

RESOLUTION OF THE LOCAL PLANNING AGENCY OF
THE TOWN OF FORT MYERS BEACH FLORIDA
RESOLUTION NUMBER 14-012
DCI2014-0003 – ROWE TIME EXTENSION

WHEREAS, Christopher and Henrietta Rowe, owners of 324 Estero Boulevard, have requested a 2-year extension of the Master Concept Plan for the Rowe RPD; and

WHEREAS, the STRAP for the property is 24-46-23-W1-00900.0010 and the legal description for the property is Lot 1, Gulf Shores subdivision, according to the plat thereof recorded in Plat Book 9 Page 88, of the Public Records of Lee County, Florida; and

WHEREAS, the subject property is located in the Residential Planned Development zoning district of the Official Zoning Map and the 'Mixed Residential' category of the Future Land Use Map of the Comprehensive Plan of the Town of Fort Myers Beach, Florida; and

WHEREAS, the Town Council approved rezoning of the applicable RPD zoning district via Town Resolution 11-07 on June 6, 2011; and

WHEREAS, the Town Land Development Code (LDC) Section 34-220 provides that a MCP is valid for three (3) years from the date of issuance, which means that the subject MCP expired on June 6, 2014, absent further action by the applicant and the Town; and

WHEREAS, a public hearing on this matter was legally advertised and held before the Local Planning Agency (LPA) on August 12, 2014; 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 time extensions, the LPA recommends the following findings of fact, conditions for approval, and conclusions for consideration by the Town Council:

The LPA Recommends APPROVAL/DISAPPROVAL of the Applicant's request to extend the Master Concept Plan for DCI2011-0002 for a period of two (2) years.

RECOMMENDED FINDINGS AND CONCLUSIONS:

1. The master concept plan is consistent with the LDC and the current Fort Myers Beach Comprehensive Plan, including but not limited to, density, intensity, and concurrency requirements, as required by LDC Section 34-220(5)a.1.

*The proposed residential condominium structure remains in compliance with applicable LDC provisions and the Fort Myers Beach Comprehensive Plan. **APPROVE***

2. The development shown by the master concept plan has not become incompatible with existing and proposed uses in the surrounding area as the result of development approvals issued after the original approval of the master concept plan, as required by LDC Section 34-220(5)a.2; and

*No development approvals have been issued in the surrounding area since the approval of the Rowe RPD, and the project remains compatible with the surrounding properties. **APPROVE***

3. The development shown by the master concept plan will not, by itself or in conjunction with other development, place an unreasonable burden on essential public facilities, as required by LDC Section 34-220(5)a.3; and


*The development will not place an unreasonable burden on essential public facilities. **APPROVE***

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

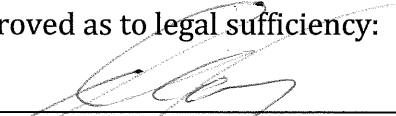
Hank Zuba, Chair	AYE	Joanne Shamp, Vice Chair	AYE
Chuck Bodenhafer	AYE	Al Durrett	AYE
John Kakatsch	AYE	Jane Plummer	EXCUSED
Jim Steele	AYE		

DULY PASSED AND ADOPTED THIS **12th** day of **AUGUST, 2014**.

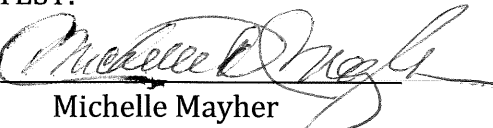
Local Planning Agency of the Town of Fort Myers Beach

By: 
Hank Zuba, LPA Chair

Approved as to legal sufficiency:

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

ATTEST:

By: 
Michelle Mayher
Town Clerk