

RESOLUTION OF THE LOCAL PLANNING AGENCY
THE TOWN OF FORT MYERS BEACH, FLORIDA
RESOLUTION NUMBER 2011-003 (Mound House Parking Rezoning)

WHEREAS, The Town of Fort Myers Beach has requested to rezone .42 acres of property located at 216 Connecticut Street from Residential Conservation (RC) to Commercial Planned Development (CPD); to approve a schedule of uses; and approve certain deviations from the requirements of the Land Development Code, all as indicated on the Master Concept Plan; and

WHEREAS, the subject property is located at 216 Connecticut Street, Ft. Myers Beach, 33931, and is in the "Recreation" Future Land Use Category of the Comprehensive Plan of the Town of Fort Myers Beach, Lee County, Florida; and

WHEREAS, the STRAP Number for the property is 29-46-24-W1-00151.005A and the legal description for the property is set forth in Exhibit A, which is attached hereto and incorporated by reference; and

WHEREAS, a public hearing was held before the Local Planning Agency (LPA) on February 8, 2011; and

WHEREAS, at the hearing the LPA gave full and complete consideration of the request, recommendations by staff, the documents in the file, and the testimony of all interested persons, as required by the Fort Myers Beach Land Development Code Section 34-85.

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

The LPA recommends the Town Council **DENY** the request to rezone the subject property to a CPD zoning district.

A. Conclusions

The requested rezoning from residential to commercial is inconsistent with the neighborhood context.

The plan for development as submitted is considered incomplete.

The design lacks a pedestrian walkway along Connecticut Street.

The request is inconsistent with Land Development Code Section 34-85.

The request is in conflict with Policy 4-C-3 of the Comprehensive Plan.

Remainder of this page left intentionally blank.

The foregoing Resolution was adopted by the LPA upon a motion by LPA Member Zuba and second by LPA Member Kakatsch, and upon being put to a vote, the result was as follows:

Joanne Shamp, Chair	Aye	Bill Van Duzer, Vice Chair	Aye
Carleton Ryffel, Member	Absent	Rochelle Kay, Member	Aye
Joe Kosinski, Member	Aye	John Kakatsch, Member	Aye
Hank Zuba, Member	Aye		

DULY PASSED AND ADOPTED THIS 8th day of February, 2011.

LPA of the Town of Fort Myers Beach

By: Joanne K Shamp
Joanne Shamp, LPA Chair

Approved as to legal sufficiency:

By: Marilyn Miller
Marilyn Miller, Esquire

ATTEST:

By: Michelle Mayher
Michelle Mayher, Town Clerk