

RESOLUTION OF THE LOCAL PLANNING AGENCY OF  
THE TOWN OF FORT MYERS BEACH, FLORIDA  
RESOLUTION NUMBER 2009-13

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF FORT MYERS BEACH, FLORIDA:

WHEREAS, JABO, LLC, a foreign corporation registered in the State of Florida, with authorization of at least 75 percent of the unit owners of White Sands Villas, a condominium, and at least 75 percent of the unit owners of Captiva Villas, a condominium, as required by Land Development Code (LDC) Section 34-201, (together, "Applicant") has requested the Town Council amend the Commercial Planned Development (CPD) zoning districts for White Sands CPD, Captiva Villa CPD, and Bayside CPD to approve a revised, unified, and updated master concept plan (MCP), schedule of uses, conditions, and deviations, reflecting the terminology and regulations in the current LDC, as required by LDC Section 34-214, for the Pink Shell CPD on approximately 9.6 acres (including adjacent beaches not rezoned), and to make certain changes including the addition of uses to the schedule of uses and MCP, clearly indicating all relevant deviations previously approved, altering prior limiting conditions, and to have a current and complete resolution for the Pink Shell CPD that does not require references to a previous resolution on the same property, in accordance with LDC Section 34-214; and

WHEREAS, the subject property is located at 190 Estero Boulevard, 200 Estero Boulevard, 275 Estero Boulevard, Fort Myers Beach, FL 33931; and

WHEREAS, Applicant has indicated the property's current STRAP numbers are 24-46-23-W1-00700.0330, 24-46-23-W1-00700.0340, 24-46-23-W1-00700.0320, 24-46-23-W1-00700.0290, 24-46-23-W1-04000.00CE, and 24-46-23-W1-04100.00CE, with the legal description set forth on Exhibit "A" which is attached hereto and hereby incorporated by reference; and

WHEREAS, the changes requested through this application include the following forms of additional development and modifications to previously approved development on the subject property:

1. Replace tennis courts on Lots 38 and 39, Block D, Island Shores Club Section Subdivision, with an accessory parking lot as shown on proposed MCP.
2. Existing boat ramp on Bayside parcel to remain, with pedestrian walkway rerouted, as shown on proposed MCP.
3. Allow for possible relocation of pedestrian beach access on Lot 36, Block D, Island Shores Unit 4 Subdivision, and Lot 37, Block F, Island Shores Club Section Subdivision (required by prior zoning conditions), to the northwesterly side of Lot 38, Block F, Island Shores Club Section Subdivision, as shown on the proposed MCP.
4. Allow for dedication of 5 feet of right-of-way on either side of Estero Boulevard without detriment to existing development rights or impact upon existing buffering, open space, and other similar development requirements upon the subject property.

5. Make alterations to the landscaping of the right-of-way buffer and parking lot and open space areas on gulf side parcels to allow for possible right-of-way dedication and placement of stormwater management areas.
6. Remove prior condition restricting use of restaurants, personal services, and other commercial amenities within the resort to "guests of the Pink Shell Resort only."
7. Remove prior condition limiting external advertisement of restaurants, personal services, and other commercial amenities.
8. Approve deviation to allow resort sign package providing identification and directional signage for the unified Pink Shell Resort. The package provided by the applicant includes signage for establishments not located on the subject property.
9. Add a trash compactor to the MCP near the northwesterly corner of Lot 39, Block D, Island Shores Club Section Subdivision (adjacent to Bowditch Point Regional Park).
10. Add 8 valet parking spaces at the northwesterly end of the parking lot on the Bayside parcel, and 12 valet parking spaces at the southwesterly end of the parking lot on the Bayside parcel.
11. Add entrance gates at the parking lot entrances as shown on the MCP. Some entrance gates shown on the MCP are on parcels not included within the subject property.

WHEREAS, a public hearing was legally advertised and held before the Local Planning Agency (LPA) on March 24, 2009, at which time it was continued to April 28, 2009, May 12, 2009, and June 9, 2009, with the meetings of March 24, 2009 and May 12, 2009 being continued by the LPA; and

WHEREAS, the LPA gave full and complete consideration to the recommendations of staff, the documents in the file, and the testimony of all interested persons.

NOW, THEREFORE BE IT RESOLVED BY THE LPA OF THE TOWN OF FORT MYERS BEACH, FLORIDA as follows:

The LPA recommends that the Town Council **APPROVES** Applicant's request to amend the CPD zoning district, subject to Council's **APPROVAL of thirty (30)** conditions and denial of one (1) condition. The LPA recommends that the Town Council deny **the two (2) requested deviations** as set forth with specificity below.

#### **A. CONDITIONS**

1. Development must be consistent with the MCP titled "Pink Shell CPD Master Concept Plan" for cases DCI2006-0001 and DCI2006-0002, stamped received February 10, 2009, except as specifically modified by conditions or deviations herein. In accordance with LDC Section 34-214(b)(4), the MCP must be updated to reflect the changes approved and required by Town Council, and this condition may change to reflect such new submittal date of the MCP. Specifically the MCP must be updated to reflect the external boundary of the property subject to these amendments and must not include adjacent properties whose owners did not join in the application. If changes to the MCP are subsequently pursued, appropriate approvals will be required. **The LPA recommends APPROVAL of condition #1.**

2. The following limits apply to the project and uses:

a. Schedule of Uses

**Residential**

Principal:

- Dwelling unit, single-family (one existing cottage only)
- Dwelling unit, two-family (one existing cottage only)
- Dwelling unit, multi-family (92 existing units in White Sands Villas only)

Accessory:

- Residential accessory uses

**Lodging**

Principal:

- Hotel/motel (43 existing guest units in Captiva Villas only)
- Rental of any permitted dwelling unit for periods of one day or longer
- Resort
- Timeshare units

Accessory:

- Resort accessory uses, including:
  - Rental of beach furniture
  - Boat rental (see condition #11 below)
  - Charter and tour boats (see condition #11 below)
  - Personal watercraft operations office (see condition #14 below)
  - Parasailing operations office (see condition #14 below)
  - Dock (for use by water taxi or water shuttle)
- Subordinate commercial uses (see LDC Section 34-3021; allocated within the floor areas provided below only)

**Office**

Principal:

NONE

Accessory:

- Administrative Office
- Home occupation (no outside help)
- Commercial accessory uses

**Retail**

Principal:

NONE

Accessory:

- ATM
- On-premises consumption of alcoholic beverages (see condition #10 below)

**Marine**

Principal:

NONE

Accessory:

- Dock (for lease to non-occupants of the principal use)
- Dock (for use by occupants of the principal use)

**Civic**

Principal:

- Beach or bay access
- Essential services
- Essential service equipment
- Park, neighborhood

b. Site Development Regulations

Maximum Floor Area Ratio:

**As built.** No expansion is permitted.  
Total Floor Area of living units in **Captiva Villas** is limited to the existing **28,219 square feet**.  
Total Floor Area of living units in **White Sands** is limited to **85,250 square feet**.  
Commercial floor areas are limited to the allocations below.  
No expansion to the two existing cottages on Lots 5 and 6, Gulf Shore Subdivision, is approved.

Maximum Building Height (feet):

**As built.** No expansion is permitted:  
**White Sands Building:** 111.24 feet NGVD to bottom of roof structure.  
**Captiva Villas Building:** 97 feet NGVD to bottom of roof structure

Maximum Building Height (stories):

**As built.** No expansion is permitted:  
**White Sands Building:** 11 stories, not including roof and elevator/stairway structures as a story, and including the ground floor and the mezzanine as separate stories  
**Captiva Villas Building:** 8 stories, not including roof and elevator/stairway structures as a story, and including the ground floor as a story

Minimum setbacks:

**As built.** No new development of principal structures is authorized. Proposed accessory structures must meet the setbacks applicable to the RM (Residential Multifamily) zoning district. Redevelopment must comply with the setbacks and property development regulations applicable to the RM zoning district at the time of development order approval except where otherwise provided by the LDC.

Commercial Use Floor Area allocations:

Bayside:

- 400 square feet** (existing, see condition #12 below)
- Administrative office
- Retail store, small (limited to bait-and-tackle shop only)

Captiva Villas:

Not to exceed **3750 square feet** (existing) Restaurant  
Not to exceed **900 square feet** (existing) Personal services  
Not to exceed **750 square feet** (existing) Resort conference rooms

White Sands Villas:

Not to exceed **1700 square feet** (existing) Restaurant  
Not to exceed **4700 square feet** (existing) Personal Services  
Not to exceed **1000 square feet** (existing) Poolside bar  
Not to exceed **1000 square feet** (existing) Retail  
Not to exceed **3000 square feet** (existing) Resort conference rooms

**The LPA recommends APPROVAL of condition #2**

3. Vacation, exchange, or relocation of any easement, and/or any dedication of any part of the subject property to the public, and/or vacation of any of the subject property heretofore dedicated to the public, are not affected by approval of this zoning action. **The LPA recommends APPROVAL of condition #3.**

4. Between the parking lot proposed on Lots 38 and 39, Block D, Island Shores Club Section Subdivision, and the property containing an existing 5-unit multi-family building (Lot 37, Block D, Island Shores Club Section Subdivision), a Type C buffer must be placed and maintained in accordance with LDC Section 10-416(d). The required vegetation must be located on the residential side of the required 6-foot wall. The landscape plan must be revised to indicate the placement of this buffer and all other required landscaping under LDC Section 10-416 at this location. The requested location of the proposed trash compactor on Lot 39, Block D, Island Shores Club Section Subdivision is hereby **recommended for DENIAL by Town Council**. Refuse containers on the subject property must comply with LDC Section 6-11 and all applicable buffer requirements. **As modified herein, the LPA recommends APPROVAL of condition #4.**

5. Landscaping of the subject property must remain in compliance with prior development orders, and must comply with the LDC except where deviations were specifically approved by prior development orders. The approved development order for Captiva Villas and the Bayside is DOS2004-00099. The approved development order for White Sands is DOS2001-00133. Any future modifications to landscaping of the subject property must comply in all respects with the LDC and any other applicable Town ordinances at the time of permitting. This condition does not preclude future approval of a compliant alternative landscape betterment plan for the CPD provided it complies with LDC Section 10-419 and condition #4 above. **The LPA recommends APPROVAL of condition #5.**

6. No additional dwelling units, guest units, or timeshare units are authorized by approval of this amendment. **The LPA recommends APPROVAL of condition #6.**

7. No expansion of floor area for any use, whether residential or commercial, is authorized by approval of this amendment. **The LPA recommends APPROVAL of condition #7.**

8. Any lawfully existing dwelling unit, guest unit, or timeshare unit within the subject property may be used as group quarters for employee housing without regard for the occupancy time limitations applicable to guests as set forth in LDC Section 34-1801(b)(4). Occupancy of group quarters is limited solely to bona fide employees of the Pink Shell Resort, including the businesses lawfully operating on the subject property in compliance with this zoning resolution and all other applicable regulations. Under no circumstances may occupancy of any dwelling

unit, guest unit, or timeshare unit exceed the lawful occupancy established by applicable building, fire, and life-safety codes. If no building, fire, or life-safety code provisions are more restrictive, the number of occupants of any individual living unit used for group quarters must not exceed four adults, or one family, whichever is larger. The term "family" is defined in LDC Section 34-2, as may be amended from time to time. **The LPA recommends APPROVAL of condition #8.**

9. Subordinate commercial uses, including *restaurant, personal services, and retail store, small*, are permitted subject to the requirements of LDC Section 34-3021(b) and the floor area limitations of this resolution. Prior conditions limiting advertisement, marketing, and patronage of subordinate commercial uses using terms other than those of LDC Section 34-3021(b), specifically including but not limited to Condition 9 of Town Council Resolution 01-26 and Conditions 6 and 7 of Lee County Board of County Commissioners Resolution Z-95-017, are hereby repealed. **The LPA recommends DENIAL of condition #9.**

10. Consumption-on-premises of alcoholic beverages is limited to in-room self-service, the resort pool deck areas, the accessory restaurants, and "room service" operations. Any expansion of the areas for consumption-on-premises will require compliance with the Land Development Code provisions in effect at the time of the requested expansion. **The LPA recommends APPROVAL of condition #10.**

11. Boat rentals, charter boat, and tour boat operations and all other uses of leased submerged lands are limited in accordance with the most recent submerged land lease from the State of Florida (Recorded in Official Record Book 3718, Page 2242, Public Records of Lee County, Florida). A maximum of forty-one (41) boat slips were approved by that lease. Use of submerged land must comply with all applicable local, state, and federal regulations. Any expansion to the uses of leased submerged lands adjacent to the subject property, including increase to the number and/or size of boat slips, and/or the number and/or size of charter boats and/or tour boats, will require an amendment to this planned development and its MCP through the public hearing process for zoning actions. No live-aboard uses are permitted. Cruise ships are prohibited as provided by LDC Section 34-620(f). **The LPA recommends APPROVAL of condition #11.**

12. No expansion to the existing "dockmaster" building on the Bayside parcel is approved. Use of this building is limited to accessory administrative offices for the management of water-related activities and for the leasing of boats and boat slips, a bait-and-tackle shop, and charter and tour boat ticket sales. **The LPA recommends APPROVAL of condition #12.**

13. Lawfully nonconforming structures located seaward of the Coastal Construction Setback Line recorded in Plat Book 31, Pages 1-21, Public Records of Lee County, Florida, remain subject to the provisions of LDC Chapter 34, Article V. **The LPA recommends APPROVAL of condition #13.**

14. The existing licensed personal watercraft operations office and the existing licensed parasailing operations office on the subject property remain lawfully nonconforming with regard to LDC Chapter 27. New or relocated personal watercraft operations office(s) and new or relocated parasailing operations office(s) must comply with all requirements of LDC Chapter 27 and may only be permitted if granted a special exception under LDC Section 34-88. **The LPA recommends APPROVAL of condition #14.**

15. Any expansion of floor area or change of use to a use requiring more parking spaces requires an amendment to this planned development and its MCP through the public hearing process for zoning actions, and must comply with the parking requirements of the LDC in effect at the time of the hearing or seek a new deviation according to the standards then in effect. **The LPA recommends APPROVAL of condition #15.**

16. Approval of this rezoning does not give the developer an undeniable right to local development order approval. Development or redevelopment of the subject property must comply with all applicable requirements of the Fort Myers Beach Comprehensive Plan and Land Development Code in effect at the time of development order approval and permitting, except as specifically modified herein. **The LPA recommends APPROVAL of condition #16.**

17. All conditions and deviations of Resolution ADD2003-00160 (amending Pink Shell Bayside CPD) are repealed and the conditions and deviations provided herein shall be in full force and effect. **The LPA recommends APPROVAL of condition 17.**

18. Conditions and deviations of Resolution ADD2003-00086 (amending Captiva Villas CPD (MPD converted to CPD by Fort Myers Beach Ordinance 03-03)) are modified as follows:

- a. Conditions 1 and 2 of administrative Resolution ADD2003-00086 are repealed.
- b. Conditions 3, 4, and 5 of Resolution ADD2003-00086 are repealed and the conditions provided herein shall be in full force and effect. The 1814-square-foot guest services/laundry area must remain a resort accessory use and is not approved for use as a commercial Laundromat.
- c. Condition 6 of Resolution ADD2003-00086, approving building elevations, is repealed.
- d. Condition 7 of Resolution ADD2003-00086, limiting future amendments, is repealed.
- e. Deviations, if any, in Resolution ADD2003-00086 are repealed and the deviations and conditions provided herein shall be in full force and effect.

**The LPA recommends APPROVAL of condition #18.**

19. Conditions and deviations of Town Council Resolution 01-26 (rezoning Captiva Villas from RM-2 to MPD) are modified as follows:

- a. Conditions 1 through 8 and Condition 10 of Resolution 01-26 are repealed.
- b. Condition 9 remains in full force and effect. Condition 9 states that the accessory commercial uses, restaurant, deli, and retail services, are to be clearly provided for the guests and staff of the Pink Shell resort only. Exterior signage advertising these services to the general public is prohibited.
- c. Condition 11 of Resolution 01-26 is repealed and the following condition shall be in full force and effect:
  1. The dune restoration area must be located as shown in the approved DOS2004-00099.
  2. Plant species must consist of a mix of sea oats, beach panic grass, railroad vine, and beach sunflower, in lines planted at 1.5 feet on center
  3. Temporary rope-and-bollard fencing must be used to allow plants to become established whenever replanting is necessary.
  4. No more than one winding pathway, delineated with rope-and-bollard fencing, may provide beach access through the dune planting area.
  5. Planting and replanting of the dune planting area will be coordinated with the Town's shore protection activities, if pursued.

6. The dune plan must include a storage area behind the dune line for beach furniture and other rental equipment.
- d. Deviations 1, 2, 3, and 4 of Resolution 01-26 are repealed.
- e. Deviation 5 of Resolution 01-26 is hereby repealed and the following condition shall be in full force and effect. Parking areas must comply with either LDC Section 34-2017(b).

**The LPA recommends APPROVAL of condition #19.**

20. Conditions and deviations of Town Council Resolution 01-21 (amending White Sands and Bayside PUD and CPD) are modified as follows:

- a. Conditions 1 and 2, and Conditions 6 through 11 inclusive, of Resolution 01-21 are repealed.
- b. Conditions 3, 4, and 5 of Resolution 01-21 are repealed and the following conditions shall be in full force and effect: parking areas must comply with either LDC Section 34-2017(a) or LDC Section 34-2017(b).

**The LPA recommends APPROVAL of this condition.**

21. Conditions and deviations of Town Council Resolution 00-07, as corrected by Town Council Resolution 00-07A, (amending the Pink Shell Gulf side (aka White Sands) PUD and amending Pink Shell Bayside CPD) are modified as follows:

- a. Conditions 1 through 4 inclusive, and conditions 6, 8, and 9 of Resolution 00-07 are repealed.
- b. Condition 5 of Resolution 00-07 is repealed and replaced by the following condition: surface water management on the Bayside parcel must comply with the requirements of LDC Chapter 10 and any other applicable requirements of the South Florida Water Management District at the time of permitting.
- c. Condition 7 of Resolution 00-07 is repealed and replaced by the following condition: shoreline stabilization along the shore of San Carlos Bay must comply with applicable requirements of LDC Chapter 26 and all applicable federal and state regulations.
- d. Condition 10 of Resolution 00-07 continues in force as restated with modifications, as follows:
  1. The dune restoration area must be located as shown in the approved DOS2001-00133.
  2. Plant species must consist of a mix of sea oats, beach panic grass, railroad vine, and beach sunflower in lines planted at 1.5 feet on center.
  3. The former swimming pool has been removed. Except in accordance with the LDC, structures may not be constructed in the EC zoning district.
  4. Temporary rope-and-bollard fencing must be used to allow plants to become established whenever replanting is necessary.
  5. No more than two winding pathways delineated with rope-and-bollard fences may provide beach access, one adjacent to the northwesterly line of Lot 36 and one adjacent to the southeasterly line of Lot 35, both in Island Shores Unit 4 Subdivision.
  6. Planting and replanting of the dune restoration area will be coordinated with the Town's shore protection activities, if pursued.

**The LPA recommends APPROVAL of condition 21.**

22. Town Council Resolution 99-07 continues in force in accordance with the Fort Myers Beach Comprehensive Plan and Land Development Code. Lot 37, Block D, Island Shores Club

Section Subdivision, as recorded in Plat Book 9, Page 41, Public Records of Lee County, Florida, (aka Abaco Beach Villas) is not included in the subject property or this approval. **The LPA recommends APPROVAL of condition #22.**

23. Administrative Amendment PUD98-029 (summarizing existing development and remaining development rights as of 1998) has been rendered obsolete by subsequent rezoning and subsequent development, and all conditions and deviations therein are repealed. **The LPA recommends APPROVAL of condition 23.**

24. Conditions and deviations of Administrative Amendment PUD95-041 (severing Pink Shell Bayside from the gulf side PUD) are repealed. **The LPA recommends APPROVAL of condition #24.**

25. Conditions and deviations of Lee County Board of County Commissioners Resolution Z-95-017 (rezoning Pink Shell Bayside property from RM-2 and PUD to CPD) are modified as follows:

1. Conditions 1 through 5 and Conditions 8 and 9 (inclusive) of Resolution Z-95-017 are repealed.
2. Condition 6 is modified to conform to the uses and square footages set forth in Condition 2 of this Resolution 2009-13 (set forth on pages 3, 4 and 5 above) but otherwise continues in full force and effect.
3. Condition 7 is modified as follows: (a) signage must be prominently displayed indicating that commercial uses are for hotel/motel guests only; (b) advertising of the commercial uses is prohibited except in connection with advertising for the hotel/motel operation and such advertising must reasonably indicate that such uses are for guests of the hotel/motel only; and (c) outdoor entertainment must be limited to the hours between 7 am and 10 pm; and (d) the restaurant condition is repealed as being moot.
4. Deviations 1 through 3 (inclusive) and 5 through 8 (inclusive) of Resolution Z-95-017 are repealed.
5. The previous denial of requested Deviation 4 of Resolution Z-95-017 remains in full force and effect.

**The LPA recommends APPROVAL of condition #25.**

26. Conditions and deviations of Lee County Board of County Commissioners Resolution Z-93-057 (amending Pink Shell PUD for Phase III, now known as Estero Island Beach Villas Condominium) remain in force with respect to Estero Island Beach Villas Condominium, which did not join in this application, but the conditions and deviations are superseded by the conditions and deviations provided herein insofar as they affect any part of the subject property. **The LPA recommends APPROVAL of condition #26.**

27. Conditions and deviations of Lee County administrative Resolution PUD93-014, as corrected by Resolution PUD93-014A (amending Pink Shell PUD for Phases II, III, and IV) remain in force with respect to Estero Island Beach Villas Condominium, which did not join in this application, but the conditions and deviations are superseded by the conditions and deviations provided herein insofar as they affect any part of the subject property. **The LPA recommends APPROVAL of condition #27.**

28. Conditions and deviations of Lee County administrative Resolution PUD91-010, as corrected by Resolution PUD91-010A, (amending Pink Shell PUD) remain in force with respect to Estero Island Beach Villas Condominium, which did not join in this application, but the

conditions and deviations of the aforesaid Resolution are repealed and replaced by other conditions and deviations set forth in this Resolution insofar as they affect any part of the subject property. **The LPA recommends APPROVAL of condition #28.**

29. Conditions and deviations of Lee County Board of County Commissioners Resolution ZAB-84-196, as corrected by Resolution ZAB-84-196A (approving final PUD plans for phases II through V of Pink Shell PUD) remain in force to the extent they affect property other than the subject property. Conditions 1, 3, and 4 of Resolution ZAB-84-196 are repealed. Condition 2 of Resolution ZAB-84-196 continues in force with respect to the subject property as restated with the following modification:

The six parking spaces provided by the developer on Lots 38 and 39, Block D, Island Shores Club Section Subdivision, are for the use of Pink Shell Vacation Villas Condominium. A minimum of six parking spaces must continue to be provided by the developer on Lots 38 and 39, Block D, Island Shores Club Section Subdivision for the use of Pink Shell Vacation Villas Condominium.

**The LPA recommends APPROVAL of condition #29.**

30. Conditions and deviations of Lee County Board of County Commissioners Resolution ZAB-83-353 (approving final PUD plan for Phase I of Pink Shell PUD) remain in force to the extent they affect property other than the subject property. Conditions and deviations of Resolution ZAB-83-353 are repealed and the conditions and deviations provided herein shall be in effect insofar as they affect any part of the subject property. **The LPA recommends APPROVAL of condition #30.**

31. Conditions and deviations of Lee County Board of County Commissioners Resolution Z-82-170 (approving rezoning from RM-2 to PUD for the Pink Shell PUD) remain in force to the extent that they affect property other than the subject property. Conditions and deviations of Resolution Z-82-170 are repealed and by the conditions and deviations provided herein shall be in full force and effect in their application to any part of the subject property. **The LPA recommends APPROVAL of condition 31.**

## **B. DEVIATIONS**

Deviation #1. Deviation from LDC Chapter 30 to allow a resort sign package as provided in "Exhibit B." The requested sign package exceeds height, area, and locational limitations for signage provided in LDC Chapter 30. As submitted, the package also includes signage for uses not located on the subject property. Approval of this deviation includes the modification that signage advertising uses not located on the subject property, and signage not located on the subject property, are not approved. **The LPA recommends DENIAL of deviation #1.**

Deviation #2. Deviation from LDC Sections 10-415 and 10-416 is to allow open space reduction and buffer reductions as indicated on the Landscape Plan prepared by Bellomo Herbert & Co. for case numbers DCI2006-0001 and DCI2006-0002, stamped received August 1, 2007. **The LPA recommends DENIAL of deviation #2.**

## **RECOMMENDED FINDINGS AND CONCLUSIONS**

Based upon the presentations by the Applicant, staff, and other interested parties at the hearing, and review of the application and the standards for planned development zoning approval, the LPA makes the following findings and conclusions:

1. The requested amendment to the Commercial Planned Development (CPD) zoning district, as conditioned **DOES** comply with:
  - a. The Town Comprehensive Plan;
  - b. LDC Chapter 34;
  - c. all other applicable Town ordinances and codes; and
2. The proposed use or mix of uses, as conditioned above, **IS** appropriate at the subject location.
3. Sufficient safeguards to the public interest **ARE** provided by the special conditions to the concept plan or by other applicable regulations.
4. All special conditions **ARE** reasonably related to the impacts on the public's interest created by or expected from the proposed development.
5. The proposed use **MEETS** all specific requirements of the comprehensive plan that are relevant to the requested planned development, such as the following Policies:
 

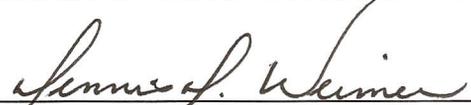
Comprehensive Plan Policy 4-B-4  
Comprehensive Plan Policy 4-C-3
6. As to the schedule of deviations, as conditioned:
  - A. Regarding requested Deviation #1, the **LPA recommends DENIAL of this deviation.**
    1. Deviation #1, **does not** enhance the achievement of the objectives of the planned development; and
    2. The general intent of LDC Chapter 34 to protect the public health, safety, and welfare **will not** be preserved and promoted by Deviation #1; and
    3. Deviation #1, **does not operate** to the benefit, **and may operate** to the detriment, of the public interest; and
    4. Deviation #1, **is not** consistent with the Fort Myers Beach Comprehensive Plan.
  - B. Regarding requested Deviation #2, the **LPA recommends DENIAL of this deviation.**
    1. Deviation #2, **does not** enhance the achievement of the objectives of the planned development; and
    2. The general intent of LDC Chapter 34 to protect the public health, safety, and welfare **will not** be preserved and promoted by Deviation #2 ; and
    3. Deviation #2, **does not operate** to the benefit, **and may operate** to the detriment, of the public interest; and
    4. Deviation #2, **is not** consistent with the Fort Myers Beach Comprehensive Plan.

The foregoing Resolution was adopted by the LPA upon a motion by LPA Chair Weimer and seconded by LPA Member Mandel and upon being put to a vote, the result was as follows:

Bill Van Duzer	aye	Alan Mandel	aye
Rochelle Kay	aye	Dennis Weimer	aye
Joanne Champ	aye		

DULY PASSED AND ADOPTED THIS 9<sup>th</sup> day of June, 2009.

LOCAL PLANNING AGENCY OF THE TOWN OF FORT MYERS BEACH, FLORIDA

By:   
Dennis Weimer, LPA Chair

Approved as to legal sufficiency:

ATTEST:

By:   
Anne Dalton, Esquire  
LPA Attorney

By:   
Michelle D. Mayher, Town Clerk

