99                                            | 100     | 84   | 71   | 72    |
| RWA, Inc.                                                      | 98                                            | 85      | 88   | 70   | 81    |
| Bowman Consulting Group, Ltd.                                  | 96                                            | 90      | 87   | 65   | 66    |
| Weston & Sampson Engineers, Inc.                               | 95                                            | 85      | 83   | 72   | 69    |
| JR Evans Engineering, PA                                       | 65                                            | 100     | 87   | 61   | 74    |
| 105 SURVEYING SERVICES                                         |                                               |         |      |      |       |
| Proposing Firm                                                 | Joe                                           | Frankie | Jeff | Mark | Chadd |
| Coastal Engineering Consultants, Inc.                          | 100                                           | 90      | 89   | 71   | 91    |
| Johnson Engineering, Inc.                                      | 99                                            | 100     | 84   | 70   | 73    |
| Tetra Tech, Inc.                                               | 100                                           | 90      | 89   | 87   | 60    |
| Hyatt Survey Services, Inc.                                    | 95                                            | 100     | 84   | 59   | 84    |
| Haley Ward, Inc.                                               | 80                                            | 100     | 94   | 80   | 67    |
| Bowman Consulting Group, Ltd.                                  | 95                                            | 100     | 87   | 75   | 63    |
| 106 LANDSCAPE ARCHITECT                                        |                                               |         |      |      |       |
| Proposing Firms                                                | Joe                                           | Frankie | Jeff | Mark | Chadd |
| Johnson Engineering, Inc.                                      | 99                                            | 100     | 91   | 70   | 73    |
| Ensite, Inc.                                                   | 100                                           | 100     | 85   | 71   | 75    |
| RWA, Inc.                                                      | 95                                            | 85      | 82   | 71   | 74    |
| LJA Engineering, Inc.                                          | 80                                            | 100     | 83   | 48   | 74    |
| Bowman Consulting Group, Ltd.                                  | 65                                            | 90      | 87   | 65   | 55    |

| NUMBER 100      |         | RANKING | CATEGORY                                    |     | MAXIMUM POINTS |  |  |
|-----------------|---------|---------|---------------------------------------------|-----|----------------|--|--|
|                 |         |         | 107 COMMUNITY & NEIGHBORHOODS               |     |                |  |  |
| Committee Total | Ranking |         | Proposing Firms                             | Joe | Frankie        |  |  |
| 465             | 1       |         | Ensite, Inc.                                | 100 | 98             |  |  |
| 421             | 2       |         | K2M Design, Inc.                            | 100 | 95             |  |  |
| 403             | 3       |         | GMA Architects & Planners, LLC              | 99  | 100            |  |  |
| 403             | 4       |         | RWA, Inc.                                   | 99  | 80             |  |  |
| 398             | 5       |         | Axis Infrastructure, LLC                    | 90  | 100            |  |  |
|                 |         |         | 108 ELECTRICAL SYSTEMS                      |     |                |  |  |
| Committee Total | Ranking |         | Proposing Firms                             | Joe | Frankie        |  |  |
| 457             | 1       |         | Johnson Engineering, Inc.                   | 98  | 100            |  |  |
| 433             | 2       |         | Tetra Tech Inc.                             | 99  | 100            |  |  |
| 426             | 3       |         | Graef-USA, Inc.                             | 95  | 93             |  |  |
| 422             | 4       |         | K2M Design, Inc.                            | 63  | 100            |  |  |
| 422             | 4       |         | Axis Infrastruture                          | 63  | 100            |  |  |
| 408             | 5       |         | 109 STRUCTURAL SYSTEMS                      |     |                |  |  |
| Committee Total | Ranking |         | Proposing Firms                             | Joe | Frankie        |  |  |
| 463             | 1       |         | Jezerinac Group                             | 100 | 100            |  |  |
| 440             | 2       |         | Bolt Engineering, Inc.                      | 99  | 100            |  |  |
| 417             | 3       |         | Weston & Sampson Engineers, Inc.            | 95  | 75             |  |  |
| 415             | 4       |         | Axis Infrastructure, LLC                    | 63  | 100            |  |  |
| 410             | 5       |         | Forefront Architecture and Engineering      | 80  | 95             |  |  |
|                 |         |         | 110 GEO TECHNICAL                           |     |                |  |  |
| Committee Total | Ranking |         | Proposing Firm                              | Joe | Frankie        |  |  |
| 461             | 1       |         | Radise International, LC                    | 100 | 85             |  |  |
| 426             | 2       |         | Professional Services Industries, Inc (PSI) | 99  | 85             |  |  |
|                 |         |         | 111 CIVIL ENGINEERING                       |     |                |  |  |
| Committee Total | Ranking |         | Proposing Firm                              | Joe | Frankie        |  |  |
| 426             | 2       |         | Tetra Tech, Inc.                            | 99  | 95             |  |  |
| 422             | 3       |         | Ensite, Inc.                                | 98  | 98             |  |  |
| 404             | 4       |         | RWA, Inc.                                   | 100 | 80             |  |  |
| 404             | 4       |         | Bowman Consulting Group, Ltd.               | 89  | 95             |  |  |
| 387             | 5       |         | AIM Engineering & Surveying, Inc.           | 75  | 100            |  |  |
|                 |         |         | 112 Development and Building                |     |                |  |  |
| Committee Total | Ranking |         | Proposing Firm                              | Joe | Frankie        |  |  |
| 441             | 1       |         | Tetra Tech, Inc.                            | 99  | 98             |  |  |
| 426             | 2       |         | CAP Government, Inc.                        | 95  | 80             |  |  |
| 426             | 2       |         | JR Evans Engineering PA                     | 65  | 100            |  |  |
| 422             | 3       |         | Castellanos + Tramonte Architects           | 10  | 100            |  |  |
| 421             | 4       |         | 113 TRANSPORTATION PLANNING & TRAFFIC       |     |                |  |  |
| 420             | 5       |         | Proposing Firm                              | Joe | Frankie        |  |  |
|                 |         |         | Johnson Engineering, Inc.                   | 100 | 98             |  |  |
| Committee Total | Ranking |         | AIM Engineering & Surveying, Inc.           | 100 | 98             |  |  |
| 433             | 1       |         | Corradino Group, Inc.                       | 95  | 95             |  |  |
| 431             | 2       |         | Traffic & Mobility Consultants, LLC         | 75  | 96             |  |  |
| 407             | 3       |         | Bowman Consulting Group, Ltd.               | 80  | 100            |  |  |
| 385             | 4       |         |                                             |     |                |  |  |
| 362             | 5       |         |                                             |     |                |  |  |

| S PER SELECTION COMMITTEE MEMBER 100 |      |       |            | RANKING | CATEGORY                                    |
|--------------------------------------|------|-------|------------|---------|---------------------------------------------|
| OOD IMPROVEMENTS                     |      |       |            |         |                                             |
| Jeff                                 | Mark | Chadd | mmittee To | Ranking | Proposing Firm                              |
| 80                                   | 71   | 80    | 429        | 1       | Axis Infrastructure, LLC                    |
| 83                                   | 67   | 80    | 425        | 2       | Tetra Tech, Inc.                            |
| 84                                   | 72   | 65    | 420        | 3       | Corradino Group, Inc.                       |
| 90                                   | 70   | 75    | 414        | 4       | Johnson Engineering, Inc.                   |
| 82                                   | 62   | 77    | 411        | 5       | Bowman Consulting Group, Ltd.               |
| STEMS                                |      |       |            |         |                                             |
| Jeff                                 | Mark | Chadd | Committee  | Ranking | Proposing Firm                              |
| 85                                   | 70   | 79    | 432        | 1       | Axis Infrastructure, LLC                    |
| 85                                   | 87   | 52    | 423        | 2       | Johnson Engineering, Inc.                   |
| 86                                   | 72   | 74    | 420        | 3       | CAP Government, Inc.                        |
| 78                                   | 67   | 75    | 383        | 4       | JR Evans Engineering, PA                    |
| 95                                   | 62   | 59    | 379        | 5       | AIM Engineering & Surveying, Inc.           |
| SYSTEMS                              |      |       |            |         |                                             |
| Jeff                                 | Mark | Chadd | mmittee To | Ranking | No Proposing Firms                          |
| 84                                   | 60   | 74    | 418        | 1       | 117 ENVIRONMENTAL SERVICES                  |
| 82                                   | 71   | 45    | 397        | 2       | Proposing Firm                              |
| 89                                   | 72   | 51    | 382        | 3       | Johnson Engineering, Inc.                   |
| 95                                   | 62   | 56    | 376        | 4       | Hans Wilson & Associates, Inc.              |
| 87                                   | 72   | 40    | 374        | 5       | AIM Engineering & Surveying, Inc.           |
| ANALYSIS                             |      |       |            |         | Haley Ward Inc.                             |
| Jeff                                 | Mark | Chadd | Committee  | Ranking | Professional Services Industries, Inc (PSI) |
| 98                                   | 59   | 60    | 402        | 1       |                                             |
| 93                                   | 53   | 45    | 375        | 2       | Proposing Firm                              |
| ERING                                |      |       |            |         | Coastal Engineering Consultants, Inc.       |
| Jeff                                 | Mark | Chadd | Committee  | Ranking | Hans Wilson & Associates, Inc.              |
| 87                                   | 87   | 54    | 422        | 1       | Dredging & Marine Consultants, LLC          |
| 83                                   | 71   | 63    | 413        | 2       | Bolt Engineering, Inc.                      |
| 83                                   | 70   | 74    | 407        | 3       | Graef-USA, Inc.                             |
| 88                                   | 70   | 63    | 405        | 4       | JR Evans Engineering, PA                    |
| 85                                   | 75   | 69    | 404        | 5       |                                             |
| ilding Services                      |      |       |            |         | Proposing Firms                             |
| Jeff                                 | Mark | Chadd | Committee  | Ranking | Tetra Tech, Inc.                            |
| 88                                   | 87   | 50    | 422        | 1       | AIM Engineering & Surveying, Inc.           |
| 84                                   | 63   | 74    | 396        | 2       | Axis Infrastructure, LLC                    |
| 78                                   | 66   | 73    | 382        | 3       | Bowman Consulting Group, Ltd.               |
| 86                                   | 61   | 15    | 272        | 4       | LJA Engineering, Inc.                       |
| FFIC ENGINEERING SERVICES            |      |       |            |         | Proposing Firm                              |
| Jeff                                 | Mark | Chadd | mmittee To | Ranking | K2M Design, Inc.                            |
| 76                                   | 70   | 81    | 425        | 1       | Castellanos + Tramonte Architects           |
| 82                                   | 75   | 40    | 395        | 2       |                                             |
| 80                                   | 74   | 50    | 394        | 3       |                                             |
| 79                                   | 57   | 74    | 381        | 4       |                                             |
| 81                                   | 70   | 49    | 380        | 5       |                                             |



| MAXIMUM POINTS PER SELECTION COMMITTEE MEMBER 100 |         |      |      |       |               | RANKING |
|---------------------------------------------------|---------|------|------|-------|---------------|---------|
| <b>114 PLANNING / ZONING</b>                      |         |      |      |       |               |         |
| Joe                                               | Frankie | Jeff | Mark | Chadd | Committee     | Ranking |
| 100                                               | 100     | 98   | 62   | 92    | 452           | 1       |
| 99                                                | 100     | 91   | 87   | 69    | 446           | 2       |
| 95                                                | 98      | 84   | 74   | 84    | 435           | 3       |
| 100                                               | 98      | 85   | 70   | 66    | 419           | 4       |
| 45                                                | 100     | 86   | 70   | 46    | 347           | 5       |
| <b>115 Flood Plain Management</b>                 |         |      |      |       |               |         |
| Joe                                               | Frankie | Jeff | Mark | Chadd | Committee     | Ranking |
| 99                                                | 100     | 98   | 62   | 83    | 442           | 1       |
| 100                                               | 98      | 86   | 71   | 57    | 412           | 2       |
| 80                                                | 86      | 90   | 63   | 85    | 404           | 3       |
| 65                                                | 100     | 83   | 61   | 78    | 387           | 4       |
| 83                                                | 100     | 82   | 75   | 26    | 366           | 5       |
| <b>116 ARCHAEOLOGICAL SERVICES</b>                |         |      |      |       |               |         |
| Joe                                               | Frankie | Jeff | Mark | Chadd | Committee     | Ranking |
|                                                   |         |      |      |       |               |         |
| Joe                                               | Frankie | Jeff | Mark | Chadd | Committee     | Ranking |
| 100                                               | 98      | 83   | 70   | 86    | 437           | 1       |
| 90                                                | 100     | 83   | 65   | 90    | 428           | 2       |
| 100                                               | 100     | 82   | 75   | 50    | 407           | 3       |
| 55                                                | 100     | 95   | 80   | 65    | 395           | 4       |
| 100                                               | 89      | 82   | 53   | 45    | 369           | 5       |
| <b>118 MARINE ENGINEERING</b>                     |         |      |      |       |               |         |
| Joe                                               | Frankie | Jeff | Mark | Chadd | Committee Tot | Ranking |
| 100                                               | 100     | 87   | 73   | 96    | 456           | 1       |
| 95                                                | 100     | 86   | 65   | 89    | 435           | 2       |
| 97                                                | 98      | 89   | 76   | 50    | 410           | 3       |
| 98                                                | 100     | 87   | 71   | 40    | 396           | 4       |
| 94                                                | 98      | 82   | 72   | 50    | 396           | 4       |
| 55                                                | 100     | 83   | 61   | 66    | 365           | 5       |
| <b>119 GEOGRAPHIC INFORMATION SYSTEM</b>          |         |      |      |       |               |         |
| Joe                                               | Frankie | Jeff | Mark | Chadd | Committee Tot | Ranking |
| 70                                                | 88      | 83   | 78   | 56    | 375           | 1       |
| 60                                                | 90      | 76   | 63   | 53    | 342           | 2       |
| 58                                                | 90      | 83   | 54   | 43    | 328           | 3       |
| 35                                                | 90      | 73   | 60   | 63    | 321           | 4       |
| 70                                                | 90      | 70   | 44   | 45    | 319           | 5       |
| <b>120 HISTORICAL RESTORATION</b>                 |         |      |      |       |               |         |
| Joe                                               | Frankie | Jeff | Mark | Chadd | Committee Tot | Ranking |
| 90                                                | 88      | 88   | 71   | 43    | 380           | 1       |
| 35                                                | 90      | 84   | 59   | 41    | 309           | 2       |
|                                                   |         |      |      |       |               |         |

**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

| 101 WATER RESOURCE                | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                 | RANKING - #1 BEST | RECOMMENDATION |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|-----------------|-------------------|----------------|
|                                   |                                                                                                                        |         |      |      |       |                 |                   |                |
| Proposing Firms                   | Joe                                                                                                                    | Frankie | Jeff | Mark | Chadd | Committee Total | Ranking           | Yes/No         |
| Tetra Tech, Inc.                  | 100                                                                                                                    | 100     | 92   | 90   | 83    | 465             | 1                 | Yes            |
| Johnson Engineering, Inc.         | 99                                                                                                                     | 100     | 79   | 71   | 72    | 421             | 2                 | Yes            |
| RWA, Inc.                         | 98                                                                                                                     | 85      | 88   | 70   | 62    | 403             | 3                 | Yes            |
| JR Evans Engineering, PA          | 95                                                                                                                     | 95      | 78   | 61   | 74    | 403             | 4                 | Yes            |
| Bowman Consulting Group, Ltd.     | 80                                                                                                                     | 90      | 87   | 67   | 74    | 398             | 5                 | Yes            |
| AIM Engineering & Surveying, Inc. | 75                                                                                                                     | 100     | 82   | 75   | 63    | 395             | 6                 | No             |
| LJA Engineering, Inc.             | 80                                                                                                                     | 100     | 80   | 48   | 76    | 384             | 7                 | No             |
| CW3 Engineering, Inc.             | 99                                                                                                                     | 100     | 74   | 60   | 51    | 384             | 7                 | No             |
| RESPEC Company, LLC.              | 80                                                                                                                     | 75      | 84   | 54   | 65    | 358             | 8                 | No             |
| Rummel, Klepper & Kahl, LLP       | 63                                                                                                                     | 75      | 81   | 63   | 57    | 339             | 9                 | No             |
| American Structurepoint, Inc.     | 43                                                                                                                     | 65      | 88   | 50   | 37    | 283             | 10                | No             |
| Castellanos & Tramonte            | 10                                                                                                                     | 100     | 80   | 71   | 17    | 278             | 11                | No             |
| Total                             | 922                                                                                                                    | 1085    | 993  | 780  | 731   | 4511            |                   |                |

**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

| 102 ARCHITECTURAL DESIGN                 | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                 | RANKING - #1 BEST | RECOMMENDATION |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|-----------------|-------------------|----------------|
|                                          |                                                                                                                        |         |      |      |       |                 |                   |                |
| Proposing Firm                           | Joe                                                                                                                    | Frankie | Jeff | Mark | Chadd | Committee Total | Ranking           | Yes/No         |
| ADG Architecture, LLC                    | 99                                                                                                                     | 100     | 94   | 80   | 84    | 457             | 1                 | Yes            |
| K2M Design, Inc.                         | 100                                                                                                                    | 95      | 85   | 67   | 86    | 433             | 2                 | Yes            |
| GMA Architects & Planners, LLC           | 99                                                                                                                     | 100     | 84   | 72   | 71    | 426             | 3                 | Yes            |
| Burt Hill/Pollock Krieg Architects, Inc. | 100                                                                                                                    | 100     | 84   | 72   | 66    | 422             | 4                 | Yes            |
| RG Architects, PA                        | 98                                                                                                                     | 100     | 81   | 69   | 74    | 422             | 4                 | Yes            |
| Schenkel & Shultz                        | 98                                                                                                                     | 100     | 81   | 63   | 66    | 408             | 5                 | Yes            |
| WJArchitects, Inc. (Wannemacher Jensen)  | 73                                                                                                                     | 95      | 82   | 72   | 81    | 403             | 6                 | No             |
| Forefront Architecture and Engineering   | 80                                                                                                                     | 85      | 83   | 72   | 77    | 397             | 7                 | No             |
| Axis Infrastructure, LLC                 | 63                                                                                                                     | 100     | 97   | 62   | 70    | 392             | 8                 | No             |
| Weston & Sampson Engineers, Inc.         | 80                                                                                                                     | 88      | 83   | 63   | 71    | 385             | 9                 | No             |
| DLZ Florida, LLC                         | 75                                                                                                                     | 83      | 84   | 46   | 73    | 361             | 10                | No             |
| Castellanos & Tramonte                   | 45                                                                                                                     | 100     | 80   | 66   | 64    | 355             | 11                | No             |
| American Structurepoint, Inc.            | 53                                                                                                                     | 65      | 88   | 50   | 65    | 321             | 12                | No             |
| Barrientos design & consulting           | 45                                                                                                                     | 65      | 83   | 43   | 64    | 300             | 13                | No             |
| Tamara Peacock Co.                       | 45                                                                                                                     | 0       | 83   | 69   | 0     | 197             | 14                | No             |
| Total                                    | 1153                                                                                                                   | 1276    | 1272 | 966  | 1012  | 5679            |                   |                |

**\*\*Ranking missed on Tamara Peacock Co, even if Peacock received 200 extra points, the company would tie for 7th place**



**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

| 103 STORMWATER                    | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                 | RANKING - #1 BEST | RECOMMENDATION |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|-----------------|-------------------|----------------|
|                                   |                                                                                                                        |         |      |      |       |                 |                   |                |
| Proposing Firms                   | Joe                                                                                                                    | Frankie | Mark | Jeff | Chadd | Committee Total | Ranking           | Yes/No         |
| Tetra Tech                        | 100                                                                                                                    | 100     | 87   | 90   | 86    | 463             | 1                 | Yes            |
| Johnson Engineering, Inc.         | 99                                                                                                                     | 100     | 70   | 90   | 81    | 440             | 2                 | Yes            |
| CW3 Engineering, Inc.             | 98                                                                                                                     | 100     | 65   | 83   | 71    | 417             | 3                 | Yes            |
| Ensite, Inc.                      | 97                                                                                                                     | 100     | 61   | 81   | 76    | 415             | 4                 | Yes            |
| Bowman Consulting Group           | 95                                                                                                                     | 100     | 65   | 87   | 63    | 410             | 5                 | Yes            |
| AIM Engineering & Surveying, Inc. | 75                                                                                                                     | 100     | 75   | 82   | 71    | 403             | 6                 | No             |
| RWA, Inc.                         | 98                                                                                                                     | 85      | 70   | 88   | 59    | 400             | 7                 | No             |
| JR Evans Engineering, PA          | 70                                                                                                                     | 95      | 61   | 85   | 83    | 394             | 8                 | No             |
| Axis Infrastructure, LLC          | 63                                                                                                                     | 100     | 66   | 95   | 61    | 385             | 9                 | No             |
| LJA Engineering, Inc.             | 80                                                                                                                     | 100     | 48   | 83   | 72    | 383             | 10                | No             |
| Weston & Sampson Engineers, Inc.  | 80                                                                                                                     | 85      | 72   | 83   | 54    | 374             | 11                | No             |
| American Structurepoint, Inc.     | 58                                                                                                                     | 65      | 50   | 88   | 49    | 310             | 12                | No             |
| RESPEC Company, LLC               | 98                                                                                                                     | 75      | 54   | 83   | 0     | 310             | 12                | No             |
| Castellanos & Tramonte            | 10                                                                                                                     | 100     | 66   | 81   | 38    | 295             | 13                | No             |
| Total                             | 1121                                                                                                                   | 1305    | 688  | 1199 | 864   | 5177            |                   |                |

**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

| 104 WATER DISTRIBUTION, INCLUDING LIFT AND PUMP STATION DESIGN | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                 | RANKING - #1 BEST | RECOMMENDATION |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|-----------------|-------------------|----------------|
|                                                                | Joe                                                                                                                    | Frankie | Jeff | Mark | Chadd | Committee Total | Ranking           | Yes/No         |
| <b>Proposing Firms</b>                                         |                                                                                                                        |         |      |      |       |                 |                   |                |
| Tetra Tech, Inc.                                               | 100                                                                                                                    | 100     | 92   | 87   | 82    | 461             | 1                 | Yes            |
| CW3 Engineering, Inc.                                          | 99                                                                                                                     | 100     | 84   | 71   | 72    | 426             | 2                 | Yes            |
| RWA, Inc.                                                      | 98                                                                                                                     | 85      | 88   | 70   | 81    | 422             | 3                 | Yes            |
| Bowman Consulting Group, Ltd.                                  | 96                                                                                                                     | 90      | 87   | 65   | 66    | 404             | 4                 | Yes            |
| Weston & Sampson Engineers, Inc.                               | 95                                                                                                                     | 85      | 83   | 72   | 69    | 404             | 4                 | Yes            |
| JR Evans Engineering, PA                                       | 65                                                                                                                     | 100     | 87   | 61   | 74    | 387             | 5                 | Yes            |
| AIM Engineering & Surveying, Inc.                              | 70                                                                                                                     | 100     | 82   | 75   | 56    | 383             | 6                 | No             |
| LJA Engineering, Inc.                                          | 80                                                                                                                     | 100     | 84   | 48   | 71    | 383             | 6                 | No             |
| RESPEC Company, LLC                                            | 89                                                                                                                     | 75      | 86   | 54   | 60    | 364             | 7                 | No             |
| Rummel, Klepper & Kahl, LLP                                    | 63                                                                                                                     | 80      | 83   | 61   | 71    | 358             | 8                 | No             |
| American Structurepoint, Inc.                                  | 40                                                                                                                     | 75      | 88   | 50   | 37    | 290             | 9                 | No             |
| Castellanos & Tramonte                                         | 10                                                                                                                     | 100     | 84   | 66   | 17    | 277             | 10                | No             |
| <b>Total Points</b>                                            | 905                                                                                                                    | 1090    | 1028 | 780  | 756   | 4559            |                   |                |

**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

| 105 SURVEYING SERVICES                | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                 | RANKING - #1 BEST | RECOMMENDATION |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|-----------------|-------------------|----------------|
|                                       |                                                                                                                        |         |      |      |       |                 |                   |                |
| Proposing Firm                        | Joe                                                                                                                    | Frankie | Jeff | Mark | Chadd | Committee Total | Ranking           | Yes/No         |
| Coastal Engineering Consultants, Inc. | 100                                                                                                                    | 90      | 89   | 71   | 91    | 441             | 1                 | Yes            |
| Johnson Engineering, Inc.             | 99                                                                                                                     | 100     | 84   | 70   | 73    | 426             | 2                 | Yes            |
| Tetra Tech, Inc.                      | 100                                                                                                                    | 90      | 89   | 87   | 60    | 426             | 2                 | Yes            |
| Hyatt Survey Services, Inc.           | 95                                                                                                                     | 100     | 84   | 59   | 84    | 422             | 3                 | Yes            |
| Haley Ward, Inc.                      | 80                                                                                                                     | 100     | 94   | 80   | 67    | 421             | 4                 | Yes            |
| Bowman Consulting Group, Ltd.         | 95                                                                                                                     | 100     | 87   | 75   | 63    | 420             | 5                 | Yes            |
| AIM Engineering & Surveying, Inc.     | 97                                                                                                                     | 100     | 82   | 75   | 56    | 410             | 6                 | No             |
| RWA, Inc.                             | 98                                                                                                                     | 85      | 87   | 70   | 68    | 408             | 7                 | No             |
| LJA Engineering, Inc.                 | 80                                                                                                                     | 100     | 82   | 48   | 78    | 388             | 8                 | No             |
| Castellanos & Tramonte                | 10                                                                                                                     | 90      | 85   | 66   | 31    | 282             | 9                 | No             |
| Total                                 | 854                                                                                                                    | 955     | 863  | 701  | 671   | 4044            |                   |                |

**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

| 106 LANDSCAPE ARCHITECT          | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                 | RANKING - #1 BEST | RECOMMENDATION |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|-----------------|-------------------|----------------|
|                                  |                                                                                                                        |         |      |      |       |                 |                   |                |
| Proposing Firms                  | Joe                                                                                                                    | Frankie | Jeff | Mark | Chadd | Committee Total | Ranking           | Yes/No         |
| Johnson Engineering, Inc.        | 99                                                                                                                     | 100     | 91   | 70   | 73    | 433             | 1                 | Yes            |
| Ensite, Inc.                     | 100                                                                                                                    | 100     | 85   | 71   | 75    | 431             | 2                 | Yes            |
| RWA, Inc.                        | 95                                                                                                                     | 85      | 82   | 71   | 74    | 407             | 3                 | Yes            |
| LJA Engineering, Inc.            | 80                                                                                                                     | 100     | 83   | 48   | 74    | 385             | 4                 | Yes            |
| Bowman Consulting Group, Ltd.    | 65                                                                                                                     | 90      | 87   | 65   | 55    | 362             | 5                 | Yes            |
| Castellanos & Tramonte           | 10                                                                                                                     | 100     | 85   | 66   | 31    | 292             | 6                 | No             |
| Weston & Sampson Engineers, Inc. | 0                                                                                                                      | 85      | 82   | 72   | 0     | 239             | 7                 | No             |
| Total Points                     | 449                                                                                                                    | 660     | 595  | 463  | 382   | 2549            |                   |                |

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**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

| 107 COMMUNITY & NEIGHBORHOOD IMPROVEMENTS | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                 | RANKING - #1 BEST | RECOMMENDATION |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|-----------------|-------------------|----------------|
|                                           |                                                                                                                        |         |      |      |       |                 |                   |                |
| Proposing Firms                           | Joe                                                                                                                    | Frankie | Jeff | Mark | Chadd | Committee Total | Ranking           | Yes/No         |
| Ensite, Inc.                              | 100                                                                                                                    | 98      | 80   | 71   | 80    | 429             | 1                 | Yes            |
| K2M Design, Inc.                          | 100                                                                                                                    | 95      | 83   | 67   | 80    | 425             | 2                 | Yes            |
| GMA Architects & Planners, LLC            | 99                                                                                                                     | 100     | 84   | 72   | 65    | 420             | 3                 | Yes            |
| RWA, Inc.                                 | 99                                                                                                                     | 80      | 90   | 70   | 75    | 414             | 4                 | Yes            |
| Axis Infrastructure, LLC                  | 90                                                                                                                     | 100     | 82   | 62   | 77    | 411             | 5                 | Yes            |
| Bowman Consulting Group, Ltd.             | 85                                                                                                                     | 95      | 85   | 70   | 63    | 398             | 6                 | No             |
| LJA Engineering, Inc.                     | 80                                                                                                                     | 100     | 79   | 48   | 67    | 374             | 7                 | No             |
| Castellanos & Tramonte                    | 10                                                                                                                     | 95      | 80   | 66   | 50    | 301             | 8                 | No             |
| Total                                     | 663                                                                                                                    | 763     | 663  | 526  | 557   | 3172            |                   |                |

**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

| 108 ELECTRICAL SYSTEMS    | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                 | RANKING - #1 BEST | RECOMMENDATION |
|---------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|-----------------|-------------------|----------------|
|                           |                                                                                                                        |         |      |      |       |                 |                   |                |
| Proposing Firms           | Joe                                                                                                                    | Frankie | Jeff | Mark | Chadd | Committee Total | Ranking           | Yes/No         |
| Johnson Engineering, Inc. | 98                                                                                                                     | 100     | 85   | 70   | 79    | 432             | 1                 | Yes            |
| Tetra Tech Inc.           | 99                                                                                                                     | 100     | 85   | 87   | 52    | 423             | 2                 | Yes            |
| Graef-USA, Inc.           | 95                                                                                                                     | 93      | 86   | 72   | 74    | 420             | 3                 | Yes            |
| K2M Design, Inc.          | 63                                                                                                                     | 100     | 78   | 67   | 75    | 383             | 4                 | Yes            |
| Axis Infrastructure       | 63                                                                                                                     | 100     | 95   | 62   | 59    | 379             | 5                 | Yes            |
| Castellanos & Tramonte    | 10                                                                                                                     | 100     | 81   | 66   | 43    | 300             | 6                 | No             |
| Total                     | 428                                                                                                                    | 593     | 510  | 424  | 382   | 2337            |                   |                |

**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

| 109 STRUCTURAL SYSTEMS                 | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |                |             |             |              |                        | RANKING - #1 BEST | RECOMMENDATION |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------|----------------|-------------|-------------|--------------|------------------------|-------------------|----------------|
|                                        |                                                                                                                        |                |             |             |              |                        |                   |                |
| <b>Proposing Firms</b>                 | <b>Joe</b>                                                                                                             | <b>Frankie</b> | <b>Jeff</b> | <b>Mark</b> | <b>Chadd</b> | <b>Committee Total</b> | <b>Ranking</b>    | <b>Yes/No</b>  |
| Jezerinac Group                        | 100                                                                                                                    | 100            | 84          | 60          | 74           | 418                    | 1                 | Yes            |
| Blot Engineering, Inc.                 | 99                                                                                                                     | 100            | 82          | 71          | 45           | 397                    | 2                 | Yes            |
| Weston & Sampson Engineers, Inc.       | 95                                                                                                                     | 75             | 89          | 72          | 51           | 382                    | 3                 | Yes            |
| Axis Infrastructure, LLC               | 63                                                                                                                     | 100            | 95          | 62          | 56           | 376                    | 4                 | Yes            |
| Forefront Architecture and Engineering | 80                                                                                                                     | 95             | 87          | 72          | 40           | 374                    | 5                 | Yes            |
| K2M Design, Inc.                       | 27                                                                                                                     | 100            | 97          | 67          | 59           | 350                    | 6                 | No             |
| Castellanos & Tramonte                 | 45                                                                                                                     | 100            | 83          | 66          | 43           | 337                    | 7                 | No             |
| Haley Ward Inc.                        | 0                                                                                                                      | 100            | 98          | 80          | 47           | 325                    | 8                 | No             |
| American Structurepoint, Inc.          | 65                                                                                                                     | 75             | 88          | 50          | 44           | 322                    | 9                 | No             |
| Graef-USA, Inc.                        | 98                                                                                                                     |                | 83          | 72          | 47           | 300                    | 10                | No             |
| Total                                  | 672                                                                                                                    | 845            | 886         | 672         | 506          | 3581                   |                   |                |

**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

| 110 GEO TECHNICAL ANALYSIS                  | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                 | RANKING - #1 BEST | RECOMMENDATION |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|-----------------|-------------------|----------------|
|                                             |                                                                                                                        |         |      |      |       |                 |                   |                |
| Proposing Firm                              | Joe                                                                                                                    | Frankie | Jeff | Mark | Chadd | Committee Total | Ranking           | Yes/No         |
| Radise International, LC                    | 100                                                                                                                    | 85      | 98   | 59   | 60    | 402             | 1                 | Yes            |
| Professional Services Industries, Inc (PSI) | 99                                                                                                                     | 85      | 93   | 53   | 45    | 375             | 2                 | Yes            |
| Castellanos & Tramonte                      | 10                                                                                                                     | 90      | 81   | 66   | 4     | 251             | 3                 | No.            |
| Total                                       | 209                                                                                                                    | 260     | 272  | 178  | 109   | 1028            |                   |                |

Double Check

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Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services

| 111 CIVIL ENGINEERING             | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                 | RANKING - #1 BEST | RECOMMENDATION |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|-----------------|-------------------|----------------|
| Proposing Firm                    | Joe                                                                                                                    | Frankie | Jeff | Mark | Chadd | Committee Total | Ranking           | Yes/No         |
| Tetra Tech, Inc.                  | 99                                                                                                                     | 95      | 87   | 87   | 54    | 422             | 1                 | Yes            |
| Ensite, Inc.                      | 98                                                                                                                     | 98      | 83   | 71   | 63    | 413             | 2                 | Yes            |
| RWA, Inc.                         | 100                                                                                                                    | 80      | 83   | 70   | 74    | 407             | 3                 | Yes            |
| Bowman Consulting Group, Ltd.     | 89                                                                                                                     | 95      | 88   | 70   | 63    | 405             | 4                 | Yes            |
| AIM Engineering & Surveying, Inc. | 75                                                                                                                     | 100     | 85   | 75   | 69    | 404             | 5                 | Yes            |
| Corradino Group, Inc.             | 85                                                                                                                     | 100     | 82   | 74   | 51    | 392             | 6                 | No             |
| Blot Engineering, Inc.            | 95                                                                                                                     | 100     | 82   | 71   | 41    | 389             | 7                 | No             |
| CW3 Engineering, Inc.             | 90                                                                                                                     | 100     | 81   | 65   | 52    | 388             | 8                 | No             |
| Axis Infrastructure, LLC          | 63                                                                                                                     | 100     | 96   | 62   | 66    | 387             | 9                 | No             |
| Weston & Sampson Engineers, Inc.  | 95                                                                                                                     | 75      | 83   | 72   | 62    | 387             | 9                 | No             |
| JR Evans Engineering, PA          | 65                                                                                                                     | 100     | 84   | 61   | 77    | 387             | 9                 | No             |
| Graef-USA, Inc.                   | 80                                                                                                                     | 100     | 83   | 72   | 48    | 383             | 10                | No             |
| RESPEC Company, LLC               | 100                                                                                                                    | 75      | 85   | 54   | 64    | 378             | 11                | No             |
| Haley Ward Inc.                   | 55                                                                                                                     | 100     | 92   | 80   | 45    | 372             | 12                | No             |
| LJA Engineering, Inc.             | 80                                                                                                                     | 100     | 80   | 48   | 49    | 357             | 13                | No             |
| American Structurepoint, Inc.     | 60                                                                                                                     | 75      | 88   | 50   | 30    | 303             | 14                | No             |
| Castellanos & Tramonte            | 10                                                                                                                     | 100     | 81   | 66   | 19    | 276             | 15                | No             |
| Total                             | 1339                                                                                                                   | 1593    | 1443 | 1148 | 927   | 6450            |                   |                |

**Debris Monitoring  
RFQ-24-06-AD**

| 112 Development and Building Services | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                 | RANKING - #1 BEST | RECOMMENDATION |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|-----------------|-------------------|----------------|
|                                       |                                                                                                                        |         |      |      |       |                 |                   |                |
| Proposing Firm                        | Joe                                                                                                                    | Frankie | Jeff | Mark | Chadd | Committee Total | Ranking           | Yes/No         |
| Tetra Tech, Inc.                      | 99                                                                                                                     | 98      | 88   | 87   | 50    | 422             | 1                 | Yes            |
| CAP Government, Inc.                  | 95                                                                                                                     | 80      | 84   | 63   | 74    | 396             | 2                 | Yes            |
| JR Evans Engineering PA               | 65                                                                                                                     | 100     | 78   | 66   | 73    | 382             | 3                 | Yes            |
| Castellanos + Tramonte Architects     | 10                                                                                                                     | 100     | 86   | 61   | 15    | 272             | 4                 | Yes            |
| Total points                          | 269                                                                                                                    | 378     | 336  | 277  | 212   | 1472            |                   |                |

**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

| 113 TRANSPORTATION PLANNING & TRAFFIC ENGINEERING SERVICES | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                 | RANKING - #1 BEST | RECOMMENDATION |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|-----------------|-------------------|----------------|
| 20                                                         |                                                                                                                        |         |      |      |       |                 |                   |                |
| Proposing Firm                                             | Joe                                                                                                                    | Frankie | Jeff | Mark | Chadd | Committee Total | Ranking           | Yes/No         |
| Johnson Engineering, Inc.                                  | 100                                                                                                                    | 98      | 76   | 70   | 81    | 425             | 1                 | Yes            |
| AIM Engineering & Surveying, Inc.                          | 100                                                                                                                    | 98      | 82   | 75   | 40    | 395             | 2                 | Yes            |
| Corradino Group, Inc.                                      | 95                                                                                                                     | 95      | 80   | 74   | 50    | 394             | 3                 | Yes            |
| Traffic & Mobility Consultants, LLC                        | 75                                                                                                                     | 96      | 79   | 57   | 74    | 381             | 4                 | Yes            |
| Bowman Consulting Group, Ltd.                              | 80                                                                                                                     | 100     | 81   | 70   | 49    | 380             | 5                 | Yes            |
| Axis Infrastructure, LLC                                   | 68                                                                                                                     | 100     | 95   | 62   | 49    | 374             | 6                 | No             |
| Rummel, Klepper & Kahl, LLP                                | 58                                                                                                                     | 100     | 85   | 63   | 61    | 367             | 7                 | No             |
| LJA Engineering, Inc.                                      | 90                                                                                                                     | 100     | 85   | 48   | 40    | 363             | 8                 | No             |
| American Structurepoint, Inc.                              | 70                                                                                                                     | 75      | 88   | 50   | 40    | 323             | 9                 | No             |
| Total Points                                               | 736                                                                                                                    | 862     | 751  | 569  | 484   | 3402            |                   |                |

**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

| 114 PLANNING / ZONING             | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                 | RANKING - #1 BEST | RECOMMENDATION |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|-----------------|-------------------|----------------|
|                                   |                                                                                                                        |         |      |      |       |                 |                   |                |
| Proposing Firm                    | Joe                                                                                                                    | Frankie | Jeff | Mark | Chadd | Committee Total | Ranking           | Yes/No         |
| Axis Infrastructure, LLC          | 100                                                                                                                    | 100     | 98   | 62   | 92    | 452             | 1                 | Yes            |
| Tetra Tech, Inc.                  | 99                                                                                                                     | 100     | 91   | 87   | 69    | 446             | 2                 | Yes            |
| Corradino Group, Inc.             | 95                                                                                                                     | 98      | 84   | 74   | 84    | 435             | 3                 | Yes            |
| Johnson Engineering, Inc.         | 100                                                                                                                    | 98      | 85   | 70   | 66    | 419             | 4                 | Yes            |
| Bowman Consulting Group, Ltd.     | 45                                                                                                                     | 100     | 86   | 70   | 46    | 347             | 5                 | Yes            |
| LJA Engineering, Inc.             | 80                                                                                                                     | 100     | 81   | 48   | 38    | 347             | 5                 | Yes            |
| American Structurepoint, Inc.     | 53                                                                                                                     | 75      | 88   | 50   | 35    | 301             | 6                 | No             |
| Florida Technical Consultants LLC | 0                                                                                                                      | 91      | 80   | 65   | 43    | 279             | 7                 | No             |
| Total                             | 572                                                                                                                    | 762     | 693  | 526  | 473   | 3026            |                   |                |

ok



**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

|                                   |                                                                                                                        |         |      |      |       |                 |                   |                |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|-----------------|-------------------|----------------|
| 115 Flood Plain Management        | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                 | RANKING - #1 BEST | RECOMMENDATION |
|                                   |                                                                                                                        |         |      |      |       |                 |                   |                |
| Proposing Firm                    | Joe                                                                                                                    | Frankie | Jeff | Mark | Chadd | Committee Total | Ranking           | Yes/No         |
| Axis Infrastructure, LLC          | 99                                                                                                                     | 100     | 98   | 62   | 83    | 442             | 1                 |                |
| Johnson Engineering, Inc.         | 100                                                                                                                    | 98      | 86   | 71   | 57    | 412             | 2                 |                |
| CAP Government, Inc.              | 80                                                                                                                     | 86      | 90   | 63   | 85    | 404             | 3                 |                |
| JR Evans Engineering, PA          | 65                                                                                                                     | 100     | 83   | 61   | 78    | 387             | 4                 |                |
| AIM Engineering & Surveying, Inc. | 83                                                                                                                     | 100     | 82   | 75   | 26    | 366             | 5                 |                |
| American Structurepoint, Inc.     | 63                                                                                                                     | 75      | 88   | 50   | 26    | 302             | 6                 |                |
| LJA Engineering, Inc.             | 80                                                                                                                     |         | 80   | 48   | 26    | 234             | 7                 |                |
| Total points                      | 570                                                                                                                    | 559     | 607  | 430  | 381   | 2547            |                   |                |

**\*\*Ranking missed on LJA Engineering, even if LJA received 100 extra points, the company would come in 6th place**

**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

|                             |                                                                                                                        |         |      |      |       |                 |                   |                |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|-----------------|-------------------|----------------|
| 116 ARCHAEOLOGICAL SERVICES | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                 | RANKING - #1 BEST | RECOMMENDATION |
|                             |                                                                                                                        |         |      |      |       |                 |                   |                |
| No Proposing Firms          | Joe                                                                                                                    | Frankie | Jeff | Mark | Chadd | Committee Total | Ranking           | Yes/No         |
| No Proposing Firms          | 0                                                                                                                      | 0       | 0    | 0    | 0     | 0               | 0                 | No             |

**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

| 117 ENVIRONMENTAL SERVICES                  | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                 | RANKING - #1 BEST | RECOMMENDATION |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|-----------------|-------------------|----------------|
|                                             |                                                                                                                        |         |      |      |       |                 |                   |                |
| Proposing Firm                              | Joe                                                                                                                    | Frankie | Jeff | Mark | Chadd | Committee Total | Ranking           | Yes/No         |
| Johnson Engineering, Inc.                   | 100                                                                                                                    | 98      | 83   | 70   | 86    | 437             | 1                 | Yes            |
| Hans Wilson & Associates, Inc.              | 90                                                                                                                     | 100     | 83   | 65   | 90    | 428             | 2                 | Yes            |
| AIM Engineering & Surveying, Inc.           | 100                                                                                                                    | 100     | 82   | 75   | 50    | 407             | 3                 | Yes            |
| Haley Ward Inc.                             | 55                                                                                                                     | 100     | 95   | 80   | 65    | 395             | 4                 | Yes            |
| Professional Services Industries, Inc (PSI) | 100                                                                                                                    | 89      | 82   | 53   | 45    | 369             | 5                 | Yes            |
| American Structurepoint, Inc.               | 58                                                                                                                     | 75      | 88   | 50   | 33    | 304             | 6                 | No             |
| Castellanos & Tramonte                      | 10                                                                                                                     | 100     | 83   | 66   | 6     | 265             | 7                 | No             |
| Total                                       | 513                                                                                                                    | 662     | 596  | 459  | 375   | 2605            |                   |                |

**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

| 118 MARINE ENGINEERING                | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                 | RANKING - #1 BEST | RECOMMENDATION |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|-----------------|-------------------|----------------|
|                                       |                                                                                                                        |         |      |      |       |                 |                   |                |
| Proposing Firm                        | Joe                                                                                                                    | Frankie | Jeff | Mark | Chadd | Committee Total | Ranking           | Yes/No         |
| Coastal Engineering Consultants, Inc. | 100                                                                                                                    | 100     | 87   | 73   | 96    | 456             | 1                 | Yes            |
| Hans Wilson & Associates, Inc.        | 95                                                                                                                     | 100     | 86   | 65   | 89    | 435             | 2                 | Yes            |
| Dredging & Marine Consultants, LLC    | 97                                                                                                                     | 98      | 89   | 76   | 50    | 410             | 3                 | Yes            |
| Blot Engineering, Inc.                | 98                                                                                                                     | 100     | 87   | 71   | 40    | 396             | 4                 | Yes            |
| Graef-USA, Inc.                       | 94                                                                                                                     | 98      | 82   | 72   | 50    | 396             | 4                 | Yes            |
| JR Evans Engineering, PA              | 55                                                                                                                     | 100     | 83   | 61   | 66    | 365             | 5                 | Yes            |
| Total                                 | 539                                                                                                                    | 539     | 514  | 418  | 391   | 2401            |                   |                |



**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

|                                         |                                                                                                                        |         |      |      |       |                  |                   |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|------|------|-------|------------------|-------------------|
| 119 GEOGRAPHIC INFORMATION SYSTEM       | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |         |      |      |       |                  | RANKING - #1 BEST |
|                                         |                                                                                                                        |         |      |      |       |                  |                   |
| Proposing Firms                         | Joe                                                                                                                    | Frankie | Jeff | Mark | Chadd | Committee Totals | Ranking           |
| Tetra Tech, Inc.                        | 70                                                                                                                     | 88      | 83   | 78   | 56    | 375              | 1                 |
| AIM Engineering & Surveying, Inc.       | 60                                                                                                                     | 90      | 76   | 63   | 53    | 342              | 2                 |
| Axis Infrastructure, LLC                | 58                                                                                                                     | 90      | 83   | 54   | 43    | 328              | 3                 |
| Bowman Consulting Group, Ltd.           | 35                                                                                                                     | 90      | 73   | 60   | 63    | 321              | 4                 |
| LJA Engineering, Inc.                   | 70                                                                                                                     | 90      | 70   | 44   | 45    | 319              | 5                 |
| JR Evans Engineering, PA                | 15                                                                                                                     | 90      | 74   | 54   | 75    | 308              |                   |
| Florida Technical Consultants LLC       | 75                                                                                                                     | 0       | 75   | 58   | 67    | 275              |                   |
| Graef-USA, Inc.                         | 65                                                                                                                     | 0       | 70   | 64   | 52    | 251              |                   |
| WJArchitects, Inc. (Wannemacher Jensen) | 53                                                                                                                     | 0       | 74   | 64   | 0     | 191              |                   |
| Total                                   | 501                                                                                                                    |         |      |      |       | 501              |                   |

**Technical Qualifications Evaluation  
Ongoing Miscellaneous Professional Services**

| 120 Historical Restoration        | MAXIMUM POINTS PER PROPOSING FIRM IS 100. TOTAL MAXIMUM POINTS FOR PROPOSING FIRM BY SELECTION COMMITTEE IS 500 POINTS |                |             |             |              |                         | RANKING - #1 BEST | RECOMMENDATION |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------|----------------|-------------|-------------|--------------|-------------------------|-------------------|----------------|
| Historical Restoration            |                                                                                                                        |                |             |             |              |                         |                   |                |
| <b>Proposing Firm</b>             | <b>Joe</b>                                                                                                             | <b>Frankie</b> | <b>Jeff</b> | <b>Mark</b> | <b>Chadd</b> | <b>Committee Totals</b> | <b>Ranking</b>    | <b>Yes/No</b>  |
| K2M Design, Inc.                  | 90                                                                                                                     | 88             | 88          | 71          | 43           | 380                     | 1                 | Yes            |
| Castellanos + Tramonte Architects | 35                                                                                                                     | 90             | 84          | 59          | 41           | 309                     | 2                 | Yes            |
| <b>Total</b>                      | 125                                                                                                                    | 178            | 172         | 130         | 84           | 689                     |                   |                |

|                                             | 101 - Water Resource | 102 - Architectural Design | 103 - Stormwater |
|---------------------------------------------|----------------------|----------------------------|------------------|
| Firm Name                                   |                      |                            |                  |
| ADG Architecture, LLC                       |                      | X                          |                  |
| AIM Engineering & Surveying, Inc.           | X                    |                            | X                |
| American Structurepoint, Inc.               | X                    | X                          | X                |
| Axis Infrastructure, LLC                    |                      | X                          | X                |
| Barrientos design & consulting              |                      | x                          |                  |
| Blot Engineering, Inc.                      |                      |                            |                  |
| Bowman Consulting Group, Ltd.               | X                    |                            | X                |
| Burt Hill/Pollock Krieg Architectects, Inc. |                      | x                          |                  |
| CAP Government, Inc.                        |                      |                            |                  |
| Castellanos & Tramonte                      | X                    | X                          | X                |
| Coastal Engineering Consultants, Inc.       |                      |                            |                  |
| CW3 Engineering, Inc.                       | x                    |                            | x                |
| DLZ Florida, LLC                            |                      | x                          |                  |
| Dredging & Marine Consultants, LLC          |                      |                            |                  |
| Ensite, Inc.                                |                      |                            | x                |
| Florida Technical Consultants LLC           |                      |                            |                  |
| Forefront Architecture and Engineering      |                      | x                          |                  |
| GMA Architects & Planners, LLC              |                      | x                          |                  |
| Graef-USA, Inc.                             |                      |                            |                  |
| Haley Ward Inc.                             |                      |                            |                  |
| Hans Wilson & Associates, Inc.              |                      |                            |                  |
| Hyatt Survey Services, Inc.                 |                      |                            |                  |
| Jezerinac Group                             |                      |                            |                  |
| Johnson Engineering, Inc.                   | x                    |                            | x                |
| JR Evans Engineering, PA                    | x                    |                            | x                |
| K2M Design, Inc.                            |                      | x                          |                  |
| LJA Engineering, Inc.                       | x                    |                            | x                |
| Professional Services Industries, Inc (PSI) |                      |                            |                  |
| Radise International, LC                    |                      |                            |                  |
| RESPEC Company, LLC                         | x                    |                            | x                |
| RG Architects, PA                           |                      | x                          |                  |
| Rummel, Klepper & Kahl, LLP                 | x                    |                            |                  |

|                                                                        |          |          |          |
|------------------------------------------------------------------------|----------|----------|----------|
| <b>RWA, Inc.</b>                                                       | <b>x</b> |          | <b>x</b> |
| <b>Schenkel &amp; Shultz</b>                                           |          | <b>x</b> |          |
| <b>Studio AD (INCOMPLETE)</b>                                          |          |          |          |
| <b>Tamara Peacock Co. Architects of FL, Inc dba Peacock Architects</b> |          | <b>x</b> |          |
| <b>Tetra Tech, Inc.</b>                                                | <b>x</b> |          | <b>x</b> |
| <b>Corradino Group, Inc.</b>                                           |          |          |          |
| <b>Traffic &amp; Mobility Consultants, LLC</b>                         |          |          |          |
| <b>WJArchitects, Inc. (Wannemacher Jensen)</b>                         |          | <b>x</b> |          |
| <b>Weston &amp; Sampson Engineers, Inc.</b>                            |          | <b>x</b> | <b>x</b> |
|                                                                        |          |          |          |



| 104 - Water Distribution, Including Lift and Pump Station Design | 105 - Surveying Services | 106 - Landscape Architect | 107 -Community & Neighborhood Improvements | 108 - Electrical Systems | 109 - Structural Systems | 110 - Geo Technical Analysis | 111 - Civil Engineering | 112 - Development and Building Services |
|------------------------------------------------------------------|--------------------------|---------------------------|--------------------------------------------|--------------------------|--------------------------|------------------------------|-------------------------|-----------------------------------------|
|                                                                  |                          |                           |                                            |                          |                          |                              |                         |                                         |
|                                                                  |                          |                           |                                            |                          |                          |                              |                         |                                         |
| X                                                                | X                        |                           |                                            |                          |                          |                              | X                       |                                         |
| X                                                                |                          |                           |                                            |                          | X                        |                              | X                       |                                         |
|                                                                  |                          |                           | X                                          | X                        | X                        |                              | X                       |                                         |
|                                                                  |                          |                           |                                            |                          |                          |                              |                         |                                         |
|                                                                  |                          |                           |                                            |                          | x                        |                              | x                       |                                         |
| X                                                                | X                        | X                         | X                                          |                          |                          |                              | X                       |                                         |
|                                                                  |                          |                           |                                            |                          |                          |                              |                         |                                         |
| X                                                                | X                        | X                         | X                                          | X                        | X                        | X                            | X                       | x                                       |
|                                                                  | x                        |                           |                                            |                          |                          |                              |                         | X                                       |
| x                                                                |                          |                           |                                            |                          |                          |                              | x                       |                                         |
|                                                                  |                          |                           |                                            |                          |                          |                              |                         |                                         |
|                                                                  |                          |                           |                                            |                          |                          |                              |                         |                                         |
|                                                                  |                          | x                         | x                                          |                          |                          |                              | x                       |                                         |
|                                                                  |                          |                           |                                            |                          |                          |                              |                         |                                         |
|                                                                  |                          |                           |                                            |                          | x                        |                              |                         |                                         |
|                                                                  |                          |                           | x                                          |                          |                          |                              |                         |                                         |
|                                                                  |                          |                           |                                            | x                        | x                        |                              | x                       |                                         |
|                                                                  | x                        |                           |                                            |                          | x                        |                              | x                       |                                         |
|                                                                  |                          |                           |                                            |                          |                          |                              |                         |                                         |
|                                                                  | x                        |                           |                                            |                          |                          |                              |                         |                                         |
|                                                                  |                          |                           |                                            |                          | x                        |                              |                         |                                         |
|                                                                  | x                        | x                         |                                            | x                        |                          |                              |                         |                                         |
| x                                                                |                          |                           |                                            |                          |                          |                              | x                       | x                                       |
|                                                                  |                          |                           | x                                          | x                        | x                        |                              |                         |                                         |
| x                                                                | x                        | x                         | x                                          |                          |                          |                              | x                       |                                         |
|                                                                  |                          |                           |                                            |                          |                          | x                            |                         |                                         |
|                                                                  |                          |                           |                                            |                          |                          | x                            |                         |                                         |
| x                                                                |                          |                           |                                            |                          |                          |                              | x                       |                                         |
|                                                                  |                          |                           |                                            |                          |                          |                              |                         |                                         |
| x                                                                |                          |                           |                                            |                          |                          |                              |                         |                                         |

|   |   |   |   |   |   |  |   |   |
|---|---|---|---|---|---|--|---|---|
| x | x | x | x |   |   |  | x |   |
|   |   |   |   |   |   |  |   |   |
|   |   |   |   |   |   |  |   |   |
|   |   |   |   |   |   |  |   |   |
| x | x |   |   | x |   |  | x | x |
|   |   |   |   |   |   |  | x |   |
|   |   |   |   |   |   |  |   |   |
|   |   |   |   |   |   |  |   |   |
| x |   | x |   |   | x |  | x |   |
|   |   |   |   |   |   |  |   |   |

| 113 - Transportation Planning & Traffic Engineering Services | 114 - Planning /Zoning | 115 - Floodplain Management | 116- Archaeological Services | 117- Environmental Services | 118- Marine Engineering | 119- Geographical Information System | 120- Historical Restoration |
|--------------------------------------------------------------|------------------------|-----------------------------|------------------------------|-----------------------------|-------------------------|--------------------------------------|-----------------------------|
|                                                              |                        |                             |                              |                             |                         |                                      |                             |
|                                                              |                        |                             |                              |                             |                         |                                      |                             |
| X                                                            |                        | X                           |                              | X                           |                         | X                                    |                             |
| X                                                            | X                      | X                           |                              | X                           |                         |                                      |                             |
| X                                                            | X                      | X                           |                              |                             |                         | X                                    |                             |
|                                                              |                        |                             |                              |                             |                         |                                      |                             |
|                                                              |                        |                             |                              |                             | x                       |                                      |                             |
| X                                                            | X                      |                             |                              |                             |                         | X                                    |                             |
|                                                              |                        |                             |                              |                             |                         |                                      |                             |
|                                                              |                        | x                           |                              |                             |                         |                                      |                             |
|                                                              |                        |                             |                              | X                           |                         |                                      | X                           |
|                                                              |                        |                             |                              |                             | x                       |                                      |                             |
|                                                              |                        |                             |                              |                             |                         |                                      |                             |
|                                                              |                        |                             |                              |                             | x                       |                                      |                             |
|                                                              |                        |                             |                              |                             |                         |                                      |                             |
|                                                              | x                      |                             |                              |                             |                         | x                                    |                             |
|                                                              |                        |                             |                              |                             |                         |                                      |                             |
|                                                              |                        |                             |                              |                             | x                       | x                                    |                             |
|                                                              |                        |                             |                              | x                           |                         |                                      |                             |
|                                                              |                        |                             |                              | x                           | x                       |                                      |                             |
|                                                              |                        |                             |                              |                             |                         |                                      |                             |
| x                                                            | x                      | x                           |                              | x                           |                         |                                      |                             |
|                                                              |                        | x                           |                              |                             | x                       | x                                    |                             |
|                                                              |                        |                             |                              |                             |                         |                                      | x                           |
| x                                                            | x                      | ???                         |                              |                             |                         | x                                    |                             |
|                                                              |                        |                             |                              | x                           |                         |                                      |                             |
|                                                              |                        |                             |                              |                             |                         |                                      |                             |
|                                                              |                        |                             |                              |                             |                         |                                      |                             |
| x                                                            |                        |                             |                              |                             |                         |                                      |                             |

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|   |   |  |  |  |  |   |  |
|   | x |  |  |  |  | x |  |
| x | x |  |  |  |  |   |  |
| x |   |  |  |  |  |   |  |
|   |   |  |  |  |  |   |  |
|   |   |  |  |  |  | x |  |
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## CONTACT INFORMATION

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## **LIST OF TOP RANKED RECOMMENDED FIRMS BY CATEGORY**

### **101 WATER RESOURCES**

- TETRA TECH INC
- JOHNSON ENGINEERING INC
- RWA INC
- JR EVANS ENGINEERING PA
- BOWMAN CONSULTING GROUP LTD

### **102 ARCHITECTURAL DESIGNS**

- ADG ARCHITECTUAL LLC
- K2M DESIGN INC
- GMA ARCHITECTS AND PLANNERS
- BURT HILL/POLLOCK KRIEG ARCHITECT INC
- RG ARCHITECT

### **103 STORM WATER**

- TETRA TECH INC
- JOHNSON ENGINEERING INC
- CW3 ENGINEERING INC
- ENSITE INC
- BOWMAN CONSULTING GROUP

### **104 WATER DISTRIBUTION INCLUDING LIFT AND PUMP STATION DESIGN**

- TETRA TECH INC
- CW3 ENGINEERING INC
- RWA INC
- BOWMAN CONSULTING GROUP LRD
- WESTON & SAMPSON ENGINEERING INC

### **105 SURVEYING SERVICES**

- COASTAL ENGINEERING CONSULTANTS
- JOHNSON ENGINEERING
- TETRA TECH INC
- HYATT SURVEY SERVICES INC
- HALEY WARD INC

### **106 LANDSCAPE ARCHITECT**

- JOHNSON ENGINEERING INC
- ENSITE INC
- RWA INC
- LJA ENGINEERING INC
- BOWMAN CONSULTING GROUP LTD

### **107 COMMUNITY AND NEIGHBORHOOD IMPROVEMENTS**

- ENSITE INC, K2M DESIGN INC
- GMA ARCHITECTS & PLANNING
- RWA INC, AXIS INFRASTRUCTURE

#### **108 ELECTRICAL SYSTEMS**

- JOHNSON ENGINEERING INC
- TETRA TECH INC
- GRAEF-USA
- K2M DESIGN INC
- AXIS INFRASTRUCTURE

#### **109 STRUCTURAL SYSTEMS**

- JEZERINAC GROUP
- BOLT ENGINEERING INC
- WESTON & SAMPSON ENGINEERING INC
- AXIS INFRASTRUCTURE LLC
- FOREFRONT ARCHITECTURE AND ENGINEERING

#### **110 GEO-TECHNICAL ANALYSIS**

- RADISE INTERNAIONAL LLC
- PROFESSIONAL SERVICES INDUSTRIES INC

#### **111 CIVIL ENGINEERING**

- TETRA TECH INC
- ENSITE INC
- RWA INC
- BOWMAN CONSULTING GROUP LTD
- AIM ENGINEERING & SURVEY INC

#### **112 DEVELOPMENT AND BUILDING SERVICES**

- TETRA TECH INC
- CAP ENGINEERING INC
- JR EVANS ENGINEERING PA AND CASTELLANOS & TRAMONTE ARCHITECTS

#### **113 TRANSPORTATION PLANNING & TRAFFIC ENGINEERING SERVICES**

- JOHNSON ENGINEERING INC
- AIM ENGINEERING & SURVEYING INC
- CORRADINO GROUP LLC
- TRAFFIC & MOBILITY CONSULTANTS LLC
- BOWMAN CONSULTING GROUP

#### **114 PLANNING & ZONING**

- AXIS INFRASTRUCTURE LLC
- TETRA TECH INC
- CORRADINO GROUP INC
- JOHNSON ENGINEERING INC
- BOWMAN CONSULTING GROUP

#### **115 FLOODPLAIN MANAGEMENT**

- AXIS INFRASTRUCTURE LLC
- JOHNSON ENGINEERING INC
- CAP GOVERNMENT INC
- JR EVANS ENGINEERING PA

- AIM ENGINEERING & SURVEYING INC

#### **117 ENVIRONMENTAL ASSESSMENTS**

- JOHNSON ENGINEERING INC
- HANS WILSON & ASSOCIATES
- AIM ENGINEERING & SURVEYING INC
- HALEY WARD INC
- PROFESSIONAL SERVICES INDUSTRIES INC

#### **118 MARINE ENGINEERING**

- COASTAL ENGINEERING CONSULTANTS' INC
- HANS WILSON & ASSOCIATES INC
- DREDGING & MARINE CONSULTANTS LLC
- BOLT ENGINEERING INC
- GRAEF-USA INC, JR EVANS
- JR EVANS ENGINEERING

#### **119 GIS**

- TETRA TECH INC
- AIM ENGINEERING & SURVEYING INC
- AXIS INFRASTRUCTURE LLC
- BOWMAN CONSULTING GROUP INC
- LJA ENGINEERING INC

#### **120 HISTORICAL RESTORATIONS**

- K2M DESIGN INC
- CASTELLAMOS & TRAMONTE ARCHITECTS



1. **Request:**

**Meeting Date:** August 18, 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, ACCEPTING A DEED FROM MANTANZAS POINTE HOMEOWNERS ASSOCIATION, INC. CONVEYING ST. PETERS DRIVE TO THE TOWN FOR USE AS A PUBLIC ROAD; DIRECTING THE TOWN CLERK TO RECORD THE DEED IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**Why the action is necessary:**

**What the action accomplishes:**

2. **Agenda:**

ADMINISTRATIVE AGENDA

3. **Requirement/Purpose:**

Resolution

4. **Submitter of Information:**

5. **Background:**

Matanzas Pointe Homeowners Association, Inc. is the current owner of the road known as Saint Peters Drive and intends to dedicate this road to Fort Myers Beach for public use. The road is regularly used by the public and is believed to have been maintained by the Town at least intermittently in the past. Acceptance of the dedication may be accomplished by Town resolution and filing of the associated quitclaim deed. Community Development Director Frankie Kropacek noted the road was in good shape and the town would not be taking on any liability by accepting it. Jim Boan stated that the town has installed four streetlights, graded the right-of-way and finished the drainage project. The road has been open to the public for years. The Association would like to continue maintaining the two landscaped islands.

**Attachments:**

1. Res 25-250 St. Peters Drive Dedication
2. St. Peters Drive Deed (To be provided prior to meeting)
3. Special Meeting Minutes August 4, 2025 revised

**Financial Impact:**

6. **Alternative Action**

The Town may reject the public road dedication, leaving Saint Peters Drive under the ownership and responsibility of Matanzas Pointe Homeowners Association, Inc.

7. **Management Recommendations:**

Approve

8. **Recommended Approval:**

Amy Baker, Town Clerk  
nancy stuparich, Town Attorney  
Amy Baker, Town Clerk  
William McKannay, Town Manager

Created/Initiated - 8/7/2025  
Approved - 8/11/2025  
Approved - 8/11/2025  
Final Approval - 8/11/2025

## **RESOLUTION NUMBER 25-250**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, ACCEPTING A DEED FROM MANTANZAS POINTE HOMEOWNERS ASSOCIATION, INC. CONVEYING ST. PETERS DRIVE TO THE TOWN FOR USE AS A PUBLIC ROAD; DIRECTING THE TOWN CLERK TO RECORD THE DEED IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Matanzas Point Homeowners Association, Inc. (the “HOA”) is the owner in fee simple of the real property identified as St. Peters Drive (the “Property”), in the Town of Fort Myers Beach, Florida (“Town”); and

**WHEREAS**, the HOA has agreed to dedicate the Property to the Town by deed for public use as a public road; and

**WHEREAS**, the Town Council of the Town desires to accept the deed for dedication of the road, which is in the best interest of the residents of the Town of Fort Myers Beach.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF FORT MYERS BEACH, AS FOLLOWS:**

Section 1. The Town of Fort Myers Beach hereby accepts the deed proposed to dedicate St. Peters Drive from Mantanzas Point Homeowners Association, Inc. for public use. A copy of the deed is attached as Exhibit A.

Section 2. The Town Clerk is directed following acceptance of the deed by the Town Council to record the deed in the Official Records of Lee County, Florida.

Section 3. All resolutions or parts thereof inconsistent with this Resolution are hereby repealed to the extent of the inconsistency.

Section 4. The provisions of this Resolution are declared to be severable. If any provision of this Resolution is declared to be invalid or unconstitutional by a court of competent jurisdiction, such determination shall have no effect on the remaining provisions of this Resolution.

Section V. This Resolution shall go into effect immediately upon its adoption.

The foregoing Resolution was adopted by the Town Council upon a motion by \_\_\_\_\_ and seconded by \_\_\_\_\_, and upon being put to a roll call vote, the result was as follows:

|                               |       |
|-------------------------------|-------|
| Dan Allers, Mayor             | _____ |
| Jim Atterholt, Vice Mayor     | _____ |
| John R. King, Council Member  | _____ |
| Scott Safford, Council Member | _____ |
| Karen Woodson, Council Member | _____ |

ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2025 by the Town Council of the Town of Fort Myers Beach, Florida.

Town of Fort Myers Beach

\_\_\_\_\_  
Dan Allers, Mayor

ATTEST:

\_\_\_\_\_  
Amy Baker, Town Clerk

APPROVED AS TO FORM & SUFFICIENCY

\_\_\_\_\_  
Vose Law Firm, Town Attorney

This Resolution was filed in the Office of the Town Clerk on this \_\_\_\_ day \_\_\_\_\_ 2025.

**SIGNED DEED FOR  
ACCEPTANCE TO BE  
PROVIDED PRIOR TO  
TOWN COUNCIL  
MEETING**

**MINUTES OF THE 2025 SPECIAL MEETING**  
**MATANZAS POINTE HOMEOWNERS ASSOCIATION**  
**AUGUST 4, 2025**

**ROLL CALL**

Roll call was taken by HOA President Matt Fancher and a quorum was declared. Present at the meeting were the following: Matt Fancher, Landon Doggett, Louis Monaco, Jim Boan, Kara Holleran, Dan Soden, Bob Brownlee, Dan Schumaker, Patrick Hainbuchner, Michael Gossett and Joanne Klempner. Proxys were held for Greg Boyd, Madeline Boyd (assigning their vote to Louis Monaco), and Erika / Matt Wessel and Dennis Drake (assigning their vote to Matt Fancher).

**MINUTES:**

As this was a Special Meeting there was no requirement to review prior meeting minutes. The meeting was held to discuss and vote on the opportunity to turn ownership of Saint Peters Drive to the town of Fort Myers Beach. Jim Boyd explained the process to transfer the ownership of Saint Peters Drive to the town. The town manager and council have previously indicated their willingness to assume ownership. Upon transfer, the town will assume all responsibility for the street itself including liability insurance and power for the street lights. The HOA will retain responsibility for the landscape circles at each end of the street.

Jim Boan made a motion that, upon receipt of the quit claim deed from the town attorney, the President and Secretary execute the deed to transfer ownership. Kara Holleran seconded the motion and a vote was taken. Results of the vote on the motion shown below; 11 Yes votes and 3 No votes were recorded.

| Homeowner          | Yes | No | Present or Proxy               |
|--------------------|-----|----|--------------------------------|
| Bob Brownlee       | x   |    | Present                        |
| Dan Schumaker      | x   |    | Present                        |
| Dan Soden          | x   |    | Present                        |
| Dennis Drake       | x   |    | Proxy assigned to Matt Fancher |
| Erica Wessel       | x   |    | Proxy assigned to Matt Fancher |
| Greg Boyd          |     | x  | Proxy assigned to Louis Monaco |
| Jim Boan           | x   |    | Present                        |
| Joanne Klempner    | x   |    | Present                        |
| Kara Holleran      | x   |    | Present                        |
| Landon Doggett     | x   |    | Present                        |
| Louis Monaco       |     | x  | Present                        |
| Madeline Boyd      |     | x  | Proxy assigned to Louis Monaco |
| Matt Fancher       | x   |    | Present                        |
| Michael Gossett    | na  | na | na                             |
| Patrick Hainbucher | x   |    | Present                        |
| Vote Tally         | 11  | 3  |                                |



Dan Soden requested that upon execution of the deed, the town contact FPL to transfer the FPL billing. Dan will send Jim Boan a copy of the current bill to facilitate the transfer. Dan will also terminate the liability insurance on the street, while retaining the insurance for the landscape circles.

#### **ADJOURNMENT**

At 5:15 a motion was made to adjourn the meeting, seconded by Kara Holleran, approved by all and the meeting concluded.

1. **Request:**

**Meeting Date:** August 18, 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, ACCEPTING A UTILITY EASEMENT AS PROVIDED FOR IN A SETTLEMENT AGREEMENT DATED APRIL 7, 2025; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**Why the action is necessary:**

This action is anticipated and required under a previously approved and executed settlement agreement between the Town and the Leo J. Dibiasi and Valeri J. Dibiasi Revocable Living Trust.

**What the action accomplishes:**

This action grants a utility easement over certain real property to and for the benefit of the Town, as anticipated by previous settlement agreement.

2. **Agenda:**

ADMINISTRATIVE AGENDA

3. **Requirement/Purpose:**

Resolution

4. **Submitter of Information:**

---

5. **Background:**

A settlement agreement was entered into between the Town and the Leo J. Dibiasi and Valeri J. Dibiasi Trust, under which the Trust agreed to grant a utility easement pertaining to certain real property to the Town for consideration of \$85,000.00. The utility easement associated with this executed settlement agreement is now presented to the Town to be accepted via resolution.

**Attachments:**

1. Final Res 25-XX Accepting Utility Easement & Directing Payment
2. Utility Easement (To be provided prior to meeting)
3. Exhibits A, A-1, B, and C to Utility Easement

**Financial Impact:**

6. **Alternative Action**

7. **Management Recommendations:**

Approve

8. **Recommended Approval:**

Amy Baker, Town Clerk  
nancy stuparich, Town Attorney  
Amy Baker, Town Clerk  
William McKannay, Town Manager

Created/Initiated - 8/6/2025  
Approved - 8/11/2025  
Approved - 8/11/2025  
Final Approval - 8/11/2025

**RESOLUTION NUMBER 25- XX**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, ACCEPTING A UTILITY EASEMENT AND DIRECTING THE FINANCE DIRECTOR TO MAKE A PAYMENT OF \$85,000 UPON RECORDING OF THE UTILITY EASEMENT AS AGREED TO BY THE TOWN IN A SETTLEMENT AGREEMENT DATED APRIL 7, 2025; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Leo J. Dibiasi is the Trustee of the Leo J. Dibiasi and Valeri J. Dibiasi Revocable Living Trust (“Grantor”), which is the owner of that certain parcel of real property located in the Town of Fort Myers Beach, Lee County, Florida, more particularly described in the legal description and sketch in that certain Utility Easement, a copy of which is attached as Exhibit A with exhibits; and

**WHEREAS**, as part of a Settlement Agreement between the Town of Fort Myers Beach and Grantor, Grantor has delivered a utility easement to the Town’s use for its utility improvements located in the easement area; and

**WHEREAS**, pursuant to a previously approved Settlement Agreement, the Town Council has determined that acceptance of the Utility Easement is in the best interests of the Town and its residents and in accordance with the Settlement Agreement.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF FORT MYERS BEACH, AS FOLLOWS:**

Section 1. The above recitals are true, correct, incorporated herein by this reference, and adopted as the legislative and administrative findings of the Town Council and made a specific part of this Resolution.

Section 2. The Town Council hereby accepts and approves the Utility Easement, a copy of which is attached as Exhibit A.

Section 3. The Town Clerk is directed to record the Utility Easement in the Official Records of Lee County, Florida and the Finance Director is directed to make payment to the Grantor of the Utility Easement upon recording of the Utility Easement.

Section 4. This Resolution shall take effect immediately upon its adoption by the Town Council of the Town of Fort Myers Beach.

The foregoing Resolution was adopted by the Town Council upon a motion by \_\_\_\_\_ and seconded by \_\_\_\_\_, and upon being put to a roll call

vote, the result was as follows:

|                               |       |
|-------------------------------|-------|
| Dan Allers, Mayor             | _____ |
| Jim Atterholt, Vice Mayor     | _____ |
| John R. King, Council Member  | _____ |
| Scott Safford, Council Member | _____ |
| Karen Woodson, Council Member | _____ |

ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2025 by the Town Council of the Town of Fort Myers Beach, Florida.

**ATTEST:**

**Town of Fort Myers Beach**

\_\_\_\_\_  
**Amy Baker, Town Clerk**

\_\_\_\_\_  
**Dan Allers, Mayor**

**APPROVED AS TO FORM & SUFFICIENCY**

\_\_\_\_\_  
**Vose Law Firm, Town Attorney**

This Resolution was filed in the Office of the Town Clerk on this \_\_\_\_ day \_\_\_\_\_ 2025.

**SIGNED UTILITY  
EASEMENT FOR  
ACCEPTANCE TO BE  
PROVIDED PRIOR TO  
TOWN COUNCIL  
MEETING**



**EXHIBIT "A"**

A parcel of land upon which infrastructure owned, operated and maintained by the Town of Fort Myers Beach which is shown in Exhibit A-1 and which is located within the following described property:

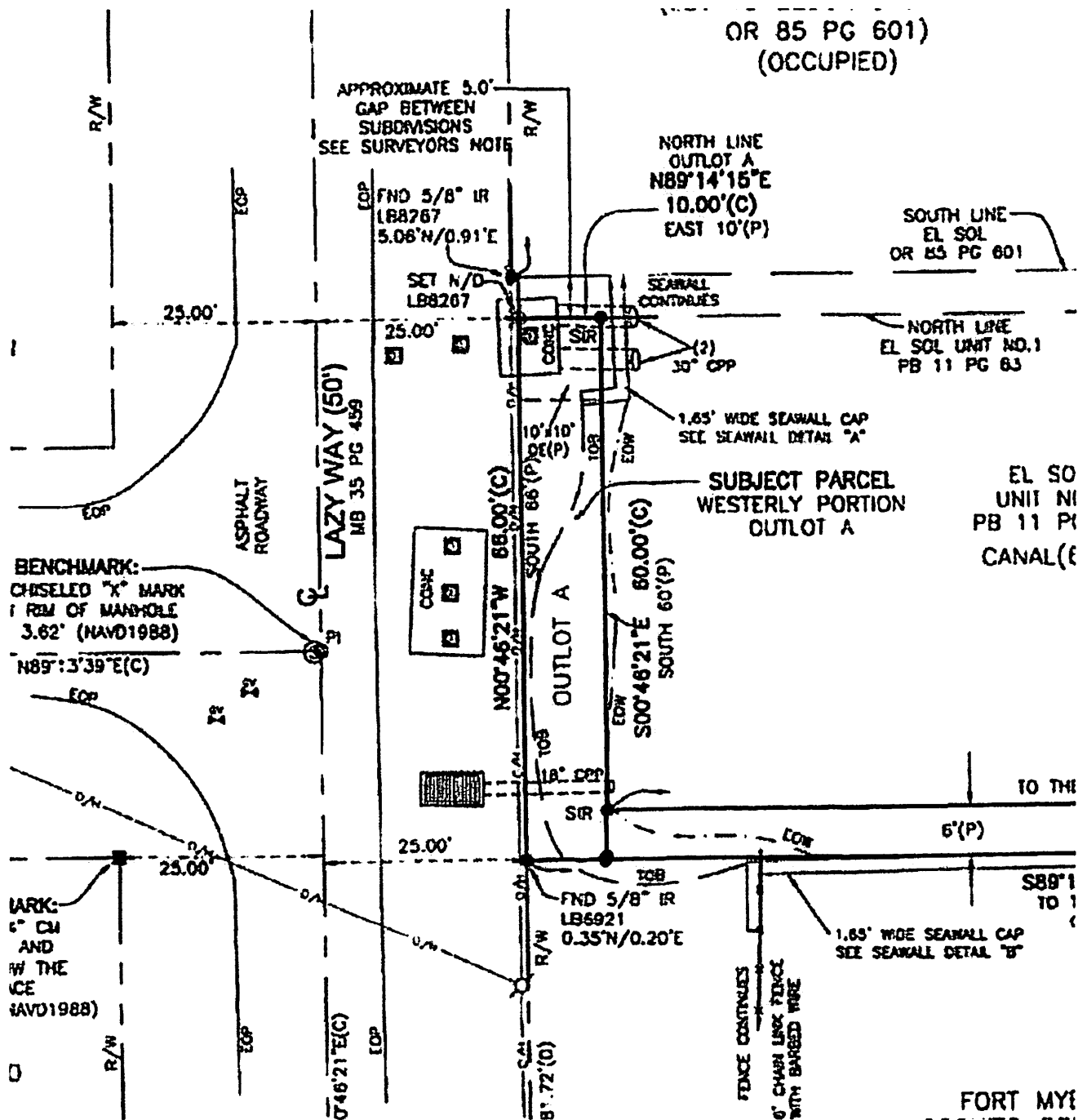
Description of a Parcel of Land  
Lying in  
Government Lot 2, Section 33, Township 46 South, Range 24 East  
Town of Fort Myers Beach, Lee County, Florida  
(Portion of Outlot A, El Sol, Unit No. 1)

A parcel of land lying in the State of Florida, County of Lee, Town of Fort Myers Beach, situated in Government Lot 2, Section 33, Township 46 South, Range 24 East, being that portion of Outlot A as shown in the Plat of El Sol Unit No. 1, a subdivision as recorded in Plat Book 11 at Page 63, public records of Lee County, lying adjacent to Lazy Way, 50.00 foot Right-of-Way as described in Miscellaneous Book 35 at page 459 and more particularly described as follows:

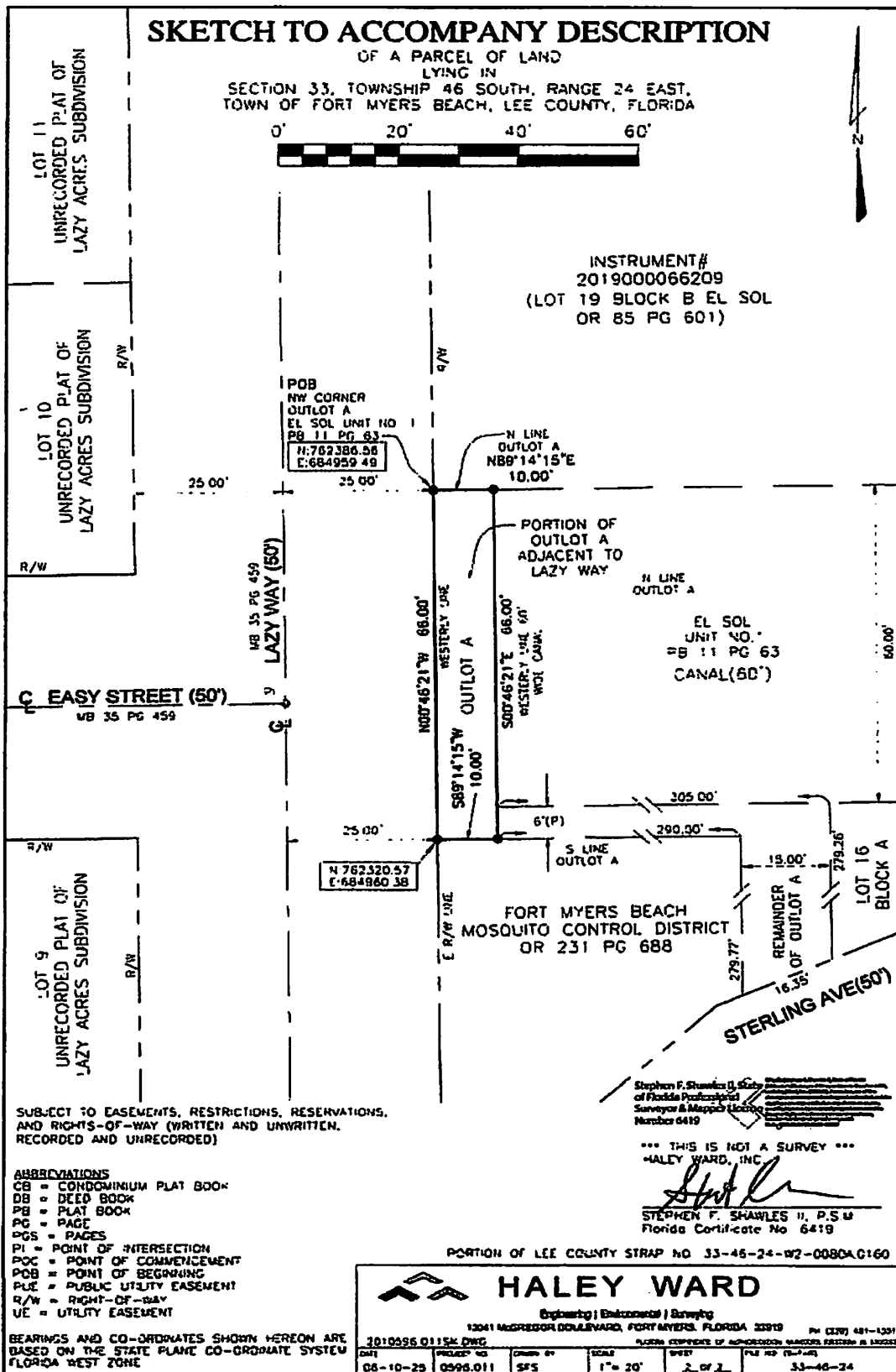
Beginning at the northwest corner of said Outlot A, thence N89°14'15"E along the north line of said Outlot A for 10.00' to the westerly line of a 60.00' wide canal as shown on said subdivision Plat of El Sol Unit No. 1, thence S00°46'21"E for 66.00 feet to the southerly line of said Outlot A; thence S89°14'15"W, along said southerly line for 10.00 feet to the westerly line of said Outlot A and the Easterly Right-of-Way line of Lazy Way, a 50.00 foot wide Right-of-Way as described in Miscellaneous Book 35 at Page 459, thence N00°46'21"W, along said westerly line for 66.00 feet to the Point of Beginning.

Containing 660 square feet (0.02 acres), more or less.

Bearings are based on the State plane co-ordinate system Florida West Zone NAD83/2007.

**EXHIBIT A-1**

**EXHIBIT "B"**



## **Settlement Agreement**

LEO J. DIBIASI, TRUSTEE OF THE LEO J. DIBIASI and VALERI J. DIBIASI REVOCABLE LIVING TRUST, dated August 19, 2014 (collectively "Dibiasi"), and the TOWN OF FORT MYERS BEACH, hereby enter into this Settlement Agreement to formalize the agreements reached by the parties as resolution of Case No. 23-CA-005377 filed in the Circuit Court in the 20<sup>th</sup> Judicial Circuit in and for Lee County, Florida as follows:

1. The undersigned have agreed to settle all claims upon the following terms:

- (a) The Town will pay Dibiasi the total sum of \$85,0000 which includes compensation to Dibiasi and all attorney's fees and costs (inclusive of expert costs) following recording of the easement further described in Paragraph 1(b) below.
- (b) Dibiasi will grant the Town an easement for the drainage structures and an easement for the pipe which currently runs through the property together with rights to access the easement area. The Town shall be responsible for maintenance of the easement area. Prior to delivery, the easement shall be released from any and all existing encumbrances, unless otherwise accepted by the Town, with the exception of any existing mortgage(s), which will be subordinated to the Town's easement. The easement will be prepared by the Town and subject to review and approval by the Dibiasi's Attorney. The Town will be responsible and pay for the cost of a survey identifying the easement area. The Town shall be responsible for obtaining a

title report prior to delivery of the easement. Thereafter, the easement shall be presented to the Town Council for acceptance into the Town's records and recorded in the Official Records of Lee County, Florida at the Town's expense.

- (c) The Town will pay the mediator costs. Each party shall pay their own attorney fees.
- (d) Dibiasi will execute a specific release of any and all claims against the Town emanating from the inverse claim which shall be provided prior to recording of the easement. Such release shall be drafted by the Town and subject to the review of Dibiasi's attorney.

2. Upon execution of this Settlement Agreement and the Town's receipt of the specific release, the parties shall file a joint dismissal of this lawsuit with prejudice.

3. The parties agree and acknowledge that the foregoing terms of settlement are acceptable and have been approved the Town Council at a public meeting on the 17th day of March, 2025.

Signed, sealed, and delivered in the presence of:

Print Name: Charles [Signature]  
Witness

Print Name: Leanne [Signature]  
Witness

[Signature]  
LEO J. DIBIASI, as TRUSTEE OF THE  
LEO J. DIBIASI and VALERI J.  
DIBIASI REVOCABLE LIVING TRUST,  
dated August 19, 2014

Date: 4-3-2025



TOWN COUNCIL OF FORT MYERS  
BEACH, FLORIDA

ATTEST:

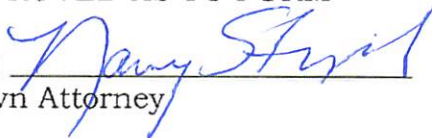
BY:   
Town Clerk

Date: April 7, 2025

BY:   
Dan Allers, Mayor

Date: 4/7/2025

APPROVED AS TO FORM

BY:   
Town Attorney

1. **Request:**

**Meeting Date:** August 18, 2025

Shop Local Productions is requesting to have Farmer's Markets at Santini Plaza from November 2025 through April 2026, and at Moss Marina from October 2025 through April 2026.

**Why the action is necessary:**

Ordinance 20-17

**What the action accomplishes:**

Allows for Farmer's Market to be held at Santini plaza like in the past, and also allowing to be held at Moss Marina

2. **Agenda:**

ADMINISTRATIVE AGENDA

3. **Requirement/Purpose:**

Other

4. **Submitter of Information:**

Tracie Raski, Magistrate  
Coordinator

---

5. **Background:**

Shop Local Productions is requesting to continue to hold farmer's markets within the Town of Fort Myers Beach. The company has held previous markets at Moss Marina and Santini Plaza.

These two applications are for Farmer's Markets to be held at Moss Marina and Santini Plaza for the 25-26 season.

**Attachments:**

1. Farmers Market\_Santini & Moss Marina

**Financial Impact:**

6. **Alternative Action**

7. **Management Recommendations:**

8. **Recommended Approval:**

Jason Freeman, Deputy Town Clerk / Legislative Liaison  
Traci Kohler, Deputy Town Manager  
nancy stuparich, Town Attorney  
Amy Baker, Town Clerk  
William McKannay, Town Manager

Created/Initiated - 8/11/2025  
Approved - 8/11/2025  
Approved - 8/11/2025  
Approved - 8/11/2025  
Final Approval - 8/11/2025



# Town of Fort Myers Beach

2525 Estero Boulevard, Fort Myers Beach, Florida 33931  
Tel: (239) 765-0202 Email: [Specialevents@fmbgov.com](mailto:Specialevents@fmbgov.com)

Name of event Santini Farmers Market  
Attach separate sheet of paper with detailed description of event  
9am-1pm NOV. 4, 6, 11, 13, 18, 20, 25 DEC. 2, 4, 9, 11, 16, 18, 23, 30 JAN. 1, 6, 8, 13, 15, 20, 22, 27, 29  
Tues-Thurs  
Date(s) and times of event FEB 3, 5, 10, 12, 17, 19, 24, 26 MAR. 3, 5, 10, 12, 17, 19, 24, 26, 31 APR 2, 7, 9, 14, 16, 21, 23, 28, 30  
Address of event Santini Marina Plaza 7205 ESTERO BLVD, FMB  
Expected # of participants/attendees 300  
Sponsoring Organization SHOP LOCAL PRODUCTIONS  
Organization address 7205 ESTERO BLVD. FMB  
Contact Person/Phone# 239. 289. 3786 LINDA MILLER  
E-mail SHOPLOCALPRO@GMAIL.COM  
Amplified Music Y ☐ N ☒ 500 Ft Notifications \_\_\_\_\_ Copy of Letter \_\_\_\_\_  
Renting Town Property Y ☐ N ☒ Renting Parking Spaces Y ☐ N ☐  
How many Spaces? 42 How many hours \_\_\_\_\_  
Extension of Premises? Y ☐ N ☐ ABT Form \_\_\_\_\_ How many days? 50 (Over 3 days needs to go to Council)  
Letters of Permission to use Property \_\_\_\_\_ ✓  
Letters of Permission to use Parking \_\_\_\_\_ ✓ Parking Plan \_\_\_\_\_  
Site Plan \_\_\_\_\_ ✓ Insurance \_\_\_\_\_ ✓ (Naming Town of FMB as Certificate Holder)  
Requesting Water Y ☐ N ☒ Electric Y ☐ N ☒  
Requires Council Approval:  
Waiver of open container Y ☐ N ☐ Waiver of Town parking fees Y ☐ N ☐  
Waiver of Noise Ordinance Y ☐ N ☐ Recurring Event Y ☐ N ☐  
Applicant Signature Linda Miller  
Printed Name Linda Miller

This permit is subject to the applicant meeting all requirements contained in Fort Myers Beach Code of Ordinance Book Part 2 Chapter 22 and in compliance with all items in the special event application.

January 30, 2023



# Fort Myers Beach Fire Control District

## Life Safety Branch

100 Voorhis Street · Fort Myers Beach, Florida 33931  
Phone (239) 590-4210 • Email: [prevention@FMBFirefl.gov](mailto:prevention@FMBFirefl.gov)

### Special Events Application and Guidebook

#### Event Type:

|                                                                |                                                     |                                                                                  |
|----------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Small Outdoor/Indoor Event | <input type="checkbox"/> Large Outdoor/Indoor Event | <input type="checkbox"/> Firework Display                                        |
| Date of Application:                                           |                                                     | Date of Event: <b>NOV. 2025 - APR. 2026</b><br><b>TUES + THURS. SEE attached</b> |
| Location:<br><b>SANTIN. MARINA PLAZA 7205 ESTERO BLVD. FMB</b> |                                                     |                                                                                  |
| Event Start Date/Time:<br><b>NOV 4 2025 9AM</b>                |                                                     | Event End Date/Time:<br><b>1PM APR. 30, 2026</b>                                 |
| Setup Date:<br><b>DAILY</b>                                    | Setup Time:<br><b>7-9AM</b>                         | Inspection Time:                                                                 |
| Event Sponsor:<br><b>STOP LOCAL PRODUCTIONS</b>                |                                                     |                                                                                  |
| Sponsor Contact:<br><b>LINDA MILLER</b>                        | Sponsor Phone #:<br><b>239-289-3786</b>             | Sponsor Email:<br><b>STOPLOCALPRO@gmail.com</b>                                  |
| Anticipated Number of Attendees:<br><b>300</b>                 | Anticipated Number of Event Workers:<br><b>2-3</b>  |                                                                                  |
| Will there be carnival or mechanical rides:<br><b>NO</b>       | Number of Stages:<br><b>NONE</b>                    |                                                                                  |
| Total Number of Vendors:<br><b>42</b>                          | Total Number of Hot Food Vendors:<br><b>4</b>       |                                                                                  |
| Number of Tents larger than 20 x 20:<br><b>0</b>               | Number of 10 x 10 Tents:<br><b>42</b>               |                                                                                  |

Every vendor with a booth will receive a fire inspection and is responsible for paying an inspection fee. Please list the contact information for the responsible party below. **Veronica Roman 239,222-5904**

**Giselle Lopez 239-200-4766 NICKO POULIAS 614-580-2756 CANDY ROSALES 239-878-9641**

**Please Note:** If the event sponsor elects not to pay the vendor's inspection fee, a list of vendors, with full contact information, must be provided to the Fort Myers Beach Fire District. This information shall include contact name, number, and e-mail. All inspection fees will be due at time of service, and must be paid prior to release of any approvals.

Event applications submitted less than thirty (30) days prior to the event will be subject to additional fees. An expedited review may be requested and will be based upon availability, additional fees will apply.

Applications shall include the following:

1. A legible site plan to include proposed layout of the event; fire hydrant locations; fire/emergency access; and distances to any structures.
2. A life safety evaluation may be required based on the size of the event in accordance with the fire code.
3. All vendors should review FMBFD guidelines, on our website at [www.FMBFirefl.gov](http://www.FMBFirefl.gov)
4. Failure to comply with requirements of the FMBFD may result in additional fees and/or shutdown of the vendor(s).

|                               |                              |
|-------------------------------|------------------------------|
| <b>Linda Miller</b>           | <b>Linda Miller</b>          |
| Submitting Party Name (Print) | Submitting Party Name (Sign) |
| Date: <b>05/23/25</b>         |                              |

## **Santini Farmers Market Description**

**7205 Estero Blvd. FMB**

**Sponsored by Shop Local Productions**

**Open Tuesdays 9am-1pm November 2025 through April 2026**

### **Mission:**

To continue the Santini Farmers Market Tradition established in 2010 providing a family-friendly, free-to-attend event for all ages to convene and have access to healthy produce, boutique foods, artisan crafts and other items.

### **Description:**

FMB locals and visitors request the need for fresh varietal foods, produce and commodities brought to the island. With roots going back to 1934 Farmers Markets on FMB have been part of the fabric of beach life in a huge way for the past 30 years and reaching a peak of 4 days a week on different parts of the island pre-Hurricane Ian. This niche (cottage foods, coffee, bakeries, smoothies, skincare, art and wearable art, produce, seafood and meats) fills a void in Island shopping. Since advertising is weekly with 19K Google views, FMB Markets have a history of boosting local neighboring restaurants and businesses. Markets create a beach vibe unique to FMB.

### **Superb Record:**

Voted annually by locals as "Neighborhood Favorites," FMB Markets have had zero emergency calls and zero accidents in the tenure of leadership from Shop Local Productions (since 2015), creating zero burden on emergency services and thus taxpayers.

Vendor Inquiries can be directed to [41markets.com](http://41markets.com)



# SHAKED PROPERTIES LLC

7205 Estero Blvd Box 718, Fort Myers Beach, FL 33931. 239-777-7251  
Email: [santini@marinaplaza@gmail.com](mailto:santini@marinaplaza@gmail.com)

Yariv Shaked

Santini Marina Plaza

7205 Estero Blvd

Fort Myers Beach, FL 33931

May 21, 2025

Permitting

City Fort Myers Beach

Please consider this my consent letter for Shop Local Productions to use our Parking Lot  
On Tuesdays and Thursdays from November 2025 through April 2026.

Thank you,

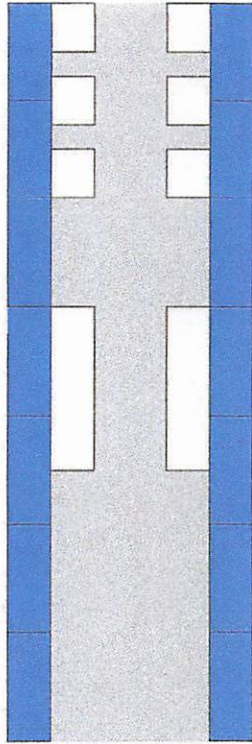
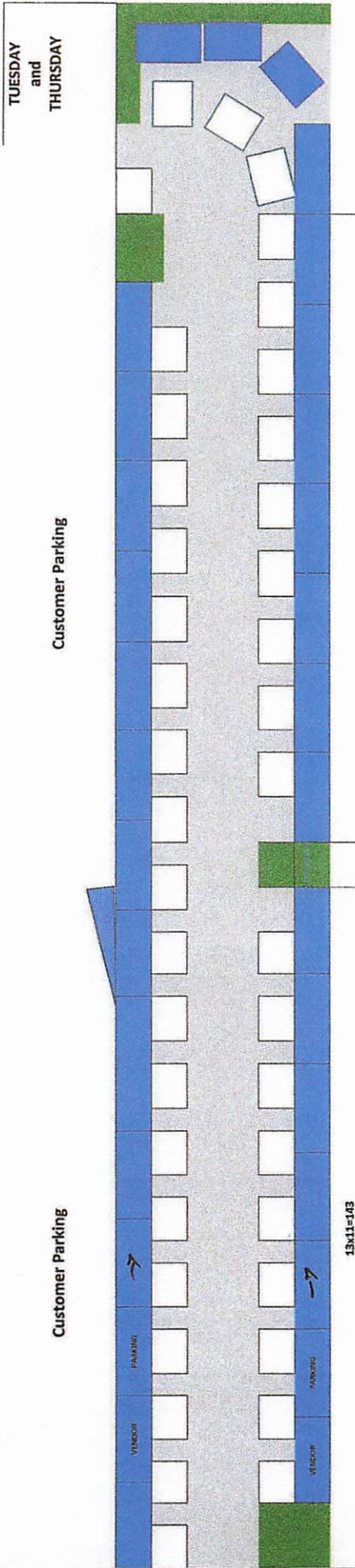
Sharon Magowan

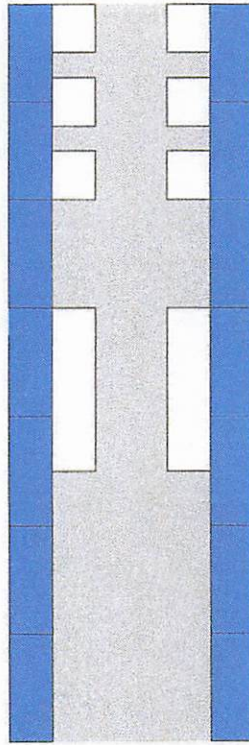
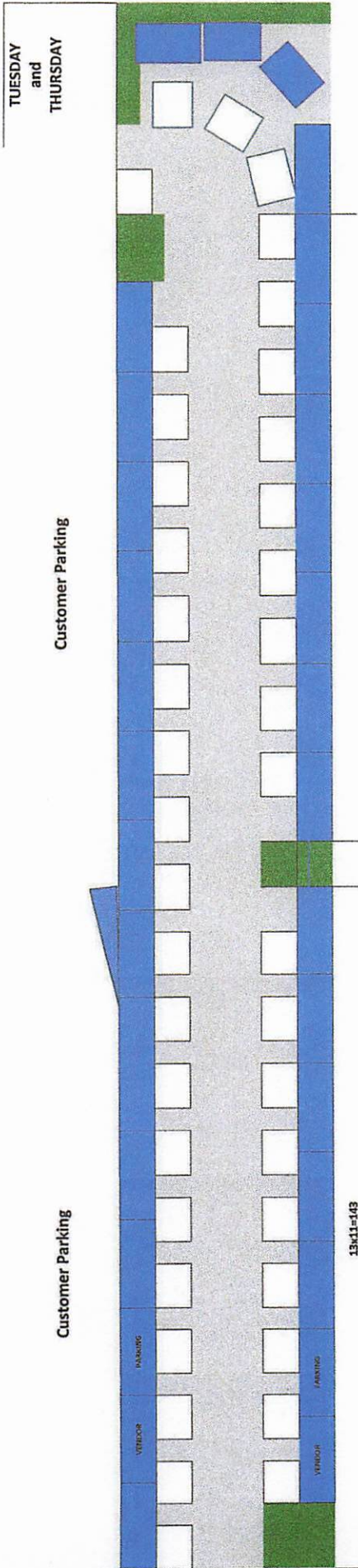
Property Manager

Tel 239-777-7251

Best Regards,

Yariv Shaked







# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
06/05/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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|                                                                                                                                    |                                                |                                            |                       |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------|-----------------------|
| <b>PRODUCER</b><br>Hiscox Inc.<br>5 Concourse Parkway<br>Suite 2150<br>Atlanta GA, 30328                                           | <b>CONTACT NAME:</b>                           | <b>PHONE (A/C No. Ext):</b> (888) 202-3007 | <b>FAX (A/C No.):</b> |
|                                                                                                                                    | <b>E-MAIL ADDRESS:</b> contact@hiscox.com      |                                            |                       |
| <b>INSURED</b><br>Watergemz, LLC DBA Shop Local Productions DBA Shop Local Productions<br>19552 The Place Blvd<br>Estero, FL 33928 | <b>INSURER(S) AFFORDING COVERAGE</b>           |                                            | <b>NAIC #</b>         |
|                                                                                                                                    | <b>INSURER A:</b> Hiscox Insurance Company Inc |                                            | 10200                 |
|                                                                                                                                    | <b>INSURER B:</b>                              |                                            |                       |
|                                                                                                                                    | <b>INSURER C:</b>                              |                                            |                       |
|                                                                                                                                    | <b>INSURER D:</b>                              |                                            |                       |
|                                                                                                                                    | <b>INSURER E:</b>                              |                                            |                       |
| <b>INSURER F:</b>                                                                                                                  |                                                |                                            |                       |

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INBR LTR                                                                                                                                                                                                                              | TYPE OF INSURANCE                                                                                                                                         | ADDL SUBR (NSD) WVD                 | POLICY NUMBER  | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------|-------------------------|-------------------------|-----------------------------------------|
| A                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR | Y                                   | P100.409.208.6 | 07/15/2025              | 07/15/2026              | EACH OCCURRENCE \$ 2,000,000            |
|                                                                                                                                                                                                                                       | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000                                                                                                      |                                     |                |                         |                         |                                         |
|                                                                                                                                                                                                                                       | MED EXP (Any one person) \$ 5,000                                                                                                                         |                                     |                |                         |                         |                                         |
|                                                                                                                                                                                                                                       | PERSONAL & ADV INJURY \$ 2,000,000                                                                                                                        |                                     |                |                         |                         |                                         |
| GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER:                                                                             |                                                                                                                                                           |                                     |                |                         |                         | GENERAL AGGREGATE \$ 2,000,000          |
| AUTOMOBILE LIABILITY<br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS |                                                                                                                                                           |                                     |                |                         |                         | PRODUCTS - COMP/OP AGG \$ S/T Gen. Agg. |
| UMBRELLA LIAB<br>EXCESS LIAB<br>DED RETENTION \$                                                                                                                                                                                      |                                                                                                                                                           |                                     |                |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$  |
| WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                |                                                                                                                                                           | Y/N<br><input type="checkbox"/> N/A |                |                         |                         | BODILY INJURY (Per person) \$           |
|                                                                                                                                                                                                                                       |                                                                                                                                                           |                                     |                |                         |                         | BODILY INJURY (Per accident) \$         |
|                                                                                                                                                                                                                                       |                                                                                                                                                           |                                     |                |                         |                         | PROPERTY DAMAGE (Per accident) \$       |
|                                                                                                                                                                                                                                       |                                                                                                                                                           |                                     |                |                         |                         | EACH OCCURRENCE \$                      |
|                                                                                                                                                                                                                                       |                                                                                                                                                           |                                     |                |                         |                         | AGGREGATE \$                            |
|                                                                                                                                                                                                                                       |                                                                                                                                                           |                                     |                |                         |                         | PER STATUTE OTHER                       |
|                                                                                                                                                                                                                                       |                                                                                                                                                           |                                     |                |                         |                         | E.L. EACH ACCIDENT \$                   |
|                                                                                                                                                                                                                                       |                                                                                                                                                           |                                     |                |                         |                         | E.L. DISEASE - EA EMPLOYEE \$           |
|                                                                                                                                                                                                                                       |                                                                                                                                                           |                                     |                |                         |                         | E.L. DISEASE - POLICY LIMIT \$          |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

|                                                                                |                                                                                                                                                                |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Town of Fort Myers Beach<br>2731 Oak Street<br>Fort Myers Beach, Florida 33931 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. |
|                                                                                | AUTHORIZED REPRESENTATIVE<br>                                                                                                                                  |

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
06/05/2025

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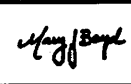
|                                                                                                                                    |                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PRODUCER</b><br>Hiscox Inc.<br>5 Concourse Parkway<br>Suite 2150<br>Atlanta GA, 30328                                           | <b>CONTACT NAME:</b><br><b>PHONE (A/C No. Ext):</b> (888) 202-3007<br><b>FAX (A/C No.):</b><br><b>E-MAIL ADDRESS:</b> contact@hiscox.com                                                        |
| <b>INSURED</b><br>Watergemz, LLC DBA Shop Local Productions DBA Shop Local Productions<br>19552 The Place Blvd<br>Estero, FL 33928 | <b>INSURER(S) AFFORDING COVERAGE</b><br><b>INSURER A:</b> Hiscox Insurance Company Inc<br><b>INSURER B:</b><br><b>INSURER C:</b><br><b>INSURER D:</b><br><b>INSURER E:</b><br><b>INSURER F:</b> |

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                          | ADDL SUBR (NSD) WVD | POLICY NUMBER  | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                             |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------|-------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: | Y                   | P100.409.208.6 | 07/15/2025              | 07/15/2026              | EACH OCCURRENCE \$ 2,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 2,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COM/PO/ AGG \$ S/T Gen. Agg.<br>\$ |
|          | <input type="checkbox"/> <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS                                                            |                     |                |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$                                                                                              |
|          | <input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br>DED <input type="checkbox"/> RETENTION \$                                                                                                                     |                     |                |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$                                                                                                                                                                                                           |
|          | <input type="checkbox"/> <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> Y/N<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> N/A<br>(Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                 |                     |                |                         |                         | PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/><br>E.L. EACH ACCIDENT \$<br>E.L. DISEASE - EA EMPLOYEE \$<br>E.L. DISEASE - POLICY LIMIT \$                                                                                    |
|          |                                                                                                                                                                                                                                                                                                                            |                     |                |                         |                         |                                                                                                                                                                                                                                                    |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Shaked Properties LLC 7205 Estero Blvd. Fort Myers Beach, FL 33931

|                                                                                                                    |                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CERTIFICATE HOLDER</b><br>Shaked Properties LLC<br>7205 Estero Blvd. Box 718<br>Fort Myers Beach, Florida 33931 | <b>CANCELLATION</b><br><br>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE<br> |
|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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# Town of Fort Myers Beach

2525 Estero Boulevard, Fort Myers Beach, Florida 33931  
Tel: (239) 765-0202 Email: [Specialevents@fmbgov.com](mailto:Specialevents@fmbgov.com)

Name of event MOSSMAIRIA MARKET FMB  
Attach separate sheet of paper with detailed description of event  
9am-2pm Wed. OCT. 1, 8, 15, 22, 29 NOV. 5, 12, 19, 26. DEC. 3, 10, 17, 24, 31  
Date(s) and times of event JAN. 7, 14, 21, 28 FEB. 3, 10, 17, 24. MAR. 3, 10, 17, 24, 31. APR. 7, 14, 21, 28  
Address of event 401 Old San Carlos FMB  
Expected # of participants/attendees 300  
Sponsoring Organization Shop Local Productions  
Organization address 7205 ESTERO BLVD FMB  
Contact Person/Phone# 239 - 289 - 3786  
E-mail ShopLocalPro@gmail.com  
Amplified Music Y ☐ N ☒ 500 Ft Notifications \_\_\_\_\_ Copy of Letter \_\_\_\_\_  
Renting Town Property Y ☐ N ☒ Renting Parking Spaces Y ☐ N ☐  
How many Spaces? 40 How many hours 5 9am-2pm  
Extension of Premises? Y ☐ N ☒ ABT Form \_\_\_\_\_ How many days? 31 (Over 3 days needs to go to Council)  
Letters of Permission to use Property ☒  
Letters of Permission to use Parking ☒ Parking Plan ☒  
Site Plan ☒ Insurance ☒ (Naming Town of FMB as Certificate Holder)  
Requesting Water Y ☐ N ☒ Electric Y ☐ N ☒  
Requires Council Approval:  
Waiver of open container Y ☐ N ☒ Waiver of Town parking fees Y ☐ N ☒  
Waiver of Noise Ordinance Y ☐ N ☒ Recurring Event Y ☒ N ☐  
Applicant Signature Linda Miller  
Printed Name Linda Miller

This permit is subject to the applicant meeting all requirements contained in Fort Myers Beach Code of Ordinance Book Part 2 Chapter 22 and in compliance with all items in the special event application.

January 30, 2023





# Fort Myers Beach Fire Control District

## Life Safety Branch

100 Voorhis Street • Fort Myers Beach, Florida 33931

Phone (239) 590-4210 • Email: [prevention@FMBFirefl.gov](mailto:prevention@FMBFirefl.gov)

### Special Events Application and Guidebook

#### Event Type:

|                                                                |                                                     |                                                    |
|----------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------|
| <input checked="" type="checkbox"/> Small Outdoor/Indoor Event | <input type="checkbox"/> Large Outdoor/Indoor Event | <input type="checkbox"/> Firework Display          |
| Date of Application:<br>6/24/2025                              |                                                     | Date of Event: <u>Wednesdays</u><br>Oct 1 - Apr 28 |
| Location:<br>401 Old San Carlos FMB                            |                                                     |                                                    |
| Event Start Date/Time:<br>9AM OCT 1                            |                                                     | Event End Date/Time:<br>2PM Apr 28                 |
| Setup Date:                                                    | Setup Time:                                         | Inspection Time:                                   |
| Event Sponsor:<br>Shap Local Productions                       |                                                     |                                                    |
| Sponsor Contact:<br>Linda Miller                               | Sponsor Phone #:<br>239-289-3786                    | Sponsor Email:<br>ShapLocalPro@gmail.com           |
| Anticipated Number of Attendees:<br>40                         | Anticipated Number of Event Workers:<br>2           |                                                    |
| Will there be carnival or mechanical rides:<br>No              | Number of Stages: <u>NONE</u>                       |                                                    |
| Total Number of Vendors:<br>40                                 | Total Number of Hot Food Vendors:                   |                                                    |
| Number of Tents larger than 20 x 20:<br>0                      | Number of 10 x 10 Tents: 40                         |                                                    |

Every vendor with a booth will receive a fire inspection and is responsible for paying an inspection fee. Please list the contact information for the responsible party below.

Cindy Rosales 239-878-9644

**Please Note:** If the event sponsor elects not to pay the vendor's inspection fee, a list of vendors, with full contact information, must be provided to the Fort Myers Beach Fire District. This information shall include contact name, number, and e-mail. All inspection fees will be due at time of service, and must be paid prior to release of any approvals.

Event applications submitted less than thirty (30) days prior to the event will be subject to additional fees. An expedited review may be requested and will be based upon availability, additional fees will apply.

Applications shall include the following:

1. A legible site plan to include proposed layout of the event; fire hydrant locations; fire/emergency access; and distances to any structures.
2. A life safety evaluation may be required based on the size of the event in accordance with the fire code.
3. All vendors should review FMBFD guidelines, on our website at [www.FMBFirefl.gov](http://www.FMBFirefl.gov)
4. Failure to comply with requirements of the FMBFD may result in additional fees and/or shutdown of the vendor(s).

|                               |                              |
|-------------------------------|------------------------------|
| <u>Linda Miller</u>           | <u>[Signature]</u>           |
| Submitting Party Name (Print) | Submitting Party Name (Sign) |
| Date: <u>6/24/2025</u>        |                              |

Vendor Inquiries can be directed to the vendor tab at [41markets.com](http://41markets.com)

**Objectives:**

- To offer local arts, crafts, boutique foods, not currently available on the island of FMB.
- To attract residents and visitors to FMB through weekly advertising, while boosting the Bayside businesses and traffic.
- To support 40-48 small businessowners whose passion is to be self-sufficient and creative in their work.
- To help vendors recover income lost in the last 4 years due to Red Tide, Covid Shut Down and Hurricane Ian, Helene, Milton.

**History:**

- Since 2015, Shop Local Productions has operated the farmers markets on Fort Myers Beach which all have been voted voluntarily "Neighborhood Favorites" by locals on Nextdoor.com
- Many businesses have noticed marked improvements in sales on the days that the markets are open.
- Several businesses participated in the markets as vendors for many years to boost their sales and advertising.
- Several residents participate in the market every year, one of which became a retail tenant at Santini Plaza.
- Several tenants from Santini Plaza intend to participate in all the FMB markets scheduled this year.
- FMB markets attract 30K Google Views per month per location pulling more tourist dollars to FMB as a whole.

**Other Factoids from: <https://www.uschamber.com/small-business/shopping-small-benefits-more-than-just-local-businesses>**

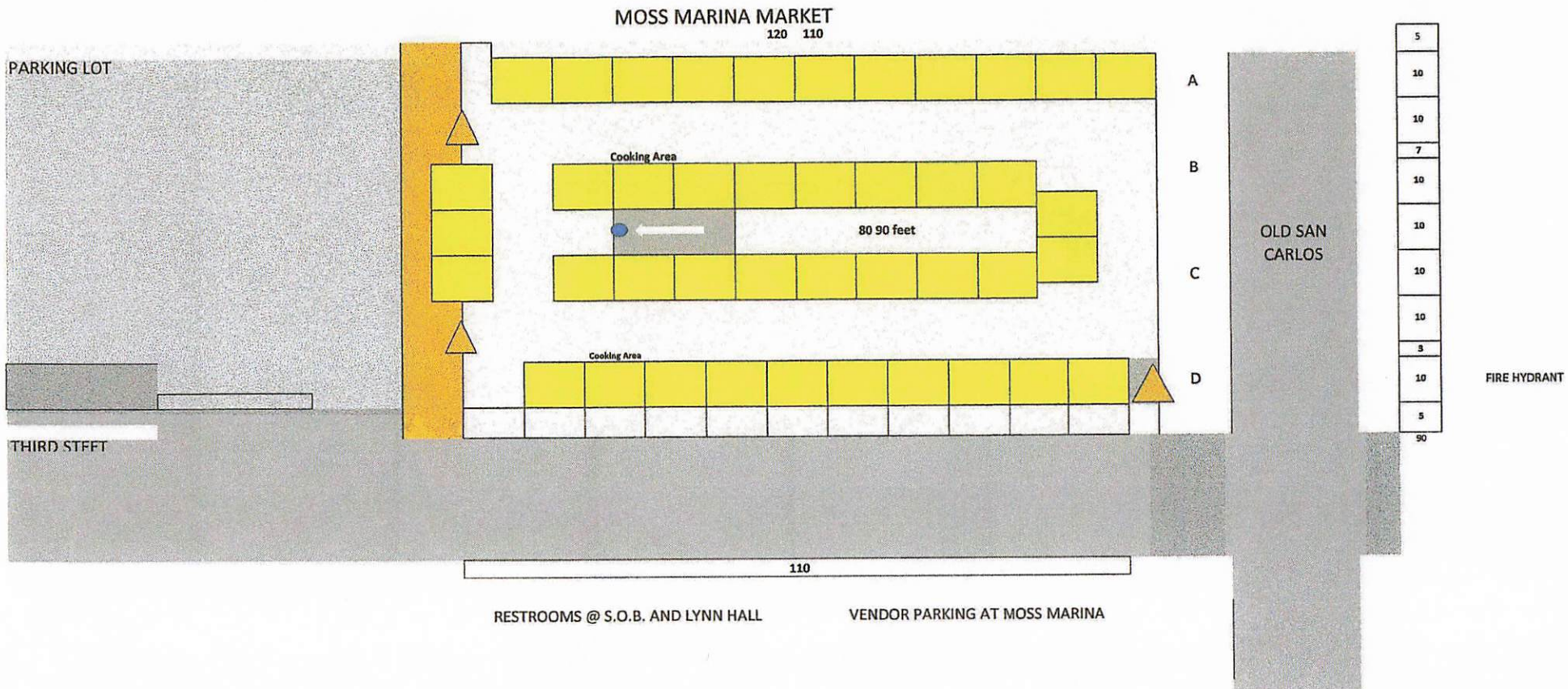
For every dollar spent at a small business, American Express estimates an average of \$0.67 stays in that business's local community. This has the potential to boost sales during the 2021 holiday season, with many small businesses still working to make up the revenue they've lost throughout the pandemic.

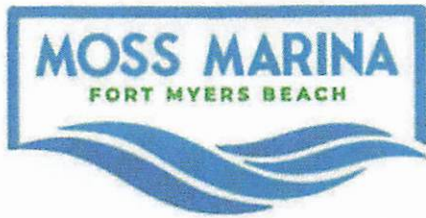
"The success of local businesses encourages more entrepreneurs to open shops, offer great jobs, and contribute in real, meaningful ways to the local area," Kidd at Hideaway Café said. "It may be hard to see sometimes, but your local dollar comes back to you in a variety of ways every day from sidewalk improvements and more regular trash pickups, to adding jobs for more firefighters and hiring more EMTs."

Data from the MetLife and U.S. Chamber of Commerce Q4 Small Business Index to be released in December, indicates that a large majority of small business owners (70%) say the holiday season is important to their overall yearly profit, with nearly four in ten (37%) saying it's very important.

"Each dollar spent with intention at a small business makes a huge difference to the community, and for us personally," said Kidd. "We're able to take care of our family, stay current on our financial obligations to the small businesses we do business with, support our employee's careers, and work to improve our local community in meaningful ways through profit sharing and in-kind donations."

**Last Word: Small Businesses reduce unemployment and therefore reduce the burden on taxpayers. Small businesses produce hardworking role models for future generations. It increases the sense of community: shopping from person-to-person, face-to-face, rather than the cold, impersonal internet or Big Box self-checkout shopping where there is not a single human interaction. If you haven't been to an FMB Market, we encourage you to do so to feel the impact of human interaction, compassion, community and commerce all brought together in the great outdoors. It's something special that shouldn't be missed.**





Moss Marina  
450 Harbor Ct.  
Fort Myers Beach, FL 33931

To: Permitting City of Fort Myers Beach

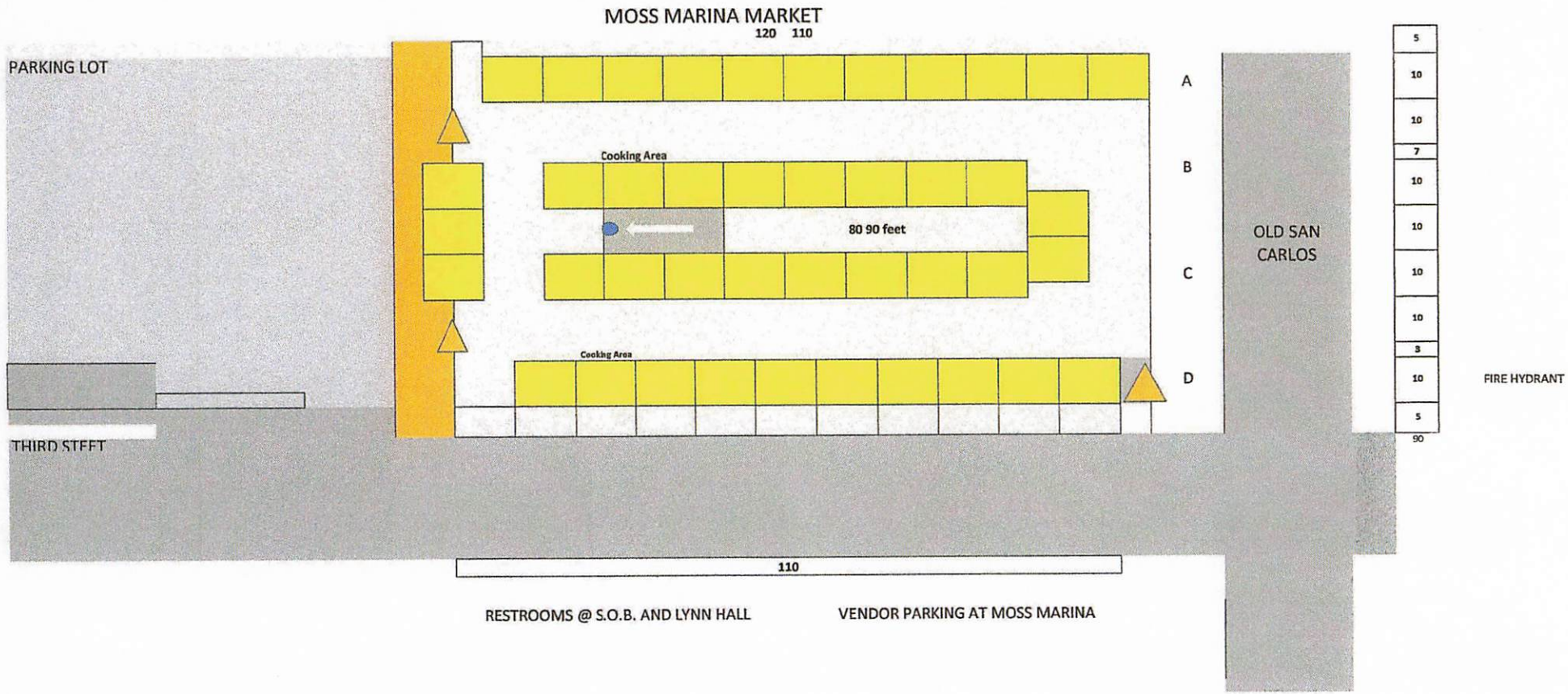
To Whom it May Concern,

Moss Marina, at 401 Third Street, gives permission to Shop Local Productions and Linda Miller to use our property to resume the Moss Marina Market on Wednesdays from November, 2025 -April 2026. Vendors will park at 450 Harbor Court.

Best Regards,

Gary Foco  
Moss Marina







# CERTIFICATE OF LIABILITY INSURANCE

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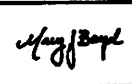
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|                                                                                                                                    |                                                |                       |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-----------------------|
| <b>PRODUCER</b><br>Hiscox Inc.<br>5 Concourse Parkway<br>Suite 2150<br>Atlanta GA, 30328                                           | <b>CONTACT NAME:</b>                           |                       |
|                                                                                                                                    | <b>PHONE (A/C No. ExG):</b> (888) 202-3007     | <b>FAX (A/C No.):</b> |
| <b>INSURED</b><br>Watergemz, LLC DBA Shop Local Productions DBA Shop Local Productions<br>19552 The Place Blvd<br>Estero, FL 33928 | <b>E-MAIL ADDRESS:</b> contact@hiscox.com      |                       |
|                                                                                                                                    | <b>INSURER(S) AFFORDING COVERAGE</b>           |                       |
|                                                                                                                                    | <b>INSURER A:</b> Hiscox Insurance Company Inc |                       |
|                                                                                                                                    | <b>INSURER B:</b>                              |                       |
|                                                                                                                                    | <b>INSURER C:</b>                              |                       |
|                                                                                                                                    | <b>INSURER D:</b>                              |                       |
| <b>INSURER E:</b>                                                                                                                  |                                                |                       |
| <b>INSURER F:</b>                                                                                                                  |                                                |                       |
| <b>NAIC #</b> 10200                                                                                                                |                                                |                       |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                            |                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------------------|
| <b>COVERAGES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>CERTIFICATE NUMBER:</b> | <b>REVISION NUMBER:</b> |
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| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                   | ADDL SUBR INSD WVD                  | POLICY NUMBER  | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                             |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------|-------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: | Y                                   | P100.409.208.6 | 07/15/2025              | 07/15/2026              | EACH OCCURRENCE \$ 2,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 2,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMPIOP AGG \$ S/T Gen. Agg.<br>\$ |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS                                                                        |                                     |                |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$                                                                                              |
|          | <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR<br><b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE<br><b>DED</b> <input type="checkbox"/> RETENTION \$                                                                                                                                                  |                                     |                |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$                                                                                                                                                                                                           |
|          | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                                       | Y/N<br><input type="checkbox"/> N/A |                |                         |                         | PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/><br>E.L. EACH ACCIDENT \$<br>E.L. DISEASE - EA EMPLOYEE \$<br>E.L. DISEASE - POLICY LIMIT \$                                                                                   |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

|                                                                                                             |                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CERTIFICATE HOLDER</b><br>Town of Fort Myers Beach<br>2731 Oak Street<br>Fort Myers Beach, Florida 33931 | <b>CANCELLATION</b><br>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE<br> |
|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
01/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                                                                    |                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PRODUCER</b><br>Hiscox Inc.<br>5 Concourse Parkway<br>Suite 2150<br>Atlanta GA, 30328                                           | <b>CONTACT</b><br>NAME:<br>PHONE (A/C No. Ext): (888) 202-3007 FAX (A/C No.):<br>E-MAIL: contact@hiscox.com<br>ADDRESS:<br><b>INSURER(S) AFFORDING COVERAGE</b><br>INSURER A: Hiscox Insurance Company Inc NAIC #: 10200<br>INSURER B:<br>INSURER C:<br>INSURER D:<br>INSURER E:<br>INSURER F: |
| <b>INSURED</b><br>Watergemz, LLC DBA Shop Local Productions DBA Shop Local Productions<br>19552 The Place Blvd<br>Estero, FL 33928 |                                                                                                                                                                                                                                                                                                |

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                                           | ADDL SUBR INSD WVD | POLICY NUMBER  | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                             |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------|-------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><input type="checkbox"/><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: | Y                  | P100.409.208.5 | 07/15/2024              | 07/15/2025              | EACH OCCURRENCE \$ 2,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 2,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMP/OP AGG \$ S/T Gen. Agg.<br>\$ |
|          | AUTOMOBILE LIABILITY<br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS                                                                                                       |                    |                |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$                                                                                              |
|          | UMBRELLA LIAB<br>EXCESS LIAB<br>DED RETENTION \$                                                                                                                                                                                                                                                                                            |                    |                |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$                                                                                                                                                                                                           |
|          | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                                                                      |                    |                |                         |                         | PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/><br>E.L. EACH ACCIDENT \$<br>E.L. DISEASE - EA EMPLOYEE \$<br>E.L. DISEASE - POLICY LIMIT \$                                                                                   |
|          |                                                                                                                                                                                                                                                                                                                                             |                    |                |                         |                         |                                                                                                                                                                                                                                                    |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

Freeland FL Holdings, LLC  
5333 Hickory Hollow Pkwy.  
P.O. Box 656  
Antioch, TN 37013

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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1. **Request:**

**Meeting Date:** August 18, 2025

Approval of the Island Hopper Songwriter's Festival Special Event to be held September 26, 2025 from 4 pm- 10 pm, September 27, 2025 from 3 pm until 10 pm and September 28, 2025 from 1 pm until 4:30 pm at Bayside Park, with alcohol to be served on Town property during the event from tents and a request to waive enforcement of the noise ordinance until 10 pm for this special event and \$150 park rental fee.

**Why the action is necessary:**

Ordinance 20-17

**What the action accomplishes:**

It allows an event to obtain a permit to hold the event once all required documentation has been turned in.

2. **Agenda:**

ADMINISTRATIVE AGENDA

3. **Requirement/Purpose:**

Other

4. **Submitter of Information:**

Tracie Raski, Magistrate  
Coordinator

---

5. **Background:**

**Attachments:**

1. Island Hopper Songwriter Festival

**Financial Impact:**

Waiver of fees include  
Rental of Bayside Park -  
Permit fee - \$150.00

6. **Alternative Action**

7. **Management Recommendations:**

8. **Recommended Approval:**

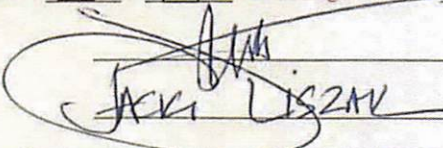
Jason Freeman, Deputy Town Clerk / Legislative Liaison  
Traci Kohler, Deputy Town Manager  
nancy stuparich, Town Attorney  
Amy Baker, Town Clerk  
William McKannay, Town Manager

Created/Initiated - 8/11/2025  
Approved - 8/11/2025  
Approved - 8/11/2025  
Approved - 8/11/2025  
Final Approval - 8/11/2025



## Town of Fort Myers Beach

2525 Estero Boulevard, Fort Myers Beach, Florida 33931  
Tel: (239) 765-0202 Email: [Specialevents@fmbgov.com](mailto:Specialevents@fmbgov.com)

|                                                                                                                                                                                                            |                                                                                      |                                       |                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------|
| Name of event                                                                                                                                                                                              | <u>Island Hopper Songwriter Festival</u>                                             |                                       |                                                                                              |
| Attach separate sheet of paper with detailed description of event                                                                                                                                          |                                                                                      |                                       |                                                                                              |
| Date(s) and times of event                                                                                                                                                                                 | <u>Sept 26 -4 pm-10pm; Sept 27- 3 pm-10 pm &amp; Sept 28 -1pm- 4:30pm</u>            |                                       |                                                                                              |
| Address of event                                                                                                                                                                                           | <u>Bayside Veterans Park -corner of Old San Carlos Blvd and First St.</u>            |                                       |                                                                                              |
| Expected # of participants/attendees                                                                                                                                                                       | <u>200- 300 attendees per day</u>                                                    |                                       |                                                                                              |
| Sponsoring Organization                                                                                                                                                                                    | <u>FMB Chamber of Commerce/ iHeart Media</u>                                         |                                       |                                                                                              |
| Organization address                                                                                                                                                                                       | <u>100 Lovers Lane #30, FMB, FL 33931</u>                                            |                                       |                                                                                              |
| Contact Person/Phone#                                                                                                                                                                                      | <u>Jacki Liszak 954-415-2233/ Adam Bauer 617-967-6722</u>                            |                                       |                                                                                              |
| E-mail                                                                                                                                                                                                     | <u>Jacki@fmbchamber.com/ adambauer@iheartmedia.com</u>                               |                                       |                                                                                              |
| Amplified Music                                                                                                                                                                                            | Y <input checked="" type="checkbox"/>                                                | N <input type="checkbox"/>            | 500 Ft Notifications <u>Yes</u> Copy of Letter <u>Yes</u>                                    |
| Renting Town Property                                                                                                                                                                                      | Y <input type="checkbox"/>                                                           | N <input checked="" type="checkbox"/> | Renting Parking Spaces Y <input type="checkbox"/> N <input checked="" type="checkbox"/>      |
| How many Spaces?                                                                                                                                                                                           | <u>N/A</u> How many hours <u>N/A</u>                                                 |                                       |                                                                                              |
| Extension of Premises?                                                                                                                                                                                     | Y <input type="checkbox"/>                                                           | N <input checked="" type="checkbox"/> | ABT Form <u>N/A</u> How many days? <u>    </u> (Over 3 days needs to go to Council)          |
| Letters of Permission to use Property                                                                                                                                                                      | <u>Town Owned</u>                                                                    |                                       |                                                                                              |
| Letters of Permission to use Parking                                                                                                                                                                       | <u>N/A</u> Parking Plan <u>N/A</u>                                                   |                                       |                                                                                              |
| Site Plan                                                                                                                                                                                                  | <u>Attached</u> Insurance <u>    </u> (Naming Town of FMB as Certificate Holder)     |                                       |                                                                                              |
| Requesting Water                                                                                                                                                                                           | Y <input type="checkbox"/>                                                           | N <input checked="" type="checkbox"/> | Electric Y <input checked="" type="checkbox"/> N <input type="checkbox"/>                    |
| <b>Requires Council Approval:</b>                                                                                                                                                                          |                                                                                      |                                       |                                                                                              |
| Waiver of open container                                                                                                                                                                                   | Y <input checked="" type="checkbox"/>                                                | N <input type="checkbox"/>            | Waiver of Town parking fees Y <input type="checkbox"/> N <input checked="" type="checkbox"/> |
| Old San Carlos - Veteran's                                                                                                                                                                                 | <u>Bayside Park</u>                                                                  |                                       |                                                                                              |
| Waiver of Noise Ordinance                                                                                                                                                                                  | Y <input type="checkbox"/>                                                           | N <input checked="" type="checkbox"/> | Recurring Event Y <input checked="" type="checkbox"/> N <input type="checkbox"/>             |
| Applicant Signature                                                                                                                                                                                        |  |                                       |                                                                                              |
| Printed Name                                                                                                                                                                                               | <u>Jacki Liszak</u>                                                                  |                                       |                                                                                              |
| This permit is subject to the applicant meeting all requirements contained in Fort Myers Beach Code of Ordinance Book Part 2 Chapter 22 and in compliance with all items in the special event application. |                                                                                      |                                       |                                                                                              |

January 30, 2023





# Fort Myers Beach Fire Control District

## Life Safety Branch

100 Voorhis Street • Fort Myers Beach, Florida 33931

Phone (239) 590-4210 • Email: [prevention@FMBFirefl.gov](mailto:prevention@FMBFirefl.gov)

### Special Events Application and Guidebook

#### Event Type:

|                                                                                           |                                                                  |                                                                                                                                               |
|-------------------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Small Outdoor/Indoor Event                            | <input type="checkbox"/> Large Outdoor/Indoor Event              | <input type="checkbox"/> Firework Display                                                                                                     |
| Date of Application: 6-18-2025                                                            |                                                                  | Date of Event: Sept. 26, 27 and 28, 2025                                                                                                      |
| Location:<br>Bayside Veterans Park - corner of Old San Carlos and First St. FMB, FL 33931 |                                                                  |                                                                                                                                               |
| Event Start Date/Time:<br>Sep. 26 6pm                                                     |                                                                  | Event End Date/Time:<br>Sep. 28 5pm                                                                                                           |
| Setup Date:<br>Sept 26                                                                    | Setup Time:<br>12pm                                              | Inspection Time:                                                                                                                              |
| Event Sponsor:<br>FMB Chamber of Commerce/ Lee County VCB/ iHeart Media                   |                                                                  |                                                                                                                                               |
| Sponsor Contact:<br>Jacki Liszak/ Adam Bauer                                              | Sponsor Phone #:<br>954-415-2233/ 617-967-6722                   | Sponsor Email:<br><a href="mailto:Jacki@fmbchamber.com">Jacki@fmbchamber.com</a> / <a href="mailto:adambauer@iheartme">adambauer@iheartme</a> |
| Anticipated Number of Attendees:<br>200-300                                               | Anticipated Number of Event Workers:<br>10                       |                                                                                                                                               |
| Will there be carnival or mechanical rides:<br>No                                         | Number of Stages:<br>1- permanent stage at Bayside Veterans Park |                                                                                                                                               |
| Total Number of Vendors:<br>N/A                                                           | Total Number of Hot Food Vendors:<br>N/A                         |                                                                                                                                               |
| Number of Tents larger than 20 x 20:<br>0                                                 | Number of 10 x 10 Tents:<br>4                                    |                                                                                                                                               |

Every vendor with a booth will receive a fire inspection and is responsible for paying an inspection fee. Please list the contact information for the responsible party below.

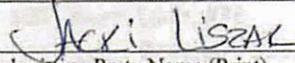
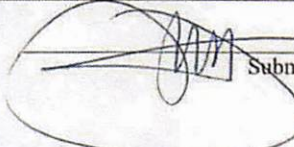
iHeart Adam Bauer 617-967-6722- 2 tents; Tunaskin Ben Duval 239-330-3388 ext. 700; Alison Giesen VCB 23-220-7223

**Please Note:** If the event sponsor elects not to pay the vendor's inspection fee, a list of vendors, with full contact information, must be provided to the Fort Myers Beach Fire District. This information shall include contact name, number, and e-mail. All inspection fees will be due at time of service, and must be paid prior to release of any approvals.

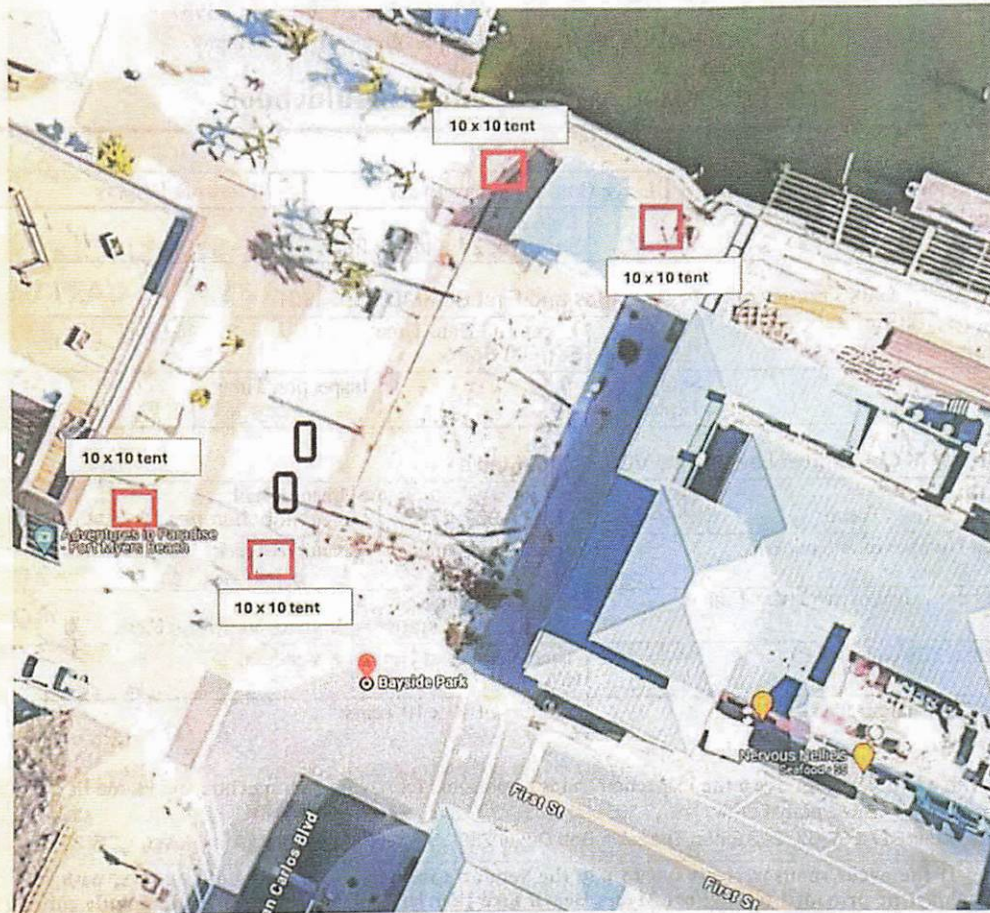
Event applications submitted less than thirty (30) days prior to the event will be subject to additional fees. An expedited review may be requested and will be based upon availability, additional fees will apply.

Applications shall include the following:

1. A legible site plan to include proposed layout of the event; fire hydrant locations; fire/emergency access; and distances to any structures.
2. A life safety evaluation may be required based on the size of the event in accordance with the fire code.
3. All vendors should review FMBFD guidelines, on our website at [www.FMBFirefl.gov](http://www.FMBFirefl.gov)
4. Failure to comply with requirements of the FMBFD may result in additional fees and/or shutdown of the vendor(s).

|                                                                                                                      |                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <br>Submitting Party Name (Print) | <br>Submitting Party Name (Sign) |
| Date: 7/7/25                                                                                                         |                                                                                                                      |





Bayside Veterans Park- location of 4 – 10 x 10 tents- walk ways will not be blocked.

Island Hopper Songwriter Festival 2025

Application shall include the following:

1. A fee of \$100 per site to be paid in advance of the event for the use of the site.
2. A fee of \$100 per site to be paid in advance of the event for the use of the site.
3. A fee of \$100 per site to be paid in advance of the event for the use of the site.
4. A fee of \$100 per site to be paid in advance of the event for the use of the site.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_





July 10, 2025

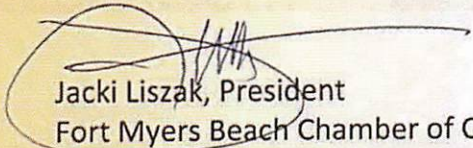
CASEY KATHLEEN M +  
32917 PEACH TREE LN  
LEWES, DE 19958

Dear CASEY KATHLEEN M +:

Pursuant to the requirements of the Town of Fort Myers Beach Ordinance #16-03, the Fort Myers Beach Chamber of Commerce would like to notify you that the Chamber and the Lee County VCB has applied for a Town of Fort Myers Beach Special Event Permit for the Island Hopper, Singer -Songwriter Festival to be held from Friday, September 26<sup>th</sup>, 2025, until Sunday, September 28<sup>th</sup>, 2025 at the Bayside Veterans Park at the base of Old San Carlos Boulevard.

You are receiving this notice because the event application includes amplified sound from a stage located in Bayside Veterans Park, which are within a 500-foot radius of the edge your property. Please be advised that, as a residential property within this radius, should you have an objection to the amplified sound, you may submit a letter of objection to the Town Manager at Town Hall within ten business days, or no later than on or before close of business on July 25<sup>th</sup>, 2025.

Sincerely,



Jacki Liszak, President  
Fort Myers Beach Chamber of Commerce  
100 Lovers Lane, #3E  
Fort Myers Beach, FL 33931  
(239) 454-7500





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
07/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                                                                                                                |  |                                                                                                                                                                                                                                                                                                                                        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PRODUCER</b><br>MARSH USA, LLC.<br>4400 Comerica Bank Tower<br>1717 Main Street<br>Dallas, TX 75201-7357                                                                    |  | <b>CONTACT</b><br>NAME: Cathy Crown<br>PHONE (A/C, No, Ext): (210) 691-4173<br>FAX (A/C, No): (210) 737-3584<br>E-MAIL: Cathy.Crown@marsh.com<br>ADDRESS:                                                                                                                                                                              |  |
| CN103696528-GAWCE-GAW-25-26 092625 092825 ABauer                                                                                                                               |  | <b>INSURER(S) AFFORDING COVERAGE</b>                                                                                                                                                                                                                                                                                                   |  |
| <b>INSURED</b><br>iHeartMedia Inc.<br>iHeartCommunications, Inc.<br>iHeartMedia + Entertainment, Inc. & their subsidiaries<br>20880 Stone Oak Parkway<br>San Antonio, TX 78258 |  | <b>INSURER A:</b> National Union Fire Ins Co Pittsburgh PA 19445<br><b>INSURER B:</b> All Insurance Company 19399<br><b>INSURER C:</b> The Insurance Company of The State of Pennsylvania 19429<br><b>INSURER D:</b> Various Underwriters at Lloyd's<br><b>INSURER E:</b> Zurich American Insurance Company 16535<br><b>INSURER F:</b> |  |

**COVERAGES** **CERTIFICATE NUMBER:** HOU-004215349-01 **REVISION NUMBER:** 23  
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                                           | ADDL SUBR INSD YVVD | POLICY NUMBER                                                  | POLICY EFF (MM/DD/YYYY)  | POLICY EXP (MM/DD/YYYY)  | LIMITS                                                                                                                                                                                                                                       |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------------------|--------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC<br><input type="checkbox"/> OTHER |                     | GL6547106                                                      | 03/31/2025               | 03/31/2026               | EACH OCCURRENCE \$ 2,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 2,000,000<br>MED EXP (Any one person) \$ EXCLUDED<br>PERSONAL & ADV INJURY \$ 2,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COM/PO/AGG \$ 2,000,000 |
| A        | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY<br><input checked="" type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY<br><input checked="" type="checkbox"/> HIRED AUTOS ONLY<br><input type="checkbox"/> SCHEDULED AUTOS<br><input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY                       |                     | CA7030905(MA)<br>CA7030907<br>"AOS except ME, MT, SD, VT, WY." | 03/31/2025<br>03/31/2025 | 03/31/2026<br>03/31/2026 | COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$                                                                                    |
| D        | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br><input checked="" type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 25,000                                                                 |                     | B0509BOWCN2550474                                              | 03/31/2025               | 03/31/2026               | EACH OCCURRENCE \$ 1,000,000<br>AGGREGATE \$ 1,000,000                                                                                                                                                                                       |
| C        | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                                                               | Y/N<br>N N/A        | WC020395996 (AOS)<br>WC020395998 (WI)                          | 03/31/2025<br>03/31/2025 | 03/31/2026<br>03/31/2026 | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER<br>E L EACH ACCIDENT \$ 1,000,000<br>E L DISEASE - EA EMPLOYEE \$ 1,000,000<br>E L DISEASE - POLICY LIMIT \$ 1,000,000                                       |
| E        | Leased/Rented Equipment<br>Other deductibles may apply                                                                                                                                                                                                                                                                                      |                     | PPR0113580-10<br>as per policy terms and conditions.           | 04/01/2025               | 04/01/2026               | Limit 50,000                                                                                                                                                                                                                                 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
RE: Fort Myers Market 111, Island Hopper Songwriter Fest on September 26-28 at Bayside Veterans Park -corner of Old San Carlos Blvd and First St.

## CERTIFICATE HOLDER

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

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE  
*Marsh USA LLC*

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## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
07/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                                                                             |  |                                                                                                                                                                                             |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PRODUCER</b><br>Heldrick & Company Insurance<br>1648 Periwinkle Way<br><br>Sanibel FL 33957                                              |  | <b>CONTACT</b><br>NAME: James Barreca<br>PHONE (A/C, No, Ext): (239) 579-0660 FAX (A/C, No): (888) 767-1665<br>E-MAIL ADDRESS: james@sanibelinsurance.com                                   |  |
| <b>INSURED</b><br>Greater Fort Myers Beach Area Chamber of Commerce, Inc., DBA:<br>100 Lovers Lane<br>Suite 2E<br>Fort Myers Beach FL 33931 |  | <b>INSURER(S) AFFORDING COVERAGE</b><br>INSURER A: Mount Vernon Fire Insurance Co NAIC #: 26522<br>INSURER B: AmTrust North America<br>INSURER C:<br>INSURER D:<br>INSURER E:<br>INSURER F: |  |

| COVERAGES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                   | CERTIFICATE NUMBER: CL2571703599 |                                                     | REVISION NUMBER: |                                                 |                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------|------------------|-------------------------------------------------|----------------------------------------|
| THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. |                                                                                                                                                                                                                                                   |                                  |                                                     |                  |                                                 |                                        |
| INSR LTR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | TYPE OF INSURANCE                                                                                                                                                                                                                                 | ADDL INSD                        | SUBR WVD                                            | POLICY NUMBER    | POLICY EFF (MM/DD/YYYY) POLICY EXP (MM/DD/YYYY) | LIMITS                                 |
| A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR                                                                                                |                                  |                                                     | NBP2553825E      | 02/05/2025 02/05/2026                           | EACH OCCURRENCE \$ 1,000,000           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                   |                                  | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 |                  |                                                 |                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                   |                                  | MED EXP (Any one person) \$ 10,000                  |                  |                                                 |                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                   |                                  | PERSONAL & ADV INJURY \$ 1,000,000                  |                  |                                                 |                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC<br><input type="checkbox"/> OTHER                                                                             |                                  |                                                     |                  |                                                 | GENERAL AGGREGATE \$ 2,000,000         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                   |                                  |                                                     |                  |                                                 | PRODUCTS - COMP/OP AGG \$ 2,000,000    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                   |                                  |                                                     |                  |                                                 | Employee Benefits \$                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY |                                  |                                                     |                  |                                                 | COMBINED SINGLE LIMIT (Ea accident) \$ |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                   |                                  |                                                     |                  |                                                 | BODILY INJURY (Per person) \$          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                   |                                  |                                                     |                  |                                                 | BODILY INJURY (Per accident) \$        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                   |                                  |                                                     |                  |                                                 | PROPERTY DAMAGE (Per accident) \$      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                   |                                  |                                                     |                  |                                                 | \$                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR<br><b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE                                                                                                                                    |                                  |                                                     |                  |                                                 | EACH OCCURRENCE \$                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$                                                                                                                                                                                |                                  |                                                     |                  |                                                 | AGGREGATE \$                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                   |                                  |                                                     |                  |                                                 | \$                                     |
| B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                     | Y/N                              | N/A                                                 | AWC1212010       | 12/11/2024 12/11/2025                           | PER STATUTE OTHER                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                   |                                  |                                                     |                  |                                                 | E L EACH ACCIDENT \$ 100,000           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                   |                                  |                                                     |                  |                                                 | E L DISEASE - EA EMPLOYEE \$ 100,000   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                   |                                  |                                                     |                  |                                                 | E L DISEASE - POLICY LIMIT \$ 500,000  |
| DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                   |                                  |                                                     |                  |                                                 |                                        |

|                                                                                                               |                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CERTIFICATE HOLDER</b><br><br>Town of Fort Myers Beach<br>2731 Oak Street<br><br>Fort Myers Beach FL 33931 | <b>CANCELLATION</b><br><br>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE<br> |
|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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ACORD 25 (2016/03)

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Set up times Fort Myers Beach

Musical performances will be performed at the stage at Bayside Park and the set up will start at noon on Friday, Sept 26

Performances are scheduled from 6:15pm to 9:45pm on Friday-

Sat – Sept 27- from 2pm to 9pm

Sunday – Sept 28 1pm to 4pm

All equipment will be stored inside overnight with the exception of the IHSF banner that will remain hung over the stage.

**TO:** Jacki Liszak <[jacki@fmbchamber.com](mailto:jacki@fmbchamber.com)>  
**Sent:** Thursday, July 31, 2025  
**FROM:** Giesen, Alison <[AGiesen@leegov.com](mailto:AGiesen@leegov.com)>  
**Subject:** Island hopper permit

The set up will happen on Friday, Sept 26 at around noon at Bayside Park and breakdown will start right after 4pm on Sunday after the last performance has taken place. The equipment and tents will be stored off site each night with only the Island Hopper banner remaining.

Let me know what else you need - set up times are listed on the permit-

The stage will be used for musical performances.

Thanks,

**Alison Giesen**

Product Development Coordinator

**OFFICE:** 239-338-3500 | **TOLL FREE:** 800-237-6444

**DIRECT:** 239-533-6721 | **CELL:** 239-220-7223

Lee County Visitor & Convention Bureau

2201 Second Street, Suite 600

Fort Myers, Florida 33901-3086



The Fort Myers area in Southwest Florida includes: Sanibel Island, Fort Myers Beach, Fort Myers, Bonita Springs, Estero, Cape Coral, Pine Island, Matlacha, Boca Grande & Outer Islands, North Fort Myers, Alva, Buckingham, and Lehigh Acres.



1. **Request:**

**Meeting Date: August 18, 2025**

Update on Expiration of Existing Emergency Temporary Placement Permits

**Why the action is necessary:**

**What the action accomplishes:**

2. **Agenda:**

TOWN MANAGER'S ITEMS

3. **Requirement/Purpose:**

4. **Submitter of Information:**

---

5. **Background:**

**Attachments:**

**Financial Impact:**

6. **Alternative Action**

7. **Management Recommendations:**

8. **Recommended Approval:**

Amy Baker, Town Clerk  
nancy stuparich, Town Attorney  
Amy Baker, Town Clerk  
William McKannay, Town Manager

Created/Initiated - 8/11/2025  
Approved - 8/11/2025  
Approved - 8/11/2025  
Final Approval - 8/11/2025

1. **Request:**

**Meeting Date: August 18, 2025**

Announcement of a request for an Executive Session pursuant to Section 286.011(8), Florida Statutes for the purpose of advice and discussion of settlement negotiations related to litigation expenditures in Town of Fort Myers Beach v. White Sand Properties, LLC, Case No. 2025-CA-004261, 20<sup>th</sup> Judicial Circuit in and for Lee County, Florida and scheduling the Executive Session on September 11, 2025 at 12:00 PM, or shortly thereafter, at 6231 Estero Blvd., Fort Myers Beach, Florida 33931.

**Why the action is necessary:**

**What the action accomplishes:**

2. **Agenda:**

TOWN ATTORNEY'S ITEMS

3. **Requirement/Purpose:**

4. **Submitter of Information:**

5. **Background:**

At its public meeting on August 4, 2025, the Town Council reaffirmed its direction to the Town Attorney to pursue foreclosure of code enforcement liens on real property located at 80 Avenue E, Fort Myers Beach, Florida. The real property is owned by White Sand Properties, LLC. On Friday, August 8, 2025, the Town Attorney filed a Complaint to Foreclose two code enforcement liens. The case was assigned Case No.2025-CA-004261 by the Lee County Clerk of Court.

The Town Attorney is announcing that she desires advice concerning settlement negotiations or strategy related to litigation expenditures associated with the litigation in a private Executive Session with the Town Council as authorized in Section 286.011(8), Florida Statutes. Section 286.011(8), Florida Statutes allows elected municipal officials to meet in private with legal counsel and the Town Manager to only discuss strategy and settlement negotiations related to pending litigation.

The requested Executive Session will begin at 12:00 PM on September 11, 2025 and is expected to last no longer than 1 hour. The Executive Session will take place at Town Hall located at 6231 Estero Boulevard, Fort Myers Beach, Florida 33931, Fort Myers Beach. Only the following individuals will be present and allowed to participate during the Executive Session: Mayor Dan Allers, Vice-Mayor Jim Atterholt, Council Members John King, Karen Woodson, and Scott Safford, Town Manager Will McKannay, Town Attorneys Nancy Stuparich, Becky Vose (by Zoom), Chloe Berryman, Paul Waters (by Zoom) and a court reporter.

The Town Council will not take action during the Executive Session, but may take action concerning settlement negotiations and strategy related to this litigation during a subsequent public meeting. The Town Council September 11, 2025 public meeting will resume after the Executive Session.

**Attachments:**

**Financial Impact:**

No financial impact anticipated.

6. **Alternative Action**

7. **Management Recommendations:**

8. **Recommended Approval:**

Amy Baker, Town Clerk  
nancy stuparich, Town Attorney  
Amy Baker, Town Clerk  
William McKannay, Town Manager

Created/Initiated - 8/11/2025  
Approved - 8/11/2025  
Approved - 8/11/2025  
Final Approval - 8/11/2025