

RESOLUTION OF THE LOCAL PLANNING AGENCY OF
THE TOWN OF FORT MYERS BEACH, FLORIDA
RESOLUTION NUMBER 2000- 13

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF FORT MYERS BEACH

WHEREAS, Fort Myers Beach Fire Control District has made a request to rezone 0.263 +/- total acres of land from Two Family Conservation District (TFC-2) to Commercial planned Development (CPD) to permit the development of this parcel as the offices of the Fort Myers Beach Fire control district with a maximum of 3,000 square feet of gross floor area and a maximum building height of 35 feet; and

WHEREAS, the subject property is located at 100 & 102 Voorhis Street, Ft. Myers Beach, in S29-T46S-R24E, Lee County, FL.; and

WHEREAS, the applicant has indicated the property's current STRAP numbers are: 29-46-24-W1-0020C.0200 & 29-46-24-W1-0020C.0230 and

WHEREAS, a public hearing was legally advertised and held before the Local Planning Agency (LPA) on May 30, and,

WHEREAS, the LPA gave full and complete consideration to the recommendations of the 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:

That the LPA recommends to the Town Council that the property be rezoned from (TFC-2) to CPD with the conditions, deviations and findings & Conclusions found on Pages 1 through 4 of the Staff Report dated May 23, 2000 and attached hereto and incorporated herein by reference.

The foregoing Resolution was adopted by the LPA upon a motion by LPA Member Van Duzer and seconded by LPA Member Beasley, and upon being put to a vote, the result was as follows:

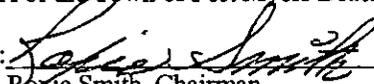
Jennifer Kaestner	yes
Dave Smith	absent
Betty Simpson	yes
Roxie Smith	yes
Bill Van Duzer	yes
Jodi Hester	yes
Linda Beasley	yes
Harold Huber	absent

DULY PASSED AND ADOPTED THIS 30th day of May, 2000.

ATTEST;

By: 
Marsha Segal-George
Secretary to the LPA

LPA of the Town of Fort Myers Beach

By: 
Roxie Smith, Chairman

ATTACHMENT

A. Conditions

1. The development of this project must be consistent with the one-page Master Concept Plan entitled "Fort Myers Beach Fire Control District Office Building," stamped received April 24, 2000, except as modified by the conditions below. This development must comply with all requirements of the Town of Fort Myers Beach Land Development Code (LDC) at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

A maximum of 3,000 square feet of gross floor area is permitted within this planned development.

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

- a. Schedule of Uses

ACCESSORY USES AND STRUCTURES (LDC Sections 34-1171 et seq., 34-2441 et seq., 34-1863, and 34-2141 et seq.)

ADMINISTRATIVE OFFICES

BUSINESS SERVICES (LDC Section 34-622(c)(5)):Group I (limited to Offices for the Fire Control District)

ESSENTIAL SERVICES (LDC Sections 34-1611 et seq., and 34-1741 et seq.)

ESSENTIAL SERVICE FACILITIES (LDC Section 34-622(c)(13)):Group I only (LDC Sections 34-1611 et seq., 34-1741 et seq., and 34-2141 et seq.)

EXCAVATION: Water retention (LDC Section 34-1651)

FENCES, WALLS (LDC Section 34-1741)

SIGNS in accordance with the rules within the Town of Fort Myers Beach

- b. Site Development Regulations

Development of this CPD will comply with the following Property Development Regulations:

Minimum Lot Area and Dimensions:

Limited to the existing property dimensions

Area: 0.263 acres

Width: 120 feet

Depth: 95.55 feet

Minimum Setbacks:

Street: 25 feet

Side: 10 feet

Rear: 10 feet

Accessory Use and Structure setbacks must comply with LDC Sections 34-1171 et seq. and 34-2194.

Minimum open space: 20%

Maximum Building Height: 35 Feet

Development of the structure must be substantially consistent with the architectural rendering from The Fowler Company, stamped received May 18, 2000.

Any proposed additional use of this land must go through the public hearing process to amend this approved planned development.

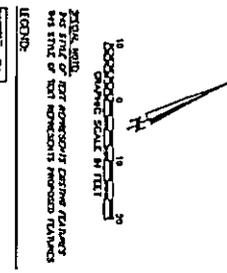
B. Deviations

Deviation 1 requests relief from LDC Section 10-285(a) which requires a minimum intersection separation of 125 feet on a local road; to allow a separation of 70.2 feet northerly along Voorhis Street and 21.8 feet southerly along Voorhis Street. This deviation is **APPROVED**.

Deviation 2 requests relief from LDC Section 10-414.d.2 which requires a buffer width of 15 feet along the northerly property line; to allow a minimum buffer width of 11 feet.. This deviation is **APPROVED**.

Deviation 3 also requests relief from LDC Section 10-414.d.2 requiring a buffer width of 15 feet along the easterly property line; to allow a minimum 10 foot wide buffer. This deviation is **APPROVED**.

Deviation 4 also requests relief from LDC Section 10-414.d.2 requiring a buffer width of 15 feet along the southern property line; to allow a minimum 10 foot wide buffer. This deviation is **APPROVED**.



1. RECORDED
2. ORIGINAL SCALE IN FEET
3. TOTAL AREA
4. SET POINTS
5. SET POINTS
6. SET POINTS

SCHEDULE OF PROPOSED USES:
 1. RECORDED
2. ORIGINAL SCALE IN FEET
3. TOTAL AREA
4. SET POINTS
5. SET POINTS
6. SET POINTS

SCHEDULE OF DEVIATIONS:
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2. ORIGINAL SCALE IN FEET
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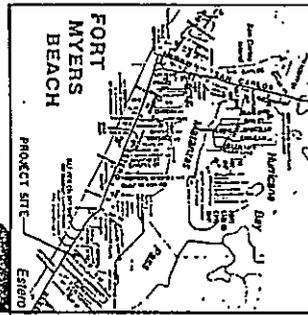
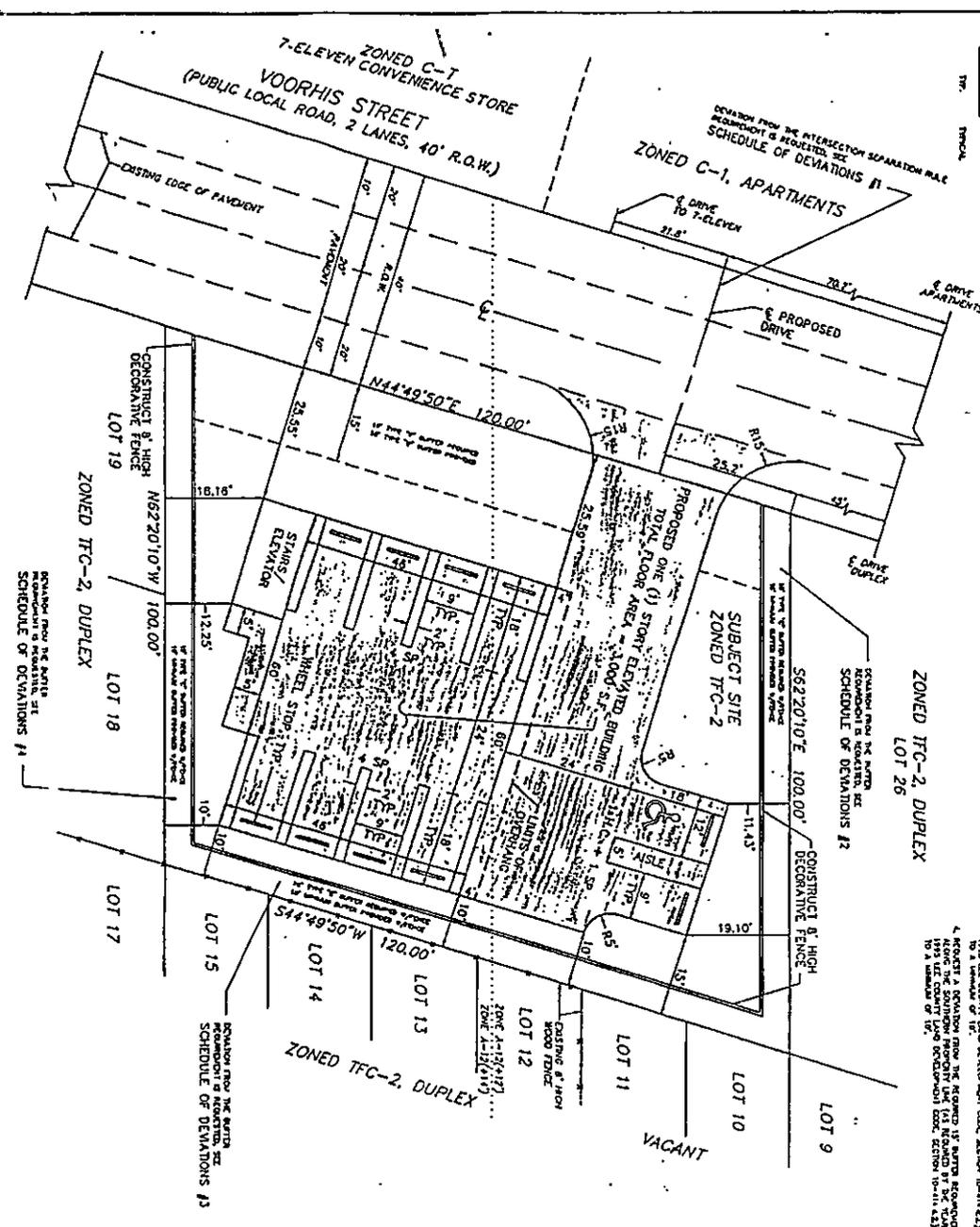
SCHEDULE OF CONSTRUCTION:
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4. SET POINTS
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SCHEDULE OF DEVIATIONS:
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GENERAL NOTES:

1. THE RECORDED PLANS ARE QUADRICULAR PLANNING (Q.P.)
2. THE SUBJECT PROPERTY IS A 2.5 ACRE PARCEL ADJACENT TO VOOHRIS STREET.
3. THE SUBJECT PROPERTY IS ZONED TFC-2 DUPLEX.
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18. THE SUBJECT PROPERTY IS A 2.5 ACRE PARCEL ADJACENT TO VOOHRIS STREET.
19. THE SUBJECT PROPERTY IS ZONED TFC-2 DUPLEX.

THE FOWLER COMPANY
 10181-C Six Mile Cypress Pkwy.
 COMPANY Fort Myers, FL 33912-6404

POKORNY & KAREH, INC.
 1312 FEDERAL BLVD., SUITE 2A, FT. MYERS, FL 33902 (813) 526-7848

DRAWING BY: E.L. WILSON JR.
 DESIGNED BY: A.R. KAREH
 APPROVED BY: A.R. KAREH

SCALE: 1" = 10'
 DATE: APRIL 12, 2000
 PROJECT NUMBER: 00-12

SECTION 29, T 46S, R 24E, LEE COUNTY, FLORIDA