

# BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

<b>1. WORDING FOR AGENDA:</b> Request Board consent to assignment of a ground lease at Page Field from Gulfshore Maintenance, Inc. to A & C Aviation, Inc.	<b>2. SUBJECT CATEGORY:</b> Budgeting, Purchases, Contracts, and Agreements  <div style="text-align: center; font-size: 2em; font-family: cursive;">A14A</div>
<b>3. MEETING DATE:</b> 08-13-2002	

<b>4. AGENDA:</b>  <input type="checkbox"/> CONSENT <input checked="" type="checkbox"/> ADMINISTRATIVE <input type="checkbox"/> APPEALS <input type="checkbox"/> PUBLIC <b>TIME REQUIRED:</b> (Public Only)	<b>5. REQUIREMENT/PURPOSE:</b> (Specify) <input type="checkbox"/> STATUTE <input type="checkbox"/> ORDINANCE <input type="checkbox"/> ADMIN.CODE <input type="checkbox"/> OTHER	<b>6. REQUESTOR OF INFORMATION:</b> A. (ALL REQUESTS) NAME <u>Donald L. Roode</u> DEPT. <u>Property Management</u> B. (PUBLIC ONLY) CITIZEN NAME _____ CITIZEN PHONE _____
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**7. BACKGROUND:**

On November 8, 1999, Gulfshore Helicopters, Inc., leased a vacant 1.53-acre site, on Danley Drive at Page Field from the Authority. Gulfshore Helicopters, Inc. subsequently assigned its interest in the lease to Gulfshore Maintenance, Inc. Now, the site has a tenant-constructed hangar facility, and the current tenant, Gulfshore Maintenance, Inc. desires to sell and assign its interest in the lease to a newly formed corporation called A & C Aviation, Inc. The lease provides that the tenant cannot assign the lease without prior written consent of the Authority, which will not be unreasonably withheld.

Approval of this agenda item by the Board of Port Commissioners will constitute consent by the Lee County Port Authority to the proposed assignment of the lease to A & C Aviation, Inc. This consent is subject to the rights of all existing subtenants. This consent shall not operate as a waiver of any prohibition in the lease against further assignment or subletting without Authority's consent as provided in the lease.

Following this page is a summary of the lease, along with the requests from Gulfshore Maintenance, Inc. and a principal of A & C Aviation, Inc. for the Authority's consent to the proposed assignment, and a corporate status report on A & C Aviation, Inc.

**8. RECOMMENDED ACTION:**  
 Recommend Board consent to assignment of a ground lease at Page Field from Gulfshore Maintenance, Inc. to A & C Aviation, Inc.

9. RECOMMENDED APPROVAL					
DEPARTMENT DIRECTOR	GENERAL SERVICES	FINANCE	PORT ATTORNEY	ASST. EXECUTIVE DIRECTOR	EXECUTIVE DIRECTOR
<i>Donald L. Roode</i>	<i>Samuel L. ...</i>	<i>...</i>	<i>...</i>	<i>...</i>	<i>...</i>

<b>10. SPECIAL MANAGEMENT COMMITTEE ACTION:</b> <input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> DEFERRED <input type="checkbox"/> OTHER  7-24-02 <div style="text-align: center;"><i>MC</i> Chairman <i>JMVT</i></div>	<b>11. PORT AUTHORITY ACTION:</b> <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> DEFERRED <input type="checkbox"/> OTHER
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### Lease Summary

Tenant: Gulfshore Maintenance, Inc.  
11639 Timberline Circle  
Fort Myers, FL 33912

Leased Premises: a parcel of land at Page Field, containing approximately 1.53 acres

Allowed Use(s): helicopter storage, flight training, sightseeing flights, 14 CFR Part 135 charters, aerial photography, and aircraft maintenance and repair services

Term of Lease: Beginning February 1, 2000, and continuing for twenty (20) years thereafter. The Port Authority will have options to extend for two (2) additional periods of five (5) years each, subject to the tenant's right to reject such extensions.

Rents and Fees: \$11,328.60 per year (\$944.05 per month, or approximately \$0.17/sf/yr.), subject to CPI adjustments

Security/Perf. Guaranty: \$3,357.00

Insurance Requirements: \$1 million CGL (including premises and operations, contractual, and comprehensive automobile); property insurance, including fire and extended coverages, for all risks of physical loss or damage to the premises and improvements, for full replacement value; and workers' compensation as required by state law

Tenant's Construction: Lessee will construct a hangar building containing at least 5,000 square feet; all construction subject to Authority's approval of plans

**Note:** *This page is intended as a general summary only, for ease of review, and is not a part of the contract. In the event of any conflict between this page and the proposed contract, the contract (being more precise) will prevail.*



## GULFSHORE AVIATION

Page Field  
325 Danley Drive  
Fort Myers, FL 33907

Gulfshore Helicopters  
Gulfshore Maintenance

Phone 941 274-0333  
Fax 941 939-0333

June 10, 2002

I, Robert P. Walker, owner of Gulfshore Maintenance, Inc. holding the ground lease to the 325 Danley Drive, Fort Myers parcel at Page Field, with the Lee County Port Authority as Lessor, intend to assign this lease to James and/or Todd Carroll and/or their assigns contingent upon the sale of the existing building at 325 Danley Drive to the Carroll's.

Robert P. Walker  
President  
Gulfshore Maintenance  
325 Danley Drive  
Fort Myers, FL 33907



June 11, 2002

To Whom It May Concern:

Seeking Port Authority approval to assume the Gulf Shore Helicopter lease:

**A & C Aviation, Inc.**

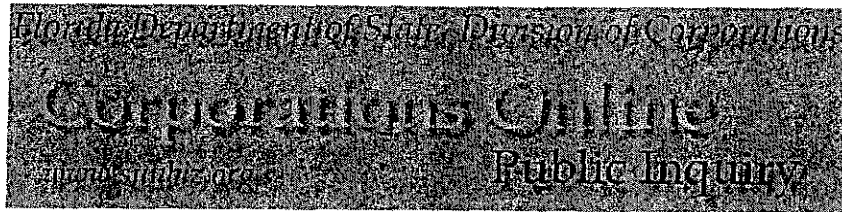
A & C Aviation, a Florida Corporation, with James P. Carroll and James T. Carroll as majority owners.

Sincerely,

A handwritten signature in black ink, appearing to read "J. T. Carroll", is written over the typed name and title.

James T. Carroll  
Carroll Property Investments, Inc.

JTC/da



**Florida Profit**  
**A & C AVIATION, INC.**

**PRINCIPAL ADDRESS**  
12734 KENWOOD LANE  
SUITE #35  
FORT MYERS FL 33907

**MAILING ADDRESS**  
12734 KENWOOD LANE  
SUITE #35  
FORT MYERS FL 33907

**Document Number**  
P02000072987

**FEI Number**  
NONE

**Date Filed**  
07/03/2002

**State**  
FL

**Status**  
ACTIVE

**Effective Date**  
NONE

**Registered Agent**

Name & Address
CARROLL, JAMES T 12734 KENWOOD LANE SUITE #35 FORT MYERS FL 33907

**Officer/Director Detail**

Name & Address	Title
CARROLL, JAMES T 12734 KENWOOD LANE #35 FORT MYERS FL 33907	PD
CARROLL, JAMES P 12734 KENWOOD LANE #35 FORT MYERS FL 33907	V
CARROLL, WENDI 12734 KENWOOD LANE #35 FORT MYERS FL 33907	S
CARROLL, PATRICIA 12734 KENWOOD LANE #35 FORT MYERS FL 33907	T

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## Annual Reports

Report Year	Filed Date	Intangible Tax
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**THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT**

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