



Fort Myers Beach Local Planning Agency

**Council Chambers
2525 Estero Blvd.
Fort Myers Beach, FL 33931**

Agenda

Tuesday, September 14, 2021

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

A. August 10, 2021

V. PUBLIC HEARINGS

A. VAR20210063 16 Pepita Street

Approve/Approve with Conditions/Denial of VAR20210063 - a variance from Table 34-3, 25 feet rear waterbody setback, for a reduction of 8 feet 8 inches.

B. VAR20210064 3240 Shell Mound Blvd

Approve/Approve with conditions/Denial of VAR20210064 - 3240 Shell Mound Blvd, a request to reduce the required accessory structure (pool) setback from five to two in the rear and side yard.

C. VAR20210066 4969 Estero Blvd Accessory Structure in front of a principal structure

Approve/Approve with Conditions/Denial VAR20210066 - 4969 Estero Blvd, to allow an accessory structure (pool) in front of a principal structure.

VI. ADMINISTRATIVE AGENDA

VII. LPA MEMBERS ITEMS/REPORTS

VIII. LPA ATTORNEY ITEMS/REPORTS

IX. COMMUNITY DEVELOPMENT ITEMS/REPORTS

X. ITEMS FOR NEXT MONTHS AGENDA

XI. PUBLIC COMMENT**XII. ADJOURNMENT**

NOTE: THIS MEETING IS TELEVISED LIVE ON COMCAST CHANNEL 98.

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



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



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the Town Clerk's Office.

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.



Fort Myers Beach Local Planning Agency

Council Chambers
2525 Estero Blvd.
Fort Myers Beach, FL 33931

Minutes

Tuesday, August 10, 2021

9:00 AM

ORDER OF BUSINESS

DRAFT

I. CALL TO ORDER

Members present: Vice Chair Jane Plummer, Forrest Critser, Jane Plummer, Scott Safford, Karen Swanbeck and Patrick Vanasse.
Excused: Chair Megan Heil

II. INVOCATION

LPA Member Swanbeck.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

A. June 3, 2021

LPA Member Critser moved to approve the minutes; second by LPA Member Vanasse.

Motion passed unanimously with Chair Heil excused.

V. PUBLIC HEARINGS

A. VAR20210033 101 Gulf Drive Pool and Fence Location and Street Setback Variance

Recommend Approval/Denial of Variance 20210033 101 Gulf Drive Pool and Fence Location and Street Setback

Town Attorney Herin, Jr. swore in those providing testimony. Richard Dobbs, owner, reviewed his request for variances.

Ex parte communication: All LPA Members conducted a drive-by except for LPA Member Safford, who utilized Google maps.

Mr. Dobbs described his lot and where the fence and proposed pool would be located. He indicated that the property across the street on Gulf Drive was similar to what he was requesting. Assistant Community Development Director Carl Bengé reviewed the background of the request. He utilized PowerPoint for his presentation. Slides included: 101 Gulf Drive Variance and Staff Findings and Recommendations. Staff recommended approval with conditions. Assistant Director Bengé noted the fence did not affect the visibility triangle.

No public comment.

LPA Member Vanasse moved to approve the request with conditions 1-5 of the staff findings and recommendation report; second by LPA Member Safford.

Motion passed unanimously with Chair Heil excused.

B. VAR20210043 2842 Seaview St. Variance to Pool Location and Street Setback

Recommend Approval with Conditions of VAR20210043 2842 Seaview St Variance to Pool Location and Street Setback

Ex parte communications: All LPA Members conducted a site visit and LPA Member Safford disclosed that he previously managed the property.

John Cowart from Waldrop Engineering represented the applicant. He utilized PowerPoint for his presentation. Slides included: Location Map; Property Overview; Variance Requests; Site Plan; Variance Criteria; Approved Variances; Staff Report and Conclusions.

Community Development Director Jason Green stated that the open-air structure in Condition 6 should be removed.

Assistant Director Bengé reviewed the background of the property. He displayed the site plan for 2842 Seaview St. and stated that staff recommended approval with conditions.

No public comment.

LPA Member Critser moved to approve the request with the findings and conditions of the staff report and noted that the open-air structure was removed; second by LPA Member Vanasse.

Motion passed unanimously with Chair Heil excused.

C. VAR20210058 506/508 Carlos Circle Variance for Pool Location and Street Setback

Recommend Approval of VAR20210058 506/508 Carlos Circle Variance for Pool Location and Street Setback

Ex parte communication: All LPA Members disclosed a drive-by or Google maps.

Jack Holsem, owner, displayed a site plan. He questioned a condition requiring a 10-foot buffer from the property line inward. He noted it was a small yard and bushes would be up to the edge of the pool. He preferred to place the bushes in the right-of-way or limit the buffer to three feet to make room for chairs around the pool. He requested using pavers up to the three-foot buffer. Mr. Holsem stated that he was aware they would have to meet drainage requirements.

Assistant Director Bengé reviewed the background of the request. He displayed a site map of 506/508 Carlos Circle. He noted that staff recommended approval with conditions. Director Green stated there was room for the pool to be shifted back or slid forward. Mr. Holsem testified that the distance from the house to the proposed pool was five feet, not 15 or 20 feet.

Director Green noted a neighbor sent a letter. He stated that the pool would butt up to the five-foot setback and would be behind the front facade of their house.

Public comment:

Mr. Holsem stated his street did not have any traffic and he requested that the buffer be reduced.

Dee Holsem commented that the spot was very secluded and there were only garages across the street so they would not be intruding on anyone. They planned on installing hedges.

Robert Burandt, a neighbor on Estero Blvd., stated that the house was a short-term rental and he was concerned about the noise.

Public comment closed.

Vice Chair Plummer supported increasing the 18-inch measurement around the corner for safety. LPA Member Vanasse noted there was room to redesign the pool. Town Attorney Herin, Jr. stated that the issue of the 18- inches was not before them; it was whether they wanted to reduce the buffer. LPA Member Critser supported the request and noted their other properties were spectacular.

LPA Member Vanasse moved to approve the request with the findings and recommendations from staff with one amendment to the condition to allow a three-foot encroachment to the ten-foot buffer at the corner of the pool and that the pool be no further than 10 feet from the home; however, if the pool was further than 10 feet from the home, the encroachment exception did not apply; second by LPA Member Critser.

Motion passed unanimously with Chair Heil excused.

D. SEZ20210050 Special Exception for Consumption on Premises and Video Arcade for Adults

Recommend approval/denial of SEZ20210050, a Special Exception for Consumption on Premises (2COP) and Video Arcade for Adults Attorney Robert Burandt represented Suzanne Bahan, who could not be present. He stated that the LDC (Land Development Code) did not specifically allow or disallow the use of an adult video arcade with consumption on-premises. He requested that outdoor seating be allowed since they did not plan on serving alcohol outside the confines of the existing structure. They did not plan on installing machines outside or providing entertainment. He stated that 185 Old San Carlos Blvd. had gone through many changes and the owner wanted to do something different on the beach.

He indicated there was no on-site parking, but spaces were available for rent across the street.

Assistant Director Bengé reviewed the request and noted the property was within 500 feet of Lynn Hall Memorial Park. Slides included: Property Information; Special Exception; Site Plan; Exception and Staff Findings and Recommendations. He noted that staff recommended approval with conditions.

Director Green stated that the code allowed them to provide off-site parking within 750 feet. Vice Chair Plummer questioned the adult video category. Director Green replied that adult entertainment was a use addressed in the code and this request was not that. Town Attorney Herin, Jr. added that the word *adult* was chosen because it was geared toward customers 21 years and older. Director Green commented that the state would regulate the type of machines. Attorney Burandt stated that he was not familiar with the machines, but they were popping up in the area. He understood that people paid money to play the videos and received a prize if they won.

Director Green stated it was not up to them to determine the legality of the machines. Town Attorney Herin, Jr. reiterated that it was an adult arcade, not adult entertainment.

Public comment:

Patrick Cooley, an adjacent business owner, stated that the adult arcade was a small gambling hall and would be the only bar in the area. He commented that the businesses were usually in low-income areas and he did not feel it was suitable for their area.

Public comment closed.

Vice Chair Plummer expressed concerns about the whole idea and questioned whether they wanted that type of business since it was not addressed in the code. Director Green replied that arcades, in general, were not addressed. Vice Chair Plummer felt the business would do better in another location with parking.

LPA Member Safford stated that a marijuana dispensary would be better suited to that location. He questioned whether people would spend their money in the area or stay at the arcade. Town Attorney Herin, Jr. noted that the code allowed the town to interpret uses not specifically stated. He directed them to the highlighted section on page 104 of their packet. He noted the first step was to determine whether it fit the definition in the code. LPA Member Vanasse felt that it did not fit into current definitions. It was up to Town Council to make a policy decision regarding whether they wanted that type of business on the island. He commented that if they felt it did not fit into a box, it became a recommendation for denial.

LPA Member Critser felt it was needed and he did not think it would be a sleazy business. He added that it would provide recreation for a particular age group. LPA Member Swanbeck agreed with LPA Member Vanasse and felt it was a bigger conversation. LPA Member Safford agreed that further discussion was needed and they did not have any public feedback. He felt that Town Council should make a policy decision. LPA Member Critser commented that if they did not disagree with the business but needed a clear picture of the policy, he could go along with that. He thought the business was needed.

Director Green reminded them they needed to decide on consumption on-premise. The majority of LPA Members did not have a problem with consumption on-premise.

LPA Member Vanasse moved to recommend denial based on the definition of the code that it did not fit in the commercial recreational use and needed further discussion and a policy decision from Town Council and he moved to recommend approval for consumption on-premise with a deviation from 500 feet, and no outdoor consumption with the recommendations and conditions for approval from staff; second by LPA Member Critser.

Motion passed unanimously with Chair Heil excused.

(LPA Member Vanasse left the meeting.)

VI. ADMINISTRATIVE AGENDA

No items.

VII. LPA MEMBERS ITEMS/REPORTS

LPA Member Swanbeck revealed that she would not be able to continue her participation with the LPA.

Vice Chair Plummer indicated that they would celebrate and honor Dan Hughes at their next meeting.

Director Green noted that applications for renewal were due in September. No items from other members.

VIII. LPA ATTORNEY ITEMS/REPORTS

No items.

IX. COMMUNITY DEVELOPMENT ITEMS/REPORTS**A. Comprehensive Plan Level of Service Discussion**

Director Green stated that the memo outlined the policies in the Comprehensive Plan related to levels of service. He cited examples in the plan.

ITEMS FOR NEXT MONTHS AGENDA

Director Green noted several items would be on the agenda. He suggested they change the October meeting or skip it entirely due to potential new members and other conflicts. Town Attorney Herin, Jr. suggested allowing an hour for new member orientation at the October meeting. Director Green will check availability for the week of October 19-22, 2021.

X. PUBLIC COMMENT

No public comment.

XI. ADJOURNMENT

LPA Member Plummer moved to adjourn; second by LPA Member Safford.

Motion passed unanimously with Chair Heil excused. The meeting was adjourned at 11:02 a.m.

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

Yellow Sheet Number: **2021-393**

1. Requested Motion:

Meeting Date: September 14, 2021

Approve/Approve with Conditions/Denial of VAR20210063 - a variance from Table 34-3, 25 feet rear waterbody setback, for a reduction of 8 feet 8 inches.

Why the action is necessary:

A reduction in setbacks requires approval of a variance. The applicant has stated that the irregular shape of the lot restricts the property owner from rotating the home to face the center of the cul-de-sac. The current proposed home location encroaches the rear waterbody setbacks.

What the action accomplishes:

The applicant is requesting to reduce the 25 feet rear waterbody setback by 8 feet 8 inches, resulting in a 16 feet 4 inch rear waterbody setback to accommodate the rear corner of the single-family and access stairs.

2. Agenda:

PUBLIC HEARINGS

3. Requirement/Purpose:

Variance from LDC Table 34-3 setbacks requires approval of a Resolution.

5. Background:

The applicant is looking to build a new single-family home on the property that will fit in with the surrounding neighborhood. The rear deck and stairs are proposed to encroach into the rear setback.

Attachments:

1. VAR20210063 - 16 Pepita - Staff Report
2. Public Hearing Application 16 Pepita
3. Supplemental Variance Application - 16 Pepita
4. Survey - 16 Pepita
5. Site Plan with Side Elevations - 16 Pepita
6. 16 Pepita Street - VAR - Notice To Neighborys LPA

Financial Impact:

6. Alternative Action

Recommend approval or approval with proposed conditions.

7. Staff Recommendations:

Deny

8. Recommended Approval:

Jason Green, Community Development
Services

Date: September 09, 2021

Date: September 10, 2021

John R Herin Jr, Town Attorney

Date: September 10, 2021

Amy Baker, Town Clerk



Town of Fort Myers Beach
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

TYPE OF CASE: Variance

CASE NUMBER: VAR20210063

CASE NAME: 16 Pepita Street, to allow principal structure to encroach rear waterbody setbacks.

LPA

HEARING DATE: September 14, 2021, at 9.00 AM

STAFF

RECOMMENDATION: Approve with conditions

**PREPARED/
SUBMITTED BY:** Carl Benge/ Jason Green AICP

I. APPLICATION SUMMARY

Applicant/Owner: James Bougoulas

Request: The applicant is seeking variances from Table 34-3 for a 25 feet rear waterbody setback reduction of 8 feet 8 inches.

Subject property: See attached site plan

Physical Address: 16 Pepita Street

STRAP #: 33-46-24-W2-0090B.0110

FLU: Low Density

Zoning: Residential Single-Family (RS)

Adjacent zoning and land uses:

North:	RESIDENTIAL SINGLE-FAMILY (RS) Single-Family Homes
South:	WATERBODY and RESIDENTIAL SINGLE-FAMILY (RS) Canal and Single-Family Homes
East:	WATERBODY and RESIDENTIAL SINGLE-FAMILY (RS) Canal and Single-Family Homes
West:	REDIDENTIAL SINGLE-FAMILY (RS) Single-Family Home

II. BACKGROUND AND ANALYSIS

Background:

James Bougoulas, the applicant for 16 Pepita Street, is requesting variances from the Town's Land Development Code (LDC). The Town's LDC Table 34-3, establishes minimum setbacks for the RS-Residential Single-Family (RS) zoning district. RS zoning has a rear waterbody setback of 25 feet. The applicant is requesting to reduce the 25 feet rear water body setback by 8 feet 8 inches, resulting in a 16 feet 4-inch rear waterbody setback to accommodate the rear corner of the single-family and access stairs.

The applicant is looking to build a new single-family home on the property that will fit in with the surrounding neighborhood.

Analysis:

The subject property is a unique shaped lot bound by current zoning setbacks. The applicant wishes to build a new single-family home on the property will have a uniform neighborhood feel. The irregular shape of the lot restricts the property owner from rotating the home to face the center of the cul-de-sac. The current proposed home location encroaches into the rear waterbody setbacks.

The proposal is to rotate the home so that all indoor living space is within the setback limits. The rear outdoor living space will encroach the rear waterbody setback by 8 feet 8 inches and will include an open rear porch, roof, and stairs.

Neighborhood Compatibility:

Most of the proposed single-family home is within the current RS zoning setbacks. The applicant insists that centering the home and facing the home towards the cul-de-sac will be the best placement for the surrounding neighbors by optimizing the view corridors towards the water from the street. Centering the home along a cul-de-sac can have an inconsistent setback depending on the location of the property and circumference of the cul-de-sac itself.

Findings and Conclusions:

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

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

The property is uniquely shaped; however, the proposed project is not in progress and can be adjusted to fit within the current zoning setbacks prior to development without any loss to living square footage and only minor architectural adjustments.

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

A majority of the propose single-family home fit within the current RS zoning setbacks. The portions proposed to encroach the rear waterbody setbacks can be modified to fit within the current setbacks with minor architectural adjustments.

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

The granting of the variance will not be injurious to surrounding properties or to the health, safety, and welfare of the public. The variance is from the requirements that restrict principal structures from encroaching rear waterbody setbacks based on the preferred orientation of the home

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

The granting of the variances could be injurious to surrounding properties or to the health, safety, and welfare of the public. The proposed placement of the single-family home is centered on the property to face the cul-de-sac and

optimize the view corridors to the water from the street; however, the rear encroachment will impede neighboring property bay views.

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

The variance request is not uncommon for cul-de-sac lot properties located on the island. Many of the existing lots are narrower than other lots throughout the island. The Town LDC does not consider every special circumstance regarding lot layout or orientation.

III. RECOMMENDATION

Staff finds that the variances for the placement of the proposed single-family home is not necessary if the proposed house was modified to stay within the current setbacks. Development has not begun on the property so now is the time to make such adjustments.

Therefore, staff recommends **Denial** of VAR20210058, for the proposed single-family home and stairs to encroach the rear waterbody setback by 8 feet 8 inches. Staff has provided draft conditions for similar approvals if Town Council sees fit to approve with conditions.

IV. PROPOSED CONDITIONS IF APPROVAL IS RECOMMENDED

1. *Approval of this variance does not give the developer an undeniable right to permit approval. Development or redevelopment of the subject property must comply with all applicable requirements of the Fort Myers Beach Comprehensive Plan and Land Development Code in effect at the time of permit approval, except as specifically modified herein.*
2. *Repair/replacement of structural components within areas of encroachment shall be permitted, unless deemed substantial damage or substantial improvement.*
3. *The final single-family design is subject to the Town's maximum impervious surface of 67% requirement and 40% lot building coverage.*
4. *The variances shall only apply to the single-family home as shown on the provided site plan. Alterations or substantial damage to either structure shall render their respective variance to be null and void.*

Staff Report Exhibits:

A – Complete Application

B – Letter to Adjacent Property Owners

PROJECT NUMBER:

DATE:



Town of Fort Myers Beach

COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for PUBLIC HEARING

This is a two part application. Please be sure to fill out this form, which requires general information, as well as the Supplemental Form application specific to action requested for the subject property. Please submit *one ORIGINAL paper copy, fourteen (14) copies* of all required applications, supplemental information, exhibits and documents. Please do not print and copy the instructions at the end of the application. In addition to application fees, the applicant is required to pay for (2) sets of mailings to neighboring property owners within 500', and all advertising fees.

Site Address: 16 Pepita Street. Fort Myers Beach FL. 33931

STRAP Number: 33-46-24-W2-0090B.0110

Applicant: James Bougoulas Phone: 312-404-6650

Contact Name: James Bougoulas Phone: 312-404-6650

Email: jbougoulas@gmail.com Fax: _____

Current Zoning District: Single Family Residential (RS)

Future Land Use Map (FLUM) Category: Low Density

FLUM Density Range: _____ Platted Overlay: ☐ YES ☒ NO

ACTION REQUESTED

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

SUPPLEMENTAL FORM REQUIRED

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

PROJECT NUMBER:

DATE:

PART I – General Information

A. **Applicant***: James Bougoulas Phone: 312-404-6650

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

Applicant Mailing Address: 16170 Bayside Pointe E. Apt 1707 Fort Myers, FL 33908

Email: jbougoulas@gmail.com Fax: _____

Contact Name: James Bougoulas Phone: 312-404-6650

B. **Relationship of Applicant to subject property:**

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

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

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

Name: John Carsi Phone: 239-707-9365

Address: 2223 S.E 15th Ave. Cape Coral, FL 33990

Email: johncstudioone@gmail.com Fax: _____

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

Name: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

Name: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

PROJECT NUMBER: _____

DATE: _____

Name: _____

Phone: _____

Address: _____

Email: _____

Fax: _____

PART II – Nature of Request

Requested Action (each request requires a separate application)

- ☐ Special Exception
- ☒ Variance from LDC Section 34 - 638
- ☐ Conventional Rezoning from _____ to _____
- ☐ Planned Development
- ☐ Rezoning from _____ to ☐ Commercial PD ☐ Residential PD
- ☐ Amendment. List the project number: _____
- ☐ Extension/reinstatement of Master Concept Plan. List project number: _____
- ☐ Appeal of Administrative Action
- ☐ Vacation ☐ Right-of-Way ☐ Easement
- ☐ Other. Please Explain: _____
- _____
- _____

PART III – Waivers

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

Code Section: _____

Description: _____

Code Section: _____

Description: _____

Code Section: _____

PROJECT NUMBER:

DATE:

Description: _____

PART IV – Property Ownership

☒ Single Owner (individual or husband and wife)

Name: James Bougoulas Phone: 312-404-6650

Mailing Address: 16170 Bayside Pointe E. Apt. 1707 Fort Myers, FL 33908

Email jbougoulas@gmail.com Fax: _____

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

☐ Complete Disclosure of Interest Form (see below)

☐ Attach list of property owners as Exhibit 4-1

☐ Attach map showing property owners interests as Exhibit 4-2 (for multiple parcels)

☐ For condominiums and timeshares see Explanatory Notes Part IV (Page 11)

DISCLOSURE OF OWNERSHIP INTEREST

STRAP: 33-46-24-W2-0090B.0110

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

Name and Address

James Bougoulas 16170 Bayside Pointe E. Apt. 1707 Fort Myers, FL 33908

Tracy Nameth 16170 Bayside Pointe E. Apt. 1707 Fort Myers, FL 33908

Percentage Ownership

50%

50%

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

PROJECT NUMBER:

DATE:

Name, Address and Office

Percentage of Stock

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

Name and Address

Percentage of Interest

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

Name and Address

Percentage of Ownership

PROJECT NUMBER:

DATE:

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

Name, Address and Office

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract:

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

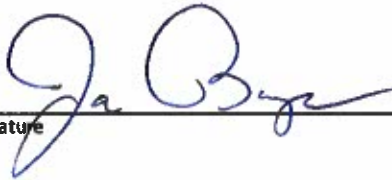
Name

Address

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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


Signature

JAMES BOUGOULAS
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

DATE: 6/22/2021

Subscribed and sworn to (or affirmed) before me this 22 day of June, 2021, by James Bougoulas by means of physical presence.




Notary Public Signature

Melissa A Young
Notary Printed Name

Personally Known _____ or Produced Identification X

Type of Identification Produced: Florida Drivers License. My Commission Expires: Oct 29 2021

PART V - Property Information

A. Legal Description:

STRAP: 33-46-24-W2-0090B.0110

Property Address: 16 Pepita Street Fort Myers Beach FL 33931

Is the subject property within a platted subdivision recorded in the official Plat Books of Lee County? ☐ No. Attach a legible copy of the legal description as Exhibit 5-1.

☒ Yes. Property identified in subdivision: EL SOL SUBDIVISION

Book: 85 Page: 601 Unit: Block: B Lot(s): 11

B. Boundary Survey:

☒ Attach a Boundary Survey of the property meeting the minimum standards of Chapter 61G17-6 of the Florida Administrative Code. A Boundary Survey must bear the raised seal and original signature of a Professional Surveyor and Mapper licensed to practice Surveying and Mapping by the State of Florida. Attach and label as Exhibit 5-2.

C. Property Dimensions:

Width (please provide an average width if irregular in shape) 70 feet

PROJECT NUMBER:

DATE:

Depth (please provide an average width if irregular in shape) 103 feet

Frontage on street: 41 feet. Frontage on waterbody: 155 feet

Total land area: irregular ☐ acres ☐ square feet

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

From Big Carlos Pass Bridge turn slightly left on Estero Blvd for 3.1 miles.

Turn left onto Lazy Way and turn right onto Pepita Street and follow to end of street

☒ Attach Area Location Map as Exhibit 5-3

E. Property Restrictions (check applicable):

☒ There are no deed restrictions and/or covenants on the subject property.

☐ A list of deed restrictions and/or covenants affecting the subject property is attached as Exhibit 5-4.

☐ A narrative statement detailing how the restrictions/covenants may or may not affect the request is attached as Exhibit 5-5.

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

☒ Attach a list of surrounding property owners within 500 feet as Exhibit 5-6.

☒ Attach a map showing the surrounding property owners as Exhibit 5-7.

☒ Provide Staff with two (2) sets of surrounding property owner mailing labels.

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

☒ Low Density

☐ Marina

☐ Mixed Residential

☐ Recreation

☐ Boulevard

☐ Wetlands

☐ Pedestrian Commercial

☐ Platted Overlay

H. Zoning (see official Zoning Map):

☒ RS (Residential Single-family)

☐ CF (Community Facilities)

☐ RC (Residential Conservation)

☐ IN (Institutional)

PROJECT NUMBER:

DATE:

- | | |
|--|--|
| ☐ RM (Residential Multifamily) | ☐ BB (Bay Beach) |
| ☐ RPD (Residential Planned Development) | ☐ EC (Environmentally Critical) |
| ☐ CM (Commercial Marina) | ☐ DOWNTOWN |
| ☐ CO (Commercial Office) | ☐ SANTOS |
| ☐ CB (Commercial Boulevard) | ☐ VILLAGE |
| ☐ CR (Commercial Resort) | ☐ SANTINI |
| ☐ CPD (Commercial Planned Development) | |

PROJECT NUMBER:

DATE:

PART VI

AFFIDAVIT

APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

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

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

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

James Bougoulas
Signature of owner or authorized agent

June 22, 2021
Date

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

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

STATE OF FLORIDA

COUNTY OF LEE

Subscribed and sworn to (or affirmed) before me this 22 day of June, 2021, by James Bougoulas by means of physical presence.

(SEAL)

Melissa A. Young
Notary Public Signature



Melissa A. Young
Notary Printed Name

Personally Known _____ or Produced Identification X

Type of Identification Produced: FL ID My Commission Expires: Oct 29 2021

PROJECT NUMBER:

DATE:

PART VII

AFFIDAVIT

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

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

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

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

Signature

Title

Typed or Printed Name

Date

STATE OF FLORIDA) COUNTY OF LEE)

Subscribed and sworn to (or affirmed) before me this _____ day of _____,
20_____, by _____, as (title) _____ on behalf of
(company name) _____.

Notary Public Signature

(SEAL)

Notary Printed Name

Personally Known _____ or Produced Identification _____

Type of Identification Produced: _____ My Commission Expires: _____



Date of Report: March 09, 2021

Buffer Distance: 500 feet

Parcels Affected: 82

Subject Parcel: 33-46-24-W2-0090B.0110

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

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

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
FORT MYERS BEACH WOMANS CLUB I PO BOX 22 FORT MYERS BEACH FL 33931	33-46-24-W2-00004.0000 175 STERLING AVE FORT MYERS BEACH FL 33931	BEG 1607.4 FT S OF NW COR GOVT LOT 2 N ALG W LI LOT 2 454.36 FT TO PT 13.65	1
FORT MYERS BEACH MOSQUITO CONT PO BOX 2837 FORT MYERS BEACH FL 33932	33-46-24-W2-00004.0010 300 LAZY WAY FORT MYERS BEACH FL 33931	BEG NW COR GOVT LOT 2 RUN S ALG W LI OF SAID LOT 1153.04 FT TH L 90 DEG 200	2
HOLLAN DEBORAH L TR 285 DUNDEE RD FORT MYERS BEACH FL 33931	33-46-24-W2-005J0.0130 285 DUNDEE RD FORT MYERS BEACH FL 33931	MC PHIE PARK UNIT 3 BLK J PB 8 PG 67 PT OF LOT 13 + VAC RW ORS 2118/2025 + 2110/3958	3
PARKER DANIEL J & LOIS A 305 DUNDEE RD FORT MYERS BEACH FL 33931	33-46-24-W2-005J0.0140 305 DUNDEE RD FORT MYERS BEACH FL 33931	MCPHIE PARK UNIT 3 BLK J PB 8 PG 67 LOT 14 + 15 + N 25 FT LOT 13	4
GEER BRIAN P & TAMARA L 280 SEMINOLE WAY FORT MYERS BEACH FL 33931	33-46-24-W2-005K0.0010 280 SEMINOLE WAY FORT MYERS BEACH FL 33931	MCPHIE PK UT 3 BLK K PB 8 PG 67 LTS 1+2 DESC IN OR516 PG683 LESS K.001A	5
SCHADT ROGER M	33-46-24-W2-005K0.001A	MC PHIE PARK UNIT 3	6

292 STERLING AVE FORT MYERS BEACH FL 33931	292 STERLING AVE FORT MYERS BEACH FL 33931	BLK K PB 8 PG 67 AS DESC IN OR 1318 PG 2237	
LOEPKER KENT PO BOX 35 BARTELSON IL 62218	33-46-24-W2-005K0.0030 290 SEMINOLE WAY FORT MYERS BEACH FL 33931	MC PHIE PARK UNIT 3 BLK K PB 8 PG 67 LOT 3	7
TITUS VINCENT E & 300 SEMINOLE WAY FORT MYERS BEACH FL 33931	33-46-24-W2-005K0.0040 300 SEMINOLE WAY FORT MYERS BEACH FL 33931	MCPHIE PARK UNIT 3 BLK K PB 8 PG 67 LOT 4	8
BAUER AUGUST RUDOLF CHRISTOPHER LANGEN ESQ PO BOX 398570 MIAMI BEACH FL 33239	33-46-24-W2-005K0.0050 306 SEMINOLE WAY FORT MYERS BEACH FL 33931	MC PHIE PARK UNIT 3 BLK K PB 8 PG 67 LOT 5	9
MELBYE IDA M TR 618 S CRESCENT AVE PARK RIDGE IL 60068	33-46-24-W2-005K0.0060 312 SEMINOLE WAY FORT MYERS BEACH FL 33931	MC PHIE PARK UNIT 3 BLK K PB 8 PG 67 LOT 6	10
PIJANOWSKI ROBERT R & PO BOX 3006 FORT MYERS BEACH FL 33932	33-46-24-W2-005K0.0070 320 SEMINOLE WAY FORT MYERS BEACH FL 33931	MC PHIE PARK UNIT 3 BLK K PB 8 PG 67 LOT 7	11
FUCHS JOSEPH C 12720 W LISBON RD BROOKFIELD WI 53005	33-46-24-W2-005K0.0080 340 SEMINOLE WAY FORT MYERS BEACH FL 33931	MCPHIE PARK UNIT 3 BLK K PB 8 PG 67 LOT 8	12
MEEKS MARISA 360 SEMINOLE WAY FORT MYERS BEACH FL 33931	33-46-24-W2-005K0.0090 360 SEMINOLE WAY FORT MYERS BEACH FL 33931	MC PHIE PARK UNIT 3 BLK K PB 8 PG 67 LOT 9	13
MEEKS MARISA M 360 SEMINOLE WAY FORT MYERS BEACH FL 33931	33-46-24-W2-005K0.0100 390 SEMINOLE WAY FORT MYERS BEACH FL 33931	MC PHIE PARK UNIT 3 BLK K PB 8 PG 67 LOTS 10 11 12	14
MATHEWS KEITH C & 12903 ROCKY POINT RD FISHERS IN 46055	33-46-24-W2-005K0.0210 361 SEMINOLE WAY FORT MYERS BEACH FL 33931	MC PHIE PK UNT 3 BLK K PB 8 PG 67 LOT 21	15
NEWSAM CAROLE ANN & 290 STERLING AV FORT MYERS BEACH FL 33931	33-46-24-W2-005K0.0220 290 STERLING AVE FORT MYERS BEACH FL 33931	MC PHIE PARK UNIT 3 BLK K PB 8 PG 67 LOT 22	16
OAKLEY MATTHEW B + TRISIA O 280 STERLING AVE FORT MYERS BEACH FL 33931	33-46-24-W2-005K0.0230 280 STERLING AVE FORT MYERS BEACH FL 33931	MCPHIE PARK UNIT 3 BLK K PB 8 PG 67 LOT 23 + SLY 25 FT	17
SLAGEL MARC TYLER 260 DUNDEE RD FORT MYERS BEACH FL 33931	33-46-24-W2-005L0.0100 260 DUNDEE RD FORT MYERS BEACH FL 33931	MC PHIE PARK UNIT 3 BLK L PB 8 PG 67 LOT 10	18
ORYAN PROPERTIES LLC 4200 CANTERA DR # 208 WARRENVILLE IL 60555	33-46-24-W2-005L0.0110 270 DUNDEE RD FORT MYERS BEACH FL 33931	MC PHIE PARK UNIT 3 BLK L PB 8 PG 67 LOT 11	19
CLOSSON ROBERT G JR & 8111 BEAVER HILLS LN CEDAR FALLS IA 50613	33-46-24-W2-005L0.0120 290 DUNDEE RD FORT MYERS BEACH FL 33931	MC PHIE PARK UNIT 3 BLK L PB 8 PG 67 LOT 12	20
KAISER RAMONA 260 STERLING AVE FORT MYERS BEACH FL 33931	33-46-24-W2-005L0.0130 260 STERLING AVE FORT MYERS BEACH FL 33931	MC PHIE PARK UNIT 3 BLK L PB 8 PG 67 LOT 13 + SLY 25FT VAC ST	21
KUHLMEY MICHAEL + SUSAN LINDENALLEE 72 NEURUPPIN 16816 GERMANY	33-46-24-W2-005L0.0140 252 STERLING AVE FORT MYERS BEACH FL 33931	MC PHIE PARK UNIT 3 BLK L PB 8 PG 67 LOT 14	22
TISONE ROBERT G & 244 STERLING AVE FORT MYERS BEACH FL 33931	33-46-24-W2-005L0.0150 244 STERLING AVE FORT MYERS BEACH FL 33931	MC PHIE PARK UNIT 3 BLK L PB 8 PG 67 LOT 15	23
BALDRIDGE ROBERT A + DIANE K 131 FALKIRK ST FORT MYERS BEACH FL 33931	33-46-24-W2-005L0.0160 131 FALKIRK ST FORT MYERS BEACH FL 33931	MC PHIE PARK UNIT 3 BLK L PB 8 PG 67 LOT 16	24
CRAWFORD JOHN F	33-46-24-W2-005L0.0170	MC PHIE PARK UNIT 3	25

129 FALKIRK ST FORT MYERS BEACH FL 33931	129 FALKIRK ST FORT MYERS BEACH FL 33931	BLK L PB 8 PG 67 LOT 17	
MITKUS RAYMOND + LESLIE PO BOX 263 CHATHAM MA 02633	33-46-24-W2-005L0.0180 127 FALKIRK ST FORT MYERS BEACH FL 33931	MCPHIE PARK UNIT 3 BLK L PB 8 PG 67 LOT 18	26
ALEXANDER JAMES M TR 18 RIVERVIEW RD MONMOUTH BEACH NJ 07750	33-46-24-W2-005L0.0190 123 FALKIRK ST FORT MYERS BEACH FL 33931	MCPHIE PARK UNIT 3 BLK L PB 8 PG 67 LOT 19	27
MILLER MICHAEL 5731 LAUDER ST FORT MYERS BEACH FL 33931	33-46-24-W2-005M0.0040 5731 LAUDER ST FORT MYERS BEACH FL 33931	MC PHIE PARK UNIT 3 BLK M PB 8 PG 67 LOT 4 + SE 25 FT LT 5	28
VANASSE PATRICK + 5711 LAUDER ST FORT MYERS BEACH FL 33931	33-46-24-W2-005M0.0060 5711 LAUDER ST FORT MYERS BEACH FL 33931	MCPHIE PARK UNIT 3 BLK M PB 8 PG 67 LOT 6 + PART 5	29
BENAK RONALD J + GRACIE N 210 STERLING AVE FORT MYERS BEACH FL 33931	33-46-24-W2-005M0.0070 210 STERLING AVE FORT MYERS BEACH FL 33931	MCPHIE PARK UNIT 3 BLK M PB 8 PG 69 LOT 7	30
CECE DOMINIC J JR TR 220 STERLING AV FORT MYERS BEACH FL 33931	33-46-24-W2-005M0.0080 220 STERLING AVE FORT MYERS BEACH FL 33931	MCPHIE PARK UNIT 3 BLK M PB 8 PG 67 PT LOTS 8 + 9	31
CAWOOD HEIDI GROTTENDICK 7006 SKI CLUB RD HARRISON TN 37341	33-46-24-W2-005M0.008A 122 FALKIRK ST FORT MYERS BEACH FL 33931	MC PHIE PARK UNIT 3 BLK M PB 8 PG 67 PT LOTS 8 + 9 FR MOST SLY	32
NIENHAUS KENNETH J + LAURIE S 124 FALKIRK ST FORT MYERS BEACH FL 33931	33-46-24-W2-005M0.0090 124 FALKIRK ST FORT MYERS BEACH FL 33931	MCPHIE PARK UNIT 3 BLK M PB 8 PG 67 PT LOT 9 FR MOST SLY COR	33
J S J REALTY LLC 625 S LINWOOD BEACH RD LINWOOD MI 48634	33-46-24-W2-0080A.0010 359 SEMINOLE WAY FORT MYERS BEACH FL 33931	EL SOL UNIT 1 BLK A PB 11 PG 64 LOT 1 AS DESC IN OR 1317 PG 0594	34
JANICKE JOSEPH F & SHARON L 625 S LINWOOD BEACH LINWOOD MI 48634	33-46-24-W2-0080A.0020 357 SEMINOLE WAY FORT MYERS BEACH FL 33931	EL SOL UNIT 1 BLK A PB 11 PG 64 LOT 2	35
MURAV THELMA L TR 43244 EAGLE LAKE DR PAW PAW MI 49079	33-46-24-W2-0080A.0030 355 SEMINOLE WAY FORT MYERS BEACH FL 33931	EL SOL UNIT 1 BLK A PB 11 PG 64 LOT 3	36
LEFFERTS HARRY E III TR + PO BOX 429 STOCKTON MO 65785	33-46-24-W2-0080A.0040 341 SEMINOLE WAY FORT MYERS BEACH FL 33931	EL SOL UNIT 1 BLK A PB 11 PG 64 LOT 4	37
BAROLI JEFFREY M & 68324 COPPERWOOD DR WASHINGTON MI 48095	33-46-24-W2-0080A.0050 331 SEMINOLE WAY FORT MYERS BEACH FL 33931	EL SOL UNIT 1 BLK A PB 11 PG 64 LOT 5	38
GUIDRY JAI & REBECCA 321 SEMINOLE WAY FORT MYERS BEACH FL 33931	33-46-24-W2-0080A.0060 321 SEMINOLE WAY FORT MYERS BEACH FL 33931	EL SOL UNIT 1 BLK A PB 11 PG 64 LOT 6	39
JOHNSON STEVEN A + CYNTHIA S 311 SEMINOLE WAY FORT MYERS BEACH FL 33931	33-46-24-W2-0080A.0070 311 SEMINOLE WAY FORT MYERS BEACH FL 33931	EL SOL UNIT 1 BLK A PB 11 PG 64 LOT 7	40
UTTERBACK DAYMON 301 SEMINOLE WAY FORT MYERS BEACH FL 33931	33-46-24-W2-0080A.0080 301 SEMINOLE WAY FORT MYERS BEACH FL 33931	EL SOL UNIT 1 BLK A PB 11 PG 64 LOT 8	41
FISCHER THOMAS & SHERYL 319 CLIFTON AVE SHEBOYGAN WI 53083	33-46-24-W2-0080A.0090 291 SEMINOLE WAY FORT MYERS BEACH FL 33931	EL SOL UNIT 1 BLK A PB 11 PG 64 LOT 9	42
KING KENNETH E & NINA MARIE 271 STERLING AVE FORT MYERS BEACH FL 33931	33-46-24-W2-0080A.0100 271 STERLING AVE FORT MYERS BEACH FL 33931	EL SOL UNIT 1 BLK A PB 11 PG 64 LOT 10	43
VIOLA JOHN T & ALLISON 235 STERLING AVE FORT MYERS BEACH FL 33931	33-46-24-W2-0080A.0110 235 STERLING AVE FORT MYERS BEACH FL 33931	EL SOL UNIT 1 BLK A PB 11 PG 64 LOT 11	44

HARRIS STEVEN G + CARIE ANN 231 STERLING AVE FORT MYERS BEACH FL 33931	33-46-24-W2-0080A.0120 231 STERLING AVE FORT MYERS BEACH FL 33931	EL SOL UNIT 1 BLK A PB 11 PG 64 LOT 12	45
MURPHY FREDERICK J + ROBIN J 65 MURPHY WAY AUBURN NY 13021	33-46-24-W2-0080A.0130 229 STERLING AVE FORT MYERS BEACH FL 33931	EL SOL UNIT 1 PB 22 PG 64 BLK A LOT 13	46
STEWART ROBERT K + SHERRY L 745 INDIANAPOLIS RD MOORESVILLE IN 46158	33-46-24-W2-0080A.0140 225 STERLING AVE FORT MYERS BEACH FL 33931	EL SOL UNIT 1 PB 11 PG 64 BLK A LOT 14	47
LAVALLEE PAUL F TR PO BOX 6930 FORT MYERS BEACH FL 33932	33-46-24-W2-0080A.0150 211 STERLING AVE FORT MYERS BEACH FL 33931	EL SOL UNIT 1 BLK A LOT 15 PB 11 PG 64	48
DIBIASI LEO J TR 12071 MCGREGOR BLVD FORT MYERS FL 33919	33-46-24-W2-0080A.0160 205 STERLING AVE FORT MYERS BEACH FL 33931	EL SOL UNIT 1 BLK A PB 11 PG 64 LOT 16 + LOT A	49
BHATNAGR PIYUSH 1675 FLOWERS CROSSING DR NE GRAND RAPIDS MI 49525	33-46-24-W2-0090B.0020 3 PEPITA ST FORT MYERS BEACH FL 33931	EL SOL BLKS B-C-D UNREC BLK B OR 85 PG 603 LOT 2	50
SULLIVAN MARK J PO BOX 770 SUFFIELD CT 06078	33-46-24-W2-0090B.0030 5 PEPITA ST FORT MYERS BEACH FL 33931	EL SOL BLKS B C D UNREC BLK B OR 85 PG 603 LOT 3	51
LELAND PROPERTIES LLC PO BOX 210 KILLDEER ND 58640	33-46-24-W2-0090B.0040 7 PEPITA ST FORT MYERS BEACH FL 33931	EL SOL BLK B-C-D UNREC BLK B OR 85 PG 603 LOT 4	52
BOWMAN KEITH H + SHERYL A 9 PEPITA ST FORT MYERS BEACH FL 33931	33-46-24-W2-0090B.0050 9 PEPITA ST FORT MYERS BEACH FL 33931	EL SOL BLKS B C D UNREC BLK B OR 85 PG 603 LOT 5	53
CASSEL JOSEPH G + ROSALIE A 11 PEPITA ST FORT MYERS BEACH FL 33931	33-46-24-W2-0090B.0060 11 PEPITA ST FORT MYERS BEACH FL 33931	EL SOL BLKS B.C.D.UNREC BLK.B OR 85 PG 603 LOT 6	54
ENTIN JOSHUA M & MONIKA H 17466 SW 35TH CT MIRAMAR FL 33029	33-46-24-W2-0090B.0070 13 PEPITA ST FORT MYERS BEACH FL 33931	EL SOL BLKS B C D UNREC BLK B OR 85 PG 603 LOT 7	55
WALLACE LINDA 15 PEPITA ST FORT MYERS BEACH FL 33931	33-46-24-W2-0090B.0080 15 PEPITA ST FORT MYERS BEACH FL 33931	EL SOL BLKS B-C-D UNREC BLK B OR 85 PG 603 LOT 8	56
HOLMES ROY ANTHONY 11918 STATE RD NUNICA MI 49448	33-46-24-W2-0090B.0090 17 PEPITA ST FORT MYERS BEACH FL 33931	EL SOL BLKS B.C.D.UNREC BLK.B OR 85 PG 603 LOT 9	57
BARNES ROGER B JR 18 PEPITA ST FORT MYERS BEACH FL 33931	33-46-24-W2-0090B.0100 18 PEPITA ST FORT MYERS BEACH FL 33931	EL SOL BLKS B C D UNREC BLK B OR 85 PG 603 LOT 10	58
FLOYD MELISSA A TR 189 TOPANGA DR BONITA SPRINGS FL 34134	33-46-24-W2-0090B.0120 14 PEPITA ST FORT MYERS BEACH FL 33931	EL SOL BLKS B C D UNREC BLK B OR 85 PG 603 LOT 12	59
HENDRIX GAYLORD TR + 877 N 400 EAST RD MILMINE IL 61855	33-46-24-W2-0090B.0130 12 PEPITA ST FORT MYERS BEACH FL 33931	EL SOL BLKS B C D UNREC BLK B OR 85 PG 603 LOT 13	60
MEZESKE PHILIP J + BARBARA K 10 PEPITA ST FORT MYERS BEACH FL 33931	33-46-24-W2-0090B.0140 10 PEPITA ST FORT MYERS BEACH FL 33931	EL SOL BLKS B C D UNREC BLK B OR 85 PG 603 LOT 14	61
SULLIVAN MARK J 358 HALLADAY DR WEST SUFFIELD CT 06093	33-46-24-W2-0090B.0150 8 PEPITA ST FORT MYERS BEACH FL 33931	EL SOL BLKS B C D UNREC BLK B OR 85 PG 603 LOT 15	62
UNKNOWN HEIRS OF 6 PEPITA ST FORT MYERS BEACH FL 33931	33-46-24-W2-0090B.0160 6 PEPITA ST FORT MYERS BEACH FL 33931	EL SOL BLKS B-C-D UNREC BLK B OR 85 PG 603 LOT 16	63
LUCIANO DAVID A + JOAN E +	33-46-24-W2-0090B.0170	EL SOL BLKS B C D UNREC	64

18 FAIRFIELD ST WEBSTER MA 01570	4 PEPITA ST FORT MYERS BEACH FL 33931	BLK B OR 85 PG 603 LOT 17	
MURPHY JAMES P + MARY ANN 2 PEPITA ST FORT MYERS BEACH FL 33931	33-46-24-W2-0090B.0180 2 PEPITA ST FORT MYERS BEACH FL 33931	EL SOL BLKS.B.C.D.UNREC. BLK B OR 85 PG 603 LOT 18	65
SUTTER FRANCIS E + KAREN 7 AVENIDA CARITA FORT MYERS BEACH FL 33931	33-46-24-W2-0090C.0040 7 AVENIDA CARITA FORT MYERS BEACH FL 33931	EL SOL BLKS B-C-D UNREC BLK C OR 85 PG 603 LOT 4	66
BROWN RANDALL H & 9 AVENIDA CARITA FORT MYERS BEACH FL 33931	33-46-24-W2-0090C.0050 9 AVENIDA CARITA FORT MYERS BEACH FL 33931	EL SOL BLKS B-C-D UNREC BLK C OR 85 PG 603 LOT 5	67
BENNETT JOHN A + NICOLE M 11 AVENIDA CARITA FORT MYERS BEACH FL 33931	33-46-24-W2-0090C.0060 11 AVENIDA CARITA FORT MYERS BEACH FL 33931	EL SOL BLKS B-C-D UNREC BLK C OR 85 PG 603 LOT 6	68
ISLAND ESCAPE LLC 1000 SHORELINE CIR CICERO IN 46034	33-46-24-W2-0090C.0070 13 AVENIDA CARITA FORT MYERS BEACH FL 33931	EL SOL BLKS B C D UNREC BLK C OR 85 PG 603 LOT 7	69
KENNERDELL PETER B 15 AVENIDA CARITA FORT MYERS BEACH FL 33931	33-46-24-W2-0090C.0080 15 AVENIDA CARITA FORT MYERS BEACH FL 33931	EL SOL BLKS B C D UNREC BLK C OR 85 PG 603 LOT 8	70
SHORTZ MARTHA J TR PO BOX 266 SIDELL IL 61876	33-46-24-W2-0090C.0090 17 AVENIDA CARITA FORT MYERS BEACH FL 33931	EL SOL BLKS B-C-D UNREC BLK C OR 85 PG 603 LOT 9	71
HERNSTADT ROGER T & 20 AVENIDA CARITA FORT MYERS BEACH FL 33931	33-46-24-W2-0090C.0100 20 AVENIDA CARITA FORT MYERS BEACH FL 33931	EL SOL BLKS.B.C.D.UNREC. BLK C OR 85 PG 603 LOT 10	72
ARBOLEDA ARTURO E + BRENDA L 5920 SW 127TH AVE SOUTHWEST RANCHES FL 33330	33-46-24-W2-0090C.0110 18 AVENIDA CARITA FORT MYERS BEACH FL 33931	EL SOL BLK.C.D.E.UNREC. BLK C OR 85 PG 603 LOT 11	73
PETER KLAUS A + GABRIELE EBERHARD STR 16 BAD SAULGUA 88348 GERMANY	33-46-24-W2-0090C.0120 16 AVENIDA CARITA FORT MYERS BEACH FL 33931	EL SOL BLKS C-D-E UNREC BLK C OR 85 PG 603 LOT 12	74
SCHMIDT MARGARET + 14 AVENIDA CARITA FORT MYERS BEACH FL 33931	33-46-24-W2-0090C.0130 14 AVENIDA CARITA FORT MYERS BEACH FL 33931	EL BLKS C-D-E UNREC BLK C OR 85 PG 603 LOT 13	75
BUTLER SCOTT & CHERYL + 208 HEATHER LANE NAZARETH PA 18064	33-46-24-W2-0090C.0140 12 AVENIDA CARITA FORT MYERS BEACH FL 33931	EL SOL BLKS C-D-E UNREC BLK C OR 85 PG 603 LOT 14	76
OREILLY TERANCE & JUDITH PO BOX 5544 SALISBURY MA 01952	33-46-24-W2-0090C.0150 10 AVENIDA CARITA FORT MYERS BEACH FL 33931	EL SOL BLKS B-C-D UNREC BLK C OR 85 PG 603 LOT 15	77
HEMSTREET RONALD W + PO BOX 2896 FORT MYERS BEACH FL 33932	33-46-24-W2-0090C.0160 8 AVENIDA CARITA FORT MYERS BEACH FL 33931	EL SOL BLKS B-C-D UNREC BLK C OR 85 PG 603 LOT 16	78
LA FORCE ROBERT J JR 6 AVENIDA CARITA FORT MYERS BEACH FL 33931	33-46-24-W2-0090C.0170 6 AVENIDA CARITA FORT MYERS BEACH FL 33931	EL SOL BLKS B-C-D UNREC BLK C OR 85 PG 603 LOT 17	79
DRAKE WILLIAM 117 FALKIRK ST FORT MYERS BEACH FL 33931	33-46-24-W2-0090C.0180 4 AVENIDA CARITA FORT MYERS BEACH FL 33931	EL SOL BLKS B-C-D UNREC BLK C OR 85 PG 603 LOT 18	80
POGANY ANTON C TR + 23 EDWARDS AVE SAUSALITO CA 94965	33-46-24-W2-01100.0010 21600/602 INDIAN BAYOU DR FORT MYERS BEACH FL 33931	INDIAN BAYOU PB 33 PG 11 LOT 1	81
DUBEK MARY R TR 21590 INDIAN BAYOU DR FORT MYERS BEACH FL 33931	33-46-24-W2-01100.0020 21590/592 INDIAN BAYOU DR FORT MYERS BEACH FL 33931	INDIAN BAYOU PB 33 PG 11 LOT 2	82

Case # _____
Planner _____

Date Received _____
Date of Sufficiency/Completeness _____



Town of Fort Myers Beach

COMMUNITY DEVELOPMENT DEPARTMENT

Supplement PH-B

Additional Required Information for a Variance Application

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

Case Number:
Project Name: 16 Pepita Street
Authorized Applicant: James Bougoulas
LeePA STRAP Number: 33-46-24-W2-0090B.0110

Current Property Status: Architectural Development
Current Zoning: Single Family Residential (RS)
Future Land Use Map (FLUM) Category: Low Density
Comp Plan Density: _____ Platted Overlay? ☐ Yes ☒ No

Variance is requested from:

LDC Section Number

Title of Section or Subsection

34-368	Minimum Setbacks

Complete the narrative statements below for EACH variance requested.

PART I
Narrative Statements

Request for variance from 34-57 **(LDC Section number)**

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

Street and Waterbody setback variance.

Request to encroach into the 25 feet minimum setback limit for construction
of a new single family home.

Reasons for request

Explain why the variance is needed:

A street & waterbody setback variance is needed to construct a single-family home that will have a uniform neighborhood feel and harmony. The lot is an irregular shape and is restricting us from rotating the home to face the center of the cul-de-sac. (Exhibit A)
When the home is rotated properly, the outdoor living spaces encroaches into the street & waterbody setback limits. (Exhibit B)

The proposal is to rotate the home so that all indoor living space is within the set-back limits. However, the front outdoor living space will encroach the street side setback by 3 feet and will include a single story open front porch, stairs and roof. The rear outdoor living space will encroach the waterbody side by 8ft-8in and will include an open rear porch, roof and stairs. With proper rotation of the new home, the neighborhood will have uniformity and harmony around the cul-de-sac as experienced on the desired Avenida Caritas Street (Exhibit C).

Explain the possible effect the variance, if granted, would have on surrounding properties:
The proposed home orientation will be positioned appropriately along the center of the cul-de-sac to provide a welcoming and uniform feel of the neighborhood.
18 Pepita St. Strap#33-46-24-W2-0090B.0100 - proposed home would be roated away from property line expanding the green space between homes.
14 Pepita St. Strap#33-46-24-W2-0090B.0120 – proposed home would be angled so that the front door is facing the street instead of facing across neighbor's front yard. The view along the canal could be interrupted by deck stairs and roof support post.
235 Sterling Drive Strap#33-46-24-W2-0080A.0110 - proposed home would be closer to their property across the waterway canal
231 Sterling Drive Strap#33-46-24-W2-0080A.0120 - proposed home would be closer to their property across the waterway canal

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

The cul-de-sac, the curve of the canal and east & west property lines defines a irregular shaped lot. When defining the buildable lot size that comply with setback limits, the west side property line is 32 feet versus the opposing east side property line of 71 feet. The setback limits of 25 feet on the curve of the canal and from the street side is restricting the option to rotate the home to be cul-de-sac facing.
(Exhibit A)

Case # _____
Planner _____

Date Received _____
Date of Sufficiency/Completeness _____

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

The property shape is irregular which makes it difficult to design and construct a new symmetrical beach style home that faces the center of the cul-de-sac.

To properly rotate the new so that it is uniform, a 3 foot street setback encroachment and 8ft-8in waterbody setback encroachment will be necessary. This irregular shaped lot is unique compared to the abundant postal stamp shaped lots across Ft. Myers Beach.

Exhibit A. - Extraordinary Lot

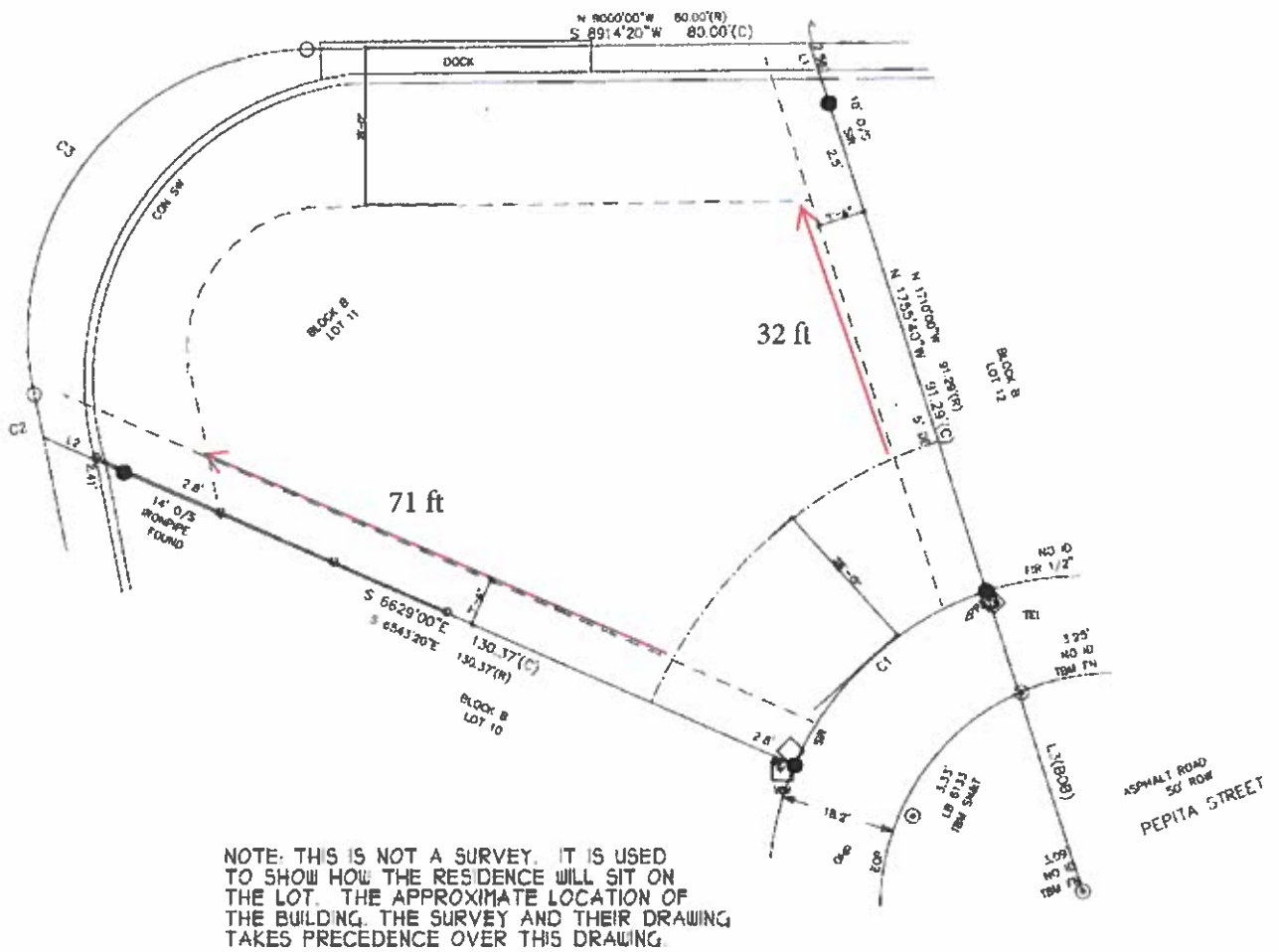


Exhibit B. Proposed Home Orientation

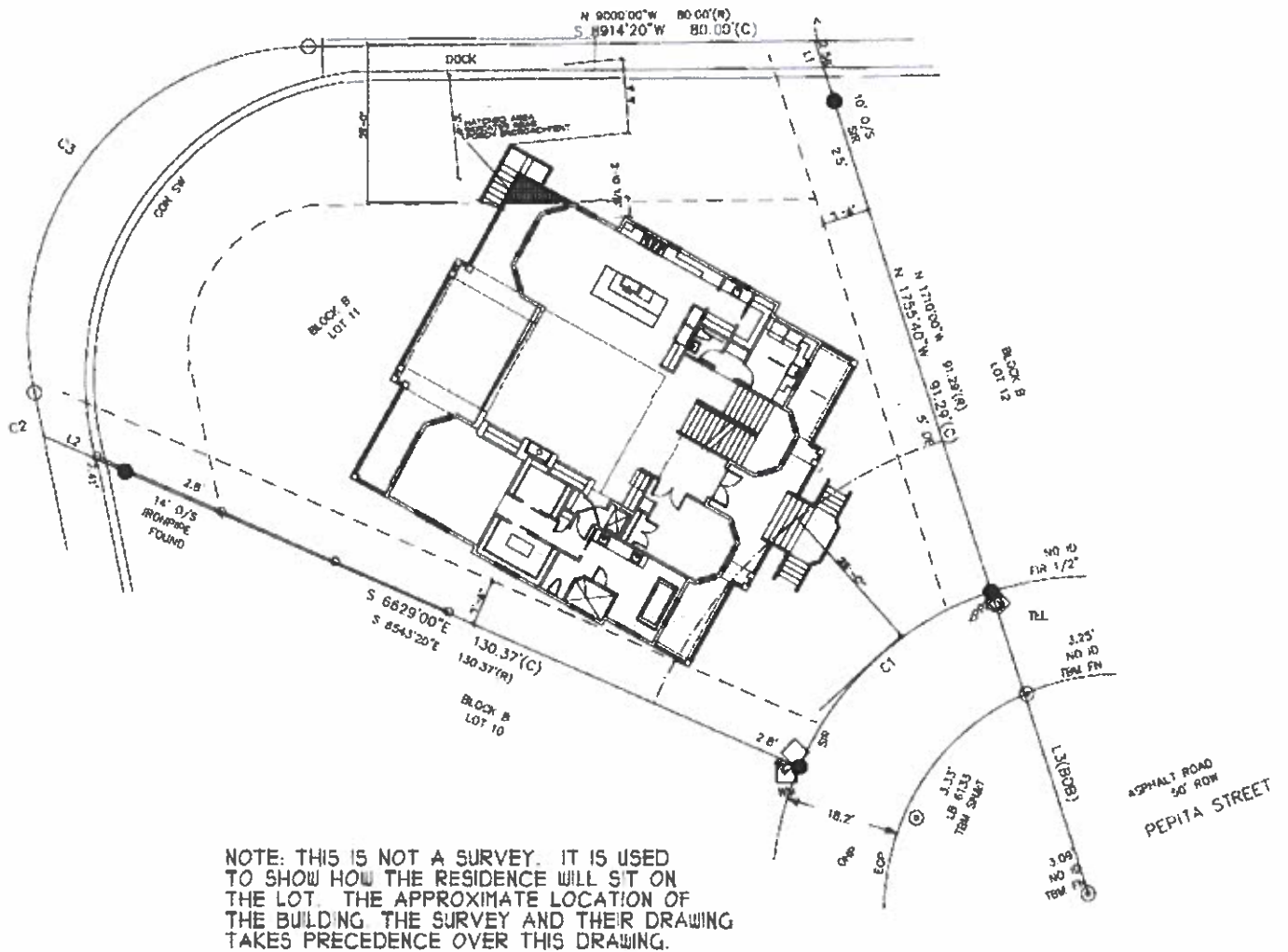
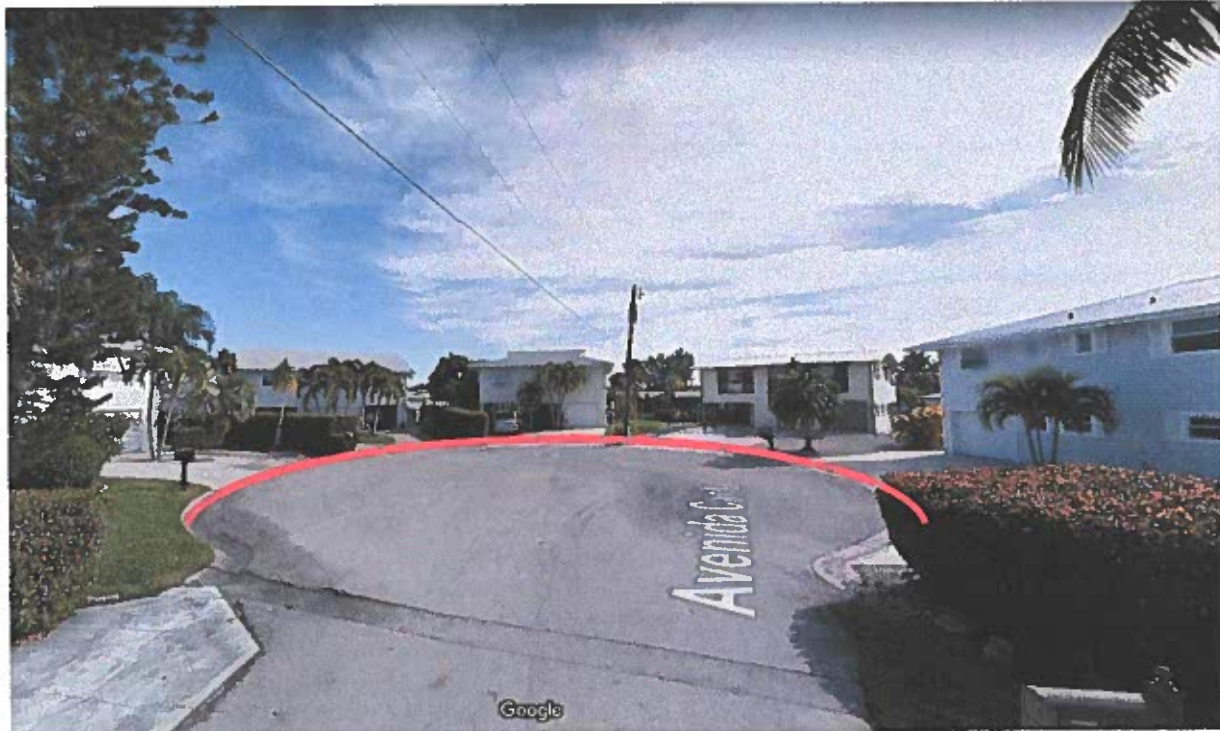
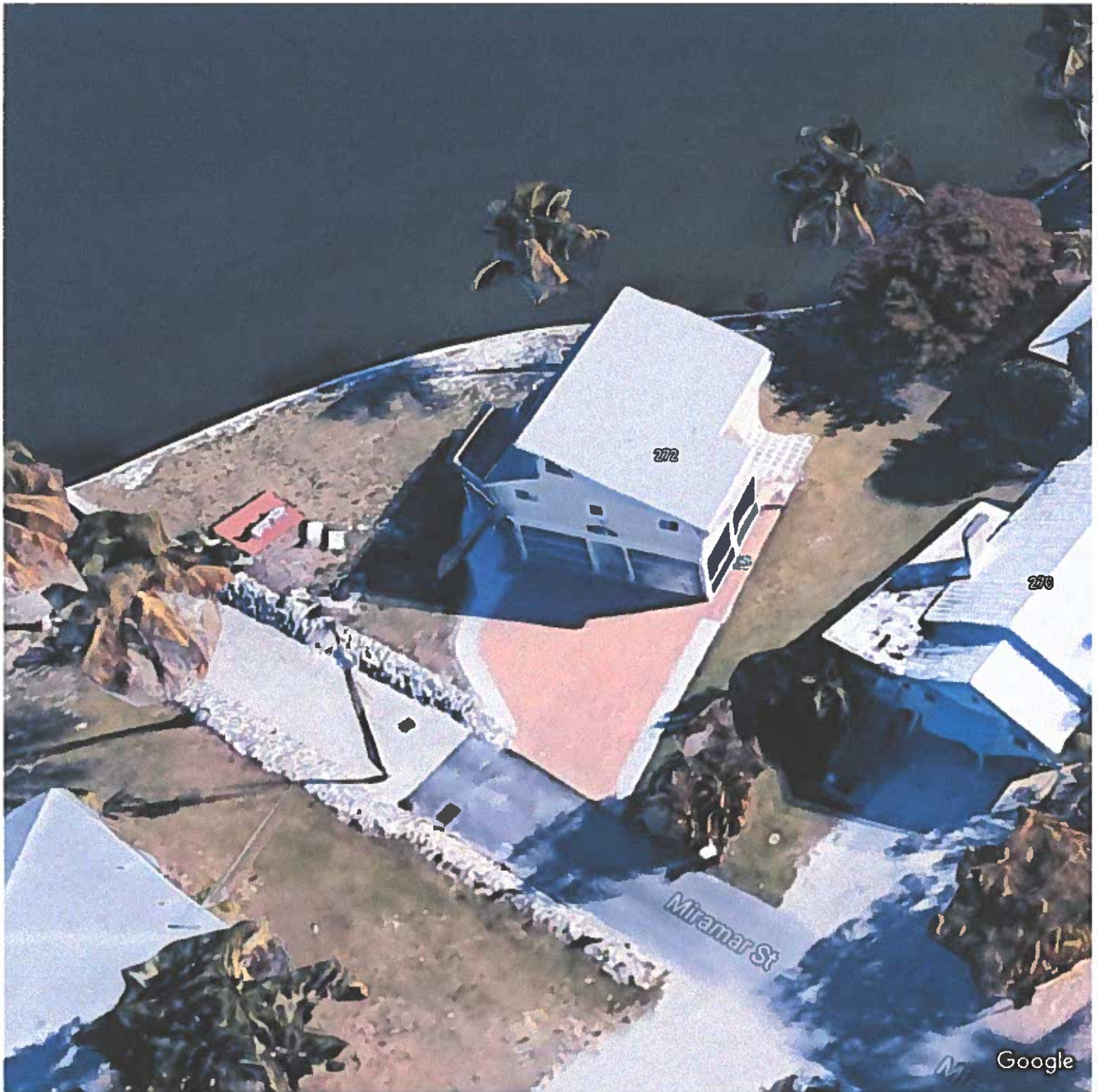
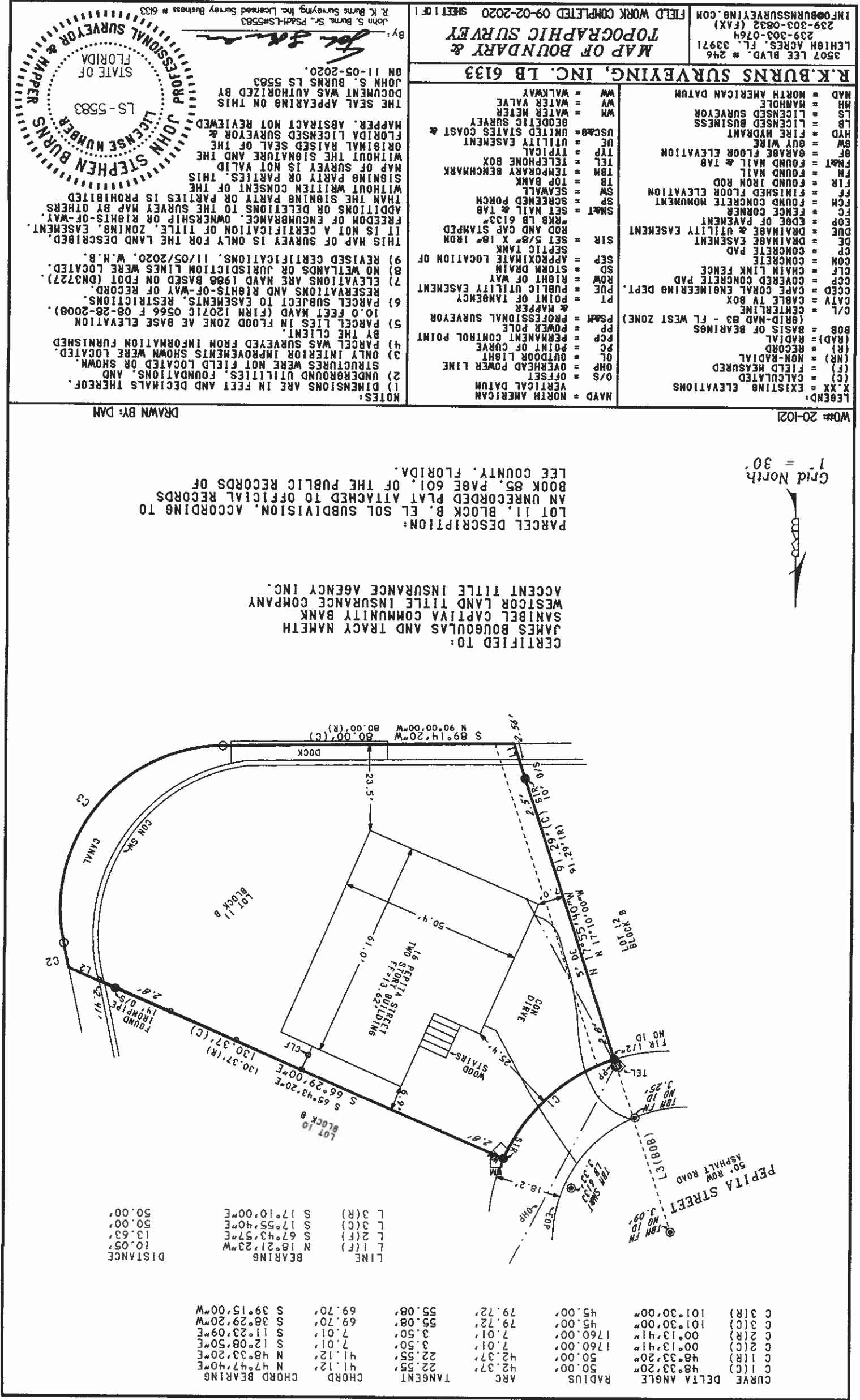


Exhibit C- Uniform Avenida Caritas



RESOLUTION OF THE TOWN COUNCIL OF
THE TOWN OF FORT MYERS BEACH FLORIDA
RESOLUTION NUMBER 17-43
VAR2017-0004 – Cronen Front Setback





DRAWN BY: DM

W0# 20-1021

3507 LEE BLVD. # 246
LEHIGH ACRES, FL. 32921
239-303-0764 (FAX)
239-303-0832 (FAX)
INFO@BURNSURVEYING.COM

MAP OF BOUNDARY &
TOPOGRAPHIC SURVEY

R.K.BURNS SURVEYING, INC. LB 6133

NAVD = NORTH AMERICAN DATUM
O/S = OFFSET
OHP = OVERHEAD POWER LINE
OL = OUTDOOR LIGHT
PC = POINT OF CURVE
PCP = PERMANENT CONTROL POINT
PP = POWER POLE
PSM = PROFESSIONAL SURVEYOR
PT = POINT OF TANGENCY
PUE = PUBLIC UTILITY EASEMENT
RDW = RIGHT OF WAY
SD = STORM DRAIN
SEP = SEPARATE LOCATION OF
SIR = SEPTIC TANK
SIR = SET 5/8" X 18" IRON ROD AND CAP STAMPED "RKB LB 6133"
SMKT = SET NAIL & TAB
SP = SCREENED PORCH
SW = SEAWALL
TB = TOP BANK
TBM = TEMPORARY BENCHMARK
TYP = TYPICAL
UE = UTILITY EASEMENT
USCAB = UNITED STATES COAST & GEODETIC SURVEY
WM = WATER METER
WM = WATER VALVE
WV = WALKWAY

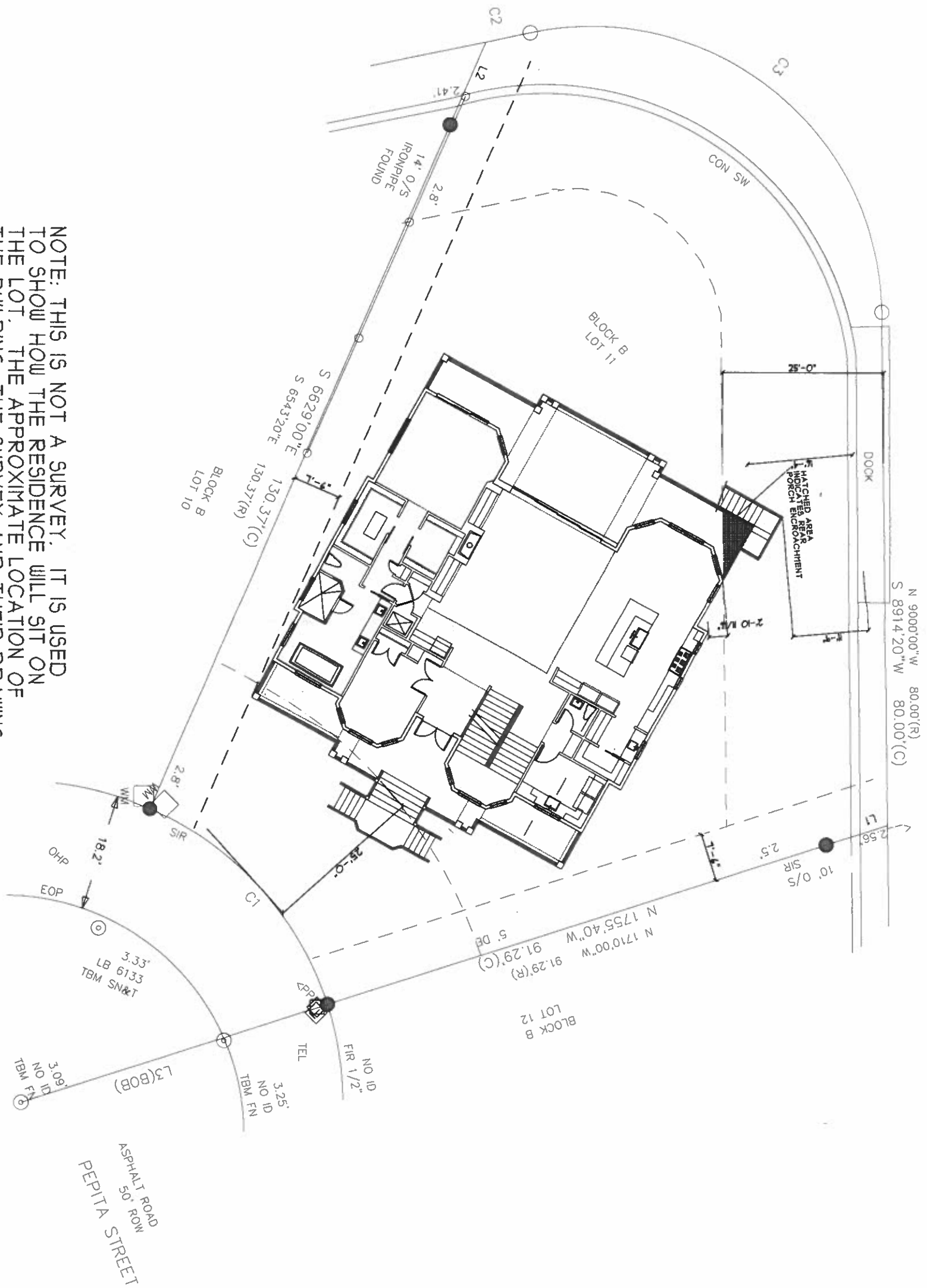
NOTES:
(1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
(2) UNDERGROUND UTILITIES, FOUNDATIONS, AND STRUCTURES WERE NOT FIELD LOCATED OR SHOWN.
(3) ONLY INTERIOR IMPROVEMENTS SHOWN WERE LOCATED.
(4) PARCEL WAS SURVEYED FROM INFORMATION FURNISHED BY THE CLIENT.
(5) PARCEL LIES IN FLOOD ZONE AE BASE ELEVATION 10.0 FEET NAD (FIRM 1207IC 0566 F 08-28-2008).
(6) PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
(7) ELEVATIONS ARE NAD 1988 BASED ON FDOT (DN3727).
(8) NO WETLANDS OR JURISDICTION LINES WERE LOCATED.
(9) REVISED CERTIFICATIONS, 11/05/2020, W.M.B.
THIS MAP OF SURVEY IS ONLY FOR THE LAND DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENT, FREEDOM OF ENCUMBRANCE, OWNERSHIP OR RIGHTS-OF-WAY. ADDITIONS OR DELETIONS TO THE SURVEY MAP BY OTHERS THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED. WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES, THIS MAP OF SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR & MAPPER. ABSTRACT NOT REVIEWED.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOHN S. BURNS LS 5583 ON 11-05-2020.

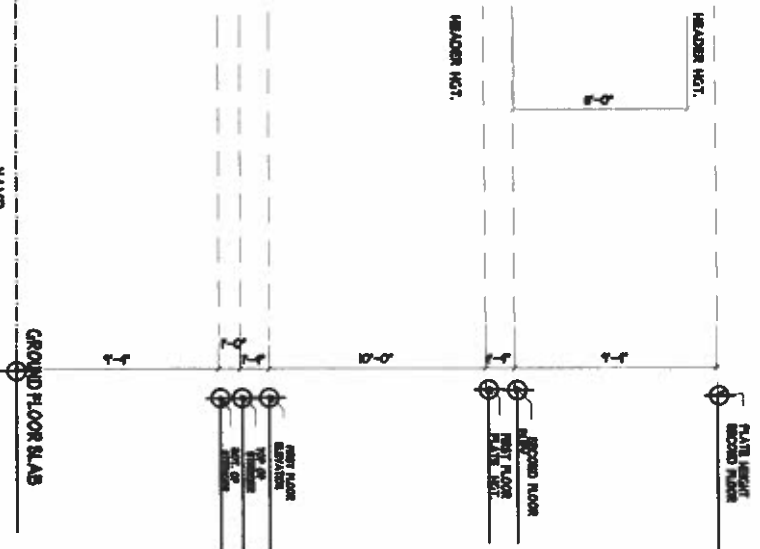
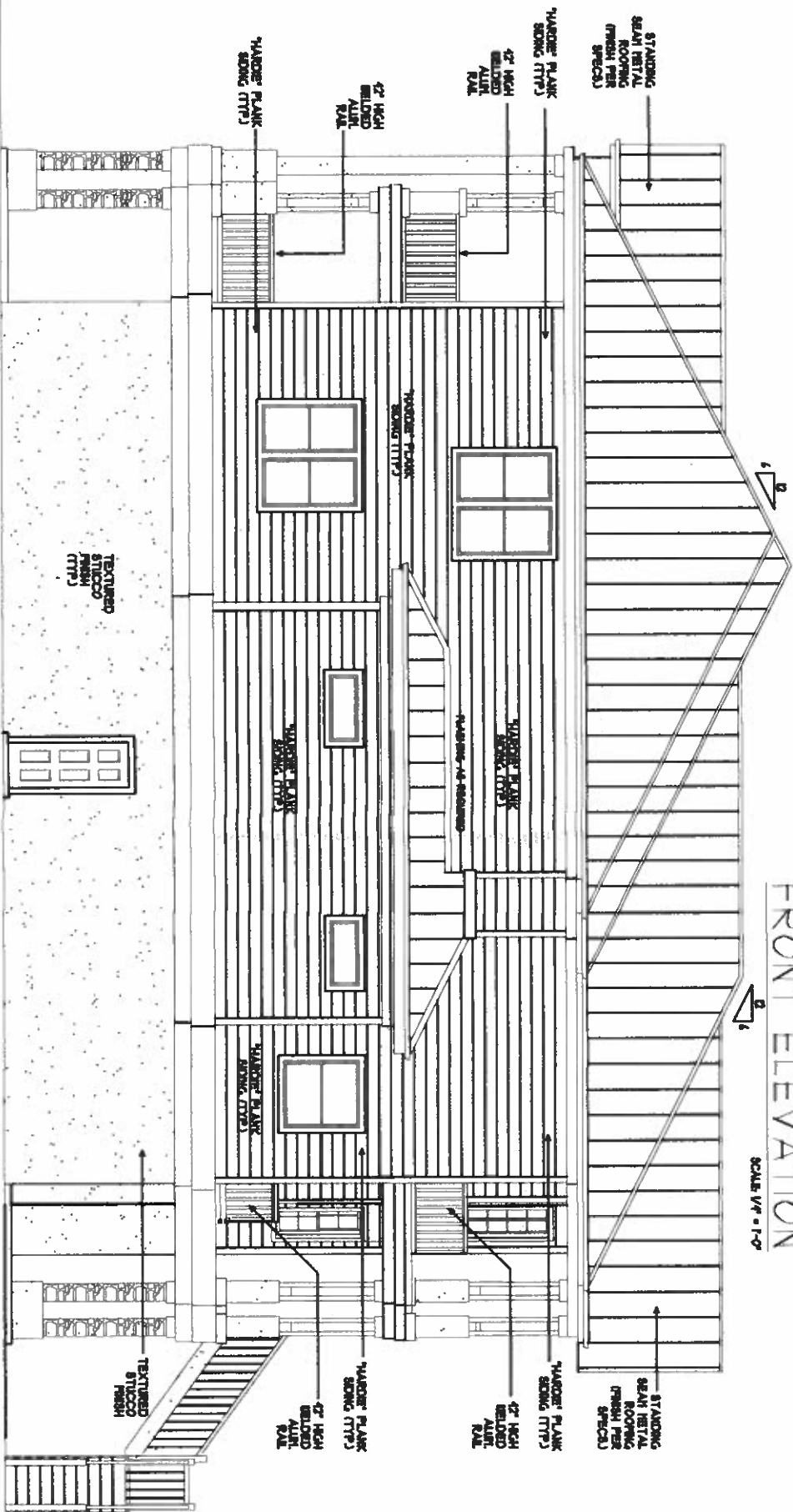
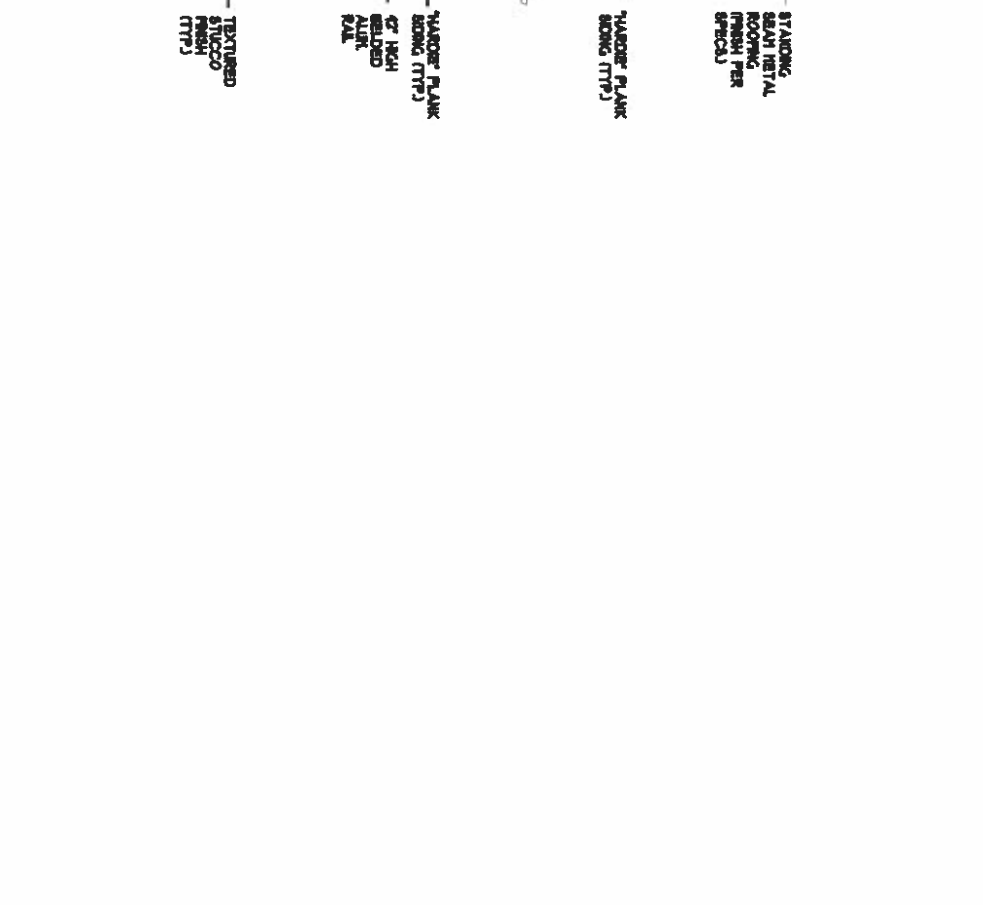
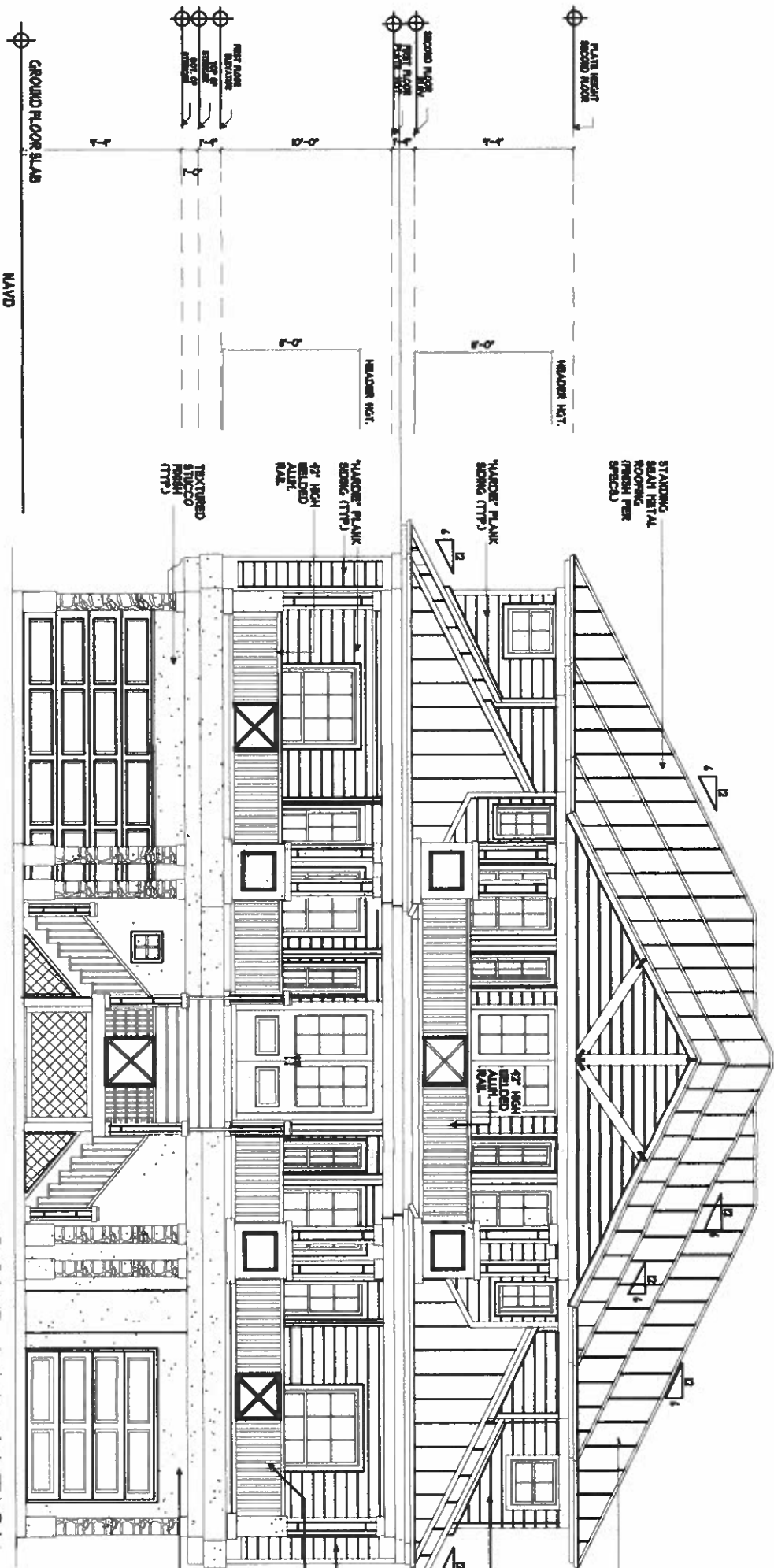


By: John S. Burns, Sr., PS441-LS#5583
R.K. Burns Surveying, Inc. Licensed Survey Business # 6133

FIELD WORK COMPLETED 09-02-2020 SHEET 1 OF 1

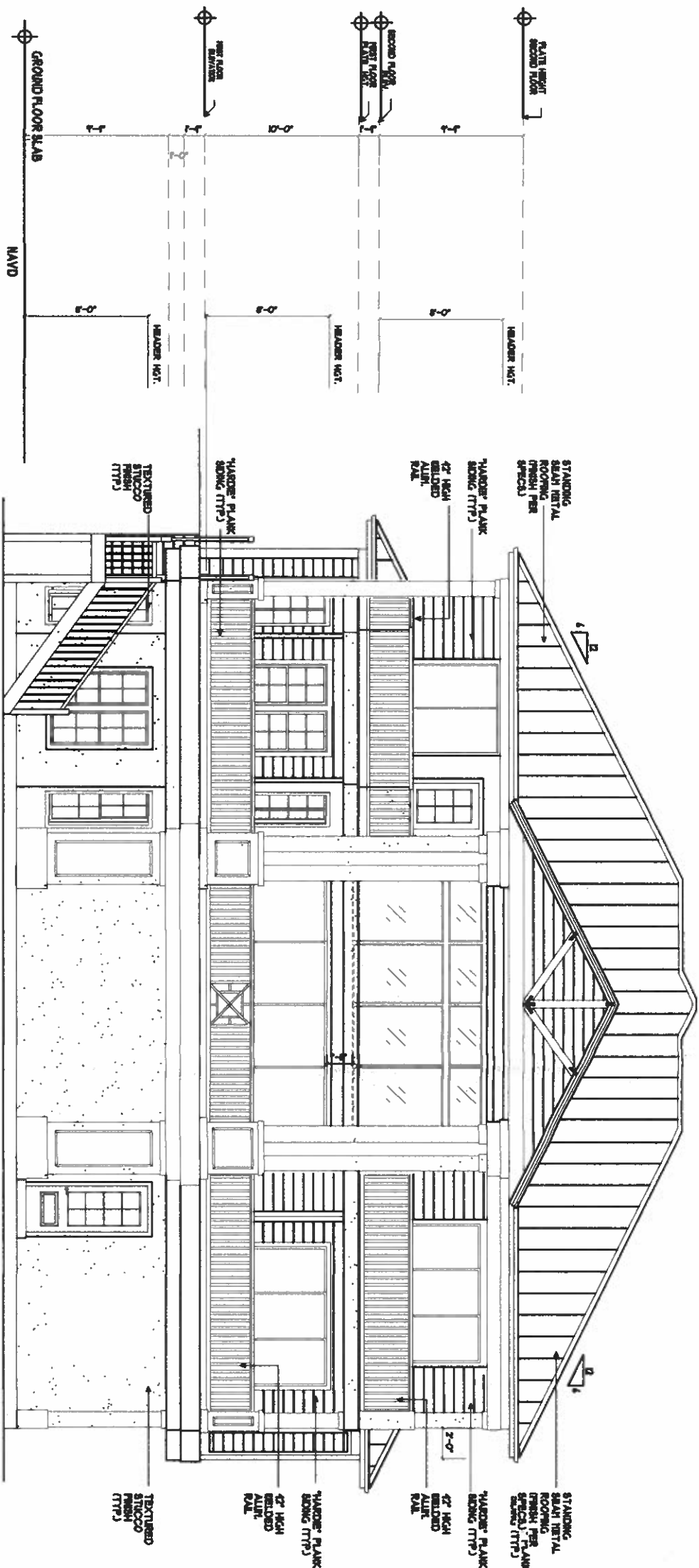
NOTE: THIS IS NOT A SURVEY. IT IS USED TO SHOW HOW THE RESIDENCE WILL SIT ON THE LOT. THE APPROXIMATE LOCATION OF THE BUILDING, THE SURVEY AND THEIR DRAWING TAKES PRECEDENCE OVER THIS DRAWING.





LEFT SIDE ELEVATION

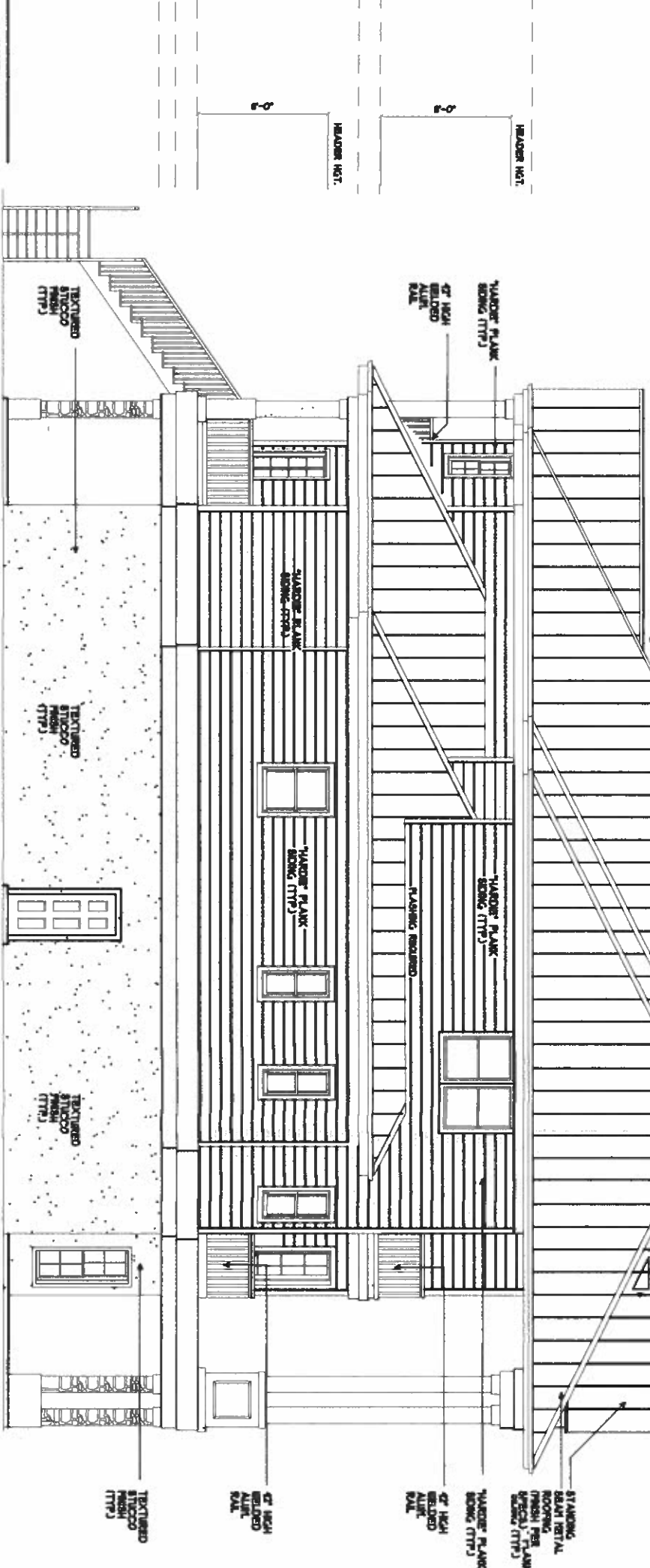
SCALE 1/4" = 1'-0"



REAR ELEVATION

STANDING SEAM METAL ROOFING (FRESH PINK SPECIALLY)

FLASHING REQUIRED



RIGHT SIDE ELEVATION



Town of Fort Myers Beach

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

Case Number: VAR20210063

Case Name: 16 Pepita Street, to allow principal structure to encroach rear waterbody setbacks.

Applicant: James Bougoulas

Location: 16 Pepita Street

STRAP #: 33-46-24-W2-0090B.0110

Zoning: Residential Single-Family (RS)

Request: The applicant is seeking a variance from Table 34-3 for a 25 feet rear waterbody setback reduction of 8 feet 8 inches.

Staff Report: Direct inquiries to:
Carl Benge, Community Development, email: cbenge@fmbgov.com
Fort Myers Beach Town Hall
2525 Estero Boulevard
Fort Myers Beach, FL 33931

Notice is hereby given that the Local Planning Agency of the Town of Fort Myers Beach will hold a public hearing at a meeting beginning at **9:00 AM on September 14, 2021**, regarding the case listed above. The hearing will take place at Town Hall, 2525 Estero Boulevard, Fort Myers Beach, Florida, 33931.

You may appear in person, through counsel, or through an authorized agent and provide testimony, legal argument, or other evidence to become a participant in the hearing.

On September 14th, the Local Planning Agency of Fort Myers Beach will review the case and make a recommendation to the Town Council on this matter. If any person should desire to have verbatim record of the proceedings, which record indicates the testimony and evidence presented, that person will have to make arrangements on their own.

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

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

Yellow Sheet Number: **2021-394**

1. Requested Motion:

Meeting Date: September 14, 2021

Approve/Approve with conditions/Denial of VAR20210064 - 3240 Shell Mound Blvd, a request to reduce the required accessory structure (pool) setback from five to two in the rear and side yard.

Why the action is necessary:

Any request to reduce accessory structure setbacks requires consideration by the LPA and Town Council.

What the action accomplishes:

The applicant has stated the variance is needed to allow a separation of 3 feet from the garage and 5 feet from the house to accommodate a walkable deck around the pool. This will result in a 2 foot side and rear setback.

2. Agenda:

PUBLIC HEARINGS

3. Requirement/Purpose:

LDC Sec. 34-1174(D)(1)

5. Background:

The subject property is a corner lot situated at Shell Mound Blvd. and Eucalyptus Court, resulting in two street frontages. There is little room in the rear of the property to fit the pool, so the applicant is asking for a variance to the side and rear setbacks to accommodate the proposed pool. The proposed location is adjacent to three other property owners. The request includes reducing the accessory structure (pool) setback from five to two feet for both the rear and side yard. A reduction in pool size would eliminate the need for a variance.

Attachments:

1. VAR20210064 - 3240 Shell Mound Blvd - Staff Report
2. Variance Applications and Documents - 3240 Shell Mound
3. 3240 Shell Mound Blvd - VAR - Notice To Neighborys LPA

Financial Impact:

6. Alternative Action

Recommend approval or approval with proposed conditions drafted by staff.

7. Staff Recommendations:

Deny

8. Recommended Approval:

Jason Green, Community Development
Services

Date: September 09, 2021

John R Herin Jr, Town Attorney

Date: September 10, 2021

Date: September 10, 2021



Town of Fort Myers Beach
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

TYPE OF CASE: Variance

CASE NUMBER: VAR20210064

CASE NAME: 3240 Shell Mound Blvd, to allow accessory structure
-pool – a 2-foot side and rear setback.

LPA

HEARING DATE: September 14, 2021, at 9.00 AM

STAFF

RECOMMENDATION: Approve with conditions

**PREPARED/
SUBMITTED BY:** Carl Benge/ Jason Green AICP

I. APPLICATION SUMMARY

Applicant/Owner: Armand and Sarah McCormick

Request: The applicant is seeking variances from Sec. 34-1174(d)(1), to allow a pool side and rear setback reduction of 3 feet, resulting in a side a rear setback of 2 feet.

Subject property: See attached site plan

Physical Address: 3240 Shell Mound Blvd

STRAP #: 29-46-24-W1-0020A.0340

FLU: Mixed Residential

Zoning: Residential Conservation (RC)

Adjacent zoning and land uses:

North:	RESIDENTIAL SINGLE-FAMILY (RS) AND RESIDENTIAL CONSERVATION (RS) Single-Family Homes
South:	RESIDENTIAL CONSERVATION (RC) Single -Family Homes
East:	RESIDENTIAL SINGLE-FAMILY (RS) AND RESIDENTIAL CONSERVATION (RC) Single-Family Homes
West:	REDIDENTIAL CONSERVATON (RC) Single-Family Homes

II. BACKGROUND AND ANALYSIS

Background:

Armand and Sarah McCormick, the applicant for 3240 Shell Mound Blvd, is requesting a variance from the Town's Land Development Code (LDC). The Town's LDC Sec. 34-1174(D)(1), establishes minimum side and rear setbacks for residential accessory structures. The side and rear setbacks for the RC zoning district are 5 feet. The applicant is requesting to reduce the setbacks by 3 feet, resulting in a 2 feet setback along the side and rear of the property.

The principal structure (home) was built in 1959, with building permits in 2001 and 2018. The current owners bought the property in 2021.

Analysis:

The subject property is a corner lot situated at Shell Mound Blvd. and Eucalyptus Court, resulting in two street frontages. The principal structure (home) of the property has been placed toward the rear corner of the property, leaving an irregular shaped rear yard. The applicant would like to place a pool in the rear yard to maximize privacy and retain full access to the garage and front entry of the house, which is facing Shell Mound Blvd. The applicant has stated the variance is needed to allow a separation of 3 feet from the garage and 5 feet from the house to accommodate a walkable deck around the pool. A smaller size pool would accommodate the walkway separation from the house and eliminate the need for a variance.

Neighborhood Compatibility:

The proposed project has impact on the neighboring properties. The application mentions mature buffers exiting on adjacent property effected by the proposed pool, but the proposed setbacks would leave no room for buffer on subject property.

Findings and Conclusions:

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

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

The property qualifies for the requested variances as there are unique and extraordinary circumstances inherent to the subject property because of the significant street frontage and the angle and location of the existing principal structure as it relates to the side and rear property line

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

These conditions are not the result of owner actions. The principal structure (house) was built in 1959, prior to the Town adopted regulation regarding principal or accessory structure setbacks. The current property owners acquired the property in 2021.

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

The granting of the variances may be injurious to surrounding properties or to the health, safety, and welfare of the public. The variance is from the requirement that restricts the setbacks for accessory at 5 feet to side and rear property lines and leaves no room on-site for buffers.

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

The granting of the variances may be injurious to surrounding properties or to the health, safety, and welfare of the public. The proposed placement of the pool is a logical location and closely conforms to the structural placement of the existing residence on the property.

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

The variance request is not uncommon for corner lot properties located on the island. Many of the existing structures were built prior to adoption of the

Town's Land Development Code. The Town LDC does not consider every special circumstance with regards to lot layout or orientation.

III. RECOMMENDATION

Staff finds that the variances for the placement of the pool location is needed for the proposed project. The principal structure was built before the Town adopted setbacks for accessory structures.

Therefore, staff recommends **Denial** of VAR20210064, for the pool to encroach the side and rear setbacks by 3 feet.

IV. RECOMMENDED CONDITIONS IF TOWN COUNCIL GRANTS APPROVAL

1. *Approval of this variance does not give the developer an undeniable right to permit approval. Development or redevelopment of the subject property must comply with all applicable requirements of the Fort Myers Beach Comprehensive Plan and Land Development Code in effect at the time of permit approval, except as specifically modified herein.*
2. *A vegetation buffer shall be constructed between properties adjacent to proposed pool.*
3. *The pool shall be constructed as an in-ground pool at existing grades. The approved location and variance to setbacks does not apply to any elevated pool or structures.*
4. *The final pool and deck/paver design are subject to the Town's maximum impervious surface of 67% requirement.*
5. *The variances shall only apply to the pool as shown on the provided site plan. Alterations or substantial damage to either structure shall render their respective variance to be null and void.*

Staff Report Exhibits:

A – Complete Application

B – Letter to Adjacent Property Owners

MCCORMICK RESIDENCE VARIANCE REQUEST

3240 Shell Mound Boulevard
Fort Myers Beach, Florida

STRAP# 29-46-24-W1-0020A.0340

Submitted By:
Shellie Johnson, AICP
436 E. Ivan Road
Crawfordville, FL 32327

June 18, 2021

PROJECT NUMBER:

DATE:



Town of Fort Myers Beach

COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for PUBLIC HEARING

This is a two part application. Please be sure to fill out this form, which requires general information, as well as the Supplemental Form application specific to action requested for the subject property. Please submit *one ORIGINAL paper copy, fourteen (14) copies* of all required applications, supplemental information, exhibits and documents. Please do not print and copy the instructions at the end of the application. In addition to application fees, the applicant is required to pay for (2) sets of mailings to neighboring property owners within 500', and all advertising fees.

Site Address: 3240 Shell Mound Blvd.

STRAP Number: 29-46-24-W1-0020A.0340

Applicant: Armand & Sarah McCormick Phone: 641-226-1561

Contact Name: Armand McCormick Phone: 641-226-1561

Email: armand@xlsportsprogram.com Fax: _____

Current Zoning District: RC

Future Land Use Map (FLUM) Category: Mixed Residential

FLUM Density Range: 10 du/acre Platted Overlay: ☐ YES ☒ NO

ACTION REQUESTED

☐ Special Exception

☒ Variance

☐ Conventional Rezoning

☐ Planned Development ☐ Commercial ☐ Residential

☐ Master Concept Plan Extension

☐ Appeal of Administrative Action

☐ Vacation of Platted Right-of-way and Easement

☐ Other – cite LDC Section: _____

SUPPLEMENTAL FORM REQUIRED

PH-A

PH-B

PH-C

PH-D

PH-E

PH-F

PH-G

attach on separate sheet

PROJECT NUMBER:

DATE:

PART I – General Information

A. Applicant*: Armand & Sarah McCormick Phone: 641-226-1561

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

Applicant Mailing Address: 1815 Grand Blvd., Cedar Falls, IA 50613

Email: armand@xlsportsprogram.com Fax: _____

Contact Name: Armand McCormick Phone: 641-226-1561

B. Relationship of Applicant to subject property:

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

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

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

Name: Shellie Johnson, AICP Phone: 239-898-0125

Address: 436 E. Ivan Road, Crawfordville, FL 32327

Email: sjohnsonplanner@gmail.com Fax: _____

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

Name: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

Name: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

PROJECT NUMBER:

DATE:

Name: _____

Phone: _____

Address: _____

Email: _____

Fax: _____

PART II – Nature of Request

Requested Action (each request requires a separate application)

☐ Special Exception

☒ Variance from LDC Section 34-1174(d)(1) - _____

☐ Conventional Rezoning from _____ to _____

☐ Planned Development

☐ Rezoning from _____ to ☐ Commercial PD ☐ Residential PD

☐ Amendment. List the project number: _____

☐ Extension/reinstatement of Master Concept Plan. List project number: _____

☐ Appeal of Administrative Action

☐ Vacation ☐ Right-of-Way ☐ Easement

☐ Other. Please Explain: _____

PART III – Waivers

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

Code Section: _____

Description: _____

Code Section: _____

Description: _____

Code Section: _____

PROJECT NUMBER:

DATE:

Description: 3240 Shell Mound Blvd.

PART IV – Property Ownership

☒ Single Owner (individual or husband and wife)

Name: Armand E. & Sarah A. McCormick

Phone: 641-226-1561

Mailing Address: 1815 Grand Blvd., Cedar Falls, IA 50613

Email armand@xlsportsprogram.com

Fax: _____

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

☐ Complete Disclosure of Interest Form (see below)

☐ Attach list of property owners as Exhibit 4-1

☐ Attach map showing property owners interests as Exhibit 4-2 (for multiple parcels)

☐ For condominiums and timeshares see Explanatory Notes Part IV (Page 11)

DISCLOSURE OF OWNERSHIP INTEREST

STRAP: 29-46-24-W1-0020A.0340

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

Name and Address

Percentage Ownership

Armand E. & Sarah A. McCormick

100%

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

PROJECT NUMBER:

DATE:

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

Name, Address and Office

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract: _____

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

Name

Address

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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



Signature

Armand McCormick

Printed Name



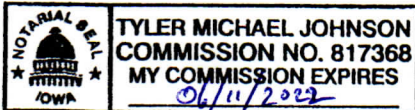
Sarah McCormick

PROJECT NUMBER:

DATE:

STATE OF FLORIDA)
COUNTY OF LEE)

Subscribed and sworn to (or affirmed) before me this 13th day of May,
20 21, by _____.



(SEAL)

Notary Public Signature

Notary Printed Name

Personally Known _____ or Produced Identification X

Type of Identification Produced: Driver's License My Commission Expires: 06/11/2022

PART V - Property Information

A. Legal Description:

STRAP: 29-46-24-W1-0020A.0340

Property Address: 3240 Shell Mound Blvd.

Is the subject property within a platted subdivision recorded in the official Plat Books of Lee County? ☐ No. Attach a legible copy of the legal description as Exhibit 5-1.

☒ Yes. Property identified in subdivision: Eucalyptus Park

Book: 4 Page: 34 Unit: _____ Block: _____ Lot(s): 34-37

B. Boundary Survey:

☒ Attach a Boundary Survey of the property meeting the minimum standards of Chapter 61G17-6 of the Florida Administrative Code. A Boundary Survey must bear the raised seal and original signature of a Professional Surveyor and Mapper licensed to practice Surveying and Mapping by the State of Florida. Attach and label as Exhibit 5-2.

C. Property Dimensions:

Width (please provide an average width if irregular in shape) 100 feet

PROJECT NUMBER:

DATE:

Depth (please provide an average width if irregular in shape) 80+/- feet

Frontage on street: ^{80+/- Eucalyptus Ct. &}100+/- Shell Mound Blvd. Frontage on waterbody: 0 feet

Total land area: 8000 ☐ acres ☒ square feet

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

From the Big Carlos Pass Bridge, approximately 1.5 east to Eucalyptus Court.

☒ Attach Area Location Map as Exhibit 5-3

E. Property Restrictions (check applicable):

☒ There are no deed restrictions and/or covenants on the subject property.

☐ A list of deed restrictions and/or covenants affecting the subject property is attached as Exhibit 5-4.

☐ A narrative statement detailing how the restrictions/covenants may or may not affect the request is attached as Exhibit 5-5.

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

☒ Attach a list of surrounding property owners within 500 feet as Exhibit 5-6.

☒ Attach a map showing the surrounding property owners as Exhibit 5-7.

☒ Provide Staff with two (2) sets of surrounding property owner mailing labels.

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

☐ Low Density

☐ Marina

☒ Mixed Residential

☐ Recreation

☐ Boulevard

☐ Wetlands

☐ Pedestrian Commercial

☐ Platted Overlay

H. Zoning (see official Zoning Map):

☐ RS (Residential Single-family)

☐ CF (Community Facilities)

☒ RC (Residential Conservation)

☐ IN (Institutional)

PROJECT NUMBER:

DATE:

- | | |
|--|--|
| ☐ RM (Residential Multifamily) | ☐ BB (Bay Beach) |
| ☐ RPD (Residential Planned Development) | ☐ EC (Environmentally Critical) |
| ☐ CM (Commercial Marina) | ☐ DOWNTOWN |
| ☐ CO (Commercial Office) | ☐ SANTOS |
| ☐ CB (Commercial Boulevard) | ☐ VILLAGE |
| ☐ CR (Commercial Resort) | ☐ SANTINI |
| ☐ CPD (Commercial Planned Development) | |

PART VI

AFFIDAVIT

APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

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

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

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

PROJECT NUMBER:

DATE:

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

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

→ [Signature]
Signature of owner or authorized agent

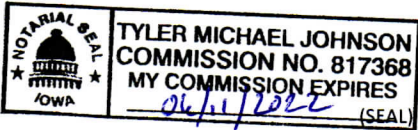
5/12/2021
Date

→ [Signature]

5/12/21

STATE OF FLORIDA) Town
COUNTY OF LEE) Black Hawk

Subscribed and sworn to (or affirmed) before me this 13th day of May,
20 21, by _____



[Signature]
Notary Public Signature

Tyler Johnson
Notary Printed Name

Personally Known _____ or Produced Identification X

Type of Identification Produced: Driver's License My Commission Expires: 06/11/2021



Town of Fort Myers Beach

COMMUNITY DEVELOPMENT DEPARTMENT

Supplement PH-B

Additional Required Information for a Variance Application

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

Case Number:
Project Name: McCormick Variance
Authorized Applicant: Armand & Sarah McCormick
LeePA STRAP Number: 29-46-24-W1-0020A.0340

Current Property Status: Developed
Current Zoning: RC
Future Land Use Map (FLUM) Category: Mixed Residential
Comp Plan Density: 10 Du/acre Platted Overlay? ___Yes ___X___No

Variance is requested from:

LDC Section Number

Title of Section or Subsection

34-1174(d)(1)	Accessory Setbacks from Side and Rear Property Lines

Complete the narrative statements below for EACH variance requested.

PART I Narrative Statements

Request for variance from _____ (LDC Section number)

Explain the specific regulation contained in this section from which relief is sought:
LDC Section 1174(d)(1) establishes a side and rear yard setback of five feet for accessory structures. The applicant is requesting a three-foot variance to both the side and rear yards to allow for respective setbacks of two feet.

Reasons for request

Explain why the variance is needed:
See narrative.

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

See narrative.

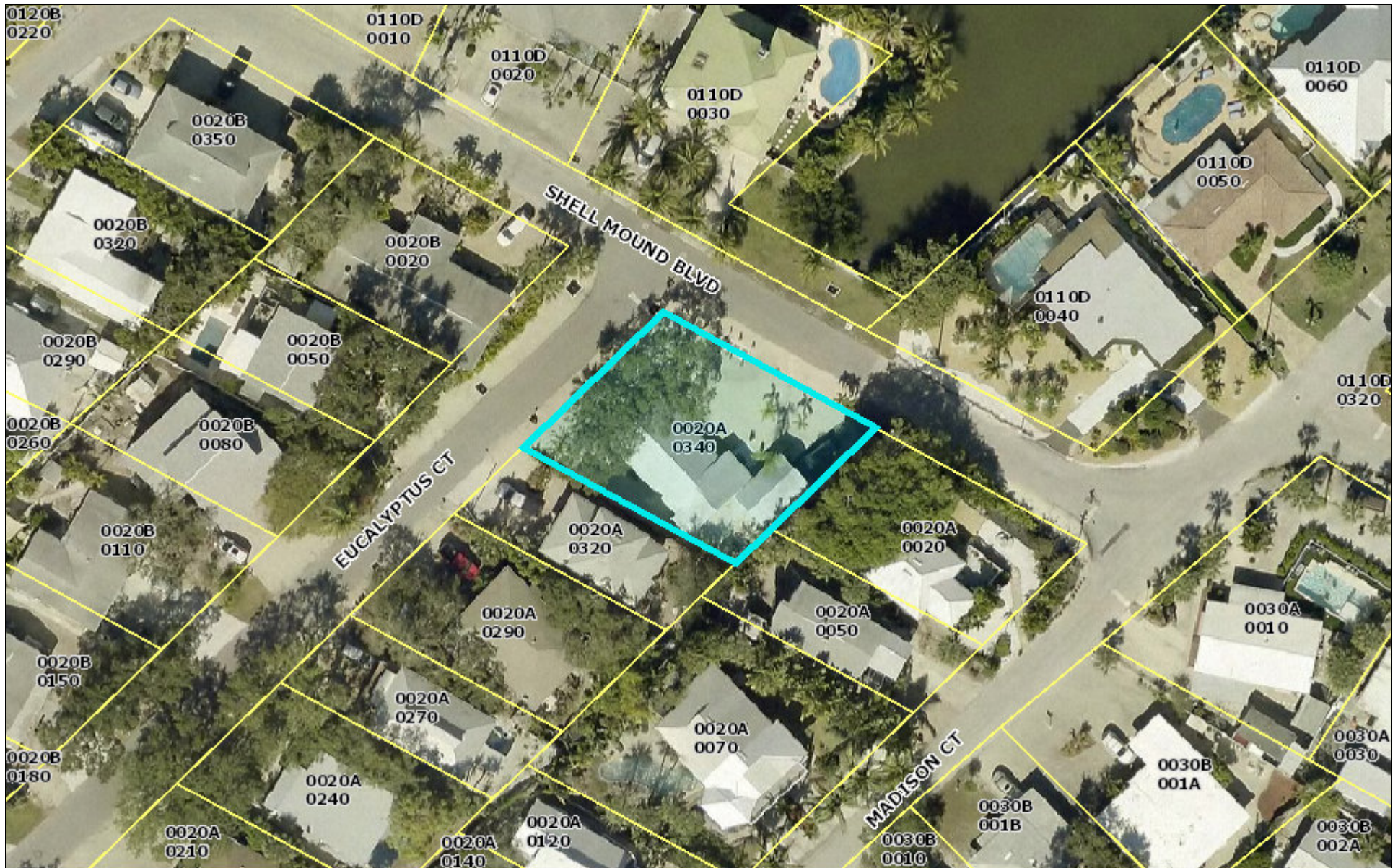
Explain the hardship (what is unique about the property) that justifies relief from the regulation:

See narrative.

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

See narrative.

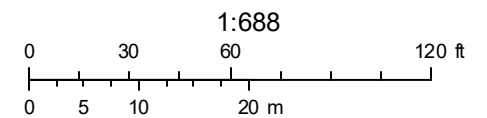
GeoView Map



April 23, 2021

Air Photos: 2020 Hi-Res (4 inch)

- | | | | | |
|--------------------|------------------|--------------------|----------------|--------------|
| Hospital Locations | School Locations | County Boundary | US 41 | Parcels Near |
| Library Locations | School Locations | Major Roads Medium | Other Highways | |
| CCC_Parks | I - 75 | Other Roads | | |



Reliable Land Surveying, Inc.

Mailing Address: P.O. Box 1589, Ft. Myers, FL 33902 Street Address: 13010 Palm Beach Blvd., Ft. Myers, FL 33905
Toll Free Fax: (888) 215-9098 Email: info@ReliableSurveying.com Certificate of
Phone: (239) 340-3318 www.ReliableSurveying.com Authorization No. LB 7373

- Notes:
- 1) Parcel was surveyed from information supplied by the client or the clients agent.
 - 2) Easements as shown hereon are from the recorded plat. Any other easement (s) pertaining to the hereon described parcel must be furnished to the surveyor by the client or the clients agent per Florida Administrative code 5J-17.052(2)(d)4.
 - 3) This certification is only for the parcel described. It is not a certification of title, zoning, easement, freedom of encumbrance, ownership, or rights-of-ways.
 - 4) Parcel subject to easements, restrictions, reservations, and rights-of-ways of record.
 - 5) Abstract not reviewed.
 - 6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
 - 7) The survey depicted hereon is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.
 - 8) Well locations, when shown, are approximate and based on field observed surface evidence, unless otherwise noted.
 - 9) Septic and/or drain field locations, when shown, are approximate and based on surface evidence, subsurface probes, or a combination thereof.
 - 10) Underground utilities, structures and/or improvements other than those shown, if any, were not located.
 - 11) The survey depicted hereon may not be communicated or relied on by any party to which it has not been certified without the prior written consent of the signing party.

- [Symbol] = WATER METER
- [Symbol] = STORM DRAIN
- [Symbol] = UTILITY BOX/RISER
- [Symbol] = LIGHT POLE
- [Symbol] = POWER POLE
- [Symbol] = FIRE HYDRANT
- [Symbol] = WATER VALVE
- [Symbol] = FENCE LINE
- [Symbol] = CONCRETE
- [Symbol] = OVERHEAD LINE

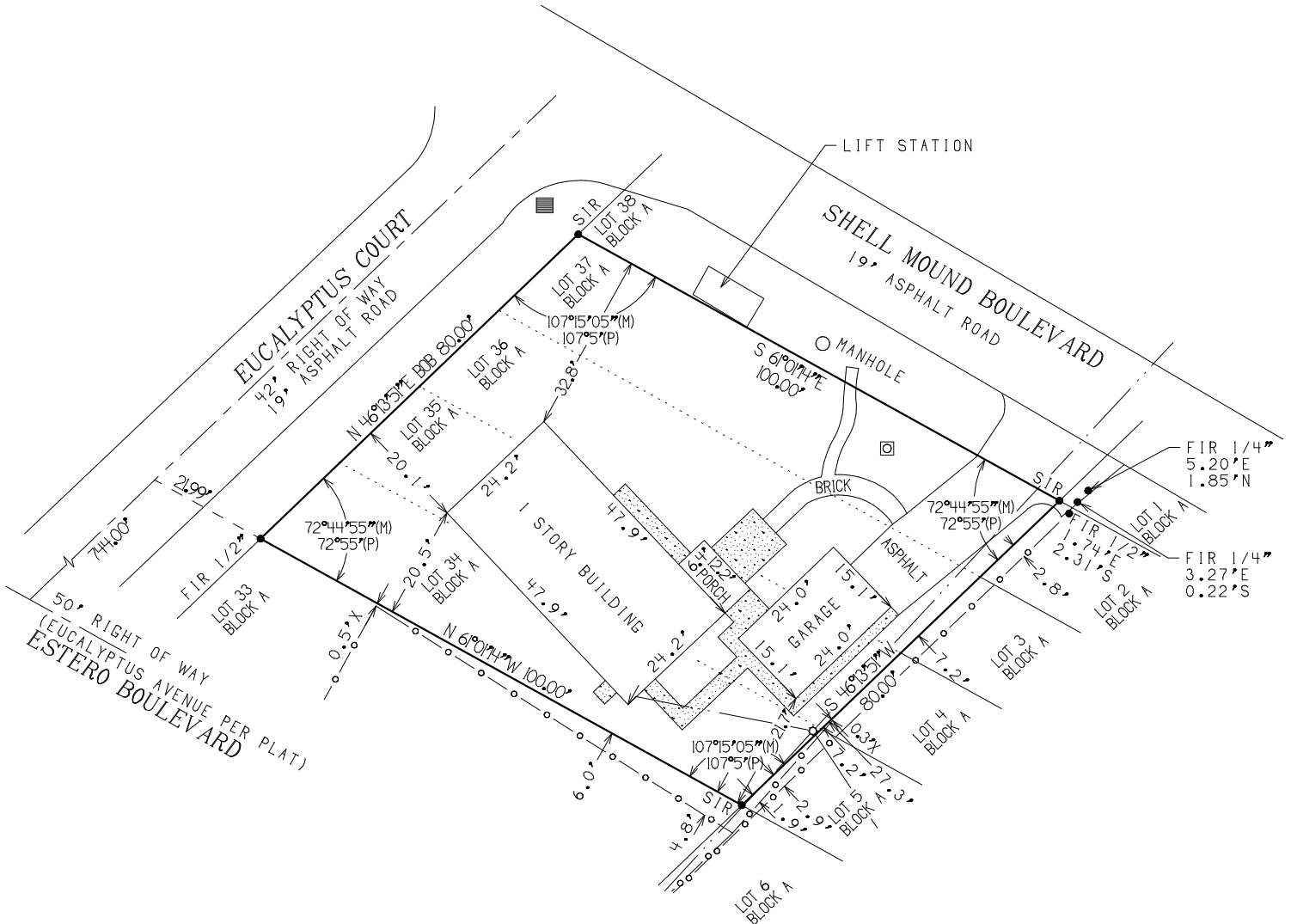
- LEGEND:
- BOB = BASIS OF BEARINGS
 - PCSP = COVERED, SCREENED PORCH
 - (D) = PER DEED
 - DE = DRAINAGE EASEMENT
 - EDFL = ESTIMATED DRAIN FIELD LOCATION
 - FCM = FOUND CONCRETE MONUMENT
 - FDH = FOUND DRILL HOLE
 - FF = FINISH FLOOR ELEVATION
 - FIP = FOUND IRON PIPE
 - FIR = FOUND IRON ROD
 - FN&D = FOUND NAIL & DISK
 - FN = FOUND NAIL
 - FN&T = FOUND NAIL & TAB
 - GF = GARAGE FLOOR ELEVATION
 - I = INSIDE PROPERTY
 - ICV = IRRIGATION CONTROL VALVE
 - LME = LAKE MAINTENANCE EASEMENT
 - (M) = AS MEASURED
 - O/S = OFFSET
 - (P) = PER PLAT
 - PC = POINT OF CURVE
 - PUE = PUBLIC UTILITY EASEMENT
 - SEP = APPROXIMATE LOCATION OF SEPTIC TANK
 - SIR = SET 1/2" IRON ROD & CAP STAMPED "LB 7373"
 - SN&D = SET NAIL & DISK STAMPED "LB 7373"
 - SWIR = SET 1/2" IRON ROD & CAP STAMPED "WIT.COR. LB 7373"
 - S/W = SEAWALL
 - TBM = TEMPORARY BENCH MARK
 - TOB = APPROXIMATE TOP BANK
 - TUE = TECHNOLOGY UTILITY EASEMENT
 - UE = UTILITY EASEMENT
 - VG = VALLEY GUTTER
 - X = OUTSIDE PROPERTY

Certified To:
Chanel Sorenson
Charles Meador, Attorney at Law
Old Republic National Title Insurance Company

Revision:

Boundary Survey
W.O.# 18-3092
Date: 28 DEC 2018
DRAWN BY: DMK

Parcel Description:
Lots 34 through 37, Block A, Eucalyptus Park, a subdivision according to the map or plat thereof, on file and recorded in the Office of the Clerk of Circuit Courts, Lee County, Florida, at Plat Book 4, Page 34.



KEITH DAVID CLAY
REGISTERED SURVEYOR & MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 6267

3240 SHELL MOUND ROAD MCCORMICK RESIDENCE

VARIANCE REQUESTS

Narrative

Variance Criteria

Explain Why the Variance is Needed:

The subject property is situated at the corner of Shell Mound Blvd. and Eucalyptus Court, having two street frontages. The residence on the property has been placed toward the rear corner of the property, leaving a very small rear yard area. The applicant would like to place the pool in the rear yard to maximize privacy and retain full access to the garage and front entry of the house facing on Shell Mound Blvd. The rear yard of the house is small and oddly shaped as a result of the angled placement of the residence, leaving only a corner of the property to the rear of the house and garage as a viable location for the pool. The variances are needed to allow a separation from the house of 3 feet from the garage and 5 feet from the house, to accommodate walk/deck area around the pool.

Explain the Possible Effect the Variance, if Granted, would have on Surrounding Properties:

The requested variances will not adversely affect the surrounding properties. The side yard of the subject property abuts the rear yard of an adjacent property that has existing, mature vegetation along its rear property line and has a rear yard that is approximately 25 feet to the rear of the house. The proposed pool will not be enclosed, eliminating any vertical intrusion and will be fenced, affording privacy for both property owners. Likewise, this corner of the rear yard is also heavily vegetated, providing an existing screen, and this area abuts the least active area of the rear yard of the adjacent property to the south. Placement of a pool in a rear yard is appropriate and through the existing vegetation and proposed fencing, will not result in adverse impacts to the surrounding properties.

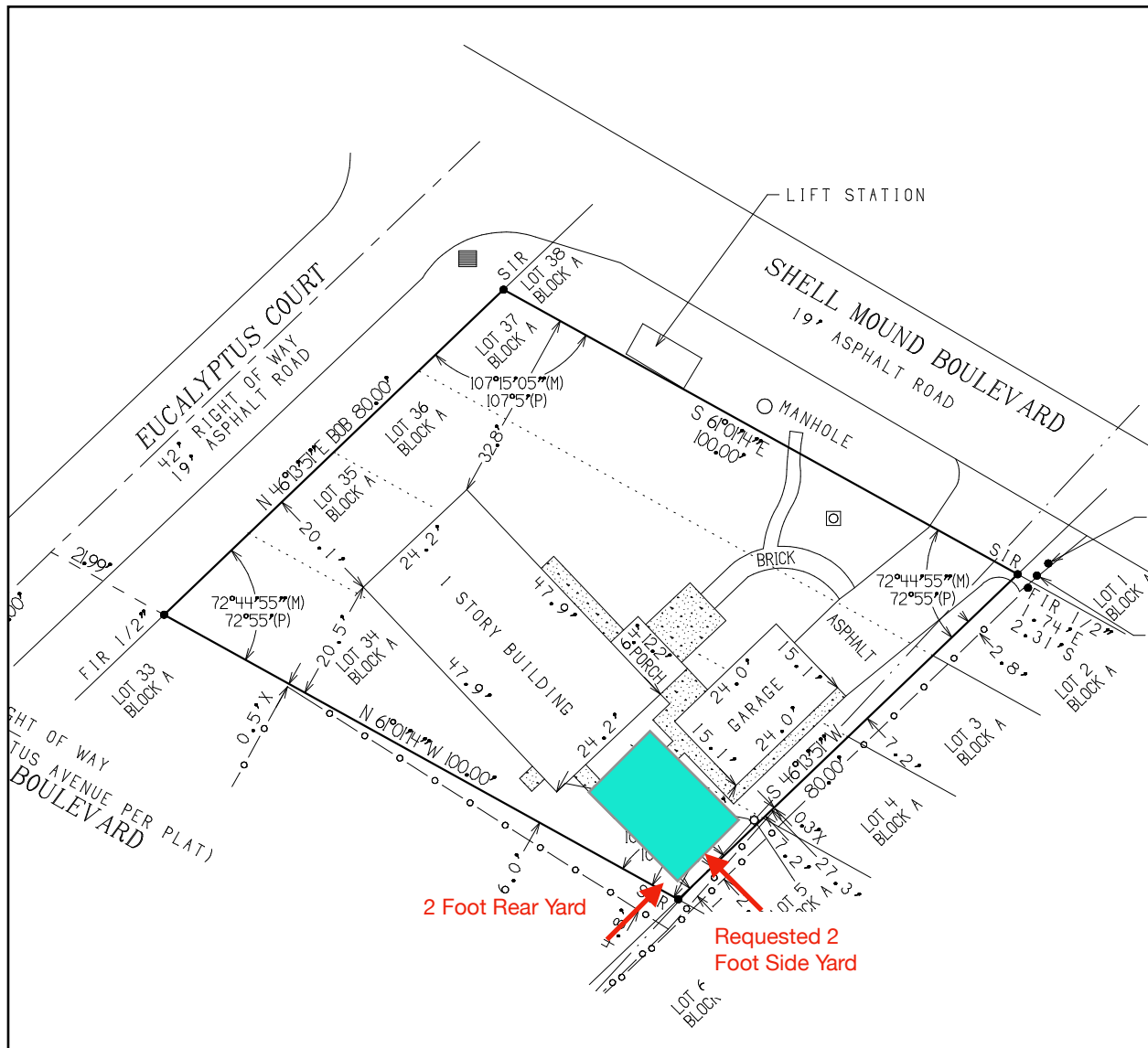
Explain the Hardship that Justifies Relief from the Regulation:

The property is unique in that the placement of the existing residence is tucked far into the rear of the property and the existing structure does not run parallel to the property line, resulting in a minimal rear yard that is further confined by the angle of the residence. A hardship exists because of this layout as well as the double street frontage, limiting the location of the pool for maximum privacy. While there may be room forward of the house, the pool would then encroach into the front yard and significantly reduce the level of privacy that is afforded by its placement to the rear. This challenge would apply to both street frontages and would be further compounded on Eucalyptus Court due to the existence of large trees that would have to be removed.

Explain how the Property Qualifies for the Variance:

The property qualifies for the requested variances as there are unique circumstances inherent to the property due to several factors: the double street frontage, the angle of the existing residence as it relates to the rear property line, and the placement of the existing structures well toward the rear corner of the property. The existing residence substantially encroaches into the rear yard setback further restricting locational choices for the proposed swimming pool.

The circumstances are not the result of any action of the applicant and the variance requested is the minimal necessary to allow the applicant to construct a pool of average size and shape, commonly found at other residences on Fort Myers Beach. The granting of the variance will not be injurious to surrounding properties or the the health, safety or welfare of the general public.



MCCORMICK VARIANCE REQUEST **3240 SHELL MOUND BOULEVARD**

JULY 18, 2021



variancelist

Date: 6/18/2021 12:00:00 AM List Size: 133													
STRAP	OwnerName	OwnerName2	MailAddress	MailAddress2	MailCity	MailState	MailZip	MailCountry	SiteNumber	SiteStreet	SiteUnit	SiteCity	SiteZip
29-46-24-W1-0020A.0340	MCCORMICK ARMAND E &		1815 GRAND BLVD		CEDAR FALLS	IA	50613		3240	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0020A.0020	OLSON ERIC J +		245 MADISON CT		FORT MYERS BEACH	FL	33931		245	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0020A.0050	CORONIS DAWN		197 MADISON CT		FORT MYERS BEACH	FL	33931		197	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0020A.0070	HILLIARD JAMES R +		193 MADISON CT		FORT MYERS BEACH	FL	33931		193	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0020A.0120	MARTIN JANICE M +		94 ADAIR DR		BRICK	NJ	8723		161	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0020A.0140	SAINT-JACQUES CHRISTEL TR		17900 N RIVER RD		ALVA	FL	33920		155	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0020A.0160	WINTER PHILIP G		PO BOX 156		FORT MYERS BEACH	FL	33931		151	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0020A.0180	KHAN VANESSA		1721 NE 12TH ST		CAPE CORAL	FL	33909		145/147	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0020A.0200	ENGSTROM STEVEN EUGENE		130 EUCALYPTUS CT		FORT MYERS BEACH	FL	33931		130	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0020A.0210	MCCARTHY JOHN E		132 EUCALYPTUS CT		FORT MYERS BEACH	FL	33931		132/134	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0020A.0240	CONTE STACEY		136 EUCALYPTUS CT		FORT MYERS BEACH	FL	33931		136/138	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0020A.0270	THEISEN M SUSAN		150 EUCALYPTUS CT		FORT MYERS BEACH	FL	33931		150	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0020A.0290	JOHNSON LISA A &		182 EUCALYPTUS CT		FORT MYERS BEACH	FL	33931		180/182	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0020A.0320	FETTERMAN NEIL R &		380 HURST DR		BAY VILLAGE	OH	44140		200	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0020B.0020	BUSCHBACHER MARYALICE		3190 SHELL MOUND BLVD		FORT MYERS BEACH	FL	33931		3190	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0020B.0050	DIKE PAUL EDWARD &		PO BOX 673		EAGLE	CO	81631		277	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0020B.0080	DONOGHUE CAROL + BRAIN		256 OSTEGO DR		FORT MYERS BEACH	FL	33931		141/151	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0020B.0110	MORRIS GEORGE S & ANNE R		159 COMPO RD S		WESTPORT	CT	6880		137/139	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0020B.0150	REDENIUS JOSHUA R		135 EUCALYPTUS CT		FORT MYERS BEACH	FL	33931		135	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0020B.0180	MCCULLOUGH J MORLEY &		661 TURTLE BAY BLVD		ENNISMORE	ON	K0L 1T0	CANADA	129	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0020B.0200	LTE 4060 LLC		2200 CR C W STE 2205		ROSEVILLE	MN	55113		114/116	VOORHIS ST		FORT MYERS BEACH	33931
29-46-24-W1-0020B.0230	TITLETOWN FMB LLC		PO BOX 6974		FORT MYERS BEACH	FL	33932		118	VOORHIS ST		FORT MYERS BEACH	33931
29-46-24-W1-0020B.0260	BELGER RANDALL J + BEVERLY M		7913 BUCCANEER DR		FORT MYERS BEACH	FL	33931		120	VOORHIS ST		FORT MYERS BEACH	33931
29-46-24-W1-0020B.0290	KAUTH DIANA TR		122 VOORHIS ST		FORT MYERS BEACH	FL	33931		122/124	VOORHIS ST		FORT MYERS BEACH	33931
29-46-24-W1-0020B.0320	LONG STEVE A + ANN M		130 VOORHIS ST		FORT MYERS BEACH	FL	33931		130	VOORHIS ST		FORT MYERS BEACH	33931
29-46-24-W1-0020B.0350	SELLEY JEREMY + VICTORIA		2821 LAKEVIEW DR		SEBRING	FL	33870		3188	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0020C.0010	WATERS KRISTIN		131 LONGFELLOW RD		WORCESTER	MA	1602		125/127	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0020C.0040	ELLIOTT KATHLEEN J TR		1401 ROCHESTER AVE		IOWA CITY	IA	52245		121/123	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0020C.0070	ALLISON ROBERT L &		3001 W WATERS AVE		TAMPA	FL	33614		119	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0020C.0090	BERTOLO DAVID A		113 EUCALYPTUS CT UNIT 15		FORT MYERS BEACH	FL	33931		113/115	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0020C.0260	KENT PROPERTIES LLC		3226 HILLTOP RD		SPRINGFIELD	IL	62712		104/106	VOORHIS ST		FORT MYERS BEACH	33931
29-46-24-W1-0020C.0290	VOKAC BILLIE JEAN		108 VOORHIS ST		FORT MYERS BEACH	FL	33931		108	VOORHIS ST		FORT MYERS BEACH	33931
29-46-24-W1-0020C.0310	CUSSON CHARLES E TR		110/112 VOORHIS ST		FORT MYERS BEACH	FL	33931		110/112	VOORHIS ST		FORT MYERS BEACH	33931
29-46-24-W1-0020D.0010	WALDRON ROBERT L + REBECCA A		143 BAY MAR DR		FORT MYERS BEACH	FL	33931		141/143	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0020D.0030	WALDRON ROBERT L + REBECCA A		141 MADISON CT		FORT MYERS BEACH	FL	33931		139	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0020D.0050	NIGH NICK E & KIMBERLY		7300 TOWNSHIP RD		FINDLAY	OH	45840		137	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0020D.0100	CANTLON KATHERINE T +		131 MADISON CT		FORT MYERS BEACH	FL	33931		131/135	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0020D.0240	ORVIS ROBERT M + MARY H		116 EUCALYPTUS CT		FORT MYERS BEACH	FL	33931		116	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0020D.0280	EVANSON D M + SUE A		15830 LAKE CANDLEWOOD DR		FORT MYERS	FL	33908		122/124	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0020D.0310	COLOME REAL ESTATE LLC		3176 S CATHAY CIR		AURORA	CO	80013		128	EUCALYPTUS CT		FORT MYERS BEACH	33931
29-46-24-W1-0030A.0010	MCKENZIE JAMES R + LISA B		3302 SHELL MOUND BLVD		FORT MYERS BEACH	FL	33931		3302	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0030A.0030	KOPIDLANSKY VICTOR R &		494 WASHINGTON CT		FORT MYERS BEACH	FL	33931		3306	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0030A.003A	MAYHER PETER		3312 SHELL MOUND BLVD		FORT MYERS BEACH	FL	33931		3312	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0030A.0050	COLCLASURE DANLE K + JAMIE LEE		20 JONES PL		JACKSONVILLE	IL	62650		200	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030A.0060	DL FMB KC RENTALS LLC		13387 LITTLE GEM CIR		FORT MYERS	FL	33913		3320	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0030A.0070	BOLING EDDIE JAY &		311 BAYLAND RD		FORT MYERS BEACH	FL	33931		3324	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0030B.0010	NACCARATO CARMELO + FRANCA		3220 PINE CONE CT		MILFORD	MI	48381		152/154	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0030B.001A	MACKEY DEAN ETHAN & LYNZIE		190 MADISON CT		FORT MYERS BEACH	FL	33931		190	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0030B.001B	KRATZKE MERLE A TR		13590 ISLANDVIEW DR		ELK RIVER	MN	55330		180	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0030B.002A	JOHNSON C L + MARY SUSAN		369 MADISON CT		FORT MYERS BEACH	FL	33931		171/181	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030B.0040	NACCARATO CARMELO + FRANCA		3220 PINE CONE CT		MILFORD	MI	48381		148/150	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0030B.0050	ASHBY ERIC		6000 SW 46TH ST		MIAMI	FL	33155		144/146	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0030B.0060	ATC FRANKLIN STREET LLC		34 CHILTERN HILL DR		WORCESTER	MA	1602		140/142	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0030B.0070	KATT SUZANNE		136 MADISON CT		FORT MYERS BEACH	FL	33931		136/138	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0030B.0090	TANGERT KATHLEEN A		119 N 33RD AVE		LONGPORT	NJ	8403		132/134	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0030B.0100	CLARK MICHAEL & ANDREA		8919 CARILLON ESTATES WAY		FORT MYERS	FL	33912		130	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0030B.0110	NEMECKAY CHARLES P & GAIL M TR		6282 SUN VALLEY PKWY		OREGON	WI	53575		126	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0030B.0160	DSSB LLC	STEVE BOGE	26201 HICKORY BLVD		BONITA SPRINGS	FL	34134		121	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030B.0170	DSSB LLC	STEVE BOGE	26201 HICKORY BLVD		BONITA SPRINGS	FL	34134		123/125	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030B.0180	FODERARO JAMES		22 11TH ST		SALISBURY	MA	1952		127	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030B.0190	MILLER GREGORY M TR		133 WASHINGTON AVE		FORT MYERS BEACH	FL	33931		133	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030B.0200	EMBS PETER M		2200 EDGEWOOD LN		OSHKOSH	WI	54904		139	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030B.0210	SULLIVAN MARK A &		145 WASHINGTON AVE		FORT MYERS BEACH	FL	33931		145	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030B.0220	DREAM BEACH FELIX HOLIDAY INC		1323 CAPE CORAL PKWY E STE B		CAPE CORAL	FL	33904		149	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030B.0230	WEINSTOCK ERIC J TR		10539 ZURICH ST		HOLLYWOOD	FL	33026		155	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030B.023A	DOYLE GEOFFREY C TR		20505 ABRAMS CT		BROOKEVILLE	MD	20833		161	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030C.001A	BAILEY KEVIN K TR		4100 BOWLING ST SW		CEDAR RAPIDS	IA	52404		196	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030C.001B	BLANK KIRK HOWARD &		50819 COBUS RIDGE LN		GRANGER	IN	46530		188	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030C.001C	TORRENCE JAMES A + KATHERINE M		180 WASHINGTON AVE		FORT MYERS BEACH	FL	33931		180	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030C.001D	NATHANSON BRIAN		1210 IRVING AVE		LEHIGH ACRES	FL	33972		170	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030C.003A	MURPHIE LYDIA GAIL +		195 JEFFERSON ST		FORT MYERS BEACH	FL	33931		195	JEFFERSON ST		FORT MYERS BEACH	33931
29-46-24-W1-0030C.003B	CERECEDA ANITA T		185 JEFFERSON ST		FORT MYERS BEACH	FL	33931		185	JEFFERSON ST		FORT MYERS BEACH	33931
29-46-24-W1-0030C.0050	SHERKIN MARY FAYE + RICHARD B		686396 SIDE RD 19 RR1		KIMBERLEY	ON	N0C 1G0	CANADA	160	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030C.0060	MELLOTT WENDE J		156 WASHINGTON AVE		FORT MYERS BEACH	FL	33931		156	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030C.0070	ROMILIO NICHOLAS D + DONNA J		150 WASHINGTON AVE		FORT MYERS BEACH	FL	33931		150	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030C.0080	POWERS PATRICIA		142 WASHINGTON AVE		FORT MYERS BEACH	FL	33931		142	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030C.0090	KOHLER LEO C + KAREN L		134 WASHINGTON AVE		FORT MYERS BEACH	FL	33931		134	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030C.0100	LODOVICO HEATHER M +		130 WASHINTON AVE		FORT MYERS BEACH	FL	33931		130	WASHINGTON AVE		FORT MYERS BEACH	33931
29-46-24-W1-0030C.0200	MORAN EDWARD G		131 JEFFERSON ST		FORT MYERS BEACH	FL	33931		131/133	JEFFERSON ST		FORT MYERS BEACH	33931
29-46-24-W1-0030C.0210	HUSS MAUREEN B		141 JEFFERSON ST		FORT MYERS BEACH	FL	33931		141	JEFFERSON ST		FORT MYERS BEACH	33931
29-46-24-W1-0030C.0220	SCHROEDER JON R JR &		1513 CANFIELD LN		MARIETTA	GA	30066		145	JEFFERSON ST		FORT MYERS BEACH	33931
29-46-24-W1-0030C.0230	WILLIAMS JEFFERY L & NANNETTE		155 JEFFERSON ST		FORT MYERS BEACH	FL	33931		155	JEFFERSON ST		FORT MYERS BEACH	33931
29-46-24-W1-0030C.023A	PHELPS TAMMY		1718 SE 39TH ST		CAPE CORAL	FL	33904		165	JEFFERSON ST		FORT MYERS BEACH	33931

29-46-24-W1-0110C.0010	TESTA VIRGINIA TR		3377 SHELL MOUND BLVD		FORT MYERS BEACH	FL	33931		3377	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0110C.0020	CROWL BRIAN G TR		836 DODANE RD		FORT WAYNE	IN	46819		323	WASHINGTON CT		FORT MYERS BEACH	33931
29-46-24-W1-0110C.0030	PALKO GEORGE + JANET		331 WASHINGTON CT		FORT MYERS BEACH	FL	33931		331	WASHINGTON CT		FORT MYERS BEACH	33931
29-46-24-W1-0110D.0010	UNDERHILL ZOE ANN		3121 SHELL MOUND BLVD		FORT MYERS BEACH	FL	33931		3121	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0110D.0020	EROSHEVICH RICHARD & TAWNIA		3191 SHELL MOUND BLVD		FORT MYERS BEACH	FL	33931		3191	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0110D.0030	HALL WAYNE E + MARILYN L		PO BOX 252		PARRY SOUND	ON	P2A 2X4	CANADA	3251	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0110D.0040	GILLAN JOHN P & MICHELLE M		31 MARLYMAE WAY		PEMBROKE	MA	2359		3291	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0110D.0050	SANDY GETAWAY GROUP LLC		27892 GREENWOOD DR		ADEL	IA	50003		309	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0110D.0060	SANDY GETAWAY GROUP LLC		27892 GREENWOOD DR		ADEL	IA	50003		319	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0110D.0070	EBER MARK R &		1509 NEAR THICKET LN		LUTHERVILLE	MD	21093		329	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0110D.0080	FALETTO JON STEVEN &		333 MADISON CT		FORT MYERS BEACH	FL	33931		333	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0110D.0090	BRADY THOMAS D & SALLY E		339 MADISON CT		FORT MYERS BEACH	FL	33931		339	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0110D.0290	HILL BARBARA ANDERSON TR		340 MADISON CT		FORT MYERS BEACH	FL	33931		340	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0110D.0300	RUDASILL MARY C TR		330 MADISON CT		FORT MYERS BEACH	FL	33931		330	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0110D.0310	FERGUSON BOBBY D & PATTY S		38 LAKE TOP CT		SAINT CHARLES	MO	63301		320	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0110D.0320	MOORE MICHAEL D + PAMELA D		310 MADISON CT		FORT MYERS BEACH	FL	33931		310	MADISON CT		FORT MYERS BEACH	33931
29-46-24-W1-0110E.0010	LONG STEPHEN A + ANN M		110 ARROWHEAD CT		CARLISLE	KY	40311		345	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0110E.0020	DEPAOLO FRANK W +		19011 SAN CARLOS BLVD UNIT 1		FORT MYERS BEACH	FL	33931		355	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0110E.0030	HANSEN DAVID E SR & PAULA R		PO BOX 968		LEBANON	MO	65536		365	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0110E.0260	GROSSMAN PAUL A + SUE		360 DONORA BLVD		FORT MYERS BEACH	FL	33931		360	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0110E.0270	MCKNIGHT ALEXANDER + JOYCE		350 DONORA BLVD		FORT MYERS BEACH	FL	33931		350	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0110E.0280	OTTO MICHAEL D TR		317 N BROWN RD		BAY PORT	MI	48720		340	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0110E.0290	MALE CHARLES B + SOPHIA H		338 DONORA BLVD		FORT MYERS BEACH	FL	33931		338	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0110E.0300	NOBLE JONATHAN		35 AVE ADRIEN MOISANT		CHATOU 78400			FRANCE	334	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0110E.0310	BRADLEY MICHELE		330 DONORA BLVD		FORT MYERS BEACH	FL	33931		330	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120A.0130	WHITEFIELD CAROL +		PO BOX 6974		FORT MYERS BEACH	FL	33932		309	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120A.0140	REYES IVONNE		1932 NE 5TH ST		CAPE CORAL	FL	33909		311	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120A.0150	YELLE ANDREW F + TINA M		315 DONORA BLVD		FORT MYERS BEACH	FL	33931		315	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120A.0160	PHELPS TAMMY + NATHAN		1718 SE 39TH ST		CAPE CORAL	FL	33904		331	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120A.0170	PANARELLI CARLO		467 OAK ST		SHREWSBURY	MA	1545		333	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120B.0010	PHILLIPS TIMOTHY E		4678 BROADVIEW RD		RICHFIELD	OH	44286		310	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120B.0020	OIDERMA T PETE + DONNA W L/E		300 DONORA BLVD		FORT MYERS BEACH	FL	33931		300	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120B.0030	OIDERMA T PETE + DONNA W TR		300 DONORA BLVD		FORT MYERS BEACH	FL	33931		290	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120B.0040	BOBACK DENNIS C + SUSAN A		280 DONORA BLVD		FORT MYERS BEACH	FL	33931		280	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120B.0050	NASH ERNEST E + EVELYN M		270 KINGS RD		MADISON	NJ	7940		270	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120B.0060	CLARK PAUL GORDON		828 NORTH SHORE DRIVE		GLEN BURNIE	MD	21060		260	DONORA BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120B.0180	BRYCE MARTIN C + MARY A		3061 SHELL MOUND BLVD		FORT MYERS BEACH	FL	33931		3061	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120B.0190	FINDERSON JAMES D + KATHLEEN G		3071 SHELL MOUND BLVD		FORT MYERS BEACH	FL	33931		3071	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120B.0200	PERRY ROBERT J		366 ANDREW CRES	PO BOX 1105	BELLE RIVER	ON	NOR 1A0	CANADA	3081	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120B.0210	BUCK HERBERT J + CONSTANCE		5405 JAEGER RD		NAPLES	FL	34109		3091	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120B.0220	CASALE RALPH + MARIA		541 OTTO PL		PARAMUS	NJ	7653		3101	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120B.0230	DINON MARIE S L/E		3111 SHELL MOUND BLVD		FORT MYERS BEACH	FL	33931		3111	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-0120C.0010	RATCLIFF ROBERT D &		121 VOORHIS ST		FORT MYERS BEACH	FL	33931		121	VOORHIS ST		FORT MYERS BEACH	33931
29-46-24-W1-0120C.0020	STAROWICZ DANIEL		117 VOORHIS ST		FORT MYERS BEACH	FL	33931	117/119	VOORHIS ST		FORT MYERS BEACH	33931	
29-46-24-W1-0120C.0030	VANCE HERBER G + NORMA L TR	ANGELA RUSSELL	5961 MINK ST		MOUNT VERNON	OH	43050		3060	SHELL MOUND BLVD		FORT MYERS BEACH	33931
29-46-24-W1-02000.00CE	GULF WESTWIND CONDO		13611 MCGREGOR BLVD STE 6		FORT MYERS	FL	33919		3049	ESTERO BLVD		FORT MYERS BEACH	33931
29-46-24-W1-02003.00A0	JACKSON FRANK A + KATHLEEN E +		1031 NATIONAL RD		WHEELING	WV	26003		3045	ESTERO BLVD	3A	FORT MYERS BEACH	33931
29-46-24-W1-02003.00B0	GILLESPIE JAMES R		1060 SIR FRANCIS CT		GALLATIN	TN	37066		3045	ESTERO BLVD	3B	FORT MYERS BEACH	33931
29-46-24-W1-02003.00C0	JACKSON FRANK A + KATHLEEN E +		1031 NATIONAL RD		WHEELING	WV	26003		3045	ESTERO BLVD	3C	FORT MYERS BEACH	33931
29-46-24-W1-02003.00D0	ALBINO GLORIA M TR		3045 ESTERO BLVD APT 34		FORT MYERS BEACH	FL	33931		3045	ESTERO BLVD	3D	FORT MYERS BEACH	33931

OLSON ERIC J +
245 MADISON CT
FORT MYERS BEACH FL 33931

CORONIS DAWN
197 MADISON CT
FORT MYERS BEACH FL 33931

HILLIARD JAMES R +
193 MADISON CT
FORT MYERS BEACH FL 33931

MARTIN JANICE M +
94 ADAIR DR
BRICK NJ 08723

SAINT-JACQUES CHRISTEL TR
17900 N RIVER RD
ALVA FL 33920

WINTER PHILIP G
PO BOX 156
FORT MYERS BEACH FL 33931

KHAN VANESSA
1721 NE 12TH ST
CAPE CORAL FL 33909

ENGSTROM STEVEN EUGENE
130 EUCALYPTUS CT
FORT MYERS BEACH FL 33931

MCCARTHY JOHN E
132 EUCALYPTUS CT
FORT MYERS BEACH FL 33931

CONTE STACEY
136 EUCALYPTUS CT
FORT MYERS BEACH FL 33931

THEISEN M SUSAN
150 EUCALYPTUS CT
FORT MYERS BEACH FL 33931

JOHNSON LISA A &
182 EUCALYPTUS CT
FORT MYERS BEACH FL 33931

FETTERMAN NEIL R &
380 HURST DR
BAY VILLAGE OH 44140

BUSCHBACHER MARYALICE
3190 SHELL MOUND BLVD
FORT MYERS BEACH FL 33931

DIKE PAUL EDWARD &
PO BOX 673
EAGLE CO 81631

DONOGHUE CAROL + BRAIN
256 OSTEGO DR
FORT MYERS BEACH FL 33931

MORRIS GEORGE S & ANNE R
159 COMPO RD S
WESTPORT CT 06880

REDENIUS JOSHUA R
135 EUCALYPTUS CT
FORT MYERS BEACH FL 33931

MCCULLOUGH J MORLEY &
661 TURTLE BAY BLVD
ENNISMORE ON K0L 1T0
CANADA

LTE 4060 LLC
2200 CR C W STE 2205
ROSEVILLE MN 55113

TITLETOWN FMB LLC
PO BOX 6974
FORT MYERS BEACH FL 33932

BELGER RANDALL J + BEVERLY M
7913 BUCCANEER DR
FORT MYERS BEACH FL 33931

KAUTH DIANA TR
122 VOORHIS ST
FORT MYERS BEACH FL 33931

LONG STEVE A + ANN M
130 VOORHIS ST
FORT MYERS BEACH FL 33931

SELLEY JEREMY + VICTORIA
2821 LAKEVIEW DR
SEBRING FL 33870

WATERS KRISTIN
131 LONGFELLOW RD
WORCESTER MA 01602

ELLIOTT KATHLEEN J TR
1401 ROCHESTER AVE
IOWA CITY IA 52245

ALLISON ROBERT L &
3001 W WATERS AVE
TAMPA FL 33614

BERTOLO DAVID A
113 EUCALYPTUS CT UNIT 15
FORT MYERS BEACH FL 33931

KENT PROPERTIES LLC
3226 HILLTOP RD
SPRINGFIELD IL 62712

VOKAC BILLIE JEAN
108 VOORHIS ST
FORT MYERS BEACH FL 33931

CUSSON CHARLES E TR
110/112 VOORHIS ST
FORT MYERS BEACH FL 33931

WALDRON ROBERT L + REBECCA A
143 BAY MAR DR
FORT MYERS BEACH FL 33931

WALDRON ROBERT L + REBECCA A
141 MADISON CT
FORT MYERS BEACH FL 33931

NIGH NICK E & KIMBERLY
7300 TOWNSHIP RD
FINDLAY OH 45840

CANTLON KATHERINE T +
131 MADISON CT
FORT MYERS BEACH FL 33931

ORVIS ROBERT M + MARY H
116 EUCALYPTUS CT
FORT MYERS BEACH FL 33931

EVANSON D M + SUE A
15830 LAKE CANDLEWOOD DR
FORT MYERS FL 33908

COLOME REAL ESTATE LLC
3176 S CATHAY CIR
AURORA CO 80013

MCKENZIE JAMES R & LISA B
3302 SHELL MOUND BLVD
FORT MYERS BEACH FL 33931

KOPIDLANSKY VICTOR R &
494 WASHINGTON CT
FORT MYERS BEACH FL 33931

MAYHER PETER
3312 SHELL MOUND BLVD
FORT MYERS BEACH FL 33931

COLCLASURE DANLE K + JAMIE LEE
20 JONES PL
JACKSONVILLE IL 62650

DL FMB KC RENTALS LLC
13387 LITTLE GEM CIR
FORT MYERS FL 33913

BOLING EDDIE JAY &
311 BAYLAND RD
FORT MYERS BEACH FL 33931

NACCARATO CARMELO + FRANCA
3220 PINE CONE CT
MILFORD MI 48381

MACKEY DEAN ETHAN & LYNZIE
190 MADISON CT
FORT MYERS BEACH FL 33931

KRATZKE MERLE A TR
13590 ISLANDVIEW DR
ELK RIVER MN 55330

JOHNSON C L + MARY SUSAN
369 MADISON CT
FORT MYERS BEACH FL 33931

NACCARATO CARMELO + FRANCA
3220 PINE CONE CT
MILFORD MI 48381

ASHBY ERIC
6000 SW 46TH ST
MIAMI FL 33155

ATC FRANKLIN STREET LLC
34 CHILTERN HILL DR
WORCESTER MA 01602

KATT SUZANNE
136 MADISON CT
FORT MYERS BEACH FL 33931

TANGERT KATHLEEN A
119 N 33RD AVE
LONGPORT NJ 08403

CLARK MICHAEL & ANDREA
8919 CARILLON ESTATES WAY
FORT MYERS FL 33912

NEMECKAY CHARLES P & GAIL M TR
6282 SUN VALLEY PKWY
OREGON WI 53575

DSSB LLC
STEVE BOGE
26201 HICKORY BLVD
BONITA SPRINGS FL 34134

DSSB LLC
STEVE BOGE
26201 HICKORY BLVD
BONITA SPRINGS FL 34134

FODERARO JAMES
22 11TH ST
SALISBURY MA 01952

MILLER GREGORY M TR
133 WASHINGTON AVE
FORT MYERS BEACH FL 33931

EMBS PETER M
2200 EDGEWOOD LN
OSHKOSH WI 54904

SULLIVAN MARK A &
145 WASHINGTON AVE
FORT MYERS BEACH FL 33931

DREAM BEACH FELIX HOLIDAY INC
1323 CAPE CORAL PKWY E STE B
CAPE CORAL FL 33904

WEINSTOCK ERIC J TR
10539 ZURICH ST
HOLLYWOOD FL 33026

DOYLE GEOFFREY C TR
20505 ABRAMS CT
BROOKEVILLE MD 20833

BAILEY KEVIN K TR
4100 BOWLING ST SW
CEDAR RAPIDS IA 52404

BLANK KIRK HOWARD &
50819 COBUS RIDGE LN
GRANGER IN 46530

TORRENCE JAMES A + KATHERINE M
180 WASHINGTON AVE
FORT MYERS BEACH FL 33931

NATHANSON BRIAN
1210 IRVING AVE
LEHIGH ACRES FL 33972

MURPHIE LYDIA GAIL +
195 JEFFERSON ST
FORT MYERS BEACH FL 33931

CERECEDA ANITA T
185 JEFFERSON ST
FORT MYERS BEACH FL 33931

SHERKIN MARY FAYE + RICHARD B
686396 SIDE RD 19 RR1
KIMBERLEY ON N0C 1G0
CANADA

MELLOTT WENDE J
156 WASHINGTON AVE
FORT MYERS BEACH FL 33931

ROMILIO NICHOLAS D + DONNA J
150 WASHINGTON AVE
FORT MYERS BEACH FL 33931

POWERS PATRICIA
142 WASHINGTON AVE
FORT MYERS BEACH FL 33931

KOHLER LEO C + KAREN L
134 WASHINGTON AVE
FORT MYERS BEACH FL 33931

LODOVICO HEATHER M +
130 WASHINTON AVE
FORT MYERS BEACH FL 33931

MORAN EDWARD G
131 JEFFERSON ST
FORT MYERS BEACH FL 33931

HUSS MAUREEN B
141 JEFFERSON ST
FORT MYERS BEACH FL 33931

SCHROEDER JON R JR &
1513 CANFIELD LN
MARIETTA GA 30066

WILLIAMS JEFFERY L & NANNETTE
155 JEFFERSON ST
FORT MYERS BEACH FL 33931

PHELPS TAMMY
1718 SE 39TH ST
CAPE CORAL FL 33904

TESTA VIRGINIA TR
3377 SHELL MOUND BLVD
FORT MYERS BEACH FL 33931

CROWL BRIAN G TR
836 DODANE RD
FORT WAYNE IN 46819

PALKO GEORGE + JANET
331 WASHINGTON CT
FORT MYERS BEACH FL 33931

UNDERHILL ZOE ANN
3121 SHELL MOUND BLVD
FORT MYERS BEACH FL 33931

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

HALL WAYNE E + MARILYN L
PO BOX 252
PARRY SOUND ON P2A 2X4
CANADA

GILLAN JOHN P & MICHELLE M
31 MARLYMAE WAY
PEMBROKE MA 02359

SANDY GETAWAY GROUP LLC
27892 GREENWOOD DR
ADEL IA 50003

SANDY GETAWAY GROUP LLC
27892 GREENWOOD DR
ADEL IA 50003

EBER MARK R &
1509 NEAR THICKET LN
LUTHERVILLE MD 21093

FALETTO JON STEVEN &
333 MADISON CT
FORT MYERS BEACH FL 33931

BRADY THOMAS D & SALLY E
339 MADISON CT
FORT MYERS BEACH FL 33931

HILL BARBARA ANDERSON TR
340 MADISON CT
FORT MYERS BEACH FL 33931

RUDASILL MARY C TR
330 MADISON CT
FORT MYERS BEACH FL 33931

FERGUSON BOBBY D & PATTY S
38 LAKE TOP CT
SAINT CHARLES MO 63301

MOORE MICHAEL D + PAMELA D
310 MADISON CT
FORT MYERS BEACH FL 33931

LONG STEPHEN A + ANN M
110 ARROWHEAD CT
CARLISLE KY 40311

DEPAOLO FRANK W +
19011 SAN CARLOS BLVD UNIT 1
FORT MYERS BEACH FL 33931

HANSEN DAVID E SR & PAULA R
PO BOX 968
LEBANON MO 65536

GROSSMAN PAUL A + SUE
360 DONORA BLVD
FORT MYERS BEACH FL 33931

MCKNIGHT ALEXANDER + JOYCE
350 DONORA BLVD
FORT MYERS BEACH FL 33931

OTTO MICHAEL D TR
317 N BROWN RD
BAY PORT MI 48720

MALE CHARLES B + SOPHIA H
338 DONORA BLVD
FORT MYERS BEACH FL 33931

NOBLE JONATHAN
35 AVE ADRIEN MOISANT
CHATOU 78400
FRANCE

BRADLEY MICHELE
330 DONORA BLVD
FORT MYERS BEACH FL 33931

WHITEFIELD CAROL +
PO BOX 6974
FORT MYERS BEACH FL 33932

REYES IVONNE
1932 NE 5TH ST
CAPE CORAL FL 33909

YELLE ANDREW F + TINA M
315 DONORA BLVD
FORT MYERS BEACH FL 33931

PHELPS TAMMY + NATHAN
1718 SE 39TH ST
CAPE CORAL FL 33904

PANARELLI CARLO
467 OAK ST
SHREWSBURY MA 01545

PHILLIPS TIMOTHY E
4678 BROADVIEW RD
RICHFIELD OH 44286

OIDERMA T PETE + DONNA W L/E
300 DONORA BLVD
FORT MYERS BEACH FL 33931

OIDERMA T PETE + DONNA W TR
300 DONORA BLVD
FORT MYERS BEACH FL 33931

BOBACK DENNIS C + SUSAN A
280 DONORA BLVD
FORT MYERS BEACH FL 33931

NASH ERNEST E + EVELYN M
270 KINGS RD
MADISON NJ 07940

CLARK PAUL GORDON
828 NORTH SHORE DRIVE
GLEN BURNIE MD 21060

BRYCE MARTIN C + MARY A
3061 SHELL MOUND BLVD
FORT MYERS BEACH FL 33931

FINDERSON JAMES D + KATHLEEN G
3071 SHELL MOUND BLVD
FORT MYERS BEACH FL 33931

PERRY ROBERT J
366 ANDREW CRES
PO BOX 1105
BELLE RIVER ON N0R 1A0
CANADA

BUCK HERBERT J + CONSTANCE
5405 JAEGER RD
NAPLES FL 34109

CASALE RALPH + MARIA
541 OTTO PL
PARAMUS NJ 07653

DINON MARIE S L/E
3111 SHELL MOUND BLVD
FORT MYERS BEACH FL 33931

RATCLIFF ROBERT D &
121 VOORHIS ST
FORT MYERS BEACH FL 33931

STAROWICZ DANIEL
117 VOORHIS ST
FORT MYERS BEACH FL 33931

VANCE HERBER G + NORMA L TR
ANGELA RUSSELL
5961 MINK ST
MOUNT VERNON OH 43050

GULF WESTWIND CONDO
13611 MCGREGOR BLVD STE 6
FORT MYERS FL 33919

JACKSON FRANK A + KATHLEEN E +
1031 NATIONAL RD
WHEELING WV 26003

GILLESPIE JAMES R
1060 SIR FRANCIS CT
GALLATIN TN 37066

JACKSON FRANK A + KATHLEEN E +
1031 NATIONAL RD
WHEELING WV 26003

ALBINO GLORIA M TR
3045 ESTERO BLVD APT 34
FORT MYERS BEACH FL 33931



Town of Fort Myers Beach

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

Case Number: VAR20210064

Case Name: 3240 Shell Mound Blvd, to allow accessory structure -pool – a 2-foot side and rear setback.

Applicant: Armand and Sarah McCormick

Location: 3240 Shell Mound Blvd

STRAP #: 29-46-24-W1-0020A.0340

Zoning: Residential Conservation (RC)

Request: The applicant is seeking variances from Sec. 34-1174(d)(1), to allow a pool side and rear setback reduction of 3 feet, resulting in a side a rear setback of 2 feet.

Staff Report: Direct inquiries to:
Carl Benge, Community Development, email: cbenge@fmbgov.com
Fort Myers Beach Town Hall
2525 Estero Boulevard
Fort Myers Beach, FL 33931

Notice is hereby given that the Local Planning Agency of the Town of Fort Myers Beach will hold a public hearing at a meeting beginning at **9:00 AM on September 14, 2021** regarding the case listed above. The hearing will take place at Town Hall, 2525 Estero Boulevard, Fort Myers Beach, Florida, 33931.

You may appear in person, through counsel, or through an authorized agent and provide testimony, legal argument, or other evidence to become a participant in the hearing.

On September 14th, the Local Planning Agency of Fort Myers Beach will review the case and make a recommendation to the Town Council on this matter. If any person should desire to have verbatim record of the proceedings, which record indicates the testimony and evidence presented, that person will have to make arrangements on their own.

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

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

Yellow Sheet Number: **2021-395**

1. Requested Motion:

Meeting Date: September 14, 2021

Approve/Approve with Conditions/Denial VAR20210066 - 4969 Estero Blvd, to allow an accessory structure (pool) in front of a principal structure.

Why the action is necessary:

The Town's LDC requires accessory structures to be behind the front facade of a principal structure. In order to place the pool in the desired location, a variance to the required design standard is necessary. The LPA provides a recommendation to the Town Council.

What the action accomplishes:

Allows the pool to built in the proposed location, closer to the street right-of-way than the principal structure.

2. Agenda:

PUBLIC HEARINGS

3. Requirement/Purpose:

LDC Sec 34-1174.(b) requires the location of an accessory structure to be no closer to the street than the principal structure. A variance is required in order to allow construction of the pool in the proposed location. The LPA provides a recommendation to the Town Council.

5. Background:

The applicant is seeking to build a new pool forward of the principal structure. The subject property has two street frontages, Estero Boulevard and Madera Road. The placement of the existing residence does not leave enough room on the side or rear of the residence for the placement of a pool. The proposed location of the pool does not encroach into the required street setback.

Attachments:

1. VAR20210066 - 4969 Estero Blvd - Staff Report
2. Variance Application and Documents - 4969 Estero
3. 4969 Estero Blvd - VAR - Notice To Neighborys LPA and TC

Financial Impact:

6. Alternative Action

Deny

7. Staff Recommendations:

Approve with conditions

8. **Recommended Approval:**

Jason Green, Community Development
Services

Date: September 09, 2021

John R Herin Jr, Town Attorney

Date: September 10, 2021

Amy Baker, Town Clerk

Date: September 10, 2021



Town of Fort Myers Beach
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

TYPE OF CASE: Variance

CASE NUMBER: VAR20210066

CASE NAME: 4969 Estero Blvd, to allow accessory structure - pool - in front of principle structure

LPA

HEARING DATE: September 14, 2021 at 9.00 AM

STAFF

RECOMMENDATION: Approve with original conditions

**PREPARED/
SUBMITTED BY:** Carl Benge/ Jason Green AICP

I. APPLICATION SUMMARY

Applicant/Owner: Rosemary and Armando Barba

Request: The applicant is seeking variances from LDC Sec. 34-1174.(b), to allow a pool and forward of the principal structure

Subject property: See attached site plan

Physical Address: 4969 Estero Blvd

STRAP #: 28-46-24-W4-00400.0150

FLU: Low Density

Zoning: Residential Single-Family (RS)

Adjacent zoning and land uses:

North:	RESIDENTIAL SINGLE-FAMILY (RS) Single-Family Home
South:	COMMERCIAL RESORT (CM) AND RESIDENTIAL MULTI-FAMILY (RM) Condominiums
East:	RESIDENTIAL SINGLE-FAMILY (RS) Single-Family Home
West:	REDIDENTIAL SINGLE-FAMILY (RS) AND RESIDENTIAL MULTI-FAMILY (RM) Single-Family Home and Condominiums

II. BACKGROUND AND ANALYSIS

Background:

Rosemary and Armando Barba, the applicants for 4969 Estero Blvd, are requesting a variance from the Town's Land Development Code (LDC). The Town's LDC Sec 34-1174.(b), establishes no accessory use, building or structure shall be located closer to a street right-of-way line or street easement than the principle building. The proposed project will meet all current setbacks.

The principal structure (home) was built in 1992, with building permits in 2002, 2004, and 2021. The current owners purchased the property in 2021.

Analysis:

The subject property has two street frontages, Estero Boulevard and Madera Road. The placement of the existing residence does not leave enough room on the side or rear of the residence for placement of a pool. The rear yard of the subject property is approximately 12 feet deep and the side yard to the north is approximately 20 feet wide. Therefore, the only option for placement of the pool is either the front yard that faces Estero Boulevard or the front yard facing Madero Road. Because of the placement of the existing residence, placement in the front yard along Madera Road would result in the need for variances to allow placement of the pool in both of the subject's front yards. The Madera Road frontage is largely developed with the driveway and walkway that leads to the house, pushing placement of the pool in the southeast corner, which places the pool in both front yards. Additionally, the front yard of Madera Road is only 28 feet deep making it difficult to place a pool and associated decking, and this location is less desirable as Madera Road functions as the front of the property and would reduce privacy.

Neighborhood Compatibility:

The variance will have no effect on surrounding properties. The subject property is well vegetated with mature growth along the rear property line and along the Estero Boulevard street frontage. The rear of the property abuts the side yard of the adjacent property to the west, which largely serves as a parking area for that property. There is no enclosure proposed for the pool, assuring no visual impacts to either of the street frontages. The placement of the pool as proposed will result in the addition of an accessory use that will offer privacy for users of the pool and will not impose any adverse impacts to surrounding properties.

Findings and Conclusions:

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

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

The property is uniquely challenged being situated with two street frontages and narrow side and rear yards due to the orientation of the house. The placement of the existing residence results in the inability to place the accessory use in either the rear or side yard, leaving the only option for placement in one of the two front yards.

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

These conditions are not the result of owner actions. The principal structure (house) was built in 1992, prior to the Town adopted regulation prohibiting accessory structures forward of the primary structure. The current property owners acquired the property in 2021.

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

The placement of the pool on the Estero Boulevard street side eliminates the need for an additional variance. The unique lot configuration of two street frontages, narrowness, and placement of the existing residence are not the result of actions of the applicant. The conditions of the subject property are commonplace on the beach, where many of the properties were constructed prior to the existing regulations and today's increased desire for private pools.

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

The granting of the variance will not be injurious to surrounding properties or detrimental to public health, safety, and welfare. The requested variance is the minimal needed to allow for placement of a swimming pool at the only logical location on the subject property.

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

The variance request is not uncommon for corner lot properties located on the island. Many of the existing structures were built before the Town's Land Development Code and other building regulations were put in place.

III. RECOMMENDATION

Staff finds that the variances for the placement of the pool location is needed for the proposed project. The principal structure was built before the Town adopted setbacks for accessory structures.

Therefore, staff recommends **APPROVAL WITH CONDITIONS** of VAR20210066, for the pool to be forward of the principal structure. As shown on site plan.

IV. CONDITIONS OF APPROVAL

1. *Approval of this variance does not give the developer an undeniable right to permit approval. Development or redevelopment of the subject property must comply with all applicable requirements of the Fort Myers Beach Comprehensive Plan and Land Development Code in effect at the time of permit approval, except as specifically modified herein.*
2. *A 10' Type B Buffer shall be constructed along all street frontages between the right-of-way and proposed pool.*
3. *The variances shall only apply to the pool as shown on the provided site plan. Alterations or substantial damage to either structure shall render their respective variance to be null and void.*

Staff Report Exhibits:

A – Site Plan

B – Complete Application

C – Letter to Adjacent Property Owners

**BARBA RESIDENCE
VARIANCE REQUEST**

RESUBMITTAL

4969 Estero Boulevard
Fort Myers Beach, Florida

STRAP# 28-46-24-W4-00400.0150

Submitted By:
Shellie Johnson, AICP
436 E. Ivan Road
Crawfordville, FL 32327

July 18, 2021



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

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

Site Address: 4969 Estero Boulevard
STRAP Number: 28-46-24-W4-00400.0150
Applicant: Armando & Rosemary Barba Phone: 786-299-6129
Contact Name: Armando or Rosemary Barba Phone: 786-299-6129
Email: armando@barbapublicadjusters.com Fax: _____
Current Zoning District: RS
Future Land Use Map (FLUM) Category: Low Density
FLUM Density Range: 4 du/acre Platted Overlay: ☐ YES ☒ NO

ACTION REQUESTED

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

SUPPLEMENTAL FORM REQUIRED

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

PART I – General Information

A. Applicant*: Armando & Rosemary Barba Phone: 786-299-6129
**Applicant must submit a statement under oath that he/she is the authorized representative of the property owner.
Please see PART III to complete the appropriate Affidavit form for the type of applicant.*
Applicant Mailing Address: 16541 SW 153rd Place, Miami, FL 33187
Email: armando@barbapublicadjusters.com Fax: _____
Contact Name: Armando or Rosemary Barba Phone: 786-299-6129



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

B. Relationship of Applicant to subject property:

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

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

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

Name: Shellie Johnson, AICP Phone: 239-898-0125
Address: 436 E. Ivan Road, Crawfordville, FL 32327
Email: sjohnsonplanner@gmail.com Fax: _____

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

Name: _____ Phone: _____
Address: _____
Email: _____ Fax: _____

Name: _____ Phone: _____
Address: _____
Email: _____ Fax: _____

PART II – Nature of Request

Requested Action (each request requires a separate application)

- ☐ Special Exception
- ☒ Variance from LDC Section 34 - 1174(b)
- ☐ Conventional Rezoning from _____ to _____
- ☐ Planned Development
- ☐ Rezoning from _____ to ☐ Commercial PD ☐ Residential PD
- ☐ Amendment. List the project number: _____
- ☐ Extension/reinstatement of Master Concept Plan. List project number: _____



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

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

PART III – Waivers

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

Code Section: _____ Description: _____

Code Section: _____ Description: _____

Code Section: _____ Description: _____

PART IV – Property Ownership (Single Owner)

☐ Single Owner (individual or husband and wife)

Name: _____ Phone: _____

Mailing Address: _____

Email: _____ Fax: _____

AFFIDAVIT APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

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

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

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

PROJECT NUMBER:

DATE:

Description: _____

PART IV – Property Ownership

☒ Single Owner (individual or husband and wife)

Name: Armando & Rosemary Barba

Phone: 786-299-6129

Mailing Address: 16541 SW 153rd Place, Miami, FL 33187

Email Armando@barbapublicadjusters.com

Fax: _____

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

☐ Complete Disclosure of Interest Form (see below)

☐ Attach list of property owners as Exhibit 4-1

☐ Attach map showing property owners interests as Exhibit 4-2 (for multiple parcels)

☐ For condominiums and timeshares see Explanatory Notes Part IV (Page 11)

DISCLOSURE OF OWNERSHIP INTEREST

STRAP: 28-46-24-W4-00400.0150

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

Name and Address

Percentage Ownership

Armando Barba

100%

Rosemary Barba

100%

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

PROJECT NUMBER:

DATE:

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

Name, Address and Office

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract:

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

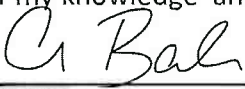
Name

Address

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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



Signature

Armando Barba

Printed Name

Rosemary Barba

PROJECT NUMBER:

DATE:

STATE OF FLORIDA)
COUNTY OF LEE)

Subscribed and sworn to (or affirmed) before me this 25th day of June,
20 21, by Armando Barba and Rosemary Barba.



Stephanie Orjales
Commission # GG307108
Expires: February 28, 2023
Bonded Thru Aaron Notary

Stephanie Orjales
Notary Public Signature

Stephanie Orjales
Notary Printed Name

Personally Known ☒ or Produced Identification ☐

Type of Identification Produced: _____ My Commission Expires: 2/28/23

PART V – Property Information

A. Legal Description:

STRAP: 28-46-24-W4-00400.0150

Property Address: 4969 Estero Boulevard

Is the subject property within a platted subdivision recorded in the official Plat Books of Lee County? ☐ No. Attach a legible copy of the legal description as Exhibit 5-1.

☒ Yes. Property identified in subdivision: Bayland Heights

Book: 11 Page: 48 Unit: _____ Block: _____ Lot(s): 15

B. Boundary Survey:

☐ Attach a Boundary Survey of the property meeting the minimum standards of Chapter 61G17-6 of the Florida Administrative Code. A Boundary Survey must bear the raised seal and original signature of a Professional Surveyor and Mapper licensed to practice Surveying and Mapping by the State of Florida. Attach and label as Exhibit 5-2.

C. Property Dimensions:

Width (please provide an average width if irregular in shape) _____ feet



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

C. Property Dimensions:

Width (please provide an average width if irregular in shape) 68.7+/- feet
Depth (please provide an average width if irregular in shape) 135+/- feet
Frontage on street: 68+/- & 135+/- feet. Frontage on waterbody: 0 feet
Total land area: 0.2+/- ☒ acres ☐ square feet

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

Approximately 2.5 miles east of the San Carlos Pass Bridge, on the north side of Estero Boulevard. _

☒ Attach Area Location Map as Exhibit 6-3

E. Property Restrictions (check applicable):

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

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

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

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

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

PROJECT NUMBER:

DATE:

- | | |
|--|--|
| ☐ RM (Residential Multifamily) | ☐ BB (Bay Beach) |
| ☐ RPD (Residential Planned Development) | ☐ EC (Environmentally Critical) |
| ☐ CM (Commercial Marina) | ☐ DOWNTOWN |
| ☐ CO (Commercial Office) | ☐ SANTOS |
| ☐ CB (Commercial Boulevard) | ☐ VILLAGE |
| ☐ CR (Commercial Resort) | ☐ SANTINI |
| ☐ CPD (Commercial Planned Development) | |

PART VI

AFFIDAVIT

APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

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

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

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

PROJECT NUMBER:

DATE:

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

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

C. Bal R. Bal
Signature of owner or authorized agent

06/25/21
Date

STATE OF FLORIDA)
COUNTY OF LEE)

Subscribed and sworn to (or affirmed) before me this 25th day of June,
20 21, by Armando Barba and Rosemary Barba.



Stephanie Orjales
Commission # GG307103
Expires: February 28, 2023
(SE) Dedded Thru Aaron Notary

Stephanie Orjales
Notary Public Signature

Stephanie Orjales
Notary Printed Name

Personally Known ☒ or Produced Identification _____

Type of Identification Produced: _____ My Commission Expires: 2/28/23

Town of Fort Myers Beach

COMMUNITY DEVELOPMENT DEPARTMENT

Supplement PH-B

Additional Required Information for a Variance Application

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

Case Number:
Project Name: Barba Pool Variance
Authorized Applicant: Rosemary & Armando Barba
LeePA STRAP Number: 28-46-24-W4-00400.0150

Current Property Status:	
Current Zoning: RS	
Future Land Use Map (FLUM) Category: Low Density	
Comp Plan Density: 4 du/acre	Platted Overlay? ☐ Yes ☒ No

Variance is requested from:

LDC Section Number

Title of Section or Subsection

34-1174(b)	Location and Setbacks (Accessory Uses)

Complete the narrative statements below for EACH variance requested.

PART I Narrative Statements

Request for variance from 34-1174(b) **(LDC Section number)**

Explain the specific regulation contained in this section from which relief is sought:
This section does not allow for an accessory use to be placed closer to the street than the principal building. The applicant is requesting placement of a proposed in-ground swimming pool to be located forward of the existing residence. The pool will conform to the required building setbacks established for the RS zoning district.

Reasons for request

Explain why the variance is needed:
See narrative.

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

See narrative.

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

See Narrative.



Case # _____ Date Received: _____

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

See narrative.

BARBA POOL VARIANCE 4969 ESTERO BOULEVARD

NARRATIVE

The applicants are seeking approval of a variance for placement of a swimming pool in a front yard. The property is located at 4969 Estero Boulevard. It is bound to the east by Madera Road, Estero Boulevard to the south and abuts two developed residential properties to the north and west. The variance requested is applicable to LDC Section 34-1174(b), which does not allow for an accessory use to be placed closer to the street than the principal building.

Explain Why the Variance is Needed:

The subject property has two street frontages, Estero Boulevard and Madera Road. The placement of the existing residence does not leave enough room on the side or rear of the residence for placement of a pool. The rear yard of the subject property is approximately 12 feet deep and the side yard to the north is approximately 20 feet wide. Therefore, the only option for placement of the pool is either the front yard that faces Estero Boulevard or the front yard facing Madera Road. Because of the placement of the existing residence, placement in the front yard along Madera Road would result in the need for variances to allow placement of the pool in both of the subject front yards. The Madera Road frontage is largely developed with the driveway and walkway that leads to the house, pushing placement of the pool in the southeast corner, which places the pool in both front yards. Additionally, the front yard of Madera Road is only 28 feet deep making it difficult to place a pool and associated decking, and this location is less desirable as Madera Road functions as the front of the property and would reduce privacy.

Explain the Possible Effect the Variance, if Granted, Would have on the Surrounding Properties:

The variance will have no effect on surrounding properties. The subject property is well-vegetated with mature growth along the rear property line and along the Estero Boulevard street frontage. The rear of the property abuts the side yard of the adjacent property to the west, which largely serves as a parking area for that property. There is no enclosure proposed for the pool, assuring no visual impacts to either of the street frontages. The placement of the pool as proposed will result in the addition of an accessory use that will offer privacy for users of the pool, and will not impose any adverse impacts to surrounding properties.

Explain the Hardship that Justifies Relieve from the Regulation:

While the address of the property is Estero Boulevard, the house is oriented toward Madera Road which functions as the front of the house. Because of the small width of the side and rear yards and the only remaining are both front yards, the only choice for pool placement is a front yard. The Madera Road frontage is not adequate in depth for pool placement without requiring an exception to the front yard setback. Additionally, it is the less desirable location as this frontage functions as the front of the house. If placement of the pool were preferred along the Madera Road frontage, two variances would be necessary - one for placement of an accessory use in the front yard and one for a reduced front yard setback. The only location for the pool accessory is on the south side of the house, where adequate space is available for placement without encroachment into the required front or rear yards. It is also the most logical location regardless of the street frontage, as this area of the property abuts the side of the house and functions as a side yard.

While the property has significant depth, based on the house orientation, it is shallow in width, resulting in very little rear yard. The placement of the house results in a narrow side yard

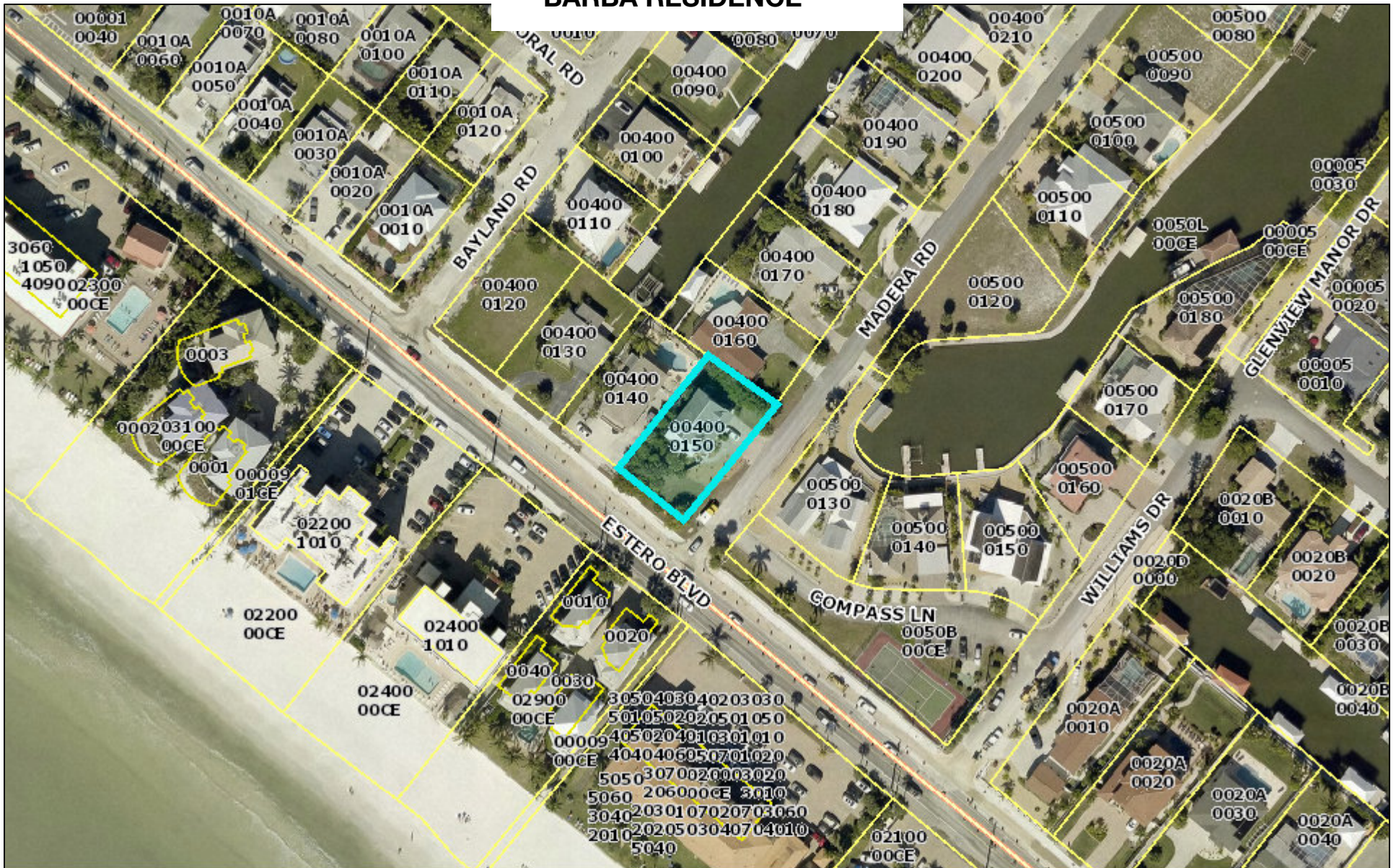
(approximately 20 feet) along the north side of the property and is not adequate to construct a pool and associated decking. As a result, the only adequate area for the pool is the Estero Boulevard front yard. The applicant has limited the pool size to ensure compliance with the front and rear setbacks of the RC zone, which will be more than adequately accommodated. It has been situated away from the intersection of Estero Boulevard and Madero Road to minimize intrusion onto the public streets and to afford the residents maximum privacy.

Explain how the Property Qualifies for a Variance. Direct this Explanation to the Guidelines for Decision-Making in LDC Section 34-87.

The property is uniquely challenged being situated with two street frontages and narrow side and rear yards due to the orientation of the house. The placement of the existing residence results in the inability to place the accessory use in either the rear or side yard, leaving the only option for placement in one of the two front yards. The placement of the pool on the Estero Boulevard street side eliminates the need for an additional variance. The unique lot configuration of two street frontages, narrowness, and placement of the existing residence are not the result of actions of the applicant. The conditions of the subject property are commonplace on the beach, where many of the properties were constructed prior to the existing regulations and today's increased desire for private pools.

The granting of the variance will not be injurious to surrounding properties or detrimental to public health, safety and welfare. The requested variance is the minimal needed to allow for placement of a swimming pool at the only logical location on the subject property.

4969 ESTERO BOULEVARD BARBA RESIDENCE

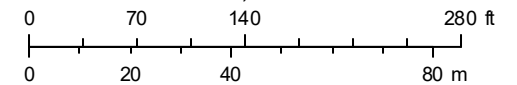


June 16, 2021

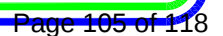
Air Photos: 2020 Hi-Res (4 inch)

1:1,495

- | | | | | |
|--------------------|------------------|--------------------|----------------|--------------|
| Hospital Locations | School Locations | County Boundary | US 41 | Parcels Near |
| Library Locations | School Locations | Major Roads Medium | Other Highways | |
| CCC_Parks | I - 75 | Other Roads | | |



SCALE
1"=30'



variancelist

Date: 6/28/2021 12:00:00 AM	List Size: 151												
STRAP	OwnerName	OwnerName2	MailAddress	MailAddress2	MailCity	MailState	MailZip	MailCountry	SiteNumber	SiteStreet	SiteUnit	SiteCity	SiteZip
28-46-24-W4-00400.0150	BARBA ARMANDO J &		16541 SW 153RD PL		MIAMI	FL	33187		4969	ESTERO BLVD		FORT MYERS BEACH	33931
28-46-24-W4-00005.0010	SKOROPAD ALAIN &		1 GLENVIEW MANOR DR		FORT MYERS BEACH	FL	33931		1	GLENVIEW MANOR DR		FORT MYERS BEACH	33931
28-46-24-W4-00005.0020	GREY JOHN M & PATRICIA TR		2 GLENVIEW MANOR DR		FORT MYERS BEACH	FL	33931		2	GLENVIEW MANOR DR		FORT MYERS BEACH	33931
28-46-24-W4-00005.00CE	GLENVIEW MANOR HOMEOWNERS		10 GLENVIEW MANOR DR		FORT MYERS BEACH	FL	33931			GLENVIEW MANOR C/E		FORT MYERS BEACH	33931
28-46-24-W4-00009.00CE	ALL FUTURE OWNERS OF LANDS		ESTERO BLVD		FORT MYERS BEACH	FL	33931			PUBLIC WALKWAYS C/E		FORT MYERS BEACH	33931
28-46-24-W4-00009.01CE	ALL FUTURE OWNERS OF LANDS		ESTERO BLVD		FORT MYERS BEACH	FL	33931			ALL FUTURE OWNERS OF LAND C/E		FORT MYERS BEACH	33931
28-46-24-W4-0010A.0010	WHITMORE ROY C TR		55 MADISON AVE		ATHENS	OH	45701		4851	ESTERO BLVD		FORT MYERS BEACH	33931
28-46-24-W4-0010A.0020	EQUITY TRUST COMPANY		3590 E ROBINSON RD #236		AMHERST	NY	14228	4845/4847		ESTERO BLVD		FORT MYERS BEACH	33931
28-46-24-W4-0010A.0030	SHUPE JACQUELINE J		5381 MANOR RD SE		PRIOR LAKE	MN	55372		4841	ESTERO BLVD		FORT MYERS BEACH	33931
28-46-24-W4-0010A.0040	PAINE JOSEPH C + KAREN M		4839 ESTERO BLVD		FORT MYERS BEACH	FL	33931		4839	ESTERO BLVD		FORT MYERS BEACH	33931
28-46-24-W4-0010A.0050	MDR BEACH PROPERTIES LLC		5917 US 36 E		GREENVILLE	OH	45331		4805	ESTERO BLVD		FORT MYERS BEACH	33931
28-46-24-W4-0010A.0080	LETTERI LONNE M TR		4830 CORAL RD		FORT MYERS BEACH	FL	33931		4830	CORAL RD		FORT MYERS BEACH	33931
28-46-24-W4-0010A.0100	SCHLOTTMAN DAVID + CHERI		4850 CORAL RD		FORT MYERS BEACH	FL	33931		4850	CORAL RD		FORT MYERS BEACH	33931
28-46-24-W4-0010A.0110	LETTERI NANCY J TR		4870 CORAL RD		FORT MYERS BEACH	FL	33931		4870	CORAL RD		FORT MYERS BEACH	33931
28-46-24-W4-0010A.0120	BOLING ED +		311 BAYLAND RD		FORT MYERS BEACH	FL	33931		311	BAYLAND RD		FORT MYERS BEACH	33931
28-46-24-W4-0010B.0010	HENNEBERGER NANCY S TR		313 BAYLAND RD		FORT MYERS BEACH	FL	33931		313	BAYLAND RD		FORT MYERS BEACH	33931
28-46-24-W4-0010B.0020	DANKS CYNTHIA M & KENNETH J		5557 ESTERO BLVD		FORT MYERS BEACH	FL	33931		4871	CORAL RD		FORT MYERS BEACH	33931
28-46-24-W4-0010B.0030	CELANO MATTHEW & MARY LEIGH		409 ENGLISH LAKE DR		WINTER GARDEN	FL	34787		4841	CORAL RD		FORT MYERS BEACH	33931
28-46-24-W4-0010B.0040	COOK DONALD W +		4831 CORAL RD UNIT 33		FORT MYERS BEACH	FL	33931		4831	CORAL RD		FORT MYERS BEACH	33931
28-46-24-W4-0010B.0050	FLICK SONDR A C		4821 CORAL RD		FORT MYERS BEACH	FL	33931		4821	CORAL RD		FORT MYERS BEACH	33931
28-46-24-W4-0010B.0090	EGAN TERENCE + DEBORAH		8601 W 132ND PL		CEDAR LAKE	IN	46303		4850	COQUINA RD		FORT MYERS BEACH	33931
28-46-24-W4-0010B.0110	GARZELLONI JOHN JR		1413 SWINNEY PARK PL		FORT WAYNE	IN	46802		4870	COQUINA RD		FORT MYERS BEACH	33931
28-46-24-W4-0010B.0120	FYLE THOMAS R TR		4880 COQUINA RD		FORT MYERS BEACH	FL	33931		4880	COQUINA RD		FORT MYERS BEACH	33931
28-46-24-W4-0010C.0010	SIMMONS CARLEEN J		315 BAYLAND RD		FORT MYERS BEACH	FL	33931		315	BAYLAND RD		FORT MYERS BEACH	33931
28-46-24-W4-0020A.0010	MORRISON LARRY K + KIM P		5100 WILLIAMS DR		FORT MYERS BEACH	FL	33931		5100	WILLIAMS DR		FORT MYERS BEACH	33931
28-46-24-W4-0020A.0020	SHEA JANICE MATHEWS		5117 ESTERO BLVD		FORT MYERS BEACH	FL	33931		5117	ESTERO BLVD		FORT MYERS BEACH	33931
28-46-24-W4-0020B.0010	OHLIGER JAMES +		5110 WILLIAMS DR		FORT MYERS BEACH	FL	33931		5110	WILLIAMS DR		FORT MYERS BEACH	33931
28-46-24-W4-0020B.0020	SCHWARTZ ROBERT E		5120 WILLIAMS DR		FORT MYERS BEACH	FL	33931		5120	WILLIAMS DR		FORT MYERS BEACH	33931
28-46-24-W4-0020D.0000	MORRISON LARRY K & KIM P		5100 WILLIAMS DR		FORT MYERS BEACH	FL	33931		5108	WILLIAMS DR		FORT MYERS BEACH	33931
28-46-24-W4-00400.0050	MAREK PHILIP CHARLES TR		478 RAVINE DR		AURORA	OH	44202		360	BAYLAND RD		FORT MYERS BEACH	33931
28-46-24-W4-00400.0060	DANIEL DONALD M & BARBARA A TR		350 BAYLAND RD		FORT MYERS BEACH	FL	33931		350	BAYLAND RD		FORT MYERS BEACH	33931
28-46-24-W4-00400.0070	OHLEMACHER LOIS A TR		310 VASSAR AVE		ELYRIA	OH	44035		340	BAYLAND RD		FORT MYERS BEACH	33931
28-46-24-W4-00400.0080	MCKNIGHT KATHERINE S &		330 BAYLAND RD		FORT MYERS BEACH	FL	33931		330	BAYLAND RD		FORT MYERS BEACH	33931
28-46-24-W4-00400.0090	NEDDO THOMAS A JR TR		320 BAYLAND RD		FORT MYERS BEACH	FL	33931		320	BAYLAND RD		FORT MYERS BEACH	33931
28-46-24-W4-00400.0100	TAGUE ARLYCE		310 BAYLAND RD		FORT MYERS BEACH	FL	33931		310	BAYLAND RD		FORT MYERS BEACH	33931
28-46-24-W4-00400.0110	ROBERTSON DONNA M TR		2825 SILVER LN NE		SAINT ANTHONY	MN	55421		300	BAYLAND RD		FORT MYERS BEACH	33931
28-46-24-W4-00400.0120	SCOGNO DOUGLAS J + ROSEMARIE L		15 JULIANA DR		ABSECON	NJ	8201		4901	ESTERO BLVD		FORT MYERS BEACH	33931
28-46-24-W4-00400.0130	PARZYCH JEFFREY G + MARIBEL B		4903 ESTERO BLVD		FORT MYERS BEACH	FL	33931		4903	ESTERO BLVD		FORT MYERS BEACH	33931
28-46-24-W4-00400.0140	YZAGUIRRE CYNTHIA		PO BOX 5307		IMMOKALEE	FL	34143		4963	ESTERO BLVD		FORT MYERS BEACH	33931
28-46-24-W4-00400.0160	DEROMA JAMES F & DIANNE K		45800 POINT OF VIEW RD		CABLE	WI	54821		21750	MADERA RD		FORT MYERS BEACH	33931
28-46-24-W4-00400.0170	CHAN DAVID P & SUSAN M +		24 BAYVIEW BLVD		FORT MYERS BEACH	FL	33931		21730	MADERA RD		FORT MYERS BEACH	33931
28-46-24-W4-00400.0180	THOMAS BRYAN E TR		21710 MADERA RD		FORT MYERS BEACH	FL	33931		21710	MADERA RD		FORT MYERS BEACH	33931
28-46-24-W4-00400.0190	KLEIN RAYMOND J JR & DONNA		21690 MADERA RD		FORT MYERS BEACH	FL	33931		21690	MADERA RD		FORT MYERS BEACH	33931
28-46-24-W4-00400.0200	BAKER RICHARD S TR		4135 BEXLEY DR		BROOKFIELD	WI	53045		21670	MADERA RD		FORT MYERS BEACH	33931
28-46-24-W4-00400.0210	MI FORMULA FIVE LLC		5365 WALNUT HILLS DR		BRIGHTON	MI	48116		21650	MADERA RD		FORT MYERS BEACH	33931
28-46-24-W4-00400.0220	FRIDAY JOHN L & AMANDA T		5000 OAKWOOD CT		COMMERCE TWP	MI	48382		21630	MADERA RD		FORT MYERS BEACH	33931
28-46-24-W4-00500.0090	WAZNEY MARION L TR		38621 DODDS LNDG		WILLOUGHBY	OH	44094		21631	MADERA RD		FORT MYERS BEACH	33931
28-46-24-W4-00500.0100	WAZNEY JOHN L + MARION L		38621 DODDS LANDING		WILLOUGHBY	OH	44094		21651	MADERA RD		FORT MYERS BEACH	33931
28-46-24-W4-00500.0110	GROSSE RICHARD & KAREN		W1658 SANDSTONE AVE		RIPON	WI	54971		21671	MADERA RD		FORT MYERS BEACH	33931
28-46-24-W4-00500.0120	SECAPT LLC		415 E 37TH ST APT 11G		NEW YORK	NY	10016		21711	MADERA RD		FORT MYERS BEACH	33931
28-46-24-W4-00500.0130	GANO CURTIS J TR +		17391 LAKE BEACH DR		SPRING LAKE	MI	49456		5005	COMPASS LN		FORT MYERS BEACH	33931
28-46-24-W4-00500.0140	HANEY MICHAEL H + JANE M		5015 COMPASS LN		FORT MYERS BEACH	FL	33931		5015	COMPASS LN		FORT MYERS BEACH	33931
28-46-24-W4-00500.0150	TWEHUES THOMAS A TR		5025 COMPASS LN		FORT MYERS BEACH	FL	33931		5025	COMPASS LN		FORT MYERS BEACH	33931
28-46-24-W4-00500.0160	PRATER WANDA M		5031 WILLIAMS DR		FORT MYERS BEACH	FL	33931		5031	WILLIAMS DR		FORT MYERS BEACH	33931
28-46-24-W4-00500.0170	WILUTIS MARK A & DEBORAH A		3183 EDEN TRL		BRIGHTON	MI	48114		5037	WILLIAMS DR		FORT MYERS BEACH	33931
28-46-24-W4-00500.0180	REICHLIN JAMES M + DAWN L		5043 WILLIAMS DR		FORT MYERS BEACH	FL	33931		5043	WILLIAMS DR		FORT MYERS BEACH	33931
28-46-24-W4-0050B.00CE	YACHTSMANS COVE HOMEOWNERS	CARRIE DOINE	21611 MADERA RD		FORT MYERS BEACH	FL	33931			RIGHT OF WAY		FORT MYERS BEACH	33931
28-46-24-W4-0050L.00CE	YACHTSMANS COVE HOMEOWNERS	CARRIE DOINE	21611 MADERA RD		FORT MYERS BEACH	FL	33931			SUBMERGED		FORT MYERS BEACH	33931
28-46-24-W4-02000.00CE	POINTE SOUTH CONDO		5000 ESTERO BLVD		FORT MYERS BEACH	FL	33931		5002	ESTERO BLVD		FORT MYERS BEACH	33931
28-46-24-W4-02100.00CE	SMUGGLERS COVE CONDO	ASSOCIATION	5100 ESTERO BLVD		FORT MYERS BEACH	FL	33931		5102	ESTERO BLVD		FORT MYERS BEACH	33931
28-46-24-W4-02200.00CE	ISLAND TOWERS CONDO		4900 ESTERO BLVD		FORT MYERS BEACH	FL	33931		4902	ESTERO BLVD		FORT MYERS BEACH	33931
28-46-24-W4-02200.1010	ISLAND TOWERS CONDO ASSOC INC	RAL PROPERTY MGMT	ATTN: JOHN SHAW	17810 SAN CARLOS BLVD	FORT MYERS BEACH	FL	33931		4900	ESTERO BLVD		FORT MYERS BEACH	33931
28-46-24-W4-02300.00CE	SEASIDE CONDO	ASSOCIATION	4770 ESTERO BLVD		FORT MYERS BEACH	FL	33931			SEASIDE CONDO C/E		FORT MYERS BEACH	33931
28-46-24-W4-02400.00CE	KAHLUA BEACH CLUB CONDO		4950 ESTERO BLVD		FORT MYERS BEACH	FL	33931		4952	ESTERO BLVD		FORT MYERS BEACH	33931
28-46-24-W4-02400.1010	KAHLUA BEACH CLUB CONDO		4950 ESTERO BLVD		FORT MYERS BEACH	FL	33931		4950	ESTERO BLVD		FORT MYERS BEACH	33931
28-46-24-W4-02900.00CE	KEY WEST COURTYARDS		7300 S 13TH ST STE 101		OAK CREEK	WI	53154		248	KEY WEST CT		FORT MYERS BEACH	33931
28-46-24-W4-03100.00CE	BENT PALMS OF FORT MYERS BEACH		4852 ESTERO BLVD		FORT MYERS BEACH	FL	33931			ESTERO BLVD		FORT MYERS BEACH	33931
28-46-24-W4-02000.1010	S AND J RENTALS LLC		7690 RANIER LANE N		MAPLE GROVE	MN	55311		5000	ESTERO BLVD	101	FORT MYERS BEACH	33931
28-46-24-W4-02000.1020	VONHOFF ENTERPRISES LTD		131 N BARTON TRL		BATAVIA	IL	60510		5000	ESTERO BLVD	102	FORT MYERS BEACH	33931
28-46-24-W4-02000.1030	SHEA LOUISE F		PO BOX 423		MADISON	CT	6443		5000	ESTERO BLVD	103	FORT MYERS BEACH	33931
28-46-24-W4-02000.1040	GIORDANO ROBERT J + MELANIE A		27 CHELSEA DR		OAK RIDGE	NJ	7438		5000	ESTERO BLVD	104	FORT MYERS BEACH	33931
28-46-24-W4-02000.1050	ECCLESTONE DOREEN M +		59 LASHMERE COPTHORNE		SUSSEX		RH10 3F UNITED KING		5000	ESTERO BLVD	105	FORT MYERS BEACH	33931
28-46-24-W4-02000.1060	OVINGTON POINTE SOUTH LLC		3224 GATESHEAD DR		NAPERVILLE	IL	60564		5000	ESTERO BLVD	106	FORT MYERS BEACH	33931
28-46-24-W4-02000.1070	SAUNDERS SUSAN VIRGINIA TR		9543 KARLBERG WAY		PARKLAND	FL	33076		5000	ESTERO BLVD	107	FORT MYERS BEACH	33931
28-46-24-W4-02000.2010	THOMASSON DONNA J		10734 WAVERLY BLUFF WAY		JACKSONVILLE	FL	32223		5000	ESTERO BLVD	201	FORT MYERS BEACH	33931
28-46-24-W4-02000.2020	COLBY GAIL R		13 BELLSTONE AVE		WESTBROOK	CT	6498		5000	ESTERO BLVD	202	FORT MYERS BEACH	33931
28-46-24-W4-02000.2030	BACKENSTOES BRENT A & AMY		5357 MEMORIAL RD		GERMANSVILLE	PA	18053		5000	ESTERO BLVD	203	FORT MYERS BEACH	33931
28-46-24-W4-02000.2040	LANGE JOHN J + NANCY TR		418 HAWTHORNE AV		S MILWAUKEE	WI	53172		5000	ESTERO BLVD	204	FORT MYERS BEACH	33931
28-46-24-W4-02000.2050	NEVERMAN RANDY H		11947 ISLAND AVE		MATLACHA	FL	33993		5000	ESTERO BLVD	205	FORT MYERS BEACH	33931
28-46-24-W4-02000.2060	VICKERS JACK R + VIRGINIA R		5139 RICH CREEK VALLEY RD		PETERSTOWN	WV	24963		5000	ESTERO BLVD	206	FORT MYERS BEACH	33931
28-46-24-W4-02000.2070	WINTER MARVIN & MARYELLEN		3946 SHIRLEY RD		NORTH COLLINS	NY	14111		5000	ESTERO BLVD	207	FORT MYERS BEACH	33931
28-46-24-W4-02000.3010	PATON JAMES J + ROBIN L		3206 ROYAL FOX DR		SAINT CHARLES	IL	60174		5000	ESTERO BLVD	301	FORT MYERS BEACH	33931
28-46-24-W4-02000.3020	COOK WILLIAM E JR + NOREEN TR		1307 WALDEN DR		FORT MYERS	FL	33901		5000	ESTERO BLVD	302	FORT MYERS BEACH	33931
28-46-24-W4-02000.3030	LINDEN DUANE B TR		1786 RIBBON FAN LN		NAPLES	FL	34119		5000	ESTERO BLVD	303	FORT MYERS BEACH	33931
28-46-24-W4-02000.3040	PARADISE ISLAND RESORT L P		9 UPPER RIDGE CT		MARKHAM	ON	L3S 3W6 CANADA		5000	ESTERO BLVD	304	FORT MYERS BEACH	33931
28-46-24-W4-02000.3050	ELLIOTT PATRINA B TR		3885 STATE ROAD 529 E		CARDINGTON	OH	43315		5000	ESTERO BLVD	305	FORT MYERS BEACH	33931
28-46-24-W4-02000.3060	DVORCHAK JAMES M +		11S511 WHITTINGTON LANE		NAPERVILLE	IL	60564		5000	ESTERO BLVD	306	FORT MYERS BEACH	33931
28-46-24-W4-02000.3070	THOMAS LISA K		3216 ROYAL OAK CT		EDGEWOOD	KY	41017		5000	ESTERO BLVD	307	FORT MYERS BEACH	33931
28-46-24-W4-02000.4010	HOWELL CHRISTINE E TRUST		407 E AVENIDO DEL RIO		CLEWISTON	FL	33440		5000	ESTERO BLVD	401	FORT MYERS BEACH	

28-46-24-W4-02000.4070	BLUE EARTH LODGING LLC		901 E 1ST ST		SIOUX CENTER	IA	51250		5000	ESTERO BLVD		407	FORT MYERS BEACH	33931
28-46-24-W4-02000.5010	KROESE ROXANNE D		16855 MARBLE AVE		LE MARS	IA	51031		5000	ESTERO BLVD		501	FORT MYERS BEACH	33931
28-46-24-W4-02000.5020	LYB LLC		4193 GRANT AVE		SIOUX CENTER	IA	51250		5000	ESTERO BLVD		502	FORT MYERS BEACH	33931
28-46-24-W4-02000.5030	SODERSTROM SUSAN		11 ROCKYPOINT RD		OLD SAYBROOK	CT	6475		5000	ESTERO BLVD		503	FORT MYERS BEACH	33931
28-46-24-W4-02000.5040	KROESE ROBERT J TR		16624 N INNER LN		SPIRIT LAKE	IA	51360		5000	ESTERO BLVD		504	FORT MYERS BEACH	33931
28-46-24-W4-02000.5050	PBW505 LLC		5748 NICKLAUS DR		FORT COLLINS	CO	80528		5000	ESTERO BLVD		505	FORT MYERS BEACH	33931
28-46-24-W4-02000.5060	LS DEN HERDER SD LLC		2410 LAKESIDE AVE		MILFORD	IA	51351		5000	ESTERO BLVD		506	FORT MYERS BEACH	33931
28-46-24-W4-02000.5070	LAY CHARLES T +		480 WATTERS RD		HACKETTSTOWN	NJ	7840		5000	ESTERO BLVD		507	FORT MYERS BEACH	33931
28-46-24-W4-02101.0A10	WISOR DAVID L		3 BRIANS LN		FAIRFIELD	OH	45014		5100	ESTERO BLVD		1A1	FORT MYERS BEACH	33931
28-46-24-W4-02101.0A20	NICHOLS JOSEPH W + BEATRICE B		3811 PEBBLE COURT		CONYERS	GA	30012		5100	ESTERO BLVD		1A2	FORT MYERS BEACH	33931
28-46-24-W4-02101.0A30	GRECO JAMES T		19 A EDGEWOOD AVE		FARMINGVILLE	NY	11738		5100	ESTERO BLVD		1A3	FORT MYERS BEACH	33931
28-46-24-W4-02101.0A40	HAHN ARTHUR A		9708 UTICA RD S		BLOOMINGTON	MN	55437		5100	ESTERO BLVD		1A4	FORT MYERS BEACH	33931
28-46-24-W4-02101.0A50	HUGHES MICHAEL D		19815 GOVERNORS HIGHW/ SUITE 11		FLOSSMOOR	IL	60422		5100	ESTERO BLVD		1A5	FORT MYERS BEACH	33931
28-46-24-W4-02101.0A60	BOCA LLC		4422 DARNLEY CT		FORT WAYNE	IN	46814		5100	ESTERO BLVD		1A6	FORT MYERS BEACH	33931
28-46-24-W4-02101.0A70	CHESLEY GERALDINE A		21557 S LAKE GEORGE DR NW		CEDAR	MN	55011		5100	ESTERO BLVD		1A7	FORT MYERS BEACH	33931
28-46-24-W4-02102.0A10	VARTANIAN JAMES		9 PEBBLE BEACH ROAD		WEBSTER	MA	1570		5100	ESTERO BLVD		2A1	FORT MYERS BEACH	33931
28-46-24-W4-02102.0A20	CARRICO EMIDIO & CAROL		215 JUNIPER DR		YORKTOWN HEIGHTS	NY	10598		5100	ESTERO BLVD		2A2	FORT MYERS BEACH	33931
28-46-24-W4-02102.0A30	ZAJAC JOHN J JR TR		26B S WOODS LN		DURHAM	CT	6422		5100	ESTERO BLVD		2A3	FORT MYERS BEACH	33931
28-46-24-W4-02102.0A40	DEE CHARLES C TR +		3304 NATHAN LN		HOLMEN	WI	54636		5100	ESTERO BLVD		2A4	FORT MYERS BEACH	33931
28-46-24-W4-02102.0A50	STEPHENS JAMES B &		392 W CLINTON ST		DANVILLE	IN	46122		5100	ESTERO BLVD		2A5	FORT MYERS BEACH	33931
28-46-24-W4-02102.0A60	CORNELL BEACH LLC		6556 E TOWN AND RIVER RD		FORT MYERS	FL	33919		5100	ESTERO BLVD		2A6	FORT MYERS BEACH	33931
28-46-24-W4-02102.0A70	CENTRAL PROPERTIES INC		PO BOX 759		HOCKESSIN	DE	19707		5100	ESTERO BLVD		2A7	FORT MYERS BEACH	33931
28-46-24-W4-02103.0A10	MONTGOMERY RONALD O + SHERI L		5377 W TWIN BEACH LANE		BRAZIL	IN	47834		5100	ESTERO BLVD		3A1	FORT MYERS BEACH	33931
28-46-24-W4-02103.0A20	WHARTON ROBERT A SR TR		4845 MULBERRY DR		MARIETTA	GA	30068		5100	ESTERO BLVD		3A2	FORT MYERS BEACH	33931
28-46-24-W4-02103.0A30	JONES JAMES R + SONDRRA S		6844 COTTONWOOD DR		PLAINFIELD	IN	46168		5100	ESTERO BLVD		3A3	FORT MYERS BEACH	33931
28-46-24-W4-02103.0A40	MARKER ALL SEASONS LLC		739 ALLISON RD		BELLEFONTAINE	OH	43311		5100	ESTERO BLVD		3A4	FORT MYERS BEACH	33931
28-46-24-W4-02103.0A50	POST WILLIAM C JR TR		136 CAMBRIDGE CT		INDIALANTIC	FL	32903		5100	ESTERO BLVD		3A5	FORT MYERS BEACH	33931
28-46-24-W4-02103.0A60	DOWNEY SANDRA E & EDWARD J TR		N68W5671 BRIDGE COMMONS CT		CEDARBURG	WI	53012		5100	ESTERO BLVD		3A6	FORT MYERS BEACH	33931
28-46-24-W4-02103.0A70	GULFVIEW PROPERTIES LLC		305 SHADY TREE CT		CLAYTON	OH	45315		5100	ESTERO BLVD		3A7	FORT MYERS BEACH	33931
28-46-24-W4-02104.0A10	DEE CHARLES C & DONNA M TR		3304 NATHAN LN		HOLMEN	WI	54636		5100	ESTERO BLVD		4A1	FORT MYERS BEACH	33931
28-46-24-W4-02104.0A20	SZEWCZYK THADDEUS Z JR +		5749 N MULLIGAN AVE		CHICAGO	IL	60646		5100	ESTERO BLVD		4A2	FORT MYERS BEACH	33931
28-46-24-W4-02104.0A30	4A3 PARADISE RENTALS LLC		8288 DALEVIEW RD		CINCINNATI	OH	45247		5100	ESTERO BLVD		4A3	FORT MYERS BEACH	33931
28-46-24-W4-02104.0A40	HANSON DELORES C TR +		4211 DREW AVE N		ROBBINSDALE	MN	55422		5100	ESTERO BLVD		4A4	FORT MYERS BEACH	33931
28-46-24-W4-02104.0A50	CZERWINSKI DENNIS L		16827 CECELIA LN		SPRING LAKE	MI	49456		5100	ESTERO BLVD		4A5	FORT MYERS BEACH	33931
28-46-24-W4-02104.0A60	WITTENBERG MARK T &		2487 LAKERIDGE CT		SAUKVILLE	WI	53080		5100	ESTERO BLVD		4A6	FORT MYERS BEACH	33931
28-46-24-W4-02104.0A70	PRATER WANDA M TR		5031 WILLIAMS DR		FORT MYERS BEACH	FL	33931		5100	ESTERO BLVD		4A7	FORT MYERS BEACH	33931
28-46-24-W4-02105.0A10	HALL FRANKLIN G L/E		801 SOUTHERN SHORE DR		PEACHTREE CITY	GA	30269		5100	ESTERO BLVD		5A1	FORT MYERS BEACH	33931
28-46-24-W4-02105.0A20	SCHLITT DONALD W +		12790 KELLY GREENS BLVD		FORT MYERS	FL	33908		5100	ESTERO BLVD		5A2	FORT MYERS BEACH	33931
28-46-24-W4-02105.0A30	PRUDENTE CYNTHIA		15730 CALOOSA CREEK CIR		FORT MYERS	FL	33908		5100	ESTERO BLVD		5A3	FORT MYERS BEACH	33931
28-46-24-W4-02105.0A40	WILMA L LAHAM TRUST		3070 HOLLY HALL		HOUSTON	TX	77054		5100	ESTERO BLVD		5A4	FORT MYERS BEACH	33931
28-46-24-W4-02105.0A50	CLARK MADONNA J TR		1996 SPRINGTREE DR		MARYLAND HEIGHTS	MO	63043		5100	ESTERO BLVD		5A5	FORT MYERS BEACH	33931
28-46-24-W4-02105.0A60	SYSTEMS MANAGEMENT LLC		PO BOX 526		LAVONIA	GA	30553		5100	ESTERO BLVD		5A6	FORT MYERS BEACH	33931
28-46-24-W4-02105.0A70	BLACKVILLE LLC		109 KING ST		GROVELAND	MA	1834		5100	ESTERO BLVD		5A7	FORT MYERS BEACH	33931
28-46-24-W4-02106.0A10	MASSOUD HANNA + MICHELE		37150 DUNDEE ST		STERLING HEIGHTS	MI	48310		5100	ESTERO BLVD		6A1	FORT MYERS BEACH	33931
28-46-24-W4-02106.0A20	ULFERS BERNHARD + KAY TR		15072 BALMORAL LOOP		FORT MYERS	FL	33919		5100	ESTERO BLVD		6A2	FORT MYERS BEACH	33931
28-46-24-W4-02106.0A30	OCCIALINI DAVID +		31 OCCIALINI CT		NEWINGTON	CT	6111		5100	ESTERO BLVD		6A3	FORT MYERS BEACH	33931
28-46-24-W4-02106.0A40	ELLIOTT ROBERT M TR		5100 ESTERO BLVD #6A4		FORT MYERS BEACH	FL	33931		5100	ESTERO BLVD		6A4	FORT MYERS BEACH	33931
28-46-24-W4-02106.0A50	WASKOM RICHARD D TR		2033 MAIN ST STE 500		SARASOTA	FL	34237		5100	ESTERO BLVD		6A5	FORT MYERS BEACH	33931
28-46-24-W4-02106.0A60	FREIWALD JOHN T + JUDITH L		11191 BENT PINE DR		FORT MYERS	FL	33913		5100	ESTERO BLVD		6A6	FORT MYERS BEACH	33931
28-46-24-W4-02106.0A70	BURNS RICHARD W + PAMELA A		573 WEDGEWOOD DR		VALPARAISO	IN	46385		5100	ESTERO BLVD		6A7	FORT MYERS BEACH	33931
28-46-24-W4-02900.0010	BLESSED BY THE BEACH LLC		14704 COLDWATER RD		FORT WAYNE	IN	46845		261	KEY WEST CT			FORT MYERS BEACH	33931
28-46-24-W4-02900.0020	SUNSET PROPERTIES OF		3707 SE 16TH PL		CAPE CORAL	FL	33904		260	KEY WEST CT			FORT MYERS BEACH	33931
28-46-24-W4-02900.0030	WENDELBURG BARBARA & MARK		16207 HARVEST SUMMER CT		HOUSTON	TX	77059		250	KEY WEST CT			FORT MYERS BEACH	33931
28-46-24-W4-02900.0040	VLASKAMP PAUL & CONNIE		14704 COLDWATER RD		FORT WAYNE	IN	46845		251	KEY WEST CT			FORT MYERS BEACH	33931
28-46-24-W4-03101.0001	PASTENA JAMES R + DIANE R		PO BOX 286		SUCCASUNNA	NJ	7876		4854	ESTERO BLVD			FORT MYERS BEACH	33931
28-46-24-W4-03102.0002	JOHNSON GARY R		4852 ESTERO BLVD		FORT MYERS BEACH	FL	33931		4852	ESTERO BLVD			FORT MYERS BEACH	33931
28-46-24-W4-03103.0003	LUKEENDA TIMOTHY L +		8464 W MILLIGAN RD		BRIMLEY	MI	49715		4850	ESTERO BLVD			FORT MYERS BEACH	33931

SCKOROPAD ALAIN &
1 GLENVIEW MANOR DR
FORT MYERS BEACH FL 33931

GREY JOHN M & PATRICIA TR
2 GLENVIEW MANOR DR
FORT MYERS BEACH FL 33931

GLENVIEW MANOR HOMEOWNERS
10 GLENVIEW MANOR DR
FORT MYERS BEACH FL 33931

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

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

WHITMORE ROY C TR
55 MADISON AVE
ATHENS OH 45701

EQUITY TRUST COMPANY
3590 E ROBINSON RD #236
AMHERST NY 14228

SHUPE JACQUELINE J
5381 MANOR RD SE
PRIOR LAKE MN 55372

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

MDR BEACH PROPERTIES LLC
5917 US 36 E
GREENVILLE OH 45331

LETTERI LONNE M TR
4830 CORAL RD
FORT MYERS BEACH FL 33931

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

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

BOLING ED +
311 BAYLAND RD
FORT MYERS BEACH FL 33931

HENNEBERGER NANCY S TR
313 BAYLAND RD
FORT MYERS BEACH FL 33931

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

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

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

FLICK SONDR A C
4821 CORAL RD
FORT MYERS BEACH FL 33931

EGAN TERENCE + DEBORAH
8601 W 132ND PL
CEDAR LAKE IN 46303

GARZELLONI JOHN JR
1413 SWINNEY PARK PL
FORT WAYNE IN 46802

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

SIMMONS CARLEEN J
315 BAYLAND RD
FORT MYERS BEACH FL 33931

MORRISON LARRY K + KIM P
5100 WILLIAMS DR
FORT MYERS BEACH FL 33931

SHEA JANICE MATHEWS
5117 ESTERO BLVD
FORT MYERS BEACH FL 33931

OHLIGER JAMES +
5110 WILLIAMS DR
FORT MYERS BEACH FL 33931

SCHWARTZ ROBERT E
5120 WILLIAMS DR
FORT MYERS BEACH FL 33931

MORRISON LARRY K & KIM P
5100 WILLIAMS DR
FORT MYERS BEACH FL 33931

MAREK PHILIP CHARLES TR
478 RAVINE DR
AURORA OH 44202

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

OHLEMACHER LOIS A TR
310 VASSAR AVE
ELYRIA OH 44035

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

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

TAGUE ARLYCE
310 BAYLAND RD
FORT MYERS BEACH FL 33931

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

SCOGNO DOUGLAS J + ROSEMARIE L
15 JULIANA DR
ABSECON NJ 08201

PARZYCH JEFFREY G + MARIBEL B
4903 ESTERO BLVD
FORT MYERS BEACH FL 33931

YZAGUIRRE CYNTHIA
PO BOX 5307
IMMOKALEE FL 34143

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

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

THOMAS BRYAN E TR
21710 MADERA RD
FORT MYERS BEACH FL 33931

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

BAKER RICHARD S TR
4135 BEXLEY DR
BROOKFIELD WI 53045

MI FORMULA FIVE LLC
5365 WALNUT HILLS DR
BRIGHTON MI 48116

FRIDAY JOHN L & AMANDA T
5000 OAKWOOD CT
COMMERCE TWP MI 48382

WAZNEY MARION L TR
38621 DODDS LNDG
WILLOUGHBY OH 44094

WAZNEY JOHN L + MARION L
38621 DODDS LANDING
WILLOUGHBY OH 44094

GROSSE RICHARD & KAREN
W1658 SANDSTONE AVE
RIPON WI 54971

SECAPT LLC
415 E 37TH ST APT 11G
NEW YORK NY 10016

GANO CURTIS J TR +
17391 LAKE BEACH DR
SPRING LAKE MI 49456

HANEY MICHAEL H + JANE M
5015 COMPASS LN
FORT MYERS BEACH FL 33931

TWEHUES THOMAS A TR
5025 COMPASS LN
FORT MYERS BEACH FL 33931

PRATER WANDA M
5031 WILLIAMS DR
FORT MYERS BEACH FL 33931

WILUTIS MARK A & DEBORAH A
3183 EDEN TRL
BRIGHTON MI 48114

REICHLIN JAMES M + DAWN L
5043 WILLIAMS DR
FORT MYERS BEACH FL 33931

YACHTSMANS COVE HOMEOWNERS
CARRIE DOINE
21611 MADERA RD
FORT MYERS BEACH FL 33931

YACHTSMANS COVE HOMEOWNERS
CARRIE DOINE
21611 MADERA RD
FORT MYERS BEACH FL 33931

POINTE SOUTH CONDO
5000 ESTERO BLVD
FORT MYERS BEACH FL 33931

SMUGGLERS COVE CONDO
ASSOCIATION
5100 ESTERO BLVD
FORT MYERS BEACH FL 33931

ISLAND TOWERS CONDO
4900 ESTERO BLVD
FORT MYERS BEACH FL 33931

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

SEASIDE CONDO
ASSOCIATION
4770 ESTERO BLVD
FORT MYERS BEACH FL 33931

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

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

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

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

S AND J RENTALS LLC
7690 RANIER LANE N
MAPLE GROVE MN 55311

VONHOFF ENTERPRISES LTD
131 N BARTON TRL
BATAVIA IL 60510

SHEA LOUISE F
PO BOX 423
MADISON CT 06443

GIORDANO ROBERT J + MELANIE A
27 CHELSEA DR
OAK RIDGE NJ 07438

ECCLESTONE DOREEN M +
59 LASHMERE COPTHORNE
SUSSEX RH10 3RR
UNITED KINGDOM

OVINGTON POINTE SOUTH LLC
3224 GATESHEAD DR
NAPERVILLE IL 60564

SAUNDERS SUSAN VIRGINIA TR
9543 KARLBERG WAY
PARKLAND FL 33076

THOMASSON DONNA J
10734 WAVERLY BLUFF WAY
JACKSONVILLE FL 32223

COLBY GAIL R
13 BELLSTONE AVE
WESTBROOK CT 06498

BACKENSTOES BRENT A & AMY
5357 MEMORIAL RD
GERMANSVILLE PA 18053

LANGE JOHN J + NANCY TR
418 HAWTHORNE AV
S MILWAUKEE WI 53172

NEVERMAN RANDY H
11947 ISLAND AVE
MATLACHA FL 33993

VICKERS JACK R + VIRGINIA R
5139 RICH CREEK VALLEY RD
PETERSTOWN WV 24963

WINTER MARVIN & MARYELLEN
3946 SHIRLEY RD
NORTH COLLINS NY 14111

PATON JAMES J + ROBIN L
3206 ROYAL FOX DR
SAINT CHARLES IL 60174

COOK WILLIAM E JR + NOREEN TR
1307 WALDEN DR
FORT MYERS FL 33901

LINDEN DUANE B TR
1786 RIBBON FAN LN
NAPLES FL 34119

PARADISE ISLAND RESORT L P
9 UPPER RIDGE CT
MARKHAM ON L3S 3W6
CANADA

ELLIOTT PATRINA B TR
3885 STATE ROAD 529 E
CARDINGTON OH 43315

DVORCHAK JAMES M +
11S511 WHITTINGTON LANE
NAPERVILLE IL 60564

THOMAS LISA K
3216 ROYAL OAK CT
EDGEWOOD KY 41017

HOWELL CHRISTINE E TRUST
407 E AVENIDO DEL RIO
CLEWISTON FL 33440

WILLIAMS DENIS M & JILL A TR
2804 W 35TH ST # 16
KEARNEY NE 68845

PAWKETT MARY J
43 SUNNYSIDE RD
SCOTIA NY 12302

T + B PROPERTY GROUP LLC
2214 LOCKLIN LANE W
WEST BLOOMFIELD MI 48324

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

TANNER MARK D + JUDITH A
1848 N 225 E
ATTICA IN 47918

BLUE EARTH LODGING LLC
901 E 1ST ST
SIOUX CENTER IA 51250

KROESE ROXANNE D
16855 MARBLE AVE
LE MARS IA 51031

LYB LLC
4193 GRANT AVE
SIOUX CENTER IA 51250

SODERSTROM SUSAN
11 ROCKYPOINT RD
OLD SAYBROOK CT 06475

KROESE ROBERT J TR
16624 N INNER LN
SPIRIT LAKE IA 51360

PBW505 LLC
5748 NICKLAUS DR
FORT COLLINS CO 80528

LS DEN HERDER SD LLC
2410 LAKESIDE AVE
MILFORD IA 51351

LAY CHARLES T +
480 WATTERS RD
HACKETTSTOWN NJ 07840

WISOR DAVID L
3 BRIANS LN
FAIRFIELD OH 45014

NICHOLS JOSEPH W + BEATRICE B
3811 PEBBLE COURT
CONYERS GA 30012

GRECO JAMES T
19 A EDGEWOOD AVE
FARMINGVILLE NY 11738

HAHN ARTHUR A
9708 UTICA RD S
BLOOMINGTON MN 55437

HUGHES MICHAEL D
19815 GOVERNORS HIGHWAY SUITE 11
FLOSSMOOR IL 60422

BOCA LLC
4422 DARNLEY CT
FORT WAYNE IN 46814

CHESLEY GERALDINE A
21557 S LAKE GEORGE DR NW
CEDAR MN 55011

VARTANIAN JAMES
9 PEBBLE BEACH ROAD
WEBSTER MA 01570

CARRICO EMIDIO & CAROL
215 JUNIPER DR
YORKTOWN HEIGHTS NY 10598

ZAJAC JOHN J JR TR
26B S WOODS LN
DURHAM CT 06422

DEE CHARLES C TR +
3304 NATHAN LN
HOLMEN WI 54636

STEPHENS JAMES B &
392 W CLINTON ST
DANVILLE IN 46122

CORNELL BEACH LLC
6556 E TOWN AND RIVER RD
FORT MYERS FL 33919

CENTRAL PROPERTIES INC
PO BOX 759
HOCKESSIN DE 19707

MONTGOMERY RONALD O + SHERI L
5377 W TWIN BEACH LANE
BRAZIL IN 47834

WHARTON ROBERT A SR TR
4845 MULBERRY DR
MARIETTA GA 30068

JONES JAMES R + SONDR A S
6844 COTTONWOOD DR
PLAINFIELD IN 46168

MARKER ALL SEASONS LLC
739 ALLISON RD
BELLEFONTAINE OH 43311

POST WILLIAM C JR TR
136 CAMBRIDGE CT
INDIALANTIC FL 32903

DOWNEY SANDRA E & EDWARD J TR
N68W5671 BRIDGE COMMONS CT
CEDARBURG WI 53012

GULFVIEW PROPERTIES LLC
305 SHADY TREE CT
CLAYTON OH 45315

DEE CHARLES C & DONNA M TR
3304 NATHAN LN
HOLMEN WI 54636

SZEWCZYK THADDEUS Z JR +
5749 N MULLIGAN AVE
CHICAGO IL 60646

4A3 PARADISE RENTALS LLC
8288 DALEVIEW RD
CINCINNATI OH 45247

HANSON DELORES C TR +
4211 DREW AVE N
ROBBINSDALE MN 55422

CZERWINSKI DENNIS L
16827 CECELIA LN
SPRING LAKE MI 49456

WITTENBERG MARK T &
2487 LAKERIDGE CT
SAUKVILLE WI 53080

PRATER WANDA M TR
5031 WILLIAMS DR
FORT MYERS BEACH FL 33931

HALL FRANKLIN G L/E
801 SOUTHERN SHORE DR
PEACHTREE CITY GA 30269

SCHLITT DONALD W +
12790 KELLY GREENS BLVD
FORT MYERS FL 33908

PRUDENTE CYNTHIA
15730 CALOOSA CREEK CIR
FORT MYERS FL 33908

WILMA L LAHAM TRUST
3070 HOLLY HALL
HOUSTON TX 77054

CLARK MADONNA J TR
1996 SPRINGTREE DR
MARYLAND HEIGHTS MO 63043

SYSTEMS MANAGEMENT LLC
PO BOX 526
LAVONIA GA 30553

BLACKVILLE LLC
109 KING ST
GROVELAND MA 01834

MASSOUD HANNA + MICHELE
37150 DUNDEE ST
STERLING HEIGHTS MI 48310

ULFERS BERNHARD + KAY TR
15072 BALMORAL LOOP
FORT MYERS FL 33919

OCCHIALINI DAVID +
31 OCCHIALINI CT
NEWINGTON CT 06111

ELLIOTT ROBERT M TR
5100 ESTERO BLVD #6A4
FORT MYERS BEACH FL 33931

WASKOM RICHARD D TR
2033 MAIN ST STE 500
SARASOTA FL 34237

FREIWALD JOHN T + JUDITH L
11191 BENT PINE DR
FORT MYERS FL 33913

BURNS RICHARD W + PAMELA A
573 WEDGEWOOD DR
VALPARAISO IN 46385

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

SUNSET PROPERTIES OF
3707 SE 16TH PL
CAPE CORAL FL 33904

WENDELBURG BARBARA & MARK
16207 HARVEST SUMMER CT
HOUSTON TX 77059

VLASKAMP PAUL & CONNIE
14704 COLDWATER RD
FORT WAYNE IN 46845

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

JOHNSON GARY R
4852 ESTERO BLVD
FORT MYERS BEACH FL 33931

LUKEENDA TIMOTHY L +
8464 W MILLIGAN RD
BRIMLEY MI 49715



Town of Fort Myers Beach

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

Case Number: VAR20210066

Case Name: 4969 Estero Blvd, to allow accessory structure - pool - in front of principle structure.

Applicant: Rosemary and Armando Barba

Location: 4969 Estero Blvd

STRAP #: 28-46-24-W4-00400.0150

Zoning: Residential Single-Family (RS)

Request: The applicant is seeking variances from LDC Sec. 34-1174.(b) to allow a pool and forward of the principal structure

Staff Report: Direct inquiries to:
Carl Benge, Community Development, email: cbenge@fmbgov.com
Fort Myers Beach Town Hall
2525 Estero Boulevard
Fort Myers Beach, FL 33931

Notice is hereby given that the Local Planning Agency of the Town of Fort Myers Beach will hold a public hearing at a meeting beginning at **9:00 AM on September 14, 2021** regarding the case listed above. The hearing will take place at Town Hall, 2525 Estero Boulevard, Fort Myers Beach, Florida, 33931.

You may appear in person, through counsel, or through an authorized agent and provide testimony, legal argument, or other evidence to become a participant in the hearing.

On September 14th, the Local Planning Agency of Fort Myers Beach will review the case and make a recommendation to the Town Council on this matter. If any person should desire to have verbatim record of the proceedings, which record indicates the testimony and evidence presented, that person will have to make arrangements on their own.

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