

**ORDINANCE 25-10**

**AN ORDINANCE OF THE TOWN COUNCIL OF FORT MYERS BEACH, FLORIDA APPROVING/APPROVING WITH CONDITIONS/DENYING AN AMENDMENT TO THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING, PREVIOUSLY APPROVED BY RESOLUTION 18-17 FOR THE PARCEL LOCATED AT 1051 FIFTH STREET, GENERALLY IDENTIFIED AS STRAP NUMBER 24-46-23-W3-00205.0060, TO ADD PARCEL 1060 THIRD STREET, GENERALLY IDENTIFIED AS STRAP NUMBER 24-46-23-W3-00203.0150 IN FORT MYERS BEACH,; PROVIDING FOR OTHER CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

**WHEREAS**, Lighthouse Island Resort, Inc., the owner, and The Neighborhood Company, as agents for the property located at 1051 Fifth Street and 1060 Third Street, Ft Myers Beach, FL 33931, parcels generally identified as STRAP numbers 24-46-23-W3-00205.0060 and 24-46-23-W3-00203.0150 in the Town of Fort Myers Beach, filed applications to rezone the property from the CPD adopted in Resolution 18-17 (1051 Fifth Street) to CPD with expanded boundaries (addition of 1060 Third Street); and

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

**WHEREAS**, a public hearing was held before the Local Planning Agency (LPA) on April 29th, 2025; and

**WHEREAS**, at the April 29<sup>th</sup>, 2025 public hearing the LPA gave full and complete consideration of the request, recommendations by staff, the documents in the record, and the testimony of all interested persons, as required by Section 34-85 of the Town Land Development Code; and

**WHEREAS**, at the April 29<sup>th</sup>, 2025 public hearing the LPA found that the request is consistent with the comprehensive plan and the requirements of the LDC

and voted 7 to 0 to recommend **approval**; and

**WHEREAS**, on May 19<sup>th</sup>, 2025 the Town Council held a first reading of the proposed Ordinance and gave full and complete consideration to the request of the Applicant, the recommendation of the LPA, the recommendation of staff, the documents in the record, and the testimony of all interested persons, as required by Section 34-85 of the LDC; and

**WHEREAS**, the Town Council voted to have a second reading of the proposed Ordinance and a public hearing on this matter was noticed in the Fort Myers News-Press more than 10 days prior to the Town Council public hearing on June 16, 2025; and

**WHEREAS**, at the June 16, 2025 public hearing, the Town Council gave full and complete consideration to the request of the Applicant, the recommendation of the LPA, the recommendation of staff, the documents in the record, and the testimony of all interested persons, as required by Fort Myers Beach Land Development Code (LDC) Section 34- 85; and

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

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

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

**WHEREAS**, Exhibit A provides Resolution 18-17 which most recently amended the subject CPD; and

**WHEREAS**, Exhibit B demonstrates the expanded boundaries which future development shall maintain; and

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

- a. The rezoning would carry out the policies and requirements of the Comprehensive Plan and Land Development Code.
- b. The Town Council carefully considered the testimony of the applicant, the recommendations of staff and of the local planning agency, and testimony from the public.
- c. The rezoning would be consistent with the goals, objectives, policies, and intent, and with the densities, intensities, and general uses in the

Comprehensive Plan.

- d. The rezoning would meet or exceed all performance and locational standards set forth for the proposed use.
- e. Urban services are available and adequate to serve the proposed use.
- f. The rezoning would protect, conserve, or preserve environmentally critical areas and natural resources.
- g. The rezoning would be compatible with existing and planned uses and not cause damage, hazard, nuisance, or other detriment to persons or property.
- h. The rezoning would not place an undue burden upon existing transportation or other services and facilities and will be served by streets with the capacity to carry traffic generated by the development.
- i. The rezoning, with the mitigating factors volunteered by the applicant and the special conditions imposed by the Town Council, is consistent with the Fort Myers Beach Comprehensive Plan, Land Development Code, and other applicable town ordinances or codes.
- l. The proposed use or mix of uses is appropriate at the subject location.
- m. Sufficient safeguards to the public interest are provided by the recommended special conditions to the master concept plan and by other applicable regulations.
- n. All recommended special conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

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

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

**WHEREAS**, the Town Council finds that this application to approve Ordinance 25-10, which is, **consistent/not consistent** with the Town of Fort Myers Beach Comprehensive Plan and LDC and voted to **approve/approve with conditions/deny** the Application.

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

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

Section 2. The Town Council determines the Applicant **did/did not** meet its burden of proof, that the request to approve Town of Fort Myers Beach’s Ordinance 25-10 and the conditions of approval for the commercial planned development zoning, **does/does not** meet the requirements of the Town Comprehensive Plan and LDC. Therefore, based upon the recommendations, testimony, and evidence presented by the Applicant, Town staff, and interested parties, the Town Council **APPROVES/APPROVES WITH CONDITIONS/DENIES** the requested application.

Section 3. Town Ordinance 25-10 is adopted subject to the schedule of uses and conditions of approval for the Property’s existing CPD as set forth in Resolution 18-17 in Exhibit A and the inclusion of the additional parcel shown in the survey attached as Exhibit B.

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

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

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

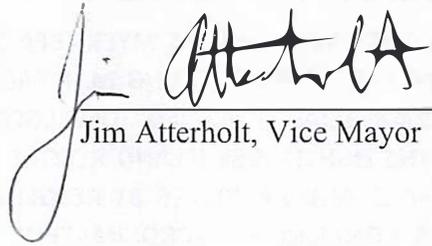
Section 7. This Ordinance will take effect immediately upon adoption by the Town Council.

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

**DULY PASSED AND ADOPTED** on this 16<sup>th</sup> day of June 2025.

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

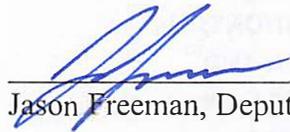
**FORT MYERS BEACH TOWN COUNCIL**



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Jim Atterholt, Vice Mayor

**ATTEST:**



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Jason Freeman, Deputy Clerk/Legislative Liaison

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

Nancy Stuparich

Nancy Stuparich (Jun 26, 2025 16:56 EDT)

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Vose Law Firm, LLP, Town Attorney

This Resolution was filed in the Office of the Town Clerk on this 27<sup>th</sup> day of June 2025.

Attachments:

Exhibit A – Ordinance 18-17

Exhibit B – Expanded Boundary Map

**ORDINANCE 18-17**

**AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA, APPROVING AN AMENDMENT TO THE CURRENT ZONING MAP FROM DOWNTOWN ZONING DISTRICT TO COMMERCIAL PLANNED DEVELOPMENT (CPD) AND AN AMENDMENT TO THE LIGHTHOUSE ISLAND RESORT MASTER CONCEPT PLAN PREVIOUSLY AMENDED AND APPROVED BY RESOLUTION 13-29, TO INCLUDE THE TWO PARCELS CONTAINING APPROXIMATELY 4,000 SQUARE FEET, AS DEVELOPED WITH MODIFIED CONDITIONS OF APPROVAL AND DEVIATIONS; GENERALLY IDENTIFIED AS STRAP NUMBERS 24-46-23-W3-00203.019A AND A PORTION OF LOT 14 CONSIDERED PART OF TOWN RIGHT-OF-WAY; PETITION DCI18-0002; PROVIDING FOR SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.**

**WHEREAS**, Lighthouse Island Resort, Inc. filed application to rezone the property from the Downtown zoning district to CPD with amended Master Concept Plan (MCP), in order to add two developed portions of property containing 4,000+/- square feet, and increase the total rooms from 72 to 75, to the Lighthouse Island Resort development located primarily at 1051 Fifth Street in the Town of Fort Myers Beach; and

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

**WHEREAS**, the property requested to be rezoned and included with the Lighthouse Island Resort are adjacent to the Lighthouse Island Resort property; and

**WHEREAS**, a public hearing was held before the Local Planning Agency (LPA) on October 9, 2018; and

**WHEREAS**, at the October 9<sup>th</sup>, 2018 public hearing the LPA gave full and complete consideration of the request, recommendations by staff, the documents in the record, and the testimony of all interested persons, as required by Town Land Development Code (LDC) s. 34-85; and

**WHEREAS**, at the October 9<sup>th</sup>, 2018 public hearing the LPA recommended approval based on findings and considerations as outlined in the staff report, by a 7-0 vote, subject to certain conditions and deviations; and

**WHEREAS**, on November 5<sup>th</sup>, 2018 the Town Council held a first reading of the proposed Ordinance and gave full and complete consideration to the request of the Applicant, the recommendation of the LPA, the recommendation of staff, the documents in the record, and the testimony of all interested persons, as required by Fort Myers Beach Land Development Code (LDC) Section 34-85; and

**WHEREAS**, a second reading of the proposed Ordinance and a public hearing on this matter legally advertised and held before the Town Council on November 19<sup>th</sup>, 2018 at which time the Town Council gave full and complete consideration to the request of the Applicant, the recommendation of the LPA, the recommendation of staff, the documents in the record, and the testimony of all interested persons, as required by Fort Myers Beach Land Development Code (LDC) Section 34-85; and

WHEREAS, this approval is subject to the findings and considerations beginning on packet page 21 through 24, with the exception to Policy 4-E-1, which should read the predisaster buildback policy is being utilized for this development.

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

The Town Council votes to **APPROVE**. the request to rezone the subject property to CPD with MCP, subject to the deviations and conditions set for with specificity.

**CONDITIONS:**

**Condition 1.**

The development of this project must be consistent with the five (5) page Master Concept Plan entitled "Master Concept Plan (CPD) for Lighthouse Island Resort" last revised 3-12-2013, except as modified by the conditions and deviations below. Phase 1-A is not accepted. A modified MCP set shall be submitted for the record and include any conditions of approval and deviations herein.

**Condition 2.**

The following limitations apply to the project and uses:

a. **Schedule of Uses**

All uses permitted by right in the Downtown zoning district with the following limitations:

Restaurant is limited to 4,300 square feet

Retail is limited to 5,000 square feet

Office is limited to 420 square feet

Hotel/Motel units limited to a maximum of 75 lawfully existing guest units, which total includes the unit for the caretaker and the permanent transfer of all dwelling units from 2639/2641 Estero Blvd. (19-46-24-W3-0020C.0180) for the exceptional circumstance to benefit the Heart of the Island recreational, historic, environmental, and cultural resources of the Town; to be used for increased access and egress, increase public access of the parcel, increase access to public facilities, non-occupied buildings and permanent ownership by the Town.

b. **Site Development Regulations**

Building placement, size, design, and all other property development regulations shall be the same as for the CR (Commercial Resort) zoning district unless approved as deviations as part of the approved zoning resolution.

**Condition 3.**

Maximum building height may not exceed 37 feet above Base Flood Elevation. No additional building height is approved within this planned development.

**Condition 4.**

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

**Condition 5.**

The final design of the building within this planned development must be approved by the Town Manager prior to the approval of any permits. The design must be in substantial compliance with the Town of Fort Myers Beach Comprehensive Plan, the Land Development Code, and all other applicable requirements.

**Condition 6.**

The 5,000 square feet of retail uses are limited to the ground floor of the Phase 2 building as depicted on the approved Master Concept Plan. The ground floor will have to be dry flood proofed and must be constructed in compliance with Chapter 6 of the Land Development Code.

**Condition 7.**

At no time will the total number of Hotel/Motel units exceed 75 guest units.

**Condition 8.**

Prior to approval of a development order, the correct sidewalk easement must be recorded in the Public Records of Lee County, Florida.

**Condition 9.**

Prior to seeking any building permits for development on this site, the developer must combine the existing platted lots into one lot of record as part of the local development order for this CPD project not later than February 28, 2019.

**Condition 10.**

Prior to each local development order approval, the developer must provide a current tally of the square feet for each use approved in all previous local development orders.

**Condition 11.**

The total square feet of existing and proposed buildings must not exceed 58,432 square feet of total building area for buildings used as hotel/motel guest units.

**Condition 12.**

Any off-site parking, other than the existing approved 5 off-site parking spaces, must be addressed through an amendment to this CPD.

**Condition 13.**

Any outdoor seating for the restaurant and any sign that will require a deviation must be addressed through an amendment to this CPD.

**Condition 14.**

This development must comply with all requirements of the LDC at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

**Condition 15.**

This CPD project must be constructed to build-out no later than December 31, 2025. A completed building permit and start of construction to the next phase shall occur prior to December 31, 2023.

**Condition 16.**

All signs containing commercial messages, including those shown for the proposed restaurant in Phase II-A, must be in compliance with LDC Chapter 30, except as approved herein by deviations.

**Condition 17.**

The deviation for internal illumination of signs is approved only for the existing signs. If the signage is moved, removed, or damaged beyond repair, the deviation will be null and void, and any new signage must comply with the regulations of the LDC.

**Condition 18.**

Any violation of these conditions shall be subject to a maximum \$500 per incident, per day fine.

**DEVIATIONS:**

**Deviation #1**

Deviation 1 requests relief from LDC Section 10-285(a) which requires a minimum connection separation of 125 feet along a local road (Crescent Street); to allow a connection separation of 83 feet from Fifth Avenue. This deviation is unchanged from the previously approved MCP and is APPROVED.

**Deviation #2**

Deviation 2 requests relief from LDC Section 10-285(a) which requires a minimum connection separation of 125 feet along a local road (Crescent Street); to allow a connection separation of 115 feet from Third Street. This deviation is unchanged from the previously approved MCP and is APPROVED.

**Deviation #3**

Deviation 3 was from a previous Lee County LDC requirement, and is no longer necessary. The Fort Myers Beach LDC does not regulate building separation within a project site.

**Deviation #4**

Deviation 4 requests relief from LDC Table 34-3 which requires certain setbacks for structures, buildings, and pavement from the development perimeters; to allow the reduced setbacks of 7.4', 4.5', 3', 2.6', 1.5', 1.4', & 0', from the development perimeter as depicted on the Master Concept

Plan. All of the setbacks were previously approved on the existing MCP for this project. This deviation is **APPROVED**.

**Deviation #5**

Deviation 5 requests relief from LDC Table 34-3 which provides the property development regulations for the Fort Myers Beach Commercial Resort (CR) zoning district; to allow street setbacks of 4.5', 2.0', and 0' along San Carlos Boulevard. All of the setbacks were previously approved on the existing MCP for this project. This deviation is **APPROVED**.

**Deviation #6**

Deviation 6 requests relief from LDC Section 34-2016 which requires 90 degree parking spaces to be a minimum of 18' in length; to allow 90 degree parking spaces to be 16' in length for Phase 2 parking only. This deviation is **APPROVED** as depicted on the approved Master Concept Plan and with the condition that these parking spaces will be removed at the time Phase 5 is constructed.

**Deviation #7**

Deviation 7 requests relief from LDC Section 34-2016(a) which requires parking aisles between parking spaces to be 22' in width to allow the parking aisles to be 20' in width for some areas for the Phase 2 parking only. This deviation is **APPROVED** as depicted on the approved Master Concept Plan and with the condition that these parking aisles will be removed at the time Phase 5 is constructed.

**Deviation #8**

Deviation 8 requests relief from LDC Section 10-285(a) which requires a minimum connection separation of 125 feet along a local road (Fifth Avenue); to allow a connection separation of 83 feet from two existing driveways. This deviation is **APPROVED**.

**Deviation #9**

Deviation 9 requests relief from the F.A.R. requirements of LDC Section 34-953 and Table 34-3 to allow additional F.A.R. to exceed the total of 66,852 square feet of residential and commercial uses to the extent necessary to develop on-site under building parking. This deviation is **APPROVED**.

**Deviation #10**

Deviation 10 requests relief from LDC Section 30-153(b)(1) which allows a maximum of 32 square feet of signage; to allow 126 square feet of total signage for Lighthouse Island Resort. This deviation is **APPROVED**.

**Deviation #11**

Deviation 11 requests relief from LDC Section 30-154(c) which allows a maximum height of 5 feet for a monument sign; to allow 25'6" for the Lighthouse "Sign D". This deviation is **APPROVED**.

**Deviation #12**

Deviation 12 requests relief from LDC Section 30-154(c) which allows a maximum height of 5 feet for a monument sign and 18 inches for the sign base; to allow the bottom of the sign at 4.1' and an overall height of 10.4' for "Sign A" on Third Street. This deviation is **APPROVED**, provided that the top of the sign face shall not exceed 8.1', as depicted in Sign Detail "A".

**Deviation #13**

Deviation 13 requests relief from LDC Section 30-154(c) which allows a maximum height of 5 feet for a monument sign and 18 inches for the sign base; to allow the bottom of the sign at 4.1' and an overall sign height of 9.7' for "Sign B" on Crescent Street." This deviation is APPROVED, provided that the top of the sign face shall not exceed 8.1', as depicted in Sign Detail "B".

**Deviation #14**

Deviation 14 requests relief from LDC Section 30-154(c) which allows a maximum height of 5 feet for a monument sign and 18 inches for the sign base; to allow the bottom of the sign at 4.1' and an overall height of 9.7' for "Sign C" on Fifth Street. This deviation is APPROVED, provided that the top of the sign face shall not exceed 8.1', as depicted in Sign Detail "C".

**Deviation #15**

Deviation 15 requests relief from LDC Section 30-154(b) which requires that all signs be set back a minimum 3 foot from any public right-of-way; to allow a 0' setback for "Sign A" located on Third Street. This deviation is APPROVED.

**Deviation #16**

Deviation 16 requests relief from LDC Section 30-154(b) which requires a minimum 3 foot setback from any public right-of-way; to allow "Sign B" to remain located entirely within the right-of-way at the intersection of Crescent Street and Fifth Street. This deviation is APPROVED.

**Deviation #17**

Deviation 17 requests relief from LDC Sec. 34-154(a) for internal illumination of the sign faces to remain as existing, where they would otherwise be required to emit light only from the letters and symbols of the sign face, subject to Condition #18. This deviation is APPROVED.

**CODIFICATION AND SCRIVENER'S ERRORS.**

The Town Council intends that this ordinance will not be made part of the Fort Myers Beach Code of Ordinances; typographical errors that do not affect the intent can be corrected with the authorization of the Town Manager or designee, without the need for a public hearing. Only the specific deviations granted by the Town Council and associated plan sheets reflecting those approvals with or without conditions are so incorporated.

**EFFECTIVE DATE.**

This ordinance becomes effective immediately upon its adoption.

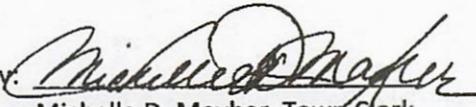
THE FOREGOING ORDINANCE was enacted by the Town Council upon a motion by Council Member Joanne Shamp and seconded by Council Member Dennis Boback and, upon being put to a roll call vote, the result was as follows:

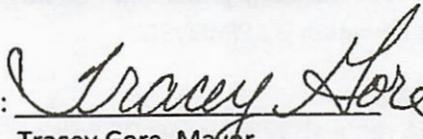
Tracey Gore, Mayor	NAY	Bruce Butcher	AYE
Anita Cereceda	AYE	Joanne Shamp, Vice Mayor	AYE
Dennis Boback	AYE		

**DULY PASSED AND ENACTED** this 19<sup>th</sup> day of November 2018.

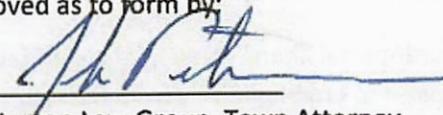
**ATTEST:**

**TOWN OF FORT MYERS BEACH**

By:   
Michelle D. Mayher, Town Clerk

By:   
Tracey Gore, Mayor

Approved as to form by:

By:   
Peterson Law Group, Town Attorney



AS BUILT SURVEY OF  
**PART OF BLOCK 3 & 5**  
**BUSINESS CENTER**  
**SUBDIVISION**  
**&**  
**LOT 16, BLOCK "E"**  
**CRESCENT PARK ADDITION**  
**SUBDIVISION**  
 SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST  
 (PLAT BOOK 9, PAGE 10)  
 LEE COUNTY, FLORIDA

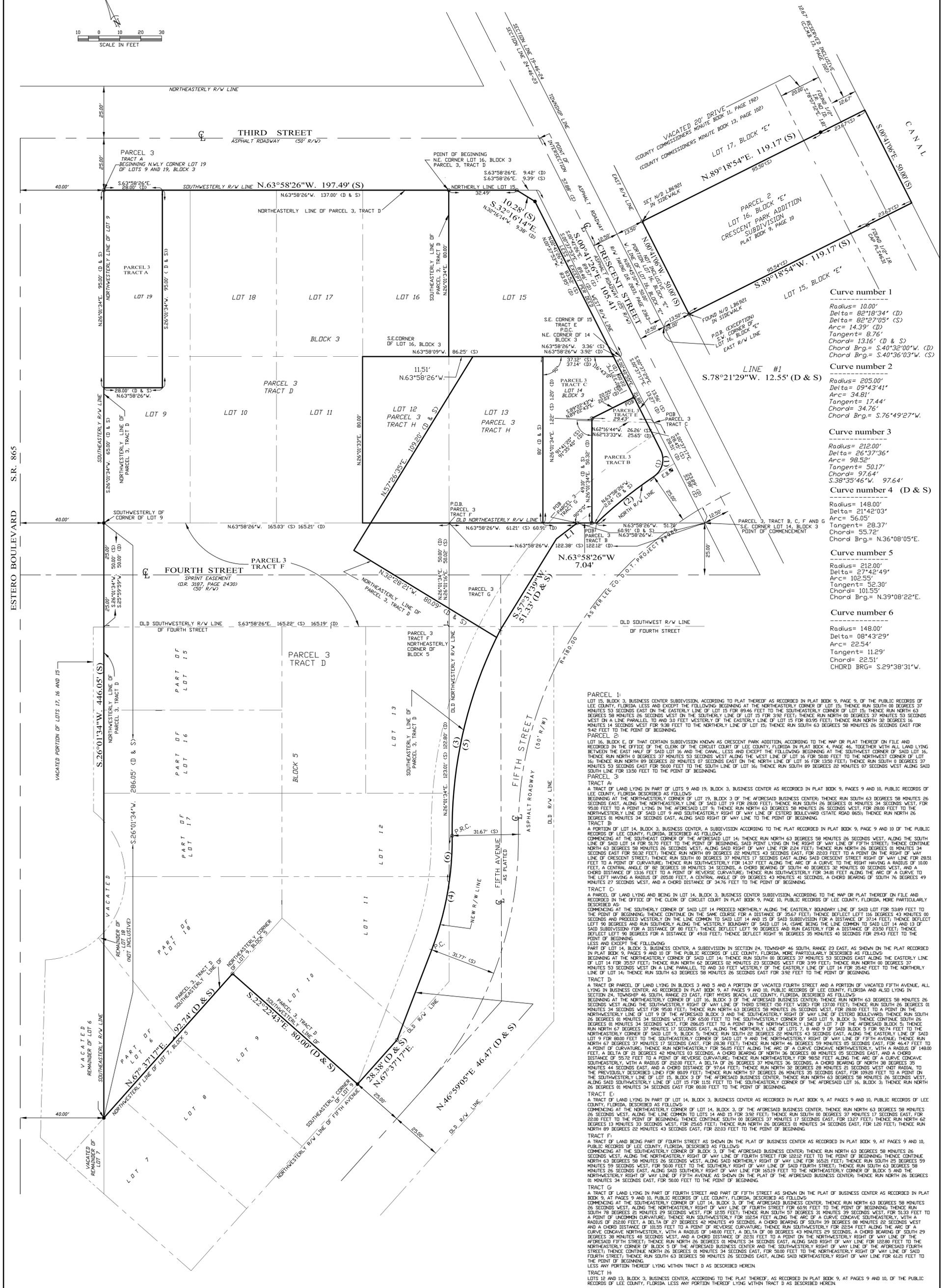


**LEGEND:**

● SET IRON PIN (CAP #4631)	P.D.B. POINT OF BEGINNING	D.W.D.S. OVERHEAD WOOD DECK & STAIRS	P/T PROPANE TANK
○ FOUND IRON PIN (1/2")	P.C. POINT OF CURVATURE	W.D.S. WOOD DECK & STAIRS	C.D. CLEAN-OUT
□ CONCRETE MONUMENT (CM)	O.R. OFFICIAL RECORDS BOOK	C.L.S. CONCRETE LANDING & STAIRS	T. TRELIS
▭ PERMANENT REFERENCE MONUMENT	D DELTA OF CURVE	S.V.F. STORY WOOD FRAME	F.F. FINISH FLOOR
P.C.P. PERMANENT CONTROL POINT	R RADIUS OF CURVE	CENTERLINE RIGHT-OF-WAY	S.P. SHOWER POST
(P) AS PER PLAT	A ARC OF CURVE	BENCHMARK	F.F.H. FRENCH DRAIN
(D) AS PER BEED	CB CHORD BEARING	TYPICAL ELEVATION	F.H. FIRE HYDRANT
(S) AS PER SURVEY	CH CURVE NUMBER	YARD LIGHT	Y.L. YARD LIGHT
(M) AS MEASURED	A/C AIR CONDITIONER	T.F. TRANSFORMER	B.F.P. BACK FLOW PREVENTER
P.U.E. PUBLIC UTILITY EASEMENT	D/H OVERHEAD POWERLINES	W/V WATER VALVE	Y.D. YARD DRAIN
L.M.E. LAKE MAINTENANCE EASEMENT	V.M. WATER METER	S.V. SEWER VALVE	Y.D. YARD DRAIN
D.E. DRAINAGE EASEMENT	U.T.S. TELEPHONE BOX	E.B. ELECTRIC BOX	F.P.A.E. FLUORIDE POWER & LIGHT COMPANY EASEMENT
C.B.S. CONCRETE BLOCK STRUCTURE	E.B. ELECTRIC BOX	E.P. EDGE OF PAVEMENT	C.L.F. CLEAN OUT
R/W/B RECLAIMED WATER BOX	C.A.T.V. TV-CABLE BOX	C/G CURB/GUTTER	C.D. CLEAN OUT
ELEV. ELEVATION	B.E. BRICK EDGING	B.E. BRICK EDGING	C.P.P. CONCRETE POWER POLE
N/D NAIL & DISK	N/T/T NAIL & TIN/TAB	D/H DRILL HOLE	

HARRIS-JORGENSEN, LLC  
 3048 BEL PRADO BLVD., SUITE 100  
 CAPE CORAL, FLORIDA 33904  
 PHONE: (239) 257-2624  
 FAX: (239) 697-2981

DATE OF LAST FIELD WORK: 9/10/22			
DRAWN	CHECKED	SCALE	PROJ. #
R/W	PMM	1"=20'	LHR 2-16-23
SURVEY DATE		FILE NO.	SHT. #
9/10/22		46-23-24	OF - 2
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921			



**PARCEL 1:**  
 LOT 15, BLOCK 3, BUSINESS CENTER SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 9, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING BEGINNING AT THE NORTHEASTERN CORNER OF LOT 15; THENCE RUN SOUTH 00 DEGREES 37 MINUTES 53 SECONDS EAST, ALONG THE EASTERN LINE OF LOT 15 FOR 99.46 FEET TO THE SOUTHWESTERN CORNER OF LOT 15; THENCE RUN NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG THE SOUTHERLY LINE OF LOT 15 FOR 392 FEET; THENCE RUN NORTH 00 DEGREES 37 MINUTES 53 SECONDS WEST, ALONG A LINE PARALLEL TO AND 30 FEET WESTERLY OF THE EASTERN LINE OF LOT 15 FOR 83.95 FEET; THENCE RUN NORTH 38 DEGREES 16 MINUTES 14 SECONDS WEST FOR 9.58 FEET TO THE NORTHERLY LINE OF LOT 15; THENCE RUN SOUTH 63 DEGREES 58 MINUTES 26 SECONDS EAST FOR 9.42 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**  
 A TRACT OF LAND LYING IN PART OF LOT 15, BLOCK 3, BUSINESS CENTER SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA IN PLAT BOOK 4, PAGE 46, TOGETHER WITH ALL LAND LYING BETWEEN THE EAST HALF OF SAID LOT 16 AND THE CANAL, LESS AND EXCEPT THE FOLLOWING BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE RUN NORTH 89 DEGREES 22 MINUTES 07 SECONDS EAST, ALONG THE NORTHERLY LINE OF LOT 16 FOR 1350 FEET; THENCE RUN SOUTH 63 DEGREES 58 MINUTES 26 SECONDS WEST FOR 500 FEET TO THE SOUTHERLY LINE OF LOT 16; THENCE RUN SOUTH 89 DEGREES 22 MINUTES 07 SECONDS WEST, ALONG SAID SOUTHERLY LINE FOR 1350 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**  
 A TRACT OF LAND LYING IN PART OF LOTS 9 AND 19, BLOCK 3, BUSINESS CENTER AS RECORDED IN PLAT BOOK 9, PAGES 9 AND 10, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEASTERN CORNER OF LOT 19, BLOCK 3 OF THE AFORESAID BUSINESS CENTER, THENCE RUN SOUTH 63 DEGREES 58 MINUTES 26 SECONDS EAST, ALONG THE NORTHEASTERN LINE OF LOT 19 FOR 800 FEET; THENCE RUN SOUTH 26 DEGREES 01 MINUTES 34 SECONDS WEST, FOR 95.00 FEET TO A POINT LYING IN THE AFORESAID LOT 9; THENCE RUN NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, FOR 2800 FEET TO THE NORTHEASTERN CORNER OF LOT 16; THENCE RUN NORTH 89 DEGREES 22 MINUTES 07 SECONDS EAST, ALONG THE NORTHERLY LINE OF LOT 16 FOR 1350 FEET; THENCE RUN SOUTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

**TRACT A:**  
 A TRACT OF LAND LYING IN PART OF LOTS 9 AND 19, BLOCK 3, BUSINESS CENTER AS RECORDED IN PLAT BOOK 9, PAGE 9 AND 10, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE RUN NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 14 FOR 91.70 FEET TO THE POINT OF BEGINNING; SAID POINT LYING ON THE RIGHT OF WAY LINE OF FIFTH STREET; THENCE CONTINUE NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR 224 FEET; THENCE RUN NORTH 26 DEGREES 01 MINUTES 34 SECONDS EAST FOR 300 FEET; THENCE RUN NORTH 89 DEGREES 22 MINUTES 07 SECONDS EAST, FOR 220 FEET; TO A POINT ON THE RIGHT OF WAY LINE OF CRESCENT STREET; THENCE RUN SOUTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR 1370 FEET; THENCE RUN SOUTH 26 DEGREES 01 MINUTES 34 SECONDS WEST, FOR 500 FEET TO THE SOUTHERLY CORNER OF SAID LOT 9; THENCE RUN NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG THE NORTHEASTERN LINE OF LOT 9 FOR 800 FEET TO THE SOUTHEASTERN CORNER OF SAID LOT 9; THENCE CONTINUE SOUTH 26 DEGREES 01 MINUTES 34 SECONDS WEST, FOR 2800 FEET TO THE POINT OF BEGINNING.

**TRACT B:**  
 A TRACT OF LAND LYING IN PART OF LOTS 9 AND 19, BLOCK 3, BUSINESS CENTER AS RECORDED IN PLAT BOOK 9, PAGE 9 AND 10, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHERLY CORNER OF SAID LOT 14; THENCE RUN NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 14 FOR 91.70 FEET TO THE POINT OF BEGINNING; SAID POINT LYING ON THE RIGHT OF WAY LINE OF FIFTH STREET; THENCE CONTINUE NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR 224 FEET; THENCE RUN NORTH 26 DEGREES 01 MINUTES 34 SECONDS EAST FOR 300 FEET; THENCE RUN NORTH 89 DEGREES 22 MINUTES 07 SECONDS EAST, FOR 220 FEET; TO A POINT ON THE RIGHT OF WAY LINE OF CRESCENT STREET; THENCE RUN SOUTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR 1370 FEET; THENCE RUN SOUTH 26 DEGREES 01 MINUTES 34 SECONDS WEST, FOR 500 FEET TO THE SOUTHERLY CORNER OF SAID LOT 9; THENCE RUN NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG THE NORTHEASTERN LINE OF LOT 9 FOR 800 FEET TO THE SOUTHEASTERN CORNER OF SAID LOT 9; THENCE CONTINUE SOUTH 26 DEGREES 01 MINUTES 34 SECONDS WEST, FOR 2800 FEET TO THE POINT OF BEGINNING.

**TRACT C:**  
 A PARCEL OF LAND LYING AND BEING IN LOT 14, BLOCK 3, BUSINESS CENTER SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN PLAT BOOK 9, PAGE 10, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:  
 BEGINNING AT THE SOUTHERLY CORNER OF SAID LOT 14; THENCE RUN NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 14 FOR 91.70 FEET TO THE POINT OF BEGINNING; SAID POINT LYING ON THE RIGHT OF WAY LINE OF FIFTH STREET; THENCE CONTINUE NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR 224 FEET; THENCE RUN NORTH 26 DEGREES 01 MINUTES 34 SECONDS EAST FOR 300 FEET; THENCE RUN NORTH 89 DEGREES 22 MINUTES 07 SECONDS EAST, FOR 220 FEET; TO A POINT ON THE RIGHT OF WAY LINE OF CRESCENT STREET; THENCE RUN SOUTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR 1370 FEET; THENCE RUN SOUTH 26 DEGREES 01 MINUTES 34 SECONDS WEST, FOR 500 FEET TO THE SOUTHERLY CORNER OF SAID LOT 9; THENCE RUN NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG THE NORTHEASTERN LINE OF LOT 9 FOR 800 FEET TO THE SOUTHEASTERN CORNER OF SAID LOT 9; THENCE CONTINUE SOUTH 26 DEGREES 01 MINUTES 34 SECONDS WEST, FOR 2800 FEET TO THE POINT OF BEGINNING.

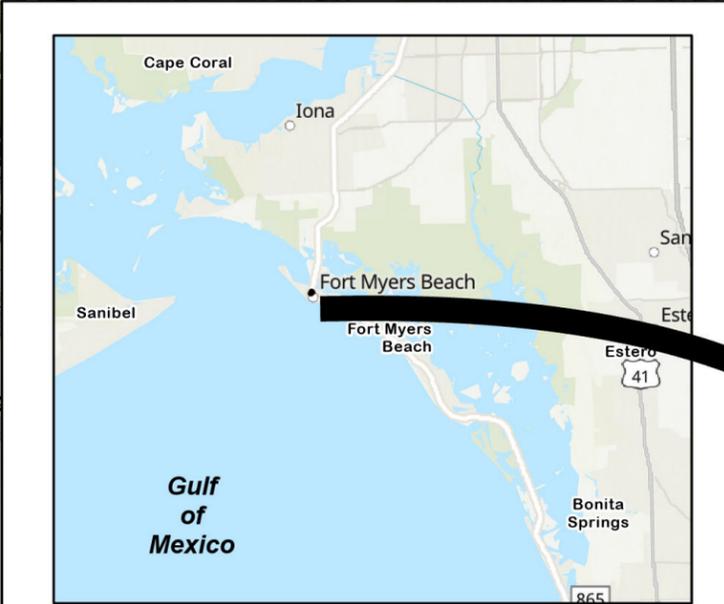
**TRACT D:**  
 A TRACT OF LAND LYING IN BLOCKS 3 AND 5 AND A PORTION OF VACATED FOURTH STREET AND A PORTION OF VACATED FIFTH AVENUE, ALL LYING IN BUSINESS CENTER, AS RECORDED IN PLAT BOOK 9, AT PAGES 9 AND 10, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALSO LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST, FORTY-NINE BEACH, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEASTERN CORNER OF LOT 16, BLOCK 3 OF THE AFORESAID BUSINESS CENTER, THENCE RUN NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THIRD STREET (50' R/W) FOR 1370 FEET; THENCE RUN SOUTH 26 DEGREES 01 MINUTES 34 SECONDS WEST, FOR 500 FEET TO THE SOUTHERLY CORNER OF SAID LOT 9; THENCE RUN NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG THE NORTHEASTERN LINE OF LOT 9 FOR 800 FEET TO THE SOUTHEASTERN CORNER OF SAID LOT 9; THENCE CONTINUE SOUTH 26 DEGREES 01 MINUTES 34 SECONDS WEST, FOR 2800 FEET TO THE POINT OF BEGINNING.

**TRACT E:**  
 A TRACT OF LAND LYING IN PART OF LOT 14, BLOCK 3, BUSINESS CENTER AS RECORDED IN PLAT BOOK 9, AT PAGES 9 AND 10, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHERLY CORNER OF SAID LOT 14, BLOCK 3, OF THE AFORESAID BUSINESS CENTER, THENCE RUN NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG THE LINE COMMON TO LOTS 14 AND 15 FOR 3.96 FEET; THENCE RUN SOUTH 00 DEGREES 37 MINUTES 53 SECONDS EAST, FOR 2200 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 37 MINUTES 53 SECONDS EAST, FOR 2200 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 37 MINUTES 53 SECONDS EAST, FOR 2200 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 37 MINUTES 53 SECONDS EAST, FOR 2200 FEET TO THE POINT OF BEGINNING.

**TRACT F:**  
 A TRACT OF LAND BEING PART OF FOURTH STREET AS SHOWN IN THE PLAT OF BUSINESS CENTER AS RECORDED IN PLAT BOOK 9, AT PAGES 9 AND 10, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHERLY CORNER OF BLOCK 3, OF THE AFORESAID BUSINESS CENTER, THENCE RUN NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG THE NORTHEASTERN RIGHT OF WAY LINE OF FOURTH STREET FOR 1221.2 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 1652.8 FEET; THENCE RUN SOUTH 26 DEGREES 01 MINUTES 34 SECONDS WEST, FOR 500 FEET TO THE SOUTHERLY CORNER OF SAID LOT 9; THENCE RUN SOUTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 1651.9 FEET TO THE NORTHEASTERN CORNER OF BLOCK 5; THENCE RUN NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF FIFTH AVENUE AS SHOWN IN THE PLAT OF THE AFORESAID BUSINESS CENTER, THENCE RUN NORTH 26 DEGREES 01 MINUTES 34 SECONDS EAST, FOR 500 FEET TO THE POINT OF BEGINNING.

**TRACT G:**  
 A TRACT OF LAND LYING IN PART OF FIFTH STREET AS SHOWN IN THE PLAT OF BUSINESS CENTER AS RECORDED IN PLAT BOOK 9, AT PAGES 9 AND 10, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHERLY CORNER OF SAID LOT 14, BLOCK 3, OF THE AFORESAID BUSINESS CENTER, THENCE RUN NORTH 63 DEGREES 58 MINUTES 26 SECONDS WEST, ALONG THE LINE COMMON TO LOTS 14 AND 15 FOR 3.96 FEET; THENCE RUN SOUTH 00 DEGREES 37 MINUTES 53 SECONDS EAST, FOR 2200 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 37 MINUTES 53 SECONDS EAST, FOR 2200 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 37 MINUTES 53 SECONDS EAST, FOR 2200 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 37 MINUTES 53 SECONDS EAST, FOR 2200 FEET TO THE POINT OF BEGINNING.

**TRACT H:**  
 LOTS 12 AND 13, BLOCK 3, BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGES 9 AND 10, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS ANY PORTION THEREOF LYING WITHIN TRACT D AS DESCRIBED HEREIN.



**Notes**

1 - This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy.

2 - Aerial flight date - Year 2024.



# Lighthouse Island Resort (CPD)

Project Location

FILE NO:	220037.01.01
DRAWN BY:	F.L.
DESIGN BY:	P.V.
DATE:	January 2025