

RESOLUTION OF THE TOWN OF THE TOWN COUNCIL OF
THE TOWN OF FORT MYERS BEACH, FLORIDA
RESOLUTION NUMBER 15 –19
SEZ2015-001 – 216 CONNECTICUT STREET

WHEREAS, the Town Council on September 21, 2015, approved Petition REZ2015-0001, submitted by the Town of Fort Myers Beach (“Applicant”), which requested a rezoning from Residential Conservation zoning to Community Facilities, on 0.42 acres more or less of property owned by the Applicant, located at 216 Connecticut St. in the Town of Fort Myers Beach; and

WHEREAS, the Applicant, is a municipality whose proposed use of the property is as incidental and accessory to a non-contiguous municipal park and cultural resource, known as the Mound House, whose address is 451 Connecticut St. Fort Myers Beach; and

WHEREAS, the Applicant desires to utilize the subject property as a parking lot for the Mound House; and

WHEREAS, a parking lot is a permitted use by Special Exception within the Community Facilities zoning district; and

WHEREAS, Petition SEZ2015-001 has previously been heard by the Local Planning Agency on August 11, 2015 and, based on the findings and analysis presented by Town staff and contained in the staff report, and the testimony of the public during the hearing, the Local Planning Agency has recommended approval of the Petition; and

WHEREAS, after due consideration, based on the recommendation of the Local Planning Agency, the staff report, and the evidence and testimony presented during the public hearing on September 21, 2015, the Council has found that the approval of Petition SEZ2015-001 is consistent with the Town’s Comprehensive Plan, and that it meets the requirements for granting of a Special Exception as provided by Section 34-88 of the Town’s Land Development Code; and

WHEREAS, based on the above findings, the Council has determined it to be in the best interests of the Town to approve the Petition for Special Exception for the subject property to allow its use as a municipal parking lot.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA AS FOLLOWS:

SECTION 1: General Findings

The above recitals are hereby adopted as the findings of the Town Council.

SECTION 2: Specific Findings and Conditions of Approval

Petition SEZ2015-001 for a Special Exception to allow the subject property, more particularly described in Exhibit "A" attached hereto and incorporated herein, in the Town of Fort Myers Beach is hereby approved consistent with the site plan attached hereto and incorporated herein as Exhibit " B" based on the following findings:

1. The requested Special Exception is consistent with the Fort Myers Beach Comprehensive Plan;
2. The requested Special Exception is consistent with the subject property's underlying zoning;
3. The requested Special Exception is consistent with the requirements of the Fort Myers Beach Land Development Code, Section 34-88;
4. The aforementioned findings were supported by competent substantial evidence presented at the hearing held on September 21, 2015.

Conditions of Approval:

1. The parking lot will be developed substantially in compliance with the Master Concept Plan date stamped received on July 31, 2015.
2. The Maximum number of parking spaces is limited to 27 spaces.
3. The parking lot will not be lit but the entrance may be lit.
4. The parking lot hours of operation are limited to 7 AM to 6 PM except for Town approved special events.
5. An Alternative Landscape Betterment Plan must be submitted and approved as part of the Development Order.
6. The subject property's use is limited to a parking lot for the Mound House only.

SECTION 3: EFFECTIVE DATE

This Resolution shall take effect immediately upon adoption by the Town Council.

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The foregoing Resolution was adopted by the Town Council upon a motion by Councilwoman Hosafros and seconded by Vice Mayor Andre and upon being put to a vote, the result was as follows:

Anita Cereceda, Mayor	AYE	Dan Andre, Vice Mayor	AYE
Rexann Hosafros	AYE	Alan Mandel	AYE
Summer Stockton	AYE		

DULY PASSED AND ADOPTED THIS 21st DAY OF September, 2015, BY THE
TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH

By: 
Anita Cereceda, Mayor

ATTEST:

By: 
Michelle D. Mayher, Town Clerk

Approved as to form and legal sufficiency:

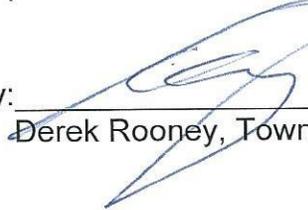
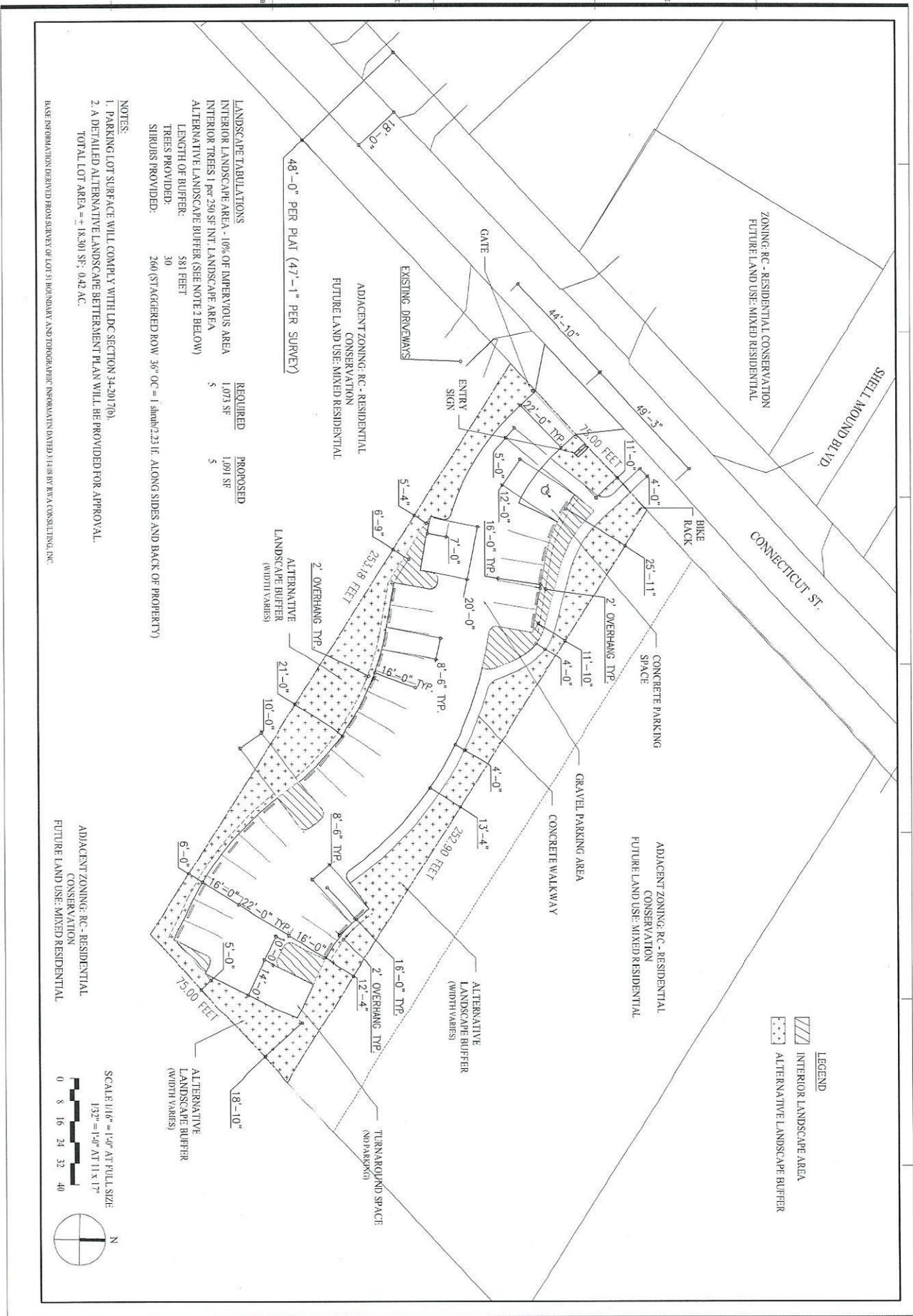
By: 
Derek Rooney, Town Attorney

EXHIBIT "A"

All of that part of Lot 51 of Cases' Subdivision according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida in Plat Book 1, Page 68, described as follows:

Beginning at the Point of Intersection of the Northwestern line of Estero Boulevard with the Southeastly line of Connecticut Street, thence run Northeasterly along the said Southeastly line of Connecticut Street for 772 feet to the point of beginning of the land herein described, said point being the Southwest corner of Lot 5 unrecorded Plat of "Coco's Park", thence continue on said mentioned course for 75 feet; thence deflect right 74°47' and run Southeastly for 253 feet to a point on the Southeastly line of said lot 51 thence run Southwesterly along said Southeastly line of Lot 51 for 75 feet; thence run Northwesterly 253 feet, more or less to the point of beginning.

Parcel contains .42 acres, more or less.



LANDSCAPE TABULATIONS

INTERIOR LANDSCAPE AREA - 10% OF IMPERVIOUS AREA	REQUIRED	PROPOSED
INTERIOR TREES 1 per 250 SF INT. LANDSCAPE AREA	1,073 SF	1,091 SF
ALTERNATIVE LANDSCAPE BUFFER (SEE NOTE 2 BELOW)	5	5
LENGTH OF BUFFER:	381 FEET	
TREES PROVIDED:	30	
SHRUBS PROVIDED:	260 (STAGGERED ROW 36" OC = 1 shrub/2.231 F. ALONG SIDES AND BACK OF PROPERTY)	

- NOTES:
1. PARKING LOT SURFACE WILL COMPLY WITH LDC SECTION 34-201.7(b).
 2. A DETAILED ALTERNATIVE LANDSCAPE BETTERMENT PLAN WILL BE PROVIDED FOR APPROVAL.
- TOTAL LOT AREA = ± 18,301 SF, 0.42 AC.

BASE INFORMATION DERIVED FROM SURVEY OF LOT 51 BOUNDARY AND TOPOGRAPHIC INFORMATION DATED 11/18/08 BY RVA CONSULTING, INC.

SCALE 1/16" = 1'-0" AT FULL SIZE
1/32" = 1'-0" AT 11" X 17"

ADJACENT ZONING: RC - RESIDENTIAL CONSERVATION
FUTURE LAND USE: MIXED RESIDENTIAL

LEGEND

- Interior Landscape Area
- Alternative Landscape Buffer

216 CONNECTICUT STREET
MASTER CONCEPT PLAN
TOWN OF FT. MYERS BEACH, FL

DATE: 02/15/11
SCALE: 1/16" = 1'-0" AT FULL SIZE
DRAWN BY: J. M. B. 02/15/11
CHECKED BY: J. M. B. 02/15/11
DESIGNED BY: J. M. B. 02/15/11
PROJECT NO.: 11-001

1 OF 1

Exhibit B