

Owners Meeting

March 26th, 2025



South Seas

TABLE OF CONTENTS

1. Introduction
2. Resort Operations Update
3. Sales & Marketing Update
4. Owner Relations Update
5. South Seas Build Back & Future Amenities



Introduction

Greg Spencer

Introduction

- Maintaining ongoing transparent, fact-based communication initiatives with owners.
- Pursuing improvements and resort enhancements consistent with our ownership rights and law.
- Building resilient and sustainable buildings and storm barriers that meet or exceed modern standards.
- Returning to our status as one of the most engaged employers and economic drivers in Lee County.
- Working together with supportive owners to elevate South Seas to the #1 family resort.

Key Progress for South Seas Owners & Guests

- ❖ The Clutch clubhouse and golf open
- ❖ Redfish Grill (Southwest Florida coastal menu) is now open
- ❖ Scoops & Slices open ("The Exhausted Parent" flavor is a favorite)
- ❖ South Seas Spirits is now open; other new shops coming soon
- ❖ Harborside (Italian steakhouse and bar) opening this summer
- ❖ Construction well underway at Captiva Landing; anticipate opening at the end of 2025
- ❖ Launching new SouthSeas.com, including construction camera views, renderings and new photography



Resort Operations Update

Shawn Farrell

Resort Operations – Projects



- Revetment project will move to Redfish pass around May 1st.
- Bayview Fishing Pier is slated to open April 7th.

Resort Operations – Projects



- Paver Project along Redfish Grill has been completed. We will be adding shell mulch along this walkway.
- Beach Renourishment – Captiva Erosion Prevention District plan is to have this completed sometime in May.
- Guest Registration is located at the conference center.
- The Fitness Center is open. Hours of operation 5AM to 8PM.
- New wayfinding signs will be installed through-out the property over the next two weeks.
- Plantation building - offices now house our IT Director, Resort Carts and soon to be Bike rentals.

Resort Operations Update – Dining

Shell City Burgers | Located at Sunset Beach

Hours: 10AM – 5PM

The Clutch Clubhouse - Last Tee Time is 5PM

Hours: 8AM – Sunset

Tarpon Bar | Bayview Pools

Hours: 10AM – 9PM

Scoops and Slices | Bayview Pools

Hours: 12PM – 8PM

Starbucks | The Shops at South Seas

Hours: 6:30AM – 1:30PM

Redfish | Bayview Pools

8AM – 10:30AM Breakfast, 11AM – 4PM Lunch, 4:30PM- 9PM Dinner

Provisions | The Shops at South Seas

Hours: 8AM – 4PM

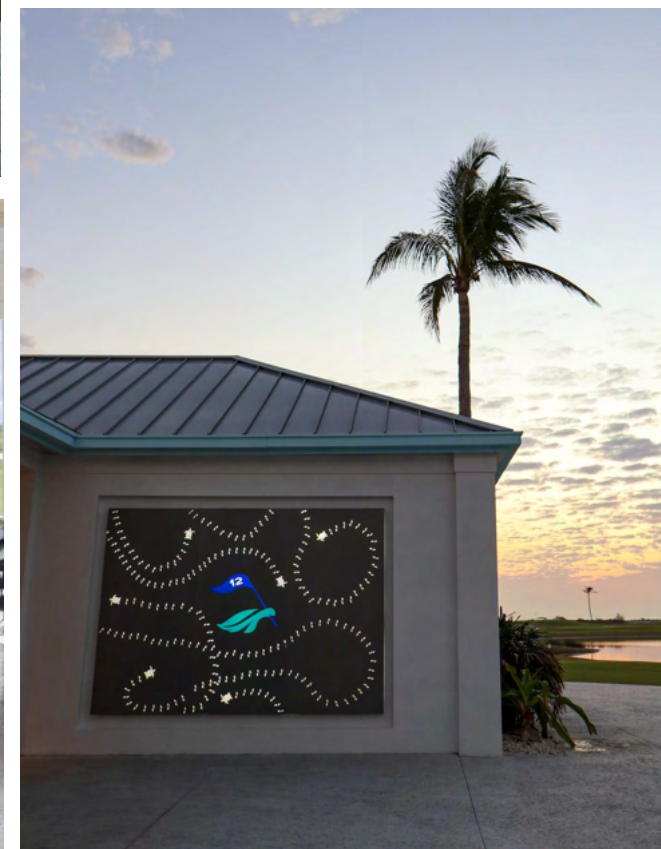


Resort Operations Update – Dining

Shell City Burgers | Located at Sunset Beach
Hours: 10AM – 5PM



The Clutch Clubhouse - Last Tee Time is 5PM
Hours: 8AM – Sunset



Resort Operations Update – Dining

Tarpon Bar | Bayview Pools
Hours: 10AM – 9PM



Scoops and Slices | Bayview Pools
Hours: 12PM – 8PM

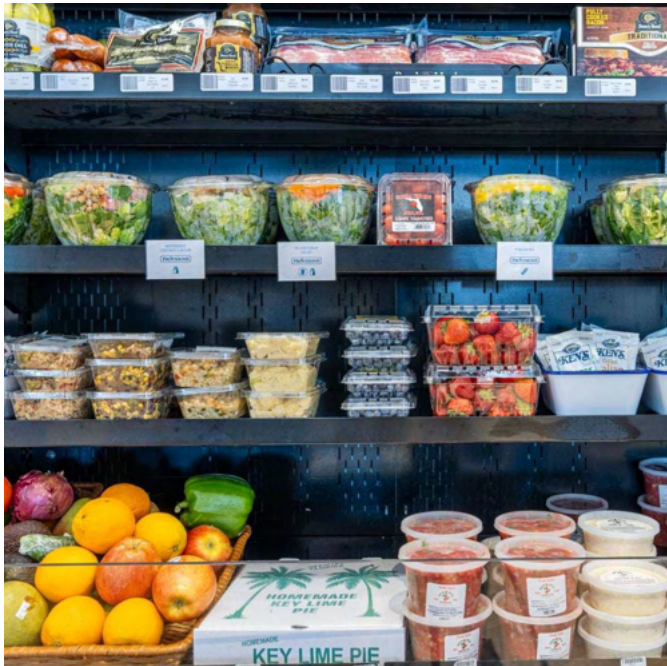


Resort Operations Update – Dining

Starbucks | The Shops at South Seas
Hours: 6:30AM – 1:30PM



Provisions | The Shops at South Seas
Hours: 8AM – 4PM



Resort Operations Update – Dining

Redfish | Bayview Pools

8AM – 10:30AM Breakfast, 11AM – 4PM Lunch, 4:30PM- 9PM Dinner



Resort Operations Update – Coming Soon



- Non-Motorized Water Sports located at Sunset Beach coming in April 2025
- Harborside – Estimated opening, Memorial day
- Beach House – Estimated opening in July



Resort Operations Update – New Experiences



The Clutch

- The Clutch Clubhouse is open and operating 8AM to Sunset. The last tee time has been changed to 5PM. We offer light breakfast, lunch, and both non-alcoholic as well as alcoholic beverages. Glow Golf and other special activities will be available soon.
- Closed on Mondays.



Marinas

- Yacht Harbour and Captiva Landing Marina - The Marina office is as completed the renovation. The pre-inspection has passed and 52 risers are in fabrication. Once received on property, the decking and electric will be installed. Estimated date of opening will be Early May.

Bayview Fishing Pier

- The Bayview Fishing Pier will reopen on April 7th.

Resort Operations Update – Experiences



South Seas Spirits

- NOW OPEN 11AM to 7PM daily. Please join us!

Sunset Beach

- Sunset Beach open for chair, towel, and umbrella services

South Beach

- South Beach is now open for chair, towel, and umbrella service

Resort Carts

- Charging stations are available at the south and north end of the property. Please use these dedicated areas to park resort carts.



Resort Operations Update – New Hires

Caitlin Akers – Marketing Manager

Anthony Bernabei – Sales Coordinator

Megan Brannigan – Retail Supervisor – Outfitters

Kenneth Delehanty – Prevention Maintenance

Rob Callahan – Human Resources Director

Amy Marto – Owner Relations Property Manager

Sales & Marketing Update

Wendy Nicodemus
Director of Commercial Strategy



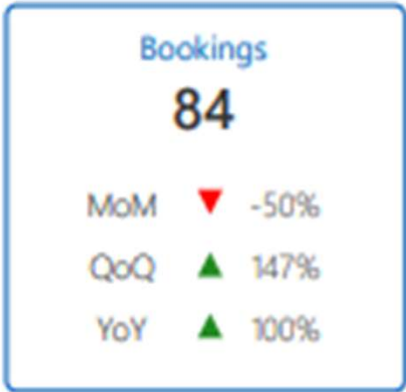
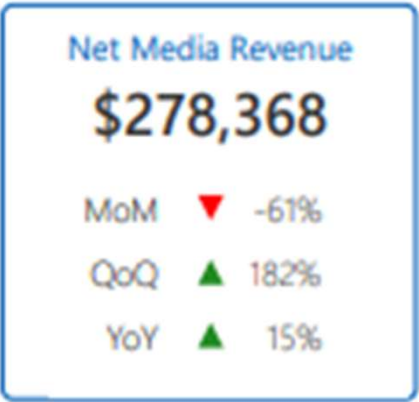
Sales & Marketing Update – Key Updates

- Paid Media
- Digital Marketing
- Organic Social Media
- Public Relations
- Market Conditions
- Key Initiatives
- Events

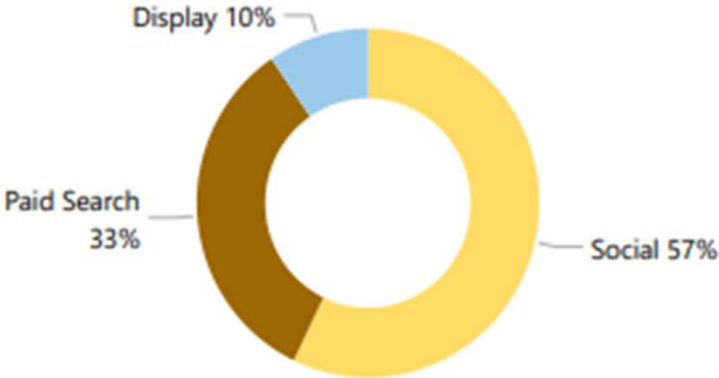


Sales & Marketing – Paid Media

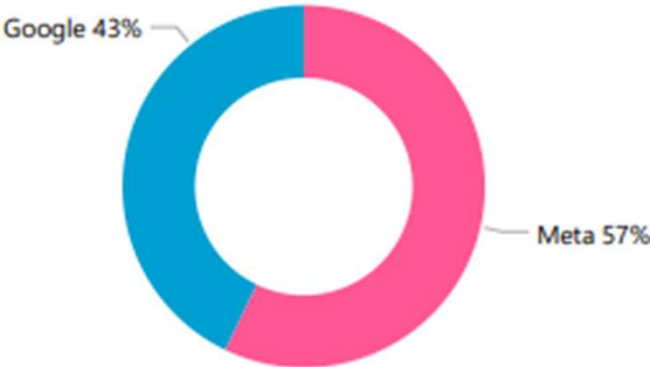
Paid Media for the month of February 2025 resulted in \$278,368 in future bookings and 84 room nights. Paid Social continues to have the best results by channel and Meta was the top performing platform. This was a decline –50% in room night production month over month. So far, the first half of March is performing better than February.



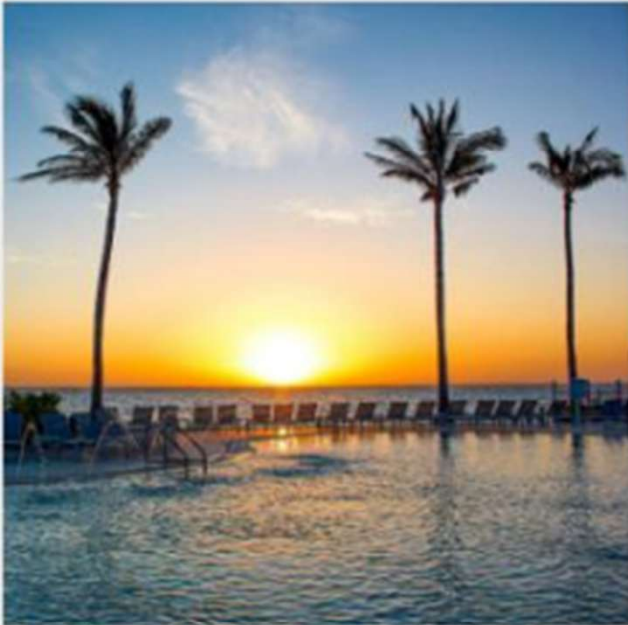
Bookings by Channel



Bookings by Platform



Sales & Marketing – Paid Social February Performance

5th Night Free	7 Days Play	Advance Purchase	4th Night Free	Winter Offer
South Seas Sponsored ·  × ⋮ Extend Your Island Stay! Book 4 nights in our exclusive Homes of Distinction and enjoy the 5th night on us. Experience luxury ...see more  southseas.com Save on Your Next Stay Your Island Escape Awaits ... Book now	South Seas Sponsored ·  × ⋮ Seven Nights of Paradise! Save up to 25% on a 7+ night stay. Relax, recharge, and savor every moment on Captiva Island.  southseas.com 7 Days to Play Need an extended visit to r... Book now	South Seas Sponsored ·  × ⋮ Embrace Captiva's Warmth! Book early and enjoy the savings—up to 20% off your getaway with the gentle Gulf breezes as your backdrop.  southseas.com Plan Early and Save Browse our carefully curate... Book now  70 1 comment  Like  Comment  Share	South Seas Sponsored ·  × ⋮ Your Family Escape Awaits! Book a 3-night stay in our villas and receive a day on us. Create unforgettable memories together in ...see more  southseas.com Your Island Escape Your Island Escape Awaits ... Book now  5 1 comment  Like  Comment  Share	South Seas Sponsored ·  × ⋮ Escape the winter chill and unwind in paradise! Book your stay at South Seas and enjoy 20% savings + a \$150 resort credit for dining, golf, and more.  southseas.com Your Island Getaway 20% Savings & \$150 Resort... Book now  26 1 comment  Like  Comment  Share
Bookings: 13 Revenue: \$ 57,168.10	Bookings: 7 Revenue: \$ 24,983.16	Bookings: 23 Revenue: \$ 87,349.76	Bookings: 3 Revenue: \$ 21,553.15	Bookings: 1 Revenue: \$ 6,732.91

New Paid Social Media Ads - March

7 Days Play

**South Seas**
Sponsored · 



Make the most of your getaway with special savings on 7-night stays at South Seas. Spend your days exploring the coastline, unwinding by the beach, and embracing the island lifestyle.



southseas.com
Stay Longer and Save
Book Your Getaway

Book now

FL Resident

**South Seas**
Sponsored · 



Stay close to home and enjoy exclusive Florida resident savings at South Seas. Soak up spring sunshine, unwind by the shore, ...[See more](#)



southseas.com
Florida Residents Rate
Book Your Getaway

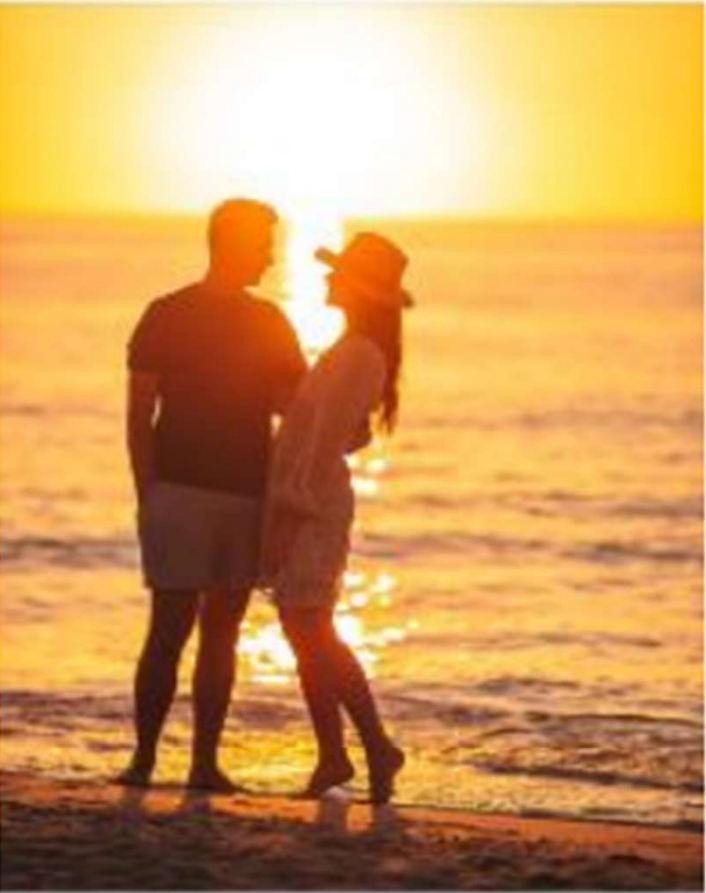
Book now

Evergreen-Couple

**South Seas**
Sponsored · 



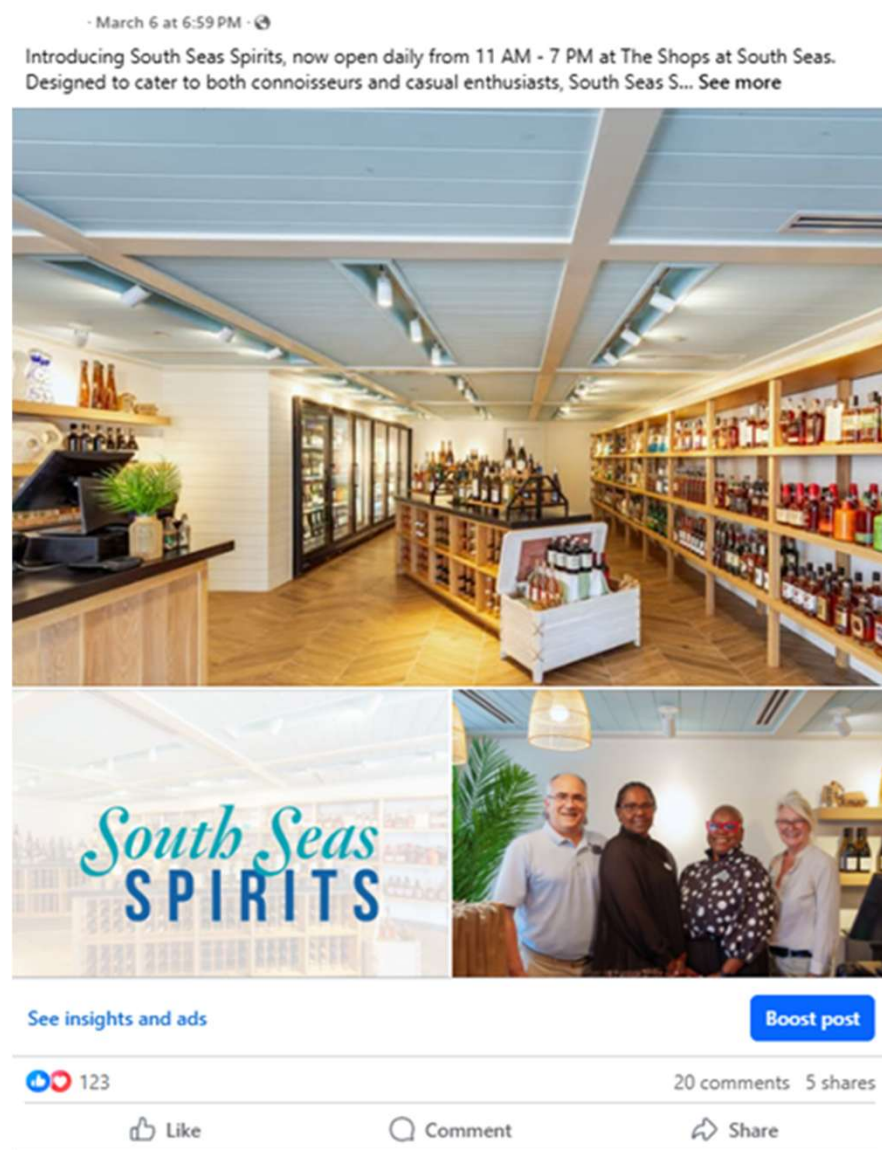
Escape Together to Captiva for a romantic retreat by the shore. From sunset strolls to intimate dining, discover the perfect blend of relaxation and adventure at South Seas.



southseas.com
Book Your Getaway

Book now

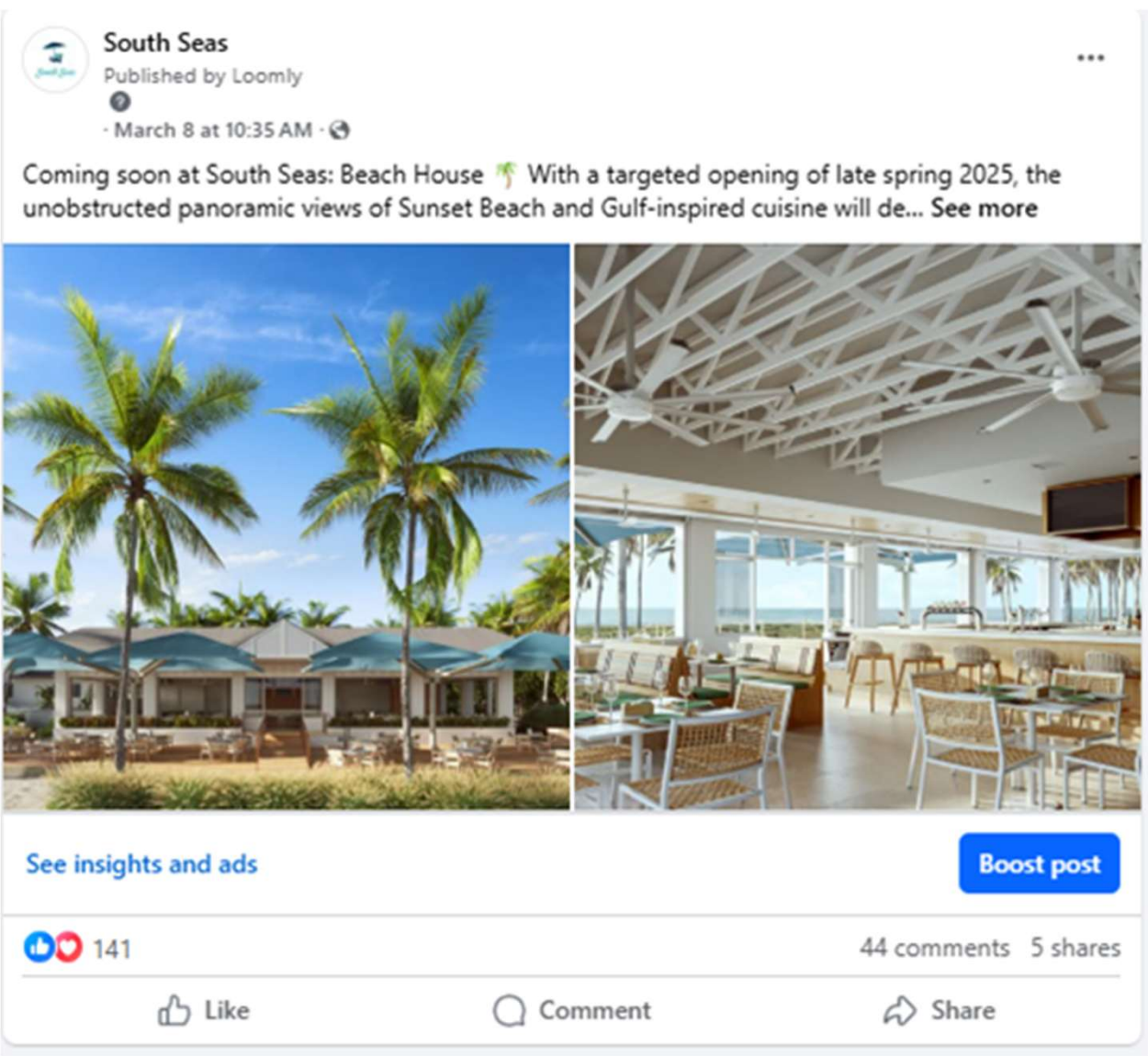
Sales & Marketing – Organic Social Media



16,195 Views, 9,352 Reach, 200 Interactions



18,079 Views, 10,681 Reach, 148 Interactions



17,429 Views, 9,057 Reach, 191 Interactions

Overall page views in the last 28 days

Views 391,375 | Reach 89,854 | Interactions 2,114 | Follows 183

Follower Demographics:

79.5% Women; 20.5% Men

Public Relations

- Great coverage in Canda - The Canadian Reporter, News from Canada, Canada Travel Daily, and Culture Times in Canada
- 134 Mentions overall
- WINK, ABC 7, and Fox 4
- Press Release launched for Tarpon Tournament, highlighting sponsorship opportunities, Anglers sign up, and Memorial day weekend events.



Sales & Marketing – Market Conditions



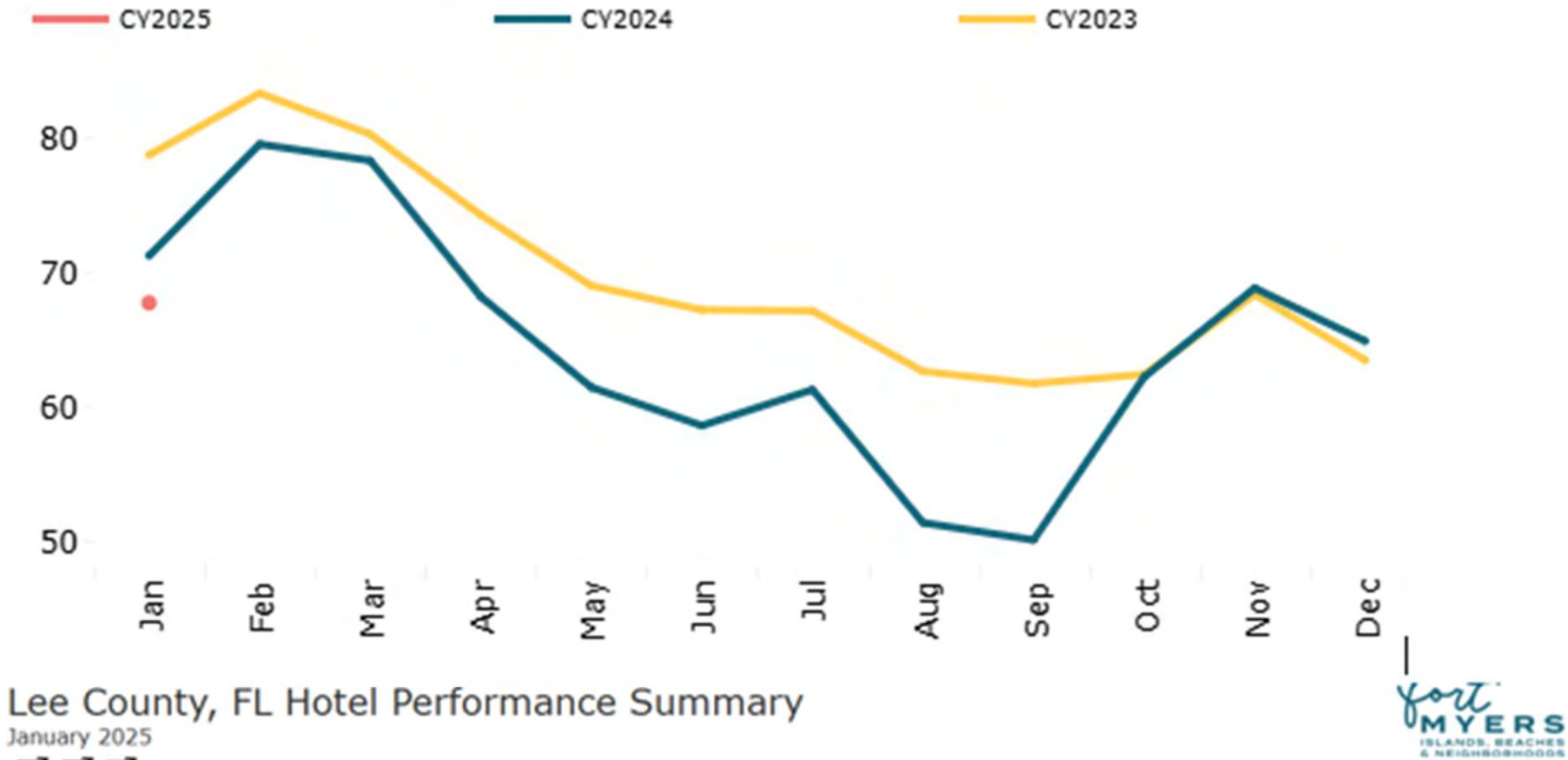
Smith Travel Research statistics for February 2025

- Our Competitive set performance shows February occupancy up 10.1%.
- Over the last three months, the occupancy performance has been flat.
- The occupancy has been a challenge in the market, in both January and February due to cold weather conditions, red tide and the snowstorms creating flight cancellations in our main feeder cities.



Sales & Marketing – Lee County Performance

Occupancy YOY Comparison



Lee County, FL Hotel Performance Summary

January 2025



	Occupancy	ADR	RevPAR	Supply	Demand	Revenue
	67.7%	\$187.90	\$127.16	379.0K	256.5K	\$48.2M
Change vs. Previous Year	-4.9% YOY	-1.4% YOY	-6.3% YOY	+6.6% YOY	+1.4% YOY	-0.1% YOY
YTD Calendar Year	67.7%	\$187.90	\$127.16	379.0K	256.5K	\$48.2M
YTD Change vs. Previous Year	-4.9% YOY	-1.4% YOY	-6.3% YOY	+6.6% YOY	+1.4% YOY	-0.1% YOY

Occupancy ended the month of January at 68%, which was the second weakest January on record since January of 2016. This was primarily due to higher supply, which rose 6.6% compared to the year prior, while demand grew only 1.4%.

Sales & Marketing – Key Initiatives

- Five different influencers and tours have been scheduled over the next 2 months.
- We continue a text promotion to all in house guests with offers to return if they book for a future stay.
- Be sure to check out the new website which features tiered villa types, a special events calendar, improved user experience for booking reservations, and an interactive South Seas map.
- March has been a great group month. We hosted 3 different groups and a wedding.
- We continue our paid media and organic campaigns
- Our new Spring in Paradise is our leading package performance.
- Promoting our newly opened Overlook meeting space by soliciting all past group clients digitally with branded promotions
- Promote key events such as holiday events throughout the year to create interest and excitement.



Sales & Marketing – Events (Easter)

April 19th - Glow Egg Hunt followed by a Glow Party at 8:00PM
We will be hiding over **5,000 Eggs**.

April 20th - Easter 8:30AM Easter Egg Hunt, with **10,000 Eggs**.

Join us for Easter Brunch, Sunday, April 20th at Redfish 10:00 - 3:00PM

Redfish featured menu items include:

- 10AM Burrito
- Crab Benedict
- Steak n Eggs
- Bottomless Mimosas & Bloody Mary's

Visit our website for more exciting activities!



Sales & Marketing – Events (Tarpon Tournament)

2nd Annual Tarpon Tournament & Little Anglers

May 23, 2025 & May 24, 2025
Memorial Day Weekend

Folds of Honor provide life-changing scholarships to the spouses and children of America's fallen or disabled military & first responders

Registration for this event opens this week.
Sponsorship opportunities are available.

If anyone is interested, please reach out to
tarpon@southseas.com





Owner Relations Update

Marina Bloetz

Owner Relations Update



Welcome to our Owner Portal



Owner Portal Booking Enhancements – What You Need to Know

To optimize booking opportunities, our reservation window remains **60 to 90 days in advance**. Moving forward, owners will have the ability to make reservations for the following year when the calendar is released. However, once this booking window closes, the portal will no longer allow direct reservations.

Exclusive Rental Agreement & Club Captiva

We are diligently working to finalize our **Club Captiva Agreement**. For those who received a termination notice under the previous agreement, please note that the **30-day timeline has been extended** until we can provide the full details of the updated agreement. If you have any questions in the meantime, I'd be happy to set up a meeting with you.

Owner Relations Recruitment

We are excited to share that we have filled our open **Owner Relations Property Manager** position with Amy Marto. She will be taking over the Beach Villas and comes with a wealth of knowledge of Property Management.

We are actively interviewing for an **Owner Relations Coordinator**. Preventive Maintenance Team added to Owner Relations



South Seas Build-Back & Future Amenities

Greg Spencer

Build-Back & Future Amenities Update

Completed Projects

- Bayview Pool Renovation
- The Clutch Golf Course
- Plantation House Cart Infrastructure
- Provisions (Shops at South Seas)
- Cart Parking Expansion @ Bayview
- Resort Landscaping
- Clutch Clubhouse
- Redfish Grill
- Scoops & Slices
- Resort Landscaping Building
- South Seas Spirits
- Shops at South Seas (Whitebox Spaces)
- Fitness Facility (At Conference Center)
- Post 2024 hurricane landscaping
- Harbormaster Building Renovation

Under Construction

- Harborside Restaurant – *May Open*
- South Seas Real Estate – *April Open*
- South Seas Outfitters – *May Open*
- The Beach House – *July Open*
- Captiva Landing – *Late 2025 Open*
- Revetment Enhancement + Reconstruction
- Marinas Restoration & Resiliency
- Walking Path Restoration (Redfish Pass)
- J McLaughlin (Shops at South Seas)
- Emergency Generator Implementation
- Marina Infrastructure Relocation

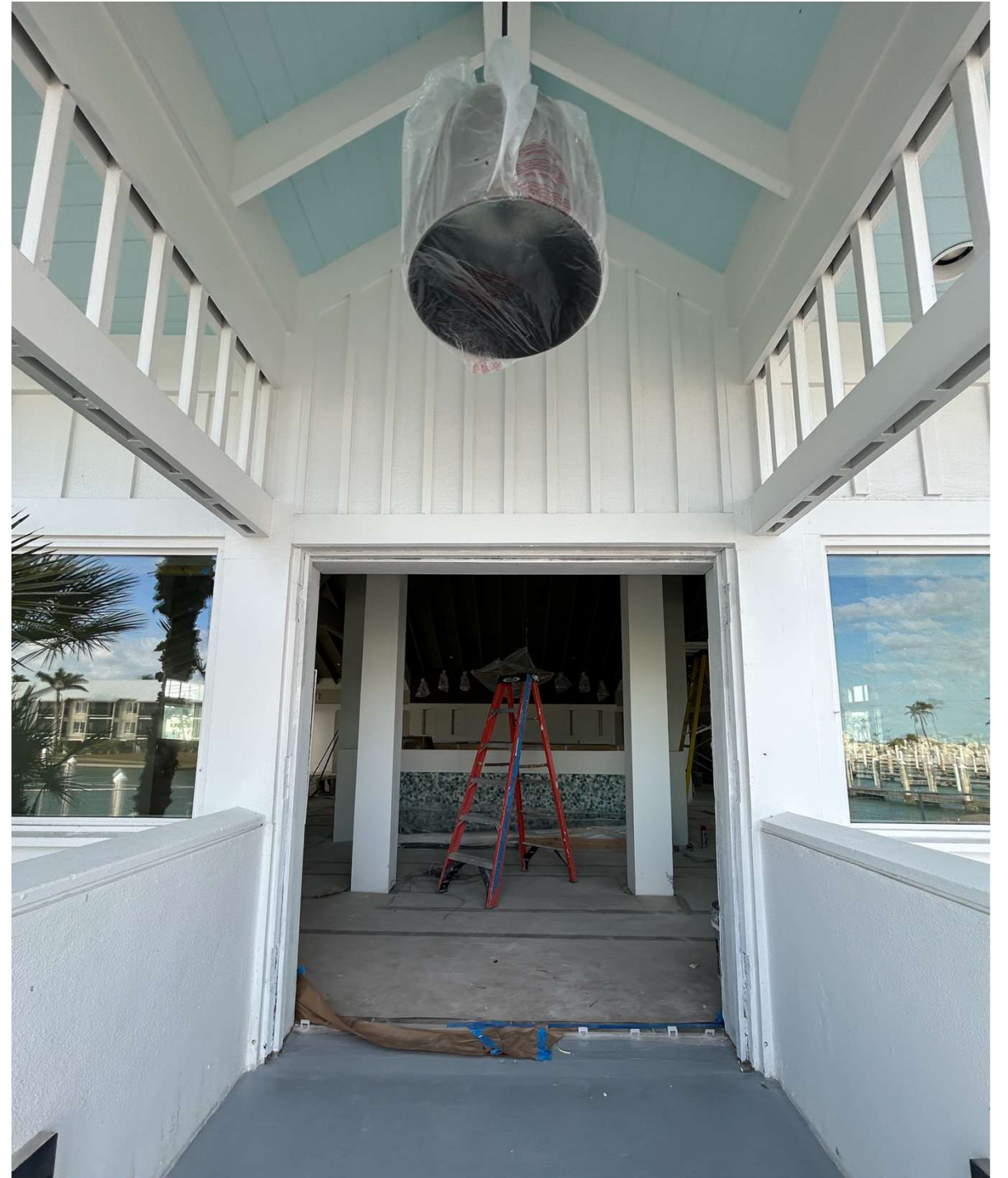
Planned Projects

- South Seas Spa & Fitness
✓ (*Development Order Approved*)
- Owner Relations Building
✓ (*All Permits Approved*)
- Resort Services Building
✓ (*All Permits Approved*)
- Central Facilities Reconstruction
- Cone Rooms/Doc Fords Demolition
- Trolley Stop Reconstruction
- South Marina Building Relocation
- Proactive Flood Resiliency Measures
- The Clutch Reconfiguration (Hole 7)
- Additional Cart Parking & Gates

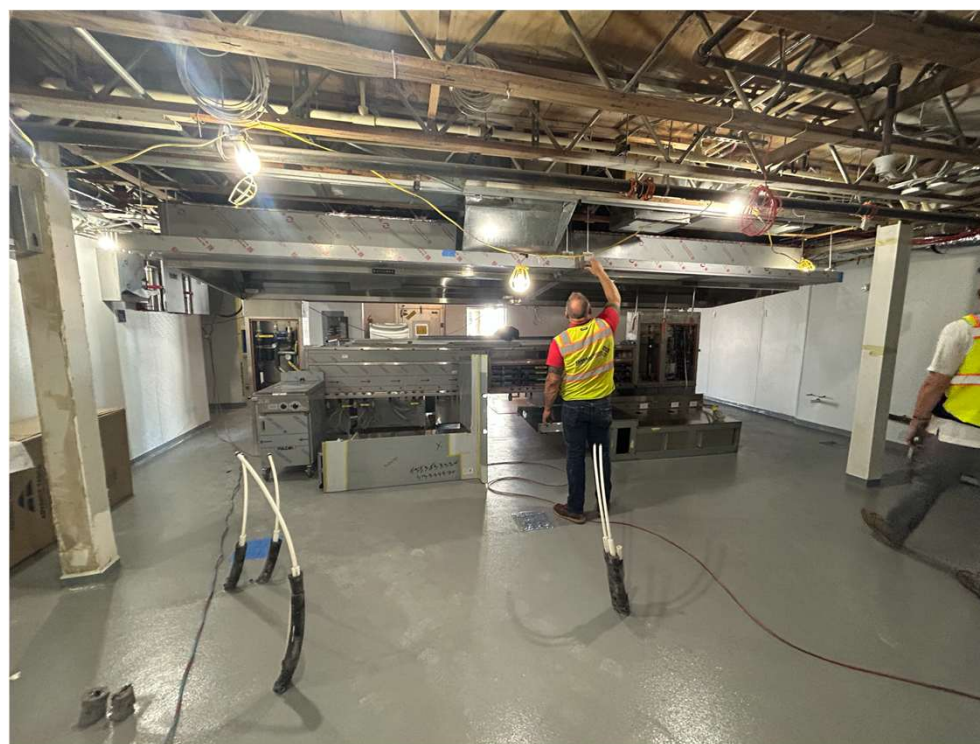
Resort Amenities Reference Map



Harborside



Harborside



Harborside

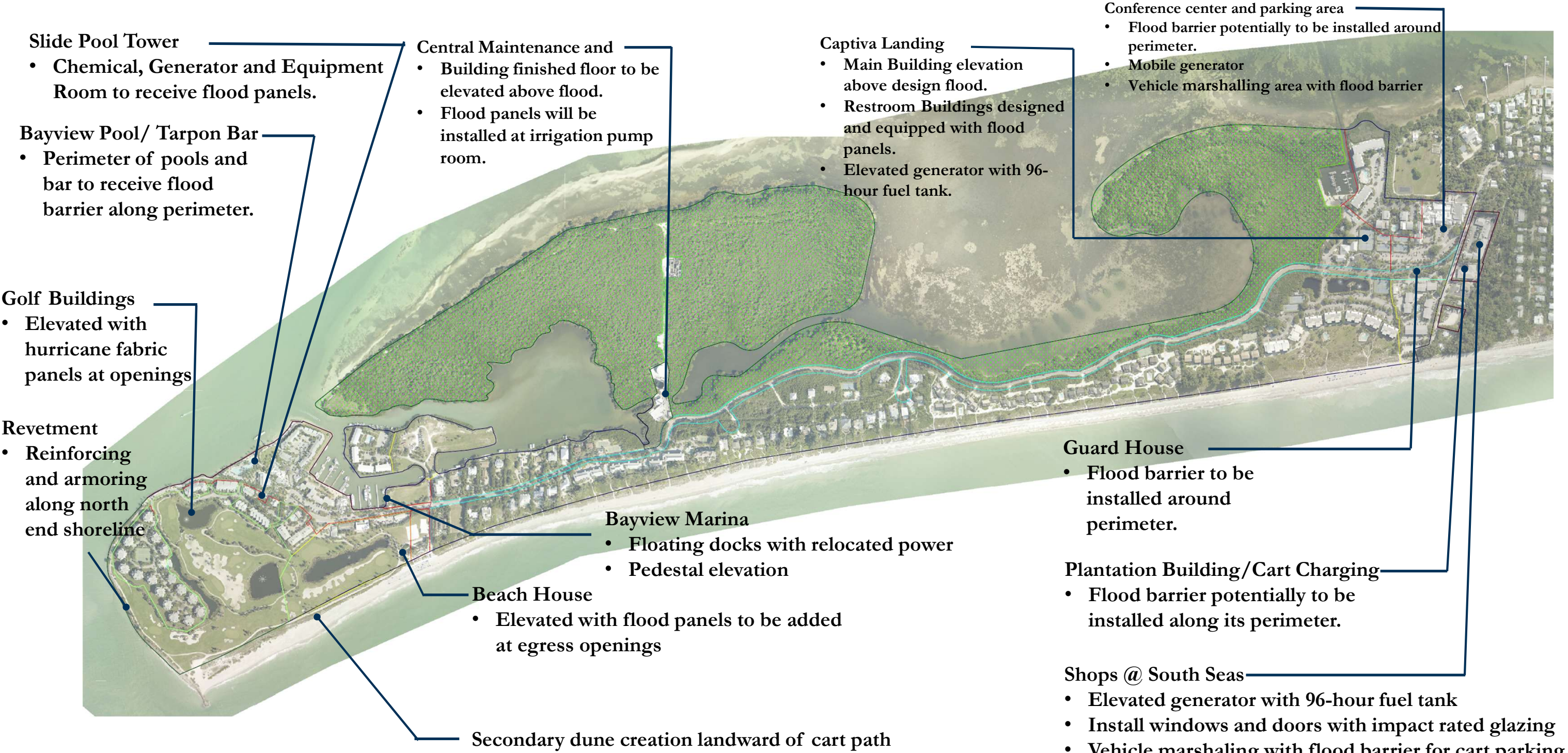


Resiliency/Floodproofing - Building Openings ROM Working Map

North End

Central Area

South End



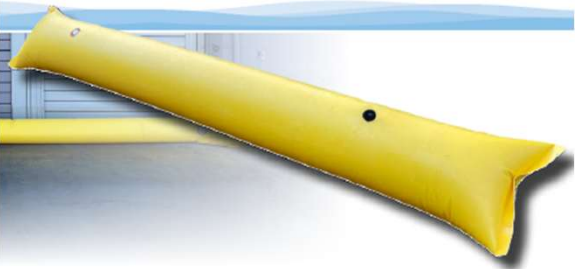
Hurricanes – Resort wide Resiliency/Floodproofing

Garrison Flood Control products under consideration

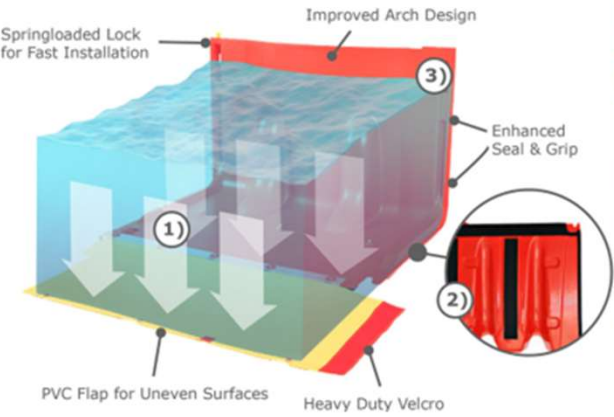
GARRISON
FLOOD CONTROL



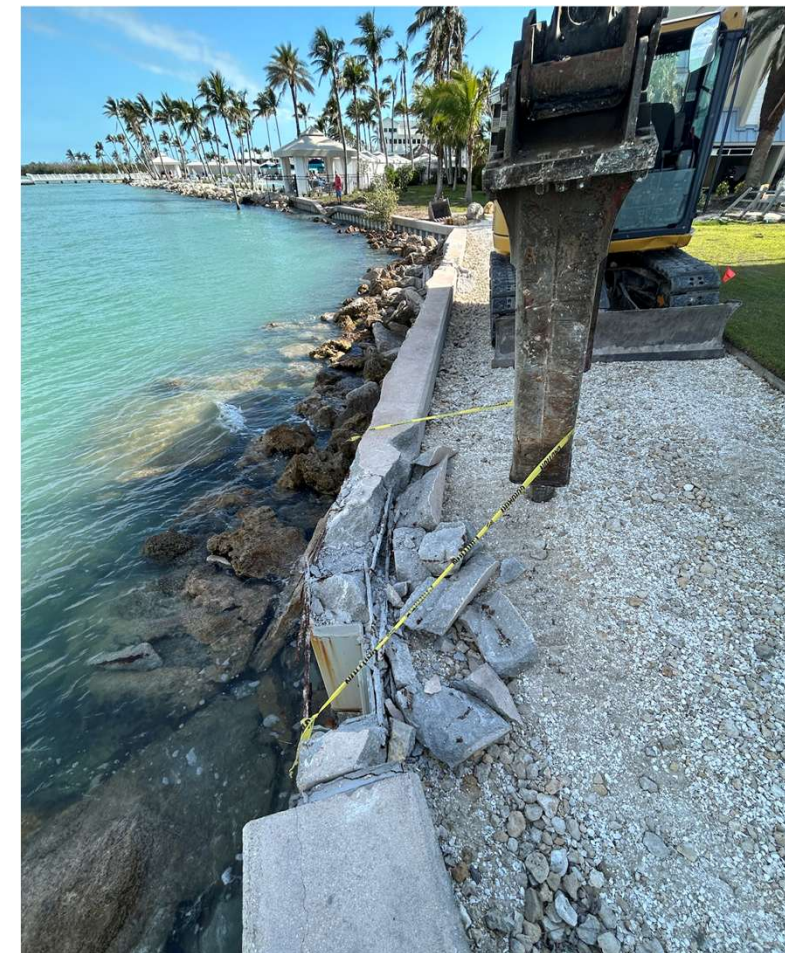
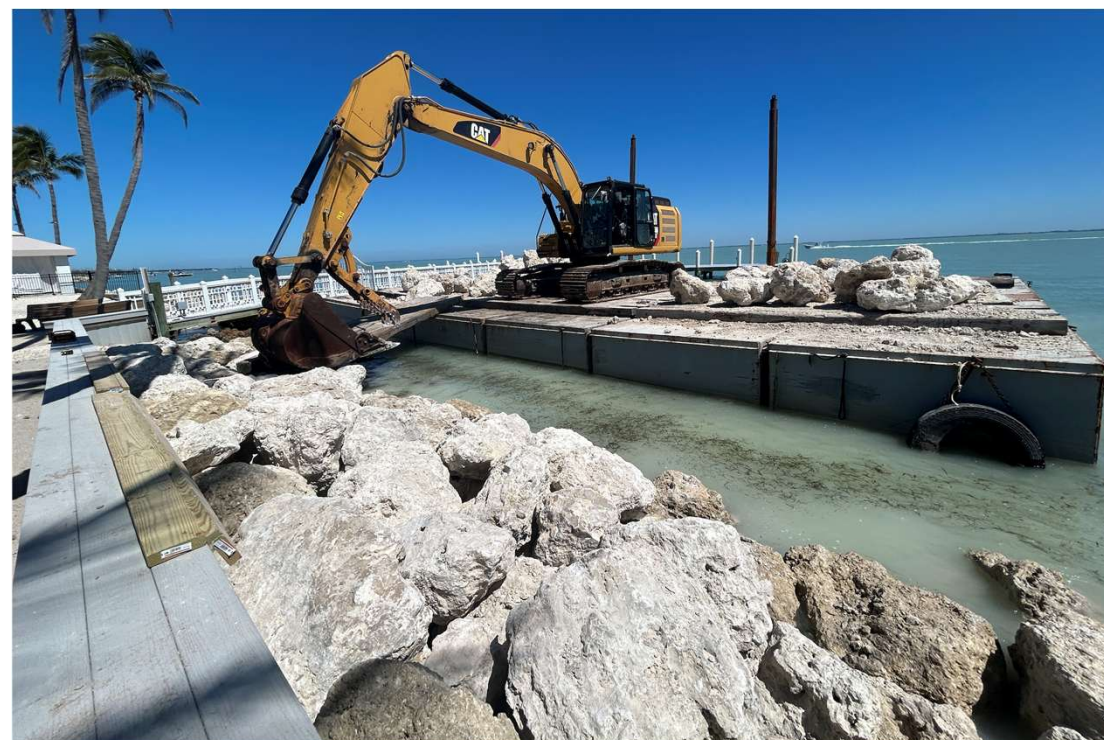
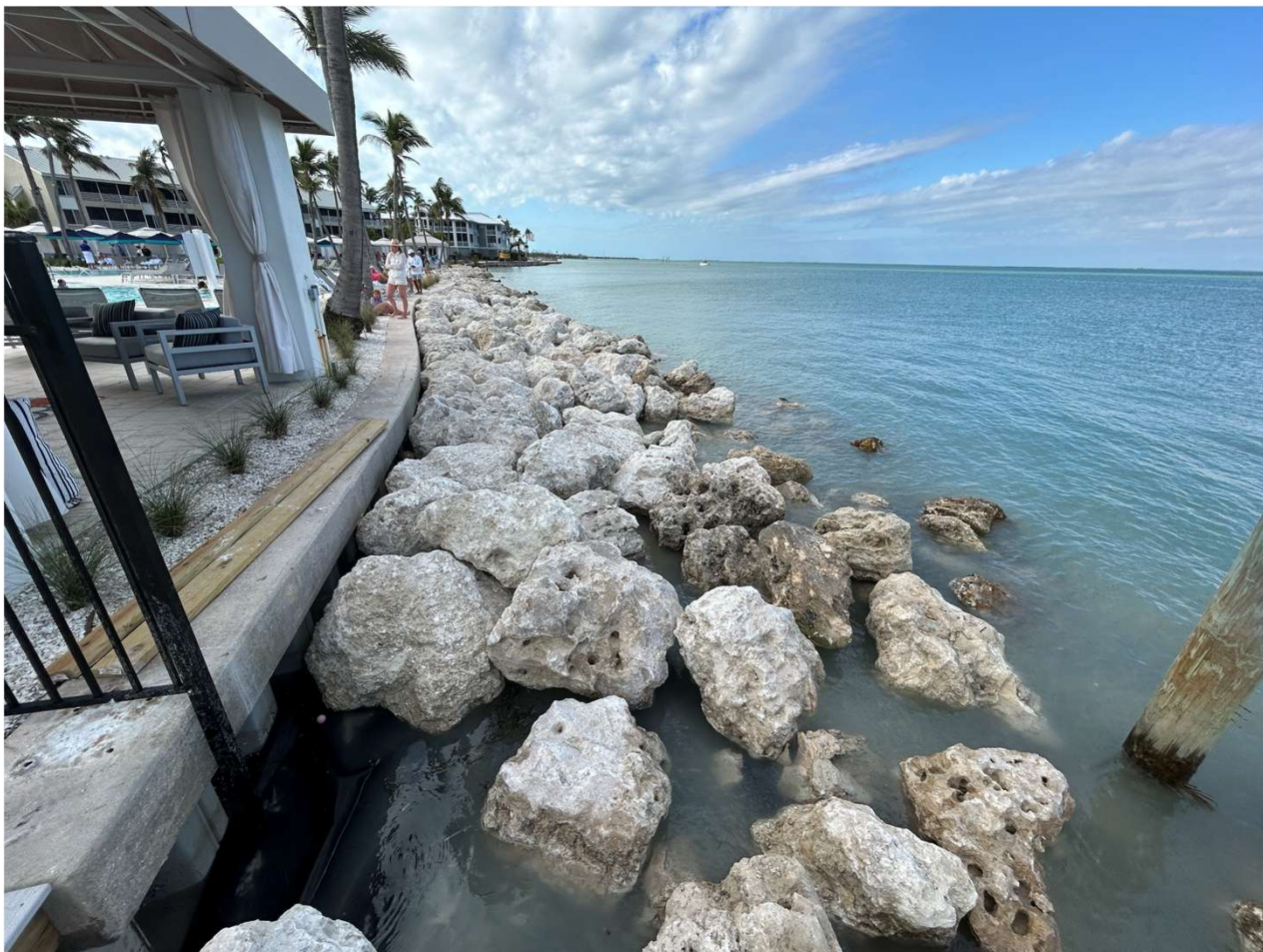
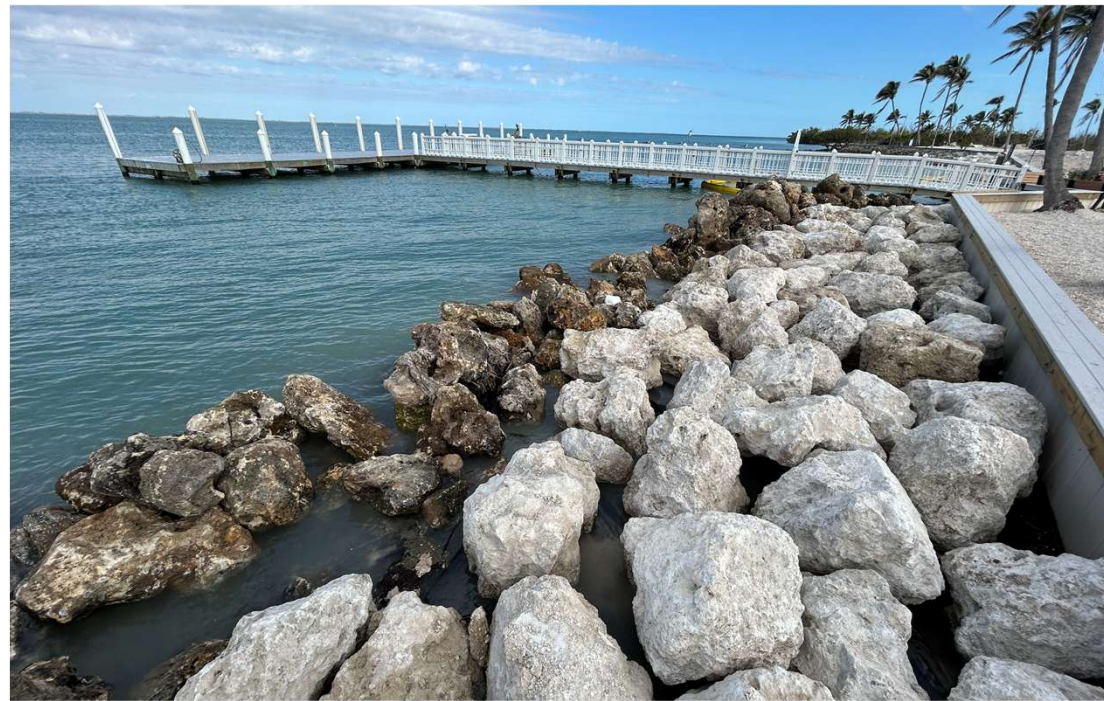
GUPPY
WATER FILLED FLOOD TUBES



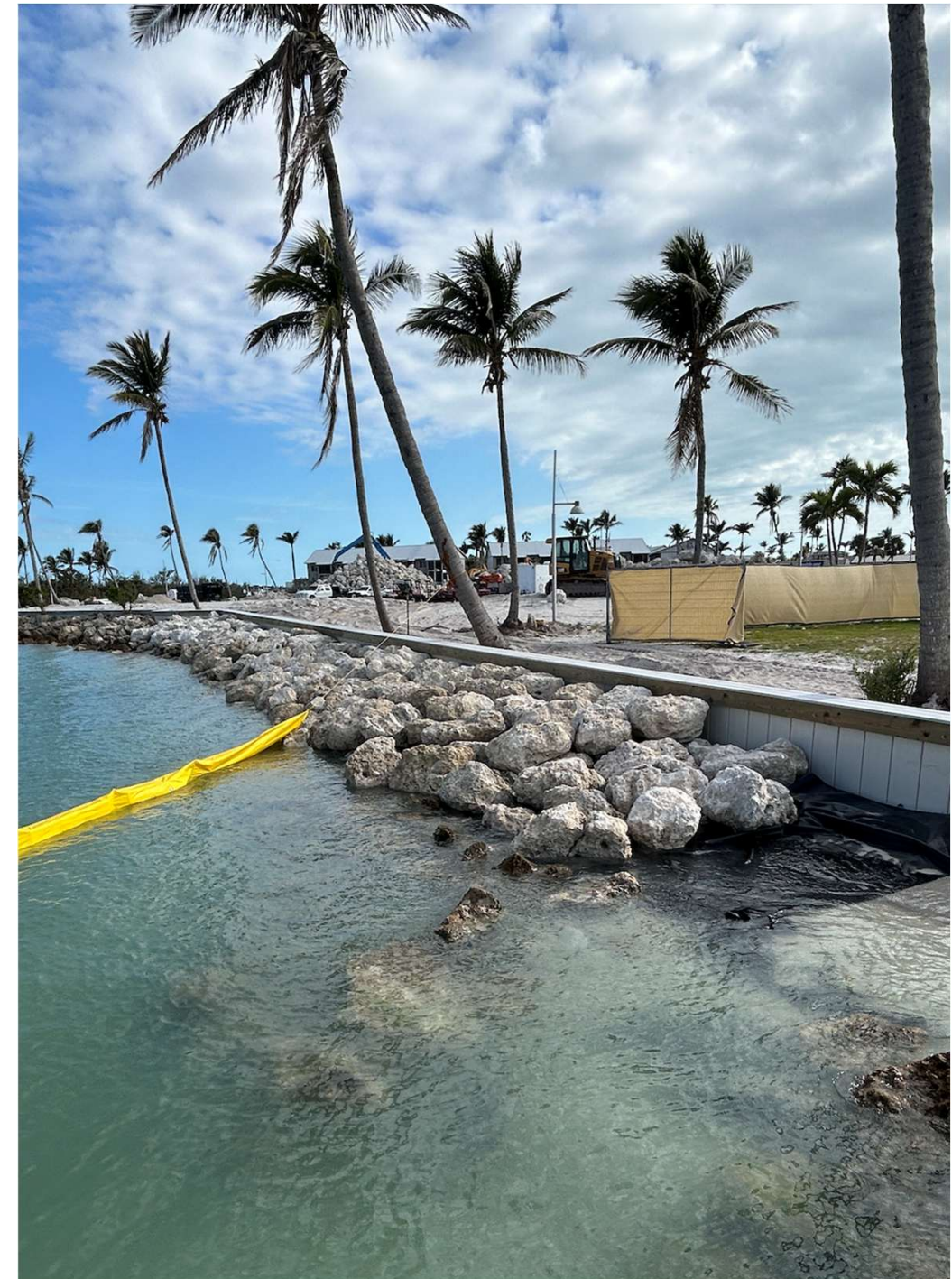
SEASPONGE
DEWATERING PUMP



Hurricane Milton – Revetment Enhancements



Hurricane Milton – Revetment Enhancements



Hurricane Milton – Golf Course, Redfish/Gulf Revetment

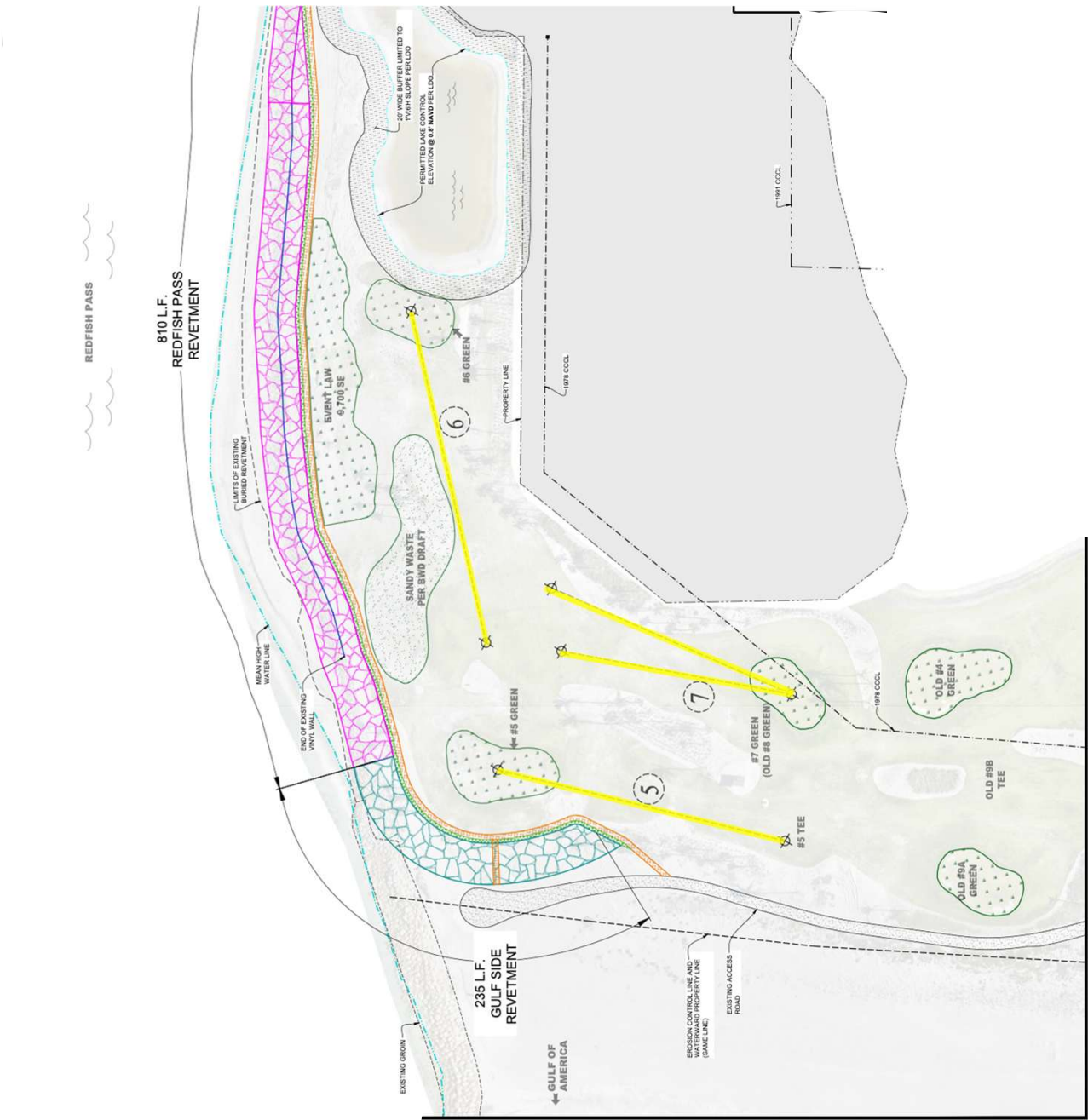


Shell Path Cleanup & Recovery

Hurricane Milton – Golf Course, Redfish/Gulf Revetment

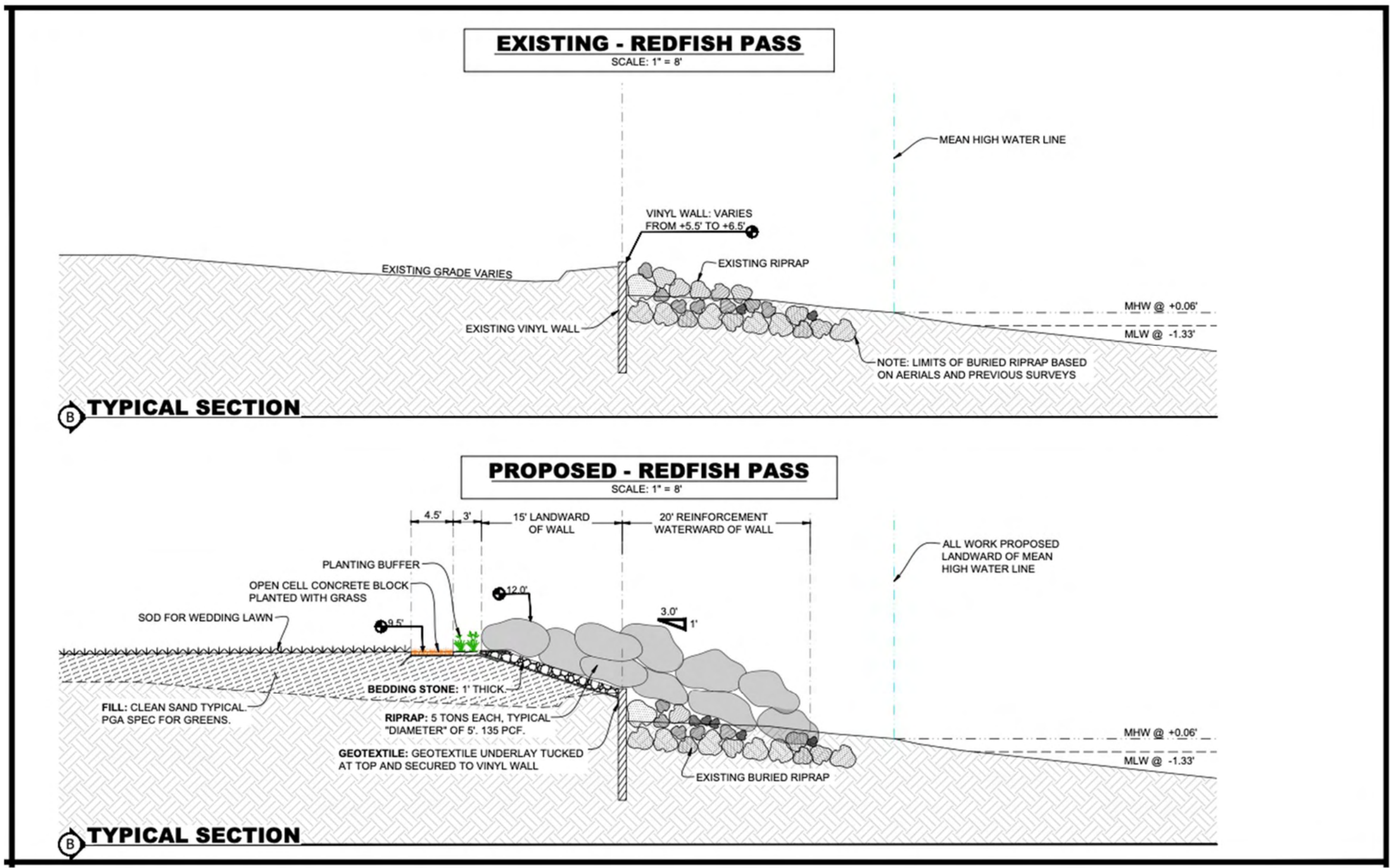


Original Layout – Holes 5-8



Proposed Realignment - Holes 5-7

Hurricane Milton – Golf Course, Redfish/Gulf Revetment



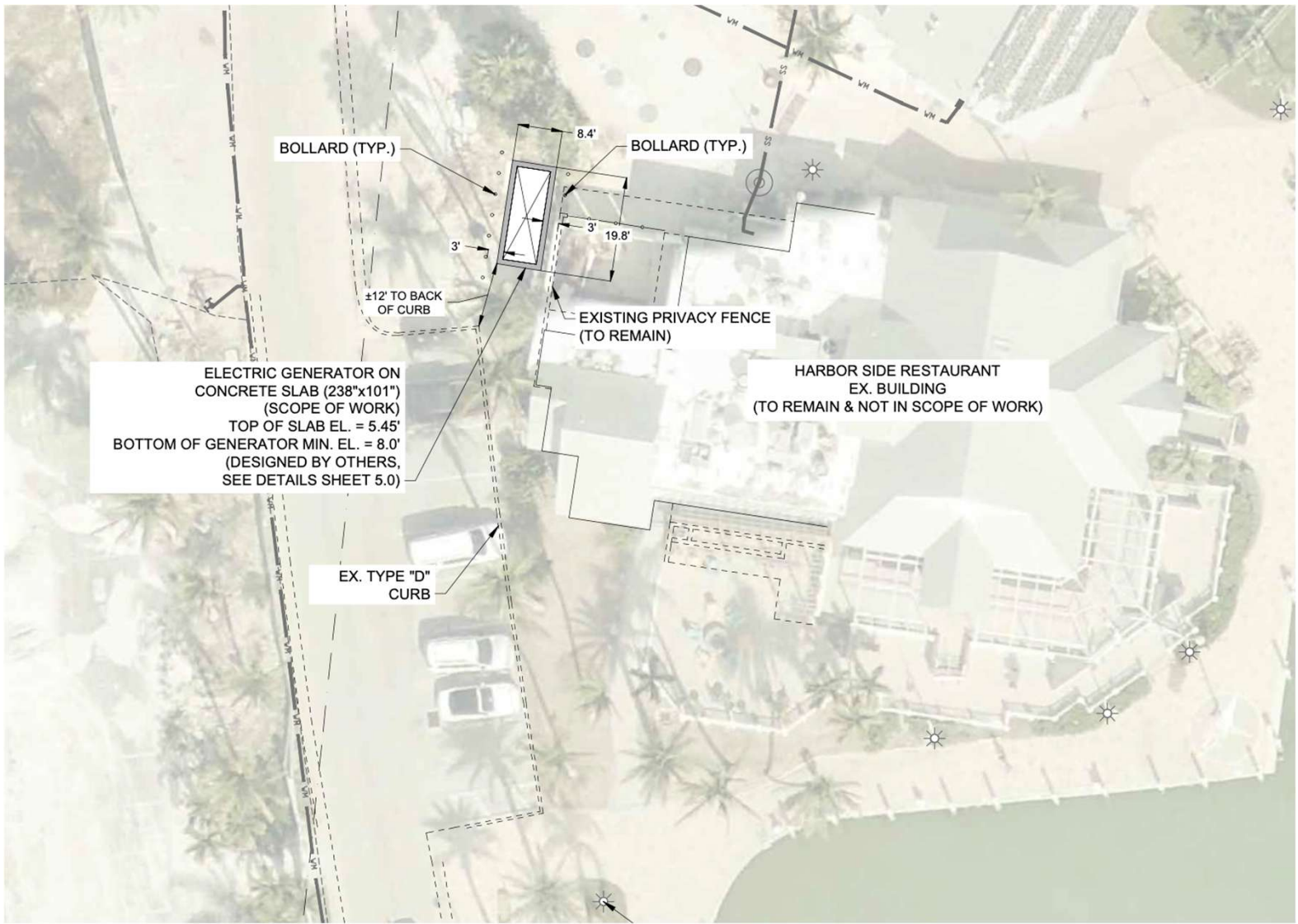
Hurricane Milton – Dune Restoration

Secondary Dune irrigation install complete. Initial planting complete.



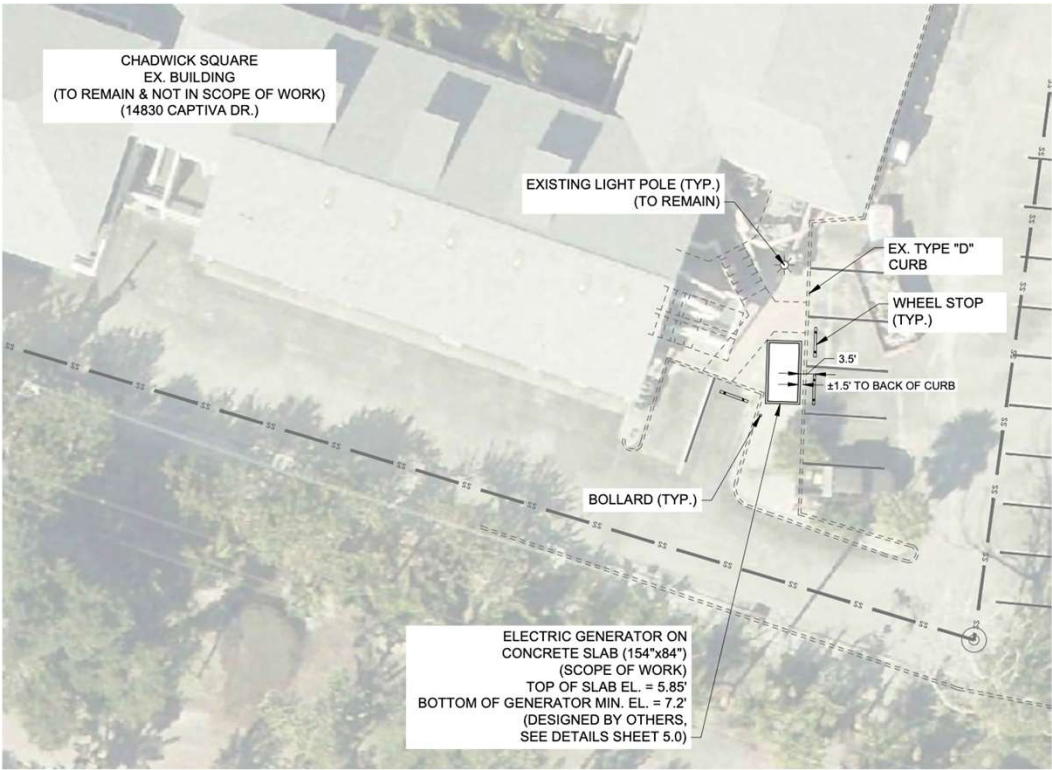
Emergency Generators

Harborside

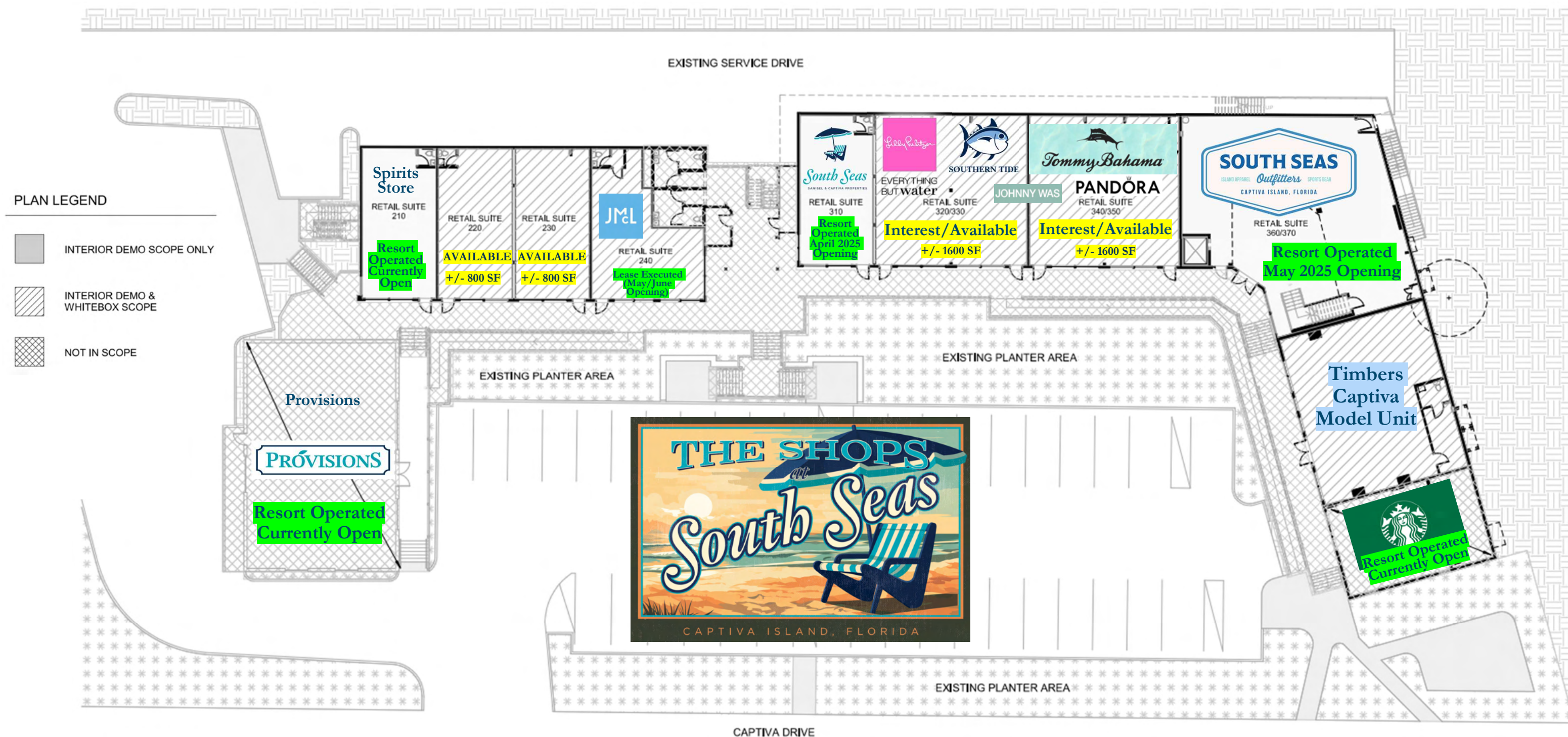


Emergency Generators

Shops at South Seas



Shops at South Seas



Shops at South Seas (Updated Broker Material)



RETAIL SPACE FOR LEASE

THE SHOPS AT SOUTH SEAS

5400 South Seas Plantation Road, Captiva, FL 33924

OWNERSHIP/DEVELOPER WILLING TO TOUR PROJECT WITH POTENTIAL TENANTS

CLICK TO SEE PANORAMIC VIEW

CLICK HERE FOR MORE INFORMATION

CAPTIVA DRIVE - 22,000 AADT

POP UP SUITE SPACE AVAILABLE

Robert Nucheren
DIRECTOR
robertnucheren@katzretail.com
(781) 867-5222

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

Jon Cashion
PRINCIPAL
joncashion@katzretail.com
(561) 302-7071



South Seas Spirits - Now Open



Provisions - Opened July 2024



Beach House - Under Construction w/ Summer Completion



Captiva Landing - Under Construction w/ End of Year Completion



The Marina



Island View



Beach House - Under Construction w/ Summer Completion



South Seas Spa & Fitness - In Permitting

THE SHOPS AT SOUTH SEAS | AREA PHOTOS

KATZ & ASSOCIATES

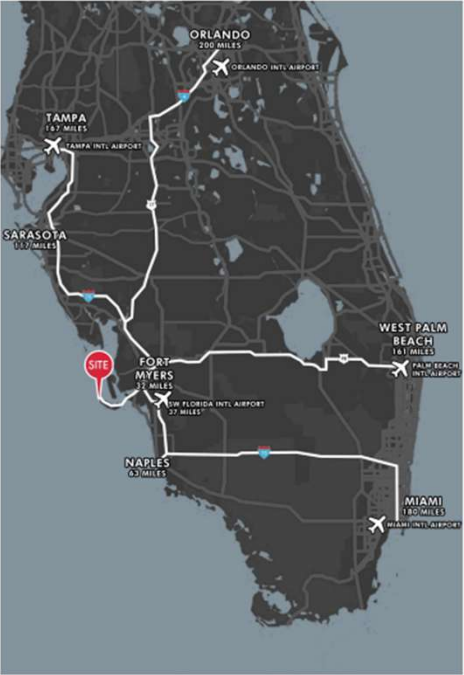
THE SHOPS AT SOUTH SEAS | FUTURE AMENITIES

KATZ & ASSOCIATES

Property Overview

HIGHLIGHTS

- Retail Spaces available at newly redeveloped South Seas Resort
- Suites ranging from ±800 - ±2,400 SF
- Actively seeking waterfront retailers in Florida
- Come join JMcLaughlin South Seas SPIRITS
- South Seas Real Estate and South Seas Outfitters are under construction and expected to open before summer 2025
- JMcLaughlin store buildout is underway
- Shopping center located at the main entrance of South Seas Resort
- Averaging 2,000 - 3,000 daily visitors
- Nearby The Clutch, a Beau Welling Design 12-hole short golf course overlooking the water
- Captiva Landing to include lazy river, water slides, and cabanas with a marina offering boat rentals, fishing guides, and water sports located across from retail and storefronts
- Family vacation destination
- Newly redesigned restaurants within the resort include Harborside, Redfish Grill, Scoops & Slices, Beach House, and more
- Brand new beachfront dining, Beach House
- New waterfront five-star hotel planned at the North end of the resort
- State-of-the-art full-service spa and fitness center opening in 2025
- Over 20 HOA associations within South Seas with 912 residential units
- New residential projects developed by Timbers Company and The Ronto Group
- 193 new luxury residential units and 435 new hotel units planned in the next five years. Residential sales expected to surpass \$2,000 PSF



The Clutch Golf Course



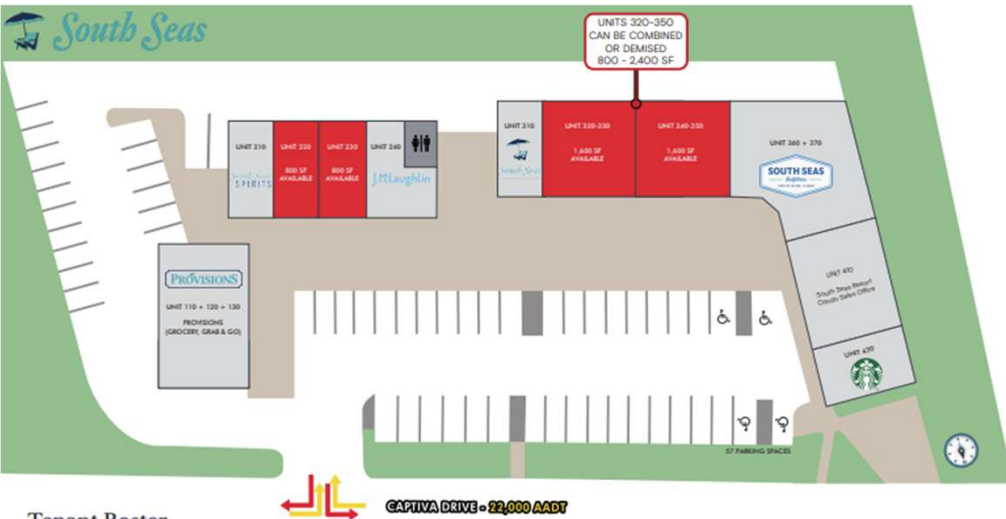
Bayview Fishing Pier



Sunset Beach 4th of July Celebration



Bayview Pool Complex



Tenant Roster

110-130	Provisions	230	800 SF Available	320-330	1,600 SF Available	410	South Seas Resort Condo Sales Office
210	South Seas Spirits	240	J McLaughlin	340-350	1,600 SF Available	430	Starbucks
220	800 SF Available	310	Real Estate Sales	360-370	South Seas Outfitters		

*Spaces have been white boxed by owner and are ready to be fit out for future tenants.

THE SHOPS AT SOUTH SEAS | EXECUTIVE SUMMARY

KATZ & ASSOCIATES

THE SHOPS AT SOUTH SEAS | AREA PHOTOS

KATZ & ASSOCIATES

Shops at South Seas (White Box)



Shops at South Seas (Spirits Store)

/NEWS

Captiva resort opens South Seas Spirits

MAR 11, 2025 BY SOUTH SEAS 2 MIN READ

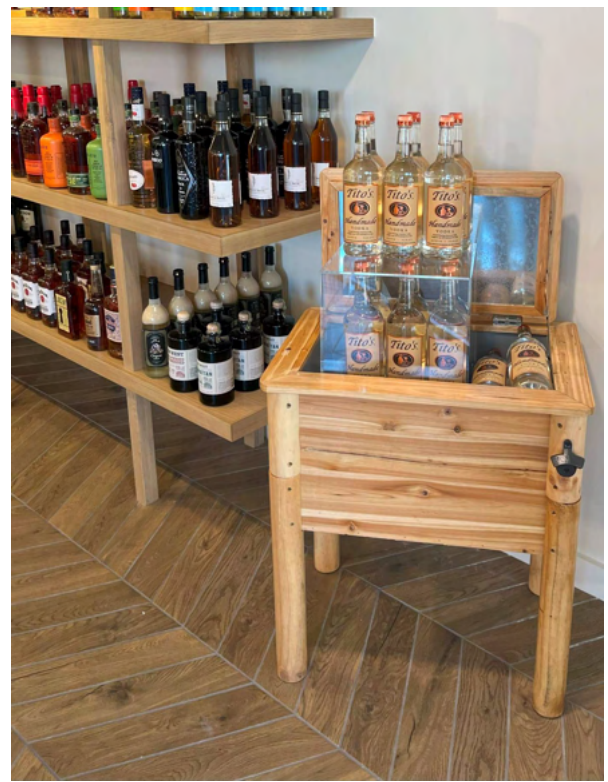
   



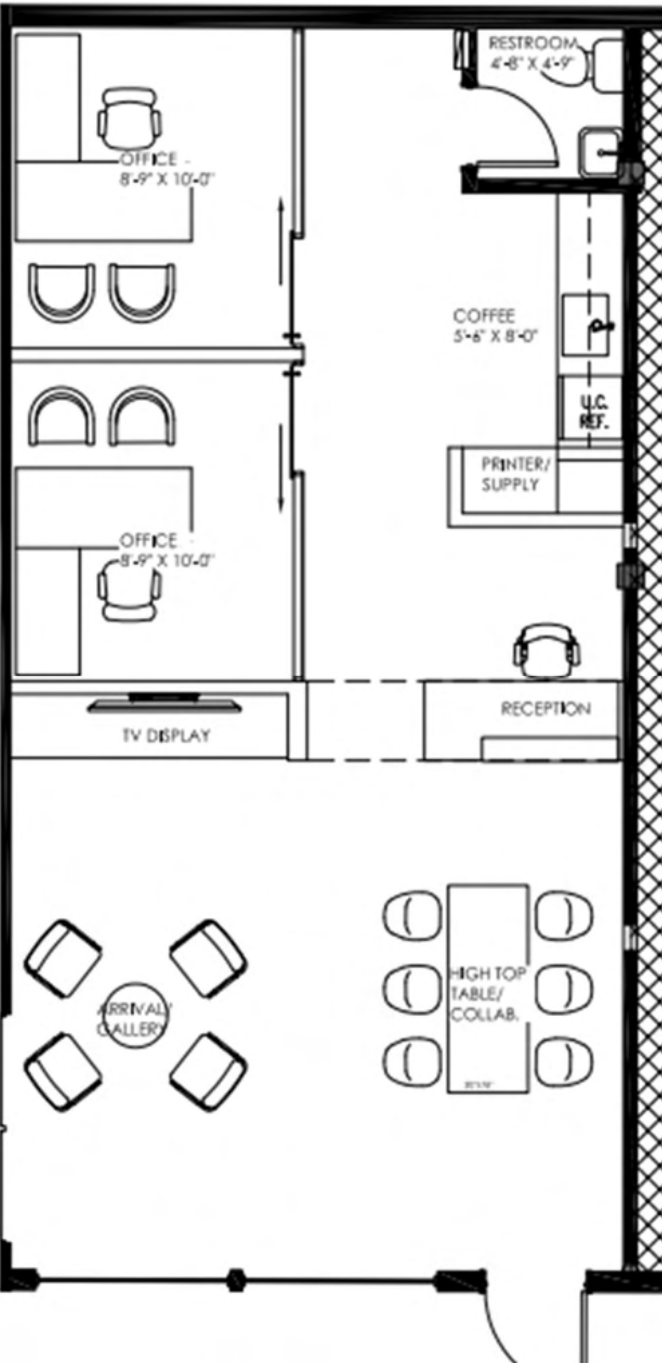
SOUTH SEAS

South Seas announced the recent grand opening of South Seas Spirits, a premier spirits store.

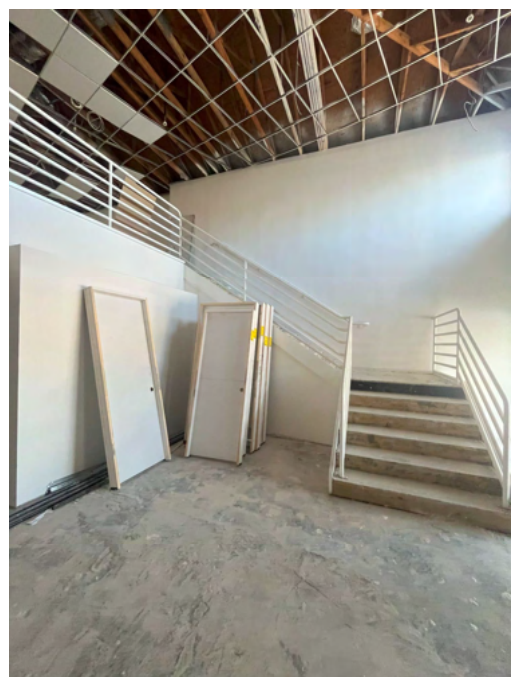
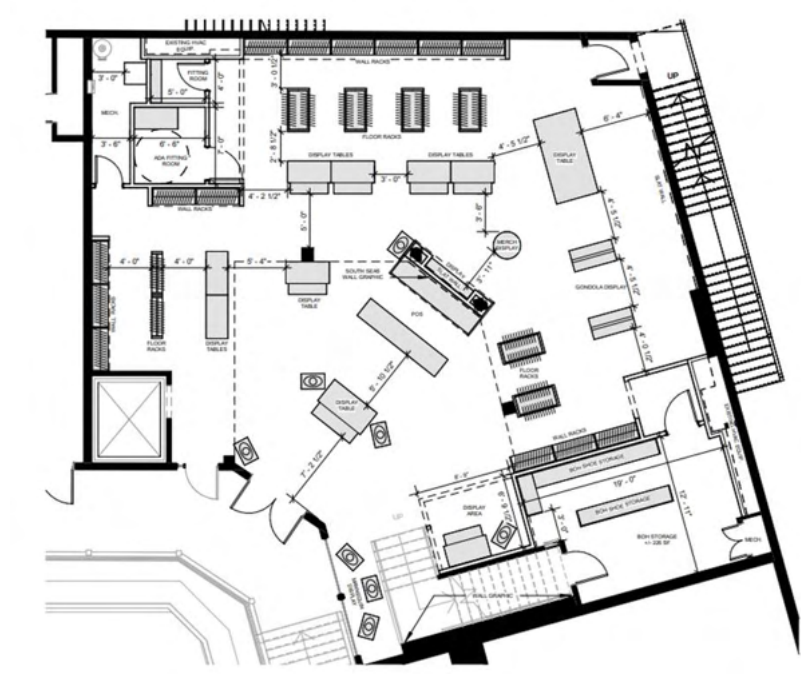
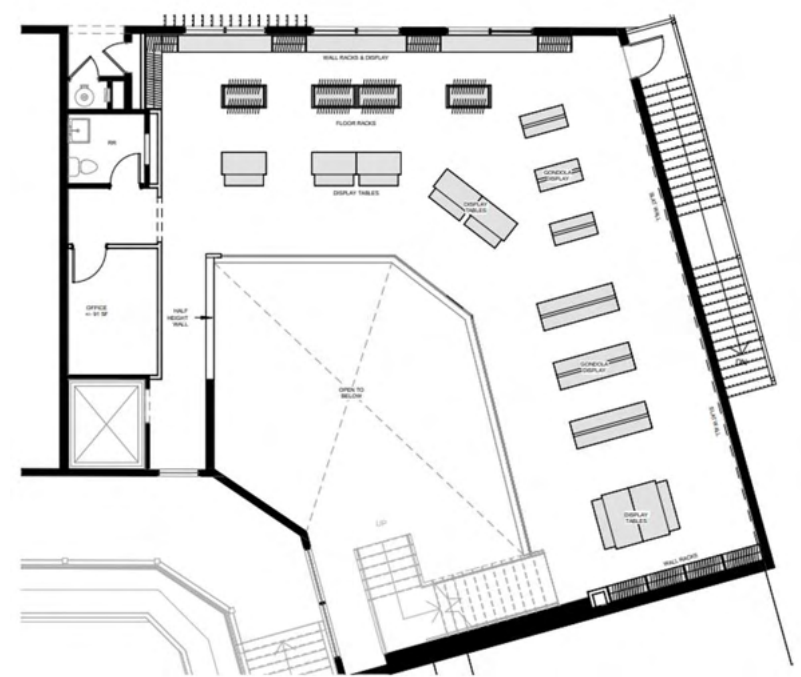
Located in The Shops at South Seas on Captiva, it offers a curated selection of high-end liquors, wines, beers and mixers. South Seas Spirits is designed to cater to both connoisseurs and casual enthusiasts.



Shops at South Seas (RE Sales Office)

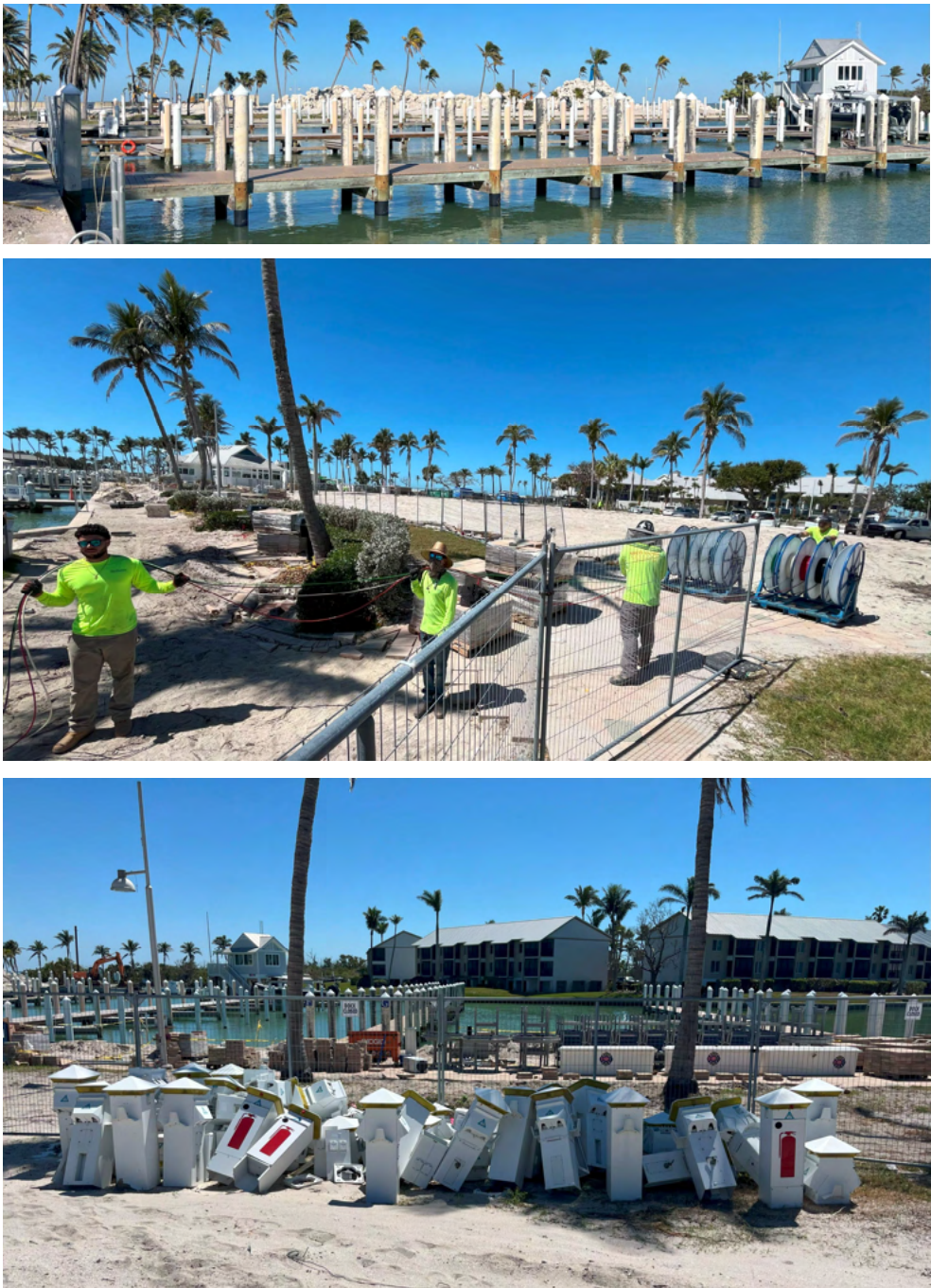


Shops at South Seas (South Seas Outfitters)



Marina Recovery & Resiliency

North Marina



South Marina



Marina Recovery & Resiliency

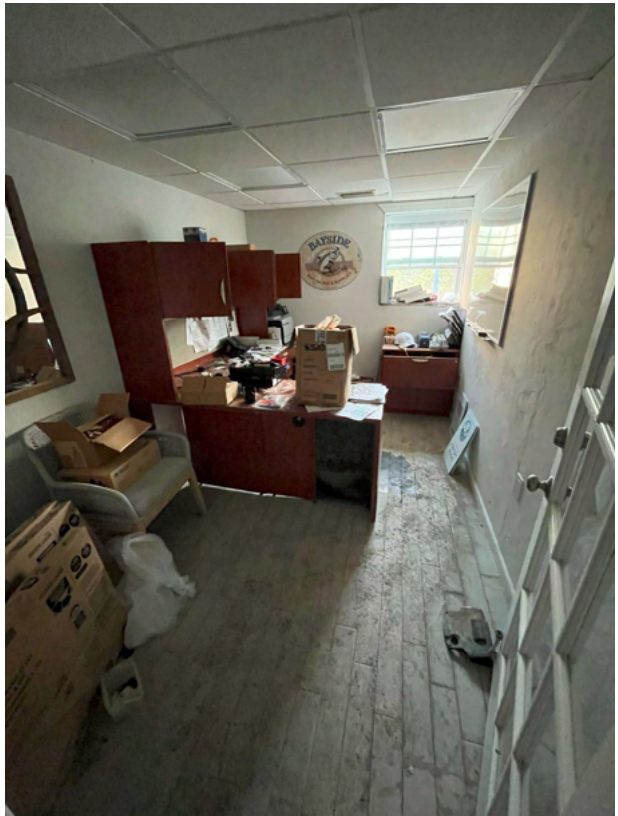
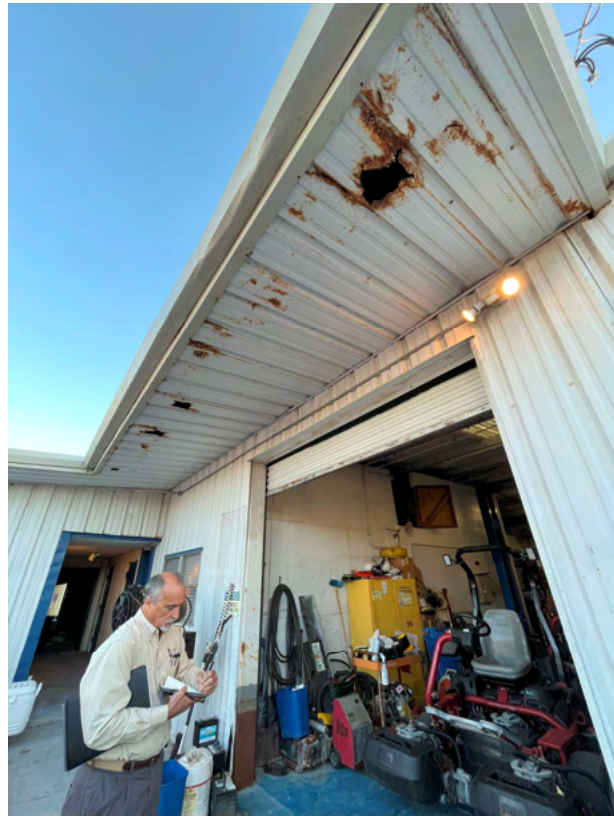
Pedestal Riser Fabrication (Both Marinas)



Marina Infrastructure Relocation



Central Maintenance Reconstruction



Conference Center Activation



South Marina (HGV Building Relocation)

Relocated Building will be in footprint of prior existing building that was destroyed by Hurricane Ian

LDO2024-00550 Lee County ePlan



BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One
Cecil L. Pendergrass
District Two
David Mulicka
District Three
Brian Hamman
District Four
Mike Greenwell
District Five
Dave Harner, II
County Manager
Richard Wesch
County Attorney
Donna Marie Collins
County Hearing Examiner

February 20, 2025

Colleen Harris
Barraco and Associates, Inc.
2271 McGregor Boulevard
Suite 100
Fort Myers, FL 33901
RE: South Seas Island Resort - HGV Building Relocation/Renovation
LDO2024-00550
Type A Limited Review

Dear Colleen Harris:

Your plans for the above-referenced project have been reviewed and approved for a Development Order with stipulation(s). The Development Order is granted for the following:

Relocate existing building within South Seas Island Resort; 896sf office for marina staff use with ADA ramp; proposed utility connections and new parking stripes. Maintain existing building footprint.

This approval does not relieve the development from the responsibility to obtain all other necessary Federal, State and local permits.

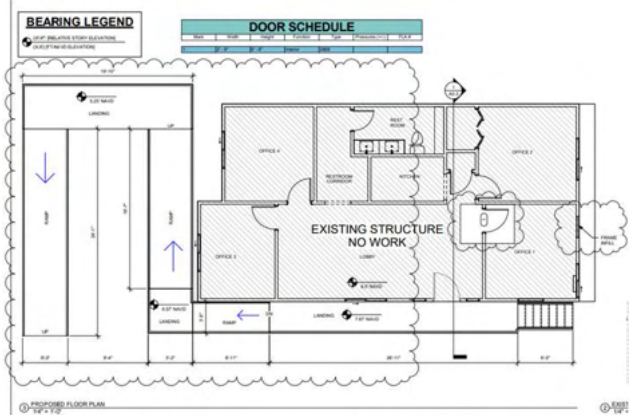
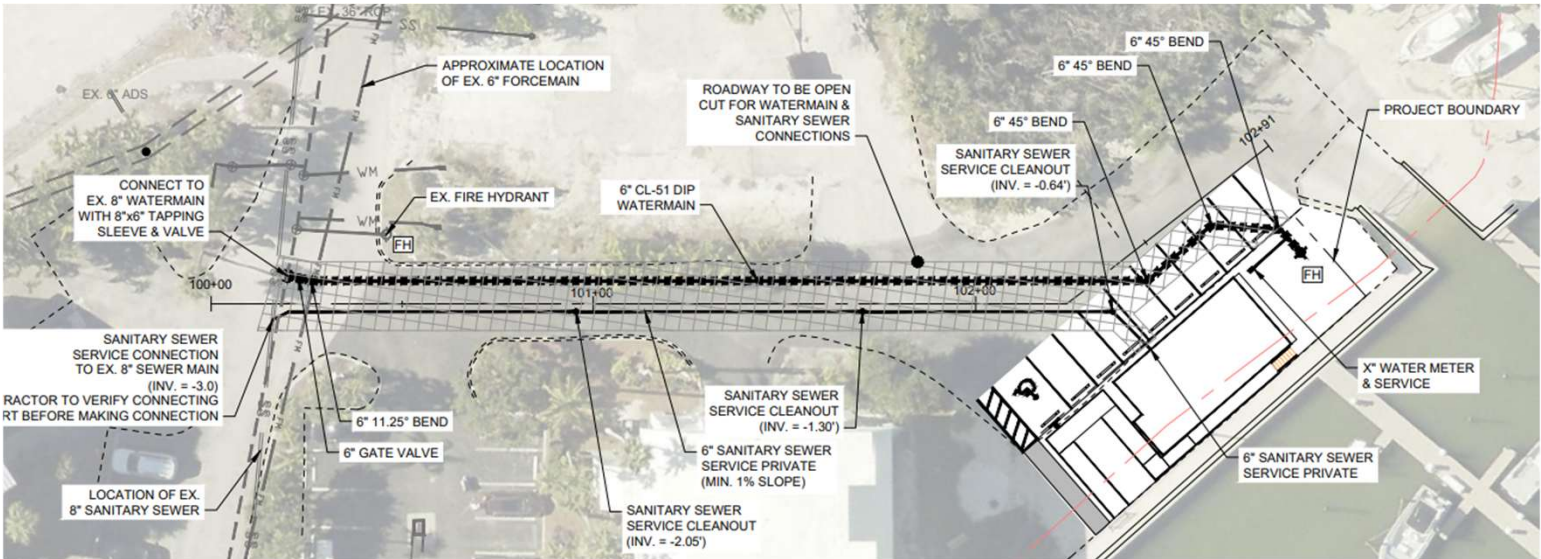
THIS DEVELOPMENT ORDER WILL BE VALID FOR A PERIOD OF SIX (6) YEARS AND IS SCHEDULED TO EXPIRE ON 2/20/2031.

If you have any questions concerning this matter, please contact this office.

Sincerely,

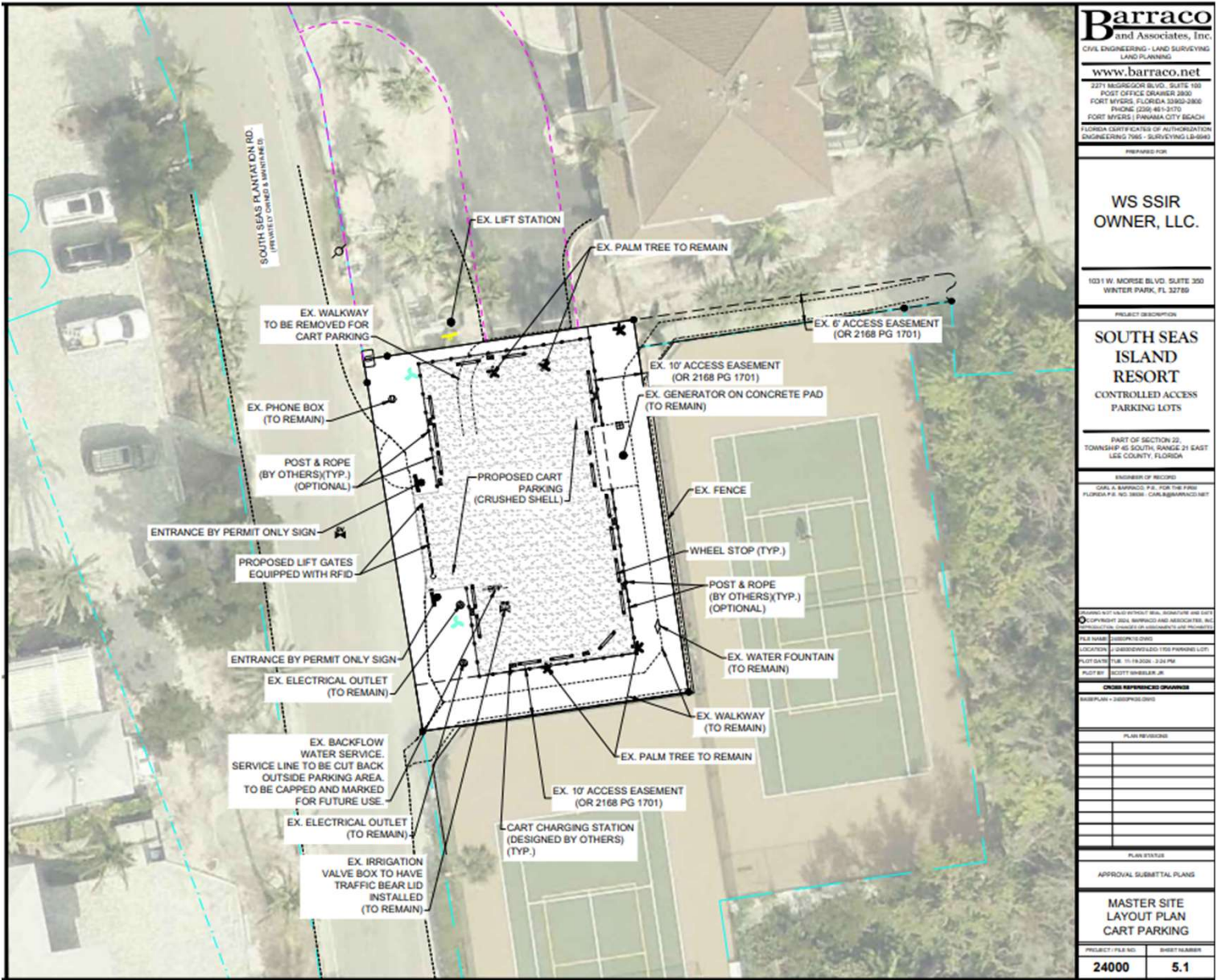
Electronically signed on 2/20/2025 by
Allyson Hall, Development Services Plan Reviewer
Lee County Development Services

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Section



Resort Cart Charging / Trolley Stops / Access Gates

LDO Approved 2/10/2025



Resort Cart Charging /Trolley Stops / Access Gates

Shade Systems / Awning Works (12-16 Week Lead Time) Proposal Executed 3/14/2025

AVAILABLE COLORS

CoolNet™ has been specifically developed as a very strong and durable U.V. protection fabric for use with Shade Systems™ outdoor structures. Our fabrics combine maximum sun protection with strength and durability to ensure maintenance-free exterior performance.



CANARY YELLOW	TERRACOTA	LIME GREEN	FIRE ORANGE	ONYX BLACK	GRAPE PURPLE
DESERT SAND	RIVERCUM GREEN	BRIGHT RED	BRIGHT WHITE	SILVER GREY	LIGHT BLUE
NAVY BLUE	AQUATIC BLUE	FOREST GREEN	STORMY GREY	BAMBOO BROWN	CHARCOAL GREY
MOCHA BROWN	EGGSHELL WHITE	BORA BORA BLUE	BRICK RED		

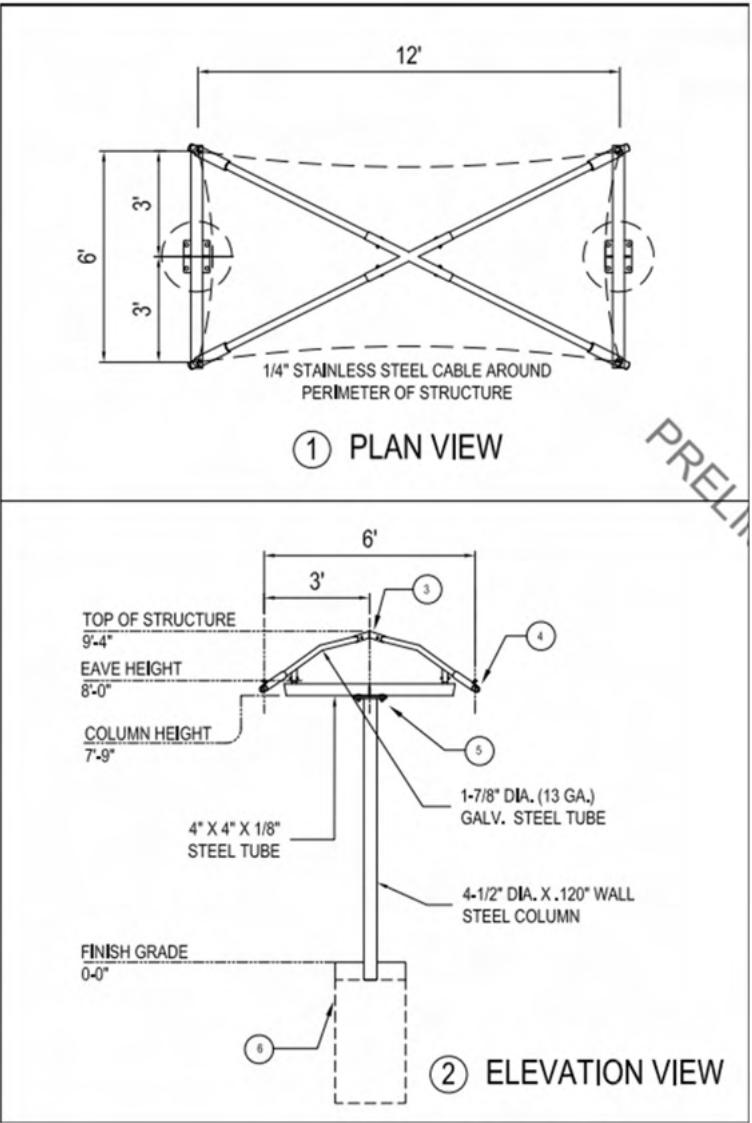
Powder-Coat Colors All steel tubing components are manufactured with a bright and durable polyester powder-coated finish. Standard powder-coat colors are shown below, with many optional custom colors available upon request.

ALPINE WHITE	TEAL	BLUE STREAK	CRIMSON RED	LATTE TAN
COFFEE BROWN	JET BLACK	SUNSHINE YELLOW	GUNMETAL GREY	EVERGREEN

Post Pads Shade Systems protective padding is ideal for cushioning accidental bumps by young and old against our steel posts. Available in a variety of colors to match our standard powder-coat colors and sizes to fit all our structural posts, pads consist of exterior grade foam filler encased in high-gloss easy-to-clean flame-retardant vinyl. All pads are 6' high and fastened to posts with heavy-duty all weather plastic zippers.



ALPINE WHITE	JET BLACK	LATTE TAN	BLUE STREAK	EVERGREEN
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DESCRIPTION

Cable Tension Canopy

- Custom Shade Sail Design
- Design Style: T-Cantilever
- Rust Resistant Hardware
- Patented Turn-N-Slide Corner Attachments
- Industry Leading One-Point Attachment For The Cleanest Looking Shade Available
- Cables Are Permanently Sealed In Hems
- Stainless Steel Cables And Fasteners Are Standard
- Coolnet Mesh Non-Waterproof Fabric (10-Year Limited Manufacturer's Warranty)
- Color: To Be Determined By Customer
- Approximate Dimensions:
 - Quantity: Five (5) at 6'-0" (W) x 12' 0" Projection (Area)
- Steel Columns With Welded Baseplate
- Industry Leading 7 Step Powder Coat Process
- Steel Warranty: 20 Year Against Rust Through Corrosion (Manufacturer's Warranty)
- Finish: Super Durable Marine Grade Powder Coat
- Color: To Be Determined By Customer
- Shop Drawings & Engineering
- Concrete Foundations By Others
- **All Pricing Pending Engineering****
- This Estimate Does Not Include Tariff Increases
- Product Price Includes All Materials, Manufacturing Labor and Equipment.
- Installation Labor Price Non-Taxable
- County Sales Tax 0.5% on the First \$5000.00, MAX \$25.00 (County)

MPD Rezoning

Notice of Next HEX Hearing

OFFICE OF THE LEE COUNTY HEARING EXAMINER

ORDER OF CONTINUANCE
SOUTH SEAS ISLAND RESORT MPD – DCI2023-00051

The hearing will resume on April 8, 2025, at 9:00 a.m.

Hearing Location: Hearing Examiner's Hearing Room
Public Works Building
1500 Monroe Street, Suite 219
Fort Myers, Florida 33901

ORDERED: March 21, 2025


Donna Marie Collins
Chief Hearing Examiner

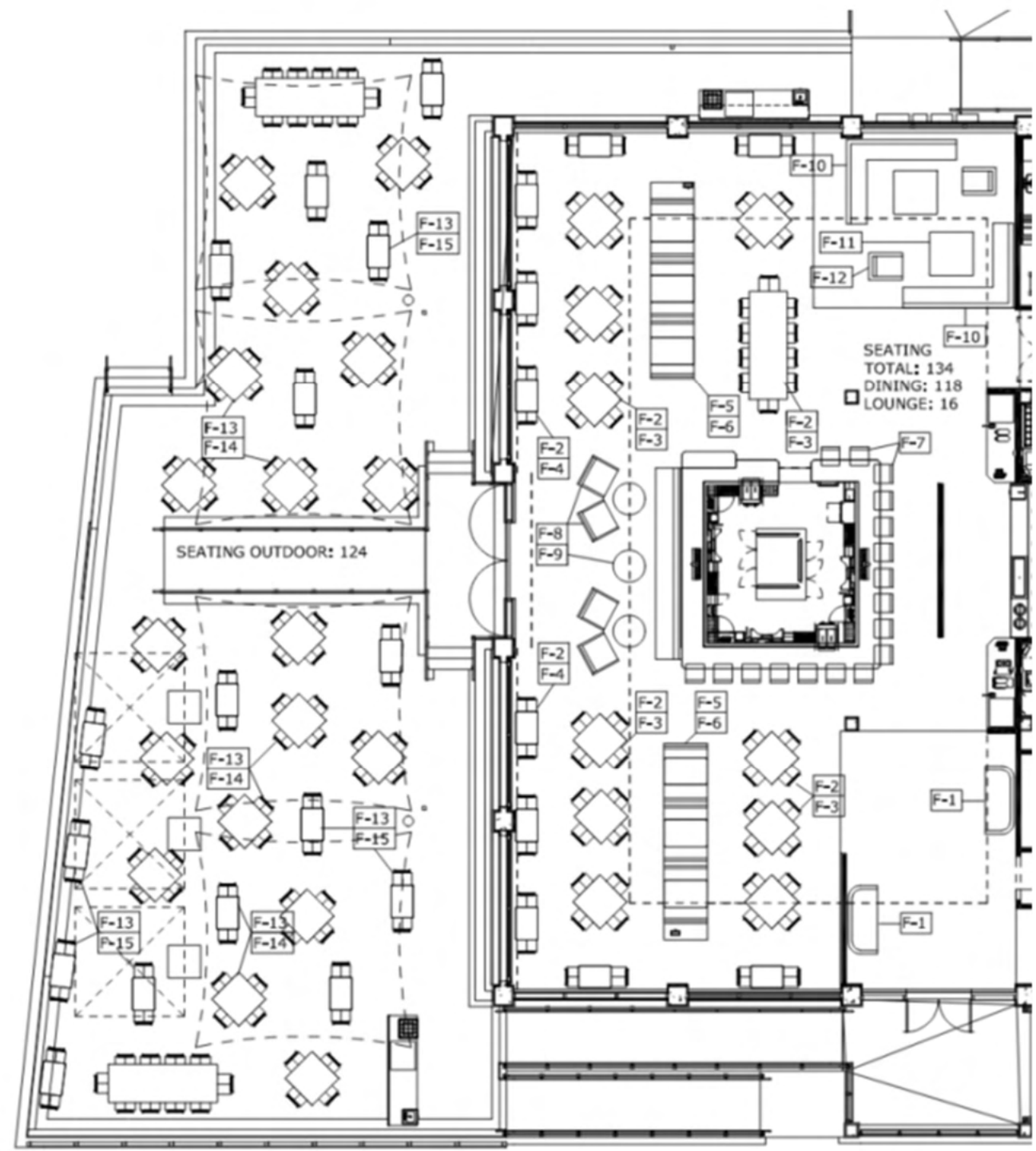
Lee County Hearing Examiner
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, Florida 33902-0398
Telephone: 239/533-8100

Copies Provided to: Neale Montgomery, Esq., Applicant's Representative
Anthony Rodriguez, AICP, MPA, Manager
Adam Mendez, Principal Planner
Tracy Toussaint, Community Development
Court Reporter
Hearing Participants

Market Trends of Southwest Florida (Positive South Seas Mention, 1300+ in attendance)



Beach House



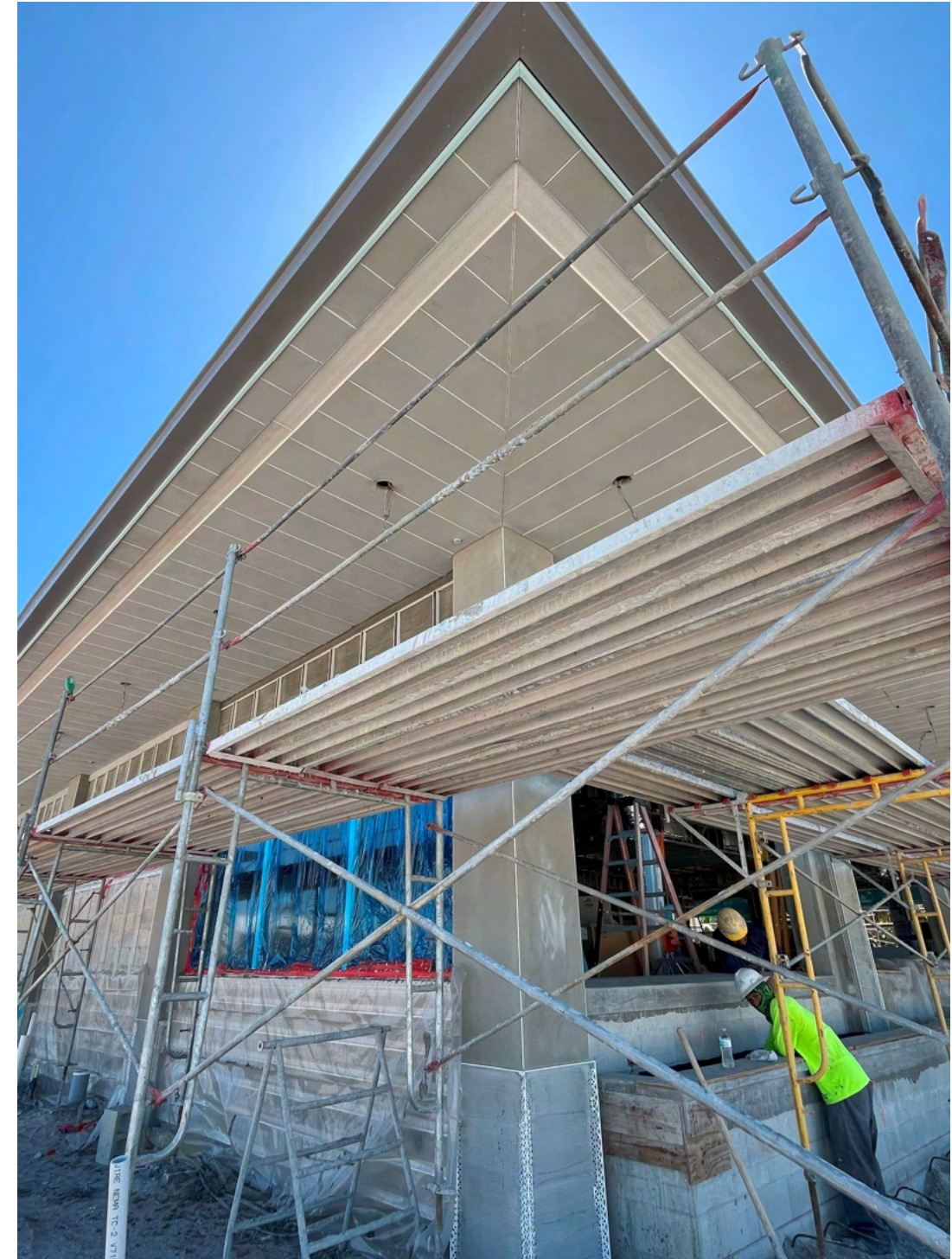
Designs and renderings are subject to change at the discretion of the developer. The information presented is for illustrative purposes only and does not constitute a commitment to deliver the final product as depicted. Actual designs and specifications may vary. All rights reserved by the developer.

Beach House

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Beach House



Beach House



Beach House



Captiva Landing

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Captiva Landing Progress Renderings



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Captiva Landing



Captiva Landing



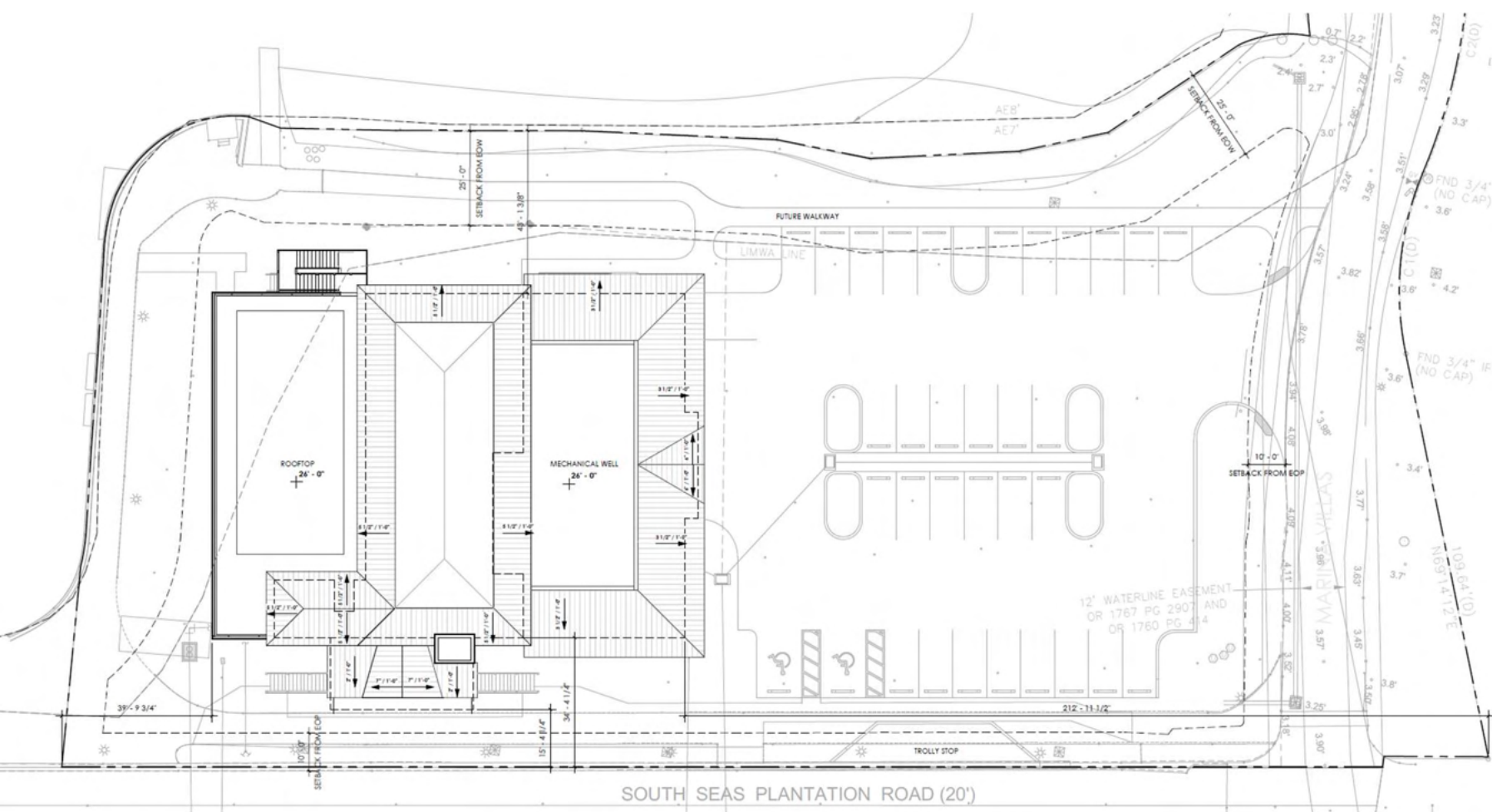
Captiva Landing



Captiva Landing (Time Lapse)



The Spa at South Seas



SITE PLAN
SCALE: 1/16" = 1'-0" **1**



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The Spa at South Seas Renderings



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The Spa at South Seas Renderings



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Completed Projects – Recent Photos

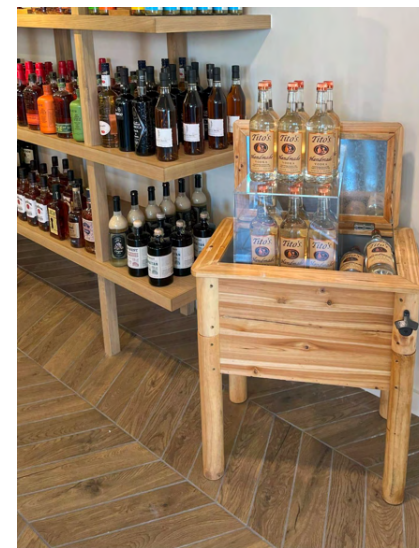


Redfish Grill + Bayview Pool



The Clutch + Clutch Clubhouse

Before & After Photos



Before & After Photos



We Want to Hear From You

Collaboration and communication are key to making South Seas the best it can be. We want to connect with you - your questions and feedback are always welcome.

Bob Walter

Owners Representative

727.460.2984

Bwalter@southseas.com