



Property Data

STRAP: 24-46-23-W3-00009.0000 Folio ID: 10127256

Owner Of Record

GRAND RESORT II FT MYERS BEACH
LLC
103 15TH AVE NW
WILLMAR MN 56201

Site Address

1160 ESTERO BLVD
FORT MYERS BEACH FL 33931

Legal Description

PARL IN SE 1/4 OF SE 1/4 SEC 24 TWP 46 RGE 23 DESC IN OR 1305 PG 0806

Classification / DOR Code

HOTELS, MOTELS / 39

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



← Photo Date September of 2015 →

Current Working Values

Just 8,292,399 As Of 10/06/2015

Attributes

Land Units Of Measure	SF
Units	51283.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	5 / 192.0
Total Living Area	19,303
1st Year Building on Tax Roll	1971
Historic District	No



Exemptions



Values (2015 Tax Roll)



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data

Permit Number	Permit Type	Date
SGN13-0006	Building Miscellaneous	03/13/2013
ROF13-0038	Roof	04/24/2013
ROF13-0036	Roof	05/08/2013
95246	Residential	02/24/1983
ELE13-0041	Electric	03/25/2013
FNC13-0015	Fence	02/22/2013
ROF13-0037	Roof	05/08/2013
710926	Commercial	09/01/1987
DEM11-0004	Demolition	03/02/2011
DRV13-0040	Site Development - Driveway / Sidewalks	10/24/2013

IMPORTANT INFORMATION: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building/Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).



Parcel Numbering History

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
24-46-23-00-00009.0000	N/A	Reserved for Renumber ONLY	01/12/1995



Location Information



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

Land						
Land Tracts						
Use Code	Use Code Description	Depth	Frontage	Number of Units	Unit of Measure	
3900	Motel	0	0	51283.00	Square Feet	
Land Features						
Description				Year Added	Units	
FENCE - ALUM/VINYL - 4 FEET				1995	400	
BLACK TOP - IMPROVED				1971	11,506	

Buildings						
Building 1 of 1						
Building Characteristics						
Improvement Type	Model Type	Stories	Living Units			
47 - Hotel/Motel - High Rise	7 - Apt/Hotel/Clubs	3.0	0			
Bedrooms	Bathrooms	Year Built	Effective Year Built			
5	192.0	1971	1978			
Building Subareas						
Description			Heated / Under Air	Area (Sq Ft)		
AOF - AVERAGE OFFICE			Y	978		
BAS - BASE			Y	3,543		
BAS - BASE			Y	1,913		
FCP - FINISHED CARPORT			N	620		
FOP - FINISHED OPEN PORCH			N	685		
FOP - FINISHED OPEN PORCH			N	685		
FOP - FINISHED OPEN PORCH			N	1,177		
FOP - FINISHED OPEN PORCH			N	1,177		
FOP - FINISHED OPEN PORCH			N	1,177		
FOP - FINISHED OPEN PORCH			N	685		
FOP - FINISHED OPEN PORCH			N	150		
FOP - FINISHED OPEN PORCH			N	135		
FOP - FINISHED OPEN PORCH			N	135		
FOP - FINISHED OPEN PORCH			N	135		
FOP - FINISHED OPEN PORCH			N	129		
FOP - FINISHED OPEN PORCH			N	397		

FOP - FINISHED OPEN PORCH	N	397
FOP - FINISHED OPEN PORCH	N	397
FOP - FINISHED OPEN PORCH	N	144
FST - FINISHED UTILITY	N	257
FST - FINISHED UTILITY	N	257
FST - FINISHED UTILITY	N	0
FST - FINISHED UTILITY	N	257
FST - FINISHED UTILITY	N	0
FUS - FINISHED UPPER STORY	Y	3,543
FUS - FINISHED UPPER STORY	Y	1,913
FUS - FINISHED UPPER STORY	Y	978
FUS - FINISHED UPPER STORY	Y	3,543
FUS - FINISHED UPPER STORY	Y	978
FUS - FINISHED UPPER STORY	Y	1
FUS - FINISHED UPPER STORY	Y	1,913
STP - STOOP	N	620

Building Features

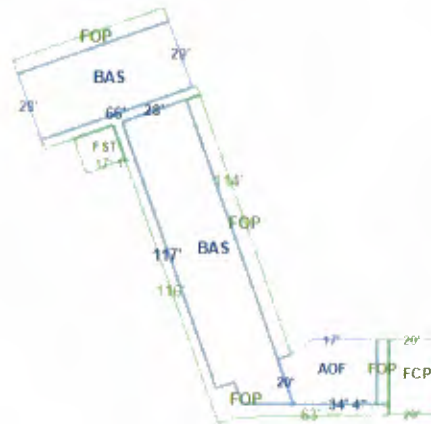
Description	Year Added	Units
POOL - COMMERCIAL	1971	420
PATIO - CONCRETE	1971	1,855
SPRINKLER SYSTEM (INTERIOR)	1971	18,334
PATIO - BRICK AND TILE	1995	1,773
PATIO - CONCRETE	1995	1,045

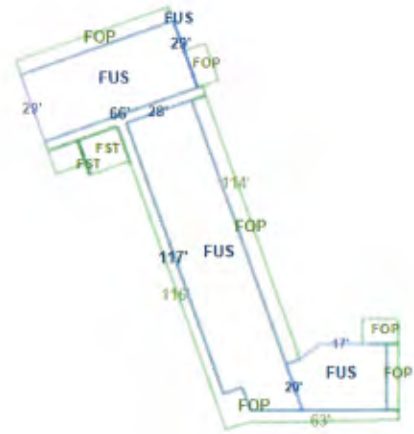
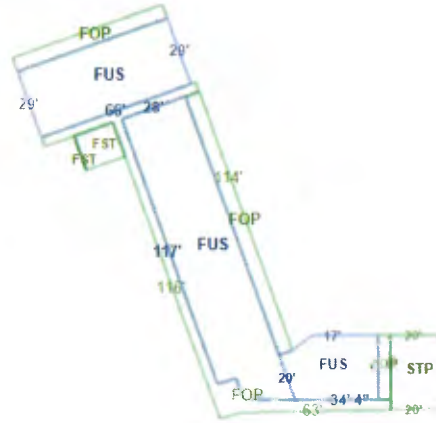
Building Front Photo



Photo Date : September of 2015

Building Footprint





TRIM (proposed tax) Notices are available for the following tax years
[[2007](#) [2008](#) [2009](#) [2010](#) [2011](#) [2012](#) [2013](#) [2014](#) [2015](#)]

[Previous Parcel Number](#) [Next Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

Parcel Information

The information below summarizes the parcel you selected.

Parcel:	244623W3000090000
Address:	1160 ESTERO BLVD 1160 ESTERO BLVD 1160 ESTERO BLVD 1160 ESTERO BLVD 1160 ESTERO BLVD 1160 ESTERO BLVD 1160 ESTERO BLVD 1160 ESTERO BLVD 1160 ESTERO BLVD 1160 ESTERO BLVD 1160 ESTERO BLVD 1160 ESTERO BLVD
Owner:	GRAND RESORT II FT MYERS BEACH

General Information

Prior Strap: 2446230000090000
Legal Description: PARL IN SE 1/4 OF SE 1/4 SEC 24 TWP 46 RGE 23 DESC IN OR 1305 PG 0806
Historical District: No

Cases Associated with this Parcel Record

Case Number:	Description:	Status:
ENV2001050097	Not Applicable	Closed
ENV2001080010	removal of the plywood barrier on the fence between the parking lot and the beach. This is to block the car headlights from shining onto the beach.	Closed
SGN220078100	GRD SGN(EX POST)RAMADA INN	Finald
USE000461801	FMB/RJC, INC.	Received
USE000461802	WEBER, CHRISTOPHER L.	Received
VIO2000-08360	no building #'s	Closed
VIO2004-24334	Warning # 00000560 issued to Wilson Miller @ "Wave Runner" at the Ramada Inn - reference "A frame" sign in ROW	Closed
WEL2007-01605	2 - 4" TEST BORINGS TO MAX DEPTH OF 80'	Finald
ZVL2006-00103	APPLICATION FOR verification of zoning, uses, and density.	Done
ZVL957164	970508311A 01.01 NATIONSANC MORTGAGE CAPITAL CORP/RAMADA INN	Archived

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Parcel Information

The information below summarizes the parcel you selected.

Parcel:	2446230000090000
Address:	1160 ESTERO BLVD 1160 ESTERO BLVD
Owner:	

General Information

Prior Strap:
Legal Description:
Historical District:

Cases Associated with this Parcel Record

Case Number:	Description:	Status:
SGN220033229	EVENTIDE/MAINTENANCE 25%	Finaled
WEL000016791	Granted	Finaled

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May 8, 1997

NationsBanc Mortgage Capital Corporation
c/o NationsBanc Capital Markets, Inc.
NationsBanc Corporate Center - 11th Floor
100 North Tryon Street
Charlotte, North Carolina 28255
Attn: Conduit Program Manager

RE: Consolidated Construction Corp.
DBA Ramada Inn Beachfront
1160 Estero Blvd.
Fort Myers Beach, Florida

STRAP #24-46-23-W3-00009.0000
Case No. 97-05-083.11A

Ladies and Gentlemen:

This letter will confirm that the property referenced above is Zoned C-1 Commercial which does list Hotels as a permitted use.

Since hotels and motels are permitted uses, they would be allowed to rebuild in accordance with current regulations. If the building is non-conforming due to setbacks, parking, number of units, etc., the Lee County Land Development Code contains provisions which address build-back in the event a fire or natural disaster, as follows:

Sec. 34-3241. Nonconforming buildings and structures.

(a) For purposes of this division, the term "nonconforming building or structure" means a building or structure which was lawful prior to the adoption of the ordinance from which this chapter is derived, or the adoption of a revision or amendment of this chapter, but which fails, by reason of such adoption, revision or amendment, to conform to the proper development requirements of the zoning district in which the building or structure is located due to its size, dimension or location on the lot.

(b) A nonconforming building or structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

(2) Except as provided in this section:

- b. Structures which have been damaged by fire or other natural forces to the extent that the cost of their reconstruction or repair exceeds 50 percent of the replacement cost of the structure may be reconstructed at, but not to exceed, the legally documented actual use, density and intensity existing at the time of destruction, thereby allowing such structures to be rebuilt or replaced to the size, style and type of their original construction, including their original square footage; provided, however, that the affected structure, as rebuilt or replaced, complies with all applicable federal and state regulations, local building and life safety regulations, and other local regulations which do not preclude reconstruction

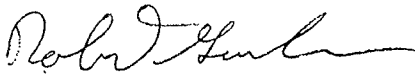
otherwise intended by the Lee Plan and Ordinance No. 90-61 of the county, as amended from time to time.

Please be advised that the information provided herein is based on current regulations and may be subject to change as ordinances are enacted or amended.

Should you have further questions, please do not hesitate to contact our office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division



Robert H. Gurnham, AICP
Principal Planner

RHG/dmd