

**RESOLUTION NUMBER 24-96**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH FLORIDA APPROVING WITH CONDITIONS VARIANCE VAR20240084, REQUESTING A VARIANCE FROM LDC 34-1174(b) TO ALLOW A PICKLEBALL COURT, CLOSER TO THE STREET THAN THE PRINCIPAL BUILDING IN THE RS ZONING DISTRICT, FOR THE PROPERTY LOCATED AT 6140 COURT STREET; PROVIDING FOR CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal service, and exercise any power for municipal purposes, except when expressly prohibited by law; and

**WHEREAS**, Article X of the Town Charter of the Town of Fort Myers Beach empowers the Town to adopt, amend, or repeal such ordinances and resolutions as may be required for the proper governing of the Town; and

**WHEREAS**, Cary & Laura Kledzik ("Applicant") are the owners of the property located at 6140 Court Street, and are requesting a variance from LDC 34-1174(b) to allow an accessory structure closer to the street than the principal building in the RS zoning district; and

**WHEREAS**, the STRAP number for the subject property is 33-46-24-W3-0010A.2000; and

**WHEREAS**, the Property is located in the "Mixed Residential" and "Recreational" category of the Future Land Use Map of the Comprehensive Plan and the "Residential, Single Family" zoning district of the Official Zoning Map of the Town of Fort Myers Beach, Florida; and

**WHEREAS**, a public hearing on this matter was legally noticed and held before the Local Planning Agency (LPA) on April 30, 2024, and at said 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 Section 34-87 of the LDC. The LPA found that the request is consistent with the comprehensive plan and the requirements of the LDC and voted 6 to 0 to recommend approval with conditions of the variance, with one member absent; and

**WHEREAS**, on May 20, 2024, the Town Council held a duly noticed public hearing to fully consider the request of the Applicant, the recommendations of Town staff and the LPA, the documents in the record, and testimony of all interested persons as required by 34-87 of the LDC; and

**WHEREAS**, the Town Council determined it is in the best interest of the Town to approve with conditions the request.

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

Section 1. The above recitals are true, correct, incorporated herein by this reference, and adopted as the legislative and administrative findings of the Town Council.

Section 2. The Town Council determines the Applicant did meet its burden of proof that the requested Variance does meet the requirements of the Town Comprehensive Plan and LDC and approving with conditions the Variance is in the best interest of the Town. Therefore, based upon the recommendations, testimony, and evidence presented by the Applicant, Town staff, interested parties and public, the Town Council APPROVES WITH CONDITIONS a request for a variance from LDC 34-1174(b) to allow an accessory structure closer to the street than the principal building in the RS zoning district.

Section 3. In APPROVING WITH CONDITIONS the variance, the Town Council makes the following findings and conclusions in accordance with the requirements of Section 34-87 of the LDC:

- 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 approval of the variance are not the result of actions of the Applicant taken after the adoption of the regulation in question.
- C. The variance is the minimum variance that will relieve the Applicant of an unreasonable burden caused by the application of the regulation to the Property.
- 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 Property are not of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.

Section 4. If the Town Council approves the requested variance, the following conditions of approval are imposed on the Applicant and the Property:

- 1) Approval of this variance does not give the Applicant an undeniable right to permit approval. Development or redevelopment of the Property must comply with all applicable requirements of the Fort Myers Beach Comprehensive Plan and LDC in effect at the time of permit approval, except as specifically modified herein.
- 2) The property owner(s) will need to submit an updated drainage plan to ensure that the site will adhere to the Neighborhood Flooding Ordinance.
- 3) The pickleball court cannot be rented out and can only be used by the owner, their guests, and tenants.

- 4) The property owner(s) must comply with the Noise disturbance section of the Land Development Code.

The foregoing Resolution was adopted by the Town Council upon a motion by Council Member King and seconded by Council Member Safford, and upon being put to a roll call vote, the result was as follows:

Dan Allers, Mayor	Aye
Jim Atterholt, Vice-Mayor	Aye
John R. King, Council Member	Aye
Karen Woodson, Council Member	Excused
Scott Safford, Council Member	Aye

ADOPTED this 20<sup>th</sup> day of May 2024 by the Town Council of the Town of Fort Myers Beach, Florida.

**FORT MYERS BEACH TOWN COUNCIL**

*Dan Allers*  
Dan Allers (May 30, 2024 07:26 EDT)  
\_\_\_\_\_  
Dan Allers, Mayor

**ATTEST:**

*Amy Baker*  
\_\_\_\_\_  
Amy Baker, Town Clerk

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE  
AND RELIANCE OF THE TOWN OF FORT MYERS BEACH ONLY:**

*Becky Vose*  
Becky Vose (May 31, 2024 12:52 EDT)  
\_\_\_\_\_  
Vose Law Firm, Town Attorney

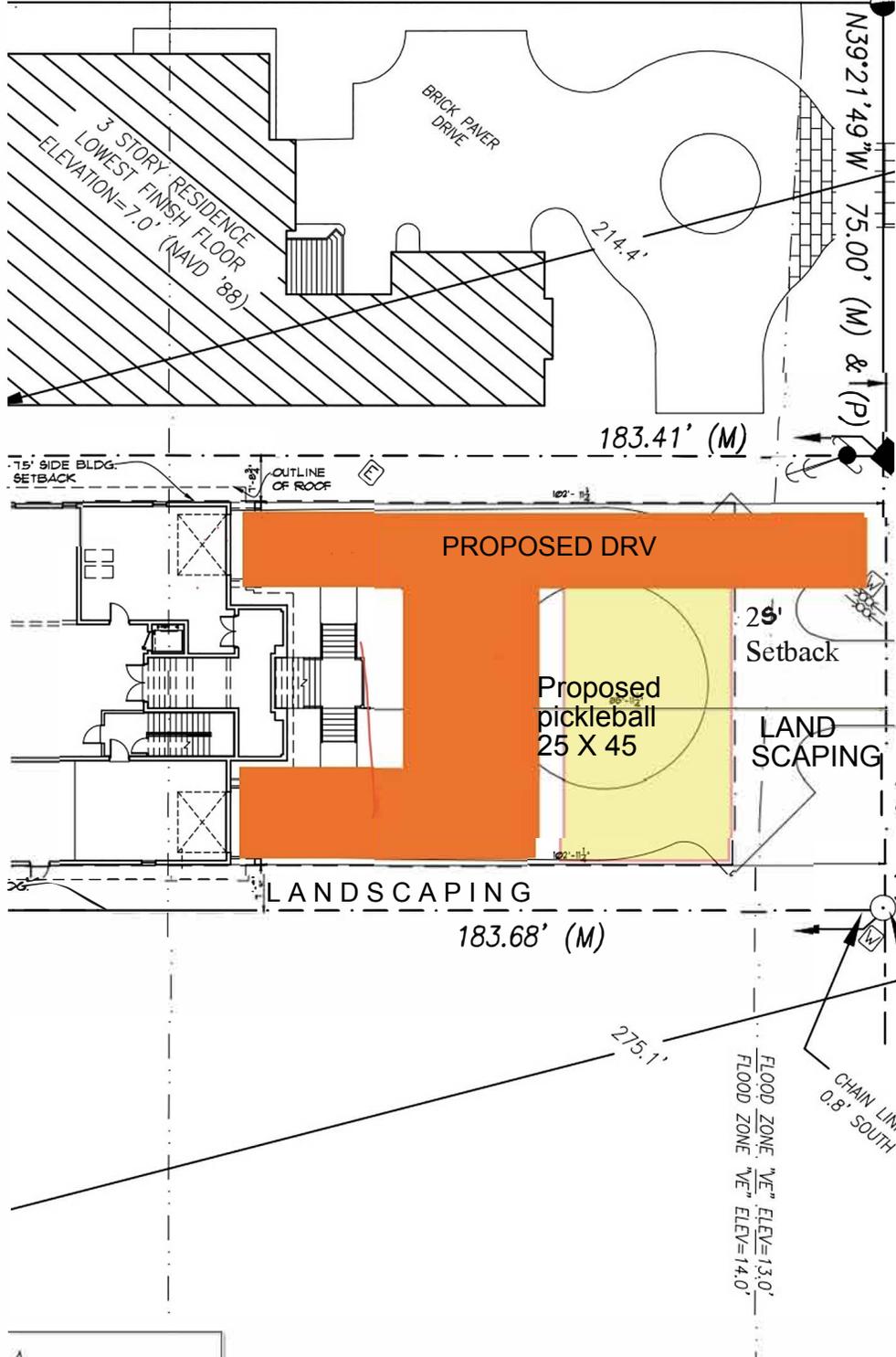
This Resolution was filed in the Office of the Town Clerk on this 20<sup>th</sup> day of May 2024.

EXHIBIT A: Site Plan

LOCAL PERMIT LINE  
DATE: 10/11/2010  
PROJECT NO: 628-34610  
DATE OF PERMIT: 7/2010



EXHIBIT "A"



UNSHADED  
 ORANGE  
 HATCHED, UNPROTECTED  
 TRIANGLE TO MIDPOINT OF  
 SOLID BLACK PER STATE DEP DUNE

LOT AREA (LANDWARD OF 1978 C.C.C.L.) = 13,176 SF  
 BUILDING COVERAGE = 4,800 SF  
 DRIVEWAY COVERAGE = 40% X 13,176 = 5,510 SF  
 DRIVEWAY COVERAGE = - SF