RESOLUTION NO. Z-19-013

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

WHEREAS, the property owner, Sam Lowrey, c/o Boating Gear Center, LLC, filed an application to rescind the existing Development of Regional Impact (DRI), in reference to Deep Lagoon Marina DRI #5-8586-66; and

WHEREAS, the Lee County Department of Community Development prepared and provided a Staff Report in response to the request, along with a recommendation to approve the request; and

WHEREAS, a public hearing was advertised and held on May 22, 2019, before the Lee County Board of Commissioners; and

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the documents in the record for DRI2017-00008 and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST:

The applicant filed a request, pursuant to Section 380.115, Florida Statutes, to rescind the Deep Lagoon Marina DRI, which allows 150 wet slips and 427 dry slips, along with ancillary uses (retail and restaurant). Marinas are no longer regulated under Section 380.06, Florida Statutes.

The subject property is located in the Urban Community Future Land Use Category and legally described in attached Exhibit "A."

The request to rescind the Deep Lagoon Marina DRI is APPROVED subject to the Deep Lagoon Marina DRI Development Order of Rescission attached as Exhibit "D".

SECTION B. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: Conditions of DRI
Exhibit D: Rescission of the Deep Lagoon Marina DRI

SECTION C. FINDINGS AND CONCLUSIONS:

1. The proposed rescission of DRI #5-8586-66 is approved based upon consistency with §380.115, Florida Statutes.

2. The applicant has provided sufficient evidence that the conditions of the DRI Development Order have been met to the point of current development.

3. As it exists today, and as proposed in the concurrent zoning action (DCI2017-00012), the DRI would no longer meet the threshold for a new Development of Regional Impact.

4. After this DRI has been rescinded, the Planned Development Resolution Z-09-036 (as amended by DCI2017-00012) will remain in effect as an enforcement mechanism for conditions of this marina.

Commissioner Manning made a motion to adopt the foregoing resolution, seconded by Commissioner Pendergrass. The vote was as follows:

John Manning	Aye
Cecil Pendergrass	Aye
Vacant	
Brian Hamman	Aye
Frank Mann	Absent

DULY PASSED AND ADOPTED THIS 22nd DAY OF MAY 2019.

ATTEST:
LINDA DOGGETT, CLERK

BY: Chris Du
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Brian Hamman
Brian Hamman, Vice Chair

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY:

County Attorney's Office

RECEIVED
MINUTES OFFICE
2019 JUN 17 PM 2:50

LESS AND EXCEPT WET SLIP DIMENSIONS

#	DIMENSIONS	AREA
8	17.5x47.0	822.5 SF
9	17.5x47.0	822.5 SF
10	17.5x47.0	822.5 SF
38	17.5x47.0	822.5 SF
43	17.5x47.0	822.5 SF
44	17.5x47.0	822.5 SF
45	17.0x48.0	816.0 SF
54	17.0x48.0	816.0 SF
55	14.0x38.0	532.0 SF
57	18.0x78.0	1,404.0 SF

PER DECLARATION OF CONDOMINIUM FOR FT MYERS BOATCLUB, A CONDOMINIUM RECORDED IN INSTRUMENT NO. 2007000333100, AMENDED INSTRUMENT NO. 20090002273S1, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Applicant's Legal Checked by DM 2/28/18

RECEIVED
FEB 23 2018
COMMUNITY DEVELOPMENT

LEGAL DESCRIPTION: DCI 2017-00012

A PARCEL OF LAND LOCATED IN SECTIONS 20 & 29, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF LOT 6, DEEP LAGOON ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 79 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF MCGREGOR BOULEVARD, AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE RUN THE FOLLOWING FIVE CALLS ALONG THE BOUNDARY OF SAID DEEP LAGOON ESTATES; THENCE RUN N44°20'19"W FOR A DISTANCE OF 65.00 FEET; THENCE RUN N45°45'38"E FOR A DISTANCE OF 40.00 FEET; THENCE RUN N44°14'22"W FOR A DISTANCE OF 557.81 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 131°52'40" AND BEING SUBTENDED BY A CHORD OF 54.79 FEET AT A BEARING OF N21°41'58"E, FOR AN ARC LENGTH OF 69.05 FEET; THENCE RUN N87°38'18"E FOR A DISTANCE OF 127.40 FEET; THENCE LEAVING SAID BOUNDARY RUN N44°14'22"W FOR A DISTANCE OF 39.01 FEET TO A POINT ON THE SOUTH LINE OF SECTION 20, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA THE SAME BEING A POINT ON THE SOUTH LINE OF PHASE 3, AS SHOWN IN DECLARATION OF CONDOMINIUM FOR FT MYERS BOATCLUB, A CONDOMINIUM, AS RECORDED IN INSTRUMENT NO. 2007000333100 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA: THENCE RUN S88°54'59"W ALONG SAID SOUTH LINE AND THE SOUTH LINE OF PHASE 2B FOR A DISTANCE OF 155.19 FEET TO A POINT ON THE SOUTH LINE OF PHASE 2B AS SHOWN ON SAID FT MYERS BOATCLUB, A CONDOMINIUM; THENCE RUN S85°03'20"W ALONG SAID SOUTH LINE OF PHASE 2B, PHASE 4 AND PHASE 2A OF SAID FT MYERS BOAT CLUB, A CONDOMINIUM, FOR A DISTANCE OF 813.00 FEET; THENCE RUN N04°37'51"E ALONG THE WEST LINE OF SAID PHASE 2A FOR A DISTANCE OF 500.00 FEET TO A POINT ON THE CENTER LINE OF THE I.D.D. CANAL "F", AS INDICATED IN TOWN & RIVER ESTATES UNIT 13 PLAT, AS RECORDED IN PLAT BOOK 33 AT PAGES 91-92 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N89°30'58"E ALONG SAID CENTER LINE FOR A DISTANCE OF 1597.78 FEET TO A POINT ON THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2016000080042 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S00°06'40"E ALONG SAID EAST LINE FOR A DISTANCE OF 267.23 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2016000080043: THENCE RUN N89°25'39"E ALONG SAID NORTH LINE FOR A DISTANCE OF 307.80 FEET; THENCE RUN S44°20'26"E ALONG SAID NORTH LINE FOR A DISTANCE OF 39.69 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF MCGREGOR BOULEVARD, A PUBLIC RIGHT-OF-WAY; THENCE RUN S45°45'38"W ALONG THE NORTHWESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 185.97 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 20; THENCE LEAVING SAID RIGHT-OF-WAY RUN S88°54'59"W ALONG THE SOUTH LINE OF SAID SECTION 20, FOR A DISTANCE OF 143.37 FEET; THENCE LEAVING SAID SOUTH LINE RUN S26°44'21"E FOR A DISTANCE OF 102.82 FEET TO A POINT ON THE SAID NORTHWESTERLY RIGHT-OF-WAY; THENCE RUN S45°45'38"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 688.25 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

LESS AND EXCEPT WETSLIPS 8, 9, 10, 38, 43, 44, 45, 54, 55 AND 57 AS IDENTIFIED IN DECLARATION OF CONDOMINIUM FOR FT MYERS BOATCLUB, A CONDOMINIUM AS RECORDED IN INSTRUMENT NO. 2007000333100 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

NET PROPERTY AREA: 1,036,719 SQUARE FEET OR 23.80 ACRES.

HOLE MONTES, INC., CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

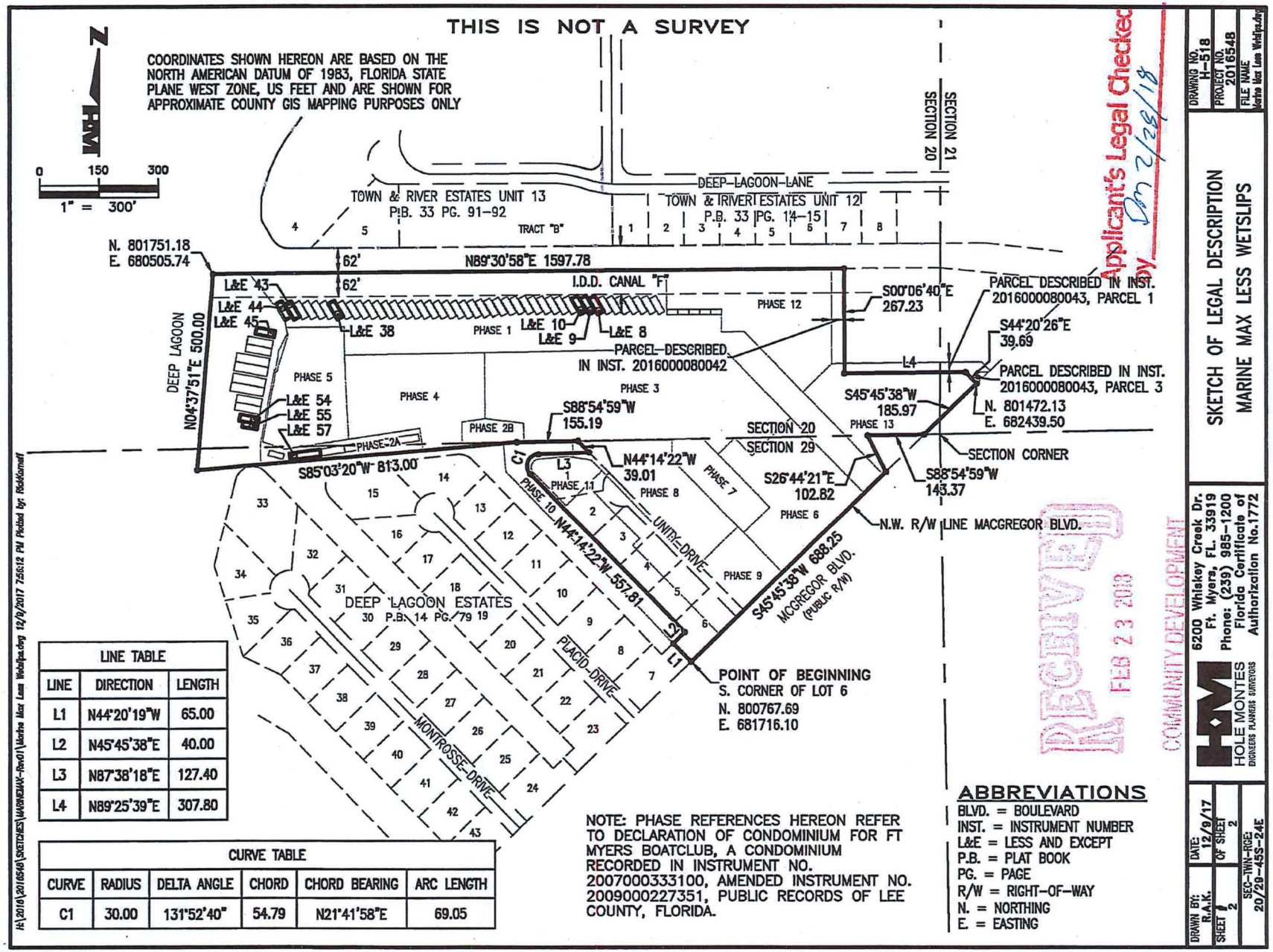
BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA

Digitally signed by Thomas M Murphy
DN: cn=Thomas M Murphy, o=Hole-Montes Inc, ou, email=tommurphy@hmleng.com, c=US
Date: 2017.12.15 12:26:42 -05'00'

DRAWN BY: R.A.K. / DATE: 12/9/17	HOLE MONTES ENGINEERS PLANNERS SURVEYORS	6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	LEGAL DESCRIPTION	DRAWING NO. H-518
SHEET # 1 / OF SHEET 2			MARINE MAX LESS WETSLIPS	PROJECT NO. 2016548
SEC-TWN-RGE: 20/29-45S-24E				FILE NAME Marine Max Less Wetslips.dwg

DRI 2017-00008

EXHIBIT A



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N44°20'19"W	65.00
L2	N45°45'38"E	40.00
L3	N87°38'18"E	127.40
L4	N89°25'39"E	307.80

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD	CHORD BEARING	ARC LENGTH
C1	30.00	131°52'40"	54.79	N21°41'58"E	69.05

NOTE: PHASE REFERENCES HEREON REFER TO DECLARATION OF CONDOMINIUM FOR FT MYERS BOATCLUB, A CONDOMINIUM RECORDED IN INSTRUMENT NO. 2007000333100, AMENDED INSTRUMENT NO. 2009000227351, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ABBREVIATIONS

BLVD. = BOULEVARD
INST. = INSTRUMENT NUMBER
L&E = LESS AND EXCEPT
P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
N. = NORTHING
E. = EASTING

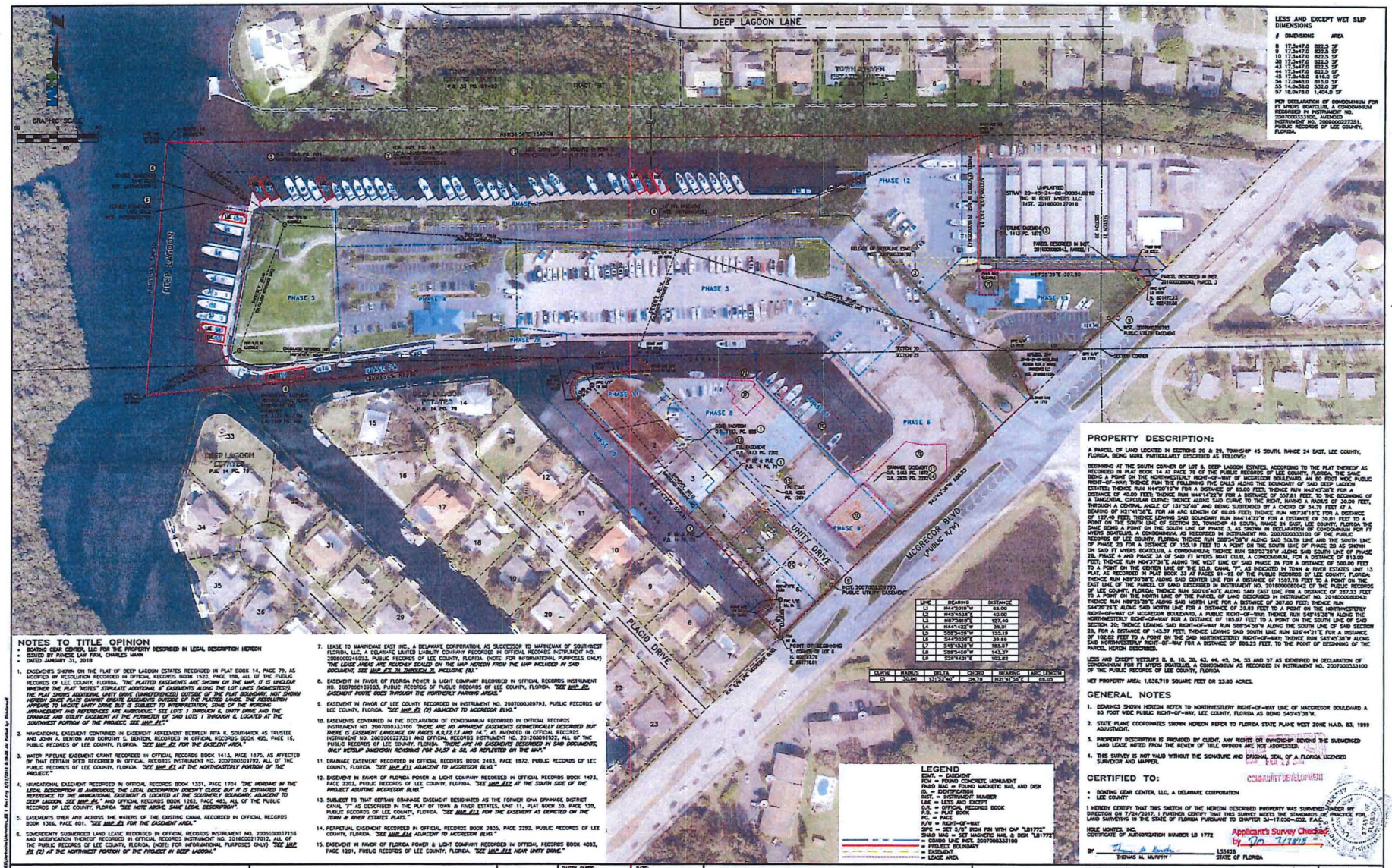
SKETCH OF LEGAL DESCRIPTION
MARINE MAX LESS WETSLIPS

HOLE MONTES
ENGINEERS PLANNERS SURVEYORS
6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of Authorization No.1772

DRAWING NO. H-518
PROJECT NO. 2016548
FILE NAME Martha Max Less Wetslips.dwg
DRAWN BY: R.A.K.
DATE: 12/8/17
SHEET 1 OF SHEET 2
SEC-TWN-RGE: 20/29-45S-24E

H:\2016\2016548\SKETCHES\MARINEMAX-Rev01\Martha Max Less Wetslips.dwg 12/8/2017 7:56:12 PM Plotted by: RobKomoff

DCI 2017-00012
DRI 2017-00008



NOTES TO TITLE OPINION

- BOATING GEAR CENTER, LLC FOR THE PROPERTY DESCRIBED IN LEGAL DESCRIPTION HEREON
- ISSUED BY PHASE LAW FIRM, CHARLES MANN
- DATED JANUARY 31, 2018

1. EASEMENTS SHOWN ON THE PLAT OF DEEP LAGOON ESTATES RECORDED IN PLAT BOOK 14, PAGE 79, AS MODIFIED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1932, PAGE 158, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"THE PLATTED EASEMENTS ARE SHOWN ON THE MAP. IT IS UNCLEAR WHETHER THE PLAT "NOTES" STIPULATE ADDITIONAL (if ANYTHING ALONG THE LOT LINES, UNNOTICED) THE PLAT SHOWS ADDITIONAL UNITY DRIVE (UNINTERRUPTED) OUTSIDE OF THE PLAT BOUNDARY, NOT SHOWN HEREIN SINCE PLATS CANNOT CREATE EASEMENTS OUTSIDE OF THE PLATTED LANDS. THE RESOLUTION APPEARS TO VACATE UNITY DRIVE BUT IS SUBJECT TO INTERPRETATION, SOME OF THE MISSING ARRANGEMENT AND REFERENCES ARE AMBIGUOUS." SEE LOTS 1 THROUGH 6, UNITY DRIVE AND THE DRAINAGE AND UTILITY EASEMENT AT THE PERIMETER OF SAID LOTS 1 THROUGH 6, LOCATED AT THE SOUTHWEST PORTION OF THE PROJECT, SEE MAP #1."*
2. NAVIGATIONAL EASEMENT CONTAINED IN EASEMENT AGREEMENT BETWEEN RITA K. SOUTHWICK AS TRUSTEE AND JOHN A. BENTON AND DOROTHY S. BENTON, RECORDED IN OFFICIAL RECORDS BOOK 495, PAGE 15, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #2 FOR THE EASEDMT AREA."*
3. WATER PIPELINE EASEMENT GRANT RECORDED IN OFFICIAL RECORDS BOOK 1413, PAGE 1875, AS AFFECTED BY THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000339793, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #3 AT THE NORTHEASTERLY PORTION OF THE PROJECT."*
4. NAVIGATIONAL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1331, PAGE 1704 *"THE WORDING IN THE LEGAL DESCRIPTION IS AMBIGUOUS, THE LEGAL DESCRIPTION DOESN'T CLOSE, BUT IT IS ESTIMATED THE REFERENCE TO THE NAVIGATIONAL EASEMENT IS LOCATED AT THE SOUTHERLY BOUNDARY, ADJACENT TO DEEP LAGOON. SEE MAP #4."* AND OFFICIAL RECORDS BOOK 1383, PAGE 482, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA *"SEE NOTE ABOVE, SAME LEGAL DESCRIPTION"*.
5. EASEMENTS OVER AND ACROSS THE WATERS OF THE EXISTING CANAL RECORDED IN OFFICIAL RECORDS BOOK 1366, PAGE 801. *"SEE MAP #5 FOR THE EASEMENT AREA."*
6. SOVEREIGNTY SUBMERGED LAND LEASE RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2005000037156 AND MODIFICATION THEREOF RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2016000217012, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (NOTE: FOR INFORMATIONAL PURPOSES ONLY) *"SEE MAP #6 (2) AT THE NORTHWEST PORTION OF THE PROJECT IN DEEP LAGOON."*
7. LEASE TO MARINEMAX EAST INC., A DELAWARE CORPORATION, AS SUCCESSOR TO MARINEMAX OF SOUTHWEST FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006000346093, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (NOTE: FOR INFORMATIONAL PURPOSES ONLY) *"THE LEASE AREAS ARE ROUGHLY SCALED ON THE MAP HEREIN FROM THE MAP INCLUDED IN SAID DOCUMENT, SEE MAP #'S 7A THROUGH 7I, INCLUSIVE (9)."*
8. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000139303, PUBLIC RECORDS OF PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #8, EASEMENT ROUTE GOES THROUGH THE NORTHERLY PARKING AREAS."*
9. EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN INSTRUMENT NO. 2007000339793, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #9 (2) ADJACENT TO MCGREGOR BLVD."*
10. EASEMENTS CONTAINED IN THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NO 2007000333100 *"THERE ARE NO APPARENT EASEMENTS GEOMETRICALLY DESCRIBED BUT THERE IS EASEMENT LANGUAGE ON PAGES 6,8,12,13 AND 14.", AS AMENDED IN OFFICIAL RECORDS INSTRUMENT NO. 2008000237351 AND OFFICIAL RECORDS INSTRUMENT NO. 2012000098102, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. "THERE ARE NO EASEMENTS DESCRIBED IN SAID DOCUMENTS, ONLY WETSLIP DIMENSION REVISIONS FOR 34,59 & 58, AS REFLECTED ON THE MAP."*
11. DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2483, PAGE 1872, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #11 ADJACENT TO MCGREGOR BLVD."*
12. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1473, PAGE 2202, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #12 AT THE SOUTH SIDE OF THE PROJECT ADJUTING MCGREGOR BLVD."*
13. SUBJECT TO THAT CERTAIN DRAINAGE EASEMENT DESIGNATED AS THE FORMER IONA DRAINAGE DISTRICT CANAL "F" AS DESCRIBED IN THE PLAT OF TOWN & RIVER ESTATES, UNIT 11, PLAT BOOK 33, PAGE 120, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #13 FOR THE EASEMENT AS DEPICTED ON THE TOWN & RIVER ESTATES PLATS."*
14. PERPETUAL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2835, PAGE 2292, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #14 ADJACENT TO MCGREGOR BLVD."*
15. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 4093, PAGE 1201, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #15 NEAR UNITY DRIVE."*

LINE	BEARING	DISTANCE
L1	N44°20'18"W	63.00
L2	N45°45'38"E	40.00
L3	N37°36'18"E	127.40
L4	N44°14'02"W	38.01
L5	S89°54'38"W	130.19
L6	S44°20'26"E	39.85
L7	S45°45'38"E	183.97
L8	S89°54'38"W	143.37
L9	S26°44'21"E	102.82

CURVE	RADIUS	DELTA	CHORD	BEARING	ARC LENGTH
C1	30.00	131°52'40"	54.79	N21°41'56"E	69.05

LEGEND

EAST. = EASEMENT
FCM = FOUND CONCRETE MONUMENT
FNAD MAC = FOUND MAGNETIC NAIL AND DISK
ID. = IDENTIFICATION
INST. = INSTRUMENT NUMBER
L&E = LESS AND EXCEPT
O.R. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
SPC = SET 5/8" IRON PIN WITH CAP "LB1772"
SNAD MAC = SET MAGNETIC NAIL & DISK "LB1772"
= CONDO LINE INST. 2007000333100
= PROJECT BOUNDARY
= EASEMENT
= LEASE AREA

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 20 & 29, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF LOT 8, DEEP LAGOON ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 79 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF MCGREGOR BOULEVARD, AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE RUN THE FOLLOWING TWO CALLS ALONG THE BOUNDARY OF SAID DEEP LAGOON ESTATES: THENCE RUN N44°20'18"W FOR A DISTANCE OF 63.00 FEET; THENCE RUN N45°45'38"E FOR A DISTANCE OF 40.00 FEET; THENCE RUN N44°14'22"W FOR A DISTANCE OF 557.81 FEET, TO THE BEGINNING OF A TANGENTIAL, CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 131°52'40" AND BEING SUBTENDED BY A CHORD OF 54.79 FEET AT A BEARING OF N21°41'56"E, FOR AN ARC LENGTH OF 69.05 FEET; THENCE RUN N37°36'18"E FOR A DISTANCE OF 127.40 FEET; THENCE LEAVING SAID BOUNDARY RUN N44°14'02"W FOR A DISTANCE OF 38.01 FEET TO A POINT ON THE SAME BEING A POINT ON THE SOUTH LINE OF PHASE 3, AS SHOWN IN SCHEME 3A, LEE COUNTY, FLORIDA THE DEEP LAGOON ESTATES, A CONDOMINIUM, AS RECORDED IN INSTRUMENT NO. 2007000333100 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S89°54'38"W ALONG SAID SOUTH LINE AND THE SOUTH LINE OF PHASE 2B FOR A DISTANCE OF 130.19 FEET TO A POINT ON THE SOUTH LINE OF PHASE 2B AS SHOWN ON SAID FT MYERS BOATCLUB, A CONDOMINIUM; THENCE RUN S89°03'39"W ALONG SAID SOUTH LINE OF PHASE 2B, PHASE 4 AND PHASE 2A OF SAID FT MYERS BOAT CLUB, A CONDOMINIUM, FOR A DISTANCE OF 813.00 FEET; THENCE RUN N01°37'31"E ALONG THE WEST LINE OF SAID PHASE 2A FOR A DISTANCE OF 500.00 FEET TO A POINT ON THE CENTER LINE OF THE I.D.D. CANAL "F", AS INDICATED IN TOWN & RIVER ESTATES UNIT 13 PLAT, AS RECORDED IN PLAT BOOK 33 AT PAGES 91-92 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N89°36'38"E ALONG SAID CENTER LINE FOR A DISTANCE OF 1597.76 FEET TO A POINT ON THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2018000080042 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S00°06'40"E ALONG SAID EAST LINE FOR A DISTANCE OF 207.23 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2016000080043; THENCE RUN N89°25'39"E ALONG SAID NORTH LINE FOR A DISTANCE OF 307.80 FEET; THENCE RUN S44°20'26"E ALONG SAID NORTH LINE FOR A DISTANCE OF 39.85 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF MCGREGOR BOULEVARD, A PUBLIC RIGHT-OF-WAY; THENCE RUN S45°45'38"E ALONG THE NORTHWESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 183.97 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 20; THENCE LEAVING SAID RIGHT-OF-WAY RUN S89°54'38"W ALONG THE SOUTH LINE OF SAID SECTION 20, FOR A DISTANCE OF 143.37 FEET; THENCE LEAVING SAID SOUTH LINE RUN S26°44'21"E FOR A DISTANCE OF 102.82 FEET TO A POINT ON THE SAID NORTHWESTERLY RIGHT-OF-WAY; THENCE RUN S45°45'38"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 888.25 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

LESS AND EXCEPT WETSLIPS 8, 9, 10, 38, 43, 44, 45, 54, 55 AND 57 AS IDENTIFIED IN DECLARATION OF CONDOMINIUM FOR FT MYERS BOATCLUB, A CONDOMINIUM AS RECORDED IN INSTRUMENT NO. 2007000333100 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

NET PROPERTY AREA: 1,036,719 SQUARE FEET OR 23.80 ACRES.

GENERAL NOTES

1. BEARINGS SHOWN HEREON REFER TO NORTHWESTERLY RIGHT-OF-WAY LINE OF MACGREGOR BOULEVARD A 80 FOOT WIDE PUBLIC RIGHT-OF-WAY, LEE COUNTY, FLORIDA AS BEING S45°45'38"W.
2. STATE PLANE COORDINATES SHOWN HEREON REFER TO FLORIDA STATE PLANE WEST ZONE N.A.D. 83, 1999 ADJUSTMENT.
3. PROPERTY DESCRIPTION IS PROVIDED BY CLIENT, ANY RIGHTS OR OWNERSHIP BEYOND THE SUBMERGED LAND LEASE NOTED FROM THE REVIEW OF TITLE OPINION ARE NOT ADDRESSED.
4. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:

COMMUNITY DEVELOPMENT

- BOATING GEAR CENTER, LLC, A DELAWARE CORPORATION
- LEE COUNTY

I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 7/20/2017. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.050-.052, F.A.C.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

Applicant's Survey Checked by Jm 7/19/18

BY _____ THOMAS M. MURPHY — LS5628 STATE OF FLORIDA

LETTER	REVISIONS	DATE	REV BY
1			
2			
3			
4	UPDATE TITLE OPINION DATE	2/21/18	R.A.K.

BOUNDARY SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

		DATE:
PARTY CHIEF:	BH	8/17
DRAWN BY:	BEN/R.A.K.	11/27/17
SHEET	1	OF SHEET 4
SEC-TWN-RGE:	20/29-45-24	

HOLE MONTES
ENGINEERS • PLANNERS • SURVEYORS

6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of Authorization No.1772

DCI 2017-00012
MARINE MAX
DRI 2017-00008

MAP OF BOUNDARY, EASEMENTS, LEGAL, ETC.

DRAWING NO. H-437
PROJECT NO. 16.548
FILE NAME: MarineMax_BS 1 Bar1.dwg



LETTER	REVISIONS	DATE	REV BY
1			
2			
3			
4			

BOUNDARY SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARTY CHIEF: BH	DATE: 8/17
DRAWN BY: BEN/R.A.K.	DATE: 11/27/17
SHEET 2	OF SHEET 4
SEC-TWN-RGE: 20/29-45-24	

HOLE MONTES
ENGINEERS · PLANNERS · SURVEYORS

6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

Applicant's Survey Checked by DM 2/9/2018

DATE FEB 23 2018
COMMUNITY DEVELOPMENT

MARINE MAX

MAP OF SITE CONDITIONS

DRAWING NO. H-437
PROJECT NO. 16.548
FILE NAME: Marineline_BE 2-3.dwg

ORI 2017-00008



LETTER	REVISIONS	DATE	REV BY
1			
2			
3			
4			

BOUNDARY SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARTY CHIEF: BH	DATE: 8/17
DRAWN BY: BEN/R.A.K.	DATE: 11/27/17
SHEET 3	OF SHEET 4
SEC-TWN-RGE: 28/29-45-24	

HOLE MONTES
ENGINEERS · PLANNERS · SURVEYORS

6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

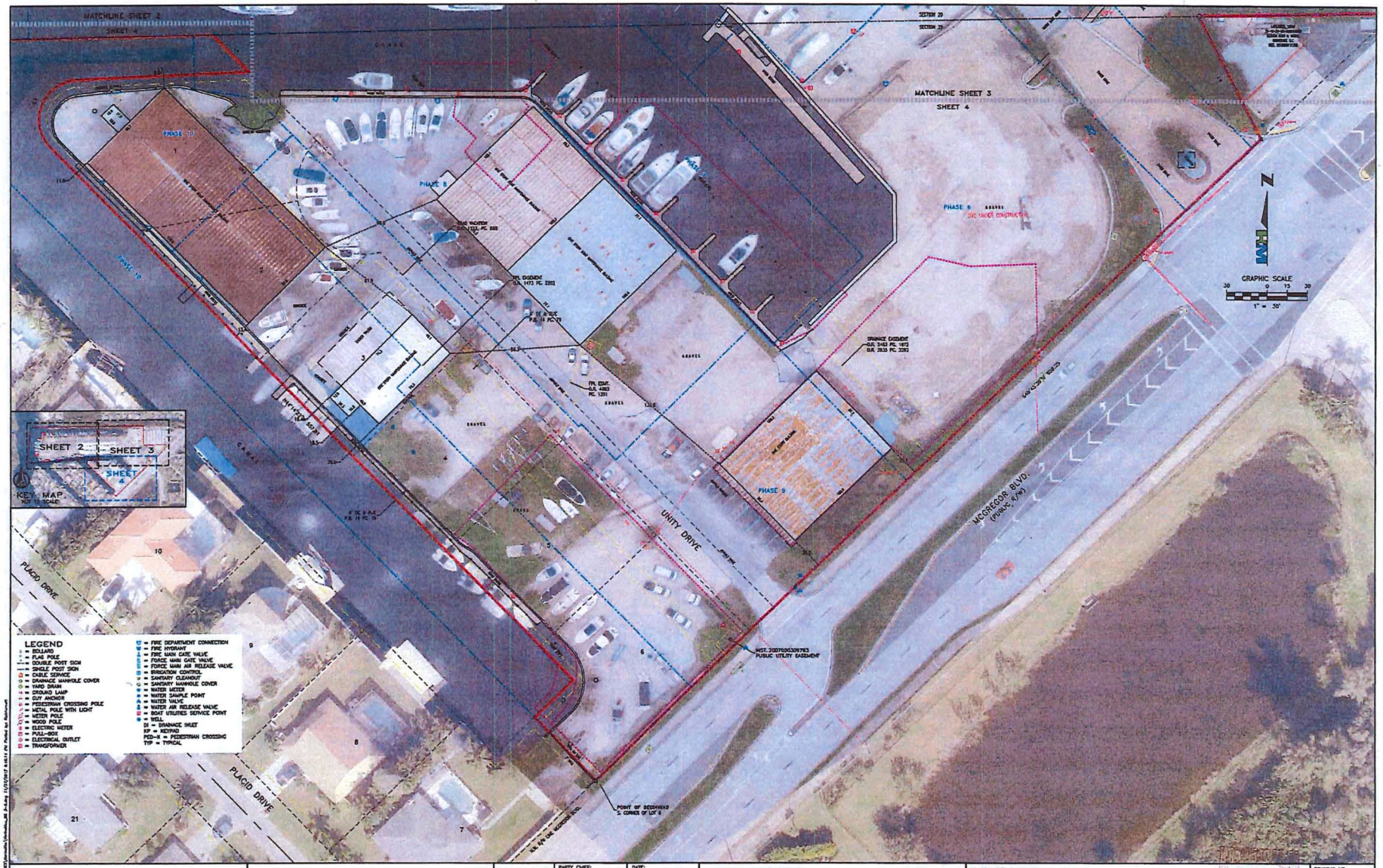
Applicant's Survey Checked by DC 2/28/2018

MARINE MAX
MAP OF SITE CONDITIONS

RECEIVED
FEB 23 2018
COMMUNITY DEVELOPMENT

DRAWING NO.	H-437
PROJECT NO.	16.548
FILE NAME:	Masterplan_3D 3-1.dwg

DCI 2017-00012 DRI 2017-00008



LETTER	REVISIONS	DATE	REV BY
A			
B			
C			
D			

BOUNDARY SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARTY CHIEF:	BH	DATE:	8/17
DRAWN BY:	BEN/R.A.K.	DATE:	11/27/17
SHEET	4	OF SHEET	4
SEC-TWN-RGE:	20/29-45-24		

HOLE MONTES
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6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

Applicant's Survey Checked by [illegible] 7/19/2018

MARINE MAX

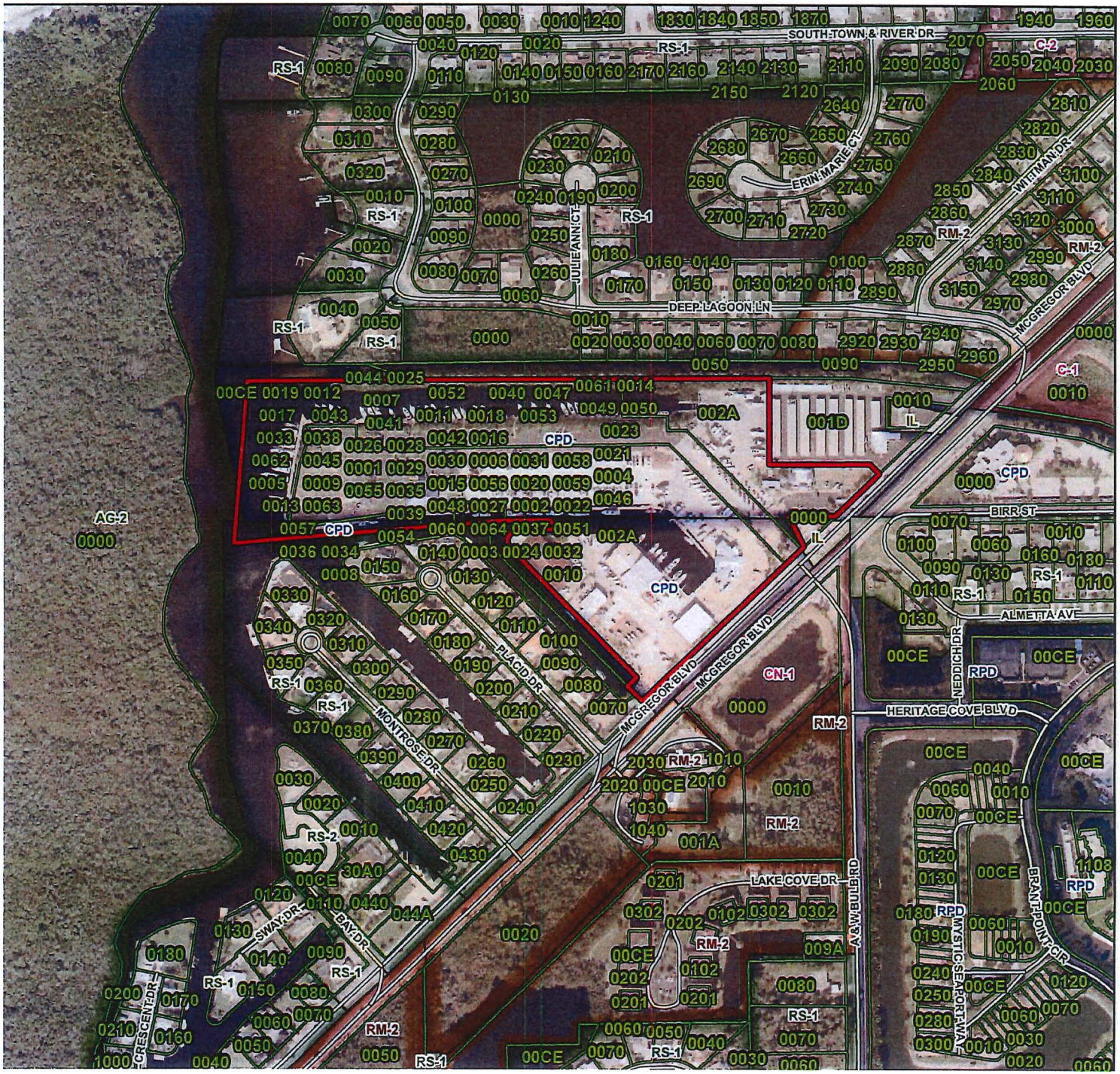
MAP OF SITE CONDITIONS

RECEIVED FEB 23 2018 COMMUNITY DEVELOPMENT

DRAWING NO.	H-437
PROJECT NO.	16.548
FILE NAME:	Matchline_SS 3-4.dwg

DCI 2017-00012 DRI 2017-00008

EXHIBIT B



DRI2017-00008
Zoning

Legend

Subject Parcel

N

0 500
Feet

Lee County
Southwest Florida

DRI2017-00008/Deep Lagoon Marina DRI-Received 06-14-17

PAVESE LAW FIRM

NEALE MONTGOMERY

Direct dial: (239) 336-6235
Email: NealeMontgomery@paveselaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

TRANSMITTAL

RE: **DEEP LAGOON MARINA DRI**
APPLICATION FOR ABANDONMENT OF DEVELOPMENT OF REGIONAL IMPACT

TO: Southwest Florida Regional Planning Council — *Via Hand Delivery with $2,500.00 Fee*
1400 Colonial Boulevard, Suite 1
Fort Myers, FL 33907

State of Florida — *Via U.S. Mail*
Department of Economic Opportunity
Division of Community Planning & Development
The Caldwell Building, MSC 160
107 East Madison Street
Tallahassee, FL 32399

Lee County Community Development — *Via Zoning Counter*
1500 Monroe Street
Fort Myers, FL 33901

CC: Mr. Sam Lowrey, Boating Gear Center, LLC
Ms. Paula McMichael, Hole Montes, Inc.

FROM: Neale Montgomery, Esq.

DATE: June 6, 2017

EXHIBIT C

DRI2017-00008/Deep Lagoon Marina DRI-Received 06-14-17

FORM DEO-BCP-ABANDON DRI-1
Rule 73C-40.0251, FAC., Effective 11-20-90
(Renumbered 10-01-11)

STATE OF FLORIDA
DEPARTMENT OF ECONOMIC OPPORTUNITY
DIVISION OF COMMUNITY PLANNING & DEVELOPMENT
The Caldwell Building, MSC 160
107 East Madison Street
Tallahassee, Florida 32399

APPLICATION FOR ABANDONMENT OF A DEVELOPMENT OF REGIONAL IMPACT

I, Sam Lowrey, the undersigned owner or authorized representative of Boating Gear Center, LLC hereby request that Lee County (local government) issue a notice of abandonment for the Development of Regional Impact (DRI) which was issued on March 23, 1987 for the DEEP LAGOON MARINA DRI development. I agree to record the notice of abandonment, in accordance with Section 28.222, Florida Statutes, with the clerk of the circuit court for each county in which land covered by the terms of the DRI is located.

I hereby certify that the plan of development identified in the development order as a DRI is no longer a Development of Regional Impact under Chapter 380, F.S. Furthermore, I certify and acknowledge that, if this request for abandonment of the DRI is approved, the project will lose vested rights protection under Subsection 163.3167(5), Florida Statutes, for approved DRIs but may be entitled to other vested rights protection under that statute or otherwise under law.

I hereby certify that all information submitted with and pursuant to this application of abandonment of the DRI is true and correct to the best of my knowledge and belief and that on this date a copy of this application has been submitted to the appropriate local government, appropriate regional planning agency and the Division of Community Planning & Development in the Department of Economic Opportunity.

BOATING GEAR CENTER, LLC

6/6/17
Date

Signature: Sam Lowrey

Its: Director of Real Estate

2600 McCormick Drive, Suite 200
Street or P.O. Address

Clearwater FL 33759
City State Zip

(727) 531-8150
Phone Number

A. Describe the actual amount of development completed, the size and scope of the resulting plan of development (after abandonment). Further, describe the extent to which existing permits or approvals authorize development which would exceed that allowed under the resulting plan of development (after abandonment) and:

1. Provide the amount of existing development as defined under Section 380.04, Florida Statutes (F.S.), that has occurred on site including the amount of existing vertical development by land use in gross square feet, dwelling units, or other applicable units of measure; the amount of infrastructure completed at the site; etc. Attach a copy of the approved site plan for this development as EXHIBIT A.

   The 7th amendment to the DRI development order indicates that 61 wet slips, 32,800 s.f. of dry storage, launching facilities and 44,000 s.f. of marine retail maintenance supply and warehousing exist. The total development will not exceed 150 wet slips, 115,000 square feet of dry storage, 10,000 s.f. of office, 8,500 s.f. of restaurant, 31,500 s.f. of mini-warehouses, and 36,750 s.f. of marina related office, service, and retail uses, and a 4,950 square foot boat club house.

2. Identify the amount of development that is planned (after abandonment) including the amount of vertical development by land use in gross square feet, dwelling units, or other applicable units of measure; the percentage of any applicable guidelines and standards identified in s.380.0651 F.S., or Rule 28-24, Florida Administrative Code (F.A.C.); the amount of infrastructure to be completed at the site; etc. Attach a site plan for the project as proposed after abandonment as EXHIBIT B.

   The total development will not exceed 150 wet slips, 115,000 square feet of dry storage, 10,000 s.f. of office, 8,500 s.f. of restaurant, 31,500 s.f. of mini-warehouses, and 36,750 s.f. of marina related office, service, and retail uses, and a 4,950 square foot boat club house. The wet slips, dry slips, launching facilities and other marina related uses do not have a threshold. Section 380.06(24)(k), F.S. provides "waterport and marina development, including dry storage facilities, are exempt from this section". Thus, the marina and marine related development is no longer a threshold use. Mini-warehouses are an industrial use and these are no longer DRI threshold uses. The restaurant and retail square footage total 42,250 square feet. The retail and service threshold is 400,000 s.f., thus the 42,250 s.f. is approximately 10.6% of the retail/service threshold. The office threshold is 300,000 s.f. and the 10,000 s.f. of corporate office is approximately 3.4% of the threshold. The total development is approximately 14% of the DRI threshold and a DRI development order is no longer required.

3. Identify all state and federal permits applied for or obtained to date. Specify the agency, type of permit and function of each permit. Attach copies for each permit or permit application (if no permit has been issued) as EXHIBIT C.

   See Attached Exhibit C.

4. Identify all undeveloped tracts of land (other than individual single family lots) sold to separate entities or developers. Specify the size and buyer of each tract or parcel. Attach a map identifying the undeveloped tracts as EXHIBIT D.

   An Aerial is attached hereto with the total parcel outlined in yellow. The undeveloped tracts do not need to be specifically identified because they have not been sold to separate entities or developers.

B. Provide the following as attachments:

1. A certification of concurrence with abandonment from all DRI property owners who were owners at the time of the development order (D.O.) approval, or their successors. Use Attached Signatory Certification and attach as EXHIBIT E.

   A certified letter was sent to all owners within the DRI. Two letters were returned. The addresses are the most current available from the Property Appraiser's office. No response was received to four letters. The applicant cannot compel property owners to respond. The applicant can also not compel the owners to comply with the DRI DO. Please see attached Signatory Certifications obtained and copies of certified letters sent to the DRI property owners.

2. An explanation of the reason for seeking an abandonment of the DRI.

   The Deep Lagoon Marina DRI was approved in 1987. At the time the DRI was approved wet and dry slips were DRI threshold uses. The list of threshold uses and exemptions has changed numerous times since 1986. Marinas, wet slips and dry slips and related facilities are no longer DRI threshold uses that require a development of regional impact development order. The change is due in large part to the recognition that these uses are not high trip generators and the primary concern is the environmental impacts. The reviewing agencies have addressed all of the environmental issues related to wet and dry storage as well as launching facilities. The DRI DO has expired. The mini-warehouse is under separate ownership and there is no relationship between the current owner of the marina and the owner of the mini-warehouse. The development areas have been cleared and filled. The applicant wants to shift buildings on the development pads, but not alter the impacts. The issues associated with adjustments to the dry storage buildings are strictly local in nature. The original Developer no longer owns any portion of the property and a significant portion of the wet slips are under separate ownership. The applicant owns a portion of the property, and the property that is presently not developed does not require Development of Regional Impact review and a DRI DO.

3. Statement from local government of jurisdiction indicating whether all development to date is in compliance with all applicable local regulations. If evidence is presented that a request was made to the local government for such a statement but no statement is provided within 30 days of the request, the developer should provide evidence in support of such a claim of compliance. Attach as EXHIBIT F.

See attached Zoning Verification Letter, Exhibit F.

4. A discussion of any material adverse impacts for the development on any existing resources or existing or planned facilities and the mitigation of these impacts.

There are no material adverse impacts on any resources or existing and planned facilities.

5. A list of each of the conditions in the DRI development order included to protect or mitigate the project's impact to resources or facilities. Include an explanation and documentation that each condition was adhered to by the developer.

Section II.A. of the DRI DO addresses drainage and water quality. The DRI DO requires the developer to obtain and comply with the DEP permit. A DEP permit was obtained as evidenced by Exhibit C. The property owners are all obligated to be in compliance with the DEP permit.

Section II.B. of the DRI DO requires the inclusion of energy conservation measures. The County LDC requires landscaping, open space, and shade trees. The County LDC addresses transit.

Section II.C. of the DRI DO requires a hurricane management and education plan. This is also a requirement of the Lee County LDC and Comprehensive Plan. A plan has been prepared and the county will require the plan to be updated as development progresses.

Section II.D. addresses Transportation. The County Land Development Code requires all developers to provide all site related improvements. McGregor Boulevard has been widened as contemplated in the DRI DO. The developer will be required to pay Roads Impact Fees in effect at the time a building permit is obtained. See excerpt from the Lee County Concurrency Report (attached as Exhibit G) which indicates that there is not a level of service concern on this segment of McGregor Boulevard.

Section II.E. requires a developer to pay Fire Impact Fees. The Lee County Land Development Code will require the payment of Fire Impact Fees. The developer will have to build all buildings in a manner that is consistent with the Standard Building Code and all life safety codes. The Fire Official for this fire district will review the plans at the time of building permit application.

Section II.F. requires compliance with state law as it relates to water conservation devices. The applicant will comply with state law.

Section II.G. addresses solid waste. The County has a recycling program and all franchised haulers have separate pick up for horticultural waste and recyclables. These programs were not in place when the DRI was originally approved. The operator will comply with all federal, state and local requirements relative to hazardous wastes and materials. The site is in compliance with the DEP permit and any Lee County dock permits.

6. A copy of the binding letter (Form DEO-BCP-BLID-1) identifying the DRI status for the proposed project which has been issued by the Division of Community Planning for disposition, in all cases where there is a proposal to abandon a project which has not commenced development under Section 380.04, F.S., and is proposed to consist of development which is between 80-120 percent of any applicable threshold after abandonment.

   No binding letter was obtained. The proposed development does not approach the 80% threshold level.

DRI2017-00008/Deep Lagoon Marina DRI-Received 06-14-17

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL RECEIPT AND REVIEW FEE AGREEMENT FOR REVIEW OF DEVELOPMENTS OF REGIONAL IMPACT

APPLICANT

Name Boating Gear Center, LLC

Address 2600 McCormick Drive, Suite 200

Clearwater, FL 33759

Telephone (727) 531-8150

E-mail Sam.Lowrey@MarineMax.com

AUTHORIZED AGENT

Name Neale Montgomery, Esq.

Address 1833 Hendry Street

Fort Myers, FL 33901

Telephone (239) 336-6235

E-mail nealemontgomery@paveselaw.com

REGIONAL PLANNING COUNCIL USE ONLY

PROJECT IDENTIFICATION

NAME: _____

NUMBER: _____

COORDINATOR: _____

DATE RECEIVED: _____

Location of Project

Section 29 Township 45 Range 24

County Lee GENERAL LOCATION 14030 / 14070 McGregor Boulevard, Fort Myers, FL

Name of Project DEEP LAGOON MARINA DRI

Former Project Name(s) for this site (if applicable) _____

Whereas the Department of Community Affairs adopted Rule 9J-2.0252, Florida Administrative Code (FAC), governing the policies and procedures for the assessment and collection of fees by regional planning agencies for the review of Application for Development Approval (ADA) of a Development of Regional Impact (DRI), a Substantial Deviation ADA, a Development Designation of Florida Quality Development (FQD), an application for Abandonment of a DRI, a Notice of Proposed Change (NOPC) and plans and reviews identified in development orders requiring regional review; and

Whereas the Southwest Florida Regional Planning Council and the below named applicant desire to act in conformity with Rule 9J-2.0252, FAC, which requires a contract for the payment of fees between the regional planning agency and the applicant;

NOW THEREFORE, in consideration of the mutual covenants contained herein,

Boating Gear Center, LLC, herein after referred to as APPLICANT, and the SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL, herein after referred to as SWFRPC, on this 25th day of May, 20 17, agree as follows:

1. The APPLICANT is submitting an Application for Abandonment of a DRI.

2. For an application for an ADA, a Substantial Deviation ADA or a FQD, the APPLICANT is required (in accordance with FAC 9J-2.0252(2)(a) and FAC 9J-2.0252(2)(b)) to submit a deposit in the amount of **$15,000.00** prior any related issue methodology meeting (including the review of Preliminary Development Agreements), prior to the submission of the pre-application information form (FORM-RPM-BSP-PREAPP INFO-1) or prior to conducting a preapplication conference in accordance with Section 380.06(7), Florida Statutes, whichever occurs first for an ADA, Substantial Deviation ADA, or an FQD. $5,000.00 of the fee deposit is non-refundable. **NOT APPLICABLE**

An additional deposit of **$20,000.00** is to be submitted with the ADA, Substantial Deviation ADA or FQD (9J2-0252(2)(b). The APPLICANT shall be liable to the SWFRPC for 100% of the actual costs, both direct and indirect, of coordinating or reviewing an ADA, a Substantial Deviation ADA or FQD (9J-2.0252(3)(a)). The APPLICANT shall be notified by the SWFRPC when the funds in the project's account or cost center are less than or equal to $5,000.00. The notice shall indicate whether the SWFRPC estimates the costs of coordinating or reviewing the application will exceed the existing deposit and, if so, will request an additional deposit sufficient to cover the estimated remaining costs. APPLICANT agrees to waive the $75,000 total deposit limit of FAC 9J-2.0252(3)(c), however, by agreeing to the waiver of the total deposit the APPLICANT does not waive FAC 9-J-2.0252(4). ***NOT APPLICABLE***

3. For an application for a Notice of Proposed Change (NOPC) to a previously approved DRI, **an application for Abandonment of a DRI,** or a supplemental review required by the development order, in accordance with FAC 9J-2.0252(6) the APPLICANT is required to submit a deposit in the amount of **$2,500.00** prior to any related methodology meeting or at the time of application submittal, whichever occurs first. The **$2,500.00** initial deposit shall be non-refundable. Charges related to these reviews will be handled in the same manner as for an ADA, a Substantial Deviation ADA or FQD. The APPLICANT shall be notified by the SWFRPC when the funds in the project's account or cost center fall below **$1,500.00**. The APPLICANT shall make an additional deposit with the SWFRPC in the amount of **$1,500.00** within 15 days of receipt of notification. The APPLICANT shall be liable to the SWFRPC for 100% of the actual costs, both direct and indirect, for coordination and review of the APPLICANT's submittal (FAC 9J-2.0252(3)(a). Failure to make an additional deposit with the SWFRPC in the amount requested within 15 days may result in a work stoppage on subject application until such time as requested funds are deposited with the SWFRPC (FAC 9J-2.0252(2) and FAC 9J-2.0252(2)(a)). If the application is withdrawn, the APPLICANT is liable to the SWFRPC for 100% of the actual costs, both direct and indirect of the coordination and review of the application up to the time of request for withdrawal.

4. Upon completion of the review process, if the actual costs exceed the total amount deposited in the project's account or cost center, but are less than $75,000.00, the SWFRPC shall bill the APPLICANT within ninety (90) days thereafter. The APPLICANT shall pay for actual documented costs due to the SWFRPC within 30 days following receipt of the bill that identifies the actual costs. Any dispute regarding expenses included in a final bill which is less than $75,000.00 shall be submitted directly to the SWFRPC and shall be handled by the SWFRPC in the same manner as other types of expense disputes.

5. Upon completion of the review process, if the actual costs exceed the total amount deposited in the project's account or cost center, and are greater than $75,000.00, the SWFRPC shall bill the APPLICANT within 90 days. The APPLICANT shall pay the amount due, less any disputed expenses, to the SWFRPC within 30 days following receipt of the bill. If any specific expenses exceed $75,000.00 and these expenses are disputed by the APPLICANT, the APPLICANT must notify the Department of Community Affairs (DCA) and the SWFRPC in writing listing specific expenses in dispute and the reasons why these expenses should not be considered reasonable and necessary for the regional review of the project. This notice shall be rendered within 15 days of the final bill; failure to do so shall be considered as a waiver of the APPLICANT's right to dispute any expenses (FAC 9J-2.0252(4)(a)). Within 15 days of any notice of dispute, the SWFRPC shall inform the DCA how and why the disputed expenses are reasonable and necessary. The DCA shall determine the expenses that are reasonable and necessary within 30 days.

6. Fees not remitted by APPLICANT to SWFRPC within 30 days of receipt of the final bill from the SWFRPC, or within 15 days of receipt of the Department of Community Affairs' determination regarding any disputed expenses, shall require APPLICANT to pay to SWFRPC interest on the unpaid balance at the rate of one percent (1%) per month. In the event the SWFRPC is required to file suit to collect unpaid fees, then the prevailing party shall be entitled to be paid by the non-prevailing party all reasonable costs incurred by the prevailing party, including expert witness fees and reasonable attorney fees. Failure of the SWFRPC to make applicable refunds to the APPLICANT within 60 days, as provided herein, shall require

SWFRPC to pay to APPLICANT interest on the unpaid balance at the rate of one percent (1%) per month.

7. The SWFRPC shall within 90 days, refund deposited funds (excluding the non-refundable $5,000.00 deposit for an ADA, a Substantial Deviation ADA or a FQD) which exceed its direct and indirect costs or that remain at the time the APPLICANT withdraws an application. ***NOT APPLICABLE***

8. All fees paid by APPLICANT to SWFRPC shall be by certified check or bank draft, in U.S. funds, made payable to SWFRPC. Upon receipt of the initial fee deposit as required herein, the SWFRPC shall establish an account or cost center for the project to be reviewed.

9. The SWFRPC shall maintain records of all direct and indirect costs associated with the application for abandonment, and its presentation to the Council and comments issued to the local government preparation for and attendance of hearings that are reasonable and necessary in respect to the regional review of the impacts of the development.

SOUTHWEST FLORIDA
REGIONAL PLANNING COUNCIL

By:_____

Title:_____

Dated the _____ day of _____, 20___-

APPLICANT
BOATING GEAR CENTER, LLC

By:_____

Title: Director of Real Estate

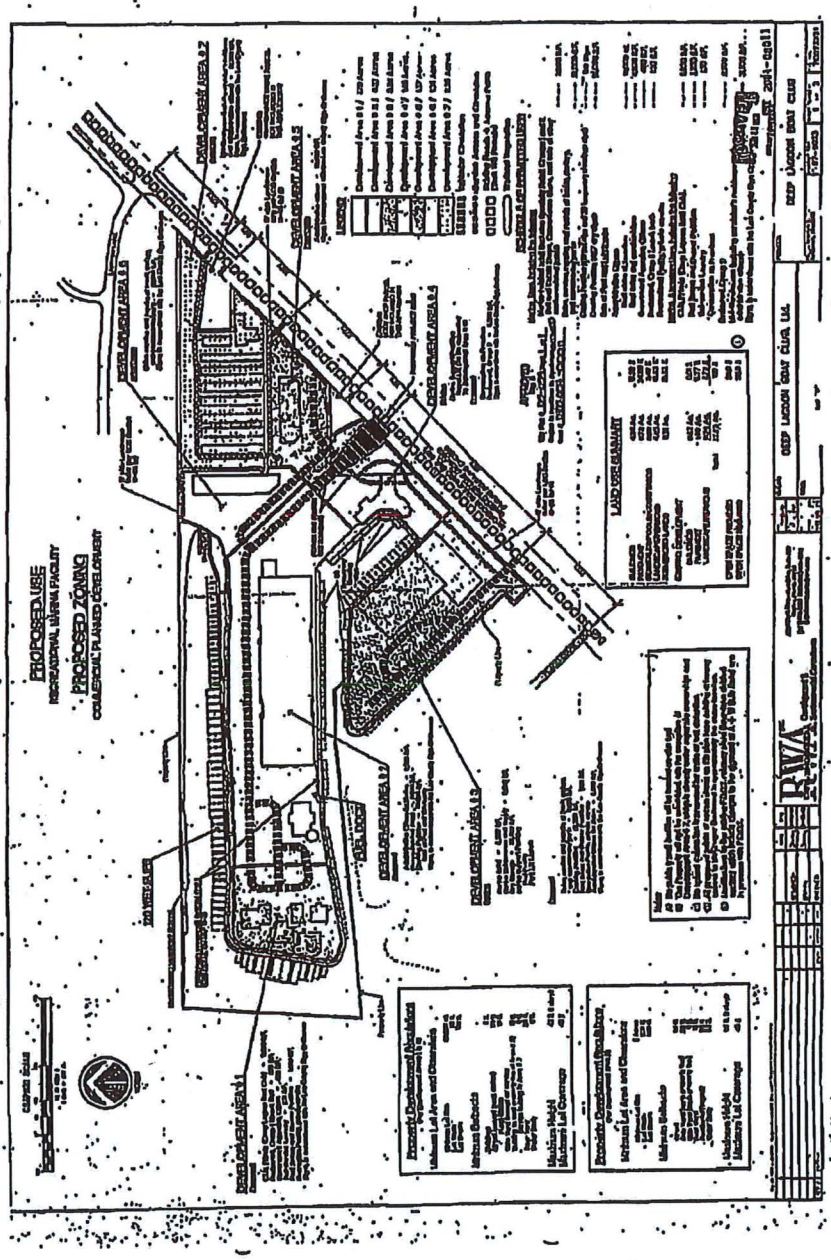
Dated the 25th day of May, 20 17

DRI2017-00008/Deep Lagoon Marina DRI-Received 06-14-17

EXHIBIT A

DRI2017-00008/Deep Lagoon Marina DRI-Received 06-14-17

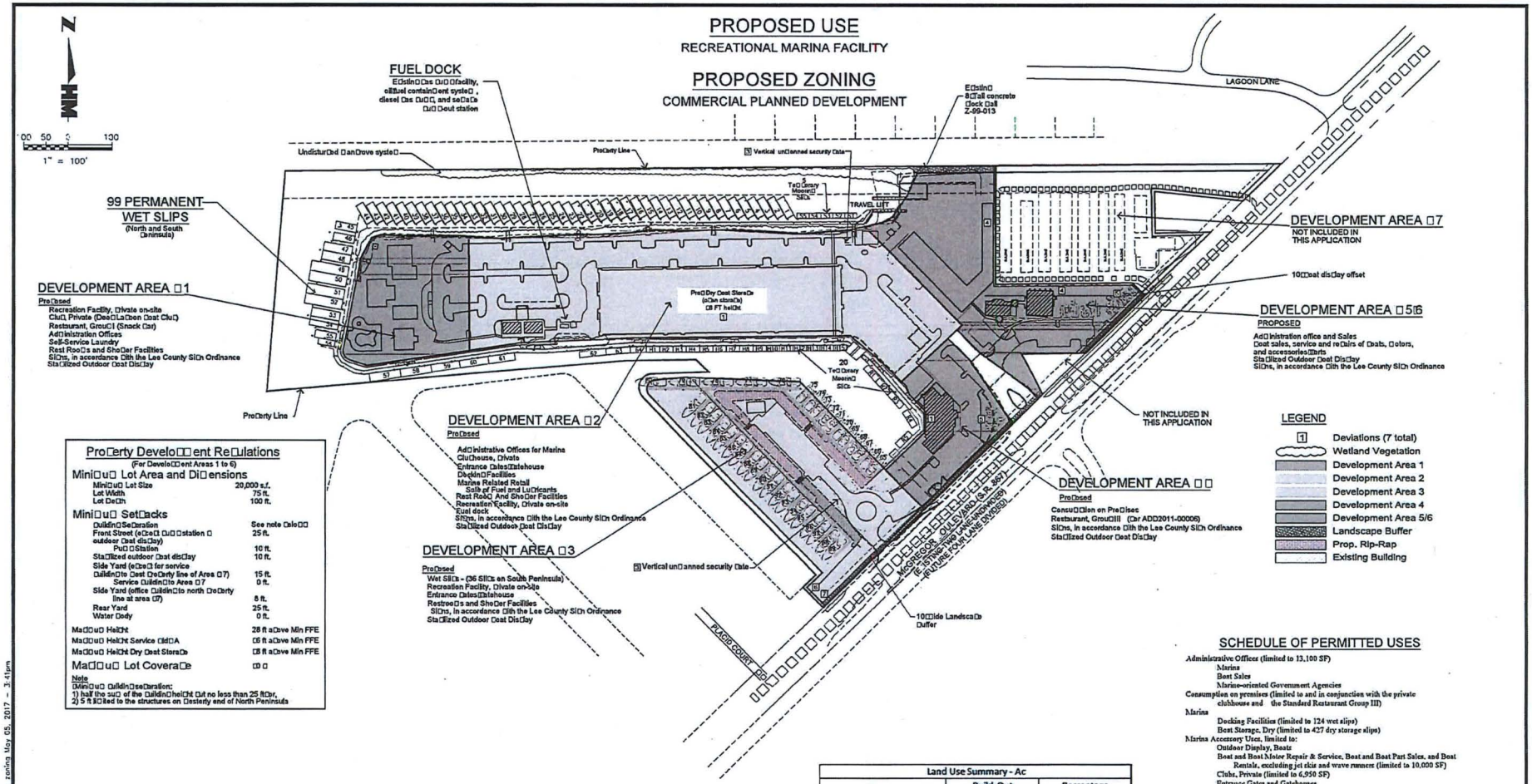
EXHIBIT B



DRI2017-00008/Deep Lagoon Marina DRI-Received 06-14-17

EXHIBIT B

DRI2017-00008/Orig Lagoon Marina DRI-Received 05-14-17



Property Development Regulations

(For Development Areas 1 to 6)

Minimum Lot Area and Dimensions

Minimum Lot Size	20,000 s.f.
Lot Width	75 ft.
Lot Depth	100 ft.

Minimum Setbacks

Building Separation	See note below
Front Street (edge of pavement)	25 ft.
Pump Station	10 ft.
Stabilized outdoor boat display	10 ft.
Side Yard (edge of pavement)	15 ft.
Service Building to Area 7	0 ft.
Side Yard (office Building to north Property line at area 7)	8 ft.
Rear Yard	25 ft.
Water Body	0 ft.
Maximum Height	28 ft above Min FFE
Maximum Height Service Building	26 ft above Min FFE
Maximum Height Dry Boat Storage	28 ft above Min FFE
Maximum Lot Coverage	60

Note
(Minimum Building Separation:
1) half the sum of the Building Height but no less than 25 ft.,
2) 5 ft added to the structures on Easterly end of North Peninsula

Notes

A) No public transit facilities will be located on-site and
B) All proposed points of access shown on this plan have existing driveway access to McGregor Boulevard in approximately the same location.

Land Use Summary - Ac

	Build-Out	Percentage
Buildings	2.78	11.59
Impervious/Pavement	5.74	23.92
Pervious/Landscaping	4.36	18.19
Submerged Land	11.10	46.29
Totals	23.98	100.00

Open Space - Required - Provided - 29% - 6.95 Ac.

SCHEDULE OF PERMITTED USES

Administrative Offices (limited to 13,100 SF)
Marina
Boat Sales
Marine-oriented Government Agencies
Consumption on premises (limited to and in conjunction with the private clubhouse and the Standard Restaurant Group III)
Marina
Docking Facilities (limited to 124 wet slips)
Boat Storage, Dry (limited to 427 dry storage slips)
Marina Accessory Uses, limited to:
Outdoor Display, Boats
Boat and Boat Motor Repair & Service, Boat and Boat Part Sales, and Boat Rentals, excluding jet skis and wave runners (limited to 10,000 SF)
Clubs, Private (limited to 6,950 SF)
Entrance Gates and Gatehouses
Fuel Pumps/Dock, Boat
Recreational Facilities, Personal/Private (limited to 6,950 SF)
Restaurant, Groups I (snack bar), limited to 850 SF, and III (standard restaurant), limited to 9,600 SF
Rest Room/Shower Sanitary Facilities (limited to 1,560 SF)
Sale of Fuel & Lubricants
Self Service Laundry (limited to 250 SF)
Signs, in accordance with Lee County Sign Ordinance
Specialty Retail Shop, Groups I and II, including Bait & Tackle Shop and Convenience Food and Beverage (limited to 3,000 SF)

H:\2016\2016022\DWG\DEVzoning\2016022_MCP dev tab. zoning May 05, 2017 - 3:41pm

NUMBER	REVISIONS	DATE

MARINEMAX

MARINEMAX
LEE COUNTY, FLORIDA

DESIGNED BY	BNT	DATE
DRAWN BY	TPB	DATE 04/2017
CHECKED BY	RCB	DATE 04/2017
VERTICAL SCALE	N/A	HORIZONTAL SCALE 1"=100'

HOLE MONTES
ENGINEERS · PLANNERS · SURVEYORS
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of Authorization No.1772

MASTER CONCEPT PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED & SEALED BELOW:

DATE: May 05, 2017

CAD FILE NAME:	DRAWING NO.:
16022MCP	
PROJECT NO.:	SHEET NO.:
2016022	1

DRI2017-00008/Deep Lagoon Marina DRI-Received 06-14-17

EXHIBIT C

DRI2017-00008/Deep Lagoon Marina DRI-Received 06-14-17

LIST OF LOCAL, STATE AND FEDERAL PERMITS

DEEP LAGOON MARINA DRI

List of Local, State and Federal Permits

Active permits are as follows:

Florida Department of Environmental Protection
ERP Minor Modification Permit Extension
Application 128502-015EM Permit 360033145
Issued 08/21/2014 Expires 1/22/2017

1.	DRI2006-00003	RES 07-09-16	DRI Development Approval Extended to 12/31/2017
2.	ADD2006-00212	Minor Modification	Angled Slip Plan with 124 slips and an additional 174 sf of dock structure
3.	ADD2010-00034	MCP Revisions	Boundary Revisions due to Land Swap
4.	ADD2011-00006	Admin. Amendment	Amend Open Spaces for Development Areas 1, 2, 3 and 5. Amend Conditions 2a of Z-99-0013 to allow outdoor displace associated with boat sales
5.	ADD 2012-00001	Commercial Lot Split	Lot Split separating the Restaurant Parcel from the Overall Development
6.	CNC2005-00267	Concurrency	Concurrency Extension
7.	DCI2004-00082	DRI Amendment	Extend Build-out and Termination Dates, Determination if changes warranted further DRI Review, Reinstatement of MCP application June 7, 1999 (Z-99-103)
8.	DCI2005-00106	CPD Amendment	Increase Height of Dry Boat Storage to 46' at eave and 48' at ridge
9.	DCI2009-00048	Senate Bill Extension	
10.	DCI2011-00042	House Bill Extension	
11.	DOS2005-00214	House Bill Extension	Extended date to 02/07/2013. Approved for 111,420 sf in two bldgs. for dry storage of boats, 20,500 sf in two story building for boat sales, 8,361 sf one story building for quality restaurant, 9,994 sf two story building for general offices, a 9,994 sf building for boat parts and services, a 5,378 sf one story building for a "ships store", a 4,949 sf one story building for a clubhouse, a 1,436 sf one story building for a laundry and bath house, a 850 sf one story snack bar and a 1,089 sf one story building for "boat bath', 61 wet marina slips for owner/renters, 33 wet marina slips for temp dockage, utilities, pump station, force main, storm water management facilities, two swimming pools, two gazebos, and related minor site improvements. CNC2005-00267
12.	DRI2004-00011	DRI Amendment	Extend Build-out and Termination Dates, Determination if Changes warranted further DRI Review, Reinstatement of MCP application June 7, 1999 (Z-99-103)
13.	DRI2006-00003	DRI Amendment	Increase Building Height 6'

14.	DRI2009-00010	Senate Bill Extension	Building, Downsizing and termination date
15.	DRI2011-00022	House Bill Extension	DRI Phase Build-out, downzoning and termination dates
16.	LDO2007-00135	LDO	Approved for 1000 cy stockpile for dredged Material (DEP36-0169592-005, ACOESAJ-2005-5895)
17.	LDO2011-00170	LDO	Lot Split/Recombination
18.	LDO-2011-00332	LDO	Commercial Lot Split for Parcel R
19.	VAC2006-00036	Vacation	Vacate Water Main Easement
20.	Z-99-103	Zoning Ordinance	
21.	Z-87-009	Zoning Ordinance	
22.	Z-05-033	Zoning Ordinance	
23.	PD-97-010	Zoning Ordinance	
24.	LWS2006-001846	LCU	100% water and sewer paid and review fee 2-10" meters 25,850 GPD
25.	LWS2006-03310	LCU	2-10" meters 25,850 GPD prepaid Capacity Fees
26.	LWS2013-00572	LCU	Review Fees Paid for Relocation of fire hydrant

RESCISSION
OF THE
DEVELOPMENT ORDER
FOR
DEEP LAGOON MARINA

A DEVELOPMENT OF REGIONAL IMPACT
STATE DRI #5-8586-66
COUNTY CASE #DRI2017-00008

WHEREAS, SAM LOWREY, C/O BOATING GEAR CENTER, LLC, FILED AN APPLICATION FOR RESCISSION OF A DEVELOPMENT OF REGIONAL IMPACT PURSUANT TO SECTION 380.115(2), FLORIDA STATUTES, TO RESCIND THE DEEP LAGOON DEVELOPMENT OF REGIONAL IMPACT (DRI); and

WHEREAS, the effective date of the original Deep Lagoon DRI Development Order is March 23, 1987; and

WHEREAS, the Deep Lagoon DRI originally consisted of 26.61 acres for marina and commercial uses; and

WHEREAS, the DRI Development Order was thereafter amended on April 23, 1997, to extend the build-out date, termination date and downzone protection date by just under five years and to acknowledge the effect of the challenge to the original DRI Development Order by the Department of Environmental Protection; and

WHEREAS, the DRI Development Order was thereafter amended on June 7, 1999, to add .58 acres, revise Map H, change the buildout date to December 31, 2000 and amend conditions related to transportation, environmental protection and fire protection; and

WHEREAS, the DRI Development Order was thereafter amended on June 20, 2005, granting an extension of the buildout date to December 31, 2006, which represents a cumulative extension of 15 years, of which eight years, nine months and 26 days are eligible for automatic extension of the buildout, termination and downzoning dates under §380.06(19)(c); and

WHEREAS, the DRI Development Order was thereafter amended on May 16, 2006, to increase the building height from 42 feet to 48 feet; and

WHEREAS, the DRI Development Order was thereafter amended on September 11, 2007, to extend the build out date to December 31, 2009 under HB7203; and

WHEREAS, the DRI Development Order was thereafter amended on January 26, 2010, to extend the build out date to December 31, 2011 under SB360; and

EXHIBIT D

WHEREAS, the DRI Development Order was thereafter amended on February 28, 2012, to extend the DRI compliance dates as contemplated under HB7207; and

WHEREAS, the project has been partially developed with marina and commercial land uses; and

WHEREAS, the Southwest Florida Regional Planning Council has accepted the application for rescission and found the project eligible for rescission; and

WHEREAS, the Department of Economic Opportunity has concluded that the Deep Lagoon DRI is eligible to pursue rescission; and

WHEREAS, the Florida Statutes have adjusted the DRI threshold uses over the years and marinas (wet and dry slips) are no longer a DRI threshold use; and

WHEREAS, the County has satisfied the notice requirements for the public hearings on the application; and

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the documents in the record for DRI2017-00008 and the testimony of all interested persons; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the request for rescission of the Deep Lagoon DRI is hereby approved pursuant to Section 380.115, F.S., and is of no further force and effect.

A. FINDINGS OF FACT/CONCLUSIONS OF LAW.

Pursuant to Section 380.115(2), Florida Statutes, the County makes the following findings of fact:

1. The property constituting the Deep Lagoon Marina DRI is now owned by Sam Lowrey c/o Boating Gear Center, LLC.

2. The current owners have no intention to proceed with the development plans approved by the Deep Lagoon Marina DRI Development Order, as amended.

3. Sam Lowrey submitted an Application for Rescission of a Development of Regional Impact, pursuant to Section 380.115, Florida Statutes, to Lee County, Southwest Florida Regional Planning Council and the Department of Economic Opportunity.

4. To date, only 61 wet slips, 32,800 square feet of dry storage, launching facilities and 44,000 square feet of marine retail maintenance supply and warehousing exist.

5. The total development will not exceed 150 wet slips, 115,000 square feet of dry storage, 10,000 square feet of office, 8,500 square feet or restaurant, 31,500 square feet of mini-warehouses, and 36,750 square feet of marina related office, service, and retail uses, and a 4,950 square foot boat club house. The wet slips, dry slips, launching facilities and other marina related uses do not have a threshold. Section 380.0651(2)(k), F.S., provides "waterport and marina development, including dry storage facilities" are exempt from Section 380.06. Thus, the marina and marine related development is no longer a threshold use. Mini-warehouses are an industrial use and these are no longer DRI threshold uses. The restaurant and retail square footage total 42,250 square feet. The retail and service threshold is 400,000 square feet, thus the 42,250 square feet is approximately 10.6% of the retail/service threshold. The office threshold is 300,000 square feet and the 10,000 square feet of corporate office is approximately 3.4% of the threshold. The total development is approximately 14% of the DRI threshold and a DRI development order is no longer required.

6. The proposed development, after rescission, is at or below 80 percent of any applicable DRI threshold.

7. No state or federal permits have been obtained for the undeveloped portions of the project to date.

8. Owners/developers have not relied on the benefits granted to Developments of Regional Impact pursuant to Chapters 163, 403 or 380, Florida Statutes, that will not otherwise be available after rescission.

9. The property is located in the Urban Community Future Land Use Category on the Future Land Use Map of the Lee Plan. The proposed rescission will not affect this classification. Future development of the project site will be subject to all applicable Lee Plan guidelines and Lee County Land Development Regulations.

9. The proposed rescission is consistent with the State Comprehensive Plan, the State Land Development Plan and the Southwest Florida Regional Policy Plan.

10. The Deep Lagoon DRI is eligible for rescission pursuant to Florida Statutes Section 380.115(2) because the existing and committed development on the site is less than 80 percent of the applicable DRI thresholds for marina and commercial uses. The Applicants, owners of vacant parcels within the DRI have no plan of development for those parcels after rescission.

11. The legal description of the property is attached hereto as Exhibit A.

B. ACTION ON REQUEST AND CONDITIONS OF APPROVAL.

1. The Application for Rescission of the Deep Lagoon Marina DRI is hereby ordered approved and the Development of Regional Impact Development Order of Rescission is subject to the conditions, restrictions and limitations set forth herein.

2. The Deep Lagoon Marina Development of Regional Impact Development Order is hereby repealed in its entirety, and of no further effect, subject to the conditions of this Development Order.

3. Future development of the property must comply with the permitting requirements of the South Florida Water Management District.

4. In addition, future development of the property will comply in all respects with the Lee Plan, including but not limited to, residential density limitations, concurrency, commercial site location standards.

5. All impacts resulting from future development will be mitigated in accordance with local, state and federal regulations.

6. All future development will be subject to the regulations set forth in the Lee County Land Development Code, including but not limited to: zoning, site development, transportation requirements, impact mitigation, surface water management, utilities, protection of habitat, and management of exotic vegetation.

C. LEGAL EFFECT AND LIMITATIONS OF THIS DEVELOPMENT ORDER AND ADMINISTRATIVE REQUIREMENTS.

1. This Development Order constitutes a resolution of Lee County, adopted by the Board of County Commissioners in response to the Application for Rescission of the Deep Lagoon Development of Regional Impact filed by the Applicant.

2. This Rescission DRI Development Order is binding upon the owners and developer(s) of property within the DRI as depicted on Exhibit A.

3. Subsequent requests for local development permits will not require further review pursuant to Section 380.115, Florida Statutes, unless the new development meets the DRI thresholds set forth in Chapter 28-24, Florida Statutes.

4. The county will forward this Rescission Development Order to the Florida Department of Economic Opportunity, the Southwest Florida Regional Planning Council and the Applicants. This Rescission Development Order will be effective upon expiration of the appeal period pursuant to Section 380.115, Florida Statutes, or upon the completion of any appellate proceedings, whichever time is greater. Once effective, the developer must record notice of the rescission pursuant to Section 28.222, Florida Statutes, with the Clerk of Circuit Court.

5. The issues in any appeal filed pursuant to Section 380.115, Florida Statutes, will be confined to whether the provisions of Section 380.115 or rules promulgated thereunder have been satisfied.

THE MOTION TO ADOPT the above amendments to the Development Order was offered by Commissioner Manning and seconded by Commissioner Pendergrass and, upon poll of the members present, the vote was as follows:

John Manning	Aye
Cecil Pendergrass	Aye
Vacant	
Brian Hamman	Aye
Frank Mann	Absent

DULY PASSED AND ADOPTED this 22nd day of May 2019.

ATTEST:
LINDA DOGGETT, CLERK

BY: Chris Du
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Brian Hamman
Brian Hamman, Vice Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY:

County Attorney's Office

RECEIVED
MINUTES OFFICE
2019 JUN 17 PM 2:51

LESS AND EXCEPT WET SLIP DIMENSIONS

#	DIMENSIONS	AREA
8	17.5x47.0	822.5 SF
9	17.5x47.0	822.5 SF
10	17.5x47.0	822.5 SF
38	17.5x47.0	822.5 SF
43	17.5x47.0	822.5 SF
44	17.5x47.0	822.5 SF
45	17.0x48.0	816.0 SF
54	17.0x48.0	816.0 SF
55	14.0x38.0	532.0 SF
57	18.0x78.0	1,404.0 SF

Applicant's Legal Checked by DM 2/28/18

PER DECLARATION OF CONDOMINIUM FOR FT MYERS BOATCLUB, A CONDOMINIUM RECORDED IN INSTRUMENT NO. 2007000333100, AMENDED INSTRUMENT NO. 2009000227351, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

RECEIVED
FEB 23 2018
COMMUNITY DEVELOPMENT

LEGAL DESCRIPTION: DCI 2017-00012

A PARCEL OF LAND LOCATED IN SECTIONS 20 & 29, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF LOT 6, DEEP LAGOON ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 79 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF MCGREGOR BOULEVARD, AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE RUN THE FOLLOWING FIVE CALLS ALONG THE BOUNDARY OF SAID DEEP LAGOON ESTATES; THENCE RUN N44°20'19"W FOR A DISTANCE OF 65.00 FEET; THENCE RUN N45°45'38"E FOR A DISTANCE OF 40.00 FEET; THENCE RUN N44°14'22"W FOR A DISTANCE OF 557.81 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 131°52'40" AND BEING SUBTENDED BY A CHORD OF 54.79 FEET AT A BEARING OF N21°41'58"E, FOR AN ARC LENGTH OF 69.05 FEET; THENCE RUN N87°38'18"E FOR A DISTANCE OF 127.40 FEET; THENCE LEAVING SAID BOUNDARY RUN N44°14'22"W FOR A DISTANCE OF 39.01 FEET TO A POINT ON THE SOUTH LINE OF SECTION 20, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA THE SAME BEING A POINT ON THE SOUTH LINE OF PHASE 3, AS SHOWN IN DECLARATION OF CONDOMINIUM FOR FT MYERS BOATCLUB, A CONDOMINIUM, AS RECORDED IN INSTRUMENT NO. 2007000333100 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA: THENCE RUN S88°54'59"W ALONG SAID SOUTH LINE AND THE SOUTH LINE OF PHASE 2B FOR A DISTANCE OF 155.19 FEET TO A POINT ON THE SOUTH LINE OF PHASE 2B AS SHOWN ON SAID FT MYERS BOATCLUB, A CONDOMINIUM; THENCE RUN S85°03'20"W ALONG SAID SOUTH LINE OF PHASE 2B, PHASE 4 AND PHASE 2A OF SAID FT MYERS BOAT CLUB, A CONDOMINIUM, FOR A DISTANCE OF 813.00 FEET; THENCE RUN N04°37'51"E ALONG THE WEST LINE OF SAID PHASE 2A FOR A DISTANCE OF 500.00 FEET TO A POINT ON THE CENTER LINE OF THE I.D.D. CANAL "F", AS INDICATED IN TOWN & RIVER ESTATES UNIT 13 PLAT, AS RECORDED IN PLAT BOOK 33 AT PAGES 91-92 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N89°30'58"E ALONG SAID CENTER LINE FOR A DISTANCE OF 1597.78 FEET TO A POINT ON THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2016000080042 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S00°06'40"E ALONG SAID EAST LINE FOR A DISTANCE OF 267.23 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2016000080043: THENCE RUN N89°25'39"E ALONG SAID NORTH LINE FOR A DISTANCE OF 307.80 FEET; THENCE RUN S44°20'26"E ALONG SAID NORTH LINE FOR A DISTANCE OF 39.69 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF MCGREGOR BOULEVARD, A PUBLIC RIGHT-OF-WAY; THENCE RUN S45°45'38"W ALONG THE NORTHWESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 185.97 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 20; THENCE LEAVING SAID RIGHT-OF-WAY RUN S88°54'59"W ALONG THE SOUTH LINE OF SAID SECTION 20, FOR A DISTANCE OF 143.37 FEET; THENCE LEAVING SAID SOUTH LINE RUN S26°44'21"E FOR A DISTANCE OF 102.82 FEET TO A POINT ON THE SAID NORTHWESTERLY RIGHT-OF-WAY; THENCE RUN S45°45'38"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 688.25 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

LESS AND EXCEPT WETSLIPS 8, 9, 10, 38, 43, 44, 45, 54, 55 AND 57 AS IDENTIFIED IN DECLARATION OF CONDOMINIUM FOR FT MYERS BOATCLUB, A CONDOMINIUM AS RECORDED IN INSTRUMENT NO. 2007000333100 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

NET PROPERTY AREA: 1,036,719 SQUARE FEET OR 23.80 ACRES.

HOLE MONTES, INC., CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

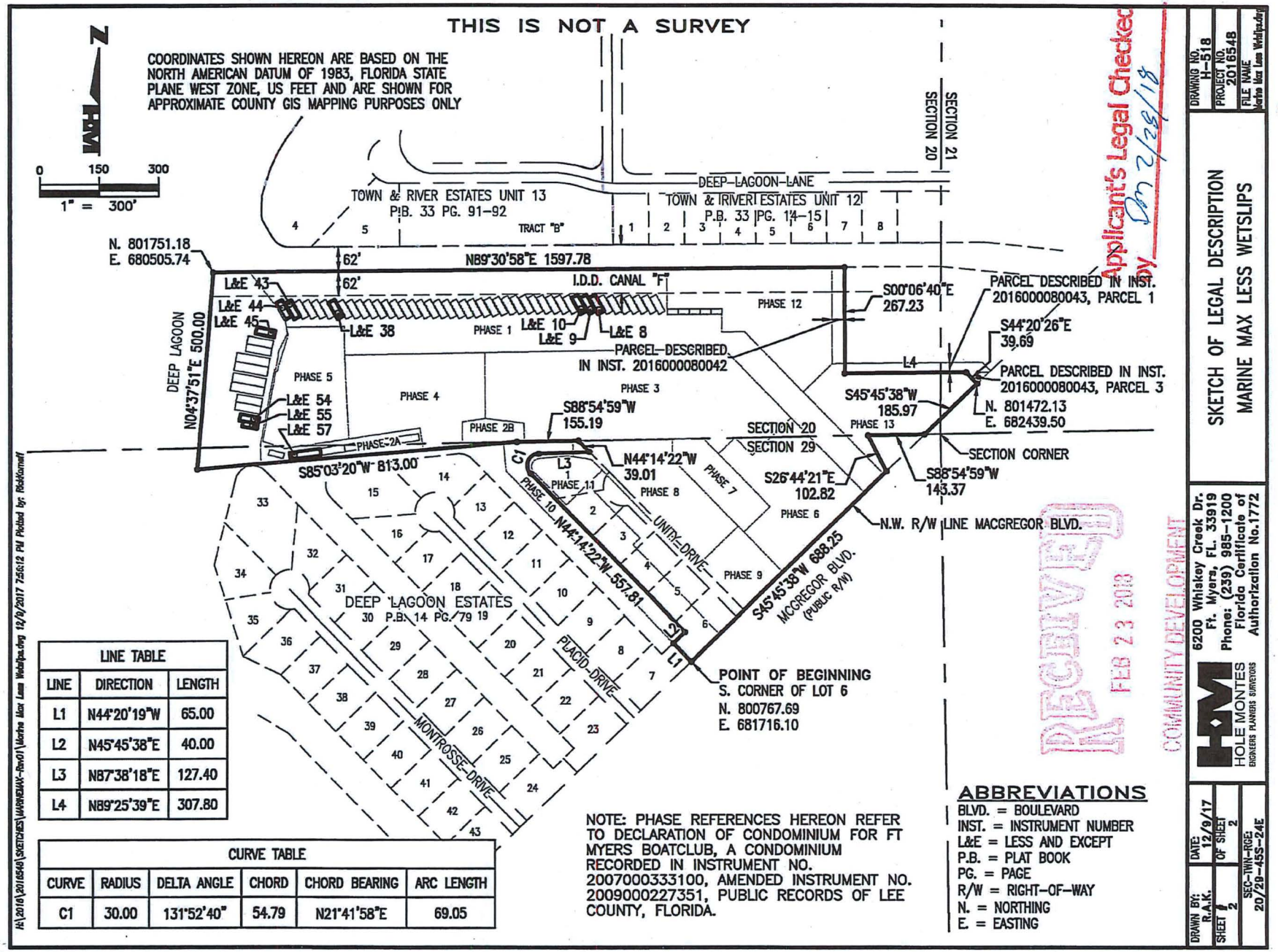
BY Thomas M. Murphy
THOMAS M. MURPHY LS5628
STATE OF FLORIDA

Digitally signed by Thomas M Murphy
DN: cn=Thomas M Murphy, o=Hole-Montes Inc, ou, email=tommurphy@hmeng.com, c=US
Date: 2017.12.15 12:26:42 -05'00'

DRAWN BY: R.A.K.	DATE: 12/9/17	HOLE MONTES ENGINEERS PLANNERS SURVEYORS	6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	LEGAL DESCRIPTION MARINE MAX LESS WETSLIPS	DRAWING NO. H-518
SHEET # 1	OF SHEET 2				PROJECT NO. 2016548
SEC-TWN-RGE: 20/29-45S-24E					FILE NAME Marina Max Less Wetslips.dwg

DRI 2017-00008

EXHIBIT A



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N44°20'19"W	65.00
L2	N45°45'38"E	40.00
L3	N87°38'18"E	127.40
L4	N89°25'39"E	307.80

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD	CHORD BEARING	ARC LENGTH
C1	30.00	131°52'40"	54.79	N21°41'58"E	69.05

NOTE: PHASE REFERENCES HEREON REFER TO DECLARATION OF CONDOMINIUM FOR FT MYERS BOATCLUB, A CONDOMINIUM RECORDED IN INSTRUMENT NO. 2007000333100, AMENDED INSTRUMENT NO. 2009000227351, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ABBREVIATIONS

BLVD. = BOULEVARD
INST. = INSTRUMENT NUMBER
L&E = LESS AND EXCEPT
P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
N. = NORTHING
E. = EASTING

Applicant's Legal Checked by 2/28/18

RECEIVED
FEB 23 2018
COMMUNITY DEVELOPMENT

DRAWING NO. H-518
PROJECT NO. 2016548
FILE NAME Marina Max Less Wetslips.dwg

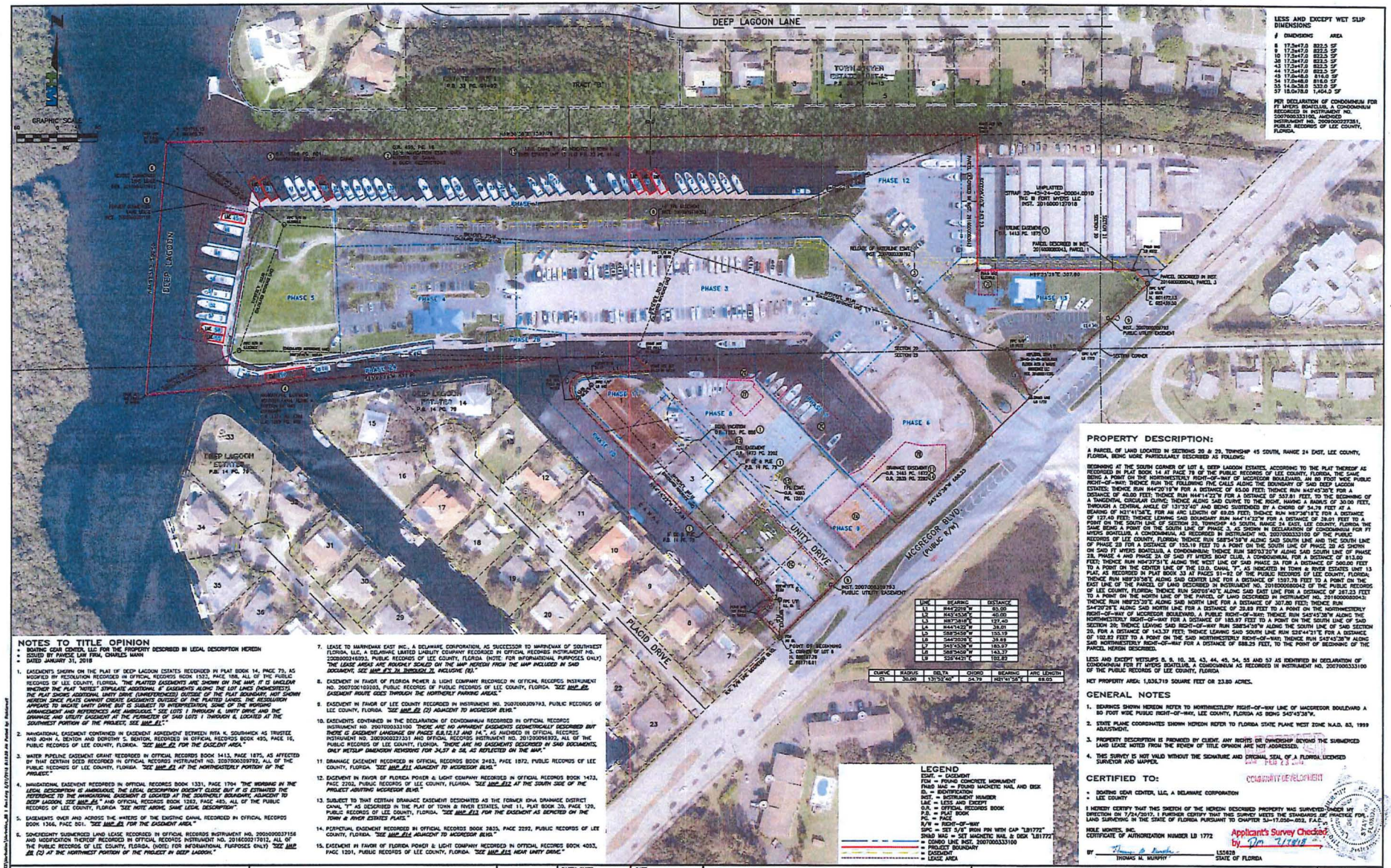
SKETCH OF LEGAL DESCRIPTION
MARINE MAX LESS WETSLIPS

HOLE MONTES ENGINEERS PLANNERS SURVEYORS
6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of Authorization No.1772

DRAWN BY: R.A.K.
DATE: 12/9/17
SHEET 1 2
OF SHEET 2
SEC-TWN-RGE: 20/29-45S-24E

DCI 2017-00012
DRI 2017-00008

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LESS AND EXCEPT WET SLIP DIMENSIONS

#	DIMENSIONS	AREA
6	17.5x47.0	822.5 SF
7	17.5x47.0	822.5 SF
10	17.5x47.0	822.5 SF
11	17.5x47.0	822.5 SF
43	17.5x47.0	822.5 SF
44	17.5x47.0	822.5 SF
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55	14.0x38.0	532.0 SF
57	18.0x78.0	1,404.0 SF

PER DECLARATION OF CONDOMINIUM FOR FT MYERS BOATCLUB, A CONDOMINIUM RECORDED IN INSTRUMENT NO. 2007000333100, AMENDED INSTRUMENT NO. 2009000227381, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LINE	BEARING	DISTANCE
L1	N44°20'18"W	65.00
L2	N45°45'38"E	40.00
L3	N87°39'53"E	127.40
L4	N44°14'22"W	38.01
L5	S88°54'58"E	155.19
L6	S44°20'18"E	38.88
L7	S45°45'38"W	183.97
L8	S88°54'58"E	143.37
L9	S26°44'21"E	102.82

CURVE	RADIUS	DELTA	CHORD	BEARING	ARC LENGTH
C1	30.00	131°53'40"	54.79	N21°41'58"E	69.05

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 20 & 29, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF LOT 6, DEEP LAGOON ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 79 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF MCGREGOR BOULEVARD, AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE RUN THE FOLLOWING FIVE CALLS ALONG THE BOUNDARY OF SAID DEEP LAGOON ESTATES: THENCE RUN N44°20'18"W FOR A DISTANCE OF 65.00 FEET; THENCE RUN N45°45'38"E FOR A DISTANCE OF 40.00 FEET; THENCE RUN N44°14'22"W FOR A DISTANCE OF 537.81 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 131°53'40" AND BEING SUBTENDED BY A CHORD OF 54.79 FEET AT A BEARING OF N21°41'58"E, FOR AN ARC LENGTH OF 69.05 FEET; THENCE RUN N87°39'53"E FOR A DISTANCE OF 127.40 FEET; THENCE LEAVING SAID BOUNDARY RUN N44°14'22"W FOR A DISTANCE OF 39.01 FEET TO A POINT ON THE SOUTH LINE OF SECTION 29, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE SOUTH LINE OF PHASE 3, AS SHOWN IN DECLARATION OF CONDOMINIUM FOR FT MYERS BOATCLUB, A CONDOMINIUM, AS RECORDED IN INSTRUMENT NO. 2007000333100 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S88°54'58"E ALONG SAID SOUTH LINE AND THE SOUTH LINE OF PHASE 2B FOR A DISTANCE OF 155.19 FEET TO A POINT ON THE SOUTH LINE OF PHASE 2B AS SHOWN ON SAID FT MYERS BOATCLUB, A CONDOMINIUM; THENCE RUN S80°03'20"W ALONG SAID SOUTH LINE OF PHASE 2B, PHASE 4 AND PHASE 2A OF SAID FT MYERS BOAT CLUB, A CONDOMINIUM, FOR A DISTANCE OF 813.00 FEET; THENCE RUN N04°23'51"E ALONG THE WEST LINE OF SAID PHASE 2A FOR A DISTANCE OF 560.00 FEET TO A POINT ON THE CENTER LINE OF THE I.D.D. CANAL "F", AS INDICATED IN TOWN & RIVER ESTATES UNIT 13 PLAT, AS RECORDED IN PLAT BOOK 33 AT PAGES 51-92 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N89°39'58"E ALONG SAID CENTER LINE FOR A DISTANCE OF 1597.78 FEET TO A POINT ON THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2016000080042 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S00°05'40"E ALONG SAID EAST LINE FOR A DISTANCE OF 267.23 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2016000080042; THENCE RUN N89°25'20"E ALONG SAID NORTH LINE FOR A DISTANCE OF 307.80 FEET; THENCE RUN S47°20'24"E ALONG SAID NORTH LINE FOR A DISTANCE OF 38.88 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF MCGREGOR BOULEVARD, A PUBLIC RIGHT-OF-WAY; THENCE RUN S45°45'38"W ALONG THE NORTHWESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 183.97 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 20; THENCE LEAVING SAID RIGHT-OF-WAY RUN S88°54'58"E ALONG THE SOUTH LINE OF SAID SECTION 20, FOR A DISTANCE OF 143.37 FEET; THENCE LEAVING SAID SOUTH LINE RUN S26°44'21"E FOR A DISTANCE OF 102.82 FEET TO A POINT ON THE SAID NORTHWESTERLY RIGHT-OF-WAY; THENCE RUN S45°45'38"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 888.25 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

LESS AND EXCEPT WETSLIPS 6, 9, 10, 38, 43, 44, 45, 54, 55 AND 57 AS IDENTIFIED IN DECLARATION OF CONDOMINIUM FOR FT MYERS BOATCLUB, A CONDOMINIUM AS RECORDED IN INSTRUMENT NO. 2007000333100 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

NET PROPERTY AREA: 1,036,719 SQUARE FEET OR 23.80 ACRES.

GENERAL NOTES

1. BEARINGS SHOWN HEREON REFER TO NORTHWESTERLY RIGHT-OF-WAY LINE OF MACGREGOR BOULEVARD A 80 FOOT WIDE PUBLIC RIGHT-OF-WAY, LEE COUNTY, FLORIDA AS BEING S45°45'38"W.
2. STATE PLANE COORDINATES SHOWN HEREON REFER TO FLORIDA STATE PLANE WEST ZONE N.A.D. 83, 1999 ADJUSTMENT.
3. PROPERTY DESCRIPTION IS PROVIDED BY CLIENT. ANY RIGHTS OR OWNERSHIP BEYOND THE SUBMERGED LAND LEASE NOTED FROM THE REVIEW OF TITLE OPINION ARE NOT ADDRESSED.
4. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:

- BOATING GEAR CENTER, LLC, A DELAWARE CORPORATION
- LEE COUNTY

I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 7/24/2017. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.050-.052, F.A.C.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY _____ L55628
THOMAS M. MURPHY STATE OF FLORIDA

COMMUNITY DEVELOPMENT
DATE FEB 23 2018

Applicant's Survey Checked by JM 2/19/2018

NOTES TO TITLE OPINION

- BOATING GEAR CENTER, LLC FOR THE PROPERTY DESCRIBED IN LEGAL DESCRIPTION HEREON
- ISSUED BY PAWESE LAW FIRM, CHARLES MANN
- DATED JANUARY 31, 2018

1. EASEMENTS SHOWN ON THE PLAT OF DEEP LAGOON ESTATES RECORDED IN PLAT BOOK 14, PAGE 79, AS MODIFIED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1522, PAGE 188, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"THE PLATTED EASEMENTS ARE SHOWN ON THE MAP, IT IS UNCLEAR WHETHER THE PLAT "NOTES" STIPULATE ADDITIONAL 6' EASEMENTS ALONG THE LOT LINES (NONEXISTENT). THE PLAT SHOWS ADDITIONAL UNITY DRIVE (UNREFERENCED) OUTSIDE OF THE PLAT BOUNDARY, NOT SHOWN HEREON SINCE PLATS CANNOT CREATE EASEMENTS OUTSIDE OF THE PLATTED LANDS. THE RESOLUTION APPEARS TO VACATE UNITY DRIVE BUT IS SUBJECT TO INTERPRETATION, SOME OF THE WORDING ARRANGEMENT AND REFERENCES ARE AMBIGUOUS." SEE LOTS 1 THROUGH 6, UNITY DRIVE, AND THE DRAINAGE AND UTILITY EASEMENT AT THE TERMINUS OF SAID LOTS 1 THROUGH 6, LOCATED AT THE SOUTHWEST PORTION OF THE PROJECT. SEE MAP #1."*
2. NAVIGATIONAL EASEMENT CONTAINED IN EASEMENT AGREEMENT BETWEEN RITA K. SOUTHWICK AS TRUSTEE AND JOHN A. DENTON AND DOROTHY S. DENTON, RECORDED IN OFFICIAL RECORDS BOOK 495, PAGE 10, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #2 FOR THE DESCENT AREA."*
3. WATER PIPELINE EASEMENT GRANT RECORDED IN OFFICIAL RECORDS BOOK 1413, PAGE 1875, AS AFFECTED BY THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000329792, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #3 AT THE NORTHEASTERLY PORTION OF THE PROJECT."*
4. NAVIGATIONAL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1331, PAGE 1704 *"THE WORDING IN THE LEGAL DESCRIPTION IS AMBIGUOUS, THE LEGAL DESCRIPTION DOESN'T CLOSE BUT IT IS ESTIMATED THE REFERENCE TO THE NAVIGATIONAL EASEMENT IS LOCATED AT THE SOUTHERLY BOUNDARY, ADJACENT TO DEEP LAGOON. SEE MAP #4."* AND OFFICIAL RECORDS BOOK 1262, PAGE 485, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA *"SEE NOTE ABOVE, SAME LEGAL DESCRIPTION"*
5. EASEMENTS OVER AND ACROSS THE WATERS OF THE EXISTING CANAL RECORDED IN OFFICIAL RECORDS BOOK 1366, PAGE 501. *"SEE MAP #5 FOR THE EASEMENT AREA."*
6. SOVEREIGNTY SUBMERGED LAND LEASE RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2001030037156 AND MODIFICATION THEREOF RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2016030217012, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (NOTE: FOR INFORMATIONAL PURPOSES ONLY) *"SEE MAP #6 (2) AT THE NORTHWEST PORTION OF THE PROJECT IN DEEP LAGOON."*
7. LEASE TO MARINEMAX EAST INC., A DELAWARE CORPORATION, AS SUCCESSOR TO MARINEMAX OF SOUTHWEST FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2003000246893, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (NOTE: FOR INFORMATIONAL PURPOSES ONLY) *"THE LEASE AREAS ARE ROUGHLY SCALED ON THE MAP HEREIN FROM THE MAP INCLUDED IN SAID DOCUMENT. SEE MAP #7 IN THROUGH 21, INCLUSIVE (8)."*
8. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000103203, PUBLIC RECORDS OF PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #8 EASEMENT ROUTE GOES THROUGH THE NORTHERLY PARKING AREAS."*
9. EASEMENT IN FAVOR OF LEE COUNTY RECORDED IN INSTRUMENT NO. 2007000309793, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #9 (2) ADJACENT TO MCGREGOR BLVD."*
10. EASEMENTS CONTAINED IN THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000333100 *"THOSE ARE NO APPARENT EASEMENTS GEOMETRICALLY DESCRIBED BUT THERE IS EASEMENT LANGUAGE ON PAGES 6,8,12,13 AND 14.", AS AMENDED IN OFFICIAL RECORDS* INSTRUMENT NO. 2009000227351 AND OFFICIAL RECORDS INSTRUMENT NO. 2012000069392, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"THERE ARE NO EASEMENTS DESCRIBED BY SAID DOCUMENTS, ONLY WETSLIP DIMENSION REVISIONS FOR 34,37 & 58, AS REFLECTED ON THE MAP."*
11. DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2483, PAGE 1972, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #11 ADJACENT TO MCGREGOR BLVD."*
12. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1473, PAGE 2202, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #12 AT THE SOUTH SIDE OF THE PROJECT ABUTTING MCGREGOR BLVD."*
13. SUBJECT TO THAT CERTAIN DRAINAGE EASEMENT DESIGNATED AS THE FORMER IDNA DRAINAGE DISTRICT CANAL "F" AS DESCRIBED IN THE PLAT OF TOWN & RIVER ESTATES, UNIT 11, PLAT BOOK 30, PAGE 120, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #13 FOR THE EASEMENT AS DEPICTED ON THE TOWN & RIVER ESTATES PLATS."*
14. PERPETUAL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2835, PAGE 2292, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #14 ADJACENT TO MCGREGOR BLVD."*
15. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 4053, PAGE 1201, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. *"SEE MAP #15 NEAR UNITY DRIVE."*

LEGEND

ESMT. = EASEMENT
FDH = FOUND CONCRETE MONUMENT
FNAIL MAG = FOUND MAGNETIC NAIL AND DISK
ID. = IDENTIFICATION
INST. = INSTRUMENT NUMBER
LAE = LESS AND EXCEPT
O.R. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
SPC = SET 5/8" IRON PIN WITH CAP "LB1772"
SNAIL MAG = SET MAGNETIC NAIL & DISK "LB1772"
= CONDO LINE INST. 2007000333100
= PROJECT BOUNDARY
= EASEMENT
= LEASE AREA

LETTER	REVISIONS	DATE	REV BY
1	UPDATE TITLE OPINION DATE	2/21/18	R.A.K.
2			
3			
4			
5			

BOUNDARY SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARTY CHIEF:	BH	DATE:	8/17
DRAWN BY:	BEN/R.A.K.	DATE:	11/27/17
SHEET	1	OF SHEET	4
SEC-Twn-Rge:	20/29-45-24		

HOLE MONTES
ENGINEERS • PLANNERS • SURVEYORS

6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of Authorization No.1772

DCI 2017-00012
MARINE MAX DCI 2017-00008

MAP OF BOUNDARY, EASEMENTS, LEGAL, ETC.

DRAWING NO.	H-437
PROJECT NO.	16.548
FILE NAME:	MarineMax_BS 1 Rev1.dwg



LETTER	REVISIONS	DATE	REV BY
A			
A			
A			
A			

BOUNDARY SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARTY CHIEF: BH	DATE: 8/17
DRAWN BY: BEN/R.A.K.	DATE: 11/27/17
SHEET 2	OF SHEET 4
SEC-TWN-RGE: 20/29-45-24	

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Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

Applicant's Survey Checked by DM 2/23/2018

RECEIVED FEB 23 2018 COMMUNITY DEVELOPMENT

MARINE MAX

MAP OF SITE CONDITIONS

DRAWING NO. H-437
PROJECT NO. 16.548
FILE NAME: Marinemax_BS 3-5.dwg

ORI 2017-00000



LETTER	REVISIONS	DATE	RCV BY
1			
2			
3			
4			

BOUNDARY SURVEY

HOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARTY CHIEF:	BH	DATE:	8/17
DRAWN BY:	BEN/R.A.K.	DATE:	11/27/17
SHEET	3	OF SHEET	4
SEC-TWN-RGE:	20/29-45-24		

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Authorization No.1772

Applicant's Survey Checked by Dan 2/28/2018

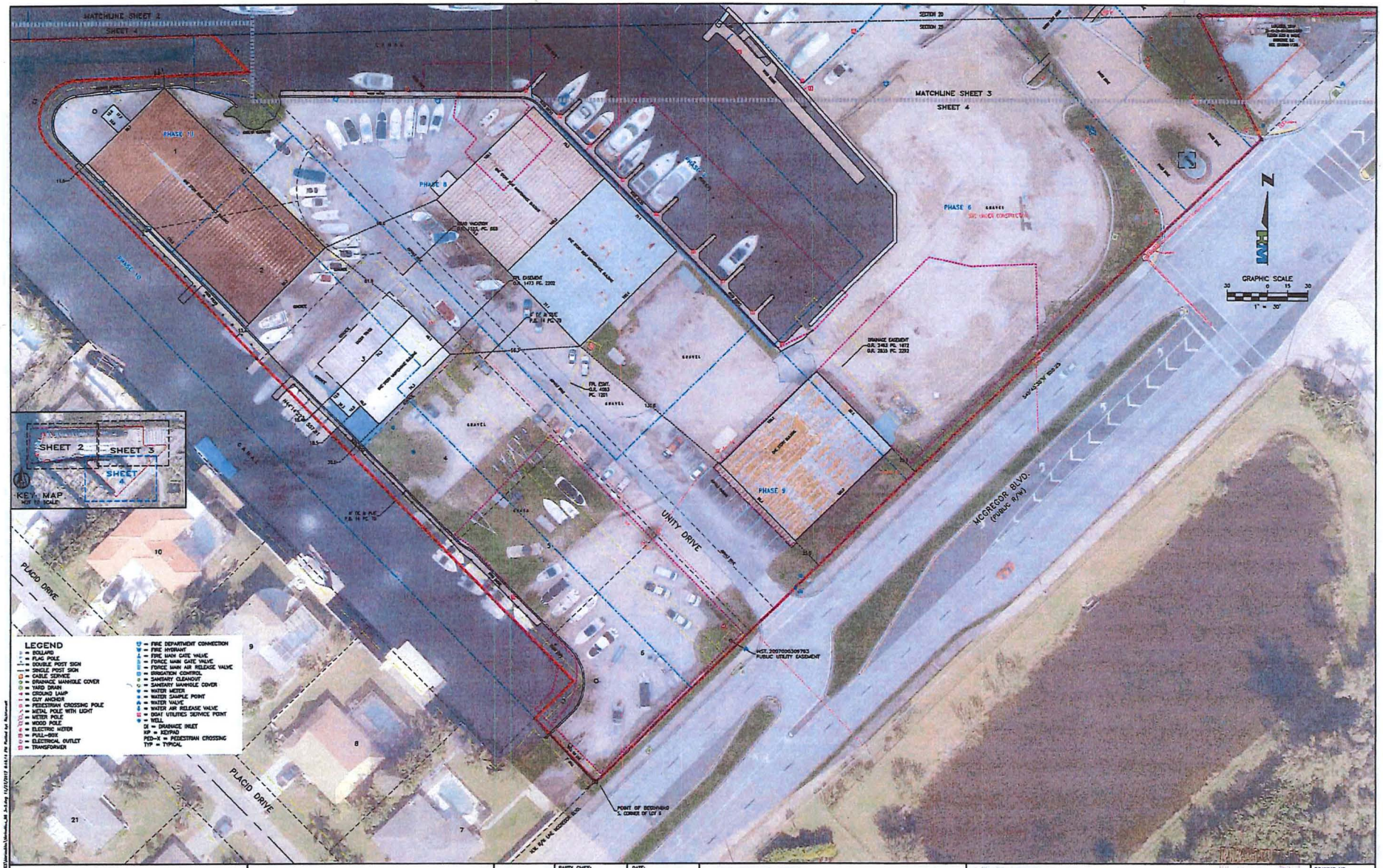
MARINE MAX

MAP OF SITE CONDITIONS

FEB 23 2018
COMMUNITY DEVELOPMENT

DRAWING NO.	H-437
PROJECT NO.	16.548
FILE NAME:	Marinemax_BS 3-5.dwg

DCI 2017-00012 DRI 2017-00008



LETTER	REVISIONS	DATE	REV BY
1			
2			
3			
4			

BOUNDARY SURVEY

HOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARTY CHIEF:	BH	DATE:	8/17
DRAWN BY:	BEN/R.A.K.	DATE:	11/27/17
SHEET	4	OF SHEET	4
SEC-TWN-RGE:	20/29-45-24		

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Authorization No.1772

Applicant's Survey Checked by [illegible] 7/20/2018

RECEIVED FEB 23 2018 COMMUNITY DEVELOPMENT

MARINE MAX

MAP OF SITE CONDITIONS

DRAWING NO.	H-437
PROJECT NO.	16.548
FILE NAME:	Matchline_BS 3-4.dwg

DCI 2017-00012 DRI 2017-00008