



Fort Myers Beach Local Planning Agency

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

Agenda

Tuesday, January 11, 2022

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

- A. November 11, 2021 minutes

V. PUBLIC HEARINGS

- A. VAR20210112, 50 Aberdeen Ave. to allow principal structure and elevated pool to encroach 10 feet into 25 feet street setback
Approve/Approve with Conditions/Deny VAR20210112, a variance to allow the principal structure and elevated pool to encroach 10 feet into the 25 feet street setback at 50 Aberdeen Avenue.
- B. VAR20210102, to allow a pool forward of the principal structure and within the street setbacks
Approve/Approve with Conditions/Deny VAR20210102, 5503 Estero Boulevard to allow an accessory structure - pool - to be forward of the principal structure along Estero Boulevard right-of-way.

VI. ADMINISTRATIVE AGENDA

- A. Historical signs
Modifying historical signs with updated Town logo

VII. LPA MEMBERS ITEMS/REPORTS

VIII. LPA ATTORNEY ITEMS/REPORTS

IX. COMMUNITY DEVELOPMENT ITEMS/REPORTS

X. ITEMS FOR NEXT MONTHS AGENDA

A. Future LPA Meeting Dates:**February 8, 2022****March 8, 2022****April 12, 2022****May 10, 2022****June 14, 2022****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.
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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

Wednesday, November 17, 2021

1:00 PM

ORDER OF BUSINESS

DRAFT

I. CALL TO ORDER

Members present: Chair Megan Heil, Jane Plummer, Scott Safford, Patrick Vanasse and Karen Woodson.

Excused: Anita Cereceda and Forrest Critser.

II. INVOCATION

Chair Heil.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

A. October 20, 2021

LPA Member Safford moved to approve the minutes; second by LPA Member Plummer.

Motion approved 5-0 with LPA Members Cereceda and Critser excused.

V. PUBLIC HEARINGS

A. 1250 Estero Blvd Bar/Cocktail Lounge

Approve/Approve with Conditions/Deny SEZ20200103 requesting to change use from a restaurant to a bar/cocktail lounge.

Town Attorney Herin, Jr. swore in those providing testimony for all public hearings. Attorney Keith Long from Long Law represented the applicant. He requested a continuance of the special exception and the variance request. LPA Member Safford moved to continue SEZ20200103 and VAR20210100; second by LPA Member Plummer.

Motion approved 5-0 with LPA Members Cereceda and Critser excused.

- B. 1250 Estero Blvd, to allow a reduction in the amount of required parking spaces for the change from restaurant to bar/cocktail lounge
Approve/Approve with Conditions/Deny VAR20210100 1250 Estero Boulevard Parking Variance

LPA Member Safford moved to continue SEZ20200103 and VAR20210100; second by LPA Member Plummer.

Motion approved 5-0 with LPA Members Cereceda and Critser excused.

- C. VAR20210073 6036-38 Estero Boulevard Pool Setback
Approve/Approve with Conditions/Deny VAR20210073 6036-38 Estero Boulevard Pool Setback

Ex parte communications: LPA Member Safford - drive-by; LPA Member Plummer - spoke to a neighbor; LPA Member Woodson - drive-by; LPA Member Vanasse - Google and Chair Heil - none.

Gary Foreman, architect and structural engineer, represented the owner. Assistant Community Development Director Carl Bengé reviewed the request. He revealed that Lee County conditioned the property to provide a turnaround on their property to avoid backing out on Estero Blvd. He noted that if the applicant could prove they could turn around on their property and still have room for a pool, staff would approve the request. Assistant Director Bengé indicated that the applicant stated they would do the parking underneath with the turnaround in front. Staff would need to see the plan before approving the request.

Mr. Foreman explained the design for a turnaround in the front of the property and noted the adjacent property had the same type of parking.

LPA Member Vanasse suggested they could recommend approval based on the applicant meeting a condition to provide proof regarding the driveway.

Town Attorney Herin, Jr. agreed. Chair Heil questioned whether they would exceed the 67% impervious surface by adding a driveway in the front.

Assistant Director Bengé indicated they would have to provide a drainage plan. Director Green described potential drainage issues and pre and post-development.

No public comment.

LPA Member Vanasse questioned Condition 5 and felt that it should not affect the setback. Director Green explained the intent and agreed the condition could be rephrased. Chair Heil suggested adding a condition that the Lee County issue had to be resolved before any permit was issued.

Director Green replied that they could not get a permit without complying with regulations. He stated that they could add a condition requiring compliance with Lee County.

Chair Heil moved to recommend approval for the variance with the conditions set by conditions of approval on page 67 of the packet with the addition of Condition 6 - before building permits are issued for the pool, proof of compliance with Lee County and driveway; add Condition 7 - the evaluation of pre and post drainage conditions to ensure the same or improved conditions; second by LPA Member Vanasse.

Motion approved 5-0 with LPA Members Cereceda and Critser excused.

D. LDC Section 34-638, Minimum Setbacks for Large Homes and Lots
Recommend Approve / Deny Recommended Amendments to Land Development Code Section 34-638, Minimum Setbacks and Table 34-3.

Community Development Planner Sarah Propst reviewed the amendments. She provided examples of a 15% side setback on different sized lots and examples of building massing. LPA Vanasse suggested changes in language for consistency and clarification.

LPA Member Vanasse moved to recommend approval of staff changes to LDC section 34-638 and Table 34-3 associated with setbacks for large residential structures with the requested change in terminology when referencing the length of the building to width for consistency, clarifying (5) a.2. associated with the portion of the building that had to be one story that was limited to the additional setback requirement and (6) c. rephrasing the exemption language to be provided to staff by LPA Member Vanasse; second by LPA Member Safford.

Chair Heil realized the public hearing had not been opened before the motion.

No public comment.

The motion, as previously stated, was presented.

Motion approved 5-0 with LPA Members Cereceda and Critser excused.

VI. ADMINISTRATIVE AGENDA

No items.

VII. LPA MEMBERS ITEMS/REPORTS

LPA Member Safford stated the boat parade was scheduled for Saturday, December 4, 2020.

No items from other members.

VIII. LPA ATTORNEY ITEMS/REPORTS

No items.

IX. COMMUNITY DEVELOPMENT ITEMS/REPORTS

Director Green explained that changes were required to the flood ordinance. He will bring the issue forward in December or January. Chair Heil stated that she would try to attend the December 6, 2021, Town Council meeting unless LPA Members Cereceda and Critser could attend.

Director Green stated that new flood maps would be presented in 2022 and they would have to update and modify their flood ordinances.

X. ITEMS FOR NEXT MONTHS AGENDA

See IX.

XI. PUBLIC COMMENT

No public comment.

XII. ADJOURNMENT

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

Motion approved 5-0 with LPA Members Cereceda and Critser excused.

The meeting was adjourned at 2:04 p.m.

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

Yellow Sheet Number: **2021-525**

1. Requested Motion:

Meeting Date: January 11, 2022

Approve/Approve with Conditions/Deny VAR20210112, a variance to allow the principal structure and elevated pool to encroach 10 feet into the 25 feet street setback at 50 Aberdeen Avenue.

Why the action is necessary:

The property owner has requested a variance to a street setback for new construction of a house and an elevated pool. The LPA is responsible for making a recommendation to the Town Council.

What the action accomplishes:

The LPA review provides a recommendation to the Town Council.

2. Agenda:

PUBLIC HEARINGS

3. Requirement/Purpose:

Resolution by Town Council

5. Background:

Fred Drovdlc (Waldrop Engineering), the applicant on behalf of Kenneth and Candice Kochenour for 50 Aberdeen Avenue, is requesting a variance from the Town's Land Development Code (LDC). LDC Table 34-3, establishes street setbacks for the various zoning districts throughout the Town of Fort Myers Beach. The subject property is located within the Residential Single-Family zoning, which has a 25 feet street setback. The applicant is requesting a variance from Table 34-3 to allow the principal structure to encroach 10 feet into the 25 feet street setback along Aberdeen Ave. The resulting setback would be 15 feet from the property line. The request does not include any variance to the street setback required along Estero Boulevard. The subject property is 75 wide along Estero and 15,005 total square feet. The rear 28' feet appears to be within the EC zoning district. The current owners bought the property in 2021.

The property has two structures totaling 2,228 square feet of air-conditioned space that were built in 1950, according to Lee County property appraiser data. The structures appear to be used for residential purposes. The property appears to have driveway access points from Aberdeen and Estero Boulevard. The structure closest to Estero Boulevard is adjacent to the Estero Boulevard right-of-way and within approximately 13 feet of the Aberdeen Ave. right-of-way. The second structure is towards the rear of the and within approximately 10 feet of the EC zoning district boundary and within 13 feet of the Aberdeen Ave. right-of-way. All measurements are estimates based on best available aerials.

Staff analysis has concluded that the subject property with street setbacks as permitted in the Town's LDC allows for a principal structure 40 feet in width and reducing the street setback on Aberdeen Avenue would reduce the public viewshed along this beach access.

Attachments:

1. VAR20210112 - 50 Aberdeen Ave - Staff Report - LPA FINAL
2. Public Hearing Application
3. Supplement PH-B
4. Site Plan
5. Letter of Intent
6. Delivery postcard mail merge TOFMB- 50 ABERDEEN

7. 50 ABERDEEN EXCEL VAR

Financial Impact:

6. **Alternative Action**

Approve / Approve with Conditions

7. **Staff Recommendations:**

Deny

8. **Recommended Approval:**

Date: January 06,
2022

Jason Green, Community Development
Services

Date: January 07,
2022

John R Herin Jr, Town Attorney

Date: January 07,
2022

Amy Baker, Town Clerk



Town of Fort Myers Beach
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

TYPE OF CASE: Variance

CASE NUMBER: VAR20210112

CASE NAME: 50 Aberdeen Ave, to allow the principal structure and elevated pool to encroach 10 feet into the 25 feet street setback.

LPA

HEARING DATE: January 11, 2022 at 9:00AM

STAFF

RECOMMENDATION: Deny

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

I. APPLICATION SUMMARY

Applicant/Owner: Fred Drovdlc (Waldrop Engineering)

Request: The applicant is seeking a variance from LDC Table 34-3, which establishes street, side and rear setbacks, to allow a new principal structure and elevated pool to encroach 10 feet into the 25 feet street setback.

Subject property: See attached site plan

Physical Address: 50 Aberdeen Ave

STRAP #: 33-46-24-W2-0030C.0010

FLU: Low Density

Zoning: Residential Single-Family (RS) and Environmentally Critical (EC)

Adjacent zoning and land uses:

North:	RESIDENTIAL SINGLE-FAMILY (RS) Single-Family Residence
South:	ENVIRONMENTALLY CRITICAL (EC) AND RESIDENTIAL SINGLE-FAMILY (RS) Beach and Single-Family Residences
East:	RESIDENTIAL SINGLE-FAMILY (RS) Single-Family Residences
West:	RESIDENTIAL SINGLE-FAMILY (RS) AND ENVIRONMENTALLY CRITICAL (EC) Single-Family Residences and Beach

II. BACKGROUND AND ANALYSIS

Background:

Fred Drovdlc (Waldrop Engineering), the applicant on behalf of Kenneth and Candice Kochenour for 50 Aberdeen Avenue, is requesting a variance from the Town's Land Development Code (LDC). LDC Table 34-3, establishes street setbacks for the various zoning districts throughout the Town of Fort Myers Beach. The subject property is located within the Residential Single-Family zoning, which has a 25 feet street setback. The applicant is requesting a variance from Table 34-3 to allow the principal structure to encroach 10 feet into the 25 feet street setback along Aberdeen Ave. The resulting setback would be 15 feet from the property line. The request does not include any variance to the street setback required along Estero Boulevard. The subject property is 75 wide along Estero and 15,005 total square feet. The rear 28' feet appears to be within the EC zoning district. The current owners bought the property in 2021.

The property has two structures totaling 2,228 square feet of air-conditioned space that were built in 1950, according to Lee County property appraiser data. The structures appear to be used for residential purposes. The property appears to have driveway access points from Aberdeen and Estero Boulevard. The structure closest to Estero Boulevard is adjacent to the Estero Boulevard right-of-way and within approximately 13 feet of the Aberdeen Ave. right-of-way. The second structure is towards the rear of the and within approximately 10 feet of the EC zoning district boundary and within 13 feet of the Aberdeen Ave. right-of-way. All measurements are estimates based on best available aerials.

Analysis:

The property is a corner lot with two 25 feet street setbacks along Estero Blvd and Aberdeen Avenue. Aberdeen Ave adjacent to the subject property is a Town right-of-

way (ROW), which a portion is used for beach parking and the subject property's ingress/egress. The proposed house meets the setbacks for Estero Blvd (street), side (South/Southeast property line), and does not encroach the EC zoning district boundary (Coastal Construction Control Line) which serves as the properties beach side buildable boundary. LDC Sec. 34-638(d)(2)b, does allow porches, balconies and stoops to extend up to ten feet into the street setback, however that does not include living space.

If the variance is not granted, the property owner has a buildable area estimated by aerial measurement to be 40'x157', which equates to 6,280 square feet and is a greater square footage than allowed by the 40% maximum footprint of 5,460 (RS zoned land = approximately 75x182 = 13,650).

The applicant provides a Letter of Intent that outlines the reasons they believe justify the request. Included in that information is discussion about Lee County changes to allow for reduced setbacks on local streets for corner lots. While staff has internally discussed similar options for future changes to the Town's Code in order to address width and depth issues related to the corner lots on the island, direction from Town Council and the LPA has been to protect public viewsheds of the beach and Gulf waters. Since Aberdeen is a beach access and provides a beach view corridor beyond Estero Boulevard to Lauder St., it should be considered more protected than other corridors that may have dead end views. Approval of the requested variance would farther reduce that visibility.

Findings and Conclusions:

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

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

The subject property is a corner lot, which means the lot has two 25 feet street setbacks on the property along both Estero Blvd and Aberdeen Avenue. The applicant's request is to encroach 10 feet into the 25 feet Aberdeen Ave street setback, resulting in a 15 feet setback for the new principal structure and elevated pool. The property is 75 feet in width, which under current regulations would allow for a 40 feet wide structure.

- 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.*

This is a corner lot and has been since it was created. The proposed position of the home was selected after the Town adopted the regulations found in LDC

Table 34-3; and therefore the conditions and need for a variance has been created by the applicant.

- 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 application of the regulation in question allows a building footprint to be 40 feet in width. There is not an unreasonable burden to comply with the regulations for new construction with a reasonable buildable footprint.

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

The granting of this variance will reduce the viewshed along Aberdeen Avenue. This public right-of-way serves as a beach access and provides a gulf and beach viewshed from Lauder St. and Estero Boulevard.

- 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 request for a setback variance is not uncommon, however, the uniqueness of each lot does not make it more reasonable and practical to amend the regulations. Aberdeen Avenue offers unique circumstances from other side streets throughout the island due to the nature of its use and access.

III. RECOMMENDATION

Staff finds that the variance to allow a 10 feet encroachment into the 25 feet Aberdeen Ave. street setback is not consistent with the standards required by Sec. 34-87.

Therefore, staff recommends **DENIAL** of VAR20210112, to allow a 10 feet encroachment into the 25 feet street setback along Aberdeen Avenue.

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: _____

STRAP Number: _____

Applicant: _____ Phone: _____

Contact Name: _____ Phone: _____

Email: _____ Fax: _____

Current Zoning District: _____

Future Land Use Map (FLUM) Category: _____

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*: _____ Phone: _____

**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: _____

Email: _____ Fax: _____

Contact Name: _____ Phone: _____

B. Relationship of Applicant to subject property:

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

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

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

Name: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

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

Name: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

Name: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

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 _____ - _____

☐ 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 N/A

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: _____

Phone: _____

Mailing Address: _____

Email _____

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

SEE ATTACHED.

STRAP: _____

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

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.

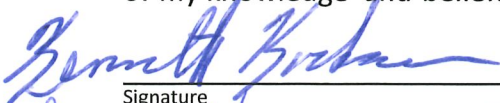
Name

Address

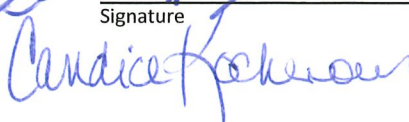
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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


Candice Kochenour

KENNETH & CANDICE KOCHENOUR

Printed Name

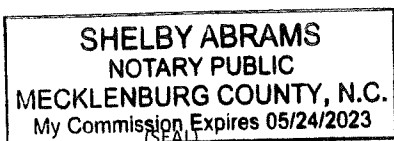
 **SIGN HERE**

PROJECT NUMBER:

DATE:

STATE OF ~~FLORIDA~~ North Carolina
COUNTY OF ~~LEE~~ Mecklenburg

Subscribed and sworn to (or affirmed) before me this 26th day of October, 2021, by Kenneth & Candice Kochanow.



Shelby Abrams
Notary Public Signature

Shelby Abrams
Notary Printed Name

Personally Known X or Produced Identification

Type of Identification Produced: My Commission Expires: 05/24/2023

PART V – Property Information

A. Legal Description:

STRAP: 33-46-24-W2-0030C.0010

Property Address: 50 Aberdeen Avenue, 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:

Book: 8 Page: 52 Unit: Block: Lot(s):

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) 75+/- feet

PROJECT NUMBER:

DATE:

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

Frontage on street: _____ feet. Frontage on waterbody: _____ feet

Total land area: _____ ☐ acres ☐ square feet

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

☐ 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 | ☒ Commercial Resort |
| ☐ 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 SEE ATTACHED.

AFFIDAVIT

APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

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

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

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

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

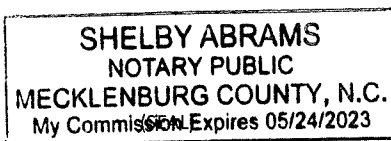
The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Signature of owner or authorized agent

Date

**STATE OF FLORIDA)
COUNTY OF LEE)**

Subscribed and sworn to (or affirmed) before me this 26th day of October,
2021, by Kenneth and Candice Kochonow.



Shelby Abrams
Notary Public Signature

Shelby Abrams
Notary Printed Name

Personally Known X or Produced Identification _____

Type of Identification Produced: _____ My Commission Expires: 05/24/2023



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:
Authorized Applicant:
LeePA STRAP Number:

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

Variance is requested from:

LDC Section Number

Title of Section or Subsection

Complete the narrative statements below for EACH variance requested.

Case # _____
Planner _____

Date Received _____
Date of Sufficiency/Completeness _____

PART I
Narrative Statements

Request for variance from _____ (LDC Section number)

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

Reasons for request

Explain why the variance is needed:

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

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

Date Received _____
Date of Sufficiency/Completeness _____

[illegible]

PART 2 Submittal Requirements

All applications for a variance must submit fourteen (14) copies of this application form and all applicable exhibits.

Required Items

- Public Hearing Request Form
- Supplemental form PH-B
- Site Plan (to scale) including the current use of all existing structures on the site, and those on adjacent properties within 100 feet of the perimeter; and a clear illustration of the proposed variance

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

Cover page

Case Number will be inserted by Community Development staff.

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

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

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

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

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

Narrative statements

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

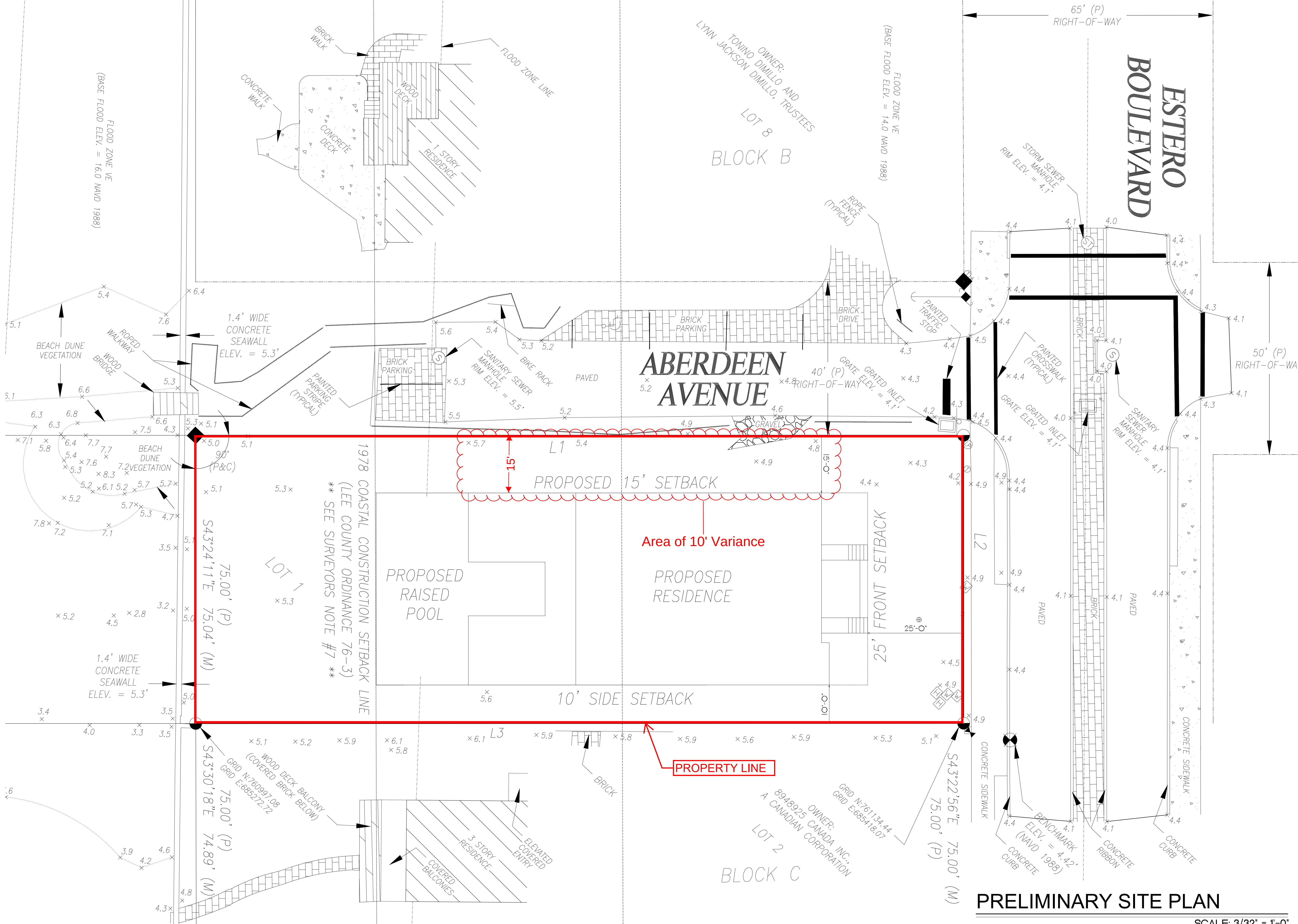
Site plan

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

LDC Section 34-87

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

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



R.G. DESIGNS INC.
BUILDING DESIGN PLANNING
28071 VANDERBILT DRIVE
BONITA SPRINGS, FL 34134
PHONE #: (239) 949-2929

DATE:	REVISIONS

AIBD
AMERICAN INSTITUTE OF BUILDING DESIGN

POTTER HOMES INC.
PROJECT: KOCHENOUR RESIDENCE FOR

PROJECT DATA:	
DATE:	10-19-21
JOB #:	
DRAWN BY:	R.G. & B.L.
CHECKED BY:	R.G. & B.L.
PROJECT:	

October 15, 2021

Town of Fort Myers Beach
Planning and Zoning Division
2525 Estero Boulevard
Fort Myers, Florida 33931

**RE: 50 ABERDEEN AVENUE VARIANCE
VARIANCE APPLICATION**

Community Development Reviewer:

On behalf of Kenneth & Candice Kochenour ("Applicant") Waldrop Engineering is pleased to submit the enclosed variance petition requesting a setback of 15 feet for the construction of a new single-family home on 50 Aberdeen Avenue ("Property"), which is a variance of 10 feet from the required 25-foot setback on a secondary street frontage.

HISTORY/BACKGROUND:

The Property is a 0.344± acre parcel, or 15,005 sf, with an existing 1,464 sf single-family residence and a 764 sf guest cottage, both constructed in 1950. The Property is generally located 3.4 miles south of Times Square – a little more than halfway to Big San Carlos Path on the Gulf side of Estero Boulevard and the southeast side of Aberdeen Avenue – a corner lot in the Town of Fort Myers Beach, Florida. An aerial exhibit depicting the project location is attached to this application.

The Property is zoned Residential Single-family (RS) and Environmentally Critical (EC) and is within the Commercial Resort (CR) future land use category.

The property is a corner lot with primary frontage on Estero Boulevard and secondary frontage on Aberdeen Avenue. The lot is on the Gulf where Aberdeen Avenue is a dead-end road that provides a public beach access point (#14). The lot has approximately 200 feet on Aberdeen and 75 feet along Estero Boulevard.

The intent is to remove both dwelling units and construct one single-family home to modern construction standards. This will reduce density on this lot from two units to one.

The variance request arises from the land development code changes that do not clearly define primary and secondary street setbacks. Street setbacks are generalized regardless of single or multiple frontages so, according to LDC Section 34-638 Table 34-3, this corner lot has 25-foot setbacks on Estero and Aberdeen according to current code. With these requirements and the 75-foot lot width the remaining buildable area would be 40 feet after in width after the requires side setback on the southern boundary.

FMB was incorporated on Dec 31, 1995 and the Lee County regulations remained in effect until new regulations were adopted on March 3, 2003. The Lee County regulations provided in Section 34-2192 street setbacks on a corner lot where a corner abutted a local street (Aberdeen) and a street of higher classification (Estero) that the local street setback could be reduced to 15' where the lot has less than 100' in width and the lot was created prior to January 1983.

The FMB regulations of March 3, 2003 for Section 34-638 deleted the 15' street setback for corner lots. Table 34-3, Property development regulations adopted at the same time only required a 20' street setback.

Today the code does not define or make allowance for corner lots and only generalizes street setbacks to globally be 25 feet. Since incorporation FMB has eliminated a reduced 15' street setback for corner lots and increased the street setback from 20' to 25'.

However, the LDC in 34-638(1) allows for interpretation by the director in determining street and side setbacks for unusual lot configurations. In this case, it is not unclear that the lot is a corner lot with frontage on Estero and Aberdeen at the intersection. What is a unique configuration is that Aberdeen Avenue, from Estero to the Gulf, is no more than an accessway to two parking places for beach access #14. The Aberdeen Avenue frontage is clearly a secondary frontage and does not have any through traffic.

REQUEST:

The Applicant is requesting the following variance from the zoning regulations set forth in the Rural Agricultural zoning district:

1. LDC Section 34-635 (Table 34-3) which establishes side, street and rear setbacks; to allow relief of 10 feet from the street setback regulation of 25 feet.

JUSTIFICATION:

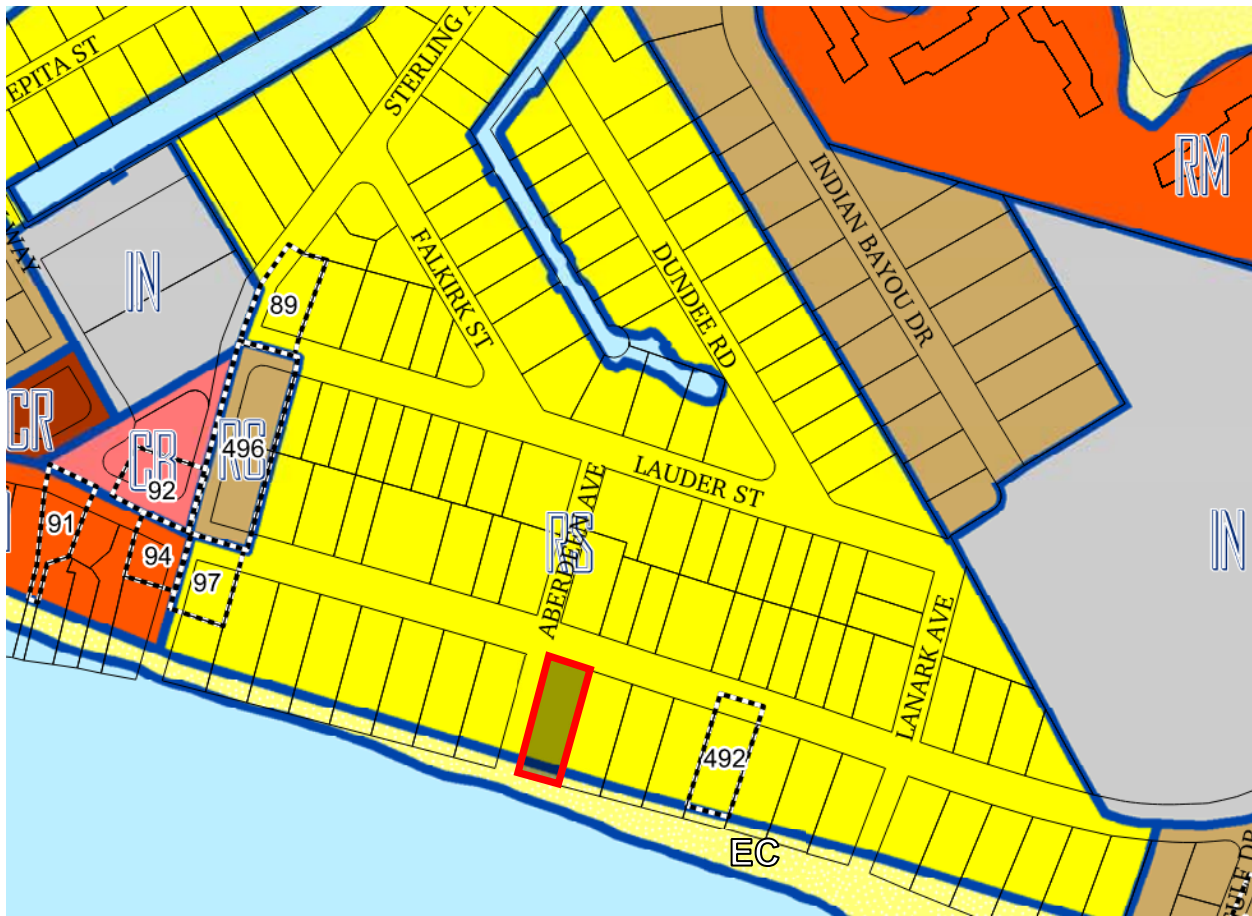
As mentioned, LDC in 34-638(1) allows for interpretation by the director in determining street and side setbacks for unusual lot configurations. The lot is a corner lot with frontage on Estero and Aberdeen at the intersection. We are not arguing that the Aberdeen frontage should be treated as a side setback as it is clearly on a platted street and formal right-of-way. However, the frontage is an unusual configuration as Aberdeen Avenue, from Estero to the Gulf, is no more than an accessway to two parking places for beach access #14.

The Aberdeen Avenue frontage is a secondary street frontage and does not have any through traffic. The director could consider a determination that the Aberdeen Avenue frontage is the side of the lot rather than street frontage due to the unique use of the road from Estero Boulevard to the beach access parking places. We are not asking for full relief to 10 feet as would be the minimum required for a side setback. We are acknowledging the formal status as street frontage but asking for relief from the street setback due to unique circumstances not created by the current owner that it abuts a street used as parking access. Relief from the street setback in a variance is advantageous to the Town in that we are able to provide a 15-foot street setback, 5 feet greater than the minimum required 10-foot side setback. We believe this meets the intent of the code in protecting the viewsheds of corner lots.

Additionally, the parcel currently has two units that can remain in perpetuity. If relief can be found for the secondary street setback the cottage unit will be removed and replaced with a single-family home realizing an overall density reduction for this parcel.

Finally, the second cottage on the site is located close at the intersection of Estero and Aberdeen at 13.1 feet from the Aberdeen Avenue frontage property line and at 0.5 to 1.0-foot setback on Estero Boulevard. The proposed single-family home would be setback 25 feet from Estero Boulevard and 15 feet from the Aberdeen frontage lot line improving both setbacks.

It is important to note that all other setbacks, height and other development requirements will be in compliance with the existing RS Zoning District development standards. The variance request is based on solid design and engineering principals and provides for appropriate design flexibility of the subject property.



VARIANCE CRITERIA:

The following is a detailed analysis of this request's compliance with the variance review criteria set forth in LDC Section 34-87:

1. Whether there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question, or whether the request is for a de minimis variance under circumstances or conditions where rigid compliance is not necessary to protect public policy;

The Applicant's request is de minimis in nature to realize a 50-foot development area for a single-family home to replace two units. The southern lot line side minimum required setback is 10-feet and a street setback of 15 feet on Aberdeen leaves 50 feet of width for a home on the 75-foot-wide lot. If granted, the 15-foot street setback would improve the setbacks of the current cottage on the site which is a 13.1 feet from Aberdeen and 1-foot from Estero Boulevard.

2. Whether the exceptional or extraordinary conditions justifying the variance are or are not the result of actions of the applicant taken after the adoption of the regulation in question;

The variance request is not the result of action taken by the current property owner, who acquired the property in June of 2021. The Tropic Isles subdivision plat was recorded in 1960 as Lot 339, Section 4, Unit 3. The cottage home was built long before the current owner at a 13-foot setback on Aberdeen and 1-foot on Estero which the owner wishes to improve.

3. Whether the requested variance is the minimum variance to relieve the applicant of an unreasonable burden caused by the application of the regulation in question;

Yes, the requested variance is the minimum to relieve the applicant of the code requirement. The variance of 10 feet from the 25-foot street setback requirement is an increase to a typical side yard setback and improves the setback of the current cottage.

4. Whether granting the variance would be injurious to the neighborhood or otherwise detrimental to the public welfare;

The granting of this variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The current cottage is at 13.1 feet on Aberdeen so the setback will be improved. This is also more than a typical side yard which is minimally required to be 10 feet. The Estero Boulevard setback for the cottage will improve dramatically from under 1'-foot to 25 feet meeting modern code.

5. Whether the conditions or circumstances of the specific piece of property or the intended use of the property for which the variance is sought are of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.

This variance request is not recurrent but unique to this property.

Based upon the above analysis, the Applicant respectfully requests approval of this variance petition. The approval will uphold the intent of the Land Development Code and Comprehensive Plan. The request complies with the variance review criteria, and will not negatively impact compatibility, public health, safety or welfare.

If you have any further questions, please feel free to contact me directly at (239) 318-6707, or fred.drovdlic@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, LLC.



Fred Drovdllic AICP
Director of Planning – Fort Myers

cc: Kenneth & Candice Kochenour
Nate Johnson



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

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

Notice is hereby given that the Town Council of the Town of Fort Myers Beach will hold a public hearing which will take place at Town Hall, 2525 Estero Boulevard, Fort Myers Beach, Florida, 33931.

TIME: 9:00AM
DATE: JANUARY 11, 2022
CASE: VAR20210112
ADDRESS: 50 ABERDEEN AVE
APPLICANT: FRED DROVDLIC
REQUEST: The applicant is seeking a variance from LDC Table 34-3, which establishes street, side, and rear setbacks, to allow the principal structure to encroach 10 feet into the 25 foot street setback.

TOWN CONTACT: CARL BENGE CBENGE@FMBGOV.COM

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. At this hearing, the **Local Planning Agency** will review the application materials and make a **recommendation**. 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.



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

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Fort Myers Beach, FL 33931

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

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

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

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

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

OwnerName	MailAddress	MailCity	MailState	MailZip
8948925 C	117 RUE CGATINEAUQC,	CANA	I9H	6W4
ANDERSON	5790 LAUFORT MYEFL			33931
BODENHA	5870 ESTEFORT MYEFL			33931
CHALFANT	PO BOX 28 CHIPPEW/MI			49320
CHILDS MI	5731 ESTEFORT MYEFL			33931
CONTE DA	5871 ESTEFORT MYEFL			33931
CORREA	PO BOX 68 NORTH RE MA			1864
COZY BEA	81 CRESC PETERBOION,	CANA	I9J	2G2
CROWE K	4632 BRO EDINA MN			55424
CYNTHIA L	7146 ESTEFORT MYEFL			33931
DAVIES R	5775 LAUFORT MYEFL			33931
DIEPHOLZ	9 TINSBUFMATTOON IL			61938
DOERING	308 4TH S MASSILLO OH			44646
DRAKE WI	PO BOX 52 FORT MYEFL			33932
DREBES K	5760 ESTEFORT MYEFL			33931
DREBES L	5760 ESTEFORT MYEFL			33931
DRZEWIEC	218 74TH S SOUTH HAMI			49090
ERICKSON	5760 LAUFORT MYEFL			33931
ESJ VI LLC	2485 LANT NAPLES FL			34102
GAYLOR C	5750 CAST INDIANAP(IN			46250
GREGORI	191 ABERI FORT MYEFL			33931
HART BAR	5815 ESTEFORT MYEFL			33931
HENDRICK	5822 LAUFORT MYEFL			33931
HERON FF	5858 LAUFORT MYEFL			33931
HEWITT M	2110 COUIMASON CI IA			50401
HILL EDW	5851 LAUFORT MYEFL			33931
HOLCOMB	5730 ESTEFORT MYEFL			33931
JGJ FLORI	17 RIDGEV NORTHFIENJ			8225
KENARY J	36 WYNDH HOLDEN MA			1520
KLEIN CAF	5841 ESTEFORT MYEFL			33931
KOCHENO	28900 CAV NAPLES FL			34119
MARQUAR	5814 LAUFORT MYEFL			33931
MARRETT	311 WEST MISSOULAMT			59803
MCCARTH	5740 LAUFORT MYEFL			33931
NIST SCO	3276 BRIAHARTLANI MI			48353
PNI LLC	1643 86TH INVER GR MN			55077
POMEROY	7011 FAIR LONGMON CO			80503
PRESTAGI	BOX 604 TIPTON MO			65081
RICHMAN	15275 SW MIAMI FL			33185
RODRIGUE	111 FALKI FORT MYEFL			33931
ROLFES R	8150 HOLTFLORENCI KY			41042
RONALD V	PO BOX 28 FORT MYEFL			33932
SALYERS	5801 LAUFORT MYEFL			33931
SCHIERA	7751 MCC PALOS PA IL			60464
SKUBIS R	5850 LAUFORT MYEFL			33931
SOLIS DA	14550 SW PALMETT FL			33158
TONINO D	30 STONEI STOUFFVION,	CANA	I4A	2C1
VIDALIN J	5719 ESTEFORT MYEFL			33931
WEBB PET	5825 ESTEFORT MYEFL			33931
WISE KIM	1414 HERFLOUISVILL KY			40222
WORNOC	5755 ESTEFORT MYEFL			33931

ZANTELLC171 LANAFFORT MYEFL

33931

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

Yellow Sheet Number: **2021-526**

1. Requested Motion:

Meeting Date: January 11, 2022

Approve/Approve with Conditions/Deny VAR20210102, 5503 Estero Boulevard to allow an accessory structure - pool - to be forward of the principal structure along Estero Boulevard right-of-way.

Why the action is necessary:

The LPA is required to provide a recommendation for variances to the Town Council.

What the action accomplishes:

Provides Town Council with a recommendation.

2. Agenda:

PUBLIC HEARINGS

3. Requirement/Purpose:

Resolution

5. Background:

Daniel Clarkston, the applicant for 5503 Estero Blvd, originally requested variances from the Town's Land Development Code (LDC). LDC Sec. 34-1174(b), which does not allow any accessory use, building or structure located closer to a street right-of-way line or street easement than the principal building. The applicant also requested a variance from LDC Table 34-3, which establishes a minimum street setback within the RC zoning district of 25 feet. The applicant's request per the revised pool plan was to encroach the 25 feet street setback for Dakota Avenue by 1.05 feet; The revised pool site plan also indicates a non-compliant setback from Estero Boulevard.

- Based on discussions with the applicant, the Dakota Avenue and most likely the Estero Boulevard street setback can be met by shifting the pool location within the area previously used for parking. Therefore, the request to encroach the street setback from Dakota is no longer needed. The only request before the LPA is the location of the pool forward of the front façade of the house.

The house was built in 1957, with a building permit from 2003. The current owners bought the house in 2021.

Staff has recommended approval of the location of the pool between the existing residential structure and Estero Boulevard, with recommended conditions of approval.

Attachments:

1. VAR20210102 - 5503 Estero Blvd - Staff Report - LPA FINAL
2. 5503 Estero Blvd Fort Myers Beach - POOL PLAN-2
3. Public Hearing and Supplemental Application Variance
4. 5503 Estero Site Google Street
5. Delivery postcard mail merge TOFMB-55303 Estero blvd
6. EXCEL 5503 ESTERO

Financial Impact:

6. **Alternative Action**

7. **Staff Recommendations:**

8. **Recommended Approval:**

Date: January 06,
2022

Jason Green, Community Development
Services

Date: January 07,
2022

John R Herin Jr, Town Attorney

Date: January 07,
2022

Amy Baker, Town Clerk



Town of Fort Myers Beach
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

TYPE OF CASE: Variance

CASE NUMBER: VAR20210102

CASE NAME: 5503 Estero Blvd, to allow accessory structure in front of the principal structure and encroach the street setback.

LPA HEARING DATE: January 11, 2022

STAFF RECOMMENDATION: Approve pool location with conditions

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

I. APPLICATION SUMMARY

Applicant/Owner: Daniel Clarkston

Request: The applicant is seeking variances from LDC Sec. 34-1174(b), to allow an accessory structure closer to a street right-of-way than the principal structure.

Subject property: See attached site plan

Physical Address: 5503 Estero Blvd

STRAP #: 33-46-24-W1-00204.0140

FLU: Mixed Residential

Zoning: Residential Conservation (RC)

Adjacent zoning and land uses:

North:	RESIDENTIAL CONSERVATION (RC) Multi-Family Residence
South:	RESIDENTIAL MULTI-FAMILY (RM) Multi-Family Residences
East:	RESIDENTIAL CONSERVATION (RC) Single-Family Residences
West:	RESIDENTIAL CONSERVATION (RC) Single-Family Residences

II. BACKGROUND AND ANALYSIS

Background:

Daniel Clarkston, the applicant for 5503 Estero Blvd, originally requested variances from the Town's Land Development Code (LDC). LDC Sec. 34-1174(b), which does not allow any accessory use, building or structure located closer to a street right-of-way line or street easement than the principal building. The applicant also requested a variance from LDC Table 34-3, which establishes a minimum street setback within the RC zoning district of 25 feet. The applicant's request per the revised pool plan was to encroach the 25 feet street setback for Dakota Avenue by 1.05 feet; The revised pool site plan also indicates a non-compliant setback from Estero Boulevard.

Based on discussions with the applicant, the Dakota Avenue and most likely the Estero Boulevard street setback can be met by shifting the pool location within the area previously used for parking. Therefore, the request to encroach the street setback from Dakota is no longer needed. The only request before the LPA is the location of the pool forward of the front façade of the house.

The house was built in 1957, with a building permit from 2003. The current owners bought the house in 2021.

Analysis:

The placement of the home towards the northeast corner of the lot leaves no other options for a pool other than the opening located between the existing principal structure and Estero Boulevard. The applicant has provided the proposed placement of the pool area between the house and Estero Boulevard. Corner lots have two areas forward of the house façade that require a variance if encroached. This proposed placement meets the location criteria for Dakota Avenue. As mentioned, the applicant will revise their pool plan to meet the setbacks of Estero Boulevard and Dakota Avenue.

Neighborhood Compatibility:

The applicant has proposed a 15 feet buffer along Estero Boulevard to mitigate any visual impacts of the proposed pool. These types of buffers have typically been used for pools and other accessory uses and structures forward of a house. Staff recommends limiting the height of the buffer to ensure visibility triangles and vehicle sight lines can be maintained since the driveway is within close proximity to the Estero Boulevard intersection and could screen vehicles turning onto Dakota Avenue.

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 applicant has agreed to meet the street setbacks for Dakota and Estero by shifting the pool layout within the parking area. The pool layout allows for the site to maintain parking onsite instead of parking within public right-of-way.

- 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 the owners actions. The principal structure (house) was built in 1957, prior to the Town adopting regulations prohibiting accessory structures forward of the principal structure, or Table 34-3. The current owners acquired the property in 2021. The lot is a corner lot and has been since it was created.

- 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 modified and agreed on request is for location of the pool only. The proposed location meets location criteria for Dakota Avenue, but cannot meet the criteria for Estero Boulevard.

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

The granting of this variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare. Staff has included a condition to provide a Type B buffer along both Estero Blvd and Dakota Ave.

- 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.*

This variance request is not uncommon for corner lot properties located on Estero Blvd. However, it is generally unusual for lots within the Town to be built with houses pushed to the rear. Modern regulations require greater setbacks. The Estero Blvd corner lots are typically unique in their layout.

III. RECOMMENDATION

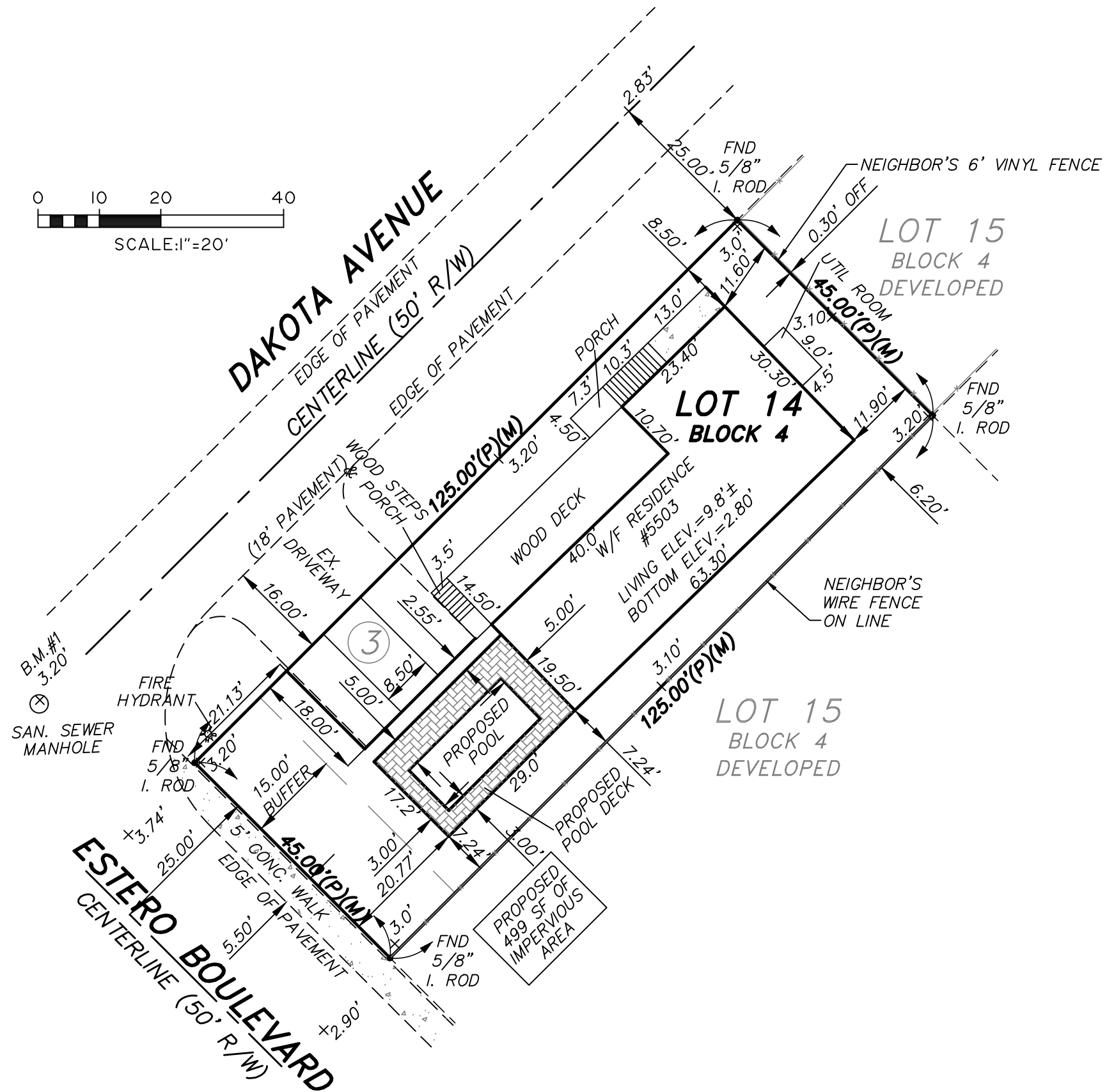
Staff finds the request for a variance from LDC LDC Sec. 34-1174(b), to allow an accessory structure closer to a street right-of-way than the principal structure is consistent with the criteria outlined in LDC Sec. 34-87 contingent on compliance with recommended conditions.

Therefore, staff recommends **APPROVAL WITH CONDITIONS** of VAR20210102, to allow a pool closer to the street right-of-way than the principal structure.

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. *The Pool Plan 2 Exhibit shall not be considered final. Any plans for permitting of the pool shall be required to show compliance with street setbacks applicable to Estero Boulevard and Dakota Avenue right-of-way.*
3. *A 15' Type B Buffer shall be installed along both Estero Blvd. All buffers shall also be consistent with the site visibility triangle requirements of the LDC. Height limits of shrubs and hedges within the Town's LDC site visibility triangle requirements shall also be applied to all vegetation along Estero Boulevard in order to promote traffic safety.*
4. *The pool shall be constructed as an in-ground pool at existing grades. The approved location and variance to location does not apply to any elevated pool or structures. The pool and any associated pavers or site improvements shall be limited to the vehicle parking area so as not to create additional impervious surfaces.*
5. *The property owner is responsible for demonstrating that the site complies with a maximum impervious area of 67% for the site.*
6. *All parking shall be onsite only. No parking will be permitted within Dakota Avenue or Estero Boulevard right-of-way.*

7. *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.*



**5503 ESTERO BOULEVARD
FORT MYERS BEACH, FL**

VARIANCE REQUEST

RESUBMITTAL

For:
BC MASTERPIECE, LLC

STRAP: 33-46-24-W1-00204.0140

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

September 23, 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: 5503 Estero Blvd., Fort Myers Beach, FL

STRAP Number: 33-46-24-W1-00204.0140

Applicant: Daniel Clarkston / BC Masterpiece LLC Phone: 239-204-3816

Contact Name: Daniel Clarkston Phone: 239-204-3816

Email: DanielClarkston@gmail.com Fax: _____

Current Zoning District: Residential Conservation

Future Land Use Map (FLUM) Category: Mixed Residential

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

ACTION REQUESTED

☐ Special Exception

☒ Variance

☐ Conventional Rezoning

☐ Planned Development ☐ Commercial ☐ Residential

☐ Master Concept Plan Extension

☐ Appeal of Administrative Action

☐ Vacation of Platted Right-of-way and Easement

☐ Other – cite LDC Section: _____

SUPPLEMENTAL FORM REQUIRED

PH-A

PH-B

PH-C

PH-D

PH-E

PH-F

PH-G

attach on separate sheet

PART I – General Information

A. Applicant*: Daniel Clarkston / BC Masterpiece, LLC Phone: 239-204-3816

**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: 151 Matanzas St., Fort Myers Beach, FL 33931

Email: DanielClarkston@gmail.com Fax: _____

Contact Name: Daniel Clarkston Phone: 239-204-3816



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) & Table 34-3
- ☐ Conventional Rezoning from _____ to _____
- ☐ Planned Development
- ☐ Rezoning from _____ to ☐ Commercial PD ☐ Residential PD
- ☐ Amendment. List the project number: _____
- ☐ Extension/reinstatement of Master Concept Plan. List project number: _____



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

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

PART III – Waivers

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

Code Section: _____ Description: _____

Code Section: _____ Description: _____

Code Section: _____ Description: _____

PART IV – Property Ownership (Single Owner)

☐ Single Owner (individual or husband and wife)

Name: _____ Phone: _____

Mailing Address: _____

Email: _____ Fax: _____

AFFIDAVIT APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

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

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

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



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

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

[Signature]
Signature

Daniel Clarkston
Printed Name

STATE OF FL COUNTY OF LEE

The foregoing instrument was certified and subscribed before me by means of X physical
presence OR online notarization, this 9th day of Sept., 2021, by

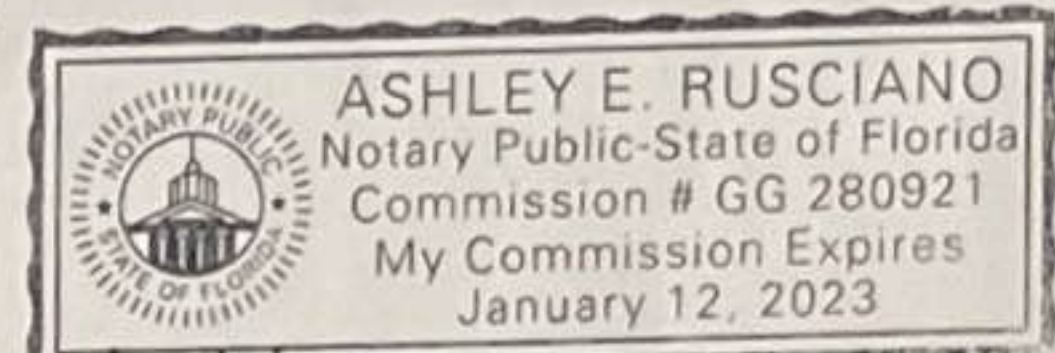
Daniel Clarkston ☒ who is personally known to me OR ☐ who has produced

 as identification.

(SEAL)

[Signature]
Notary Public Signature

PART V Property Ownership (Multiple Owners)



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

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

DISCLOSURE OF OWNERSHIP INTEREST

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

Name and Address

BC masterpiece, LLC

Percentage Ownership

100%



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

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

Name, Address and Office

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____

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

Name and Address

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

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

Name and Address

Percentage of Ownership

Daniel Clarkston	50%
Nina Birkart	50%
_____	_____
_____	_____

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

Name, Address and Office

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

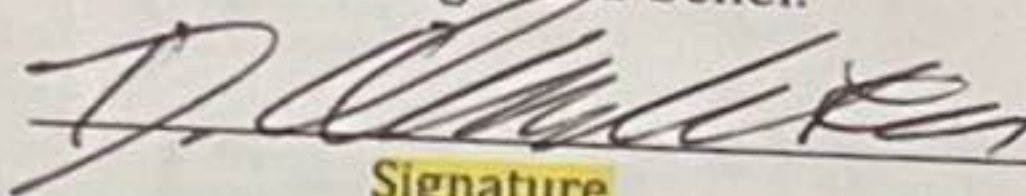
Date of Contract: 08/23/2021

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

Daniel Clarkston
Printed Name

AFFIDAVIT

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

I, Daniel Clarkston (name), as Managing Member (title) of BC Masterpiece, LLC (company), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

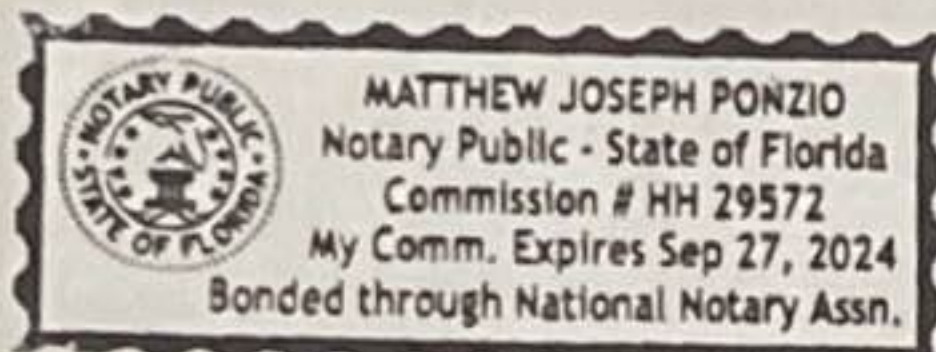


COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

BC Masterpiece, LLC
Name of Entity (corporation, partnership, LLP, LLC, etc)
[Signature]
Signature
Daniel Clarkston
Typed or Printed Name
Managing Member
Title
08/23/2021
Date

STATE OF Florida COUNTY OF Lee

The foregoing instrument was certified and subscribed before me by means of ☒ physical presence OR ☐ online notarization, this 23rd day of August, 2021, by Daniel Clarkston ☐ who is personally known to me OR ☒ who has produced FL DL as identification.



[Signature]
Notary Public Signature

PART VI- Property Information

A. Legal Description:

STRAP: 33-46-24-W1-00204.0140

Property Address: 5503 Estero Blvd., 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 6-1.

☒ Yes. Property identified in subdivision: Gulf Heights

Book: 6 Page: 39 Unit: - Block: 4 Lot(s): 14

B. Boundary Survey:

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



COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION for PUBLIC HEARING

C. Property Dimensions:

Width (please provide an average width if irregular in shape) 45 feet
Depth (please provide an average width if irregular in shape) 125 feet
Frontage on street: 45 on Estero feet. Frontage on waterbody: 0 feet
Total land area: 125 on Dakota 0.13+/- ☒ acres ☐ square feet

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

Approximately 3 miles east of the Big Carlos Pass Bridge, at the northeast intersection
of Estero Boulevard and Dakota St.

☒ 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 |



Case # _____

Date Received: _____

Town of Fort Myers Beach

COMMUNITY DEVELOPMENT DEPARTMENT

Supplement PH-B

Additional Required Information for a Variance Application

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

Case Number:
Project Name: BC Masterpiece Pool Variance
Authorized Applicant: Daniel Clarkston
LeePA STRAP Number: 33-46-24-W1-00204.0140

Current Property Status:	
Current Zoning:	Residential Conservation
Future Land Use Map (FLUM) Category:	Mixed Residential
Comp Plan Density: 10 du/acre	Platted Overlay? ☐ Yes ☒ No

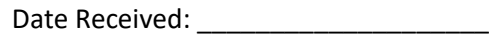
Variance is requested from:

LDC Section Number	Title of Section or Subsection
34-1174(b)	Setback from Streets for Accessory Structures
Table 34-3	Street Setback

Complete the narrative statements below for EACH variance requested.

Explain the possible effect the variance, if granted, would have on surrounding properties:
See attached narrative.

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



See attached narrative.

GeoView Map 5503 Estero Blvd.



August 2, 2021

Air Photos: 2021 Hi-Res (4 inch)



Hospital Locations



Library Locations

School Locations



School Locations



CCC_Parks

--- County Boundary

Major Roads Medium

I - 75

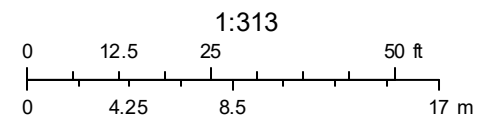
US 41

Other Highways

Other Roads



Parcels Near

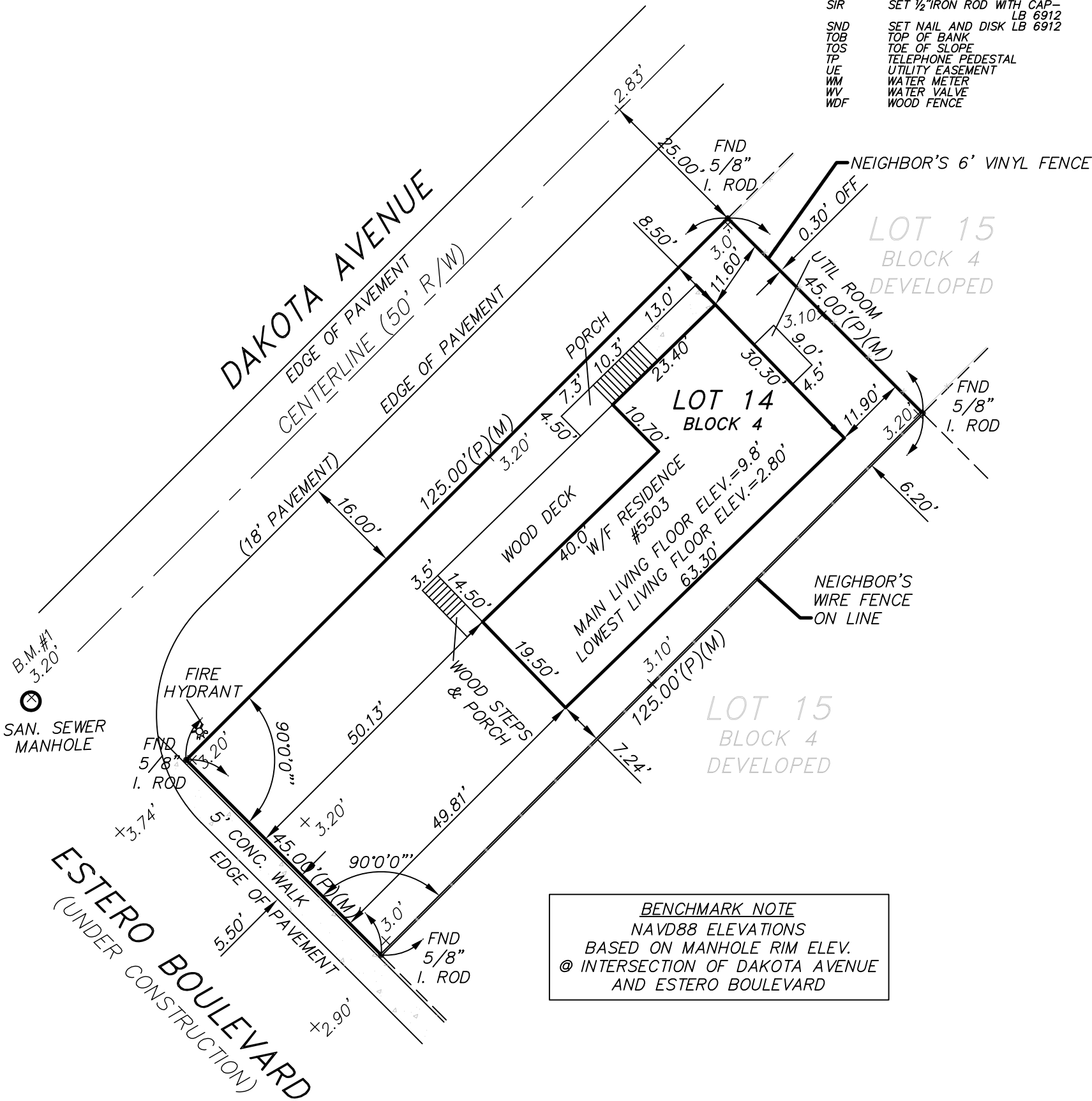


BOUNDARY AND LOCATION SURVEY W/ TOPO OF
5503 ESTERO BOULEVARD
FORT MYERS BEACH, FLORIDA 33931

LEGAL DESCRIPTION:

Lot 14, Block 4, Gulf Heights Subdivision, according to the plat thereof as recorded in Plat Book 6, Page 39, Public Records of Lee County, Florida.

A/C	AIR CONDITIONER
B.M.	BENCHMARK
(C)	CALCULATED
CB	CABLE BOX
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CSW	CONCRETE SIDEWALK
(D)	DEED
DE	DRAINAGE EASEMENT
DPUE	DRAINAGE/PUBLIC UTILITY EASEMENT
EB	ELECTRIC BOX
EOW	EDGE OF WATER
EP	EDGE OF PAVEMENT
FCIR	FIR CAPPED
FCM	FOUND CONC MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FND	FOUND NAIL AND DISK
FXC	FOUND X CUT
LP	LIGHT POLE
(M)	MEASURED
MH	MANHOLE
NCF	NO CORNER FOUND
OHW	OVERHEAD WIRES
O/A	OVER-ALL
P.C.P.	PERMANENT CONTROL POINT
(P)	PLAT
PE	POOL EQUIPMENT
PP	POWER POLE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY
SIR	SET 1/2" IRON ROD WITH CAP- LB 6912
SND	SET NAIL AND DISK LB 6912
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TP	TELEPHONE PEDESTAL
UE	UTILITY EASEMENT
WM	WATER METER
WV	WATER VALVE
WDF	WOOD FENCE



FEMA MAP - 120673 / 12071C0566F
FLOOD ZONE - AE
BASE ELEV. - 13' NAVD88



(C) 2020 BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE
FLORIDA ADMINISTRATIVE CODE STATES IF LOCATION OF EASEMENTS OR RIGHTS OF WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR - IF FENCES ARE SHOWN, DISTANCES INDICATE APPROXIMATE DISTANCE ON OR OFF PROPERTY - OVERHANGS AND UNDERGROUND FOUNDATIONS OR UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY.
(1) UNLESS STATED OTHERWISE THIS SURVEY IS AN AS-BUILT SURVEY SHOWING VISIBLE IMPROVEMENTS IN RELATION TO SURVEY MARKERS FOUND

**AFFORDABLE
SURVEYS**
239-283-1518

3366 STRINGFELLOW ROAD
SAINT JAMES CITY, FL 33956

AFFORDABLE SURVEYS IS OWNED BY KNOW IT NOW, INC., 2011 HEIDELBERG AVENUE, DUNEEDIN, FL 34698

CERTIFIED EXCLUSIVELY TO:
BC MATANZAS LLC

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT
USING FIELD SURVEY PREPARED UNDER MY DIRECTION AND IS
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE
AND SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

DATE OF FIELD SURVEY 3/12/2021

BILL HYATT
Surveyor & Mapper Number 4636
LB 6912

FLORIDASURVEYOR@AOL.COM
727-415-8305

5503 ESTERO BOULEVARD BC MASTERPIECE LLC

Project Narrative

The applicant is requesting approval of two variances to allow construction of a swimming pool forward of the existing structure and within the street setback, on property located on Estero Boulevard. Located at the northeast intersection of Estero Boulevard and Dakota Avenue, the property represents approximately 0.13 acres.

In the 1950's, the property was developed with a residential structure that still exists and is representative of the building style on the Beach for that time period. In the 1980's, the property was converted to a 4-plex, which is how the property is being used today.

The subject property is zoned RC, Residential Conservation and falls into the Mixed Residential Future Land Use category. Surrounding properties have the same zoning and Land Use designations and are developed residentially. The property has two front yards, facing Estero Boulevard and Dakota Avenue respectively.

Regulation Identified for Relief and Why it is Needed:

The existing structure is situated close to the northeastern corner of the property, resulting in inadequate space for the placement of the pool in the rear or side yards. The only remaining location of the pool is forward of the residence. Pursuant to LDC Section 1174(b), accessory uses or structures cannot be placed forward of the principal structure, hence the need for this requested variance.

Additionally, the applicant is requesting a second variance to LDC Section 34, Table 3, to allow for a setback of 11 feet along the Dakota Avenue street frontage where 25 feet is required. This will allow placement of the pool proximate to the residential structure with direct access to the from the existing deck that runs along the front of the house.

Effect of Variance, if Granted, on Surrounding Properties:

The requested variances will not adversely affect surrounding properties. The front yard, facing Estero Boulevard and its adjoining side yard to the east are bordered by existing, mature landscaping, creating a private space for the pool placement and screening to the adjacent property. The pool location will only abut the driveway of the adjacent property, which will be well-screened, and will not impact the residence with any intrusions such as noise, light, etc. The west side of the property abuts Dakota Avenue which serves as a separation from the property across the public right-of-way. The pool area will be fenced, ensuring no visual impacts to the west.

The reduced street setback will allow placement of the pool in alignment with the house and will provide direct access from the existing house deck to the pool area. The pool placement will be set further back from the street than the existing structure and will not visually impact the front yard area or views from the street. Pushing the pool eastward in order to reduce the variance needed for the street setback would be more detrimental to the adjacent east property than its proposed placement, which will still conform to the general footprint established by the existing structure. Either way, a variance to the street setback would be necessary.

There are no impacts to the property located to the north, behind the existing structure. The addition of a swimming pool will not create any incompatibilities with surrounding properties.

Hardship Resulting in the Need for the Variance:

The placement of the existing structure on the property does not leave adequate room for placement of the pool to the rear or even to the side of the structure. These small yards, combined with the property's corner location which creates two front yards, results in a hardship in the placement of an accessory use that is commonly enjoyed by others on the Beach. The placement of the existing structure pre-dates today's zoning regulations and yard requirements and does not conform to current building setbacks, further reducing the ability to place an accessory use in the rear or side yard.

Qualifications for Variance Pursuant to Decision-Making Guidelines of LDC Section 34-87:

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

There are exceptional conditions inherent to the property. The existing structure pre-dates today's development standards resulting in less than adequate rear or side yards for pool placement, and the location of the property with two front yards results in the need for the variances to allow for placement of the proposed pool forward of the principal structure as well as into the street setback of Dakota Avenue. There is no other location/option for pool placement. The requested variances are the minimum needed for placement of the pool. Granting of the variance will not adversely impact public health, safety and general welfare.

2. That the conditions justifying the variance are not the result of actions of the applicant taken after the adoption of the regulation in question.

The conditions justifying the need for the variances are not the result of actions taken by the applicant. The existing structure on the property was constructed prior to today's regulation.

3. That the variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation in question to his property.

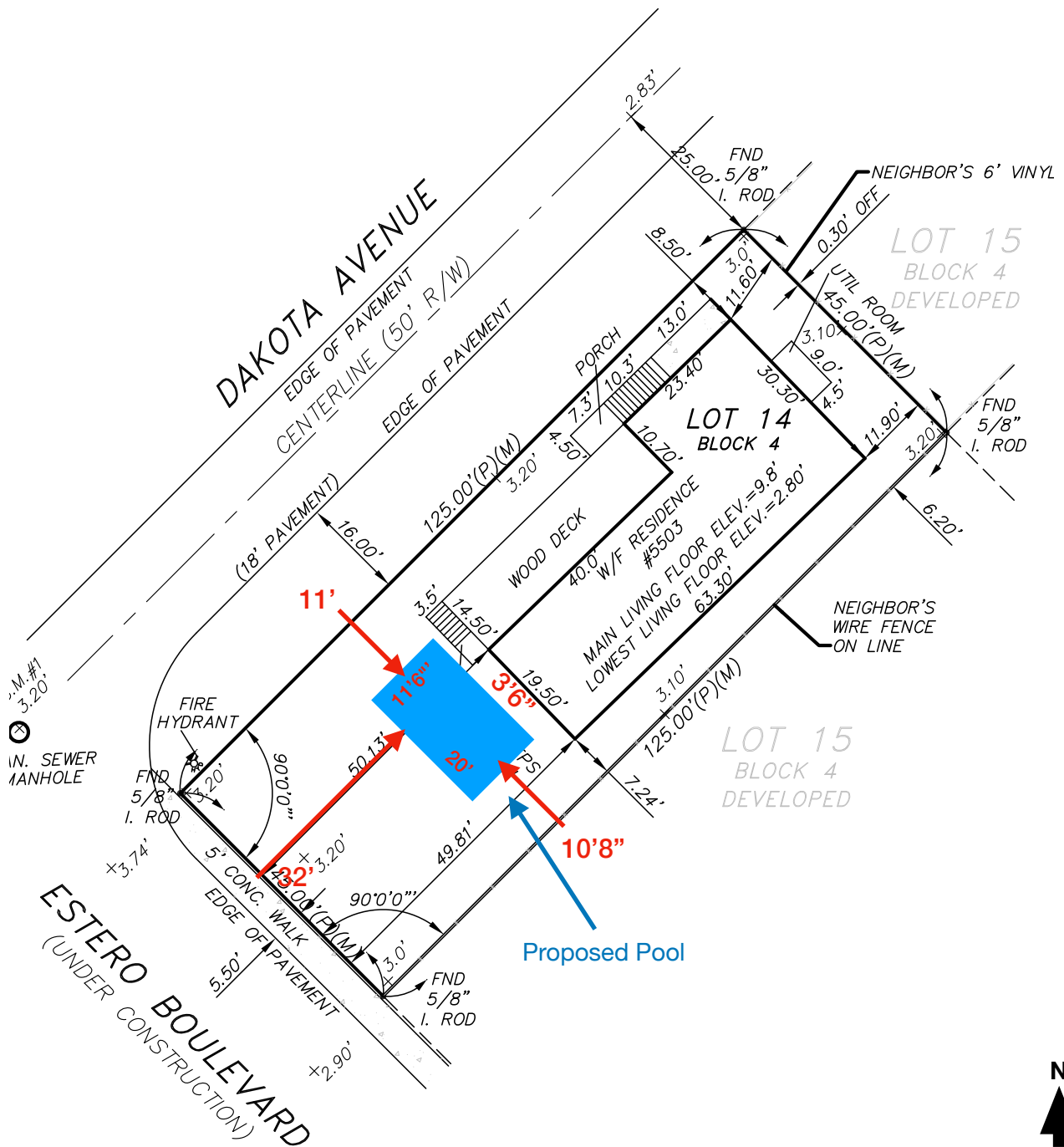
The requested variances are the minimum variances needed to relieve the applicant of an unreasonable burden caused by the regulation. There are no other variances being requested for installation of the pool.

4. That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

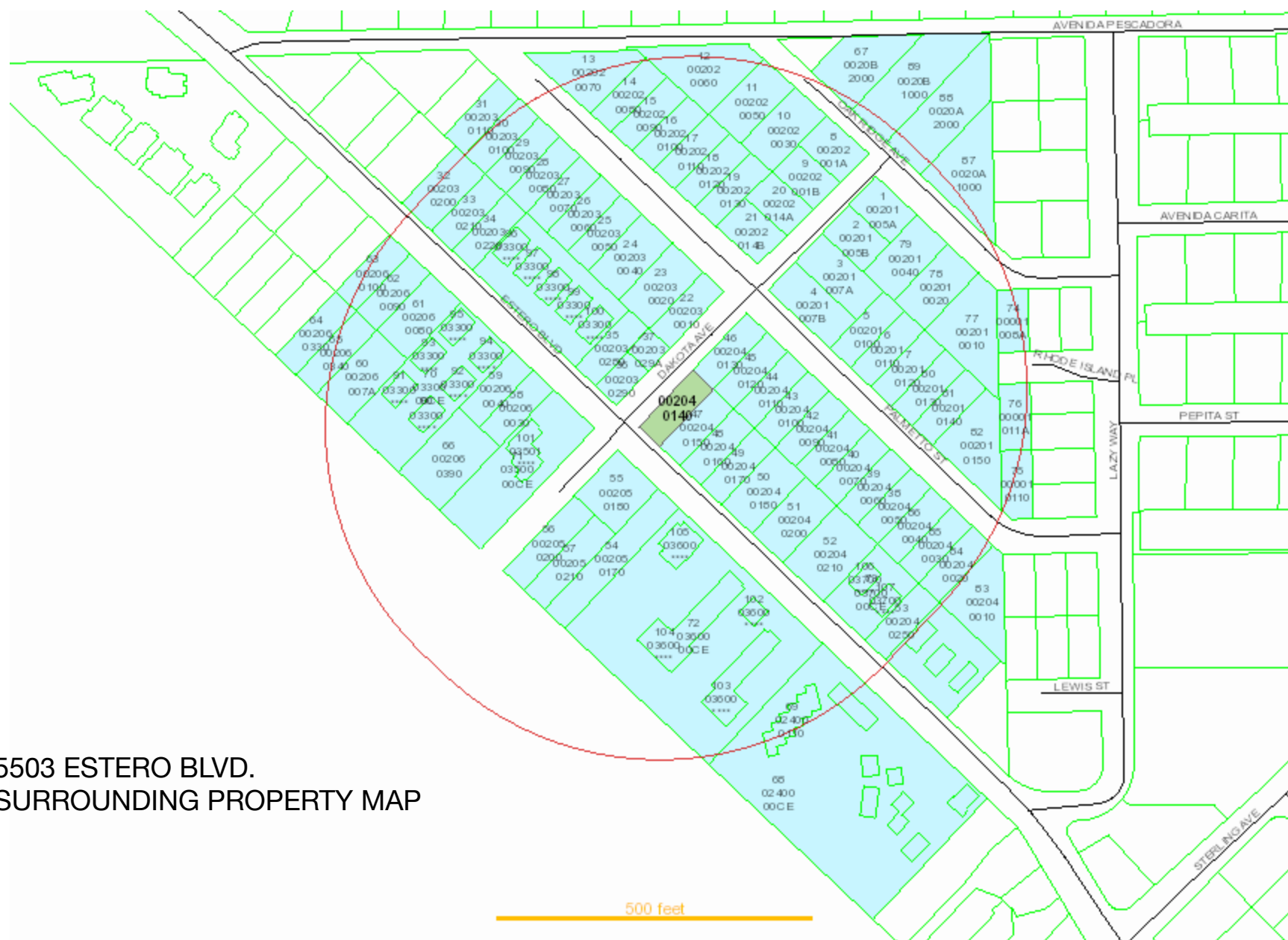
The granting of the variances will not be injurious to the neighborhood and will not adversely impact public health, safety and welfare. The proposed location of the pool will allow for adequate screening and buffering of the pool from both the street rights-of-way and the adjacent property to the east.

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

The circumstances applicable to the property in question are not general in nature and does not justify amendment of the regulation in question.



**5503 ESTERO BOULEVARD
VARIANCE REQUEST
BC MASTERPIECE, LLC**



5503 ESTERO BOULEVARD VARIANCE LIST

variancelist

Date: 9/1/2021 12:00:00 AM	List Size: 192												
STRAP	OwnerName	OwnerName2	MailAddress	MailAddress2	MailCity	MailState	MailZip	MailCountry	SiteNumber	SiteStreet	SiteUnit	SiteCity	SiteZip
33-46-24-W1-00204.0140	BC MASTERPIECE LLC		151 MATANZAS ST		FORT MYERS BEACH	FL	33931		5503	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00201.005A	KAKATSCH FAMILY LIMITED		1364 SHADOW LN		FORT MYERS	FL	33901		5474	OAK RIDGE AVE		FORT MYERS BEACH	33931
33-46-24-W1-00201.005B	BASSOLINO SEBASTIANO &		402 COOLIDGE AVE		SEASIDE HEIGHTS	NJ	8751		240/244	DAKOTA AVE		FORT MYERS BEACH	33931
33-46-24-W1-00201.007A	MLADJAN + STANA BRATIC TRUST		3679 BRISTOL RD		BENSALEM	PA	19020		220	DAKOTA AVE		FORT MYERS BEACH	33931
33-46-24-W1-00201.007B	K&D FL PROPERTIES LLC		427 COMMONWEALTH DR		FORT ATKINSON	WI	53538		210	DAKOTA AVE		FORT MYERS BEACH	33931
33-46-24-W1-00201.0100	LEHMANN ADAM A		5525 PALMETTO ST		FORT MYERS BEACH	FL	33931		5525	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00201.0110	DOYLE GEOFFREY C TR		20505 ABRAMS CT		BROOKEVILLE	MD	20833		5531	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00201.0120	5537 PALMETTO ST LLC		PO BOX 486		MARNE	MI	49435		5537	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00202.001A	HARMER JENNILYNN + STEPHEN		13800 LURAY RD		SOUTHWEST RANCHES	FL	33330		245/249	DAKOTA AVE		FORT MYERS BEACH	33931
33-46-24-W1-00202.001B	PLAYA OHANA LLC		11843 SW 49 ST		MIAMI	FL	33175		239/243	DAKOTA AVE		FORT MYERS BEACH	33931
33-46-24-W1-00202.0030	BACIGALUPI ARMANDO + MAGALY		15261 SW 25TH ST		DAVIE	FL	33326		5470/5472	OAK RIDGE AVE		FORT MYERS BEACH	33931
33-46-24-W1-00202.0050	COLCLASURE DANLE KIP &		20 JONES PLACE		JACKSONVILLE	IL	62650		5460	OAK RIDGE AVE		FORT MYERS BEACH	33931
33-46-24-W1-00202.0060	HADDAD JOHN + MARTHA		1505-2185 MARINE DR		OAKVILLE	ON	L6L 5L6	CANADA	5356	AVENIDA PESCADORA		FORT MYERS BEACH	33931
33-46-24-W1-00202.0070	MCCARTHY STEPHEN J &		5361 PALMETTO ST		FORT MYERS BEACH	FL	33931		5361	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00202.0080	HOLZER JOSEPH J JR &		1432 FECHNER CIR		NORTH AURORA	IL	60542		5363	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00202.0090	MURRAY FRANK J + SANDIE I		5365 PALMETTO ST		FORT MYERS BEACH	FL	33931		5365	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00202.0100	TUCKER STEVEN P + MELISSA H		8 HAYES PL		PORTSMOUTH	NH	3801		5379	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00202.0110	HICKS LISA B FERNANDES TR		11205 NW 18TH CT		PLANTATION	FL	33323		5385	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00202.0120	PALIJAN VLADO		5391 PALMETTO ST		FORT MYERS BEACH	FL	33931		5391	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00202.0130	ARDEKANI ROYA M		200 YOAKUM PKWY APT 906		ALEXANDRIA	VA	22304		5395/5397	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00202.014A	DAVIN JEROME P & LOUISA F		10216 ROUND HILL RD		FORT WORTH	TX	76131		217/219	DAKOTA AVE		FORT MYERS BEACH	33931
33-46-24-W1-00202.014B	BLANCHETTE DANIEL W &		209 DAKOTA AVE		FORT MYERS BEACH	FL	33931		209	DAKOTA AVE		FORT MYERS BEACH	33931
33-46-24-W1-00203.0010	THOMAS JODY & EVIE		23360 OLDE MEADOWBROOK CIR		BONITA SPRINGS	FL	34134		189/199	DAKOTA AVE		FORT MYERS BEACH	33931
33-46-24-W1-00203.0020	OLBRICH SARAH J		5420 PALMETTO ST		FORT MYERS BEACH	FL	33931		5420/5422	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00203.0040	ROPATIS HOLDINGS INC		41 AVONLEA RD		OTTAWA	ON	K2G 0J4	CANADA	5394/5396	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00203.0050	EISSLER WALTER G III		5380 PALMETTO ST		FORT MYERS BEACH	FL	33931		5386	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00203.0060	EISSLER WALTER G III		5380 PALMETTO ST		FORT MYERS BEACH	FL	33931		5380	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00203.0070	BURDETTE BETSY LEE + BILL		4931 SHADY RIVER LN		FORT MYERS	FL	33905		5376	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00203.0080	BURDETTE BILL C + BETSY		4931 SHADY RIVER LANE		FORT MYERS	FL	33905		5370/5372	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00203.0090	BURDETTE BILL + BETSY L		4931 SHADY RIVER LN		FORT MYERS	FL	33905		5366	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00203.0100	BURDETTE BILL + BETSY		4931 SHADY RIVER LN		FORT MYERS	FL	33905		5360	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00203.0110	TUCKER ALAN B + HERTA TR		28 TAFT RD		PORTSMOUTH	NH	3801		5356	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00203.0200	FLIP PROPERTIES GROUP LLC		4200 CANTERA DR STE 208		WARRENVILLE	IL	60555		5315	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00203.0210	JANSSEN INVESTMENTS INC		9321 178TH ST W		LAKEVILLE	MN	55044		5335	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00203.0220	DICKSON TONY M & JANINE M		27028 CASCADE CT		CLEVELAND	OH	44138		5355	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00203.0280	ALEM PROPERTIES LLC		4200 CANTERA DR STE 208		WARRENVILLE	IL	60555		5421/5425	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00203.0290	WARD VIVIAN A TR		11419 GRANT ST		OVERLAND PARK	KS	66210		5481	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00203.029A	UNKNOWN HEIRS OF		169 DAKOTA AVE		FORT MYERS BEACH	FL	33931		169	DAKOTA AVE		FORT MYERS BEACH	33931
33-46-24-W1-00204.0050	WILLIAM K OCONNELL TRUST +		3699 OLD TREE CT		ROCHESTER HILLS	MI	48309		5550	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00204.0060	GULF COAST SHORES		PO BOX 07151		FORT MYERS	FL	33919		5546	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00204.0070	TEED WILLIAM P + DEBORAH D		5542 PALMETTO ST		FORT MYERS BEACH	FL	33931		5542	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00204.0080	MATTHEWS JASON P TR		7218 CERAMIC RD		ROSEVILLE	OH	43777		5536	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00204.0090	TITLETOWN 3 FMB LLC		PO BOX 6974		FORT MYERS BEACH	FL	33932		5530	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00204.0100	SANDY TOES LLC		PO BOX 87		MONTROSE	NY	10548		5522/5524	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00204.0110	WSP HOLDINGS OF SW INC		2825 VIA PIAZZA LOOP		FORT MYERS	FL	33905		5518/5520	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00204.0120	KORMOS GEORGE		21665 INDIAN BAYOU DR		FORT MYERS BEACH	FL	33931		5510	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00204.0130	MCLAUGHLIN SIBLINGS LLC		4700 EDEN PARK DR		ZANESVILLE	OH	43701		5440	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W1-00204.0150	LAROCCA RAFFAELE & TERESINA TR		5511 ESTERO BLVD		FORT MYERS BEACH	FL	33931		5511	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00204.0160	FARRUGGIO VINCENZO + ROSA		3859 BARCROFT LN		ALEXANDRIA	VA	22312		5513	ESTERO BLVD		FORT MYERS BEACH	33931

33-46-24-W1-00204.0170	FLIP PROPERTIES GROUP LLC	TIMOTHY RYAN	4200 CANTERA DR STE 208		WARRENVILLE	IL	60555		5525	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00204.0180	LITTLE CONGA LLC		622 SAN ANTONIO AVE		CORAL GABLES	FL	33146		5531	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00204.0200	NOLL TODD + MARY N		855 LOCUST ST		PERRYSBURG	OH	43551		5551	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00204.0210	SURFVIEW VILLAS FMB		8605 BIA ROUTE 10		MANDAREE	ND	58757		5557	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00204.0250	LTH LLC	TERRY HERMRECK	11803 E BELLAIRE ST		WICHITA	KS	67207		5583	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00205.0170	BELLA BOO ON ESTERO LLC		622 SAN ANTONIO AVE		CORAL GABLES	FL	33146		5520	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00205.0180	UNKNOWN HEIRS OF		PO BOX 2763		FORT MYERS BEACH	FL	33932		5500/02	ESTERO BLVD	2	FORT MYERS BEACH	33931
33-46-24-W1-00205.0200	OSUCHOWSKI JOHN M & LAURIE		7 SERENITY LN		MEREDITH	NH	3253		50	DAKOTA AVE		FORT MYERS BEACH	33931
33-46-24-W1-00205.0210	VIRTS LINDA + DENNIS M		39094 OLD WHEATLAND RD		WATERFORD	VA	20197		52	DAKOTA AVE		FORT MYERS BEACH	33931
33-46-24-W1-00206.0030	DEVARONA EDWARD & LINDA +		1180 NW 185TH TER		PEMBROKE PINES	FL	33029		5420	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00206.0040	HOESCH GEORGE TR		3598 HEMPSTEAD ST		SAINT CHARLES	MO	63301		5380	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00206.007A	CRANE WILLIAM G + KATHRYN L		727 W WEYMOUTH RD		VINELAND	NJ	8360		5356	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00206.0080	ZENG GORDON G & ZHU DONGHE		3312 AUGUSTA LN		ONALASKA	WI	54650		5354	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00206.0090	ZENG GORDON G & ZHU DONGHE		3312 AUGUSTA LN		ONALASKA	WI	54650		5350	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00206.0100	SUGAR BEACH ESTATES LLLP		3410 S SERVICE RD STE G5		BURLINGTON	ON	L7N 3T2	CANADA	5300	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00206.0330	SUGAR BEACH ESTATES LLLP		3410 S SERVICE RD STE G5		BURLINGTON	ON	L7N 3T2	CANADA	5276	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00206.0340	SUGAR BEACH ESTATES LLLP		3410 S SERVICE RD STE G5		BURLINGTON	ON	L7N 3T2	CANADA	5286	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-00206.0390	SCHLEESE JOACHIM E TR		82 DERBY CT		NEWMARKET	ON	L3Y 5Z9	CANADA	5400	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-0020B.2000	KAKATSCH JOHN L + JEAN TR		1364 SHADOW LN		FORT MYERS	FL	33901		5441/5451	OAK RIDGE AVE		FORT MYERS BEACH	33931
33-46-24-W1-02400.00CE	LAHAINA INN RESORT PH I + II		5580 ESTERO BLVD		FORT MYERS BEACH	FL	33931		5600	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-02400.0110	LAHAINA INN RESORT INC		5580 ESTERO BLVD		FORT MYERS BEACH	FL	33931		5590	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-03300.00CE	BAHAMA BEACH CLUB CONDO		ASSOC INC	5370 ESTERO BLVD	FORT MYERS BEACH	FL	33931		5371	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-03500.00CE	CORNERSTONE BEACH RESORT		5480 ESTERO BLVD		FORT MYERS BEACH	FL	33931		5482	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-03600.00CE	SANDPIPER GULF RESORT I + II +		5550 ESTERO BLVD		FORT MYERS BEACH	FL	33931		5562	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-03700.00CE	GULF BREEZE AT FORT MYERS		2610 ESTERO BLVD		FORT MYERS BEACH	FL	33931		5577	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W2-00001.008A	LEIDHOLD ETHEL		PO BOX 6324		FORT MYERS BEACH	FL	33932		5550	OAK RIDGE AVE		FORT MYERS BEACH	33931
33-46-24-W2-00001.0110	MR K ENTERPRISES LLC		200 KERENS AVE		ELKINS	WV	26241		5611/5613	EASY ST		FORT MYERS BEACH	33931
33-46-24-W2-00001.011A	ROBERTS STEPHEN C + SHEILA D		5540 RHODE ISLAND PL		FORT MYERS BEACH	FL	33931		5540/5550	RHODE ISLAND PL		FORT MYERS BEACH	33931
33-46-24-W2-00201.0010	WTN PROPERTIES LLC	WULF SCHAUDE	229 FAIRWEATHER LN APT 4		FORT MYERS BEACH	FL	33931		5540	OAK RIDGE AVE		FORT MYERS BEACH	33931
33-46-24-W2-00201.0020	SHEVLIN MICHAEL		5530 OAK RIDGE AVE		FORT MYERS BEACH	FL	33931		5530	OAK RIDGE AVE		FORT MYERS BEACH	33931
33-46-24-W2-00201.0040	EASTON THOMAS E + DANIELLE C		5502 OAK RIDGE AVE		FORT MYERS BEACH	FL	33931		5502	OAK RIDGE AVE		FORT MYERS BEACH	33931
33-46-24-W2-00201.0130	COLLIN JAMES GROUP LLC		19260 SAN CARLOS BLVD # 110		FORT MYERS BEACH	FL	33931		5541	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W2-00201.0140	COLLIN JAMES GROUP LLC		19260 SAN CARLOS BLVD # 110		FORT MYERS BEACH	FL	33931		5545	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W2-00201.0150	DINGMAN ROBERT + MICHELE M		5571 PALMETTO ST		FORT MYERS BEACH	FL	33931		5571/5573	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W2-00204.0010	MDR BEACH PROPERTIES LLC		5917 US ROUTE 36 E		GREENVILLE	OH	45331		5570	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W2-00204.0020	PEIRCE RICHARD +		47 LEE AVE		TORONTO	ON	M4E 2P1	CANADA	5566	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W2-00204.0030	HEARNS JENNIFER R		26377 COBBLESTONE TRAIL		COLUMBIA STATION	OH	44028		5560	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W2-00204.0040	FARRIS CHRISTINE J TR		2325 OAK PARK DR		RICHMOND	IN	47374		5556	PALMETTO ST		FORT MYERS BEACH	33931
33-46-24-W2-0020A.1000	TAYLOR GREGORY J		120 BRADY ST		CHARLESTON	SC	29492		5481	OAK RIDGE AVE		FORT MYERS BEACH	33931
33-46-24-W2-0020A.2000	ELLIOTT BOYD & PATRICIA		8522 SANDBROOK STREET		MASSILLON	OH	44646		5471	OAK RIDGE AVE		FORT MYERS BEACH	33931
33-46-24-W2-0020B.1000	LANTIGUA DENNIS & VALERIE		8961 SW 212TH TER		CUTLER BAY	FL	33189		5461	OAK RIDGE AVE		FORT MYERS BEACH	33931
33-46-24-W1-03300.0010	HELMS CHARLES KYLE + DONNA K		11 SHAMROCK DR		CLARKSVILLE	AR	72830		5370	ESTERO BLVD	1	FORT MYERS BEACH	33931
33-46-24-W1-03300.0020	BARRETT JOY J		5 ELLIOT STREET		NASHUA	NH	3064		5370	ESTERO BLVD	2	FORT MYERS BEACH	33931
33-46-24-W1-03300.0030	KOESTNER ERIC J + AMANDA E		10 INDEPENDENCE CIR		SOUTHBURY	CT	6488		5370	ESTERO BLVD	3	FORT MYERS BEACH	33931
33-46-24-W1-03300.0040	STASZAK RONALD JAMES JR		38567 THORNWOOD DR		HARRISON TOWNSHIP	MI	48045		5370	ESTERO BLVD	4	FORT MYERS BEACH	33931
33-46-24-W1-03300.0050	JONES CYNTHIA J		5370 ESTERO BLVD #5		FORT MYERS BEACH	FL	33931		5370	ESTERO BLVD	5	FORT MYERS BEACH	33931
33-46-24-W1-03300.0060	LEDEA PHILIP A + ZOILA M		5370 ESTERO BLVD #6		FORT MYERS BEACH	FL	33931		5370	ESTERO BLVD	6	FORT MYERS BEACH	33931
33-46-24-W1-03300.0070	BOLINE 1150E LLC		8825 FLINT WAY		PARK CITY	UT	84098		5370	ESTERO BLVD	7	FORT MYERS BEACH	33931
33-46-24-W1-03300.0080	FBF REALTY TRUST		6442 OAK COVE CT		ORANGEVALE	CA	95662		5370	ESTERO BLVD	8	FORT MYERS BEACH	33931
33-46-24-W1-03300.0090	MATTHEWS DONALD G & VELMA J		222 RIVERFRONT ST		OAKMONT	PA	15139		5370	ESTERO BLVD	9	FORT MYERS BEACH	33931
33-46-24-W1-03300.0100	MATTHEWS DONALD G & VELMA J		222 RIVERFRONT ST		OAKMONT	PA	15139		5370	ESTERO BLVD	10	FORT MYERS BEACH	33931
33-46-24-W1-03300.0110	VAN DOREN JOHN & HEIDI		1888 EL PASO AVE		CLOVIS	CA	93611		5370	ESTERO BLVD	11	FORT MYERS BEACH	33931
33-46-24-W1-03300.0120	CORMIER MICHEL ANDRE &		6341 YORK ST		HALIFAX	NS	B3K 2K6	CANADA	5370	ESTERO BLVD	12	FORT MYERS BEACH	33931

33-46-24-W1-03300.0140	TOMLINSON PETER +		310 GLEN MANOR DR W		TORONTO	ON	M4E 2X7	CANADA	5370	ESTERO BLVD	14	FORT MYERS BEACH	33931
33-46-24-W1-03300.0150	HART WILLIAM A & KAREN S		249 CEDAR HILL DR		WAVERLY	OH	45690		5370	ESTERO BLVD	15	FORT MYERS BEACH	33931
33-46-24-W1-03300.0160	BEACH BUDDIES LLC		10384 GARDENER AVE		SPARTA	WI	54656		5370	ESTERO BLVD	16	FORT MYERS BEACH	33931
33-46-24-W1-03300.0170	JACOBS ROBERT A + LAURALEE L		377 ARTHUR AVE		HOLLAND	MI	49424		5370	ESTERO BLVD	17	FORT MYERS BEACH	33931
33-46-24-W1-03300.0180	SEACHRIST LEONARD M + LORRAINE		8031 CORNING RD		ZIONSVILLE	PA	18092		5370	ESTERO BLVD	18	FORT MYERS BEACH	33931
33-46-24-W1-03300.0190	COMPAGNER TERRY L & LORI A		777 WINDRIDGE CT		ZEELAND	MI	49464		5370	ESTERO BLVD	19	FORT MYERS BEACH	33931
33-46-24-W1-03300.0200	TIETZE WAYNE JOHN L/E		510 ESTERO BLVD #304		FORT MYERS BEACH	FL	33931		5370	ESTERO BLVD	20	FORT MYERS BEACH	33931
33-46-24-W1-03300.0210	SILVA ROY + KATHLEEN O +		2829 STONECREEK PL		ROUND ROCK	TX	78681		5370	ESTERO BLVD	21	FORT MYERS BEACH	33931
33-46-24-W1-03300.0220	MAKOWSKI LEONARD V + KAREN R		5370 ESTERO BLVD #22		FORT MYERS BEACH	FL	33931		5370	ESTERO BLVD	22	FORT MYERS BEACH	33931
33-46-24-W1-03300.0230	DUNLOP GLEN WAYNE + PATRICIA S		5370 ESTERO BLVD UNIT 23		FORT MYERS BEACH	FL	33931		5370	ESTERO BLVD	23	FORT MYERS BEACH	33931
33-46-24-W1-03501.0101	DETRICK ROBERT A TR + JANET TR		3274 COUNTY RD #36		AUBURN	IN	46706		5480	ESTERO BLVD	101	FORT MYERS BEACH	33931
33-46-24-W1-03501.0102	FORMELLER JOHN M + JULIEANNE		1289 BRADLEY LANE		ELK GROVE VILLAGE	IL	60007		5480	ESTERO BLVD	102	FORT MYERS BEACH	33931
33-46-24-W1-03501.0103	KOLB DIETRICH RAINER + SUZANNE		26300 HICKORY BLVD APT 505		BONITA SPRINGS	FL	34134		5480	ESTERO BLVD	103	FORT MYERS BEACH	33931
33-46-24-W1-03501.0201	SQUIRE DAN R +		10396 YORKSTONE DR		BONITA SPRINGS	FL	34135		5480	ESTERO BLVD	201	FORT MYERS BEACH	33931
33-46-24-W1-03501.0202	GREISSINGER GARY S TR		6100 ESTERO BLVD 4A		FORT MYERS BEACH	FL	33931		5480	ESTERO BLVD	202	FORT MYERS BEACH	33931
33-46-24-W1-03501.0203	DOUGHERTY DAVID E + JOANNE L		101 PENNSYLVANIA AVE		WEST CHESTER	PA	19380		5480	ESTERO BLVD	203	FORT MYERS BEACH	33931
33-46-24-W1-03501.0301	HENRY WILLIAM S + CHRISTINE E		729 MILL ST		MOORESTOWN	NJ	8057		5480	ESTERO BLVD	301	FORT MYERS BEACH	33931
33-46-24-W1-03501.0302	MCFADDEN WILLIAM J &		104 ROYAL OAKS CT		TRAFFORD	PA	15085		5480	ESTERO BLVD	302	FORT MYERS BEACH	33931
33-46-24-W1-03501.0303	JANSSSEN GARY + DOROTHY		807 70TH AVE		SHERBURN	MN	56171		5480	ESTERO BLVD	303	FORT MYERS BEACH	33931
33-46-24-W1-03501.0401	BENNIS JILL ELLEN		260 EGGLESTON UNIT E		ELMHURST	IL	60126		5480	ESTERO BLVD	401	FORT MYERS BEACH	33931
33-46-24-W1-03501.0402	AVONLEA NORTH AND AVONLEA WEST		930 CALDER AVE NE		BUFFALO	MN	55313		5480	ESTERO BLVD	402	FORT MYERS BEACH	33931
33-46-24-W1-03501.0403	ROACH JON +		13832 PIEDMONT COVE		FORT WAYNE	IN	46845		5480	ESTERO BLVD	403	FORT MYERS BEACH	33931
33-46-24-W1-03600.00CL	SANDPIPER GULF RESORT PROPERTY		5550 ESTERO BLVD		FORT MYERS BEACH	FL	33931		5550	ESTERO BLVD		FORT MYERS BEACH	33931
33-46-24-W1-03600.0200	ABERLE TIMOTHY + CANDACE		1451 NE WINDERMERE DR		TREMONT	IL	61568		5550	ESTERO BLVD	200	FORT MYERS BEACH	33931
33-46-24-W1-03600.0120	RDK SUNSHINE PROPERTIES LLC		20415 WILDCAT RUN DR		ESTERO	FL	33928		5560	ESTERO BLVD	120	FORT MYERS BEACH	33931
33-46-24-W1-03600.0121	BOYD ROBERT D + JEAN C		24891 FAIRWINDS LN		BONITA SPRINGS	FL	34135		5560	ESTERO BLVD	121	FORT MYERS BEACH	33931
33-46-24-W1-03600.0122	HANCE LINDA + GARRY		606 WOODCHASE WAY		DANDRIDGE	TN	37725		5560	ESTERO BLVD	122	FORT MYERS BEACH	33931
33-46-24-W1-03600.0123	SUNSET PROMOTIONS + SERVICES		1407 PALM DR		WINTER HAVEN	FL	33884		5560	ESTERO BLVD	123	FORT MYERS BEACH	33931
33-46-24-W1-03600.0124	GANDA FRANCESCO		135 CHESTNUT HILLS CIR		BURR RIDGE	IL	60527		5560	ESTERO BLVD	124	FORT MYERS BEACH	33931
33-46-24-W1-03600.0150	JOYCE BARBARA L		378 BRUNSWICK RD		WAYNESVILLE	NC	28786		5560	ESTERO BLVD	150	FORT MYERS BEACH	33931
33-46-24-W1-03600.0151	PHILLIPS DAVID MCKINLEY &		5008 SW 24TH PL		CAPE CORAL	FL	33914		5560	ESTERO BLVD	151	FORT MYERS BEACH	33931
33-46-24-W1-03600.0152	WILLIAMS MICHAEL		13191 STARKEY RD STE 2		LARGO	FL	33773		5560	ESTERO BLVD	152	FORT MYERS BEACH	33931
33-46-24-W1-03600.0225	SCHUHBAUER ELIZABETH		5550 ESTERO BLVD #225		FORT MYERS BEACH	FL	33931		5560	ESTERO BLVD	225	FORT MYERS BEACH	33931
33-46-24-W1-03600.0226	JOHNSON ROBERT		55 WEST IRVING PK RD		ROSELLE	IL	60172		5560	ESTERO BLVD	226	FORT MYERS BEACH	33931
33-46-24-W1-03600.0227	VAN DOREN JOHN & HEIDI		1888 EL PASO AVE		CLOVIS	CA	93611		5560	ESTERO BLVD	227	FORT MYERS BEACH	33931
33-46-24-W1-03600.0228	FELT JENNIFER L/E		10100 CYPRESS COVE DR 469		FORT MYERS	FL	33908		5560	ESTERO BLVD	228	FORT MYERS BEACH	33931
33-46-24-W1-03600.0229	GILIBERTI PELLEGRINO A + GRACE		4904 SW 8TH CT		CAPE CORAL	FL	33914		5560	ESTERO BLVD	229	FORT MYERS BEACH	33931
33-46-24-W1-03600.0230	ROEDER MICHAEL E		2929 BONITA ST		FORT MYERS	FL	33901		5560	ESTERO BLVD	230	FORT MYERS BEACH	33931
33-46-24-W1-03600.0257	FUHR MARK E & JANE L		6633 RED BIRCH CT		LINO LAKES	MN	55014		5560	ESTERO BLVD	257	FORT MYERS BEACH	33931
33-46-24-W1-03600.0258	HALTER FAMILY TRUST		207 PRINCESS DR		ASHLAND	KY	41101		5560	ESTERO BLVD	258	FORT MYERS BEACH	33931
33-46-24-W1-03600.0259	RYAN DANIEL R + KAY M		1250 ASHBURY PL		LEMONT	IL	60439		5560	ESTERO BLVD	259	FORT MYERS BEACH	33931
33-46-24-W1-03600.0364	KOMAREWICH PAMELA J		2113 W CHARLESTON		CHICAGO	IL	60647		5560	ESTERO BLVD	364	FORT MYERS BEACH	33931
33-46-24-W1-03600.0365	DUNCAN THOMAS R TR		19300 PENINSULA SHORES DR		CORNELIUS	NC	28031		5560	ESTERO BLVD	365	FORT MYERS BEACH	33931
33-46-24-W1-03600.0366	SCHLENCK ULRICH +		20830 PERSIMMOM PL		ESTERO	FL	33928		5560	ESTERO BLVD	366	FORT MYERS BEACH	33931
33-46-24-W1-03600.0131	ROOD DON D JR TR		315 PARKWAY DR		EUREKA	IL	61530		5530	ESTERO BLVD	131	FORT MYERS BEACH	33931
33-46-24-W1-03600.0132	CURTIS SYLVIA B TR		19625 VINTAGE TRACE CIR		ESTERO	FL	33967		5530	ESTERO BLVD	132	FORT MYERS BEACH	33931
33-46-24-W1-03600.0133	SCHENSE ROGER R + MARY E TR		12908 MANITOBA DR NE		ALBUQUERQUE	NM	87111		5530	ESTERO BLVD	133	FORT MYERS BEACH	33931
33-46-24-W1-03600.0134	ZAHNISER ERIC + JULIE		9339 CEDAR LAKE RD		SAINT LOUIS PARK	MN	55426		5530	ESTERO BLVD	134	FORT MYERS BEACH	33931
33-46-24-W1-03600.0135	HALL STEPHEN E		2404 RAILROAD ST APT 101		PITTSBURGH	PA	15222		5530	ESTERO BLVD	135	FORT MYERS BEACH	33931
33-46-24-W1-03600.0136	DEMING INVESTMENTS LLC		4428 PLEASANT AVE		MINNEAPOLIS	MN	55419		5530	ESTERO BLVD	136	FORT MYERS BEACH	33931
33-46-24-W1-03600.0137	VAN DOREN JOHN + HEIDI		1888 EL PASO AVE		CLOVIS	CA	93611		5530	ESTERO BLVD	137	FORT MYERS BEACH	33931
33-46-24-W1-03600.0153	LOEBER MICHAEL C + MARIA		4750 VIA DEL CORSO LN UNIT 102		BONITA SPRINGS	FL	34134		5530	ESTERO BLVD	153	FORT MYERS BEACH	33931
33-46-24-W1-03600.0154	YODER JOSHUA A TR +		314 PARKWAY DRIVE		EUREKA	IL	61530		5530	ESTERO BLVD	154	FORT MYERS BEACH	33931

33-46-24-W1-03600.0155	LIOTTA SALVATORE + CONCETTA M		6 OAK BROOK CLUB APT J101		OAK BROOK	IL	60523		5530	ESTERO BLVD	155	FORT MYERS BEACH	33931
33-46-24-W1-03600.0156	NENDZA DAVID A		3524 SE 1ST PL		CAPE CORAL	FL	33904		5530	ESTERO BLVD	156	FORT MYERS BEACH	33931
33-46-24-W1-03600.0238	EBERHARDT JOSEPH R		117 SPRING ST		CARY	IL	60013		5530	ESTERO BLVD	238	FORT MYERS BEACH	33931
33-46-24-W1-03600.0239	VANCE LINDA		2833 SW 35TH LANE		CAPE CORAL	FL	33914		5530	ESTERO BLVD	239	FORT MYERS BEACH	33931
33-46-24-W1-03600.0240	JOHNSON UTE		RULZHEIMERSTRASSE 33		BELLHEIM		76756	GERMANY	5530	ESTERO BLVD	240	FORT MYERS BEACH	33931
33-46-24-W1-03600.0241	DENMAR PROPERTIES LLC		1502 SAINT CHARLES ST		MILWAUKEE	WI	53213		5530	ESTERO BLVD	241	FORT MYERS BEACH	33931
33-46-24-W1-03600.0242	FORGE TRUST CO		PO BOX 7080		SAN CARLOS	CA	94070		5530	ESTERO BLVD	242	FORT MYERS BEACH	33931
33-46-24-W1-03600.0243	ECKERT DANIEL B + TERESA J		33 GLENRIDGE DR		COLD SPRING	KY	41076		5530	ESTERO BLVD	243	FORT MYERS BEACH	33931
33-46-24-W1-03600.0244	WEISS ROGER P & KAREN L		1831 LARKIN AVE		ELGIN	IL	60123		5530	ESTERO BLVD	244	FORT MYERS BEACH	33931
33-46-24-W1-03600.0260	LONERGAN MICHELLE B L/E		8500 BIG MANGROVE DR		FORT MYERS	FL	33908		5530	ESTERO BLVD	260	FORT MYERS BEACH	33931
33-46-24-W1-03600.0261	SANDPIPER 261 LLC		12575 ORANGE DR STE 302		DAVIE	FL	33330		5530	ESTERO BLVD	261	FORT MYERS BEACH	33931
33-46-24-W1-03600.0262	RDK SUNSHINE PROPERTIES LLC		20415 WILDCAT RUN DR		ESTERO	FL	33928		5530	ESTERO BLVD	262	FORT MYERS BEACH	33931
33-46-24-W1-03600.0263	MAILLOUX PETER B + CYNTHIA G		301 PINE LN		MOUNTAIN TOP	PA	18707		5530	ESTERO BLVD	263	FORT MYERS BEACH	33931
33-46-24-W1-03600.0367	ABLAKE VAROL A + KIMBERLY		2080 ENGLISH TURN DR		PRESTO	PA	15142		5530	ESTERO BLVD	367	FORT MYERS BEACH	33931
33-46-24-W1-03600.0368	KASTNER DAN E + RITA A		330 MACINTOSH DR		MARS	PA	16046		5530	ESTERO BLVD	368	FORT MYERS BEACH	33931
33-46-24-W1-03600.0369	JOHNSON UTE		RUELZHEIMER STRASSE 33	BELLHEIM	RHEINLAND-PFALZ		76756	GERMANY	5530	ESTERO BLVD	369	FORT MYERS BEACH	33931
33-46-24-W1-03600.0370	CONNECT PROPERTIES LLC		1706 HIDDEN VALLEY DRIVE		IOWA FALLS	IA	50126		5530	ESTERO BLVD	370	FORT MYERS BEACH	33931
33-46-24-W1-03600.0201	EQUITY TRUST COMPANY		623 NELSON DR		MEDIA	PA	19063		5524	ESTERO BLVD	201	FORT MYERS BEACH	33931
33-46-24-W1-03600.0202	ADVANTAIRA TRUST LLC		12928 KEDLESTON CIR		FORT MYERS	FL	33912		5524	ESTERO BLVD	202	FORT MYERS BEACH	33931
33-46-24-W1-03600.0203	FUHR JEROME C + NANCY J		18120 SAN CARLOS BLVD APT 1003		FORT MYERS BEACH	FL	33931		5524	ESTERO BLVD	203	FORT MYERS BEACH	33931
33-46-24-W1-03600.0204	WEISS PAUL J TR		804 ELM ST		HAMPSHIRE	IL	60140		5524	ESTERO BLVD	204	FORT MYERS BEACH	33931
33-46-24-W1-03600.0301	CEMBAR LLC		18052 SAN CARLOS BLVD APT 158		FORT MYERS BEACH	FL	33931		5524	ESTERO BLVD	301	FORT MYERS BEACH	33931
33-46-24-W1-03600.0302	DICHTERMAN ROBERT A +		ONE DAUCH DR		DETROIT	MI	48211		5524	ESTERO BLVD	302	FORT MYERS BEACH	33931
33-46-24-W1-03600.0303	LOFFRENO CHRISTIAN P		18000 SAN CARLOS BLVD #3		FORT MYERS BEACH	FL	33931		5524	ESTERO BLVD	303	FORT MYERS BEACH	33931
33-46-24-W1-03600.0304	FUHR NANCY J + JEROME C TR		18120 SAN CARLOS BLVD APT 1003		FORT MYERS BEACH	FL	33931		5524	ESTERO BLVD	304	FORT MYERS BEACH	33931
33-46-24-W1-03600.0401	JCT PROPERTIES LLC		2364 QUAIL RIDGE RD		AMES	IA	50010		5524	ESTERO BLVD	401	FORT MYERS BEACH	33931
33-46-24-W1-03600.0402	DANIEL DOUGLAS R + PATSY L		1706 HIDDEN VALLEY DR		IOWA FALLS	IA	50126		5524	ESTERO BLVD	402	FORT MYERS BEACH	33931
33-46-24-W1-03600.0403	DONNELLY TOM & SALLY		15 E DIVISION ST APT 3		CHICAGO	IL	60610		5524	ESTERO BLVD	403	FORT MYERS BEACH	33931
33-46-24-W1-03600.0404	CURTIS SYLVIA B TR		19625 VINTAGE TRACE CIR		ESTERO	FL	33967		5524	ESTERO BLVD	404	FORT MYERS BEACH	33931
33-46-24-W1-03600.0501	FEIDER PAUL A + JULIE A		W5765 FIRELANE 12		MENASHA	WI	54952		5524	ESTERO BLVD	501	FORT MYERS BEACH	33931
33-46-24-W1-03600.0502	FEIDER PAUL A + JULIE A		W5765 FIRELANE 12		MENASHA	WI	54952		5524	ESTERO BLVD	502	FORT MYERS BEACH	33931
33-46-24-W1-03600.0503	WILLIAMS MICHAEL		13191 STARKEY RD STE 2		LARGO	FL	33773		5524	ESTERO BLVD	503	FORT MYERS BEACH	33931
33-46-24-W1-03600.0504	LYNCH-BYRNE DEBORAH M		10250 WEST 144TH PL		ORLAND PARK	IL	60462		5524	ESTERO BLVD	504	FORT MYERS BEACH	33931
33-46-24-W1-03700.0001	FMB THREE LLC		855 SAN CARLOS DR		FORT MYERS BEACH	FL	33931		5577	ESTERO BLVD	1	FORT MYERS BEACH	33931
33-46-24-W1-03700.0002	FMB THREE LLC		855 SAN CARLOS DR		FORT MYERS BEACH	FL	33931		5577	ESTERO BLVD	2	FORT MYERS BEACH	33931
33-46-24-W1-03700.0003	FMB THREE LLC		855 SAN CARLOS DR		FORT MYERS BEACH	FL	33931		5577	ESTERO BLVD	3	FORT MYERS BEACH	33931
33-46-24-W1-03700.0004	FMB THREE LLC		855 SAN CARLOS DR		FORT MYERS BEACH	FL	33931		5577	ESTERO BLVD	4	FORT MYERS BEACH	33931

KAKATSCH FAMILY LIMITED
1364 SHADOW LN
FORT MYERS FL 33901

BASSOLINO SEBASTIANO &
402 COOLIDGE AVE
SEASIDE HEIGHTS NJ 08751

MLADJAN + STANA BRATIC TRUST
3679 BRISTOL RD
BENSALEM PA 19020

K&D FL PROPERTIES LLC
427 COMMONWEALTH DR
FORT ATKINSON WI 53538

LEHMANN ADAM A
5525 PALMETTO ST
FORT MYERS BEACH FL 33931

DOYLE GEOFFREY C TR
20505 ABRAMS CT
BROOKEVILLE MD 20833

5537 PALMETTO ST LLC
PO BOX 486
MARNE MI 49435

HARMER JENNILYNN + STEPHEN
13800 LURAY RD
SOUTHWEST RANCHES FL 33330

PLAYA OHANA LLC
11843 SW 49 ST
MIAMI FL 33175

BACIGALUPI ARMANDO + MAGALY
15261 SW 25TH ST
DAVIE FL 33326

COLCLASURE DANLE KIP &
20 JONES PLACE
JACKSONVILLE IL 62650

HADDAD JOHN + MARTHA
1505-2185 MARINE DR
OAKVILLE ON L6L 5L6
CANADA

MCCARTHY STEPHEN J &
5361 PALMETTO ST
FORT MYERS BEACH FL 33931

HOLZER JOSEPH J JR &
1432 FECHNER CIR
NORTH AURORA IL 60542

MURRAY FRANK J + SANDIE I
5365 PALMETTO ST
FORT MYERS BEACH FL 33931

TUCKER STEVEN P + MELISSA H
8 HAYES PL
PORTSMOUTH NH 03801

HICKS LISA B FERNANDES TR
11205 NW 18TH CT
PLANTATION FL 33323

PALIJAN VLADO
5391 PALMETTO ST
FORT MYERS BEACH FL 33931

ARDEKANI ROYA M
200 YOAKUM PKWY APT 906
ALEXANDRIA VA 22304

DAVIN JEROME P & LOUISA F
10216 ROUND HILL RD
FORT WORTH TX 76131

BLANCHETTE DANIEL W &
209 DAKOTA AVE
FORT MYERS BEACH FL 33931

THOMAS JODY & EVIE
23360 OLDE MEADOWBROOK CIR
BONITA SPRINGS FL 34134

OLBRICH SARAH J
5420 PALMETTO ST
FORT MYERS BEACH FL 33931

ROPATIS HOLDINGS INC
41 AVONLEA RD
OTTAWA ON K2G 0J4
CANADA

EISSLER WALTER G III
5380 PALMETTO ST
FORT MYERS BEACH FL 33931

EISSLER WALTER G III
5380 PALMETTO ST
FORT MYERS BEACH FL 33931

BURDETTE BETSY LEE + BILL
4931 SHADY RIVER LN
FORT MYERS FL 33905

BURDETTE BILL C + BETSY
4931 SHADY RIVER LANE
FORT MYERS FL 33905

BURDETTE BILL + BETSY L
4931 SHADY RIVER LN
FORT MYERS FL 33905

BURDETTE BILL + BETSY
4931 SHADY RIVER LN
FORT MYERS FL 33905

TUCKER ALAN B + HERTA TR
28 TAFT RD
PORTSMOUTH NH 03801

FLIP PROPERTIES GROUP LLC
4200 CANTERA DR STE 208
WARRENVILLE IL 60555

JANSSEN INVESTMENTS INC
9321 178TH ST W
LAKEVILLE MN 55044

DICKSON TONY M & JANINE M
27028 CASCADE CT
CLEVELAND OH 44138

ALEM PROPERTIES LLC
4200 CANTERA DR STE 208
WARRENVILLE IL 60555

WARD VIVIAN A TR
11419 GRANT ST
OVERLAND PARK KS 66210

UNKNOWN HEIRS OF
169 DAKOTA AVE
FORT MYERS BEACH FL 33931

WILLIAM K OCONNELL TRUST +
3699 OLD TREE CT
ROCHESTER HILLS MI 48309

GULF COAST SHORES
PO BOX 07151
FORT MYERS FL 33919

TEED WILLIAM P + DEBORAH D
5542 PALMETTO ST
FORT MYERS BEACH FL 33931

MATTHEWS JASON P TR
7218 CERAMIC RD
ROSEVILLE OH 43777

TITLETOWN 3 FMB LLC
PO BOX 6974
FORT MYERS BEACH FL 33932

SANDY TOES LLC
PO BOX 87
MONTROSE NY 10548

WSP HOLDINGS OF SW INC
2825 VIA PIAZZA LOOP
FORT MYERS FL 33905

KORMOS GEORGE
21665 INDIAN BAYOU DR
FORT MYERS BEACH FL 33931

MCLAUGHLIN SIBLINGS LLC
4700 EDEN PARK DR
ZANESVILLE OH 43701

LARocca RAFFAELE & TERESINA TR
5511 ESTERO BLVD
FORT MYERS BEACH FL 33931

FARRUGGIO VINCENZO + ROSA
3859 BARCROFT LN
ALEXANDRIA VA 22312

FLIP PROPERTIES GROUP LLC
TIMOTHY RYAN
4200 CANTERA DR STE 208
WARRENVILLE IL 60555

LITTLE CONGA LLC
622 SAN ANTONIO AVE
CORAL GABLES FL 33146

NOLL TODD + MARY N
855 LOCUST ST
PERRYSBURG OH 43551

SURFVIEW VILLAS FMB
8605 BIA ROUTE 10
MANDAREE ND 58757

LTH LLC
TERRY HERMRECK
11803 E BELLAIRE ST
WICHITA KS 67207

BELLA BOO ON ESTERO LLC
622 SAN ANTONIO AVE
CORAL GABLES FL 33146

UNKNOWN HEIRS OF
PO BOX 2763
FORT MYERS BEACH FL 33932

OSUCHOWSKI JOHN M & LAURIE
7 SERENITY LN
MEREDITH NH 03253

VIRTS LINDA + DENNIS M
39094 OLD WHEATLAND RD
WATERFORD VA 20197

DEVARONA EDWARD & LINDA +
1180 NW 185TH TER
PEMBROKE PINES FL 33029

HOESCH GEORGE TR
3598 HEMPSTEAD ST
SAINT CHARLES MO 63301

CRANE WILLIAM G + KATHRYN L
727 W WEYMOUTH RD
VINELAND NJ 08360

ZENG GORDON G & ZHU DONGHE
3312 AUGUSTA LN
ONALASKA WI 54650

ZENG GORDON G & ZHU DONGHE
3312 AUGUSTA LN
ONALASKA WI 54650

SUGAR BEACH ESTATES LLLP
3410 S SERVICE RD STE G5
BURLINGTON ON L7N 3T2
CANADA

SUGAR BEACH ESTATES LLLP
3410 S SERVICE RD STE G5
BURLINGTON ON L7N 3T2
CANADA

SUGAR BEACH ESTATES LLLP
3410 S SERVICE RD STE G5
BURLINGTON ON L7N 3T2
CANADA

SCHLEESE JOACHIM E TR
82 DERBY CT
NEWMARKET ON L3Y 5Z9
CANADA

KAKATSCH JOHN L + JEAN TR
1364 SHADOW LN
FORT MYERS FL 33901

LAHAINA INN RESORT PH I + II
5580 ESTERO BLVD
FORT MYERS BEACH FL 33931

LAHAINA INN RESORT INC
5580 ESTERO BLVD
FORT MYERS BEACH FL 33931

BAHAMA BEACH CLUB CONDO
ASSOC INC
5370 ESTERO BLVD
FORT MYERS BEACH FL 33931

CORNERSTONE BEACH RESORT
5480 ESTERO BLVD
FORT MYERS BEACH FL 33931

SANDPIPER GULF RESORT I + II +
5550 ESTERO BLVD
FORT MYERS BEACH FL 33931

GULF BREEZE AT FORT MYERS
2610 ESTERO BLVD
FORT MYERS BEACH FL 33931

LEIDHOLD ETHEL
PO BOX 6324
FORT MYERS BEACH FL 33932

MR K ENTERPRISES LLC
200 KERENS AVE
ELKINS WV 26241

ROBERTS STEPHEN C + SHEILA D
5540 RHODE ISLAND PL
FORT MYERS BEACH FL 33931

WTN PROPERTIES LLC
WULF SCHAUDE
229 FAIRWEATHER LN APT 4
FORT MYERS BEACH FL 33931

SHEVLIN MICHAEL
5530 OAK RIDGE AVE
FORT MYERS BEACH FL 33931

EASTON THOMAS E + DANIELLE C
5502 OAK RIDGE AVE
FORT MYERS BEACH FL 33931

COLLIN JAMES GROUP LLC
19260 SAN CARLOS BLVD # 110
FORT MYERS BEACH FL 33931

COLLIN JAMES GROUP LLC
19260 SAN CARLOS BLVD # 110
FORT MYERS BEACH FL 33931

DINGMAN ROBERT + MICHELE M
5571 PALMETTO ST
FORT MYERS BEACH FL 33931

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE OH 45331

PEIRCE RICHARD +
47 LEE AVE
TORONTO ON M4E 2P1
CANADA

HEARNS JENNIFER R
26377 COBBLESTONE TRAIL
COLUMBIA STATION OH 44028

FARRIS CHRISTINE J TR
2325 OAK PARK DR
RICHMOND IN 47374

TAYLOR GREGORY J
120 BRADY ST
CHARLESTON SC 29492

ELLIOTT BOYD & PATRICIA
8522 SANDBROOK STREET
MASSILLON OH 44646

LANTIGUA DENNIS & VALERIE
8961 SW 212TH TER
CUTLER BAY FL 33189

HELMS CHARLES KYLE + DONNA K
11 SHAMROCK DR
CLARKSVILLE AR 72830

BARRETT JOY J
5 ELLIOT STREET
NASHUA NH 03064

KOESTNER ERIC J + AMANDA E
10 INDEPENDENCE CIR
SOUTHBURY CT 06488

STASZAK RONALD JAMES JR
38567 THORNWOOD DR
HARRISON TOWNSHIP MI 48045

JONES CYNTHIA J
5370 ESTERO BLVD #5
FORT MYERS BEACH FL 33931

LEDEA PHILIP A + ZOILA M
5370 ESTERO BLVD #6
FORT MYERS BEACH FL 33931

BOLINE 1150E LLC
8825 FLINT WAY
PARK CITY UT 84098

FBF REALTY TRUST
6442 OAK COVE CT
ORANGEVALE CA 95662

MATTHEWS DONALD G & VELMA J
222 RIVERFRONT ST
OAKMONT PA 15139

MATTHEWS DONALD G & VELMA J
222 RIVERFRONT ST
OAKMONT PA 15139

VAN DOREN JOHN & HEIDI
1888 EL PASO AVE
CLOVIS CA 93611

CORMIER MICHEL ANDRE &
6341 YORK ST
HALIFAX NS B3K 2K6
CANADA

TOMLINSON PETER +
310 GLEN MANOR DR W
TORONTO ON M4E 2X7
CANADA

HART WILLIAM A & KAREN S
249 CEDAR HILL DR
WAVERLY OH 45690

BEACH BUDDIES LLC
10384 GARDENER AVE
SPARTA WI 54656

JACOBS ROBERT A + LAURALEE L
377 ARTHUR AVE
HOLLAND MI 49424

SEACHRIST LEONARD M + LORRAINE
8031 CORNING RD
ZIONSVILLE PA 18092

COMPAGNER TERRY L & LORI A
777 WINDRIDGE CT
ZEELAND MI 49464

TIETZE WAYNE JOHN L/E
510 ESTERO BLVD #304
FORT MYERS BEACH FL 33931

SILVA ROY + KATHLEEN O +
2829 STONECREEK PL
ROUND ROCK TX 78681

MAKOWSKI LEONARD V + KAREN R
5370 ESTERO BLVD #22
FORT MYERS BEACH FL 33931

DUNLOP GLEN WAYNE + PATRICIA S
5370 ESTERO BLVD UNIT 23
FORT MYERS BEACH FL 33931

DETRICK ROBERT A TR + JANET TR
3274 COUNTY RD #36
AUBURN IN 46706

FORMELLER JOHN M + JULIEANNE
1289 BRADLEY LANE
ELK GROVE VILLAGE IL 60007

KOLB DIETRICH RAINER + SUZANNE
26300 HICKORY BLVD APT 505
BONITA SPRINGS FL 34134

SQUIRE DAN R +
10396 YORKSTONE DR
BONITA SPRINGS FL 34135

GREISSINGER GARY S TR
6100 ESTERO BLVD 4A
FORT MYERS BEACH FL 33931

DOUGHERTY DAVID E + JOANNE L
101 PENNSYLVANIA AVE
WEST CHESTER PA 19380

HENRY WILLIAM S + CHRISTINE E
729 MILL ST
MOORESTOWN NJ 08057

MCFADDEN WILLIAM J &
104 ROYAL OAKS CT
TRAFFORD PA 15085

JANSSEN GARY + DOROTHY
807 70TH AVE
SHERBURN MN 56171

BENNIS JILL ELLEN
260 EGGLESTON UNIT E
ELMHURST IL 60126

AVONLEA NORTH AND AVONLEA WEST
930 CALDER AVE NE
BUFFALO MN 55313

ROACH JON +
13832 PIEDMONT COVE
FORT WAYNE IN 46845

SANDPIPER GULF RESORT PROPERTY
5550 ESTERO BLVD
FORT MYERS BEACH FL 33931

ABERLE TIMOTHY + CANDACE
1451 NE WINDERMERE DR
TREMONT IL 61568

RDK SUNSHINE PROPERTIES LLC
20415 WILDCAT RUN DR
ESTERO FL 33928

BOYD ROBERT D + JEAN C
24891 FAIRWINDS LN
BONITA SPRINGS FL 34135

HANCE LINDA + GARRY
606 WOODCHASE WAY
DANDRIDGE TN 37725

SUNSET PROMOTIONS + SERVICES
1407 PALM DR
WINTER HAVEN FL 33884

GANDA FRANCESCO
135 CHESTNUT HILLS CIR
BURR RIDGE IL 60527

JOYCE BARBARA L
378 BRUNSWICK RD
WAYNESVILLE NC 28786

PHILLIPS DAVID MCKINLEY &
5008 SW 24TH PL
CAPE CORAL FL 33914

WILLIAMS MICHAEL
13191 STARKEY RD STE 2
LARGO FL 33773

SCHUHBAUER ELIZABETH
5550 ESTERO BLVD #225
FORT MYERS BEACH FL 33931

JOHNSON ROBERT
55 WEST IRVING PK RD
ROSELLE IL 60172

VAN DOREN JOHN & HEIDI
1888 EL PASO AVE
CLOVIS CA 93611

FELT JENNIFER L/E
10100 CYPRESS COVE DR 469
FORT MYERS FL 33908

GILIBERTI PELLEGRINO A + GRACE
4904 SW 8TH CT
CAPE CORAL FL 33914

ROEDER MICHAEL E
2929 BONITA ST
FORT MYERS FL 33901

FUHR MARK E & JANE L
6633 RED BIRCH CT
LINO LAKES MN 55014

HALTER FAMILY TRUST
207 PRINCESS DR
ASHLAND KY 41101

RYAN DANIEL R + KAY M
1250 ASHBURY PL
LEMONT IL 60439

KOMAREWICH PAMELA J
2113 W CHARLESTON
CHICAGO IL 60647

DUNCAN THOMAS R TR
19300 PENINSULA SHORES DR
CORNELIUS NC 28031

SCHLENCK ULRICH +
20830 PERSIMMOM PL
ESTERO FL 33928

ROOD DON D JR TR
315 PARKWAY DR
EUREKA IL 61530

CURTIS SYLVIA B TR
19625 VINTAGE TRACE CIR
ESTERO FL 33967

SCHENSE ROGER R + MARY E TR
12908 MANITOBA DR NE
ALBUQUERQUE NM 87111

ZAHNISER ERIC + JULIE
9339 CEDAR LAKE RD
SAINT LOUIS PARK MN 55426

HALL STEPHEN E
2404 RAILROAD ST APT 101
PITTSBURGH PA 15222

DEMING INVESTMENTS LLC
4428 PLEASANT AVE
MINNEAPOLIS MN 55419

VAN DOREN JOHN + HEIDI
1888 EL PASO AVE
CLOVIS CA 93611

LOEBER MICHAEL C + MARIA
4750 VIA DEL CORSO LN UNIT 102
BONITA SPRINGS FL 34134

YODER JOSHUA A TR +
314 PARKWAY DRIVE
EUREKA IL 61530

LIOTTA SALVATORE + CONCETTA M
6 OAK BROOK CLUB APT J101
OAK BROOK IL 60523

NENDZA DAVID A
3524 SE 1ST PL
CAPE CORAL FL 33904

EBERHARDT JOSEPH R
117 SPRING ST
CARY IL 60013

VANCE LINDA
2833 SW 35TH LANE
CAPE CORAL FL 33914

JOHNSON UTE
RULZHEIMERSTRASSE 33
BELLHEIM 76756
GERMANY

DENMAR PROPERTIES LLC
1502 SAINT CHARLES ST
MILWAUKEE WI 53213

FORGE TRUST CO
PO BOX 7080
SAN CARLOS CA 94070

ECKERT DANIEL B + TERESA J
33 GLENRIDGE DR
COLD SPRING KY 41076

WEISS ROGER P & KAREN L
1831 LARKIN AVE
ELGIN IL 60123

LONERGAN MICHELLE B L/E
8500 BIG MANGROVE DR
FORT MYERS FL 33908

SANDPIPER 261 LLC
12575 ORANGE DR STE 302
DAVIE FL 33330

RDK SUNSHINE PROPERTIES LLC
20415 WILDCAT RUN DR
ESTERO FL 33928

MAILLOUX PETER B + CYNTHIA G
301 PINE LN
MOUNTAIN TOP PA 18707

ABLAKE VAROL A + KIMBERLY
2080 ENGLISH TURN DR
PRESTO PA 15142

KASTNER DAN E + RITA A
330 MACINTOSH DR
MARS PA 16046

JOHNSON UTE
RUELZHEIMER STRASSE 33 BELLHEIM
RHEINLAND-PFALZ 76756
GERMANY

CONNECT PROPERTIES LLC
1706 HIDDEN VALLEY DRIVE
IOWA FALLS IA 50126

EQUITY TRUST COMPANY
623 NELSON DR
MEDIA PA 19063

ADVANTAIRA TRUST LLC
12928 KEDLESTON CIR
FORT MYERS FL 33912

FUHR JEROME C + NANCY J
18120 SAN CARLOS BLVD APT 1003
FORT MYERS BEACH FL 33931

WEISS PAUL J TR
804 ELM ST
HAMPSHIRE IL 60140

CEMBAR LLC
18052 SAN CARLOS BLVD APT 158
FORT MYERS BEACH FL 33931

DICHTERMAN ROBERT A +
ONE DAUCH DR
DETROIT MI 48211

LOFFRENO CHRISTIAN P
18000 SAN CARLOS BLVD #3
FORT MYERS BEACH FL 33931

FUHR NANCY J + JEROME C TR
18120 SAN CARLOS BLVD APT 1003
FORT MYERS BEACH FL 33931

JCT PROPERTIES LLC
2364 QUAIL RIDGE RD
AMES IA 50010

DANIEL DOUGLAS R + PATSY L
1706 HIDDEN VALLEY DR
IOWA FALLS IA 50126

DONNELLY TOM & SALLY
15 E DIVISION ST APT 3
CHICAGO IL 60610

CURTIS SYLVIA B TR
19625 VINTAGE TRACE CIR
ESTERO FL 33967

FEIDER PAUL A + JULIE A
W5765 FIRELANE 12
MENASHA WI 54952

FEIDER PAUL A + JULIE A
W5765 FIRELANE 12
MENASHA WI 54952

WILLIAMS MICHAEL
13191 STARKEY RD STE 2
LARGO FL 33773

LYNCH-BYRNE DEBORAH M
10250 WEST 144TH PL
ORLAND PARK IL 60462

FMB THREE LLC
855 SAN CARLOS DR
FORT MYERS BEACH FL 33931

FMB THREE LLC
855 SAN CARLOS DR
FORT MYERS BEACH FL 33931

FMB THREE LLC
855 SAN CARLOS DR
FORT MYERS BEACH FL 33931

FMB THREE LLC
855 SAN CARLOS DR
FORT MYERS BEACH FL 33931



Google





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

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

Notice is hereby given that the Town Council of the Town of Fort Myers Beach will hold a public hearing which will take place at Town Hall, 2525 Estero Boulevard, Fort Myers Beach, Florida, 33931.

TIME: 9:00AM

DATE: JANUARY 11, 2022

CASE: VAR 20210102

ADDRESS: 5503 ESTERO BLVD

APPLICANT: DANIEL CLARKSTON

REQUEST: THE APPLICANT IS SEEKING VARIANCES FROM LDC SEC. 34-1174(B), TO ALLOW AN ACCESSORY STRUCTURE CLOSER TO A STREET EASEMENT THAN THE PRINCIPAL STRUCTURE, AND FROM TABLE 34-3 STREET SETBACK, TO ALLOW A POOL WITHIN 11 FEET OF DAKOTA AVENUE.

TOWN CONTACT: CARL BENGE CBENGE@FMBGOV.COM

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. At this hearing, the **Local Planning Agency** will review the application materials and make a **recommendation**. 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.



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

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

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

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

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

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

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

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

OwnerNam	MailAddress	MailCity	MailState	MailZip
5537 PALMPO BOX 4	MARNE	MI		49435
ABERLE T1451 NE W	TREMONT	IL		61568
ABLAK VAI2080 ENGI	PRESTO	PA		15142
ALEM PRC4200 CAN	WARRENV	IL		60555
ARDEKANI200 YOAKI	ALEXAND	VA		22304
AVONLEA 930 CALDE	BUFFALO	MN		55313
BACIGALU15261 SW	DAVIE	FL		33326
BAHAMA E5370 ESTE	FORT MYE	FL		33931
BARRETT 5 ELLIOT	S NASHUA	NH		3064
BASSOLIN402 COOL	ISEASIDE	NJ		8751
BC MASTE151 MATA	FORT MYE	FL		33931
BEACH BU10384 GAF	SPARTA	WI		54656
BELLA BO622 SAN A	CORAL G	FL		33146
BENNIS JII260 EGGL	IELMHURS	IL		60126
BLANCHE 209 DAKO	FORT MYE	FL		33931
BOLINE 118825 FLIN	PARK CITY	UT		84098
BOYD ROE24891 FAI	BONITA S	FL		34135
BURDETT4931 SHAL	FORT MYE	FL		33905
CEMBAR L18052 SAN	FORT MYE	FL		33931
CERNIK M124 CRYST	MANITOU	CO		80829
COLCLASL20 JONES	JACKSON	IL		62650
COLLIN JA19260 SAN	FORT MYE	FL		33931
COMPAGN777 WIND	ZEELAND	MI		49464
CONNECT 1706 HIDD	IOWA FALL	IA		50126
CORMIER 6341 YOR	HALIFAX	NS, CANA	B3K 2K6	
CORNERS5480 ESTE	FORT MYE	FL		33931
CRANE WI727 W WE	VINELAND	NJ		8360
CURTIS S119625 VIN	ESTERO	FL		33967
DANIEL DC1706 HIDD	IOWA FALL	IA		50126
DAVIN JEF10216 ROL	FORT WO	TX		76131
DEMING IM4428 PLEA	MINNEAP	C MN		55419
DENMAR F1502 SAIN	MILWAUKE	WI		53213
DETRICK F3274 COU	AUBURN	IN		46706
DEVARON1180 NW 1	PEMBROK	FL		33029
DICHTERONE DAUC	DETROIT	MI		48211
DICKSON 27028 CASC	LEVELAN	OH		44138
DINGMAN 5571 PALM	FORT MYE	FL		33931
DONNELL 15 E DIVIS	CHICAGO	IL		60610
DOUGHER101 PENN	WEST CHE	PA		19380
DOYLE GE20505 ABR	BROOKEV	MD		20833
DUNCAN T19300 PENC	CORNELI	NC		28031
DUNLOP C5370 ESTE	FORT MYE	FL		33931
EASTON T5502 OAK	FORT MYE	FL		33931
EBERHARI117 SPRIN	CARY	IL		60013
ECKERT D33 GLENR	COLD SPR	KY		41076
EISSLER V5380 PALM	FORT MYE	FL		33931
ELLIOTT B8522 SAN	MASSILLO	OH		44646
ENTRUST 12928 KED	FORT MYE	FL		33912
EQUITY TF623 NELSC	MEDIA	PA		19063
FARRIS C12325 OAK	RICHMON	IN		47374
FARRUGG3859 BAR	ALEXAND	VA		22312

FBF REAL 6442 OAK ORANGEV CA	95662
FEIDER P/W5765 FIR MENASHA WI	54952
FLIP PROF4200 CANTWARRENV IL	60555
FMB THRE855 SAN CFORT MYEFL	33931
FORGE TRPO BOX 7(SAN CARL CA	94070
FORMELLI1289 BRATELK GROV IL	60007
FUHR JER 18120 SANFORT MYEFL	33931
FUHR MAF6633 RED LINO LAKE MN	55014
GANDA FR135 CHES BURR RID IL	60527
GILIBERTI 4904 SW 8 CAPE CO FL	33914
GREISSIN 6100 ESTEFORT MYEFL	33931
GULF BRE2610 ESTEFORT MYEFL	33931
GULF COAPO BOX 07 FORT MYEFL	33919
HADDAD J1505-2185 OAKVILLE ON, CANA IL 6L 5L6	
HALTER F207 PRINC ASHLAND KY	41101
HANCE LIN 606 WOOD ANDRID TN	37725
HART WILI249 CEDAR WAYERLY OH	45690
HEARNS J26377 COECOLUMBIA OH	44028
HELMS CH11 SHAMR CLARKSVI AR	72830
HENRY WI729 MILL SMOOREST NJ	8057
HICKS LIS11205 NW PLANTATI FL	33323
HOESCH C3598 HEMIS SAINT CH MO	63301
HOLZER J1432 FECT NORTH AL IL	60542
HUNT GRE245/249 D FORT MYEFL	33931
JACOBS R377 ARTHI HOLLAND MI	49424
JANSSEN 807 70TH /SHERBUR MN	56171
JANSSEN 9321 178TILAKEVILLE MN	55044
JCT PROP 2364 QUAI AMES IA	50010
JOHNSON 55 WEST I ROSELLE IL	60172
JOHNSON RUELZHEIRHEINLANGERMAN Y	76756
JONES CY5370 ESTEFORT MYEFL	33931
JOYCE BA378 BRUN WAYNESV NC	28786
K&D FL PR427 COMM FORT ATK WI	53538
KAKATSC1364 SHAL FORT MYEFL	33901
KAKATSC1364 SHAL FORT MYEFL	33901
KASTNER 330 MACIN MARS PA	16046
KOESTNEI10 INDEPESOUTHBU CT	6488
KOLB DIET26300 HICIBONITA SF FL	34134
KOMAREW2113 W CH CHICAGO IL	60647
KORMOS C21665 INDIFORT MYEFL	33931
LAHAINA I15580 ESTEFORT MYEFL	33931
LANTIGUA8961 SW 2 CUTLER B FL	33189
LAROCCA 5511 ESTEFORT MYEFL	33931
LEDEA PH5370 ESTEFORT MYEFL	33931
LEHMANN 5525 PALMFORT MYEFL	33931
LEIDHOLDPO BOX 6 FORT MYEFL	33932
LIOTTA SA6 OAK BRO OAK BRO IL	60523
LITTLE CO622 SAN A CORAL GA FL	33146
LITTLE SU622 SAN A CORAL GA FL	33146
LOEBER M4750 VIA DBONITA SF FL	34134
LOFFREN C18000 SANFORT MYEFL	33931
LONERGA18500 BIG N FORT MYEFL	33908

LTH LLC, 11803 E BEWICHITA KS	67207
LYNCH-BY10250 WEORLAND F IL	60462
MAILLOUX301 PINE LMOUNTAIN PA	18707
MAKOWSKI5370 ESTEFORT MYEFL	33931
MATTHEW222 RIVEROAKMONT PA	15139
MATTHEW7218 CER/ROSEVILL OH	43777
MCCARTH5361 PALMFORT MYEFL	33931
MCFADDE 104 ROYAITRAFFOR PA	15085
MCLAUGH4700 EDENZANESVIL OH	43701
MDR BEAC5917 US R GREENVIL OH	45331
MLADJAN 3679 BRIS BENSAL PA	19020
MR K ENT200 KEREL ELKINS WV	26241
MURRAY F5365 PALMFORT MYEFL	33931
NENDZA D3524 SE 1 CAPE CO FL	33904
NOLL TOD855 LOCUS PERRY SB OH	43551
OLBRICH 5420 PALMFORT MYEFL	33931
OSUCHOV7 SERENITMEREDITH NH	3253
PALIJAN V5391 PALMFORT MYEFL	33931
PEIRCE RI166 MARSICLARKSBLO, CANA IN OH 1J0	
PHILLIPS 15008 SW 2 CAPE CO FL	33914
PLAYA OH11843 SW MIAMI FL	33175
RDK SUNS20415 WIL ESTERO FL	33928
ROACH JC13832 PIEFORT WAY IN	46845
ROBERTS 5540 RHOIFORT MYEFL	33931
ROEDER M2929 BONIFORT MYEFL	33901
ROOD DOI315 PARK EUREKA IL	61530
ROPATIS F41 AVONLI OTTAWA ON, CANA IK2G 0J4	
RYAN DAN1250 ASHELEMONT IL	60439
SANDPIPE12575 ORA DAVIE FL	33330
SANDPIPE5550 ESTEFORT MYEFL	33931
SANDPIPE5550 ESTEFORT MYEFL	33931
SANDY TOPO BOX 87 MONTROS NY	10548
SCHENSE 12908 MANALBUQUE IN NM	87111
SCHIELER1403 BLUM ELGIN IL	60124
SCHLEESF82 DERBY NEWMARKON, CANA IL3Y 5Z9	
SCHLENCI20830 PER ESTERO FL	33928
SCHUHBA5550 ESTEFORT MYEFL	33931
SEACHRIS8031 CORIZIONS VILL PA	18092
SHEVLIN M5530 OAK FORT MYEFL	33931
SILVA ROY2829 STONROUND R TX	78681
SQUIRE D,10396 YOFBONITA SF FL	34135
STASZAK I38567 THCHARRISON MI	48045
SUGAR BE3410 S SEIBURLINGTON, CANA IL7N 3T2	
SUNSET P1407 PALMWINTER H FL	33884
SURFVIEW8605 BIA RMANDARE ND	58757
TAYLOR G120 BRAD CHARLES SC	29492
TEED WIL5542 PALMFORT MYEFL	33931
TIETZE W/510 ESTEFFORT MYEFL	33931
TITLETOWPO BOX 6 FORT MYEFL	33932
TOMLINS C310 GLEN TORONTO ON, CANA IM4E 2X7	
TUCKER A28 TAFT R PORTSMON NH	3801
TUCKER S8 HAYES F PORTSMON NH	3801

UNKNOWN169 DAKO`FORT MYEFL	33931
UNKNOWN2404 RAILPITTSBUR PA	15222
VAN DORE1888 EL P/CLOVIS CA	93611
VANCE LIN2833 SW 3 CAPE COFFL	33914
VIRTS LIN39094 OLDWATERFO VA	20197
WARD VIV11419 GR/OVERLANIKS	66210
WEISS PAI804 ELM SHAMPSHIF IL	60140
WEISS RO1831 LARK ELGIN IL	60123
WILLIAM K3699 OLD `ROCHEST MI	48309
WILLIAMS 13191 STA LARGO FL	33773
WSP HOLI2825 VIA PFORT MYEFL	33905
WTN PROF229 FAIRW/FORT MYEFL	33931
YODER JC314 PARK\ EUREKA IL	61530
ZAHNISER9339 CED/SAINT LO MN	55426
ZENG GOF3312 AUG\ONALASK\ WI	54650

option #1



option #4



option #2



option #5



option #3



option #6

