

IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT IN AND FOR  
COLLIER COUNTY, FLORIDA

CITY OF NAPLES, FLORIDA, a Municipal  
Florida Corporation,

CASE NO.: 2018-CA-001255

Plaintiff,

v.

OUTLOT F PARKSHORE, LLC, a Florida  
Limited Liability Company; VILLAGE ON  
THE BAY, LLC, a Florida Limited Liability  
Company; VENETIAN BAY YACHT CLUB  
CONDOMINIUM ASSOCIATION, INC., a  
Florida Corporation; and VENETIAN BAY  
NORTH YACHT CLUB CONDOMINIUM  
ASSOCIATION, INC., a Florida Corporation,

Defendants.

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**AGREED FINAL JUDGMENT UPON  
JOINT STIPULATION BY ALL PARTIES**

THIS CAUSE having come before the Court on the May 19, 2021 Joint Stipulation by all Parties for Entry of Final Judgment Based on Arbitrator's Ruling and Settlement Agreement, and the Court having reviewed the Stipulation and being otherwise duly advised in the premises, it is hereby:

**ORDERED AND ADJUDGED** as follows:

1. The Court affirmatively finds that the Plaintiff, City of Naples, owns the seawalls ("Seawalls") described herein and in the attached Exhibit "A" and bears the obligation to maintain them.

2. The Court also finds that all interested parties regarding the Seawalls are properly before this Court and the Court has jurisdiction over all such parties and the subject matter of this Final Judgment.

3. The Court further finds that the entire Seawall structure is a fixture and an appurtenance to the Gulf Shore Boulevard North right-of-way, which was dedicated in the recorded plats to Collier County (and later annexed into the City of Naples). The Seawalls comprise the entire structure—seawall cap, vertical panels, tiebacks, and deadmen—a substantial portion of which extends approximately 18 feet beneath the Plaintiff /City of Naples-owned right-of-way of Gulf Shore Boulevard North. The Seawalls do not provide support to the docks located on privately owned properties adjacent to the right-of-way.

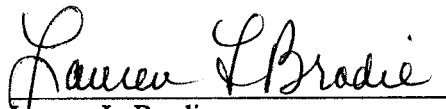
4. The Court finds that the Seawalls are a structure which includes the cap, which is about 2 feet in width, the panels, the tiebacks, filter fabric, the deadmen, the drainage pipes and the outfalls, as depicted on Exhibit “A”, Schedule 1 (collectively the “Seawalls”), which are generally located in the platted right-of-way for Gulf Shore Boulevard North and abut the following properties which shall be referred to herein as the “Seawall Area”: Outlots A through F, including Parcel C as located in the highlighted areas of the Plat of Park Shore Unit 2 (recorded in Plat Book 8, pages 54 and 55, of the Public Records of Collier County, Florida) and the Plat of Park Shore Unit 5 (recorded in Plat Book 12, Pages 39 and 40, of the Public Records of Collier County, Florida) depicted on Exhibit “A”, Schedule 2. The Seawalls also include repaired/replaced/rebuilt seawalls in the Seawall Area. The term Seawalls also includes the perpetual easement and right to utilize for repair, replacement and maintenance purposes and enter into the vicinity of the Seawall Area to repair/replace/rebuild the Seawalls with structures of a design and configuration as deemed appropriate by the City of Naples to protect the adjacent right

of way and adjacent private properties. For any work performed by the City which requires removal or alteration of an existing dock in order to perform such work, the City will bear the cost of returning the dock to the same or better condition. Any costs incurred to repair/replace/rebuild the Seawalls shall be paid by the City and the City shall not seek payment from the Defendants for any costs related to the Seawalls, outside of the typical imposition of ad valorem taxes imposed on all landowners within the City's jurisdiction.

5. The Court further finds that the Plaintiff, City of Naples has maintained and repaired the Gulf Shore Boulevard North right-of-way, including the street, sidewalks, and part of the Seawall, for over seven years. The Seawall is appurtenant to and supports the City's right-of-way and cannot be separated from it. Therefore, pursuant to Fla. Stat. § 95.361(2), the dedication of Gulf Shore Boulevard North also vests title to the Seawalls to the Plaintiff, City of Naples.

6. The Court confirms that the Seawalls have been publicly dedicated as part of Gulf Shore Boulevard North. Therefore, the Defendants and their successors and assigns retain the right of ingress and egress over the Seawalls to their respective properties.

DONE AND ORDERED, in Naples, Collier County, Florida on this 21 day of May, 2021.

  
Lauren L. Brodie  
CIRCUIT COURT JUDGE

cc: All Counsel of Record

## Exhibit A

The Seawalls are a structure which includes the cap, which is about 2 feet in width, the panels, the tiebacks, filter fabric, the deadmen, the drainage pipes and the outfalls, as depicted on Schedule 1 (collectively the "Seawalls"), which are generally located in the platted right-of-way for Gulf Shore Boulevard North and abut the following properties which shall be referred to herein as the "Seawall Area": Outlots A through F, including Parcel C as located in the highlighted areas of the Plat of Park Shore Unit 2 (recorded in Plat Book 8, pages 54 and 55, of the Public Records of Collier County, Florida) and the Plat of Park Shore Unit 5 (recorded in Plat Book 12, Pages 39 and 40, of the Public Records of Collier County, Florida) depicted on Schedule 2. The Seawalls also include repaired/replaced/rebuilt seawalls in the Seawall Area. The term Seawalls also includes the perpetual easement and right to utilize for repair, replacement and maintenance purposes and enter into the vicinity of the Seawall Area to repair/replace/rebuild the Seawalls with structures of a design and configuration as deemed appropriate by the City of Naples to protect the adjacent right of way and adjacent private properties. For any work performed by the City which requires removal or alteration of an existing dock in order to perform such work, the City will bear the cost of returning the dock to the same or better condition. Any costs incurred to repair/replace/rebuild the Seawalls shall be paid by the City and the City shall not seek payment from the Defendants for any costs related to the Seawalls, outside of the typical imposition of ad valorem taxes imposed on all landowners within the City's jurisdiction.

## SCHEDULE 1

FUTURE SIDEWALK, CURB, & PAVING  
(BY OTHERS)

FINISHED FILL  
ELEVATION

EL. +4.0

#10 TIE BACKS - DOUBLE HOT-  
DIPPED, TARRIED & WRAPPED  
W/COAL TAR & 30 # ROOFING  
FELT.

10' 50" x 6' 0"  
PRESTRESSED CONC. PILE

18'-0"

FILTER - X MATERIAL  
FROM CAP TO  
EL. -4.0 x 12' WIDE  
AT ALL JOINTS SECURED  
W/1" x 2" NAIL STRIP EACH  
SIDE OF JOINT

# WALL & ANCHOR BLOCK SECTION

1/2" = 1'-0"

2'-0"

7' x 60 M.L.W.

1/2

+ 2.1 M.H.W.

0.0 M.L.W.

PROPOSED BOTTOM  
-2.0 TO -3.0

4 T. 10

MINIMUM PILE  
PENETRATION = 40%

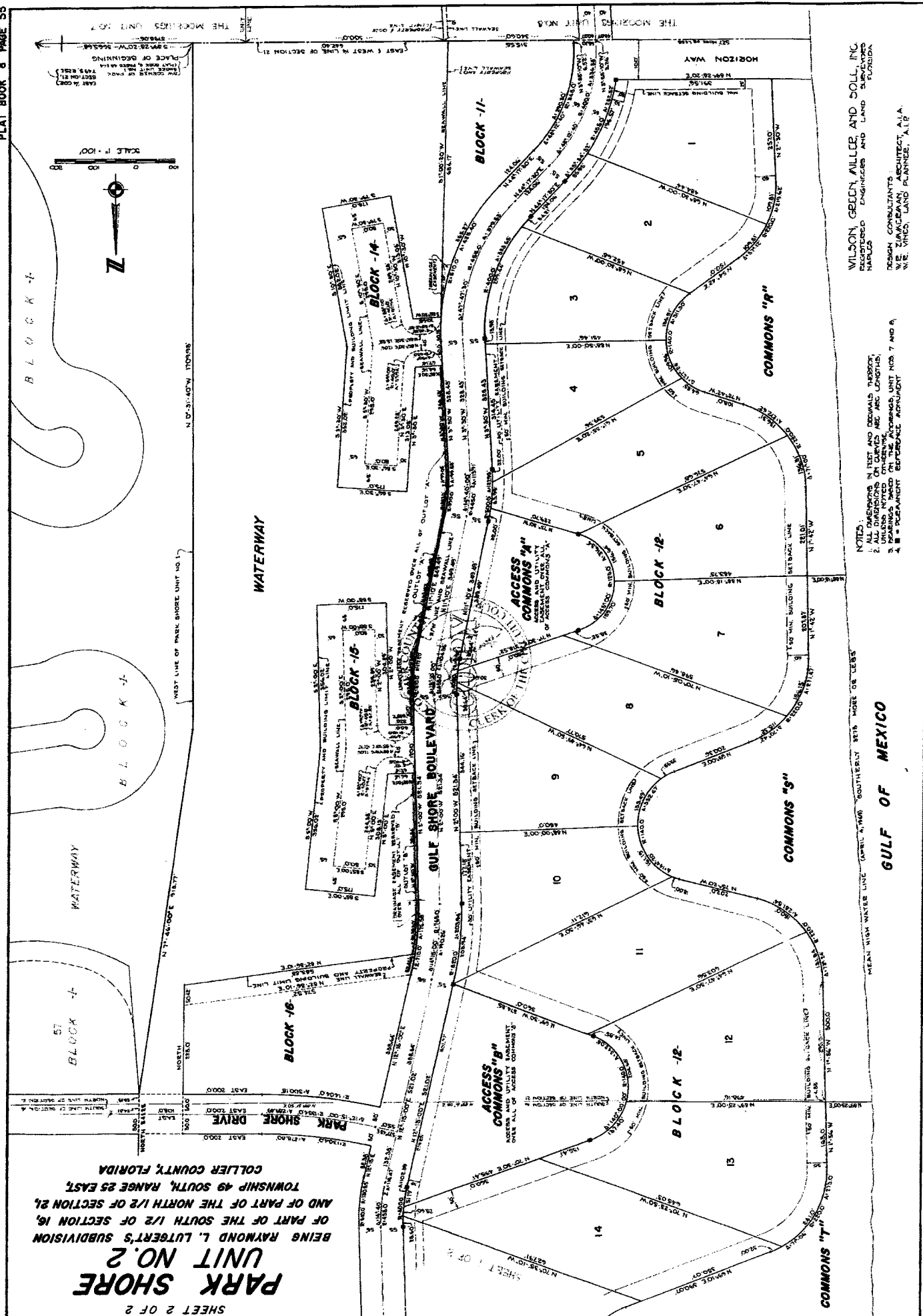
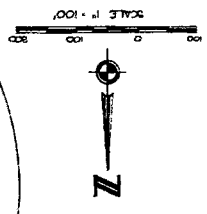
VARIES  
2' TO 3'

6'-0"

## SCHEDULE 2

# PARK SHORE UNIT NO. 2

SHEET 2 OF 2  
BEING RAYMOND L. LUTGERT'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 16, AND OF PART OF THE NORTH 1/2 OF SECTION 21, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA



WILSON, GREEN, MILLER, AND DOLL, INC.  
REGISTERED ENGINEERS AND LAND SURVEYORS  
TALLAHASSEE, FLORIDA  
DESIGN CONSULTANTS  
W.E. ZAKS, ARCHITECT, A.I.A.  
W.E. VINES, LAND PLANNER, A.I.P.

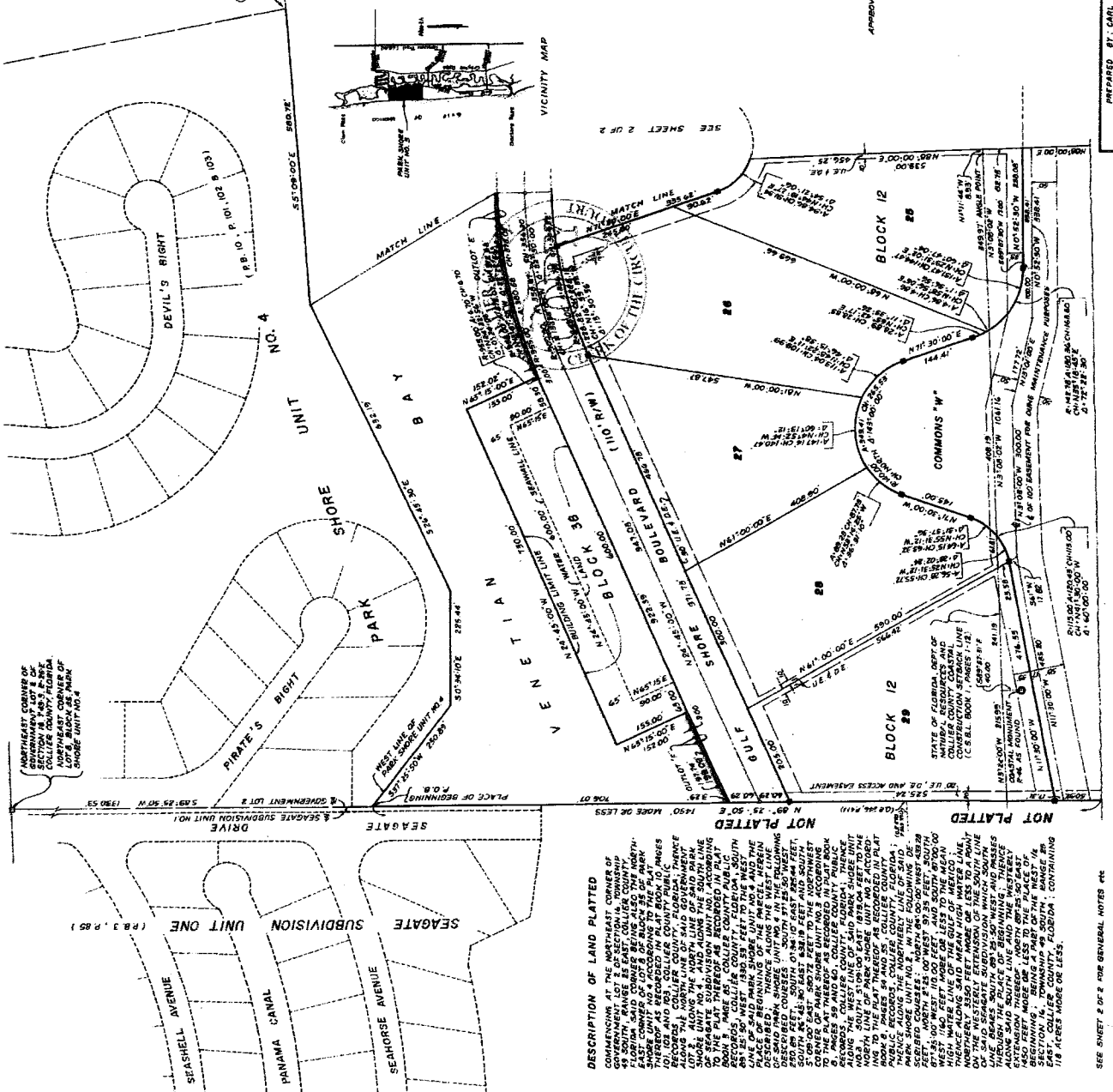
NOTES:  
1. DIMENSIONS IN FEET AND DECIMAL FRACTIONS.  
2. ALL DIMENSIONS ON CURVES ARE ARC LENGTHS.  
3. UNLESS INDICATED OTHERWISE, ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE.  
4. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE SPECIFIED.

MEAN HIGH WATER LINE (APRIL 1978) SOUTHERLY 82°15' MORE OR LESS  
GULF OF MEXICO



# PARK SHORE UNIT NO. 5

BEING A SUBDIVISION OF PART OF SECTION 16 OF TOWNSHIP 49 SOUTH, RANGE 29 EAST COLLIER COUNTY, FLORIDA



COMPARISON OF CORNERS OF SECTION 16, TOWNSHIP 49 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA, WITH CORNERS OF LOT 5, BLOCK 28, PARK SHORE UNIT NO. 4

DEDICATION STATE OF FLORIDA COUNTY OF COLLIER

CORPORATE ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF COLLIER

INDIVIDUAL ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF COLLIER

TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF COLLIER

SURVEYOR'S CERTIFICATE

APPROVALS: ENGINEER HEALTH DEPARTMENT ATTORNEY COUNTY COMMISSIONER FILING RECORD

PREPARED BY: CARL N. BOLL OF WILSON, CONSULTING ENGINEERS, COLLIER COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT OSWALD L. LUTHEB, ESQ., ATTORNEY AND THE SCOTTSDALE CO., A CORPORATION, AS OWNERS OF THE LANDS DESCRIBED HEREIN HAVE CAUSED THIS PLAT OF SUBDIVISION TO BE MADE AND TO BE RECORDED IN THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, IN ACCORDANCE WITH THE STATUTES OF THIS STATE IN SUCH MATTER AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THIS PLAT. THE AREAS SHOWN ON THE ATTACHED PLAT AS BEING HEREBY DEDICATED TO THE PUBLIC ARE: SEAGORGE AVENUE, PANAMA CANAL, SEAGORGE AVENUE, SEAGATE DRIVE, SEAGATE SUBDIVISION UNIT NO. 1, SEAGATE SUBDIVISION UNIT NO. 2, SEAGATE SUBDIVISION UNIT NO. 3, SEAGATE SUBDIVISION UNIT NO. 4, SEAGATE SUBDIVISION UNIT NO. 5, SEAGATE SUBDIVISION UNIT NO. 6, SEAGATE SUBDIVISION UNIT NO. 7, SEAGATE SUBDIVISION UNIT NO. 8, SEAGATE SUBDIVISION UNIT NO. 9, SEAGATE SUBDIVISION UNIT NO. 10, SEAGATE SUBDIVISION UNIT NO. 11, SEAGATE SUBDIVISION UNIT NO. 12, SEAGATE SUBDIVISION UNIT NO. 13, SEAGATE SUBDIVISION UNIT NO. 14, SEAGATE SUBDIVISION UNIT NO. 15, SEAGATE SUBDIVISION UNIT NO. 16, SEAGATE SUBDIVISION UNIT NO. 17, SEAGATE SUBDIVISION UNIT NO. 18, SEAGATE SUBDIVISION UNIT NO. 19, SEAGATE SUBDIVISION UNIT NO. 20, SEAGATE SUBDIVISION UNIT NO. 21, SEAGATE SUBDIVISION UNIT NO. 22, SEAGATE SUBDIVISION UNIT NO. 23, SEAGATE SUBDIVISION UNIT NO. 24, SEAGATE SUBDIVISION UNIT NO. 25, SEAGATE SUBDIVISION UNIT NO. 26, SEAGATE SUBDIVISION UNIT NO. 27, SEAGATE SUBDIVISION UNIT NO. 28, SEAGATE SUBDIVISION UNIT NO. 29, SEAGATE SUBDIVISION UNIT NO. 30, SEAGATE SUBDIVISION UNIT NO. 31, SEAGATE SUBDIVISION UNIT NO. 32, SEAGATE SUBDIVISION UNIT NO. 33, SEAGATE SUBDIVISION UNIT NO. 34, SEAGATE SUBDIVISION UNIT NO. 35, SEAGATE SUBDIVISION UNIT NO. 36, SEAGATE SUBDIVISION UNIT NO. 37, SEAGATE SUBDIVISION UNIT NO. 38, SEAGATE SUBDIVISION UNIT NO. 39, SEAGATE SUBDIVISION UNIT NO. 40, SEAGATE SUBDIVISION UNIT NO. 41, SEAGATE SUBDIVISION UNIT NO. 42, SEAGATE SUBDIVISION UNIT NO. 43, SEAGATE SUBDIVISION UNIT NO. 44, SEAGATE SUBDIVISION UNIT NO. 45, SEAGATE SUBDIVISION UNIT NO. 46, SEAGATE SUBDIVISION UNIT NO. 47, SEAGATE SUBDIVISION UNIT NO. 48, SEAGATE SUBDIVISION UNIT NO. 49, SEAGATE SUBDIVISION UNIT NO. 50, SEAGATE SUBDIVISION UNIT NO. 51, SEAGATE SUBDIVISION UNIT NO. 52, SEAGATE SUBDIVISION UNIT NO. 53, SEAGATE SUBDIVISION UNIT NO. 54, SEAGATE SUBDIVISION UNIT NO. 55, SEAGATE SUBDIVISION UNIT NO. 56, SEAGATE SUBDIVISION UNIT NO. 57, SEAGATE SUBDIVISION UNIT NO. 58, SEAGATE SUBDIVISION UNIT NO. 59, SEAGATE SUBDIVISION UNIT NO. 60, SEAGATE SUBDIVISION UNIT NO. 61, SEAGATE SUBDIVISION UNIT NO. 62, SEAGATE SUBDIVISION UNIT NO. 63, SEAGATE SUBDIVISION UNIT NO. 64, SEAGATE SUBDIVISION UNIT NO. 65, SEAGATE SUBDIVISION UNIT NO. 66, SEAGATE SUBDIVISION UNIT NO. 67, SEAGATE SUBDIVISION UNIT NO. 68, SEAGATE SUBDIVISION UNIT NO. 69, SEAGATE SUBDIVISION UNIT NO. 70, SEAGATE SUBDIVISION UNIT NO. 71, SEAGATE SUBDIVISION UNIT NO. 72, SEAGATE SUBDIVISION UNIT NO. 73, SEAGATE SUBDIVISION UNIT NO. 74, SEAGATE SUBDIVISION UNIT NO. 75, SEAGATE SUBDIVISION UNIT NO. 76, SEAGATE SUBDIVISION UNIT NO. 77, SEAGATE SUBDIVISION UNIT NO. 78, SEAGATE SUBDIVISION UNIT NO. 79, SEAGATE SUBDIVISION UNIT NO. 80, SEAGATE SUBDIVISION UNIT NO. 81, SEAGATE SUBDIVISION UNIT NO. 82, SEAGATE SUBDIVISION UNIT NO. 83, SEAGATE SUBDIVISION UNIT NO. 84, SEAGATE SUBDIVISION UNIT NO. 85, SEAGATE SUBDIVISION UNIT NO. 86, SEAGATE SUBDIVISION UNIT NO. 87, SEAGATE SUBDIVISION UNIT NO. 88, SEAGATE SUBDIVISION UNIT NO. 89, SEAGATE SUBDIVISION UNIT NO. 90, SEAGATE SUBDIVISION UNIT NO. 91, SEAGATE SUBDIVISION UNIT NO. 92, SEAGATE SUBDIVISION UNIT NO. 93, SEAGATE SUBDIVISION UNIT NO. 94, SEAGATE SUBDIVISION UNIT NO. 95, SEAGATE SUBDIVISION UNIT NO. 96, SEAGATE SUBDIVISION UNIT NO. 97, SEAGATE SUBDIVISION UNIT NO. 98, SEAGATE SUBDIVISION UNIT NO. 99, SEAGATE SUBDIVISION UNIT NO. 100.

SEE SHEET 2 OF 2 FOR GENERAL NOTES ETC

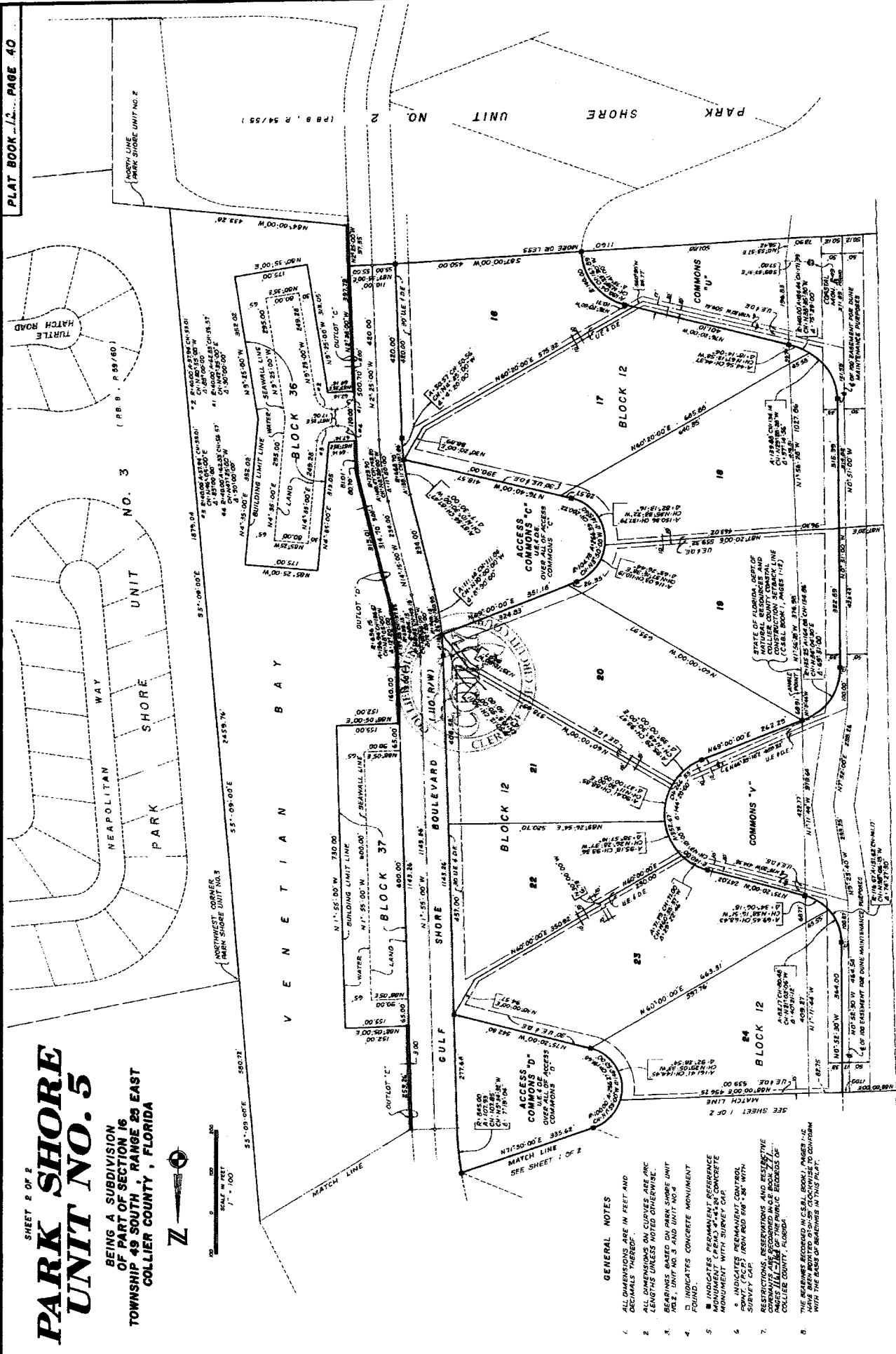
# PARK SHORE UNIT NO. 5

BEING A SUBDIVISION OF PART OF SECTION 16, TOWNSHIP 49 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA

SHEET 2 OF 2



SCALE IN FEET  
1" = 100'



### GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ON CURVES ARE ARC LENGTHS UNLESS NOTED OTHERWISE.
3. BEARINGS BASED ON PARK SHORE UNIT NO. 1, UNIT NO. 3 AND UNIT NO. 4 FOUND.
4. D INDICATES CONCRETE MONUMENT.
5. M INDICATES PERMANENT REFERENCE MONUMENT (CERAMIC TILE OR CONCRETE MONUMENT WITH SURVEY DATA).
6. POINT (P.C.S.) FROM 2005 SURVEY WITH SURVEY DATA.
7. RESTRICTIONS, RESERVATIONS AND EASEMENTS ARE SHOWN ON THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
8. THE BEARINGS, DISTANCES, BEARINGS, ANGLES, AND OTHER DATA SHOWN ON THIS PLAT HAVE BEEN CHECKED AND FOUND TO BE CORRECT WITHIN THE TOLERANCES OF THE PLAT.

GULF OF MEXICO

PREPARED BY JOHN N. TULL, JR.  
WILSON MILLER BARTON SOLL & PECK, INC.  
REGISTERED ENGINEERS & LAND SURVEYORS, INC.  
COLLIER COUNTY, FLORIDA

EXHIBIT B2<sup>#16</sup>

