

COMMERCIAL ZONED PROPERTIES - COASTAL RURAL FUTURE LAND USE

STRAP NUMBER/ACRES	ADDRESS	ZONING	ZONING RESOLUTION/DEVELOPMENT ORDERS	CURRENT USE
06-44-22-02-00000.0090 1.04 ± acres Owner, Great Atlantic Marine, Inc. *2008 Taxes PAID	14320 Stringfellow Bokeelia	CT	Z-80-251-Rezone from C-1A to CT w/SEZ for Auto Service Station, minor repairs only	“Grab Bag” Grocery
03-45-22-01-00000.0620 0.62 ± acres Owner, Paul Hartmann Estate *2008 Taxes PAID	8078 Stringfellow St. James City	C-1A	Z-69-79-Rezone from GU to BU-3-A w/special permit for light manufacturing metal (as converted to C-1A)	Vacant
08-44-22-02-00012.0090 0.25 ± acres Owner, Dallas Stanfield *2008 Taxes PAID	13960 Stringfellow Bokeelia	CS-1	Z-81-221-Rezone from AG to CT w/VAR from minimum lot size-Denied Z-81-221A-Rezone from AG to CS w/VAR from minimum lot size from 20,000 sf to 12,000 sf	Real Estate Office and Commercial School (Sewing School)
08-44-22-02-00012.0180 comprised of five parcels 0.99 ± acres Owner, Russell Smith *2008 Taxes PAID	13924 Stringfellow Bokeelia	CG, AG-2	Z-81-223/223A-Rezone from AG and C-1A to CG w/VAR for side setbacks from 15 ft to 12 ft NOTE: A portion of this parcel is zoned AG-2 Pending rezoning action to CPD, not submitted as of 8-11-09	Restaurant (Bokeelia Cracker Café), Self- Storage and Calusa Ghost Tours
16-44-22-10-00000.0320 1.28 ± acres Owner, Royal Real Estate LLC *2008 Taxes PAID	12579 Tiffany w/ frontage on Stringfellow Bokeelia	CC	Z-78-122 Rezone from AG to CC for business w/stipulation that only banks & financial institutions; business, professional and non-profit organization offices; business, stenographic; interior decorating studio; personal services limited to barber & beauty shops; specialty shop including bookstore, butcher, florist, gift & souvenir shop, newsstand, music shop, optical shops, stationery store, shoe shop, art, hobby & craft shop, tobacco shop Z-81-155 Uphold rezoning from AG to CC for business w/stipulation	Vacant
STRAP NUMBER/ACRES	ADDRESS	ZONING	ZONING RESOLUTION/DEVELOPMENT ORDERS	CURRENT USE

16-44-22-10-00000.032B 1.28 ± acres Owner, Royal Real Estate LLC *2008 Taxes PAID	12549 Tiffany w/ frontage on Stringfellow Bokeelia	CC	Z-78-122 and Z-81-155 See above-referenced detail of Resolutions	Vacant
33-44-22-00-00008.0020 one parcel comprised of three individual zoning districts 57.92± acres CC & CG portions 28 ± acres Owner, Leechar, LLC *2007 and 2008 Taxes UNPAID	9720 Stringfellow St. James City	CC, CG, and RM-2	Z-79-25- Rezoned from AG and RS-1 to CG w/SEZ for consumption of alcoholic beverages on the premises; approved for CC zoning on the first 150' back from SR 767 and CG zoning on the remainder of the property with a SEZ for consumption of alcoholic beverages on premises for the entire parcel w/stipulations: the developer must run his road for the shopping center behind the shopping center North to the Industrial Park and through to SR 767; the developer will conform to the plans submitted on file; the development will follow DCI requirements; and the plans to be signed by the Chairman of the Zoning Board. Z-73-131 - Rezoned from AU (AG-2) to BU-1A and RU-1-1000 (RS1) with a Variance to permit one filling station within the BU-1A area to be used for shopping center with one filling station and single-family residences with the stipulation that provisions for a service road parallel to SR 767 be provided	Vacant
04-45-22-05-0000C.0370 0.45 ± acres Owner, William Thrower *2008 Taxes PAID	8561 Stringfellow St. James City	CG	Z-80-342 Uphold rezoning from AG to CG	Vacant
04-45-22-05-0000C.0350 0.45 ± acres Owner, C & L Ventures LLC *2008 Taxes PAID	8579 Stringfellow St. James City	CG	Z-80-342 LDO2002-00129 to permit storage yard (vacated)	Vacant
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04-45-22-05-0000C.0390 0.68± acres Owner, Covenant Property Investments *2008 Taxes PAID	8541 Stringfellow St. James City	CG	Z-80-342 ZVL2008-00128 to confirm commercial uses permitted within the Coastal Rural future land use category	Vacant

04-45-22-05.0000C.0420 0.22± acres Owner, William Howard *2008 Taxes PAID	8523 Stringfellow St. James City	CG	Z-80-342	Vacant
04-45-22-05-0000C.0430	8511 Stringfellow	CG	Z-80-342	Vacant
03-45-22-00-00002.004B 7.12 ± acres Owners, Robert Smeja & Jill Gnesda for Land Trust Agreement 1985-1 *2008 Taxes PAID	8379 Stringfellow St. James City	CS-1	Z-81-226-Rezone from AG to RM-2 and CS w/SEZ (CS zone) for restaurant and pharmacy; (RM-2 zone) model home and accessory structures in front 50% of parcel; VAR from north ½ section line set back from 60 ft. to 25 ft.; VAR from east section line setback from 75 ft to 0 ft. w/stipulation that the mangrove area will be placed into conservation easement and to allow nature (boardwalk to be installed by developer) and for the remaining uplands approve to zoning as applied for, as RM-2 and the frontage portion of the property to CS with the understanding that a recreation fee in lieu of a dedication requirement of the comprehensive plan be paid which will reflect the market price of the land at the time of payment, also incorporate frontage road setback, internal road system, one access onto CR 767, and bus stops Z-81-226A-Required dedication of 5.625 acres for public parkland within parameters of development w/conditions LDO2000-00355 Commercial lot split 7.3 acres and 2.7 acre tracts	Vacant
STRAP NUMBER/ACRES	ADDRESS	ZONING	ZONING RESOLUTION/DEVELOPMENT ORDERS	CURRENT USE
03-45-22-00-00002.004C 2.8± acres Owners, Glen & Betty Twigg *2008 Taxes PAID	8359 Stringfellow St. James City	CS-1	Z-81-226/Z-81-226A Rezone from AG to RM-2 and CS (see above description) COM19982525 - 2,200 sf office building COM2005-00813 - 7,500 sf addition	Pine Island Office Park General/Medical Office Space (dental, CPA, real estate, law, etc.)
03-45-22-01-00000.1650 03-45-22-01-00000.1610 1.20± acres Owner, Carl Humphrey	8336 & 8360 Stringfellow St. James City	CPD	REZ2006-00011-Rezone from CR & AG-2 to CC-Denied Z-08-014-Rezoned AG-2 & CR to CPD to permit continuation of existing auto repair & service business, up to 4,000 sf of which 3,567 sf is for retail, office and storage, not to exceed 7,567 sf	Carl's Automotive Service

*2008 Taxes PAID			LDO2008-00323-approved 2-4-009 for compliance with Z-08-014 LDO2009-00054-addition of a 764± square foot building	
03-45-22-01-00000.1350 0.90 ± acres Owners, Harold & Deborah Bruner *2008 Taxes PAID	8288 Stringfellow St. James City	CG	Z-82-33-Rezoned from AG to CG DOS2005-0026 - Approved for 5,940 square-foot general office building-Gulf Shores Estate Lots 135-240, issued 1/27/06, expires 1/27/2012	Vacant
10-45-22-00-00001.0000 332 ± acres C-1A portion approximately 74 acres Owner, High Point Land Improvement *2008 Taxes PAID	7630 Stringfellow St. James City	C-1A	Z-67-19-Rezoned from AU to BU-1A to permit a shopping center w/VAR for one service station DOS2003-00280 - Stringfellow Lakes Estates - Approved for-347 unit residential development with180 single-family dwellings and 168 multiple-family dwelling units (84 buildings with 2 units each) 4-phase development, issued 2/26/07, expires 2/26/2013	Vacant
STRAP NUMBER/ACRES	ADDRESS	ZONING	ZONING RESOLUTION/DEVELOPMENT ORDERS	CURRENT USE
09-44-22-00-00017.0030 18.85± acres Owner, Wayne Reed *2007 and 2008 Taxes UNPAID	13350 Morningstar Lane Bokeelia	AG-2	Z-76-60 - Approved for a Special Permit for an airstrip in an AU (as converted to AG-2) with stipulation that the location of the airstrip be moved further south on the property and with the further stipulation that the special permit be renewed annually Z-80-152 - Approved an "Unusual Use" in an AG zone for an airstrip and a variance from the West section line and half section line setback SEZ2004-00015 & VAR2005-00011 - Approved Special Exception for to continue an existing landing strip and repair/reconstruction of hangar buildings and variances for airstrip use and hangar repair/reconstruction with conditions LDO2006-00486 - Reconstruction of hangars and barn damaged by Hurricane Gustav	Pine Island Airport
26-45-22-00-00002.0020 202± acres C-1A portion approximately 20 acres Owner, Fort Myers Broadcasting Company	4798 Stringfellow St. James City	C-1A RM-2 RS-1	Z-75-247A-Rezoned from GU to BU-1A, RU-3, RU-1 (general use to C-1A, RM-2, RS-1) w/stipulations that the development of the project limited entirely to lands above the approved and accepted mean high tide line, such location not to exceed 3,066.17' from the State Road right-of-way on the North Boundary nor 2,886.17' from the State Road on the South boundary; the proposed RU-3 (RM-2) land use shall be limited to multi-family buildings no greater than 3 stories in height; the proposed BU-1A (C-1A) zoning shall be limited to	Vacant

*2008 Taxes PAID			business associated activities approved under this zoning classification and that no multi-family apartments or condominium use shall be made thereof; and final plans for the multi-family and single-family residential development shall be approved by the BoCC prior to construction commencement; the proposed marina and offshore channel was denied. LDO2007-00035 (Type 15) approved for a 30± foot diameter detention pond on the RM-2 and RS-1 parcel with an AG exemption to support existing cattle grazing, issued 8/6/07.	
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35-45-22-07-0000B.0010 0.28 ± acres Owner, Lee County *2008 Taxes PAID	3463 York St. James City	C-1	SEZ2004-00021-Denied request to permit a commercial boat ramp w/conditions	Vacant
35-45-22-07-0000B.0020 0.35 ± acres Owner, Lee County *2008 Taxes PAID	3455 York St. James City	C-1	SEZ2004-00021-Denied	Vacant
35-45-22-07-0000B.0030 0.53 ± acres Owner, Lee County *2008 Taxes PAID	3447 York St. James City	C-1	SEZ2004-00021-Denied	Vacant
35-45-22-07-0000B.0040 0.27 ± acres Owner, Lee County *2008 Taxes PAID	3435 York St. James City	C-1	SEZ2004-00021-Denied	Vacant

PROPOSED

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04-45-22-00-00003.0000 3.8± Owner, Calusa Bay	5675 Maria St. James City	AG-2	DCI2007-00064 - Barrier Island Shore Port Request to rezone 3.8 ± acres from AG-2 to CPD to permit parking &	Vacant

Recreation, LLC *2008 Taxes PAID			storage of vehicles, boats, trailers in two buildings, 11,520 sf (inside storage); 2,500 sf maintenance building, open/outside storage, office space and limited retail	
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TOTAL EXISTING CONVENTIONAL COMMERCIAL ZONED ACREAGE:

146.84 ± ACRES