

RESOLUTION OF THE LOCAL PLANNING AGENCY OF
THE TOWN OF FORT MYERS BEACH FLORIDA
RESOLUTION NUMBER 2013-007
VAR2013-0002 – Pointe South Condominium

WHEREAS, applicant Homer Odum, authorized agent for Fort Myers Beach Properties, LLC, is requesting a variance from Section 34-638(b) of the Town of Fort Myers Beach Land Development Code; and

WHEREAS, the applicant has indicated that the STRAP number for the subject property is 28-46-24-W4-02000.00CE and the legal description of the subject property is attached as *Exhibit A*; and

WHEREAS, the subject property is located at 5000 Estero Boulevard, Fort Myers Beach, FL 33931 in the 'Residential Multifamily' and 'Environmentally Critical' zoning category of the Official Zoning Map and the 'Mixed Residential' and 'Recreation' category of the Future Land Use Map of the Comprehensive Plan of the Town of Fort Myers Beach, Florida; and

WHEREAS, a public hearing on this matter was legally advertised and held before the Local Planning Agency (LPA) on August 13, 2013; and

WHEREAS, at the hearing the LPA gave full and complete consideration to the request of Applicant, recommendations of staff, the documents in the file, and the testimony of all interested persons, as required by Fort Myers Beach Land Development Code (LDC) Section 34-87.

IT IS HEREBY RESOLVED BY THE LPA OF THE TOWN OF FORT MYERS BEACH, FLORIDA, as follows:

Based upon the presentations by the applicant, staff, and other interested persons at the hearing, and review of the application and the standards for granting variances, the LPA recommends the following findings of fact, conditions for approval, and conclusions for consideration by the Town Council:

The LPA recommends that the Town Council **APPROVE** the applicant's request for a variance from Section 34-638(b) of the Town of Fort Myers Beach Land Development Code subject to the following conditions:

RECOMMENDED CONDITIONS OF APPROVAL:

1. *That the request be limited to the 18' by 20' accessory structure as shown on the applicant's site plan attached as Exhibit B.*
2. *A Type B vegetative buffer as defined in LDC Section 10-416 (3) is implemented and continuous from the existing pool area to the existing grill area.*

RECOMMENDED FINDINGS AND CONCLUSIONS:

In accordance with the requirements of LDC Sections 34-84 and 34-87 regarding consideration of eligibility for a variance, the LPA recommends that the Town Council make the following findings and reach the following conclusions:


- A. There **are** exceptional or extraordinary conditions or circumstances that are inherent to the property in question, and the request **is** for a de minimis variance under circumstances or conditions where rigid compliance is not essential to protect public policy.
- B. The conditions justifying the variance **are not** the result of actions of the applicant taken after the adoption of the regulation in question.
- C. The variance granted **is** the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation to the property in question.
- D. The granting of the variance **will not** be injurious to the neighborhood or otherwise detrimental to the public welfare.
- E. The conditions or circumstances on the specific piece of property for which the variance is sought **are not** of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.

The foregoing Resolution was adopted by the LPA upon a motion by LPA Member **Smith** and seconded by LPA Member **Durrett**, and upon being put to a vote, the result was as follows:

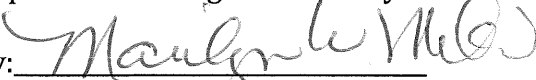
Hank Zuba, Chair	AYE	Joanne Shamp, Vice Chair	absent
Al Durrett, Member	AYE	John Kakatsch, Member	absent
Jane Plummer, Member	AYE	Alan Smith, Member	AYE
Jim Steele	absent		

DULY PASSED AND ADOPTED THIS **13th** day of **AUGUST, 2013**.

Local Planning Agency of the Town of Fort Myers Beach

By: 
Hank Zuba, LPA Chair

Approved as to legal sufficiency:

By: 
Fowler White Boggs, P.A.
LPA Attorney

ATTEST:

By: 
Michelle Mayher
Town Clerk

DESCRIPTION:

As Recorded in O. R. 1156 at Page 1214:

A tract or parcel of land lying in Government Lot 2, Section 20, Township 46 South, Range 24 East, Estero Island, Lee County, Florida, which tract or parcel is more particularly described as follows:

From the Southeast corner of the fractional Southwest quarter (SW 1/4) of Section 20, Township 46 South, Range 24 East, run westerly along the south line of said Section 20 for 164.37 feet to the northwesterly corner of Lot 20, Block 6 of Gulf Heights Subdivision, according to a map or plat thereof recorded in Plat Book 6 at page 39 of the Public Records of Lee County, Florida; thence run northwesterly at an angle of $139^{\circ}39'$ east to northwest for 641.27 feet; thence run northeasterly at an angle of $92^{\circ}00'00''$ southeasterly to northeasterly with the last mentioned course along the northwesterly line of the lands conveyed by deeds recorded in Deed Book 127, page 118 and Deed Book 268, pages 538 and 539 of said Public Records for 256 feet more or less to the centerline of Estero Boulevard (State Road No. S-865), the Point of Beginning, of the following described tract or parcel of land. From said Point of Beginning run southeasterly, at an angle of $88^{\circ}22'00''$ southwesterly to southeasterly for 250.00 feet to an intersection with the southeasterly line of the lands conveyed by said deeds; thence run southwesterly at an angle of $91^{\circ}30'00''$ northwesterly to southwesterly with the last mentioned course along the said southeasterly line to the waters of the Gulf of Mexico; thence run northwesterly along said waters to an intersection with the said northwesterly line of the lands conveyed by said deeds; thence run northeasterly along said northwesterly line to the Point of Beginning. SUBJECT TO the existing right-of-way of Estero Boulevard. (State Road No. S-865).