



AGENDA FOR THE HEARING EXAMINER

Tuesday, February 20, 2018

9:00 AM

Council Chambers

1. HEARINGS CALLED TO ORDER

2. HEARINGS

- A. Case # DE17-0044*; Address: 2900 Diplomat Parkway East;
Applicant: Diplomat RV & Boat Storage, LLC
- B. Case # DE18-0001*; Address: 1148 Lorraine Court; Applicant:
Danny Mitchell

3. DATE AND TIME OF NEXT HEARINGS

- A. Tuesday, March 6, 2018, at 9:00 a.m., in Council Chambers

4. ADJOURNMENT

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons needing a special accommodation to participate in this proceeding should contact the City Clerk's Department whose office is located at Cape Coral City Hall, 1015 Cultural Park Boulevard, Cape Coral, Florida; telephone 1-239-574-0411 for assistance, if hearing impaired, telephone the Florida Relay Service Numbers, 1-800-955-8771 (TDD) or 1-800-955-8700 (v) for assistance.

If a person decides to appeal any decision made by the Board/Commission/Committee with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

PLEDGE OF CIVILITY

We will be respectful of each other even when we disagree.
We will direct all comments to the issues. We will avoid personal attacks.

The hearing shall, to the extent possible, be conducted as follows:

1. The Clerk shall read into the record the Ordinance or Resolution Title and Number, or the Applicant's name, file number, and the subject matter to be decided if there is no ordinance or resolution.
2. The Applicant, staff, and all Participants requesting to speak or present evidence or both the hearing shall be collectively sworn by an oath or affirmation by the Clerk.
3. Staff will testify regarding proper notice of the Hearing in accordance with City requirements.
4. The Applicant may waive the Applicant's right to an evidentiary hearing if Applicant agrees with the staff recommendation and no one from the audience wishes to speak for or against the application. The Hearing Examiner shall rule on the matter or make a recommendation, based upon the staff report and any other materials contained within the official file. Regardless of a waiver by the Applicant, a Public Hearing shall be held for all decisions requiring an ordinance or resolution.
5. If there is an evidentiary hearing, the order of the presentation shall be as follows, unless the Hearing Examiner, determines to proceed in a different order, taking proper consideration of fairness and due process:
 - The Applicant shall make the Applicant's presentation, including offering any documentary evidence, and introduce any witnesses as Applicant desires. The Applicant shall present the Applicant's entire case in thirty (30) minutes.
 - Staff shall present a brief synopsis of the application; introduce any appropriate additional exhibits from the official file that have not already been transmitted to the Hearing Examiner with the agenda materials, as staff desires; summarize issues; and make a recommendation on the application. Staff shall also introduce any witnesses that it wishes to provide testimony at the hearing. Staff shall present its entire case in thirty (30) minutes.
 - Participants in opposition to or support of the application shall make their presentation in any order as determined by the Hearing Examiner. Each Participant shall present their argument in 5 minutes.
 - The Applicant may cross-examine any witness and respond to any testimony presented.
 - Staff may cross-examine any witness and respond to any testimony presented.
 - The Hearing Examiner may choose to allow Participants to respond to any testimony if the Hearing Examiner deems the response to be necessary to ensure fairness and due process.
 - The Hearing Examiner, may ask questions of the staff, Applicant, and Participants.
 - Final argument may be made by the Applicant, related solely to the evidence in the record.
 - Final argument may be made by the staff, related solely to the evidence in the record.
 - For good cause shown, the Hearing Examiner may grant additional time to any of the hereinabove time limitations.
 - The Hearing Examiner's, decisions must be based upon Competent Substantial Evidence in the record.

Item Number: 2.A.
Meeting Date: 2/20/2018
Item Type: HEARINGS

AGENDA REQUEST FORM
CITY OF CAPE CORAL



TITLE:

Case # DE17-0044*; Address: 2900 Diplomat Parkway East; Applicant: Diplomat RV & Boat Storage, LLC

REQUESTED ACTION:

Approve or Deny

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment? No
2. Is this a Strategic Decision? No
If Yes, Priority Goals Supported are listed below.
If No, will it harm the intent or success of the Strategic Plan? No

Planning & Zoning Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

Diplomat RV & Boat Storage, LLC requests a deviation to the non-residential design standards found in the Land Use and Development Regulations, Section 5.6, to allow specific building walls and roofs to be exempt from those standards for a site in the Corridor (CORR) District.

LEGAL REVIEW:

EXHIBITS:

See attached "Backup Material"

PREPARED BY:

Kristin
Kantarze Division- Planning Department- Community Development

SOURCE OF ADDITIONAL INFORMATION:

Mike Struve, AICP, LEED Green Associate, Planning Team Coordinator, 239-242-3255, mstruve@capecoral.net

ATTACHMENTS:

Description

Type



DEPARTMENT OF COMMUNITY DEVELOPMENT
 DEVIATION FOR NON RESIDENTIAL DESIGN STANDARDS
 Questions: 239-574-0776

Case # DE17-0044

FEE \$673.00 - In addition to the application fee, all required advertising costs are to be paid by the applicant (ORD 39-03, Sec. 5.4). Advertising costs will be billed and must be paid prior to hearing.

Following the approval of your request, the applicant shall be responsible for paying the City to electronically record the final signed Resolution or Ordinance with the Lee County Clerk of Court. Until this fee is paid, restrictions on the issuance of any City permits will remain on the affected property that will prevent the city from issuing any applicable building permits, site plans, certificates of use, or certificates of occupancy for any property covered by the Resolution or Ordinance.

If the owner does not own the property in his/her personal name, the owner must sign all applicable forms in his/her corporate capacity.

APPLICANT/OWNER OF PROPERTY

DIPLOMAT RV & BOAT STORAGE

Email Address brucetgrady@gmail.com

Address

1900 VIRGINIA AVENUE, #1102, FORT MYERS FL 33901

Zip Code

Phone (239) 560-4900

AUTHORIZED REPRESENTATIVE

ROETZEL & ANDRESS LPA

Email Address bgrady@ralaw.com

Address

2320 FIRST STREET #1000, FORT MYERS, FL 33901

Zip Code

Phone (239) 338-4207

Location: Unit _____ Block _____ Lot(s) _____ Subdivision _____

Legal Description SEE EXHIBIT "A"

Address Of Property 2900 DIPLOMAT PARKWAY E

Plat Book _____

Page _____

Current Zoning CORRIDOR

Strap Number 33-43-24-C3-U0952.5220

THIS APPLICATION SHALL ALSO HAVE ANY ADDITIONAL REQUIRED SUPPORTING DOCUMENTS

The owner of this property, or his authorized representative agrees to conform to all applicable laws of the City of Cape Coral and to all applicable Federal, State, and County laws and certifies that all information supplied is correct to the best of their knowledge.

THIS APPLICATION SHALL ALSO HAVE ANY ADDITIONAL REQUIRED SUPPORTING DOCUMENTS

DIPLOMAT RV & BOAT STORAGE

Name (Type or Print)

By: Bruce Grady

Applicant's Signature

STATE OF FLORIDA

COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 17 day of October, 2017, by
BRUCE T. GRADY, MANAGER OF DIPLOMAT RV & BOAT STORAGE, LLC, who is personally known or has produced
as identification.

Exp. Date _____

Commission # _____



ALESHA CLEMONT
 MY COMMISSION # FF 935369
 EXPIRES: November 11, 2019
 Bonded Thru Budget Notary Services

Alesha Clemont
 Signature of Notary Public

Print Name of Notary Public



DEPARTMENT OF COMMUNITY DEVELOPMENT
DEVIATION FOR NON RESIDENTIAL DESIGN STANDARDS
Questions: 239-574-0776

Case # DE17-0044

ACKNOWLEDGEMENT FORM

I have read and understand the above instructions. Hearing date(s) will be confirmed when I receive a copy of the Notice of Public Hearing stipulating the day and time of any applicable hearings.

I acknowledge that I, or my representative, must attend any applicable meetings scheduled for the Hearing Examiner, Planning & Zoning Commission/Local Planning Agency, and City Council.

I will have the opportunity, at the hearing, to present verbal information pertaining to my request that may not be included in my application.

I understand any decision rendered by the CITY shall be subject to a thirty (30) day appeal period. Any work performed within the thirty (30) day time frame or during the APPEAL process will be completed at the applicant's risk.

I understand I am responsible for all fees, including advertising costs. All fees are to be submitted to the City of Cape Coral with the application or the item may be pulled from the agenda and continued to future date after fees are paid.

Please obtain all necessary permits prior to commencing any phase of construction.

Please indicate on a separate sheet those persons to whom you wish a copy of the Public Hearing Notice sent.

By submitting this application, I acknowledge and agree that I am authorizing the City of Cape Coral to inspect the subject property and to gain access to the subject property for inspection purposes reasonably related to this application and/or the permit for which I am applying.

DIPLOMAT RV & BOAT STORAGE
PROPERTY OWNER (PLEASE PRINT)

By: Bruce Grady
PROPERTY OWNER (SIGNATURE)

STATE OF FLORIDA COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 17 day of October 2017, by
BRUCE T. GRADY, who is personally known or has produced
_____ as identification.

Exp. Date _____ Commission Number _____



ALESHA CLEMONT
MY COMMISSION # FF 935369
EXPIRES: November 11, 2019
Bonded Thru Budget Notary Services

Alesha Clemont
Signature of Notary Public

Print Name of Notary Public



DEPARTMENT OF COMMUNITY DEVELOPMENT
 DEVIATION FOR NON RESIDENTIAL DESIGN STANDARDS
 Questions: 239-574-0776

Case # DE17-0044

AUTHORIZATION TO REPRESENT PROPERTY OWNER(s)

PLEASE BE ADVISED THAT ROETZEL & ANDRESS, LPA - BEVERLY GRADY
 (Name of person giving presentation)

IS AUTHORIZED TO REPRESENT ME IN THE APPEAL TO THE HEARING EXAMINER, OR CITY COUNCIL FOR
DEVIATION OF NON-RESIDENTIAL DESIGN STANDARDS
 (Type of Public Hearing – i.e. PDP, Zoning, Special Exception, Variance, etc.)

BLOCK _____ LOTS _____ UNIT _____ SUBDIVISION _____

OR LEGAL DESCRIPTION SEE EXHIBIT A

LOCATED IN THE CITY OF CAPE CORAL, COUNTY OF LEE, FLORIDA.

DIPLOMAT RV & BOAT STORAGE
 PROPERTY OWNER (PLEASE PRINT)

By: Bruce Grady
 PROPERTY OWNER (SIGNATURE)

STATE OF FLORIDA COUNTY OF LEE COUNTY BAR ASSOCIATION FOUNDATION

Sworn to (or affirmed) and subscribed before me this 17 day of October 2017, by
BRUCE T. GRADY, MANAGER OF DIPLOMAT RV & BOAT STORAGE, LLC, who is personally known or has produced
 _____ as identification.

Exp. Date _____ Commission Number _____



ALESHA CLEMONT
 MY COMMISSION # FF 935369
 EXPIRES: November 11, 2019
 Bonded Thru Budget Notary Services

Alesha Clemont
 Signature of Notary Public

Print Name of Notary Public

Note: Please list all owners, if a corporation, please supply the Planning Division with a copy of corporation papers.



DEPARTMENT OF COMMUNITY DEVELOPMENT
DEVIATION FOR NON RESIDENTIAL DESIGN STANDARDS
Questions: 239-574-0776

Case # DE17-0044

DOCUMENTARY EVIDENCE (LUDR, Section 8.3.1.C.6.f)

A copy of all documentary evidence shall be made available to the decision-making body or the Hearing Examiner and to staff no later than two business days prior to the hearing of the application. This requirement includes information that the applicant intends to present at public hearing.

I have read the above requirement and agree to comply with this provision.

DIPLOMAT RV & BOAT STORAGE, LLC
OWNER/APPLICANT (PLEASE TYPE OR PRINT)

By: Bruce Grady
OWNER/APPLICANT SIGNATURE

(SIGNATURE MUST BE NOTARIZED)

STATE OF FLORIDA COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me on this 17 day of October
2017 by BRUCE T. GRADY, MANAGER OF DIPLOMAT RV & BOAT STORAGE, who is personally known or who has produced _____
as identification.

Exp. Date _____
Commission # _____

Alesha Clemont
Signature of Notary Public

Print Name of Notary Public



ALESHA CLEMONT
MY COMMISSION # FF 935369
EXPIRES: November 11, 2019
Bonded Thru Budget Notary Services

February 7, 2018

VIA HAND DELIVERY

City of Cape Coral Department of Community Development
Attn: Mike Struve
1015 Cultural Park Boulevard
Cape Coral, FL 33990

RE: Revised Letter of Intent

Dear Mr. Struve:

Please find enclosed the revised Letter of Intent which in an abundance of caution adds Structure/Canopy 9 to the deviation request.

In addition, please find enclosed an elevation of Structures 3 and 4 as proposed in this deviation and 5, 8, and 9 will be duplicates of this design.

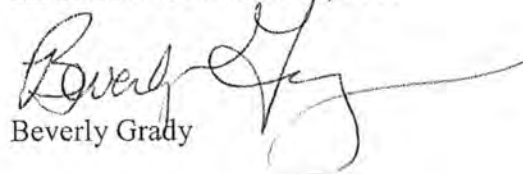
Also enclosed are the property owners' labels in unincorporated Lee County.

Exhibit 3 is clarified as follows: "The split faced colored block as the knee wall material is being replaced with colored CMU block."

Thank you for your cooperation in this matter.

Very truly yours,

ROETZEL & ANDRESS, LPA



Beverly Grady

BG/ro

Enclosures:

- Revised letter of intent
- Elevation
- Property owners' labels
- Revised Exhibit 3

February 7, 2018

City of Cape Coral Department of Community Development
Attn: Mike Struve
1015 Cultural Park Boulevard
Cape Coral, FL 33990

RE: **Amended Letter of Intent**
13.24 acre parcel on Diplomat Parkway
Strap No. 33-43-24-C3-U0952.5220
Relief from Non-Residential Design Standards in Cape Coral – Land Use
and Development Regulations

Dear Mr. Struve:

Please find enclosed the following documents supporting a request for relief from the non-residential design standard requirements. The following relief is requested:

A. Actual Request: Deviation from LUDR Section 5.6.5.D.: For all interior structures or canopies (3, 4, 5, 8 and 9) and Structure 1 for the southerly 288 feet identified on Exhibit 1 and a deviation from LUDR Section 5.6.8. - design criteria for roofs, for all interior structures and canopies (3, 4, 5, 8 and 9) and Structure 1 for the southerly 288 feet depicted on Exhibit 1.

B. Why this request is being made? The purpose of the non-residential design standards is set forth in LUDR Section 5.6. that the design standards affect the “visual image and attractiveness of the City of Cape Coral.” The intent is to provide an overall aesthetic appeal on visual interest and to protect the health, safety and welfare of the public. Section 5.6.5.B. provides that all portions of any exterior side of a building must comply with the design standards. The design standards appear to be based on the assumption of typical development that the structure on the parcel is observable along the entire length of the side.

In this particular instance, exterior enclosures surround the interior structures so that Structures/Canopies 3, 4, 5, 8 and interior side of 9 are not observable to adjoining properties. In this instance, the southerly 288 feet of Structure 1 along the west property line is not observable due to the extensive width of the Subject Property to its west property line, the buffer of a large retention pond and the on-site extensive landscaping. In this instance, the deviations are being requested for interior structures/canopies which will not be visible to any external observer as they will be either surrounded by other structures. The Code provides an exemption from the design standards where the structures facing the rear of the adjoining property and staff concurs that Structures/Canopies 9 (facing exterior) and 6 are exempt.

Therefore, the deviations are requested for Structures/Canopies 3, 4, 5, 8 and 9 and the southerly 288 feet of Structure/Canopy 1 as set forth on Exhibit 1.

A deviation is requested from LUDR Section 5.6.8., design criteria for roofs, for interior Canopies/Structures 3, 4, 5, 8 and 9 and also the southerly 288 feet of Canopy/Structure 1.

Canopies/Structures 2, 7, and the portion of Structure 1 within 250 feet of Diplomat Parkway are in compliance with the design criteria including the roof design and side design criteria.

C. The requested deviations are in compliance with Section 5.6.10.A.1 and B for relief from design criteria for roofs and for any walls. The effect of granting the requested deviations would have no effect on the community appearance, including but not limited to the mass, scale and other characteristics of the proposed structures relative to the characteristics of existing and approved surrounding buildings whether on the same or nearby sites. The Structures/Canopies on the exterior of the storage facility site to include Structures/Canopies 2, 7 and the portion of the Structure/Canopy 1 within 250 feet of Diplomat Parkway, meet the non-residential design standards provisions. The deviations for the Structures/Canopies for which the deviations are requested Structures/Canopies 3, 4, 5 8 and 9 are not observable as those structures are surrounded by the enclosed storage facility.

The deviation for the southerly 288 feet of Structure/Canopy 1 is justified for the following reasons:

- its distance from Diplomat right-of-way of 250 feet;
- distance to the next parcel to the west which is separated by extensive property on the Subject Property to its west property line, which includes an on-site lake and extensive landscape, the large retention lake; and
- the existing approval of the owner of the parcel of the west to the exterior design of the west elevation and the landscape plan which is evidenced by a covenant running with the land that is recorded as Instrument No. 2017000066609 and is attached as Exhibit 2.

Exhibit 3 is a rendition which is an enlargement of the west perimeter elevation facing the property to the west, which was approved by the owner to the west.

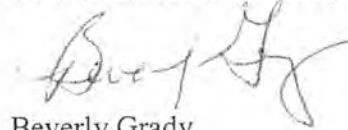
When one considers the shape of the property, the topography and the design of the site, we respectfully submit that the requested deviations would have no impact on community appearance. The intent of the non-residential design standards section is met by this application by its design of the site, the landscaping plan, and the overall aesthetic appeal and visual interest.

Significant attention and energy went into the preparation of the site plan, the landscape plan and the design treatment of the Structures/Canopies along the west property line resulting in

the covenant running with the land which received approval of the property owner to the west for the design of the Canopy/Structure and the landscape plan. The design of the Structure/Canopy in the first 250 feet of Diplomat Parkway are in compliance with the design criteria. It would be fair to recognize that the parcel to the west due to its angle will be developed so that the rear of that parcel will be facing the Subject Property's west property line for which deviation is requested. That west parcel will be facing and have full view of an extensively landscaped parcel across a large retention lake with a design already approved by that owner. Therefore, this application meets the spirit and intent of the City's non-residential design regulations.

Very truly yours,

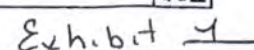
ROETZEL & ANDRESS, LPA

A handwritten signature in dark ink, appearing to read "Beverly Grady", is written over the typed name.

Beverly Grady

BG/ro

VCACQUES1616-1 JAMES OTTAWA 16-124 BITE PLAINING Thursday, October 12, 2017 2:38:52 PM





INSTR # 2017000076609, Pages 21
Doc Type RES, Recorded 04/10/2017 at 12:56 PM,
Linda Doggett, Lee County Clerk of Circuit Court
Rec. Fee \$180.00
Deputy Clerk PSMITH
#4

This instrument was prepared by:
Gregg S. Truxton, Esquire
Bolaños Truxton, PA
12800 University Drive, Suite 350
Fort Myers, Florida 33907

COVENANT RUNNING WITH THE LAND

This Covenant Running with the Land ("Covenant") is made by Diplomat RV & Boat Storage, LLC, a Florida limited liability company (referred to herein as the "Grantor"), in favor of Daniel B. Light, Leah Rae Light, Wade B. Light, Shannon D. Pirron, Emma Light, Wade B. Light as Trustee of the Plantation Trust pursuant to Trust Agreement dated February 19, 2014 created by Wade B. Light and Karen M. Light, Shannon D. Pirron as Trustee of the Plantation Trust pursuant to Trust Agreement dated February 19, 2014 created by Ernest D. Pirron and Shannon D. Pirron, and VA PI, LLC, a Florida limited liability company (collectively, "Grantee"), as of the 7th of April 2017 (referred to herein as the "Effective Date").

Preliminary Statement

Contemporaneously herewith, Grantee has conveyed to Grantor title to that certain parcel of real property located within Lee County, Florida, as more particularly described on Exhibit "A" hereto (the "Property"). Grantor is the owner of that certain adjoining parcel of real property located within Lee County, Florida, as more particularly described on Exhibit "B" hereto (the "Adjoining Property").

Grantor and Grantee desire to place certain restrictions on the Property, in connection with the development of the Property, as set forth herein.

NOW, THEREFORE, for and in consideration of the foregoing premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Preliminary Statement. The Preliminary Statement is true and correct and, by this reference, incorporated into and made a part of this Covenant.
2. Approved Landscape Plan and Elevation. Any development of the Property shall be in accordance with the plans attached as Exhibit "C" hereto (the "Approved Plans"), including without limitation the landscape plan and building elevations as set forth thereon, so as to provide a buffer between the Property and the Adjoining Property.

3. Painting. All improvements to be constructed upon the Property shall be painted in neutral colors, with accent trim, as approved by Grantee. Grantor may submit a color pallet to Grantee for pre-approval (the "Pre-Approved Color Pallet"). Once the Pre-Approved Color Pallet is approved by Grantee, no further approval shall be required for any color contained therein.

4. Covenant Running with the Land. This Covenant shall be a covenant running with the land as an encumbrance against the Property in favor of Grantee and their successors or assigns; provided, however, that so long as Grantee owns any portion of the Adjoining Property, Grantee shall have the sole right to enforce this Covenant unless and until such time as Grantee shall execute and record in the public records of Lee County an assignment of Grantee's rights under this Covenant to a designated assignee. Further, so long as Grantee owns any portion of the Adjoining Property, Grantor may rely on any consent or approval granted, in writing, by either Wade B. Light, or Daniel B. Light, or such other person as Grantee may from time to time designate in writing.

5. Miscellaneous.

(a) Entire Agreement. This Agreement constitutes the entire agreement by and between parties hereto with respect to the subject matter hereof and supersedes all prior agreements, understandings, negotiations and discussions, both written and oral, by and between the parties hereto with respect to such subject matter. No representations, warranties or agreements have been made or, if made, have been relied upon by either party, except as specifically set forth herein. This Agreement may not be amended or modified in any way except by a written instrument executed by each party hereto.

(b) Binding Effect. All terms and provisions of this Agreement shall be binding upon, inure for the benefit of and be enforceable by and against the parties hereto and their respective personal or other legal representatives, heirs, successors and permitted assigns, subject to the provisions of Section 4.

(c) No Waivers. No waiver by either party shall be effective unless set forth in a written instrument signed by a duly authorized officer or representative of the party to be charged with such waiver. Further, the waiver by either party of the prompt and complete performance, or breach or violation, of any provision of this Agreement shall not operate as, nor be construed to be, a waiver of any subsequent breach or violation, and the waiver by either party of the exercise of any right or remedy that it may possess shall not operate as, nor be construed to be, the waiver of such right or remedy by any other party or parties or a bar to the exercise of such right or remedy by such party or parties upon the occurrence of any subsequent breach or violation.

(d) Headings. The article headings in this Agreement are for convenient reference only and shall not have the effect of modifying or amending the expressed terms

and provisions of this Agreement, nor shall they be used in connection with the interpretation hereof.

(e) Pronouns; Gender. All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural as the identity of the personal liability or obligation with respect to same.

(f) Severability. The invalidity of any provision of this Agreement shall not affect the enforceability of the remaining provisions of this Agreement or any part hereof. In the event that any provision of this Agreement shall be declared invalid by a court of competent jurisdiction, the parties agree that such provision shall be construed, to the extent possible, in a manner which would render the provision valid and enforceable or, if the provision cannot reasonably be construed in a manner which would render the provision valid and enforceable, then this Agreement shall be construed as if such provision had not been inserted.

(g) Governing Law; Jurisdiction; Venue. This Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of Florida without regard to principles of conflicts or choice of laws. Each of the parties irrevocably and unconditionally: (i) agrees that any suit, action or legal proceeding arising out of or relating to this Agreement shall be brought in the courts of record of the State of Florida in Lee County; (ii) consents to the jurisdiction of each such court in any suit, action or proceeding; and (iii) waives any objection which it may have to the laying of venue of any such suit, action or proceeding in any of such courts.

(h) Trial by Jury. The parties hereby waive any right they may have under any applicable law to a trial by jury with respect to any suit or legal action which may be commenced by or against the other concerning the interpretation, construction, validity, enforcement or performance of this Agreement or any other agreement or instrument executed in connection with this Agreement.

(i) Attorney's Fees and Costs. In the event of any litigation arising under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees, court costs and all expenses (including without limitation, all such fees, costs and expenses incident to pre-trial, trial, appellate, bankruptcy, post-judgment and alternative dispute resolution proceedings), incurred in that suit, action or proceeding, in addition to any other relief to which such party is entitled. Attorneys' fees shall include, without limitation, paralegal fees, investigative fees, expert witness fees, administrative costs and all other charges billed by the attorney to the prevailing party.

[signatures on following pages]

In Witness Whereof, the undersigned has executed this Covenant as of the day and year first above written.

WITNESSES:

Alesha Clement
Print Name Alesha Clement
Lori Moore
Print Name Lori Moore

Grantor:

Diplomat RV & Boat Storage, LLC a
Florida limited liability company

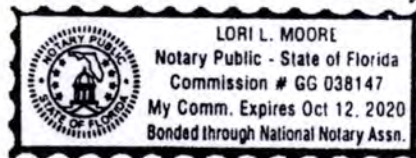
By: Bruce Grady
Print name: Bruce Grady
Title: Manager

STATE OF Florida)
COUNTY OF Lee)

The foregoing instrument was acknowledged before me this 6th day of April, 2017, by Bruce Grady, as Manager of Diplomat RV & Boat Storage, LLC, who ☒ is personally known to me or () has produced _____ as identification.

My commission expires:

Lori Moore
Notary Public



Grantee:

WITNESSES:

[Signature]

Print Name WADE Light

[Signature]

Print Name MIKE NORMAN

[Signature]
Daniel B. Light

STATE OF Illinois
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 4 day of April, 2017, by Daniel B. Light, who (X) is personally known to me or () has produced _____ as identification.

My commission expires:

[Signature]
Notary Public



[signatures continued on following pages]

WITNESSES:

[Signature]

Print Name Leah Rae Light

Leah Rae Light
Leah Rae Light

Lisa Weninger

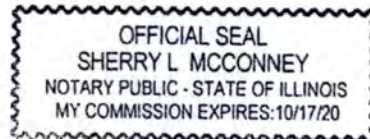
Print Name Lisa Weninger

STATE OF Illinois
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 4 day of April, 2017, by Leah Rae Light, who ☒ is personally known to me or () has produced _____ as identification.

My commission expires:

Sherry L McConney
Notary Public



[signatures on following pages]

WITNESSES:

[Signature]
Print Name MIKE NORMAN

[Signature]
Print Name Lisa Weninger

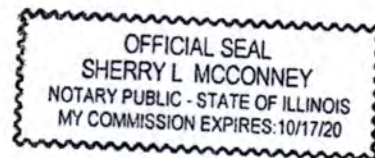
[Signature]
Wade B. Light

STATE OF Illinois
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 4 day of April, 2017, by Wade B. Light, who is personally known to me or () has produced _____ as identification.

My commission expires:

[Signature]
Notary Public



[signatures on following pages]

WITNESSES:

[Signature]

Print Name Shannon D. Pirron

[Signature]
Shannon D. Pirron

Lisa Weninger

Print Name Lisa Weninger

STATE OF Illinois
COUNTY OF Calver

The foregoing instrument was acknowledged before me this 4 day of April, 2017, by Shannon D. Pirron, who is personally known to me or () has produced _____ as identification.

My commission expires:

[Signature]
Notary Public

[signatures on following pages]



WITNESSES:

[Signature]

Print Name EMMA LIGHT

[Signature]
Emma Light

[Signature]

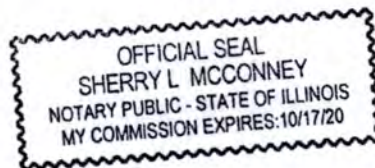
Print Name MIKE NORMAN

STATE OF Illinois
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 4 day of April, 2017, by Emma Light, who (X) is personally known to me or () has produced _____ as identification.

My commission expires:

[Signature]
Notary Public



[signatures on following pages]

WITNESSES:

Mike Norman
Print Name MIKE NORMAN

Wade B. Light
Wade B. Light as Trustee of the Plantation Trust pursuant to Trust Agreement dated 2/19/14 created by Wade B. Light and Karen M. Light

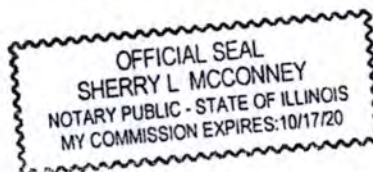
Lisa Weninger
Print Name Lisa Weninger

STATE OF Illinois,
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 4 day of April, 2017, by Wade B. Light as Trustee of the Plantation Trust pursuant to Trust Agreement dated 2/19/14 created by Wade B. Light and Karen M. Light, who X is personally known to me or N/A has produced N/A as identification.

My commission expires:

Sherry L McConney
Notary Public



[signatures on following pages]

WITNESSES:

[Signature]
Print Name Wazlight

[Signature]
Shannon D. Pirron as Trustee of the Plantation Trust pursuant to Trust Agreement dated 2/19/14 created by Ernest D. Pirron and Shannon D. Pirron

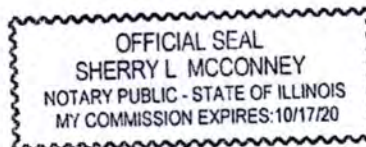
[Signature]
Print Name Lisa Weninger

STATE OF Illinois
COUNTY OF LaSalle

The foregoing instrument was acknowledged before me this 4 day of April, 2017, by Shannon D. Pirron as Trustee of the Plantation Trust pursuant to Trust Agreement dated 2/19/14 created by Ernest D. Pirron and Shannon D. Pirron, who (X) is personally known to me or () has produced _____ as identification.

My commission expires:

[Signature]
Notary Public



[signatures on following pages]

WITNESSES:

VA PI, LLC,
a Florida limited liability company

By: [Signature]
Wade Light, Manager

[Signature]
Print Name MIKE NORMAN

[Signature]
Print Name Lisa Weninger

STATE OF Illinois
COUNTY OF Albany

The foregoing instrument was acknowledged before me this 4 day of April, 2017, by Wade Light, as Manager of VA PI, LLC, a Florida limited liability company, who ☒ is personally known to me or () has produced as identification.

My commission expires:

[Signature]
Notary Public

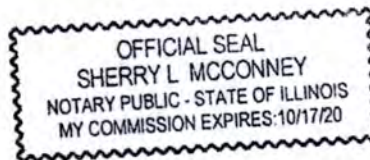


Exhibit "A"
The Property

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING A PART OF PARCEL AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2014000198155, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE S.03°26'31"W., ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, FOR 101.43 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF DIPLOMAT PARKWAY EAST (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833, PAGES 4144 AND 4145, SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE S.03°26'31"W., ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER, ALSO BEING THE WESTERLY BOUNDARY OF MERCHANTS CROSSING SUBDIVISION, AS RECORDED IN PLAT BOOK 52, PAGES 37 THROUGH 47, SAID PUBLIC RECORDS, FOR 826.82 FEET TO THE COMMON BOUNDARY OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2014000198155 AND THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1354, PAGES 1731 AND 1732, SAID PUBLIC RECORDS; THENCE S.89°57'59"W., ALONG SAID COMMON BOUNDARY, FOR 665.71 FEET TO THE EASTERLY BOUNDARY OF A DRAINAGE AREA AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833, PAGE 4137, SAID PUBLIC RECORDS; THENCE N.02°27'08"W., ALONG SAID EASTERLY BOUNDARY, FOR 188.04 FEET; THENCE N.35°01'20"W, ALONG SAID EASTERLY BOUNDARY, FOR 430.04 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF DIPLOMAT PARKWAY EAST, BEING A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2050.00 FEET, A CHORD LENGTH OF 1011.38 FEET, A CHORD BEARING OF N.73°35'35"E., AND A DELTA ANGLE OF 28°33'43"; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND SAID CURVE FOR 1021.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 594,160.79 SQUARE FEET, OR 13.64 ACRES, MORE OR LESS.

Exhibit "B"
Adjoining Property

2

Exhibit B

A tract or parcel of land lying in Section 33, Township 43 South, Range 24 East and Section 4, Township 44 South, Range 24 East, Lee County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 33; thence N 87 degrees 27 minutes 08 seconds E, along the North line of said Section 33, a distance of 1509.63 feet; thence S 02 degrees 32 minutes 52 seconds E, perpendicular to said North line, a distance of 1325.96 feet to an Intersection with the North line of the Southeast Quarter of the Northwest Quarter of said Section 33 and the Point of Beginning, said point being on the maintained right-of-way of Corbett Road; thence N 87 degrees 29 minutes 12 seconds E, along said fractional line, a distance of 895.91 feet to the centerline of Yellow Fever Creek thence S 71 degrees 02 minutes 57 seconds E, a distance of 136.64 feet; thence N 87 degrees 29 minutes 09 seconds E a distance of 327.20 feet; thence N 87 degrees 29 minutes 25 seconds E, a distance of 670.94 feet to a point on the East line of the West half of the Southwest quarter of Northeast Quarter of said Section 33; thence S 00 degrees 32 minutes 55 seconds W, along said fractional line, a distance of 1279.00 feet to the Southeast corner of the West half of the Southwest Quarter of the Northeast corner of said Section 33; thence N 87 degrees 31 minutes 17 seconds E, along the South line of the Northeast quarter of said Section 33, a distance of 2002.08 feet to the East Quarter corner of said Section 33; thence S 01 degrees 01 minutes 36 seconds W, along the East line of said Section 33, a distance of 928.25 feet; thence S 87 degrees 33 minutes 04 seconds W, a distance of 830.95 feet; thence S 00 degrees 49 minutes 40 seconds W, a distance of 1065.23 feet; thence S 87 degrees 33 minutes 58 seconds W, a distance of 249.30 feet to the centerline of Yellow Fever Creek thence along said centerline the following courses; thence S 28 degrees 03 minutes 45 seconds E, a distance of 158.68 feet; thence S 22 degrees 07 minutes 07 seconds E, a distance of 98.46 feet; thence S 21 degrees 11 minutes 54 seconds E, for a distance of 118.17 feet; thence S 07 degrees 11 minutes 11 seconds E, a distance of 123.56 feet; thence S 36 degrees 30 minutes 22 seconds W, a distance of 120.08 feet thence S 38 degrees 58 minutes 03 seconds E, a distance of 124.82 feet to a point on the South line of said Section 33; thence S 87 degrees 34 minutes 53 seconds W, along said South line of Section 33, a distance of 31.51 feet thence S 02 degrees 25 minutes 07 seconds E, a distance of 25.00 feet; thence S 53 degrees 59 minutes 16 seconds E, a distance of 146.64 feet to a point on the Northerly right of way line of State Road No. 78, thence S 59 degrees 35 minutes 00 seconds W, along said Northerly right of way line a distance of 93.96 feet to the beginning of a non-tangent curve to which a radial line bears N 24 degrees 13 minutes 35 seconds W, being concave to the Southeast, having a radius of 2914.79 feet, a delta angle of 06 degrees 11 minutes 25 seconds, a chord distance of 314.76 feet and a chord bearing of S 60 degrees 40 minutes 43 seconds W; thence along the arc of said curve a distance of 314.92 feet to a point of tangency; thence S 59 degrees 35 minutes 00 seconds W, a distance of 101.43 feet; thence S 06 degrees 58 minutes 06 seconds E, a distance of 18.53 feet; thence S 59 degrees 35 minutes 00 seconds W, a distance of 178.33 feet; thence N 14 degrees 02 minutes 48 seconds W, a distance of 243.23 feet; thence N 87 degrees 34 minutes 53 seconds E, a distance of 140.00 feet; thence N 07 degrees 08 minutes 50 seconds W, 65.22 feet; thence S 87 degrees 34 minutes 53 seconds W, a distance of 140.00 feet; thence N 07 degrees 08 minutes 50 seconds W, a distance of 139.56 feet to a point on the South line of said Section 33; thence N 87 degrees 34 minutes 53 seconds E, along said South line of Section 33, a distance of 28.41 feet; thence N 18 degrees 13 minutes 41 seconds W, a distance of 893.54 feet to the beginning of a curve, concave to the Southwest, having a radius of 550.00 feet, a delta angle of 34 degrees 24 minutes 45 seconds, a chord distance of 325.39 feet and a chord bearing of N 35 degrees 26 minutes 04 seconds W; thence along the arc of said curve a distance of 330.34 feet to a point of CUSP, being on a curve to which a radial line bears S 52 degrees 36 minutes 00 seconds E, concave to the Northwest, having a radius of 2150.00 feet, a delta angle of 23 degrees 28 minutes 08 seconds, a chord distance of 874.52 feet and a chord bearing of S 49 degrees 06 minutes 05 seconds W; thence along the arc of said curve a distance of 880.66 feet to a point of tangency; thence S 60 degrees 50 minutes 09 seconds W, a distance of 236.08 feet to the beginning of a curve concave to the Southeast, having a radius of 50.00 feet, a delta angle of 61 degrees 07 minutes 50 seconds, a chord distance of 50.85 feet and a chord bearing of S 30 degrees 16 minutes 14 seconds W; thence along the arc of said curve, a distance of 53.35 feet to a point on the Easterly maintained right-of-way line of Corbett Road; thence N 29 degrees 09 minutes 56 seconds W, along said Easterly maintained right-of-way line of Corbett Road, a distance of 151.72 feet to a point of CUSP, being on a curve to which a radial line bears S 31 degrees 58 minutes 29 seconds W, concave to the Northeast, having a radius of 50.00 feet; a delta angle of 61 degrees 08 minutes 20 seconds, a chord distance of 50.85 feet and a chord bearing of S 88 degrees 35 minutes 41 seconds; thence along the arc of said curve, a distance of 53.35 feet to a point of tangency; thence N 60 degrees 50 minutes 09 seconds E, a distance of 236.08 feet to the beginning of a curve concave to the Northwest, having a radius of 2050.00, a delta angle of 23 degrees 15 minutes 33 seconds, a chord distance of 826.50 feet and a chord bearing of N 49 degrees 12 minutes 22 seconds E, thence along the arc of said curve, a distance of 832.20 feet; thence N 58 degrees 39 minutes 01 seconds W, a distance of 206.64 feet; thence N 58 degrees 38 minutes 49 seconds W, distance of 100.00 feet; thence N 47 degrees 20 minutes 13 seconds W, a distance of 97.37 feet; thence S 35 degrees 40 minutes 23 seconds W, a distance of 380.45 feet; thence N 45 degrees 55 minutes 09 seconds W, a distance of 341.35 feet; thence S 44 degrees 04 minutes 51 seconds W, a distance of 205.14 feet; thence S 29 degrees 04 minutes 07 seconds E, a distance of 80.91 feet; thence S 60 degrees 50 minutes 09 seconds W, a distance of 268.80 feet to a point on the Easterly maintained right-of-way line of Corbett Road, thence N 29 degrees 04 minutes 12 seconds W, along said Easterly maintained right-of-way line, a distance of 1546.03 feet to the beginning of curve concave to the Northeast, having a radius of 878.41 feet; a delta angle of 33 degrees 41 minutes 06 seconds, chord distance of 509.02 feet and a chord bearing of N 12 degrees 13 minutes 39 seconds W; thence along the arc of said curve, a distance of 516.43 feet to a point of tangency; thence N 04 degrees 36 minutes 54 seconds E, a distance of 772.53 feet to the beginning of a curve concave to the Southwest, having a radius of 3355.37 feet, a delta angle of 04 degrees 49 minutes 28 seconds, a chord distance of 282.45 feet and a chord bearing of N 02 degrees 12 minutes 10 seconds E; thence along the arc of said curve, a distance of 282.53 feet to the point or beginning.

LESS AND EXCEPT

A strip of land (100 feet wide) for right-of-way (ROW) purposes lying in Section 33, Township 43 South, Range 24 East, City of Cape Coral, Lee County, Florida, which strip is described as follows: From the southwest corner of the Southeast quarter (SE-1/4) of said Section 33 run N 02° 48' 17" E along the West line of said fractional section for

Exhibit B
(continued)

579.32 feet to the Point of Beginning. From said Point of Beginning run S 63° 15' 05" W for 213.81 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 50.00 feet (chord bearing S 18° 15' 05" W) (Chord 70.71 feet) (delta 90° 00' 00") for 78.54 feet to a point on a non-tangent line and an intersection with the Northeasterly ROW line of Corbett Road; thence run N 26° 44' 55" W along said ROW line for 100.00 feet to the point of curve; thence run Easterly along an arc of a curve to the left of radius 50.00 feet (chord bearing S 71° 44' 55" E) (chord 70.71 feet) (delta 90° 00' 00") for 78.54 feet to a point of tangency; thence run N 63° 15' 05" E for 236.08 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 2050.00 feet (chord bearing N 51° 19' 22" E) (chord 847.44 feet) (delta 23° 51' 26") for 853.59 feet to a point of tangency; thence run N 39° 23' 39" E for 152.66 feet and an intersection with lands described in deed recorded in Official Record Book 1889 at Page 2602, Public Records of Lee County, Florida; thence run N 89° 57' 41" E along said lands for 129.47 feet; thence run S 39° 23' 39" W for 234.90 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the right of radius 2150.00 feet (chord bearing S 51° 19' 22" W) (chord 888.78 feet) (delta 23° 51' 26") for 895.23 feet to a point of tangency; thence run S 63° 15' 05" W for 212.27 feet to the Point of Beginning.

As recorded in Official Records Book 2833, Pages 4142 & 4143
ALSO LESS AND EXCEPT:

A strip of land (100 feet wide) for right-of-way (ROW) purposes lying in Section 33, Township 43 South, Range 24 East, City of Cape Coral, Lee County, Florida, which strip is described as follows: From the southwest corner of the Southeast quarter (SE 1/4) of said Section 33 run N 02° 48' 17" E along the West line of said fractional section for 636.80 feet to an intersection with the centerline of proposed Diplomat Parkway and a point on a non-tangent curve; thence run Northeasterly along an arc of a curve to the left of radius 2100.00 feet (chord bearing N 51° 14' 23" E) (chord 862.15 feet) (delta 23° 41' 28") along said centerline for 868.32 feet to a point of tangency; thence run N 39° 23' 39" E for 193.78 feet to an intersection with the Southwesterly line of lands as described in deed recorded in Official Record Book 1889 at Page 2602, Public Records of Lee County, Florida and the Point of Beginning. From said Point of Beginning run S 89° 57' 41" W along said Southwesterly line for 64.74 feet; thence run N 39° 23' 39" E for 517.86 feet to an intersection with the Northeasterly line of said lands; thence run N 89° 57' 41" E along said Northeasterly line for 129.47 feet; thence run S 39° 23' 39" W for 517.86 feet to an intersection with the Southwesterly line of said lands; thence run S 89° 57' 41" W along said Southwesterly line for 64.74 feet to the Point of Beginning.

As recorded in Official Records Book 2833, Pages 4144 & 4155
ALSO LESS AND EXCEPT:

A strip of land (100 feet wide) for right-of-way (ROW) purposes lying in Section 33, Township 43 South, Range 24 East, City of Cape Coral, Lee County, Florida which strip is described as follows: From the northeast corner of the southeast quarter (SE 1/4) of said Section 33 run S 03° 26' 22" W along the East line of said fractional section for 0.98 feet to the Point of Beginning. From said Point of Beginning continue S 03° 26' 22" W along said East line for 100.45 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the left of radius 2050.00 feet (chord bearing S 63° 38' 03" W) (chord 1683.29 feet) (delta 48° 28' 48") for 1734.58 feet to a point of tangency; thence run S 39° 23' 39" W for 103.03 feet to an intersection with the Northerly line of lands as described in deed recorded in Official Record Book 1889 at Page 2602, Public Records of Lee County, Florida; thence run S 89° 57' 41" W along said Northerly line for 129.47 feet; thence run N 39° 23' 39" E for 185.27 feet to point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 2150.00 feet (chord bearing N 63° 45' 50" E) (chord 1774.29 feet) (delta 48° 44' 23") for 1828.94 feet and the Point of Beginning.

As recorded in Official Records Book 2833, Pages 4146 & 4147

ALSO LESS AND EXCEPT:

A tract or parcel of land lying in Section 33, Township 43 South, Range 24 East, Lee County, Florida, said tract or parcel being described as follows:

From the south quarter corner of said Section 33 run N 02° 48' 17" E along the west line of the southeast one-quarter (SE 1/4) of said Section 33 for 1169.87 feet to an intersection with the northerly line of lands described in Official Record Book 2792, at Page 891 of the Public Records of Lee County, Florida and the Point of Beginning. From said Point of Beginning run N 43° 30' 13" W along said northerly line for 121.06 feet; thence run N 65° 36' 44" E for 369.69 feet to an intersection with said northerly line; thence run the following two (2) courses along said northerly line S 38° 05' 19" W for 353.10 feet; N 43° 30' 13" W for 51.63 feet to the Point of Beginning.

Bearings herein above mentioned are based on the west line the southeast one-quarter (SE 1/4) of said Section 33 to bear N 02° 48' 17" E.

ALSO LESS AND EXCEPT:

Any portion lying within the property described in Official Records Instrument Number 2012000049988, Public Records of Lee County, Florida being more particularly described as follows:

TRACT 101

All that tract or parcel of land lying and being in the SW 1/4 and the SE 1/4 of Section 33, Township 43 South, Range 24 East, Tallahassee Meridian, Lee County, Florida, more particularly described as follows:

Beginning at a concrete monument which is at the northwest corner of Corbett Road Industrial Park, a subdivision as recorded in Official Records Instrument #2006000108975 of the records in the office of the Clerk of the Circuit Court of Lee County, Florida and at plane coordinate position North 854,715.05 feet and East 682,855.63 feet, based on Transverse Mercator Projection, Florida West Zone, NAD 83; Thence N 26° 49' 46" W along the northeasterly right-of-way line of Corbett Road (50-foot right-of-way) a distance of 400.05 feet to a 5/8" iron rod stamped "2"; Thence N 26° 40' 19" W along said northeasterly right-of-way line of said road a distance of 280.00 feet to a 5/8" iron rod stamped "3"; Thence N 63° 19' 41" E a distance of 860.00 feet to a 5/8" iron rod stamped "4"; Thence Northeasterly along a curve to the right with a radius of 1,500.00 feet, a central angle of 02° 20' 05", an arc distance of 61.13 feet, the chord of which bears N 64° 29' 44" E, a distance of 61.12 feet to a 5/8" iron rod stamped "5"; Thence S 29° 07' 38" E a distance of 691.97 feet to a 5/8" iron rod stamped "6" which is on the northern boundary line of an access easement as recorded in Official Records Book 4085, page 3710 of the records in the office of the Clerk of the Circuit Court of Lee County, Florida; Thence S 45° 04' 43" W along the

Exhibit B
(continued)

northern boundary line of said easement a distance of 37.18 feet to a concrete monument which is on the northern boundary of said Corbett Road Industrial Park; Thence S 38° 06' 39" W along the northern boundary of said Corbett Road Industrial Park a distance of 27.35 Feet to a 5/8" iron rod stamped "8"; Thence S 65° 38' 04" W along the northern boundary of said Corbett Road Industrial Park a distance of 890.32 feet, more or less, to the point of beginning.

Less and Except:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING A PART OF PARCEL AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2014000198155, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE S03° 26' 31" W., ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, FOR 101.43 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF DIPLOMAT PARKWAY EAST (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833, PAGES 4144 AND 4145, SAID PUBLIC RECORDS AND THE POINT OF BEGINNING THENCE CONTINUE S03° 26' 31" W., ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER ALSO BEING THE WESTERLY BOUNDARY OF MERCHANTS CROSSING SUBDIVISION, AS RECORDED IN PLAT BOOK 52, PAGES 37 THROUGH 47, SAID PUBLIC RECORDS, FOR 826.82 FEET TO THE COMMON BOUNDARY OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2014000198155 AND THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1354, PAGES 1731 AND 1732, SAID PUBLIC RECORDS; THENCE S.89°57'59" W., ALONG SAID COMMON BOUNDARY, FOR 665.71 FEET TO THE EASTERLY BOUNDARY OF A DRAINAGE AREA AS DESCRIBED IN OFFICIAL RECORDS BOOK 2563, PAGE 2305, SAID PUBLIC RECORDS; THENCE N.02° 27' 08" W., ALONG SAID EASTERLY BOUNDARY, FOR 188.04 FEET; THENCE N.35°01' 20" W, ALONG SAID EASTERLY BOUNDARY, FOR 430.04 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF DIPLOMAT PARKWAY EAST, BEING A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2050.00 FEET, A CHORD LENGTH OF 1011.38 FEET, A CHORD BEARING OF N.73° 35' 35" E., AND A DELTA ANGLE OF 28° 33' 43" ; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND SAID CURVE FOR 1021.93 FEET TO THE POINT OF BEGINNING.


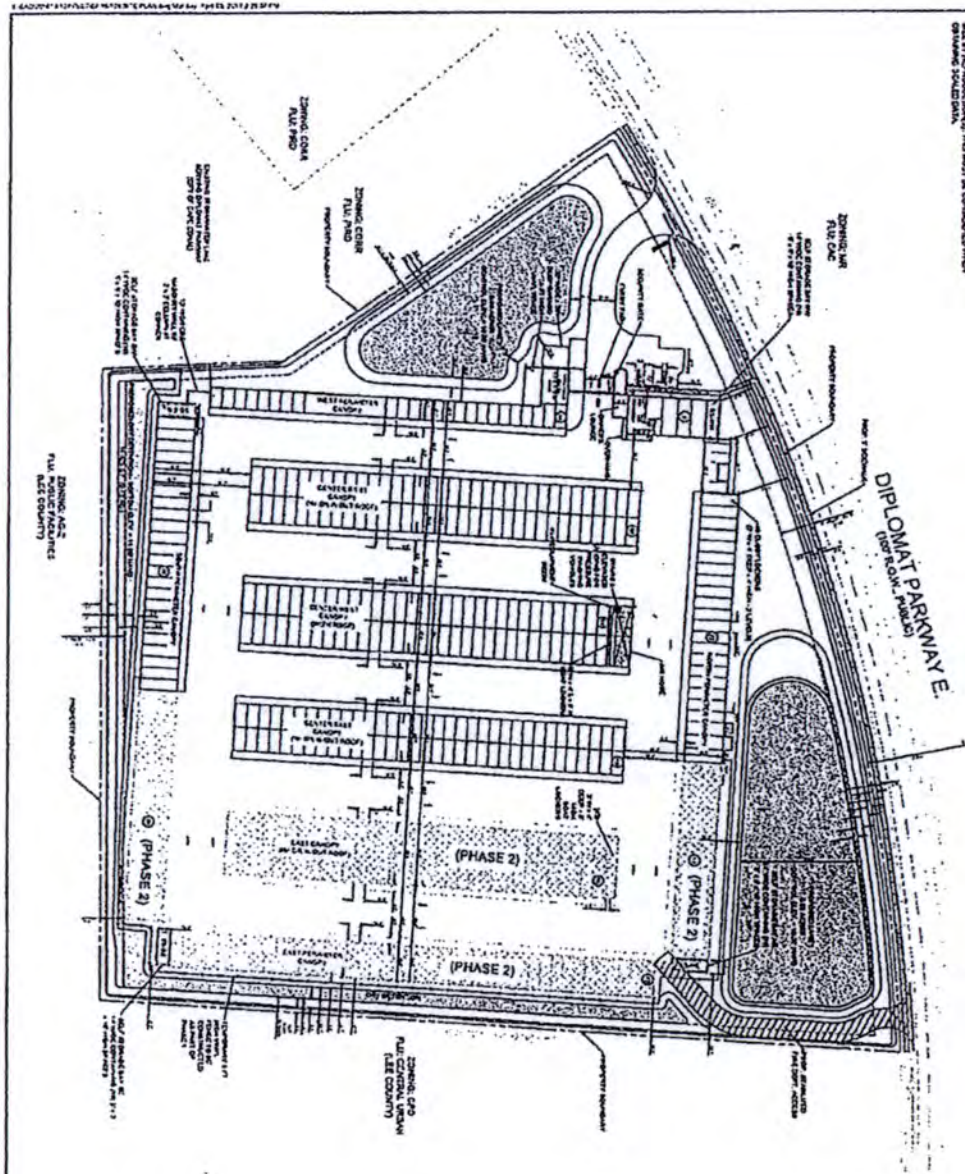


Exhibit "C"
Approved Plans

A handwritten signature or mark, possibly a stylized 'w' or a cursive letter, located at the bottom right of the page.

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



DIPLOMAT PARKWAY E.
 (SEE PLAN SHEET)

- LEGEND
- PROPOSED BUILDING
 - PROPOSED LANDSCAPE DETENTION
 - PROPOSED STORMWATER DETENTION
 - PHASE 1 CONSTRUCTION



SHEET 4 of 21	SITE DESCRIPTION PLAN	DIPLOMAT RV & BOAT STORAGE 10000 SQ. FT. OF STORAGE SPACE 10000 SQ. FT. OF STORAGE SPACE	DATE 10/1/2011	DEVELOPER DIPLOMAT RV & BOAT STORAGE 10000 SQ. FT. OF STORAGE SPACE 10000 SQ. FT. OF STORAGE SPACE	MAASTRICHT 10000 SQ. FT. OF STORAGE SPACE 10000 SQ. FT. OF STORAGE SPACE
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The logo of the National Bureau of Standards (NBS) is located in the top right corner. It features a circular emblem with a stylized torch and the letters 'NBS' inside. Below the emblem is a scale bar with markings for 0, 25, and 50, and the text 'NBS' below it.

Maastricht

DONALD O'NEAL
 1000 1/2 N. 10TH ST. #200
 ST. LOUIS, MO 63103
 314-781-1111

<div style="display: flex; justify-content: space-between;"> <div> <p>1. Introduction</p> <p>2. Methodology</p> <p>3. Results</p> <p>4. Discussion</p> <p>5. Conclusion</p> </div> <div> <p>6. References</p> <p>7. Appendix</p> <p>8. Index</p> <p>9. Table of Contents</p> </div> </div>

[illegible]

**LOMATRY & B
STORAGE**
111, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 6720, 6730, 6740, 6750, 6760, 6770, 6780, 6790, 6800, 6810, 6820, 6830, 6840, 6850, 6860, 6870, 6880, 6890, 6900, 6910, 6920, 6930, 6940, 6950, 6960, 6970, 6980, 6990, 7000, 7010, 7020, 7030, 7040, 7

DATE	
NAME	

LANDSCAPE	PLANT
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SHEET
19 of 21

THESE ARE CONFIDENTIAL PAPERS

SAFETY, HEALTH AND P.A.M.

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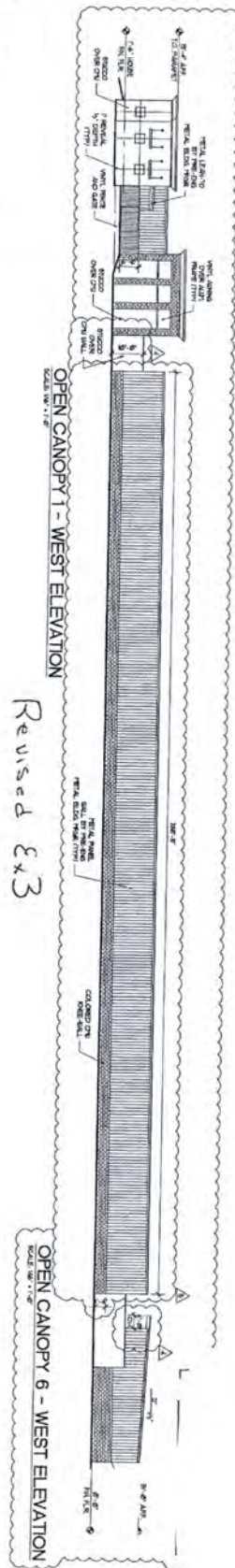
17  MACHOLIA TREE

Page 10 of 10

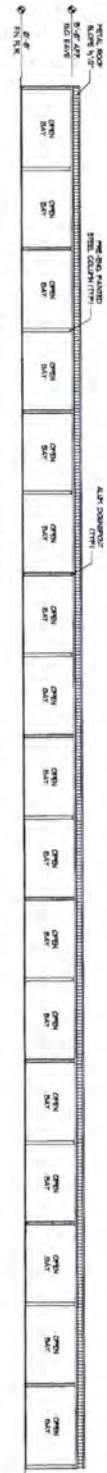
72 CALDWELL
THE PALM TREE

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11		RED MAPLE
22		GREEN BUTTANWOOD
26		BALE CYPRESS
24		SAHOON HOLY
45		LAHAL PALM
16		ROYAL PALM
26		QUEEN PALM



E ELEY ARCHITECT
CORPORAT
8200 COLLEGE PARKWAY, SUITE 101
FORT MYERS, FLORIDA 33919
PHONE (239) 482-2121 FAX (239) 482-122
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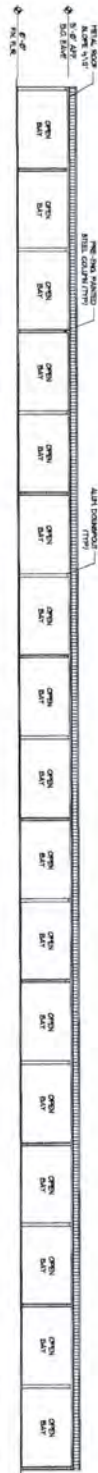
OPEN CANOPY 3 - EAST ELEVATION
SCALE 1/8" = 1'-0"



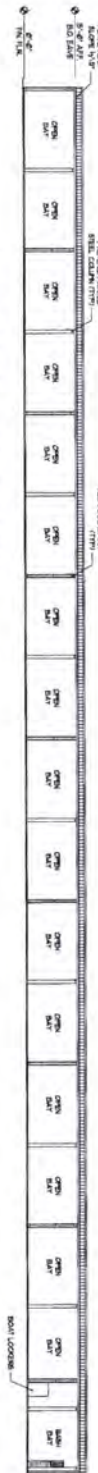
OPEN CANOPY 3 - NORTH ELEVATION
SCALE 1/8" = 1'-0"



OPEN CANOPY 3 - SOUTH ELEVATION
SCALE 1/8" = 1'-0"



OPEN CANOPY 3 - WEST ELEVATION
SCALE 1/8" = 1'-0"



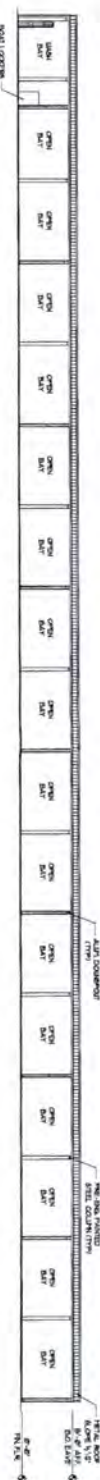
OPEN CANOPY 4 - EAST ELEVATION
SCALE 1/8" = 1'-0"



OPEN CANOPY 4 - NORTH ELEVATION
SCALE 1/8" = 1'-0"



OPEN CANOPY 4 - SOUTH ELEVATION
SCALE 1/8" = 1'-0"



OPEN CANOPY 4 - WEST ELEVATION
SCALE 1/8" = 1'-0"

EXHIBIT "A"

(Legal Description)

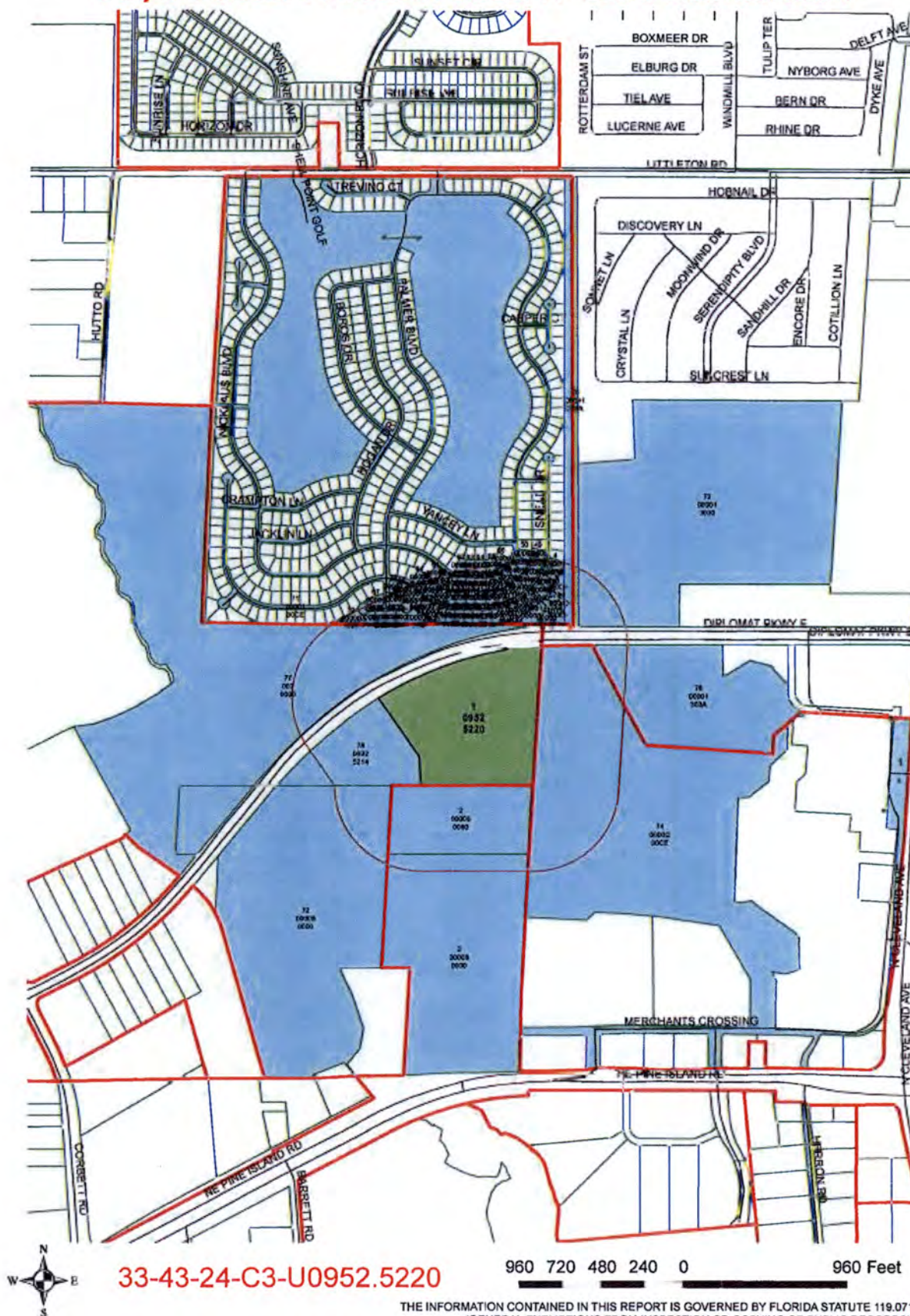
A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING A PART OF PARCEL AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2014000198155, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE S.03°26'31"W., ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, FOR 101.43 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF DIPLOMAT PARKWAY EAST (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833, PAGES 4144 AND 4145, SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE S.03°26'31"W., ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER, ALSO BEING THE WESTERLY BOUNDARY OF MERCHANTS CROSSING SUBDIVISION, AS RECORDED IN PLAT BOOK 52, PAGES 37 THROUGH 47, SAID PUBLIC RECORDS, FOR 826.82 FEET TO THE COMMON BOUNDARY OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2014000198155 AND THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1354, PAGES 1731 AND 1732, SAID PUBLIC RECORDS; THENCE S.89°57'59"W., ALONG SAID COMMON BOUNDARY, FOR 665.71 FEET TO THE EASTERLY BOUNDARY OF A DRAINAGE AREA AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833, PAGE 4137, SAID PUBLIC RECORDS; THENCE N.02°27'08"W., ALONG SAID EASTERLY BOUNDARY, FOR 188.04 FEET; THENCE N.35°01'20"W., ALONG SAID EASTERLY BOUNDARY, FOR 430.04 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF DIPLOMAT PARKWAY EAST, BEING A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2050.00 FEET, A CHORD LENGTH OF 1011.38 FEET, A CHORD BEARING OF N.73°35'35"E., AND A DELTA ANGLE OF 28°33'43"; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND SAID CURVE FOR 1021.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 594,160.79 SQUARE FEET, OR 13.64 ACRES, MORE OR LESS.

2/7/2018

Subject Parcels: 1 Affected Parcels: 77 Buffer Distance: 500 ft



THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).



Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: 2/7/2018 9:25:57 AM
Buffer Distance: 500 ft
Parcels Affected: 77
Subject Parcels: 33-43-24-C3-U0952.5220

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
STATE OF FL DOT PO BOX 1249 BARTOW, FL 33831	33-43-24-00-00008.0060 GOVT LOT NORTH FORT MYERS FL 33903	PARL IN N E 1/4 OF S E 1/4 AS DESC IN OR 1354 PG 1731	2
TIIF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	33-43-24-00-00009.0000 2981 NE PINE ISLAND RD CAPE CORAL FL 33909	E 1/2 OF SE 1/4 OF SE 1/4 + E 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4 OF SE 1/4	3
GRIFFITH JERRY L & 67 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0670 67 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 67	4
SIX LAKES COUNTRY CLUB INC DEBROAH M SEGGERMAN M+ 68 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0680 68 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 68	5
SIX LAKES COUNTRY CLUB INC KAREN + H DUANE LUESSENHEIDE 69 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0690 69 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 69	6
SIX LAKES COUNTRY CLUB INC STUART R + JOYCE E HILL + 70 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0700 70 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 70	7
SIX LAKES COUNTRY CLUB INC RALPH W + THERESE A GIBBS 71 SANDERS CT NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0710 71 SANDERS CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 71	8
SIX LAKES COUNTRY CLUB INC RICHARD + CAROLE A SPIRNAK 72 SANDERS CT NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0720 72 SANDERS CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 72	9
SIX LAKES COUNTRY CLUB INC M B OKEEFE + J DEVLIN T/C 24 PINE DR NESCONSET, NY 11767	33-43-24-01-00000.0730 73 SANDERS CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 73	10
OBRIEN JOSEPH M 74 SANDERS CT NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0740 74 SANDERS CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 74	11
SIX LAKES COUNTRY CLUB INC 9151 LITTLETON RD NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0750 75 SANDERS CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 75	12
CULVER DENNIS N JR + 76 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0760 76 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 76	13
SIX LAKES COUNTRY CLUB INC WILLIAM J + MARY P HOFFMAN 77 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0770 77 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 77	14
SIX LAKES COUNTRY CLUB INC CLAUDIA A TUSON + 78 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0780 78 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 78	15

All data is current at time of printing and subject to change without notice.
 THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
 (GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
SIX LAKES COUNTRY CLUB INC THOMAS + VICKI DROLEMA 79 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0790 79 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 79	16
SIX LAKES COUNTRY CLUB INC JOSEPH H + LAURA L DURHAM 80 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0800 80 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 80	17
SIX LAKES COUNTRY CLUB INC LEOLA E HAYES 81 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0810 81 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 81	18
SIX LAKES COUNTRY CLUB INC JOHN P + SANDRA K POST 82 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0820 82 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 82	19
SKELTON JACK L + 83 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0830 83 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 83	20
WHITAKER NATALIE M + 84 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0840 84 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 84	21
SIX LAKES COUNTRY CLUB INC CHERYL RITSCHIE 85 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0850 85 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 85	22
BAUERLE FRED L + SUSAN D 86 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0860 86 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 86	23
SIX LAKES COUNTRY CLUB INC ANDRE N + JUDITH R BRASSARD 87 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0870 87 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 87	24
SIX LAKES COUNTRY CLUB INC MARY L SPOERL TR 6 SQUIRE LN SAINT CHARLES, IL 60174	33-43-24-01-00000.0880 88 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 88	25
SIX LAKES COUNTRY CLUB INC ROBERT W + MARY L KURON 89 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0890 89 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 89	26
SIX LAKES COUNTRY CLUB INC SYDNEY M VILLEROT 52527 BELLE VERNON UTICA, MI 48316	33-43-24-01-00000.0900 90 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 90	27
SIX LAKES COUNTRY CLUB INC DENNIS H BRYANT 91 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0910 91 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 91	28
SIX LAKES COUNTRY CLUB INC WILLIAM L + CONNIE BRADLEY TR 92 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0920 92 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 92	29
KLEMZ NORMA J NORMAN R + NORMA J KLEMZ 93 PALMER BLVD NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0930 93 PALMER BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 93	30
SIX LAKES COUNTRY CLUB INC FRANCIS W + ELIZABETH MURPHY 94 ARCHER LN NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0940 94 ARCHER LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 94	31
HOUSTON RICHARD K & 95 ARCHER LN NORTH FORT MYERS, FL 33903	33-43-24-01-00000.0950 95 ARCHER LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 95	32
SIX LAKES COUNTRY CLUB INC MONICA RIDDELL 135 BEECH CT GLASSBORO, NJ 08028	33-43-24-01-00000.0960 96 ARCHER LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 96	33

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
SIX LAKES COUNTRY CLUB INC EDMUND P + TODD A RENALDI J/T 100 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1000 100 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 100	34
REILLY PERRY T + PATRICIA B + 101 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1010 101 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 101	35
KURON KATHLEEN & ANDREW + 113 WESTMINSTER DR MARS, PA 16046	33-43-24-01-00000.1020 102 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 102	36
SIX LAKES COUNTRY CLUB INC CHARLES D + MARY LOU WILSON 4438 S 775 E NEW ROSS, IN 47968	33-43-24-01-00000.1030 103 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 103	37
SIX LAKES COUNTRY CLUB INC REBECCA L + DEWITT O HARRIS 104 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1040 104 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 104	38
MEIDL DRUCILLA TR 105 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1050 105 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 105	39
SIX LAKES COUNTRY CLUB INC PATRICIA M SOPER 106 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1060 106 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 106	40
SIX LAKES COUNTRY CLUB INC DAVID A + JO NUTTLE 6506 SIR FRANCIS COVE FORT WAYNE, IN 46835	33-43-24-01-00000.1070 107 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 107	41
SIX LAKES COUNTRY CLUB INC JAMES A + CECILIA A BOLTON 307 ROTH BLVD CLAWSON, MI 48017	33-43-24-01-00000.1080 108 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 108	42
LINEBERRY JAMES S 109 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1090 109 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 109	43
TRAVERS EVELYN TR 110 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1100 110 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 110	44
SIX LAKES COUNTRY CLUB INC JOYCE M DEFILIPPO TR 111 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1110 111 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 111	45
BEATTIE RAYMOND T 112 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1120 112 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 112	46
MUCHLER CARRIE L 113 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1130 113 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 113	47
SIX LAKES COUNTRY CLUB INC STACEY R OVERTON TR + 3809 WINDOVER DR EDMOND, OK 73013	33-43-24-01-00000.1140 114 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 114	48
SIX LAKES COUNTRY CLUB INC HAROLD H + BETTY C BOLTON 115 SNEAD DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1150 115 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 115	49
SIX LAKES COUNTRY CLUB INC PAUL + MORNING WAMACK 130 NICKLAUS BLVD NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1300 130 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 130	50
MAYNARD JIMMY W & LYNN A 131 NICKLAUS BLVD NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1310 131 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 131	51
SNELL STEPHEN WESLEY 132 NICKLAUS BLVD NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1320 132 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 132	52

All data is current at time of printing and subject to change without notice.
THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
SIX LAKES COUNTRY CLUB INC RAY S + ROSE ANN PASTEWKA 2510 E 43RD ST ERIE, PA 16510	33-43-24-01-00000.1330 133 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 133	53
SIX LAKES COUNTRY CLUB INC CLAIR E GARROSS 134 NICKLAUS BLVD NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1340 134 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 134	54
SIX LAKES COUNTRY CLUB INC WILLIAM T JONES 135 NICKLAUS BLVD NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1350 135 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 135	55
SIX LAKES COUNTRY CLUB INC LESTER + SHERRY ARCHY + 911 TARKLIN BR GREENUP, KY 41144	33-43-24-01-00000.1360 136 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 136	56
HILLA MICHAEL J & EILEEN K 137 NICKLAUS BLVD NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1370 137 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 137	57
SIX LAKES COUNTRY CLUB INC DIANE IVOSIC + DAVID ELLIOTT + 516 HOGAN DR NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1380 138 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 138	58
SIX LAKES COUNTRY CLUB INC ERNEST J + JEANNE L HOGG 139 NICKLAUS BLVD NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1390 139 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 139	59
SIX LAKES COUNTRY CLUB INC JOHN R + LESLEY A CLARK 2481 MISSISSAUGA DAM RD BUCKHORN, ON K0L 1J0 CANADA	33-43-24-01-00000.1400 140 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 140	60
BARTHELEMY MARK D & 141 NICKLAUS BLVD NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1410 141 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 141	61
SIX LAKES COUNTRY CLUB INC KAREY J + JENNIFER M DEL DUCCO 155 NICKLAUS BLVD NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1550 155 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 155	62
SIX LAKES COUNTRY CLUB INC RAYMOND J ZERNIA N 8246 TURKEY TRL CRIVITZ, WI 54114	33-43-24-01-00000.1560 156 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 156	63
PRATT WILLIAM VICTOR + 851 SNYDER ST OXFORD, MI 48371	33-43-24-01-00000.1570 157 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 157	64
SIX LAKES COUNTRY CLUB INC DONALD B + PATRICIA ANN THIEKE 158 NICKLAUS BLVD NORTH FORT MYERS, FL 33903	33-43-24-01-00000.1580 158 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 158	65
KETT DAVID & LINDA 36887 ROWE CT STERLING HEIGHTS, MI 48312	33-43-24-01-00000.1590 159 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 159	66
WRIGHT GERALD D TR 1320 EAGLESON LN WAKE FOREST, NC 27587	33-43-24-01-00000.4270 427 PALMER BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 427	67
SIX LAKES COUNTRY CLUB INC RANDALL L + RITA M COPE + 428 ARCHER LN NORTH FORT MYERS, FL 33903	33-43-24-01-00000.4280 428 ARCHER LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 428	68
GREEN JOAN MARIE & 429 ARCHER LN NORTH FORT MYERS, FL 33903	33-43-24-01-00000.4290 429 ARCHER LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 429	69
SIX LAKES COUNTRY CLUB INC HILDA I JOHNSON TR 1803 GLADYS AVE GRAND HAVEN, MI 49417	33-43-24-01-00000.4300 430 ARCHER LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 430	70

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
SIX LAKES COUNTRY CLUB INC 9151 LITTLETON RD NORTH FORT MYERS, FL 33903	33-43-24-01-00001.00CE 9151 LITTLETON RD NORTH FORT MYERS FL	SIX LAKES COUNTRY CLUB C/E CLUB HSE +TENNIS +POOL SHUFFLEBOARD + GOLF COURSE	71
LIGHT DANIEL B 49.36% INT + 6810 INTERNATIONAL CENTER BLVD FORT MYERS, FL 33912	33-43-24-C3-00008.0000 ACCESS UNDETERMINED CAPE CORAL FL	PARL IN E 1/2 OF SE 1/4 DESC OR1889/2602 LESS PT 7.0040 + R/W 2563/2305 + LESS ROW OR 2833 PG 4141	72
DIPLOMAT CAPITAL LLC 12800 UNIVERSITY DR STE 275 FORT MYERS, FL 33907	34-43-24-00-00001.3030 ACCESS UNDETERMINED NORTH FORT MYERS FL	PARL W OF US 41 AS DESC IN INST 2005-145398	73
RB MERCHANTS LLC 33.34% + RD MANAGEMENT LLC 810 SEVENTH AVE 10TH FLOOR NEW YORK, NY 10019	34-43-24-03-0000C.00CE MERCHANTS CROSSING C/E NORTH FORT MYERS FL	MERCHANTS CROSSING PB 52 PGS 37-47 TRACTS C D E F + J	74
DIPLOMAT CAPITAL LLC 12800 UNIVERSITY DR STE 275 FORT MYERS, FL 33907	34-43-24-00-00001.306A DIPLOMAT PKWY E NORTH FORT MYERS FL 33903	W 25FT OF THE NW 1/4 LYING W OF US 41 AND N OF DIPLOMAT	75
DIPLOMAT CAPITAL LLC 12800 UNIVERSITY DR STE 275 FORT MYERS, FL 33907	34-43-24-00-00001.303A DIPLOMAT PKWY E CAPE CORAL FL 33909	PARL W OF US 41 AS PORT DESC IN INST 2005-145398 S OF DIPLOMAT	76
LIGHT DANIEL B 49.36% INT + 6810 INTERNATIONAL CENTER BLVD FORT MYERS, FL 33912	33-43-24-C3-00007.0000 ACCESS UNDETERMINED CAPE CORAL FL	PARL DESC OR 1985 PG 4580 + OR 4085 PG 3688 LESS OR 2087 PG 3197 LESS OR 2268 PG 4260 + LESS OR 4085 PG 3692 LESS ROW OR 2833 PG 4141 LESS PARS S OF DIPLOMAT PKWY	77
LIGHT DANIEL B 49.36% INT + 6810 INTERNATIONAL CENTER BLVD FORT MYERS, FL 33912	33-43-24-C3-U0932.5214 ACCESS UNDETERMINED CAPE CORAL FL	DESC OR 1985 PG 4580 + OR 4085 PG 3688 LESS OR 2087 PG 3197 LESS OR 2268 PG 4260 + LESS OR 4085 PG 3692 LESS ROW OR 2833 PG 4141 LESS INST# 2017000076606 N OF DIPLOMAT IN N 1/2 OF SE 1/4 SEC 33 TWSP 43 R 24	78

33-43-24-00-00008.0060

STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

33-43-24-01-00000.0750

SIX LAKES COUNTRY CLUB INC
9151 LITTLETON RD
NORTH FORT MYERS, FL 33903

33-43-24-00-00009.0000

TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

33-43-24-01-00000.0760

CULVER DENNIS N JR +
76 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0670

GRIFFITH JERRY L &
67 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0770

SIX LAKES COUNTRY CLUB INC
WILLIAM J + MARY P HOFFMAN
77 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0680

SIX LAKES COUNTRY CLUB INC
DEBROAH M SEGGERMAN M+
68 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0780

SIX LAKES COUNTRY CLUB INC
CLAUDIA A TUSON +
78 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0690

SIX LAKES COUNTRY CLUB INC
KAREN + H DUANE LUESSENHEIDE
69 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0790

SIX LAKES COUNTRY CLUB INC
THOMAS + VICKI DROLEMA
79 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0700

SIX LAKES COUNTRY CLUB INC
STUART R + JOYCE E HILL +
70 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0800

SIX LAKES COUNTRY CLUB INC
JOSEPH H + LAURA L DURHAM
80 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0710

SIX LAKES COUNTRY CLUB INC
RALPH W + THERESE A GIBBS
71 SANDERS CT
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0810

SIX LAKES COUNTRY CLUB INC
LEOLA E HAYES
81 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0720

SIX LAKES COUNTRY CLUB INC
RICHARD + CAROLE A SPIRNAK
72 SANDERS CT
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0820

SIX LAKES COUNTRY CLUB INC
JOHN P + SANDRA K POST
82 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0730

SIX LAKES COUNTRY CLUB INC
M B OKEEFE + J DEVLIN T/C
24 PINE DR
NESCONSET, NY 11767

33-43-24-01-00000.0830

SKELTON JACK L +
83 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0740

OBRIEN JOSEPH M
74 SANDERS CT
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0840

WHITAKER NATALIE M +
84 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0850
SIX LAKES COUNTRY CLUB INC
CHERYL RITSCHKE
85 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0860
BAUERLE FRED L + SUSAN D
86 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0870
SIX LAKES COUNTRY CLUB INC
ANDRE N + JUDITH R BRASSARD
87 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0880
SIX LAKES COUNTRY CLUB INC
MARY L SPOERL TR
6 SQUIRE LN
SAINT CHARLES, IL 60174

33-43-24-01-00000.0890
SIX LAKES COUNTRY CLUB INC
ROBERT W + MARY L KURON
89 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0900
SIX LAKES COUNTRY CLUB INC
SYDNEY M VILLEROT
52527 BELLE VERNON
UTICA, MI 48316

33-43-24-01-00000.0910
SIX LAKES COUNTRY CLUB INC
DENNIS H BRYANT
91 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0920
SIX LAKES COUNTRY CLUB INC
WILLIAM L + CONNIE BRADLEY TR
92 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0930
KLEMZ NORMA J
NORMAN R + NORMA J KLEMZ
93 PALMER BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0940
SIX LAKES COUNTRY CLUB INC
FRANCIS W + ELIZABETH MURPHY
94 ARCHER LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0950
HOUSTON RICHARD K &
95 ARCHER LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0960
SIX LAKES COUNTRY CLUB INC
MONICA RIDDELL
135 BEECH CT
GLASSBORO, NJ 08028

33-43-24-01-00000.1000
SIX LAKES COUNTRY CLUB INC
EDMUND P + TODD A RENALDI J/T
100 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1010
REILLY PERRY T + PATRICIA B +
101 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1020
KURON KATHLEEN & ANDREW +
113 WESTMINSTER DR
MARS, PA 16046

33-43-24-01-00000.1030
SIX LAKES COUNTRY CLUB INC
CHARLES D + MARY LOU WILSON
4438 S 775 E
NEW ROSS, IN 47968

33-43-24-01-00000.1040
SIX LAKES COUNTRY CLUB INC
REBECCA L + DEWITT O HARRIS
104 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1050
MEIDL DRUCILLA TR
105 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1060
SIX LAKES COUNTRY CLUB INC
PATRICIA M SOPER
106 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1070
SIX LAKES COUNTRY CLUB INC
DAVID A + JO NUTTLE
6506 SIR FRANCIS COVE
FORT WAYNE, IN 46835

33-43-24-01-00000.1080
SIX LAKES COUNTRY CLUB INC
JAMES A + CECILIA A BOLTON
307 ROTH BLVD
CLAWSON, MI 48017

33-43-24-01-00000.1090
LINEBERRY JAMES S
109 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1100
TRAVERS EVELYN TR
110 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1110
SIX LAKES COUNTRY CLUB INC
JOYCE M DEFILIPPO TR
111 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1120
BEATTIE RAYMOND T
112 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1130
MUCHLER CARRIE L
113 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1140
SIX LAKES COUNTRY CLUB INC
STACEY R OVERTON TR +
3809 WINDOVER DR
EDMOND, OK 73013

33-43-24-01-00000.1150
SIX LAKES COUNTRY CLUB INC
HAROLD H + BETTY C BOLTON
115 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1300
SIX LAKES COUNTRY CLUB INC
PAUL + MORNING WAMACK
130 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1310
MAYNARD JIMMY W & LYNN A
131 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1320
SNELL STEPHEN WESLEY
132 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1330
SIX LAKES COUNTRY CLUB INC
RAY S + ROSE ANN PASTEWKA
2510 E 43RD ST
ERIE, PA 16510

33-43-24-01-00000.1340
SIX LAKES COUNTRY CLUB INC
CLAIR E GARROSS
134 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1350
SIX LAKES COUNTRY CLUB INC
WILLIAM T JONES
135 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1360
SIX LAKES COUNTRY CLUB INC
LESTER + SHERRY ARCHEY +
911 TARKLIN BR
GREENUP, KY 41144

33-43-24-01-00000.1370
HILLA MICHAEL J & EILEEN K
137 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1380
SIX LAKES COUNTRY CLUB INC
DIANE IVOSIC + DAVID ELLIOTT +
516 HOGAN DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1390
SIX LAKES COUNTRY CLUB INC
ERNEST J + JEANNE L HOGG
139 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1400
SIX LAKES COUNTRY CLUB INC
JOHN R + LESLEY A CLARK
2481 MISSISSAUGA DAM RD
BUCKHORN, ON K0L 1J0
CANADA

33-43-24-01-00000.1410
BARTHELEMY MARK D &
141 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1550
SIX LAKES COUNTRY CLUB INC
KAREY J + JENNIFER M DEL DUCO
155 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1560
SIX LAKES COUNTRY CLUB INC
RAYMOND J ZERNIA
N 8246 TURKEY TRL
CRIVITZ, WI 54114

33-43-24-01-00000.1570
PRATT WILLIAM VICTOR +
851 SNYDER ST
OXFORD, MI 48371

33-43-24-01-00000.1580
SIX LAKES COUNTRY CLUB INC
DONALD B + PATRICIA ANN THIEKE
158 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1590
KETT DAVID & LINDA
36887 ROWE CT
STERLING HEIGHTS, MI 48312

33-43-24-01-00000.4270
WRIGHT GERALD D TR
1320 EAGLESON LN
WAKE FOREST, NC 27587

33-43-24-01-00000.4280
SIX LAKES COUNTRY CLUB INC
RANDALL L + RITA M COPE +
428 ARCHER LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.4290
GREEN JOAN MARIE &
429 ARCHER LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.4300
SIX LAKES COUNTRY CLUB INC
HILDA I JOHNSON TR
1803 GLADYS AVE
GRAND HAVEN, MI 49417

33-43-24-01-00001.00CE
SIX LAKES COUNTRY CLUB INC
9151 LITTLETON RD
NORTH FORT MYERS, FL 33903

33-43-24-C3-00008.0000
LIGHT DANIEL B 49.36% INT +
6810 INTERNATIONAL CENTER BLVD
FORT MYERS, FL 33912

34-43-24-00-00001.3030
DIPLOMAT CAPITAL LLC
12800 UNIVERSITY DR STE 275
FORT MYERS, FL 33907

34-43-24-03-0000C.00CE
RB MERCHANTS LLC 33.34% +
RD MANAGEMENT LLC
810 SEVENTH AVE
10TH FLOOR
NEW YORK, NY 10019

34-43-24-00-00001.306A
DIPLOMAT CAPITAL LLC
12800 UNIVERSITY DR STE 275
FORT MYERS, FL 33907

34-43-24-00-00001.303A
DIPLOMAT CAPITAL LLC
12800 UNIVERSITY DR STE 275
FORT MYERS, FL 33907

33-43-24-C3-00007.0000
LIGHT DANIEL B 49.36% INT +
6810 INTERNATIONAL CENTER BLVD
FORT MYERS, FL 33912

33-43-24-C3-U0932.5214
LIGHT DANIEL B 49.36% INT +
6810 INTERNATIONAL CENTER BLVD
FORT MYERS, FL 33912

33-43-24-00-00008.0060

STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

33-43-24-01-00000.0750

SIX LAKES COUNTRY CLUB INC
9151 LITTLETON RD
NORTH FORT MYERS, FL 33903

33-43-24-00-00009.0000

TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

33-43-24-01-00000.0760

CULVER DENNIS N JR +
76 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0670

GRIFFITH JERRY L &
67 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0770

SIX LAKES COUNTRY CLUB INC
WILLIAM J + MARY P HOFFMAN
77 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0680

SIX LAKES COUNTRY CLUB INC
DEBROAH M SEGGERMAN M+
68 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0780

SIX LAKES COUNTRY CLUB INC
CLAUDIA A TUSON +
78 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0690

SIX LAKES COUNTRY CLUB INC
KAREN + H DUANE LUESSENHEIDE
69 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0790

SIX LAKES COUNTRY CLUB INC
THOMAS + VICKI DROLEMA
79 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0700

SIX LAKES COUNTRY CLUB INC
STUART R + JOYCE E HILL +
70 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0800

SIX LAKES COUNTRY CLUB INC
JOSEPH H + LAURA L DURHAM
80 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0710

SIX LAKES COUNTRY CLUB INC
RALPH W + THERESE A GIBBS
71 SANDERS CT
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0810

SIX LAKES COUNTRY CLUB INC
LEOLA E HAYES
81 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0720

SIX LAKES COUNTRY CLUB INC
RICHARD + CAROLE A SPIRNAK
72 SANDERS CT
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0820

SIX LAKES COUNTRY CLUB INC
JOHN P + SANDRA K POST
82 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0730

SIX LAKES COUNTRY CLUB INC
M B OKEEFE + J DEVLIN T/C
24 PINE DR
NESCONSET, NY 11767

33-43-24-01-00000.0830

SKELTON JACK L +
83 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0740

OBRIEN JOSEPH M
74 SANDERS CT
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0840

WHITAKER NATALIE M +
84 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0850
SIX LAKES COUNTRY CLUB INC
CHERYL RITSCHKE
85 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0860
BAUERLE FRED L + SUSAN D
86 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0870
SIX LAKES COUNTRY CLUB INC
ANDRE N + JUDITH R BRASSARD
87 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0880
SIX LAKES COUNTRY CLUB INC
MARY L SPOERL TR
6 SQUIRE LN
SAINT CHARLES, IL 60174

33-43-24-01-00000.0890
SIX LAKES COUNTRY CLUB INC
ROBERT W + MARY L KURON
89 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0900
SIX LAKES COUNTRY CLUB INC
SYDNEY M VILLEROT
52527 BELLE VERNON
UTICA, MI 48316

33-43-24-01-00000.0910
SIX LAKES COUNTRY CLUB INC
DENNIS H BRYANT
91 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0920
SIX LAKES COUNTRY CLUB INC
WILLIAM L + CONNIE BRADLEY TR
92 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0930
KLEMZ NORMA J
NORMAN R + NORMA J KLEMZ
93 PALMER BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0940
SIX LAKES COUNTRY CLUB INC
FRANCIS W + ELIZABETH MURPHY
94 ARCHER LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0950
HOUSTON RICHARD K &
95 ARCHER LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0960
SIX LAKES COUNTRY CLUB INC
MONICA RIDDELL
135 BEECH CT
GLASSBORO, NJ 08028

33-43-24-01-00000.1000
SIX LAKES COUNTRY CLUB INC
EDMUND P + TODD A RENALDI J/T
100 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1010
REILLY PERRY T + PATRICIA B +
101 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1020
KURON KATHLEEN & ANDREW +
113 WESTMINSTER DR
MARS, PA 16046

33-43-24-01-00000.1030
SIX LAKES COUNTRY CLUB INC
CHARLES D + MARY LOU WILSON
4438 S 775 E
NEW ROSS, IN 47968

33-43-24-01-00000.1040
SIX LAKES COUNTRY CLUB INC
REBECCA L + DEWITT O HARRIS
104 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1050
MEIDL DRUCILLA TR
105 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1060
SIX LAKES COUNTRY CLUB INC
PATRICIA M SOPER
106 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1070
SIX LAKES COUNTRY CLUB INC
DAVID A + JO NUTTLE
6506 SIR FRANCIS COVE
FORT WAYNE, IN 46835

33-43-24-01-00000.1080
SIX LAKES COUNTRY CLUB INC
JAMES A + CECILIA A BOLTON
307 ROTH BLVD
CLAWSON, MI 48017

33-43-24-01-00000.1090
LINEBERRY JAMES S
109 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1100
TRAVERS EVELYN TR
110 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1110
SIX LAKES COUNTRY CLUB INC
JOYCE M DEFILIPPO TR
111 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1120
BEATTIE RAYMOND T
112 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1130
MUCHLER CARRIE L
113 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1140
SIX LAKES COUNTRY CLUB INC
STACEY R OVERTON TR +
3809 WINDOVER DR
EDMOND, OK 73013

33-43-24-01-00000.1150
SIX LAKES COUNTRY CLUB INC
HAROLD H + BETTY C BOLTON
115 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1300
SIX LAKES COUNTRY CLUB INC
PAUL + MORNING WAMACK
130 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1310
MAYNARD JIMMY W & LYNN A
131 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1320
SNELL STEPHEN WESLEY
132 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1330
SIX LAKES COUNTRY CLUB INC
RAY S + ROSE ANN PASTEWKA
2510 E 43RD ST
ERIE, PA 16510

33-43-24-01-00000.1340
SIX LAKES COUNTRY CLUB INC
CLAIR E GARROSS
134 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1350
SIX LAKES COUNTRY CLUB INC
WILLIAM T JONES
135 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1360
SIX LAKES COUNTRY CLUB INC
LESTER + SHERRY ARCHEY +
911 TARKLIN BR
GREENUP, KY 41144

33-43-24-01-00000.1370
HILLA MICHAEL J & EILEEN K
137 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1380
SIX LAKES COUNTRY CLUB INC
DIANE IVOSIC + DAVID ELLIOTT +
516 HOGAN DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1390
SIX LAKES COUNTRY CLUB INC
ERNEST J + JEANNE L HOGG
139 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1400
SIX LAKES COUNTRY CLUB INC
JOHN R + LESLEY A CLARK
2481 MISSISSAUGA DAM RD
BUCKHORN, ON K0L 1J0
CANADA

33-43-24-01-00000.1410
BARTHELEMY MARK D &
141 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1550
SIX LAKES COUNTRY CLUB INC
KAREY J + JENNIFER M DEL DUCO
155 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1560
SIX LAKES COUNTRY CLUB INC
RAYMOND J ZERNIA
N 8246 TURKEY TRL
CRIVITZ, WI 54114

33-43-24-01-00000.1570
PRATT WILLIAM VICTOR +
851 SNYDER ST
OXFORD, MI 48371

33-43-24-01-00000.1580
SIX LAKES COUNTRY CLUB INC
DONALD B + PATRICIA ANN THIEKE
158 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1590
KETT DAVID & LINDA
36887 ROWE CT
STERLING HEIGHTS, MI 48312

33-43-24-01-00000.4270
WRIGHT GERALD D TR
1320 EAGLESON LN
WAKE FOREST, NC 27587

33-43-24-01-00000.4280
SIX LAKES COUNTRY CLUB INC
RANDALL L + RITA M COPE +
428 ARCHER LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.4290
GREEN JOAN MARIE &
429 ARCHER LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.4300
SIX LAKES COUNTRY CLUB INC
HILDA I JOHNSON TR
1803 GLADYS AVE
GRAND HAVEN, MI 49417

33-43-24-01-00001.00CE
SIX LAKES COUNTRY CLUB INC
9151 LITTLETON RD
NORTH FORT MYERS, FL 33903

33-43-24-C3-00008.0000
LIGHT DANIEL B 49.36% INT +
6810 INTERNATIONAL CENTER BLVD
FORT MYERS, FL 33912

34-43-24-00-00001.3030
DIPLOMAT CAPITAL LLC
12800 UNIVERSITY DR STE 275
FORT MYERS, FL 33907

34-43-24-03-0000C.00CE
RB MERCHANTS LLC 33.34% +
RD MANAGEMENT LLC
810 SEVENTH AVE
10TH FLOOR
NEW YORK, NY 10019

34-43-24-00-00001.306A
DIPLOMAT CAPITAL LLC
12800 UNIVERSITY DR STE 275
FORT MYERS, FL 33907

34-43-24-00-00001.303A
DIPLOMAT CAPITAL LLC
12800 UNIVERSITY DR STE 275
FORT MYERS, FL 33907

33-43-24-C3-00007.0000
LIGHT DANIEL B 49.36% INT +
6810 INTERNATIONAL CENTER BLVD
FORT MYERS, FL 33912

33-43-24-C3-U0932.5214
LIGHT DANIEL B 49.36% INT +
6810 INTERNATIONAL CENTER BLVD
FORT MYERS, FL 33912

2320 First Street
Suite 1000
Fort Myers, FL 33901
DIRECT DIAL 239.338.4207
PHONE 239.337.3850 FAX 239.337.0970
bgrady@ralaw.com

WWW.RALAW.COM

February 12, 2018

VIA E-MAIL AND HAND DELIVERY

City of Cape Coral Department of Community Development
Attn: Mike Struve
1015 Cultural Park Boulevard
Cape Coral, FL 33990

RE: Revised Letter of Intent

Dear Mr. Struve:

This is the revised Letter of Intent, which in an abundance of caution adds all elevations that are internal or face internal to the facility to include but not limited to Structure/Canopy 9, the north elevation of Structure Canopy 6 and the west elevation of Structure/Canopy 6 to the deviation request.

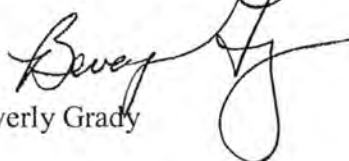
In addition, please find enclosed an elevation of Structure 6 as proposed in this deviation.

Enclosed are internal elevations for Canopy 1 and 2.

Thank you for your cooperation in this matter.

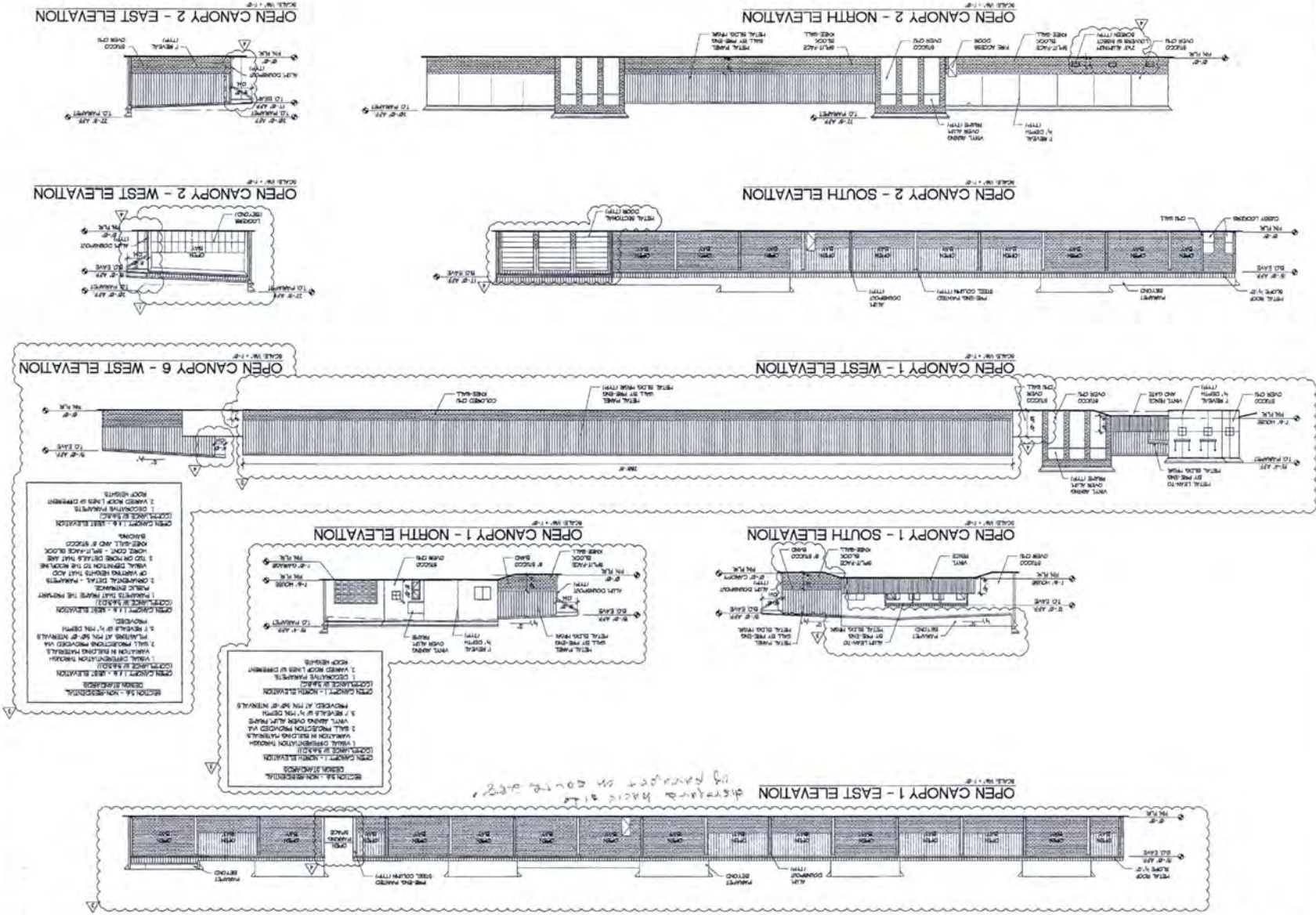
Very truly yours,

ROETZEL & ADDRESS LPA



Beverly Grady

BG/ro
Enclosure:
-Canopy 6
-Canopy 1 and 2



SHEET
AS.1

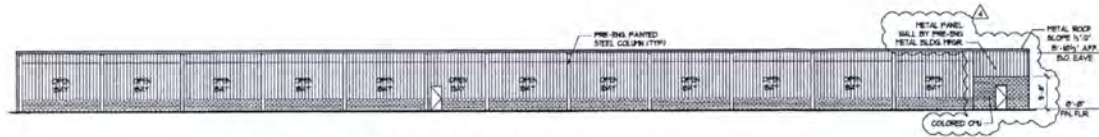
DATE
6-21-17



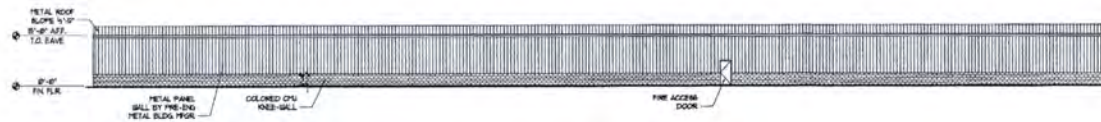
SHEELEY ARCHITECTS
INCORPORATED
8200 COLLEGE PARKWAY, SUITE 101
FORT MYERS, FLORIDA 33919
PHONE (239) 482-2121 FAX (239) 482-1225
© ALL RIGHTS RESERVED 2014

CONSTRUCTION DOCUMENTS FOR
DIPLOMAT RV AND BOAT STORAGE - PHASE 1
2900 DIPLOMAT PARKWAY EAST
CAPE CORAL, FLORIDA

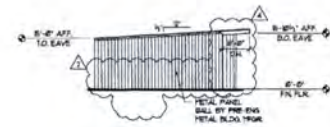
REVISIONS
DESIGN REV 1-3-18
DESIGN REV 2-5-17
DESIGN REV 3-26-17
DESIGN REV 7-1-17
PER REV 7-1-17



OPEN CANOPY 6 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



OPEN CANOPY 6 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



OPEN CANOPY 6 - EAST ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS	
PER. REV. 1-3-11	
DESIGN REV. 1-6-11	
PER. REV. 8-30-11	
DESIGN REV. 10-9-11	

CONSTRUCTION DOCUMENTS FOR
DIPLOMAT RV AND BOAT STORAGE - PHASE I
2900 DIPLOMAT PARKWAY EAST
CAPE CORAL, FLORIDA

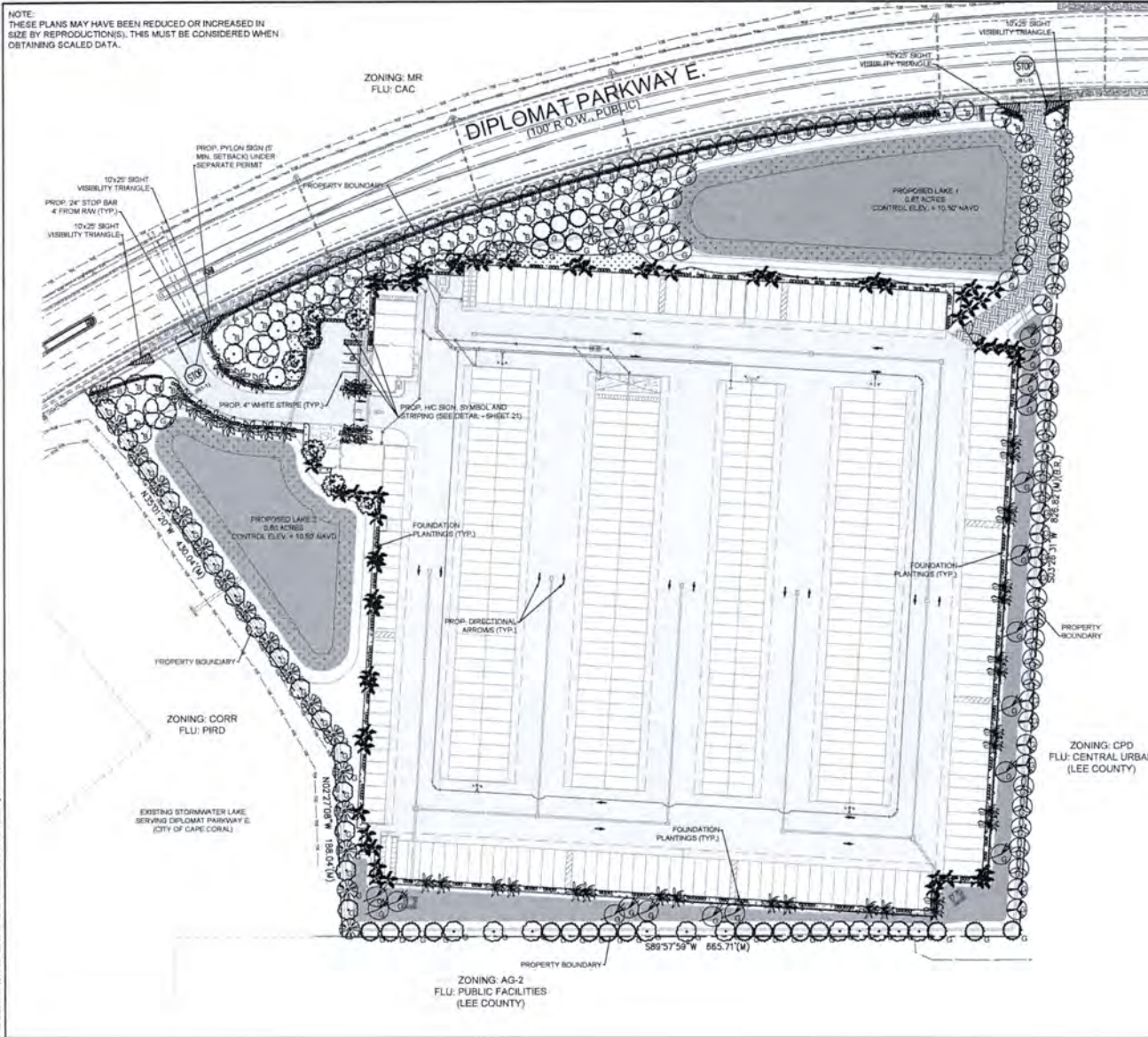
SHEELEY ARCHITECTS
INCORPORATED
8380 COLLEGE PARKWAY, SUITE 101
CAPE CORAL, FL 33914
PHONE (239) 482-2121 FAX (239) 482-1225
A42319 © COPYRIGHT 2014



JOB	1631
DATE	6-21-11
CAD. REP.	ELEV

SHEET
A5.3

NOTE:
THESE PLANS MAY HAVE BEEN REDUCED OR INCREASED IN
SIZE BY REPRODUCTIONS. THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.



PLANT LIST

NATIVE SYMBOL	QTY	SPECIES (Common Name)	SIZE & SPEC.	DROUGHT TOLERANCE
CREDIT CANOPY TREES (10 FT. IN HEIGHT WITH 4" CALIPER 12" ABOVE GRADE)				
T	72	QUERCUS VIRGINICA (Southern White Oak) (GENERAL TREES)	6" cal 10 ft. min.	HIGH
CANOPY TREES (10 FT. IN HEIGHT WITH 2" CALIPER 12" ABOVE GRADE)				
Y	3	ALBERCA BAMBUSA (Bamboo) (GENERAL TREES)	2" cal 10 ft. min.	HIGH
Y	31	QUERCUS VIRGINICA (Southern White Oak) (GENERAL TREES)	2" cal 10 ft. min.	HIGH
N	2	DELONIX REGIA (Royal Poinciana) (GENERAL TREES)	2" cal 10 ft. min.	HIGH
Y	17	MANGROVIA (Mangrove) (GENERAL TREES)	2" cal 10 ft. min.	HIGH
Y	25	CONCARPUS ERCTUS VINE, SEREBUS (Green Buttonwood) (GENERAL TREES)	2" cal 10 ft. min.	HIGH
Y	25	CONCARPUS ERCTUS VINE, ERCTUS (Green Buttonwood) (GENERAL TREES)	2" cal 10 ft. min.	HIGH
Y	80	DATE PALM (Date Palm) (GENERAL TREES)	2" cal 10 ft. min.	HIGH
Y	28	FAUCON DUTCHMAN (Bald Cypress) (GENERAL TREES)	2" cal 10 ft. min.	HIGH
Y	34	LEX CARIBBEA (Caribbean Palm) (GENERAL TREES)	2" cal 10 ft. min.	MODERATE
N	30	SYMBIUM ROMANDOPHRA (Sweet Palm) (GENERAL TREES)	2" cal 10 ft. min.	LOW
Y	11	ACER RUBRUM (Red Maple) (GENERAL TREES)	2" cal 10 ft. min.	LOW
Y	14	ROSTKIA REGIA (Royal Palm) (GENERAL TREES)	2" cal 10 ft. min.	MODERATE
TOTAL	344			

SHRUBS (24" IN HEIGHT, SEVEN-GALLON CONTAINER)

Y	0	141	CHYTHOANUS KACAO (Cinnamon) (3 Gal. Min) (24" in height) (as approved by the City of Cape Coral)	7 gal. min. 34" ht. min.	MODERATE
Y	0	330	CLUSA MAJOR (Crown) (24" in height)	7 gal. min. 34" ht. min.	HIGH
N	0	70	QUERCUS GRACILIS (Pine) (24" in height)	7 gal. min. 34" ht. min.	HIGH
TOTAL	0	330			

NATIVE TREE REQUIREMENTS

TOTAL TREES + 0% = REQUIRED NATIVE TREES
410 + 0% = 0% REQUIRED NATIVE TREES
110 PROVIDED NATIVE TREES

NATIVE SHRUB REQUIREMENTS

TOTAL SHRUBS + 0% = REQUIRED NATIVE SHRUBS
1,100 + 0% = 0% REQUIRED NATIVE SHRUBS
0% PROVIDED NATIVE SHRUBS

REQUIRED SPECIES MIX

PER 5.2.10 TABLE 2
REQUIRED NUMBER OF TREES (314)
MINIMUM NUMBER OF SPECIES (5)
NUMBER OF TREES PROVIDED = 344 + 72 CROISS = 416 TREES
NUMBER OF SPECIES PROVIDED = 12



DATE: 12/15/2017

DRAWN BY: J. L. LEE

CHECKED BY: J. L. LEE

PROJECT: 17-000000-0000

CLIENT: 17-000000-0000

LOCATION: 17-000000-0000

REVISION DESCRIPTION

DATE

BY

17-000000-0000

17-000000-0000

17-000000-0000

DEVELOPER:

DIPLOMAT RV & BOAT

17-000000-0000

17-000000-0000

17-000000-0000

SECTION 2A, ZONING MAP 17-000000-0000

SECTION 2A, ZONING MAP 17-000000-0000

SECTION 2A, ZONING MAP 17-000000-0000

LANDSCAPE

PLAN

FOR REFERENCE ONLY

SHEET 20 OF 22

Review Date: February 12, 2018

Property Owner: Diplomat RV & Boat Storage, LLC

Owner Address: 1900 Virginia Avenue, #1102
Fort Myers, FL 33901

Authorized Representative Beverly Grady, Roetzel and Andress LPA
2320 First Street
#1000
Fort Myers, FL 33901

Requests: The applicant requests a deviation from all nonresidential design standards (LUDR, Section 5.6) for seven storage buildings in the Corridor (CORR) District.

Location: 2900 Diplomat Parkway East
Strap Number 33-43-24-C3-U0952.5220

Prepared by: Mike Struve, AICP, LEED Green Associate, Planning Team Coordinator

Approved by: Robert H. Pederson, AICP, Planning Manager

Recommendation: **Approval with conditions**

Urban Service Transition

Right-of-Way Access: The site has frontage along Diplomat Parkway East, a minor aerial street.

Property Description:

The 13.64-acre site is in eastern Cape Coral about 0.5 miles east of the intersection of Corbett Road and Diplomat Parkway. The site is undeveloped and is forested.

Background

The applicant seeks to construct an enclosed storage facility on the site. The establishment will provide storage for about 430 recreational vehicles (RVs) and boats. Most (>99%) boats and RVs will be stored under canopies or within garage units. The development will also include an area for auto repair, that is classified as an Auto Repair and Service Group, I Use. A caretaker residence is also planned for this site.

The site will have nine buildings totaling 169,093 sq. ft. that provide storage for RVs and boats. Five buildings will be arranged in a square forming the perimeter of the storage facility with the other four buildings occupying the interior of the facility. The applicant seeks a deviation from the nonresidential

design standards for the four buildings occupying the interior of the facility, the western side of Building #6, and part of the western side of Building #1.

The applicant is seeking deviations from the nonresidential design standards for specific sides of Buildings #1, 3, 4, 5, 6, 8, and 9 (see Figure 1 and Table 1) that includes relief from requirements associated with the sides of buildings (LUDR, Section 5.6.5D), building materials (LUDR, Section 5.6.7), and roofs (LUDR, Section 5.6.8). Sides of a building that face a rear lot line of an abutting property are exempt from the nonresidential design standards (LUDR, Section 5.6). For this site, the east and south property lines of the site face the rear property lines of abutting sites, thus the east and south facades of all building are not required to comply with Section 5.6.

Figure 1. Building associated with the Diplomat RV & Boat Storage, LLC Project.

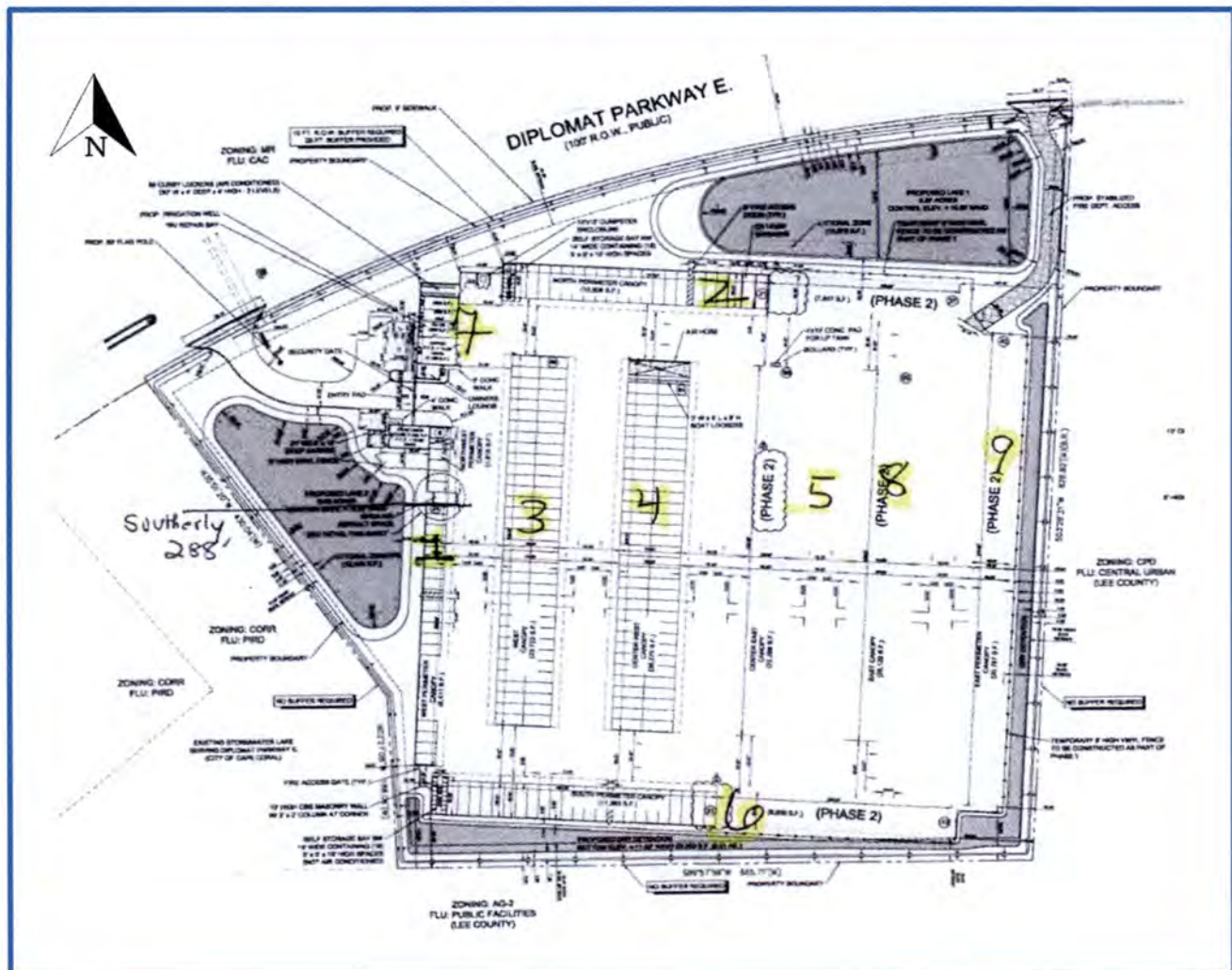


Table 1. Building Sides for which Deviations are Requested from the Nonresidential Design Standards.

Building Number	Deviations Requested
Building #1	Southerly 288 feet of the west side
Building #3	North and west sides
Building #4	North and west sides
Building #5	North and west sides
Building #6	North and west sides
Building #8	North and west sides
Building #9	West side

Entitlement History

Ordinance 36-10 amended the Future Land Use Classification of the site from Industrial to Pine Island Road District.

Ordinance 3-11 amended the zoning of the site from Industrial to Corridor.

Special Exceptions for: 1) Enclosure Storage; and 2) Automotive Repair and Service, Group 1 use were approved by SE HEX Order 2-2017.

Two landscaping deviations were approved for the site by DE HEX Order 5-2017.

Deviation Process

LUDR, Section 5.6.10 addresses deviations from architectural requirements for nonresidential buildings. Such requests may be approved by the City Council provided the deviation will not be contrary to the public interest and will be in harmony with the general intent and purpose of this section and where either of the following applies:

1. Conditions exist that are not the result of the applicant and which are such that a literal enforcement of the regulations involved would result in unnecessary or undue hardship; or,
2. Literal conformity with the regulations would inhibit innovation or creativity in design.

LUDR, Section 5.6.10.B states *"in determining whether a particular deviation request should be approved as the result of unnecessary or undue hardship, factors the Hearing Examiner (or the City Council, when applicable) shall consider include, but are not limited to, the following: site constraints such as shape, topography, dimensions, and area of the property, the effect other regulations would have on the proposed development, or other locational factors that may make compliance with this section impossible or impracticable, the effect the requested deviation would have on the community appearance including, but not limited to, consideration of the mass, scale, and other characteristics of a proposed building relative to the characteristics of existing and approved surrounding buildings whether on the same or nearby sites, and the relative visibility and character of equipment or loading areas which are otherwise required to be screened along with constraints on alternative location of such equipment or loading areas.*

Additionally, the Hearing Examiner (or the City Council, when applicable) shall find that the approval of the deviation(s) would serve the intent of this section to protect the health, safety, and welfare of the public while ensuring a high level of overall aesthetic appeal and visual interest in the City."

This deviation is sought by the Developers based on hardship.

Deviations for all seven buildings are analyzed together below. Where differences exist among buildings regarding the analysis of a particular criterion, those differences are identified and analyzed separately when appropriate.

Analysis

Are site constraints present (like shape, topography, dimensions, or area of the properties) that would interfere or impede with the implementation of the nonresidential design standards?

Staff response: No. The site is large with an area of 13.64 acres. The site is relatively flat and lacks physical features that would impede compliance with the architectural standards.

Are other regulations or locational factors present that make compliance with this section (i.e., the nonresidential design standards) impossible or impractical?

Staff response: Based on building elevations submitted with the site plan for this project, compliance with the nonresidential design standards has been demonstrated for several buildings. Thus, factors are absent that inhibit or make compliance with the design standards impossible.

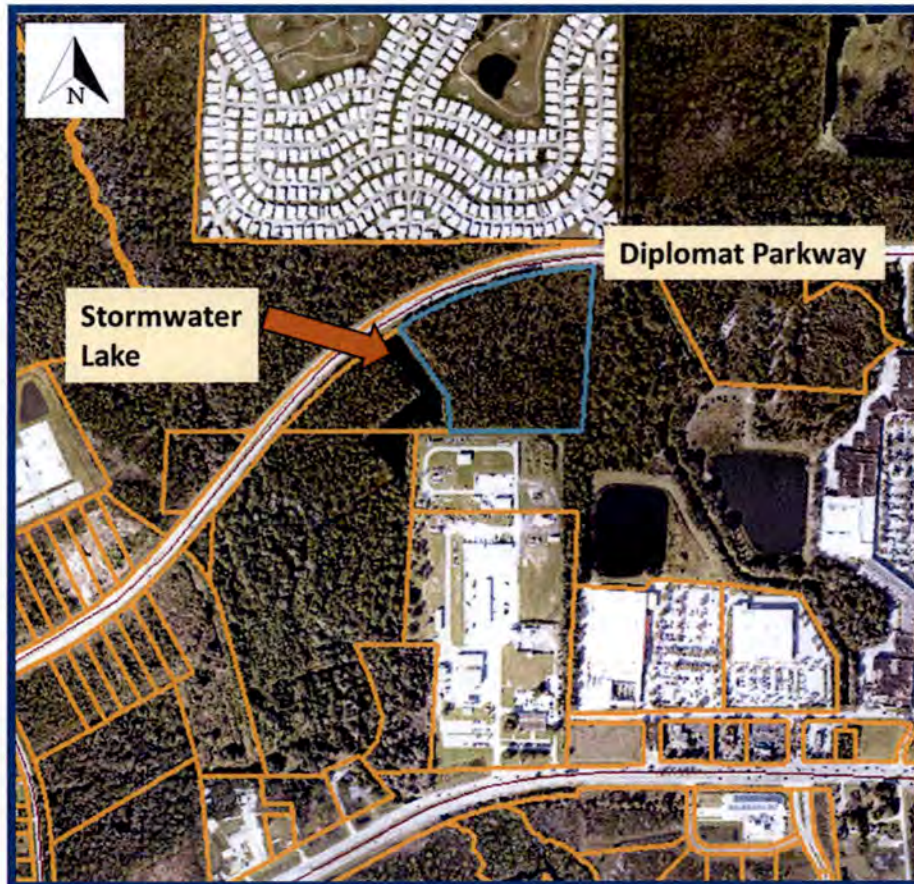
Buildings #3, 4, 5, and 8 will be in a storage yard and surrounded on all four sides by buildings arranged around the perimeter of this yard. The west elevation of Building #9 will also be oriented to the interior of the storage yard. All interior and exterior buildings will be one story and have similar heights. As a result, walls of these five buildings for which deviation are sought will not be visible to motorists on Diplomat Parkway or to people viewing the development from abutting properties.

Deviations are also sought to the north and west sides of Building #6, and the southerly 288 feet of the west side of Building #1. The north side of Building #6 also faces to the interior of the storage yard and will not be visible to the public. The west sides of Buildings #1 and 6 will face a side property line to the west and therefore will be visible from outside the development. However, several factors, described below, will obscure the visibility of both building sides to observers outside the development.

1. Distance from Diplomat Parkway. The closest part of Building #1 to Diplomat Parkway for which the deviation is sought is about 200 feet. The west side of Building #6 will be over 500 feet from Diplomat Parkway.
2. Distance from the abutting property to the west. The shortest estimated distance between the western property line and Buildings #1 and 6, is 24 feet and 42 feet, respectively. The distance between the western property line and Building #1 increases to a maximum of

about 200 feet near the Caretaker House. A stormwater lake near the eastern property line will further increase the separation distance by about 100 feet between new development on this site and Buildings #1 and 6.

Figure 2. Diplomat RV & Boat Storage Site (outlined in blue) and Adjoining Parcels.



3. Landscaping on the site. The site has perimeter landscaping. A triple row of canopy trees with a row of shrubs will be planted on the site south of Diplomat Parkway between this street and the two walls. Most of these trees will have a height of 14 feet at planting. Single rows of canopy trees along the western property line and sabel palms near the western sides of Buildings #1 and 6 will soften the appearance of both buildings.

The Letter of Intent states that the owner of the site and the owner to the west have executed a recorded covenant that places restrictions on the site design, landscaping, and architectural features of the storage facility. Staff does not consider this factor to be a valid reason for justifying these deviations since this would: 1) introduce a new factor for evaluating deviations not codified in the LUDRs; and 2) the City lacks the authority to administer private agreements like this covenant.

Based on the distances of the two buildings from Diplomat Parkway and property to the west, and landscaping along the north and west property lines, factors are present that make compliance with the nonresidential design standards impractical for these two building walls.

What effect will the requested deviation would have on the community appearance?

Staff response: The requested deviation for Buildings #3, 4, 5, 8, 9, and the north side of Building 6 will have no negative effect on community appearance because these walls are internal to the development and will not be seen by the public except for patrons of this establishment.

The western building walls of Buildings #1 and 6 will be visible to the public from outside the development but should not be conspicuous due to the distances from the two property lines and the landscaping between these property lines and the walls. The two building walls will have two different types of materials and colors that count towards architectural compliance. Additional enhancements required by Section 5.6 that is not proposed should not be particularly noticeable by their absence as line-of-sight distances and landscaping will likely obscure these features. For these reasons, the requested deviations to these walls should have no appreciable effect on community appearance.

What affect would the deviation have on the relative visibility and character of equipment or loading areas which are otherwise required to be screened along with constraints on alternative location of such equipment or loading areas?

Staff response: The deviations will have no negative effect. Loading areas will be absent in this project. All storage-related activities will occur within a yard that will be enclosed by a combination of perimeter buildings and walls and will not be visible to individuals outside the site.

Will the approval of the deviation protect the health, safety, and welfare of the public while ensuring a high level of overall aesthetic appeal and interest in the City?

Staff response: The health, safety, and welfare of the public will not be harmed by the approval of this deviation as building walls that are either not visible or will be inconspicuous to the public will receive relief from the nonresidential design standards. Landscaping along Diplomat Parkway and the western property line of the site will provide buffering and partial screening of two exterior building walls.

Consistency with the Comprehensive Plan

The project is consistent with the following goals and policies.

Future Land Use Element

Policy 1.15.m

"Pine Island Road District: Under this land use designation, at least two distinctive zoning categories will be allowed: Village and Corridor zoning. The Village zone is intended to promote maximum pedestrian

friendliness and minimal automobile traffic between residential areas, shopping destinations, a variety of entertainment establishments, and employment opportunities. The Corridor zone designation will be placed on the land located between the Villages and will include larger scale, less pedestrian-oriented uses. This Land Use designation will encourage mixed-use development at key intersections with major North-South streets along Pine Island Road. The Pine Island Road District will be defined as the union of two major mixed-use area defined below as follows: ...

... Corridor: The land located between the Villages and includes such uses as, retail, office, office/warehouse, light manufacturing, institutional (schools, colleges), single family residential, multi-family residential golf courses, larger scale commercial retail (big box stores over 50,000 square-feet) and government uses such as parks and public facilities. Commercial and light manufacturing uses shall not exceed a floor to lot area ratio (FAR) of 1.25 in accordance with City design standards. Public facilities shall be subject to Polity 1.15.i of the Future Land Use Element and parks and recreation shall be subject to Policy 1.15.j of the Future Land Use Element.” **Staff comments: The site has Corridor zoning that is consistent with the Pine Island Road District future land use classification. This policy is supportive of this request.**

Policy 1.17

“Land development regulations, whether adopted or revised subsequent to the adoption of this plan, will address buffering and open space requirements, and will protect existing residential land uses from incompatible land uses.” **Staff comments: The perimeter of the site will be landscaped. This landscaping will include a triple row of canopy trees along about 50% of the frontage of Diplomat Parkway. The nearest existing residential use is located north of Diplomat Parkway in unincorporated Lee County. This policy is supportive of this request.**

Policy 8.2

“Land development regulations, adopted pursuant to s. 163.3202, F.S., will require the buffering of incompatible land uses.” **Staff comments: Landscaping will be installed around the perimeter of the site and along the foundation of buildings. This policy is supportive of this request.**

Policy 8.3

“Commercial developments shall be designed to minimize negative impacts on surrounding residential uses and the land development regulations shall provide for adequate buffering between commercial and residential uses. The design should ensure adequate screening of unsightly views of commercial development (such as loading docks, rooftop equipment, service entrances, trash containers, parking areas and exterior storage) through the extensive uses of landscaping, berms, fencing, concealment, architectural features, open space, setbacks, and/or building orientation. Ensure that the placement of any noise generating activities such as ingress/egress, parking, deliveries, air conditioning equipment and dumpster collections are designed to minimize any adverse noise effects. Traffic and parking should not adversely affect neighborhood quality. Noise, safety and overall maintenance of commercial properties should be carefully monitored.” **Staff comments: The site will be well landscaped. The development will lack commercial loading areas. The number of peak hour trips generated by this development is anticipated to be low. This policy is supportive of this request.**

Recommendation:

The Planning Division recommends approval with the following conditions:

Conditions of Approval

1. The west sides of Buildings #1 and 6 shall include a split-colored, concrete masonry block design element as depicted in Exhibit 1.
2. A certificate of use (CU) shall not be issued Buildings #3, 4, 5, or 8 until all interior buildings have been screened from all property lines by any combination of Buildings #1, 2, 6, 7, 9, and walls. This condition shall not prohibit the developer from constructing this project in phases so long as all interior buildings prior to the issuance of a CU are screened from all property lines.

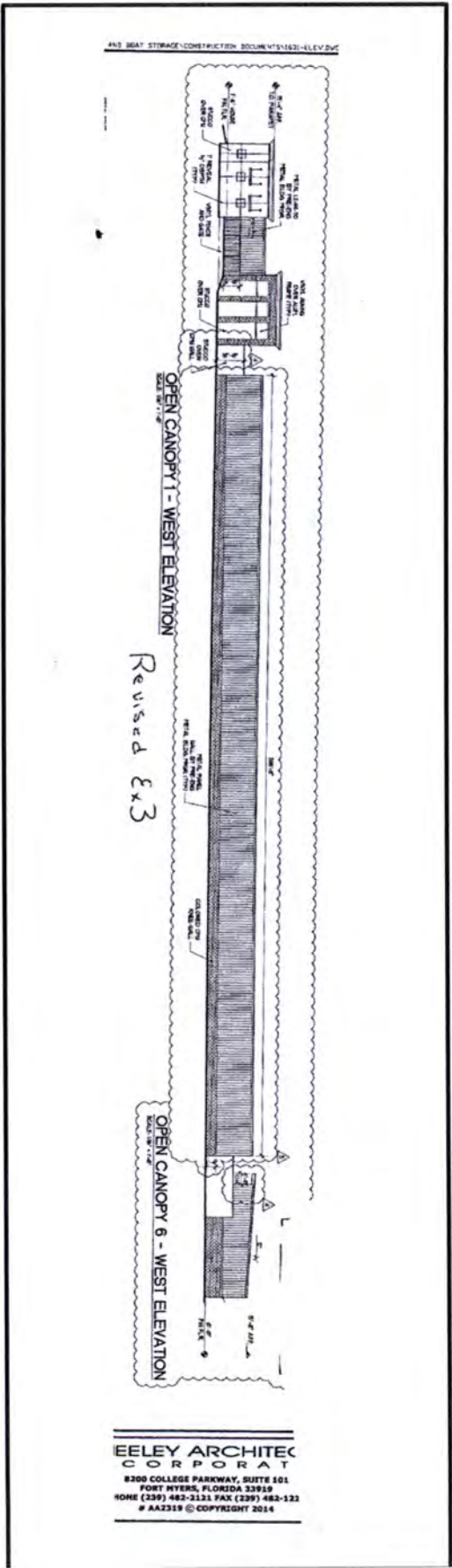
Staff Contact Information

Mike Struve, AICP, LEED Green Associate, Development Management Team Coordinator

PH: 239-242-3255

Email: mstruve@capecoral.net

EXHIBIT 1.



The News-Press media group

news-press.com

A GANNETT COMPANY

Please contact us with changes or cancellations as soon as possible, otherwise no further action needed.

TOLL-FREE
888-516-9220

Local #
239-335-0258

Email
FNPLegals@gannett.com

Customer: CITY OF CAPE CORAL_DEPT OF COM

Ad No.: 0002716292

Address: 1015 CULTURAL PARK BLVD
CAPE CORAL FL 33990
USA

Net Amt: \$363.62

Run Times: 1

No. of Affidavits: 1

Run Dates: 02/10/18

Text of Ad:

NOTICE OF PUBLIC HEARING

CASE NUMBER: DE17-0044

REQUEST: Diplomat RV & Boat Storage, LLC requests a deviation to the non-residential design standards found in the Land Use and Development Regulations, Section 5.6, to allow specific building walls and roofs to be exempt from those standards for a site in the Corridor (CORR) District.

LOCATION: 2900 Diplomat Parkway East

CAPE CORAL STAFF CONTACT: Mike Struve, AICP, LEED Green Associate, Planning Team Coordinator, 239-242-3255, mstruve@capecoral.net

PROPERTY OWNER: Diplomat RV & Boat Storage, LLC

AUTHORIZED REPRESENTATIVE: Beverly Grady, Roetzel and Andress LPA

UPCOMING PUBLIC HEARING: Notice is hereby given that the City of Cape Coral Hearing Examiner will hold a public hearing at 9:00 A.M. on Tuesday, February 20, 2018 on the above mentioned case. The public hearing will be held in the City of Cape Coral Council Chambers, 1015 Cultural Park Boulevard, Cape Coral, FL.

All interested parties are invited to appear and be heard. All materials presented before the Hearing Examiner will become a permanent part of the record. The public hearing may be continued to a time and date certain by announcement at this public hearing without any further published notice. Copies of the staff report will be available five days prior to the hearing. The file can be reviewed at the Cape Coral Community Development Department, Planning Division, 1015 Cultural Park Blvd., Cape Coral, FL.

DETAILED INFORMATION: The case report and colored maps for this application are available at the City of Cape Coral website, www.capecoral.net/publ (Click on 'Public Hearing Information', use the case number referenced above to access the information); or, at the Planning Division Counter at City Hall, between the hours of 7:30 A.M. and 4:30 P.M.

HOW TO CONTACT: Any person may appear at the public hearing and be heard, subject to proper rules of conduct. You are allowed sufficient time to write or appear at the public hearing to voice your objections or approval. Written comments filed with the Director will be entered into the record. Please reference the case number above within your correspondence and mail to: Department of Community Development, Planning Division, P.O. Box 150027, Cape Coral, FL 33915-0027. The hearings may be continued from

time to time as necessary.

ADA PROVISIONS: In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the Human Resources Department whose office is located at Cape Coral City Hall, 1015 Cultural Park Boulevard, Cape Coral, Florida; telephone 1-239-574-0530 for assistance; if hearing impaired, telephone the Florida Relay Service Numbers, 1-800-955-8771 (TDD) or 1-800-955-8770 (v) for assistance.

by order of
Rebecca van Deutekom, MMC
City Clerk
REF # DE17-0044
AD # 2716292 Feb. 10, 2018

Department of Community Development
Planning Division

AFFIDAVIT

IN RE: APPLICATION OF: Diplomat RV and Boat Storage

APPLICATION NO: DE17-0044

STATE OF FLORIDA)
) §
COUNTY OF LEE)

I, Vincent A. Cautero, AICP having first been duly sworn according to law, state on my oath the following:

That I am the Director of the Department of Community Development and responsible in performing duties as required for the City of Cape Coral.

That pursuant to City of Cape Coral Code. Section 8.3.2A and Section 8.11.3.A all required written notice and publication has been provided. Also, posting of a sign has been done when applicable per Section 8.3.2A.

DATED this 12th day of February, 2018.

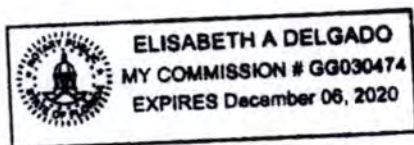


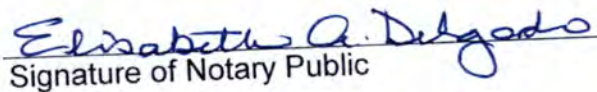
Vincent A. Cautero, AICP

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 12th day of February, 2018, by Vincent A. Cautero, AICP, who is personally known to me and who did not take an oath.

Exp. Date 12/6/20 Commission # GG030474




Signature of Notary Public

Elisabeth A. Delgado
Print Name of Notary Public

CITY OF CAPE CORAL
Department of
Community Development
Planning Division

CURRENT ZONING MAP
500' Proximity Boundary

Case No. DE17-0044

LEGEND

-  Subject Parcel
-  500' Proximity Boundary
-  Cape Coral City Limits
- Zoning**
-  CORR
-  MR
-  LEE COUNTY ZONING



NOVEMBER 15TH, 2017



This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may occur. Please contact the Department of Community Development with any questions regarding this map product.

SUBJECT PARCEL

DIPLOMAT PKWY E

DIPLOMAT PKWY E

500' PROXIMITY BOUNDARY

CITY OF CAPE CORAL
Department of
Community Development
Planning Division

Case No. DE17-0044



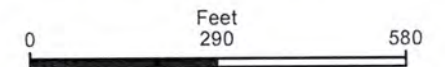
Subject Parcel



Cape Coral City Limits



NOVEMBER 15TH, 2017



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SUBJECT PARCEL

DIPLOMAT PKWY E

Item Number: 2.B.
Meeting Date: 2/20/2018
Item Type: HEARINGS

AGENDA REQUEST FORM
CITY OF CAPE CORAL



TITLE:

Case # DE18-0001*; Address: 1148 Lorraine Court; Applicant: Danny Mitchell

REQUESTED ACTION:

Approve or Deny

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment? No
2. Is this a Strategic Decision? No
If Yes, Priority Goals Supported are listed below.
If No, will it harm the intent or success of the Strategic Plan? No

Planning & Zoning Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

A 649 sq. ft. deviation to Section 3.16.2.D of the Land Use and Development Regulations (LUDR) to allow a marine improvement with an area of 1,849 sq. ft.

LEGAL REVIEW:

EXHIBITS:

See attached "Backup Material"

PREPARED BY:

Kristin
Kantarze Division- Planning Department- Community Development

SOURCE OF ADDITIONAL INFORMATION:

Justin Heller, Planner, 239-574-0587, jheller@capecoral.net

ATTACHMENTS:

Description	Type
Backup Material	Backup Material



DEPARTMENT OF COMMUNITY DEVELOPMENT
PROCEDURE LIST FOR MARINE IMPROVEMENT
Questions: 239-574-0553

Case # DE18-0001

RESIDENTIAL FEE \$150.00; COMMERCIAL FEE \$673.00; In addition to the application fee, all required advertising costs are to be paid by the applicant (ORD 39-03, Sec. 5.4). Advertising costs will be billed and must be paid prior to hearing.

Following the approval of your request, the applicant shall be responsible for paying the City to electronically record the final signed Resolution or Ordinance with the Lee County Clerk of Court. Until this fee is paid, restrictions on the issuance of any City permits will remain on the affected property that will prevent the city from issuing any applicable building permits, site plans, certificates of use, or certificates of occupancy for any property covered by the Resolution or Ordinance.

APPLICANT/OWNER OF PROPERTY

DANNY MITCHELL
Email Address DANNY@BRITECHPADL.COM

Address 1148 LORRAINE COURT
Cape Coral Zip Code 33904
Phone 239-770-4593

AUTHORIZED REPRESENTATIVE

JEFF HOOKER
Email Address JEFF@HOOKERMCC.COM

Address 3619 SE 21ST PLACE
Cape Coral Zip Code 33904
Phone 239-994-1457

Location: Unit 1 PT 2 Block 10 Lot(s) 24-26 Subdivision YACHT CLUB

Legal Description 19-45-24-C2-00010, 0240

Address of Property 1148 LORRAINE CT. Plat Book 11 Page 34
Current Zoning Res Strap Number 19-45-24-C2-00010, 0240

THIS APPLICATION SHALL ALSO HAVE ANY ADDITIONAL REQUIRED SUPPORTING DOCUMENTS

The owner of this property, or his authorized representative agrees to conform to all applicable laws of the City of Cape Coral and to all applicable Federal, State, and County laws and certifies that all information supplied is correct to the best of their knowledge.

THIS APPLICATION SHALL ALSO HAVE ANY ADDITIONAL REQUIRED SUPPORTING DOCUMENTS

Danny Mitchell
Name (Type or Print)

[Signature]
Applicant's Signature

STATE OF FL COUNTY OF Lee

Sworn to (or affirmed) and subscribed before me this 11th day of Jan 2018, by Danny Mitchell, who is personally known or has produced _____ as identification.



THOMAS PUCIN
MY COMMISSION # FF 967371
EXPIRES: March 11, 2020
Bonded Thru Budget Notary Services

Exp. Date March 11, 2020 Commission # FF 967371

[Signature]
Signature of Notary Public
Thomas Pucin
Print Name of Notary Public



DEPARTMENT OF COMMUNITY DEVELOPMENT
PROCEDURE LIST FOR MARINE IMPROVEMENT
Questions: 239-574-0553

Case # DE18-0001

ACKNOWLEDGEMENT FORM

I have read and understand the above instructions. Hearing date(s) will be confirmed when I receive a copy of the Notice of Public Hearing stipulating the day and time of any applicable hearings.

I acknowledge that I, or my representative, must attend any applicable meetings scheduled for the Planning & Zoning Commission/Local Planning Agency, Board of Zoning Adjustments and Appeals, and Council.

I will have the opportunity, at the hearing, to present verbal information pertaining to my request that may not be included in my application.

I understand that I am responsible for recording the approved Resolution/Ordinance with the Lee County Clerk of Circuit Courts and providing a copy of the recorded Resolution/Ordinance to the City of Cape Coral Planning and Growth Management Division.

I understand any decision rendered by the CITY shall be subject to a thirty (30) day appeal period. Any work performed within the thirty (30) day time frame or during the APPEAL process will be completed at the applicant's risk.

I understand I am responsible for all fees, including advertising costs. All fees are to be submitted to the City of Cape Coral with the application or the item may be pulled from the agenda and continued to future date after fees are paid.

Please obtain all necessary permits prior to commencing any phase of construction.

Please indicate on a separate sheet those persons to whom you wish a copy of the Public Hearing Notice sent.

By submitting this application, I acknowledge and agree that I am authorizing the City of Cape Coral to inspect the subject property and to gain access to the subject property for inspection purposes reasonably related to this application and/or the permit for which I am applying.

Danny Mitchell
PROPERTY OWNER (PLEASE PRINT)

[Signature]
PROPERTY OWNER (SIGNATURE)

STATE OF FL COUNTY OF Lee

Sworn to (or affirmed) and subscribed before me this 11th day of Jan. 2018, by
Danny Mitchell, who is personally known or has produced
as identification.

Exp. Date March 11, 2020 Commission Number # FF 967371



THOMAS PUCIN
MY COMMISSION # FF 967371
EXPIRES: March 11, 2020
Bonded Thru Budget Notary Services

[Signature]
Signature of Notary Public
Thomas Pucin
Print Name of Notary Public



DEPARTMENT OF COMMUNITY DEVELOPMENT
PROCEDURE LIST FOR MARINE IMPROVEMENT
Questions: 239-574-0553

Case # DE18-0001

AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT JEFF HOOKER
(Name of person giving presentation)

IS AUTHORIZED TO REPRESENT ME IN THE APPEAL TO THE PLANNING & ZONING COMMISSION/LOCAL PLANNING AGENCY, BOARD OF ZONING ADJUSTMENTS AND APPEALS AND/OR CITY COUNCIL FOR

(Type of Public Hearing – i.e. PDP, Zoning, Special Exception, Variance, etc.)

BLOCK 10 LOTS 24-26 UNIT 1st SUBDIVISION YACHT CLUB

OR LEGAL DESCRIPTION 19-45-24-C2-00010.0240
144 LORRAINE COURT CAPE CORAL FL 33904

LOCATED IN THE CITY OF CAPE CORAL, COUNTY OF LEE, FLORIDA.

Danny Mitchell
PROPERTY OWNER (PLEASE PRINT)

[Signature]
PROPERTY OWNER (SIGNATURE)

STATE OF FL COUNTY OF Lee

Sworn to (or affirmed) and subscribed before me this 11th day of Jan, 2018, by Danny Mitchell, who is personally known or has produced as identification.

Exp. Date March 11, 2020 Commission Number # FF 967371



THOMAS PUCIN
MY COMMISSION # FF 967371
EXPIRES: March 11, 2020
Bonded Thru Budget Notary Services

[Signature]
Signature of Notary Public
Thomas Pucin
Print Name of Notary Public

Note: Please list all owners, if a corporation; please supply the Planning Division with a copy of corporation papers.

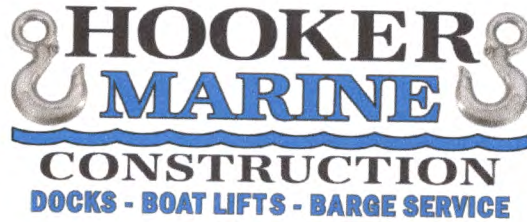
INFORMATION SHEET

Sec. 5-3 Public Hearings

Continuance of any application is subject to an additional fee of twenty-five (25%) percent. Council may waive this fee for just cause.

D.O.T. approval is required on any project that will access onto a County-maintained road or State road.

Procedure list for Marine Improvement Deviation Request 11_19_14



01/10/2018

3619 SE 21st Place Cape Coral, FL 33904
239-223-4665

LETTER OF INTENT

**LOCATION: 1148 LORRAINE CT
CAPE CORAL FL .33904**

I AM REQUESTING A DEVIATION ON SQUARE FOOTAGE FROM 1200 SQ' TO 1849 SQ '. WE HAVE 321 LINEAL FEET OF SEWALL. WE WOULD LIKE TO HAVE A WALK OF 4' X 321' TO ENHANCE VALUE AND APPEARANCE OF THE WHOLE PROPERTY , THAT'S ALMOST 1280 SQ' ALONE. WE WILL BE ADDING TWO LIFTS ON THE NORTH SIDE OF PROPERTY AND A ADDITIONAL SLIP AREA ON THE EAST SIDE . THAT IS WHERE THE ADDITIONAL SQUARE FOOTAGE COMES INTO PLAY. WE KNOW WE HAVE MUCH LARGER PROPERTY THAN AVERAGE, SO WE HOPE YOU WILL TAKE THAT INTO CONSIDERATION AND APPROVE THIS REQUEST.

THANK YOU
JEFF HOOKER
HOOKER MARINE CONSTRUCTION
239-994-1457

Planning Division Case Report
DE18-0001

Review Date: January 25, 2018

Owner/Applicant: Danny Mitchell

Authorized Representative: Jeff Hooker

Request: A 649 sq. ft. deviation to Section 3.16.2.D of the Land Use and Development Regulations (LUDR) to allow a marine improvement with an area of 1,849 sq. ft.

Location: 1148 Lorraine Court, Block 10, Lots 24-26

Prepared By: Justin Heller, Planner

Reviewed By: Mike Struve, AICP, Planning Team Coordinator

Approved By: Robert Pederson, AICP, Planning Manager

Recommendation: **Approval**

Property Description:

The 22,210-sq. ft. site is improved with a single-family home. The site is at the intersection of Lorraine Canal and Lucerne Canal and has 321 ft. of combined water frontage. Lorraine Canal and Lucerne Canal are 75 ft. and 96 ft. wide, respectively, at the site. The surrounding area consists primarily of single-family homes. The site and all surrounding properties have a Single Family Residential (SF) Future Land Use Classification and Single-Family Residential (R-1B) Zoning.

Project Description:

The applicant proposes to construct two boat slips and a four-ft. wide Captain's Walk along the remainder of the water frontage. A sketch of the proposed marine improvements is provided in Exhibit 1.

LUDR, Section 3.16.2.D restricts marine improvements to a maximum area of 1,200 sq. ft. The applicant requests a 649-sq. ft. deviation to allow a marine improvement that is 1,849 sq. ft.

LUDR, Section 3.16.2.D.1 states:

“For parcels with more than 40 feet of water frontage, the maximum deck surface area coverage shall be calculated as follows: the linear feet of water frontage of the parcel minus 20 feet times one-half times the linear feet of the maximum projection into the waterway (25% of the calculated width of the waterway or 30 feet, whichever is less). However, the maximum deck surface area allowed under this section shall not exceed 1,200 square feet for marine improvements which project from parcels utilized for single-family residential dwelling units in R-1B, RD, RE, and/or RX zoning districts.”

The site has 321 ft. of water frontage and a maximum allowable projection of 18.75 ft. and 24 ft. on Lorraine Canal and Lucerne Canal, respectively. Applying the water frontage and allowable projection for the site, the following formula calculates the maximum area for a marine improvement.

$$(321 \text{ Frontage}) - 20 \times \frac{1}{2} (24 \text{ projection}) = 3,612 \text{ sq. ft.}$$

Analysis:

The Planning Division has reviewed this application based on LUDR, Section 3.16, Marine Improvements, and offers the following analysis:

LUDR, Section 3.16.9.C allows for deviations for marine improvements based upon the following general standards:

1. *The deviation is not contrary to the public interest.*

The proposed dock complies with the maximum allowed projections into the canals. These improvements also comply with the 12 ft. side setbacks. There is sufficient width in the two canals to accommodate the dock, and the dock should not interfere with navigability or views of the waterway.

2. *The deviation will be in harmony with the general intent and purpose of this section.*

The intent of the regulation is to protect the navigability of canals and the aesthetics of waterfront properties by limiting the maximum area of marine improvements through the application of a formula that considers canal width and the amount of linear water frontage of the site. Based solely on the formula found in LUDR, Section 3.16.2.D.1, that calculates the maximum area allowed, the site would be allowed a marine improvement with a maximum area of 3,612 sq. ft.

The regulation also states that no marine improvement shall exceed 1,200 sq. ft. Staff notes that this ordinance was likely intended for two-lot platted sites with 80 feet of water

frontage and does not take into account properties with significantly greater water frontage, similar to the subject site.

3. *Conditions do not exist which are the result of the applicant.*

The applicant has a property with 321 ft. of water frontage, which is about four times that of a standard lot. It can be reasonably expected that a larger marine improvement could be accommodated on the site. Therefore, conditions do not exist which are a result of the applicant.

4. *A literal enforcement of the regulations involved would result in unnecessary or undue hardship.*

The property is on the corner of two intersecting canals. The property owner could reasonably expect to construct a larger marine improvement to fully utilize the property. The formula in LUDR, Section 3.16.2.D.1 would allow the applicant a marine improvement over two times the stated maximum improvement area. The inability to construct an improvement over the 1,200 sq. ft. could be considered a hardship because the formula considers factors that affect navigability and safety. The area of the improvement would be appropriate for the site and will not adversely affect the waterways or surrounding properties. Therefore, the inability of the applicant to construct the marine improvement can be considered an undue hardship.

Specific Deviation Review Criteria Pursuant to LUDR Section 3.16.9.C

1. *Effect of proposed deviation on navigability of the waterway involved.*

The proposed dock will project 25% of the canal width or 18.75 ft. into Lorraine Canal and 24 ft. into Lucerne Canal. The marine improvements will have no effect on the ability of others to navigate in these canals.

2. *Design, size and proposed location of the marine improvement for which the deviation is sought.*

The design and location of the proposed improvements meet City code requirements. The collective area of the dock does not exceed the maximum area of 3,612 sq. ft. as calculated by the formula provided in Section 3.16.2.D.1.

3. *Effect, if any, that the proposed deviation would have on any extant marine improvements in the subject waterway.*

The proposed dock additions meet all setback requirements. The dock should have no negative effect on existing marine improvements in the canals.

4. *Is the minimum deviation from the provisions of the applicable section necessary to avoid the unnecessary or undue hardship required herein.*

The proposed deviation is not necessarily the minimum deviation, however, a 1,849 sq. ft. dock is significantly less than the 3,612 sq. ft. improvement that would be permitted using the formula in Section 3.16.2.D.1. The area of the marine improvement would be appropriate for the site given the amount of water frontage.

Comprehensive Plan:

The project is consistent with Objective 1.3 and Policy 1.3.5 of the Conservation and Coastal Management Element of the Comprehensive Plan. The deviation does not propose introducing any new fueling or repair facilities in a residential area.

Recommendation:

Planning staff finds that the proposed deviation meets the intent of the City LUDRs and meets the requirements for a deviation under LUDR, Section 3.16.9.B.2. Staff recommends **approval** with the following condition.

- 1) The dock shall be consistent with the sketch plan, provided by Hooker Marine Construction.

The News-Press media group

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Customer: CITY OF CAPE CORAL_DEPT OF COM

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Address: 1015 CULTURAL PARK BLVD
CAPE CORAL FL 33990
USA

Net Amt: \$345.17

Run Times: 1

No. of Affidavits: 1

Run Dates: 02/10/18

Text of Ad:

NOTICE OF PUBLIC HEARING

CASE NUMBER: DE18-0001

REQUEST: A 649 sq. ft. deviation to Section 3.16.2.D of the Land Use and Development Regulations (LUDR) to allow a marine improvement with an area of 1,849 sq. ft.

LOCATION: 1148 Lorraine Court, Block 10, Lots 24-26

CAPE CORAL STAFF CONTACT: Justin Heller, Planner, 239-574-0587, jheller@apeccoral.net

PROPERTY OWNER(S): Danny Mitchell

AUTHORIZED REPRESENTATIVE: Jeff Hooker

UPCOMING PUBLIC HEARING: Notice is hereby given that the City of Cape Coral Hearing Examiner will hold a public hearing at 9:00 A.M. on Tuesday, February 20, 2018 on the above mentioned case. The public hearing will be held in the City of Cape Coral Council Chambers, 1015 Cultural Park Boulevard, Cape Coral, FL.

All interested parties are invited to appear and be heard. All materials presented before the Hearing Examiner will become a permanent part of the record. The public hearing may be continued to a time and date certain by announcement at this public hearing without any further published notice. Copies of the staff report will be available 5 days prior to the hearing. The file can be reviewed at the Cape Coral Community Development Department, Planning Division, 1015 Cultural Park Blvd., Cape Coral, FL.

DETAILED INFORMATION: The case report and colored maps for this application are available at the City of Cape Coral website, www.capecoral.net/publ ichearing (Click on 'Public Hearing Information', use the case number referenced above to access the information); or, at the Planning Division counter at City Hall, between the hours of 7:30 AM and 4:30 PM

HOW TO CONTACT: Any person may appear at the public hearing and be heard, subject to proper rules of conduct. You are allowed sufficient time to write or appear at the public hearing to voice your objections or approval. Written comments filed with the Director will be entered into the record. Please reference the case number above within your correspondence and mail to: Department of Community Development, Planning Division, P.O. Box 150027, Cape Coral, FL 33915-0027. The hearings may be continued from time to time as necessary.

ADA PROVISIONS: In accordance with the Americans With Disabilities Act, persons needing a special accommoda-

tion to participate in this proceeding should contact the Human Resources Department whose office is located at Cape Coral City Hall, 1015 Cultural Park Boulevard, Cape Coral, Florida; telephone 1-239-574-0530 for assistance; if hearing impaired, telephone the Florida Relay Service Numbers, 1-800-955-8771 (TDD) or 1-800-955-8770 (v) for assistance.

by order of
Rebecca van Deutekom, MMC
City Clerk
REF # DE18-0001
AD # 2716272 Feb. 10, 2018

Department of Community Development
Planning Division

AFFIDAVIT

IN RE: APPLICATION OF: Danny and Margie Mitchell

APPLICATION NO: DE18-0001

STATE OF FLORIDA)
) §
COUNTY OF LEE)

I, Vincent A. Cautero, AICP having first been duly sworn according to law, state on my oath the following:

That I am the Director of the Department of Community Development and responsible in performing duties as required for the City of Cape Coral.

That pursuant to City of Cape Coral Code. Section 8.3.2A and Section 8.11.3.A all required written notice and publication has been provided. Also, posting of a sign has been done when applicable per Section 8.3.2A.

DATED this 12th day of February, 2018.

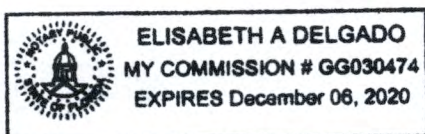


Vincent A. Cautero, AICP

STATE OF FLORIDA
COUNTY OF LEE

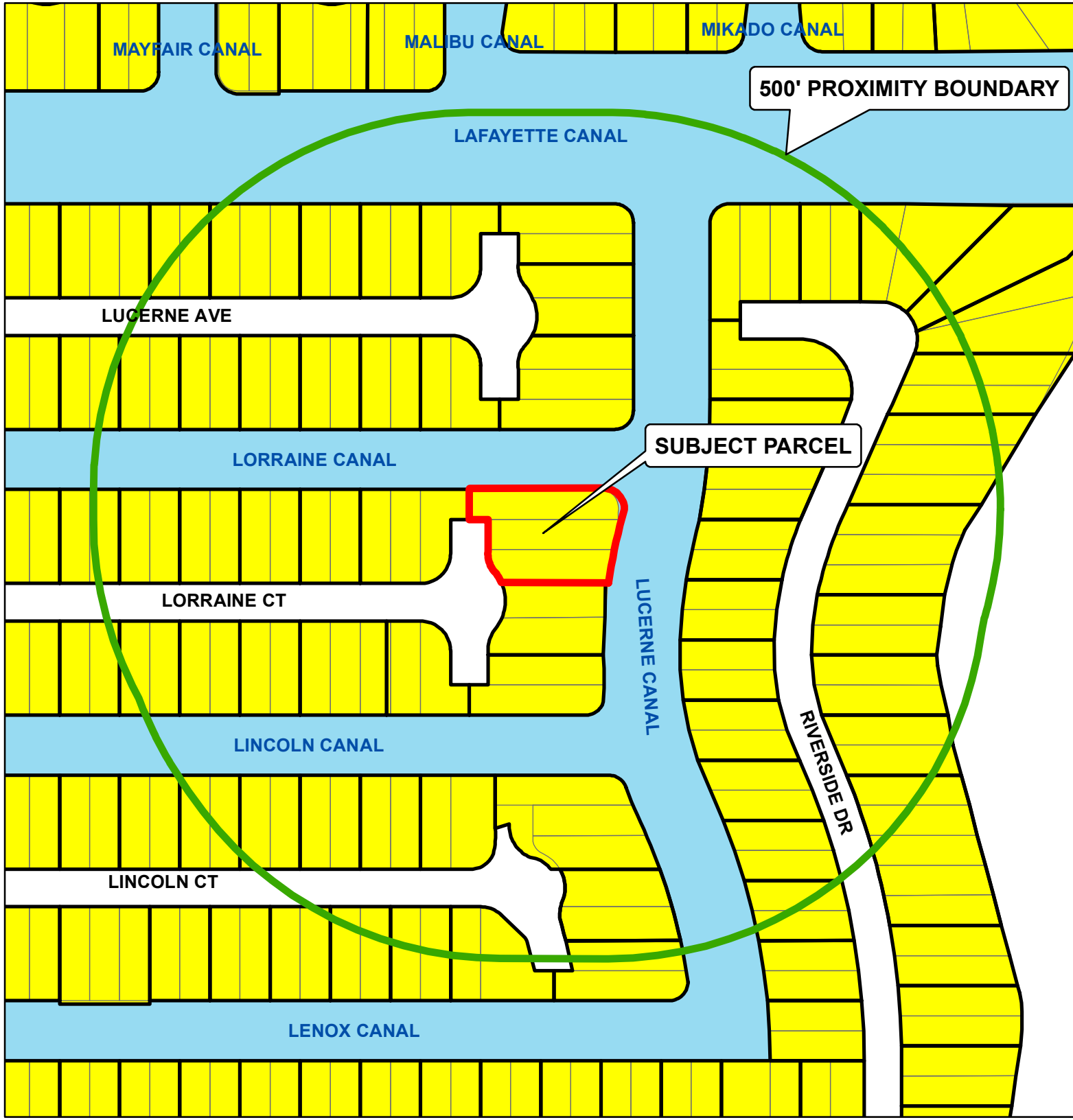
The foregoing instrument was acknowledged before me this 12th day of February, 2018, by Vincent A. Cautero, AICP, who is personally known to me and who did not take an oath.

Exp. Date 12/6/20 Commission # 66030474



Elisabeth A. Delgado
Signature of Notary Public

Elisabeth A. Delgado
Print Name of Notary Public





CITY OF CAPE CORAL
Department of
Community Development
Planning Division

CURRENT ZONING MAP
500' Proximity Boundary

Case No. DE18-0001

LEGEND

 500' Proximity Boundary

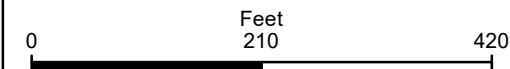
 Subject Parcel

Zoning

 R-1B



JANUARY 22ND, 2018



This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may occur. Please contact the Department of Community Development with any questions regarding this map product.



SUBJECT PARCEL

LORRAINE CANAL


LUCERNE CANAL

LORRAINE CT

LINCOLN CANAL

CITY OF CAPE CORAL
Department of
Community Development
Planning Division

Case No. DE18-0001

 Subject Parcel



JANAUARY 22ND, 2018



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Item Number:	3.A.
Meeting Date:	2/20/2018
Item Type:	DATE AND TIME OF NEXT MEETING

**AGENDA REQUEST
FORM**
CITY OF CAPE CORAL



TITLE:

Tuesday, March 6, 2018, at 9:00 a.m., in Council Chambers

REQUESTED ACTION:

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment?
2. Is this a Strategic Decision?

If Yes, Priority Goals Supported are listed below.

If No, will it harm the intent or success of the Strategic Plan?

Planning & Zoning Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

LEGAL REVIEW:

EXHIBITS:

PREPARED BY:

Division- Department-

SOURCE OF ADDITIONAL INFORMATION: