

**RESOLUTION OF THE LOCAL PLANNING AGENCY OF
THE TOWN OF FORT MYERS BEACH, FLORIDA
RESOLUTION NUMBER 2008-21**

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

WHEREAS, Michael E. Roeder, AICP, authorized agent for the Marianne L. Goncher, trustee of the Marianne L. Goncher 2000 Trust, owner of the subject property, (Applicant) petitioned for a rezoning of 0.29+/- acres from Residential Single Family (RS) to Residential Planned Development (RPD) to enable re-subdivision of a parcel developed with one principal building so as to create two (2) single-family lots, with deviations to allow reductions in the minimum lot dimensions and lot area. Redevelopment of up to two dwelling units on the subject property will otherwise comply with the requirements of LDC Section 34-3238 regarding post-disaster buildback.

WHEREAS, the subject property is located at 111 Gulfview Avenue, Fort Myers Beach, Florida, and the applicant has indicated the property's current STRAP number is 29-46-24-W3-0080C.0290. The legal description of the subject property is Lots 29 and 30, Block C, Hyde Park Subdivision, Plat Book 7, P.20, Public Records of Lee County, Florida; and

WHEREAS, a public hearing on this matter was legally advertised to be heard by the Local Planning Agency (LPA) on June 3, 2008 at which time the LPA gave full and complete consideration to the recommendations of staff, the documents in the file, the request of applicant 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 **APPROVE** the Applicant's request to rezone the subject property from RS to RPD, subject to the following conditions and one (1) deviation:

A. CONDITIONS

1. Development must be consistent with the one-page Master Concept Plan entitled "RPD for Marianne Goncher" for case FMBDCI2008-0001, stamped received April 1, 2008, except as specifically modified by conditions below. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be required.

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

Schedule of Uses

Residential:

Restricted (as provided in LDC Table 34-1)

Lodging:

Restricted (as provided in LDC Table 34-1)

Office:

Restricted (as provided in LDC Table 34-1)