



Town of Fort Myers Beach

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

TYPE OF CASE: Special Exception (SEZ)
CASE NUMBER: SEZ014-001
LPA HEARING DATE: May 12, 2015
LPA HEARING TIME: 9:00 AM
STAFF RECOMMENDATION: APPROVE (as conditioned)

I. APPLICATION SUMMARY

Applicant/Agent: George W. Ganim
Request: Convert seasonal parking to year round parking
Physical Address: 1478 Estero Boulevard
STRAP #: 19-46-24-W4-0070D.001A, 19-46-24-W4-0070D.001B, 19-46-24-W4-0070D.0050
FLU: Pedestrian Commercial

Zoning: Downtown
Current use(s): Seasonal Parking Lot
Adjacent zoning and land uses:

North: Downtown, Pedestrian Commercial FLUM, Lani Kai Resort
South: Downtown, Pedestrian Commercial FLUM, Avenue C, Sunoco Gas Station
East: Downtown, Pedestrian Commercial FLUM, Estero Boulevard, the Batiki West Condos

West: Downtown, Pedestrian Commercial FLUM, Single family homes, Hurricane Tina's (bar)

EC (Environmentally Critical), Recreation and Tidal Water FLUM, Beach and Gulf of Mexico

II. BACKGROUND AND ANALYSIS

Background:

The subject site has been used as a Seasonal Parking lot since at least 1996. A couple of structures have been removed on the site and as a result the parking use has expanded. The subject lot includes portions of 3 parcels.

The following temporary permits were issued to operate the Seasonal Parking Lot: TMP08-0009, TMP09-0010, TMP11-0005, TMP12-0018, TMP13-0039, and TMP14-0006. The current operator of the parking lot, David Gray, has been operating the parking lot since 2013.

The owner of the property, George W. Ganim, has applied for a special exception on December 15th 2014. The special exception application seeks to "convert the seasonal parking to year round parking. Concerning the historical use of the property, the application provides this discussion:

Historically the property at the corner of Avenue C and Estero Boulevard has been used as a seasonal parking lot for beach users. A year round parking use will better serve the public where there is a need for more parking spaces in this area of the beach.

Types of Parking Facilities

Parking is regulated by Division 26 of Chapter 34 of the Land Development Code (LDC). LDC Section 34-2011 sets out the types of parking facilities. The section delineates three types of facilities, single-purpose parking lots, shared parking lots, and on-street parking. The code specifies that single-purpose parking lots are designed to serve individual businesses, multiple-family buildings, mixed-use buildings, mixed-use buildings, and multiple-occupancy complexes. The subject parking lot does not qualify as a single-purpose parking lot. On-street parking, per the code, is provided by governmental entities, usually with parking meters. The subject parking lot does not qualify as on-street parking as it is an off street facility not provided by a governmental entity.

The code provides that shared parking lots are open to the public, generally for a fee, regardless of the destination of the person parking there. The code further provides that shared parking lots may be operated as a private business or by a government entity, and may include a surface parking lot and/or a parking garage. The subject parking lot is classified by the code as a shared parking lot and is operated as a private business with a surface parking lot. The subject parking lot has been operating as a seasonal shared parking lot. The operator charges a fee for persons to park within the parking lot.

The subject site is zoned "Downtown." Parking is classified by the code as a retail use. LDC Table 34-2 provides that Downtown zoning is "Open" for "Retail" use groups. LDC Table 34-1 provides that permanent shared parking lots are permitted by special exception. The applicant has filed the correct application to convert the seasonal use into a permanent share parking lot.

Special Exception Use

The LDC Chapter 34 defines the term special exception use as follows:

Use, special exception means a use or certain specified departures from the regulations of this chapter that may not be appropriate generally or without restriction throughout a zoning district, but which, when controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, order, comfort, convenience, appearance, or prosperity, and may be permitted, in accordance with all applicable regulations.

As noted above, the shared parking lot is allowed provided a special exception is approved. The special exception process provides the opportunity to condition the requested use if the conditions are reasonably related to the impacts of the use that is the subject of the request.

ANALYSIS:

Pertaining to why the property qualifies for a special exception, the applicant provides the following discussion:

The location qualifies under current zoning for its continued use as a year round parking lot will not negatively impact surrounding properties, but will serve to relieve the absence of needed parking for area properties and beach users. The special exception request for year round use will not change the nature of the property's present use but only enlarge it to year round use. The applicant submits that the request is consistent (sic) with the goals, objectives and policies and intent of the FMB comprehensive plan and meets all the standards for the intended use. The request further protects and conserves the environmental areas and natural resources. The request is compatible (sic) with existing uses and in compliance with the regulations of Chapter 34.

Comprehensive Plan Consistency:

The subject site is classified by the Town's comprehensive plan as "Pedestrian Commercial." The category descriptor policy is reproduced below:

POLICY 4-A-1 "PEDESTRIAN COMMERCIAL": *a primarily commercial district applied to the intense activity centers of Times Square (including Old San Carlos and nearby portions of Estero Boulevard) and the area around the Villa Santini Plaza. For new development, the maximum density is 6 dwelling units per acre (except where the Future Land Use Map's "platted overlay" indicates a maximum density*

of 10 units per acre for affordable units consistent with the adopted redevelopment plan). Commercial activities must contribute to the pedestrian-oriented public realm as described in this comprehensive plan and must meet the design concepts of this plan and the Land Development Code. Where commercial uses are permitted, residential uses are encouraged in upper floors. All "Marina" uses in Policy 4-B-7 are also allowed on parcels that were zoned for marinas prior to adoption of this plan. Non-residential uses (including motels and churches) now comprise 58.9% of the land in this category, and this percentage shall not exceed 90%.

The year round parking lot will contribute to the pedestrian-oriented public realm by providing a place for island visitors to park and visit the beach or beach businesses. The lot will also support beach business by providing the opportunity for employee parking.

The parking lot is consistent with the intent of Goal 4 to keep Fort Myers Beach a healthy and vibrant "small town." The small size of the lot is consistent with Policy 4-A-1 direction to maintain "human scale." The proposed year round parking lot will contribute to the pedestrian-oriented public realm by providing a place for employees and island visitors to park and is thereby consistent with Policy 4-A-2. The parking lot has existed for many years and the nearest residential units are owned by the applicant. The proposed use is not a use that is intruding into a residential neighborhood and is thereby consistent with Policy 4-A-3. The parking lot is located to provide easy walking access to the beach and is thus consistent with Policy 4-A-4.

The parking lot is located in the Pedestrian Commercial future land use category. Policy 4-C-3 provides that new or expanded commercial uses are encouraged in this land use category.

LDC Low Turnover Parking Lot

Staff notes that the use of the property has long been used for seasonal parking. The operator of the parking lot has been working with staff to increase the landscaping of the parking lot. The parking lot is an unpaved gravel lot. The LDC defines the subject parking lot as a low turnover parking lot. The code definition of *Low turnover* is reproduced below:

Low turnover applies to parking where vehicles are parked for relatively long periods of time, such as employee parking during the day, uses such as beach parking or marina parking where customers typically leave their cars for periods of several hours or more, and overnight parking in residential developments.

Staff notes that the use qualifies as low turnover and these types of lots can be unpaved as specified in LDC Section 34-2017(b).

Special Exception Considerations:

The Land Development Code includes a list of items that the Town Council must consider, if applicable, when reviewing approval of a requested special exception. These

"Considerations" are contained in LDC Section 34-88 and are reproduced and discussed below.

- a. *Whether there exist changed or changing conditions which make approval of the request appropriate.*

The subject site has been used as a seasonal parking lot for many years. The applicant is desirous of using the parking lot year round. The site is in walking distance to Times Square as well as surrounding businesses and resorts. The Town recognizes the need for additional beach parking.

- b. *The testimony of any applicant.*

The Council will be able to hear from the applicant at the public hearing.

- c. *The recommendation of staff and of the local planning agency.*

The staff recommendation is contained in this staff report. The LPA recommendation will be obtained at the LPA public hearing.

- d. *The testimony of the public.*

The public will have the opportunity to testify at the LPA public hearing as well as at the Town Council public hearing.

- e. *Whether the request is consistent with the goals, objectives, policies and intent of the Fort Myers Beach Comprehensive Plan.*

The request is consistent with the intent and goals, objectives, and policies of the Fort Myers Beach Comprehensive Plan.

- f. *Whether the request meets or exceeds all performance and locational standards set forth for the proposed use.*

The proposed parking lot, as conditioned, meets all performance and locational standards for a parking lot.

- g. *Whether the request will protect, conserve, or preserve environmentally critical areas and natural resources.*

The subject is cleared, contains no environmentally critical areas or natural resources to protect, conserve, or preserve. The property has been used as a seasonal parking lot for many years.

- h. *Whether the request will be compatible with existing or planned uses and not cause damage, hazard, nuisance, or other detriment to persons or property.*

The request is compatible with existing and planned surrounding uses and will not cause damage, hazard, nuisance, or other detriment to persons or property. The closest residential uses to the property are also owned by the applicant and have coexisted with the parking lot for many years.

- i. Whether a requested use will be in compliance with applicable general zoning provisions and supplemental regulations pertaining to the use set forth in this chapter.*

The parking lot will be in compliance.

III. RECOMMENDATION

Staff recommends **APPROVAL** of the requested variance subject to conditions, including the considerations for approving a special exception under LDC Section 34-88. Staff recommends approval of the special exception subject to the following conditions:

CONDITIONS OF APPROVAL:

- 1. Approval of this special exception does not exempt the subject property from any provisions of the LDC.*
- 2. The property must apply for a limited development order (LDO) within 180 days of the approval of the special exception. The LDO must address a parking plan, stormwater retention/detention, access to the site, parking surface of the lot, buffering.*
- 3. The existing sign must be brought into compliance with Chapter 30 of the LDC within 120 days approval of the special exception.*
- 4. The operator of the parking lot will provide a minimum, of 4 trash receptacles. The operator will ensure that the receptacles are regularly emptied and hauled away by the franchised garbage hauler.*
- 5. The operator of the parking lot must install a fence along the Estero Boulevard right of way. The fence must be a minimum of 4 feet in height and be installed within 90 days of the completion of the phase 1 improvements to Estero Boulevard. The operator/owner of the parking lot will coordinate with Lee County and if necessary obtain a right of way permit from Lee County.*
- 6. Hours of operation are limited to 8:30 AM to 10:00 PM with the exception of holidays such as the 4th of July and New Year's Eve then the hours of operation is limited from 8:30 AM to 1:00 AM.*

IV. CONCLUSION

Approval of the requested special exception will allow the operation of a parking lot full time, year round, at the subject site. The nearest residential units are owned by the

applicant. The site has been used for many years as a seasonal parking lot. The request is consistent with the Town's Comprehensive plan. Approval of the year round parking lot is consistent with providing public access to the Town's preeminent natural resource the Gulf of Mexico beaches. Staff recommends APPROVAL of the requested special exception as conditioned.

Exhibits:

A – Site Aerial

B – Application materials

LAW OFFICES OF
Ganim, Ganim & Ganim, P.C.

WWW.GANIM4HIRE.COM

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6/14/65 - 10/30/08

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TOWN OF
FORT MYERS BEACH

DEC 15 2014

RECEIVED BY

November 28, 2014

Mr. Josh Overmyer
Town of Fort Myers Beach
2523 Estero Boulevard
Fort Myers Beach, FL 33931

RE: STRAP #19-46-24W4-00700.001A
1478 Estero Boulevard

Dear Mr. Overmyer:

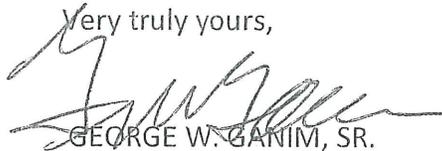
Please find one original and 14 copies of the Application for Public Hearing relating to the above parking lot property together with my check for \$4,000.00. I also enclose the original and 14 copies of Supplement PH-A requesting a Special Exception year round use for the current parking lot at that location.

I understand that a survey and site plan is currently on file with your office which I request be made part of this application.

Kindly advise if anymore is required to process the application.

Thanking you, I am

Very truly yours,



GEORGE W. GANIM, SR.

GWG, SR. /ljb

Enc.

CC: David Gray



Town of Fort Myers Beach

COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for PUBLIC HEARING

This is a two part application. Please be sure to fill out this form, which requires general information, as well as the Supplemental Form application specific to action requested for the subject property. Please submit *one ORIGINAL paper copy, fourteen (14) copies and one digital/electronic copy* of all required applications, supplemental information, exhibits and documents. Please do not print and copy the instructions at the end of the application.

PROJECT NUMBER: 56204-001 DATE: 12/15/14

Site Address: 1478 ESTERO BOULEVARD

STRAP Number: 19-46-24-W4-0070D.001A

Applicant: GEORGE W. & JOSEPHINE GANIM Phone: 203-372-7772

Contact Name: GEORGE W. GANIM Phone: _____

Email: LAURA@GANIM4HIRE.COM Fax: 203-374-7199

Current Zoning District: DOWNTOWN

Future Land Use Map (FLUM) Category: _____

FLUM Density Range: _____ Platted Overlay: YES NO

ACTION REQUESTED

SUPPLEMENTAL FORM REQUIRED

- | | |
|---|--------------------------|
| <input checked="" type="checkbox"/> Special Exception | PH-A |
| <input type="checkbox"/> Variance | PH-B |
| <input type="checkbox"/> Conventional Rezoning | PH-C |
| <input type="checkbox"/> Planned Development <input type="checkbox"/> Commercial <input type="checkbox"/> Residential | PH-D |
| <input type="checkbox"/> Master Concept Plan Extension | PH-E |
| <input type="checkbox"/> Appeal of Administrative Action | PH-F |
| <input type="checkbox"/> Vacation of Platted Right-of-way and Easement | PH-G |
| <input type="checkbox"/> Other – cite LDC Section: _____ | attach on separate sheet |

PART I - General Information

A. Applicant*: GEORGE W. GANIM Phone: 203-372-7772

**Applicant must submit a statement under oath that he/she is the authorized representative of the property owner. Please see PART III to complete the appropriate Affidavit form for the type of applicant.*

Applicant Mailing Address: 4666 MAIN STREET, BRIDGEPORT, CT 06606

Email: LAURA@GANIM4HIRE.COM Fax: 203-374-7199

Contact Name: GEORGE W. GANIM Phone: 203-372-7772

B. Relationship of Applicant to subject property:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Owner* | <input type="checkbox"/> Land Trust* | <input type="checkbox"/> Partnership* |
| <input type="checkbox"/> Corporation* | <input type="checkbox"/> Association* | <input type="checkbox"/> Condominium* |
| <input type="checkbox"/> Subdivision* | <input type="checkbox"/> Timeshare Condo* | <input type="checkbox"/> Contract Purchaser* |
| <input type="checkbox"/> Authorized Representative* | <input type="checkbox"/> Other* (please indicate) _____ | |

**Applicant must submit a statement under oath that he/she is the authorized representative of the property owner. Please see PART III to complete the appropriate Affidavit form for the type of applicant.*

C. Authorized Agent(s). Please list the name of Agent authorized to receive correspondence Agents

Name: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

D. Other Agent(s). Please list the names of all Authorized Agents (attach extra sheets if necessary)

Name: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

Name: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

Name: _____ Phone: _____

Address: _____

Email: _____ Fax: _____

PART II – Nature of Request

Requested Action (each request requires a separate application)

- Special Exception
- Variance from LDC Section _____ - _____
- Conventional Rezoning from _____ to _____
- Planned Development
 - Rezoning from _____ to Commercial PD Residential PD
 - Amendment. List the project number: _____
 - Extension/reinstatement of Master Concept Plan. List project number: _____
- Appeal of Administrative Action
- Vacation Right-of-Way Easement
- Other. Please Explain: _____

PART III – Waivers

Please indicate any specific submittal items that have been waived by the Director for the request. Attach a copy of the signed approval as Exhibit 3-1. (Use additional sheets if necessary)

- Code Section: _____
- Description: _____
- Code Section: _____
- Description: _____
- Code Section: _____
- Description: _____

PART IV – Property Ownership

- Single Owner (individual or husband and wife)
- Name: GEORGE W. & JOSEPHINE GANIM Phone: 203-372-7772
- Mailing Address: 4666 MAIN STREET, BRIDGEPORT, CT 06606
- Email LAURA@GANIM4HIRE.COM Fax: 203-374-7199

- Multiple Owners (including corporation, partnership, trust, association, condominium, timeshare, or subdivision)
 - Complete Disclosure of Interest Form (see below)
 - Attach list of property owners as Exhibit 4-1
 - Attach map showing property owners interests as Exhibit 4-2 (for multiple parcels)
 - For condominiums and timeshares see Explanatory Notes Part IV (Page 11)

DISCLOSURE OF OWNERSHIP INTEREST

STRAP: 19-46-24-W4-0070D.001A

If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage Ownership
<u>GEORGE W. GANIM</u>	<u>50%</u>
<u>JOSEPHINE GANIM</u>	<u>50%</u>
<u> </u>	<u> </u>

If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address and Office	Percentage of Stock
<u> </u>	<u> </u>

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address and Office

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract:

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final certificate of compliance, a supplemental disclosure of interest must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

[Signature]
Signature

George W. Ganim
Printed Name

~~STATE OF FLORIDA~~
STATE OF Connecticut
~~COUNTY OF LEE~~ COUNTY OF Fairfield

Subscribed and sworn to (or affirmed) before me this 28th day of November, 2014, by George W. Ganim, Sr.

[Signature]
Notary Public Signature

(SEAL)

Laura Jean Berger
Notary Printed Name

Personally Known X or Produced Identification _____

Type of Identification Produced: _____ My Commission Expires: 3/31/2019

PART V - Property Information

A. Legal Description:

STRAP: 19-46-24-W4-0070D.001A

Property Address: 1478 ESTERO BOULEVARD, FORT MYERS BEACH, FL 33931

Is the subject property within a platted subdivision recorded in the official Plat Books of Lee County? No. Attach a legible copy of the legal description as Exhibit 5-1.

Yes. Property identified in subdivision: _____

Book: _____ Page: _____ Unit: _____ Block: _____ Lot(s): _____

B. Boundary Survey:

Attach a Boundary Survey of the property meeting the minimum standards of Chapter 61G17-6 of the Florida Administrative Code. A Boundary Survey must bear the raised seal and original signature of a Professional Surveyor and Mapper licensed to practice Surveying and Mapping by the State of Florida. Attach and label as Exhibit 5-2. COPIES CURRENTLY ON FILE WITH TOWN.

C. Property Dimensions:

Width (please provide an average width if irregular in shape) 118' feet

Depth (please provide an average width if irregular in shape) 100' feet

Frontage on street: 118' feet. Frontage on ~~waterbody~~ ESTERO BOULEVARD AVE. C 100' feet

Total land area: 11,800 acres square feet

D. General Location of Subject Property (from Sky Bridge or Big Carlos Pass Bridge):

CORNER OF AVENUE C AND ESTERO BOULEVARD

Attach Area Location Map as Exhibit 5-3

E. Property Restrictions (check applicable):

There are no deed restrictions and/or covenants on the subject property.

A list of deed restrictions and/or covenants affecting the subject property is attached as Exhibit 5-4.

A narrative statement detailing how the restrictions/covenants may or may not affect the request is attached as Exhibit 5-5.

F. Surrounding Property Owners (these items can be obtained from the Lee County Property Appraiser):

- Attach a list of surrounding property owners within 500 feet as Exhibit 5-6.
- Attach a map showing the surrounding property owners as Exhibit 5-7.
- Provide Staff with two (2) sets of surrounding property owner mailing labels.

G. Future Land Use Category (see Future Land Use Map):

- | | |
|---|--|
| <input type="checkbox"/> Low Density | <input type="checkbox"/> Marina |
| <input type="checkbox"/> Mixed Residential | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Boulevard | <input type="checkbox"/> Wetlands |
| <input checked="" type="checkbox"/> Pedestrian Commercial | <input type="checkbox"/> Platted Overlay |

H. Zoning (see official Zoning Map):

- | | |
|--|--|
| <input type="checkbox"/> RS (Residential Single-family) | <input type="checkbox"/> CF (Community Facilities) |
| <input type="checkbox"/> RC (Residential Conservation) | <input type="checkbox"/> IN (Institutional) |
| <input type="checkbox"/> RM (Residential Multifamily) | <input type="checkbox"/> BB (Bay Beach) |
| <input type="checkbox"/> RPD (Residential Planned Development) | <input type="checkbox"/> EC (Environmentally Critical) |
| <input type="checkbox"/> CM (Commercial Marina) | <input checked="" type="checkbox"/> DOWNTOWN |
| <input type="checkbox"/> CO (Commercial Office) | <input type="checkbox"/> SANTOS |
| <input type="checkbox"/> CB (Commercial Boulevard) | <input type="checkbox"/> VILLAGE |
| <input type="checkbox"/> CR (Commercial Resort) | <input type="checkbox"/> SANTINI |
| <input type="checkbox"/> CPD (Commercial Planned Development) | |

PART VI
AFFIDAVIT
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, GEORGE W. GANIM swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the Town of Fort Myers Beach in accordance with this application and the Land Development Code;

All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;

I have authorized the staff of the Town of Fort Myers Beach Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that

The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

George W. Ganim
Signature of owner or authorized agent

11/15/2014
Date

STATE OF ~~FLORIDA~~ Connecticut
COUNTY OF ~~LEE~~ Fairfield

Subscribed and sworn to (or affirmed) before me this 15th day of November, 20 14, by George W. Ganim.

Laura Jean Berger
Notary Public Signature

(SEAL)

Laura Jean Berger
Notary Printed Name

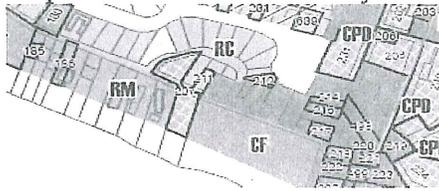
Personally Known X or Produced Identification _____

Type of Identification Produced: _____ My Commission Expires: 03/31/2019

Case # _____
Planner _____

Date Received _____
Date of Sufficiency/Completeness _____

Town of Fort Myers Beach
Department of Community Development



Zoning Division

Supplement PH-A

**Additional Required Information for a
Special Exception Application**

This is the second part of a two-part application. This part requests specific information for a special exception. Include this form with the Request for Public Hearing form.

Project Name: DAVE'S BEACHSIDE PARKING
Authorized Applicant: GEORGE W. GANIM
LeePA STRAP Number(s): 19-46-24W4-00700.001A

Current Property Status:
Current Zoning: DOWNTOWN
Future Land Use Map (FLUM) Category:
Platted Overlay? __yes__no FLUM Density Range:

Requested Action:

<input type="checkbox"/> Use of premises in the EC (Environmentally Critical) zoning district for:
<input checked="" type="checkbox"/> Use of premises in the <u>DOWNTOWN</u> zoning district for:
CONVERT SEASONAL PARKING TO YEAR ROUND PARKING.

- NOTES:**
1. THIS SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 2. **SPACING SHALL BE DETERMINED BY LOCAL AND STATE STANDARDS.**
 3. BEARINGS ARE BASED ON PLAT OR DEED.
 4. ELEVATIONS AS SHOWN ARE BASED ON N.A.S.D. 1988 DATUM UNLESS OTHERWISE STATED.
 5. ENCROACHMENTS ARE BASED ON PLAT OR DEED.
 6. THERE MAY BE OTHER ENCROACHMENTS NOT SHOWN HEREON.
 7. NO DETERMINATION OF HAZARDOUS WASTE MATERIALS HAS BEEN MADE BY THIS FIRM.
 8. LOCATION OF UNDERGROUND UTILITIES OR SERVICES ARE NOT SHOWN.
 9. SOME UTILITIES LOCATED ONLY UP TO THE COST OF SURVEY. THIS SURVEY IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED.
 10. SURVEY WAS BASED ON INFORMATION PROVIDED BY THE CLIENT.
 11. SURVEY WAS BASED ON INFORMATION PROVIDED BY THE CLIENT.
 12. ADDITIONS OR OMISSIONS TO SKETCH MAPS OR REPORTS BY OTHER THAN THE SURVEY PARTY OR PARTIES IS PARTY OF PARTIES.
 13. THE FINAL FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON THE MOST RECENT FEDERAL GOVERNMENT FLOOD INFORMATION AND MUST BE REVIEWED BY ANOTHER SOURCE.

LEGEND:

(A)	ARC LENGTH
(B)	BENCH MARK
(C)	CABLE TV
(D)	CALCULATED
(E)	CATCH BASIN
(F)	CHANGING BEARING
(G)	CORNER
(H)	CORNER DISTANCE
(I)	CORNER MONUMENT
(J)	DEEDS OF BOUNDARY
(K)	DRAINAGE EASEMENT
(L)	ELEVATION
(M)	EDGE OF PAVEMENT
(N)	EXISTING
(O)	FEED HORNYANT
(P)	FIRE HYDRANT
(Q)	FOOTING
(R)	FOOTING
(S)	FOOTING
(T)	FOOTING
(U)	FOOTING
(V)	FOOTING
(W)	FOOTING
(X)	FOOTING
(Y)	FOOTING
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Town of Fort Myers Beach, Florida
 DEPARTMENT OF PUBLIC WORKS
 2523 ESTERO BOULEVARD, FORT MYERS BEACH, FLORIDA 33931
 (239) 765-0202

Proposed Year Round Parking Lot

Date:	4/17/2015	Drawn By:	PW GIS	Sheet:	1	Scale:	1" = 100'
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- Proposed Parking Area
- Parcel Boundaries

