Town of Fort Myers Beach

COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

TYPE OF CASE: **Variance**

CASE NUMBER: **VAR16-0010**

CASE NAME: **290 Donora Blvd.**

LPA HEARING DATE: **November 8, 2016**

LPA HEARING TIME: **9:00 AM**

I. APPLICATION SUMMARY

Applicant: Pete Oiderma

Request: The applicant is seeking two variances (VAR) to allow construction of a 10' x 23' Florida room addition to the existing single-family residence. The first is from LDC Sec. 34-634 Intensity and building coverage to allow a building coverage of 42.12% where a maximum of 40% is permitted. The second is from LDC Sec. 34-638 Minimum setbacks to allow a waterbody setback of 23 ft. where a minimum of 25 ft. is required.

Subject property: Lot 3, Block B, Zimmer's Addition to Shell Mound Park Subdivision, Plat Book 11, Page 54

Physical Address: 290 Donora Blvd.

STRAP #: 29-46-24-W1-0120B.0030

FLU: Low Density

Zoning: RESIDENTIAL SINGLE-FAMILY

Current use(s): Single Family Residential

Adjacent zoning and land uses:

North:	RESIDENTIAL SINGLE-FAMILY (RS) 305 Donora Blvd., a single–family residence 309 Donora Blvd., a single–family residence 311 Donora Blvd., a single–family residence
South:	CANAL
East:	RESIDENTIAL SINGLE-FAMILY (RS) 300 Donora Blvd., a single-family residence
West:	RESIDENTIAL SINGLE-FAMILY (RS) 280 Donora Blvd., a single-family residence

II. BACKGROUND AND ANALYSIS

Background:
Pete Oiderma requests two variances to allow the construction of a 10' x 23' Florida room addition to the rear of the existing single-family residence that is located on a canal.

The applicant's narrative statements provide the following explanations of the need for the variances:

> *This variance would allow the 40% limit to exceed 2% in order to construct the Florida Room addition of 230 square feet, and would also allow the exterior walls and roof line to stay with the conforming lines of the building.*
>
> *Proposed addition of Florida Room to East side of structure. South wall of building is 2 plus or minus feet beyond the setback perimeter. I would like the south end of the Florida Room wall to be on the same plane as the wall of the building.*

The subject property is part of the Zimmer's Addition to the Shell Mound Park Subdivision platted in 1958. Lee County Property Appraiser records show the subject property was developed with a single-family home in 1967. Town permit records show an addition to the home and a detached garage were completed in 2015; permits BLD13-0250, and BLD13-0263 respectively.

The subject property is zoned RS. The dimensional regulations of the RS district limit building coverage, defined as the horizontal area of all principal and accessory buildings on a site divided by the site's lot area, to forty percent. The subject property has an area of 5,793 square feet; forty percent of this is 2,317.2 square feet.

Although the subject property meets the lot width and depth requirements of the RS zoning district, it is non-conforming to the 7,500 sq. ft. minimum lot size required.

The plat for Zimmer's Addition to the Shell Mound Park Subdivision shows the typical lot sizes on Donora Boulevard are 6,600 sq. ft. on the north side of the street and 7500 sq. ft. on the south side (Exhibit A). The subject property is located on the south side of the street. Additionally, the subject property is one of six lots on Donora Blvd. that are located at a bend in the roadway, creating a-typical lot dimensions. As shown in the table below, the subject property is the smallest of the a-typical lots.

Block & Lot	**Size per Lee Co. Web GIS**
Block A, Lot 16	8,799 sq. ft.
Block A, Lot 15	9,365 sq. ft.
Block A, Lot 14	7,231 sq. ft.
Block B, Lot 1	6,011 sq. ft.
Block B, Lot 2	6,011 sq. ft.
Block B, Lot 3 (subject property)	*5,793 sq. ft.*

The plans submitted by the applicant for the 2015 home addition and detached garage construction (see Exhibit B); show a total post-construction square footage of 1,560 sq. feet of living area and 650 sq. feet of garage. Based on these figures, the current building coverage on the subject property is 38.15 percent.

The applicant wishes to construct a 10' x 23' Florida Room addition to the southwest side of the home on the subject property (see Exhibit C). This addition will bring the total building coverage on the subject property to 42.12 percent. The proposed location for the addition is on top of an existing concrete patio (Exhibit D), so the addition will not result in an increase of impervious surface on the subject property.

From the applicant's narrative statement:

> *During construction of the detached garage, we were required to submit a drainage plan to Public Works before a certificate of completion could be issued, which was approved by the Public Works Dept. and implemented. A drainage ditch (French drain and drain pipe) runs the length of the property north to south toward the canal.*

The applicant also requests a variance from the 25 foot waterbody setback required in the RS zoning district, to allow the Florida Room addition to follow the plane of the existing home that is located 23 feet from the adjacent canal. The home is already non-conforming to setback requirements; the proposed addition will not increase the non-conformity. LDC Sec. 34-268(a)(1) permits the variance of waterbody setbacks to permit additions to existing structures that are nonconforming with regard to a specific setback, so long as the remodeling or

addition will not result in: an increase in the height of the structure; or a further diminution of the setback. The proposed addition will match the height of the existing home.

From the applicant's narrative statement:

> *The south facing exterior wall of the existing structure exceeds the setback perimeter of the property. We wish to seek relief from the limitations of the setback perimeter, approximately 2 (plus or minus) feet, in order to have the exterior wall of the proposed addition in the same plane as the existing structure.*

Analysis:

The subject property and the existing single-family home on the property are non-conforming; these non-conformities are not the result of actions taken by the applicant. The subject property is smaller than the typical lots in the surrounding neighborhood and smaller than the five other a-typical lots in its proximity.

The proposed increase in building coverage to 42.12 percent exceeds the forty percent allowed in the RS zoning district. The overage is due to the small, non-conforming lot size. If the subject property were platted under current standards for the RS zoning district the proposed building coverage would be 32.53 percent, and the applicant would not require the requested lot coverage variance.

To remain within the permissible 40 percent building coverage, the proposed Florida room could not exceed 107.2 sq. ft.; a very small room. For comparison, in new homes under 2,000 sq. ft. the typical bathroom size is 93 sq. ft. A search of the Town's permit records produced two previous permits for sunroom additions; BLD10-0128, a 320 sq. ft. sunroom addition at 4850 Coquina Rd., and BLD14-0057, a 272 sq. ft. sunroom addition at 5471 Oak Ridge Ave.

The square footage of homes along this section of Donora Blvd. ranges from 1,164 to 5,154 sq. ft. The existing home on the subject property is 1,560 sq. ft., placing it in the lower third for home size. The proposed 230 sq. ft. addition would shift home to the middle third, and at 1,790 sq. ft. the home would be 3,364 sq. ft. smaller than the largest home on the street.

The proposed addition will not increase the impervious surface on the property because it will be placed on an existing concrete patio.

The proposed addition will follow the waterbody setback of the existing residence and will not increase the non-conformity of the residence.

Project Comprehensive Plan Consistency:

The subject site is classified by the Town's comprehensive plan as "Low Density," the category descriptor policy is reproduced below:

Policy 4-B-3 "Low Density:" *designed for existing subdivision with an established low-density character (primarily single-family homes). For new development, the maximum density is 4 dwelling units per acre, and commercial activities are limited to home occupation as described in the Land Development Code (limited to incidental uses by the dwelling unit's occupant that do not attract customers or generate additional traffic).*

The requested variances will allow construction of an addition to an existing single-family home; a typical action in residential neighborhood that does not alter density or the residential nature of the area. The proposed location of the addition is on top of an existing impervious surface, so the increased building coverage will not impact drainage on the property and is thereby consistent with policy 4-A-5 and the policies of the stormwater management element of the Comprehensive Plan. Staff finds that the request is consistent with the Town's comprehensive plan.

<u>Findings and Conclusions:</u>
In evaluating the request against the required findings and conclusions for the approval of a variance contained in LDC Sec. 34-87 staff makes the following findings:

a. *That there **are**/are not exceptional or extraordinary conditions or circumstances that are inherent to the property in question, or that the request is/is not for a de minimis variance under circumstances or conditions where rigid compliance is not essential to protect public policy.*

   The applicant provided the following explanation:

   > *We would consider this a request for a de minimis variance, since it is to relieve us from the 2% overage of the allowed building coverage of 40%.*

   Staff finds that subject property is unique in its small size compared to the lots in the surrounding area. Due to the exceptional conditions inherent to the property, staff finds that rigid compliance with the lot coverage regulation is not essential to protect public policy.

b. *That the conditions justifying the variance are/**are not** the result of actions of the applicant taken after the adoption of the regulation in question.*

   Staff finds that the actions of the owner did not create the lot's unusually small size for the neighborhood or the non-conforming setback of the existing home on the property.

c. *That the variance granted **is/**is not the minimum variance that will relieve that applicant of an unreasonable burden caused by the application of the regulations in question to his property.*

Staff finds the requested 2.12 percent variance to the building coverage regulation is minimal and would alleviate the owner of the burden of a smaller than typical lot compared to others in the neighborhood.

Staff finds that the requested two foot waterbody setback variance is reasonable in that it will allow the proposed addition to remain on the same plane as the existing home and will not further reduce the 23 foot waterbody setback of the existing home.

d. *That the granting of the variance will/**will not** be injurious to the neighborhood or otherwise detrimental to the public welfare; and*

The applicant provided the following explanation:

> *The granting of this variance would not affect any of the surrounding properties, be injurious to the neighborhood or be otherwise detrimental to the public welfare.*

Staff finds the requested 2.12 percent variance to the building coverage regulation will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The proposed location for the addition is on top of an existing impervious surface therefore, increased runoff will not be an issue.

Staff finds the requested two foot waterbody setback variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The proposed 23 ft. waterbody setback for the addition is in line with the setback of the existing home.

e. *That the conditions or circumstances on the specific piece of property for which the variance is sought are/**are not** of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.*

Staff finds the conditions and circumstance of the subject property are unique and do not warrant a change in regulations. As identified in finding "a" above, the subject property is proportionally smaller than those of the surrounding neighborhood.

A review of Town variance records produced only two other variances to the building coverage regulations: VAR2001-00023 for 441 Harbor Ct., and VAR2001-00032 for 582 Estero Blvd. Due to the infrequency of the situation it is not reasonable and practical to amend the lot coverage regulation.

III. RECOMMENDATION

The non-conforming size of the subject property, and the non-conforming waterbody setback of the existing home on the subject property, presents a

hardship for the applicant wishing to construct additional living space. The variances will not be injurious to other property owners or the public in general.

Therefore, staff recommends **APPROVAL** of the requested variances from LDC Sec. 34-634 and Sec. 34-638 to allow construction of a 10 x 23 foot Florida Room addition to the existing home, subject to the following conditions:

1. The variance is limited to the subject property as a lot of record consistent with the legal description described herein.

2. The variance applies to the waterbody setback shown on Exhibit C only. No other portion of the building may extend into a required setback.

3. This variance applies to the construction of an addition to the existing single-family dwelling as shown on Exhibit C only. Redevelopment of the subject property for any other purpose must comply with all applicable regulations or seek a new variance.

IV. CONCLUSION

The owner is requesting two variances; building coverage and waterbody setback, to allow the construction of a 10' x 23' Florida room addition to their existing home. Due to the non-conforming size of the subject property and non-conforming waterbody setback of the existing home, the strict application of the applicable land development regulations present a hardship. Staff feels that approval of this variance will not be injurious or detrimental to the public or surrounding property owners.

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, eleven (11) 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: VAR16-0010 DATE: 9/21/16

Site Address: 290 DONORA BLVD. FORT MYERS BEACH, FL 33931

STRAP Number: 29-46-24-W1-0120B.0030

Applicant: PETE AND DONNA OIDERMA Phone: 239-463-6240

Contact Name: PETE OIDERMA Phone: 239-463-6240

Email: PETEANDDONNA0@MSN.COM Fax: _____

Current Zoning District: BS

Future Land Use Map (FLUM) Category: Low Density

FLUM Density Range: 4 du/acre Platted Overlay: ☐ YES ☒ NO

ACTION REQUESTED	SUPPLEMENTAL FORM REQUIRED
☐ Special Exception	PH-A
☑ Variance	PH-B
☐ Conventional Rezoning	PH-C
☐ Planned Development ☐ Commercial ☐ Residential	PH-D
☐ Master Concept Plan Extension	PH-E
☐ Appeal of Administrative Action	PH-F
☐ Vacation of Platted Right-of-way and Easement	PH-G
☐ Other – cite LDC Section: _____	attach on separate sheet

PART I – General Information

A. Applicant*: PETE AND DONNA OIDERMA Phone: 239-463-6240

**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: 300 DONORA BLVD FMB, FL 33931

Email: PETEANDDONNAO@MSN.COM Fax: _____

Contact Name: PETE OIDERMA Phone: 239-463-6240

B. Relationship of Applicant to subject property:

- [x] Owner*
- [ ] Land Trust*
- [ ] Partnership*
- [ ] Corporation*
- [ ] Association*
- [ ] Condominium*
- [ ] Subdivision*
- [ ] Timeshare Condo*
- [ ] Contract Purchaser*
- [ ] Authorized Representative*
- [ ] 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 36 - 634 and 34-638
- ☐ 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: PETE AND DONNA OIDERMA Phone: 239-463-6240

Mailing Address: 300 DONORA BLVD. FMB, FL. 33931

Email: PETEANDDONNAO@MSN.COM Fax: _____

☐ 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: 29-46-24-W1-0120B.0030

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
PETE AND DONNA OIDERMA	100%
300 DONORA BLVD. FMB, FL 33931	

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

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.

Tut Pete Oiderma
Signature

Tut Pete Oiderma
Printed Name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 9-21-16 (date) by Tut Pete Oiderma (name of person providing oath or affirmation), who is personally known to me or who has produced Florida Drivers License (type of identification) as identification.

PATRICIA E PREVOST
Notary Public - State of Florida
Commission # FF 205718
My Comm. Expires Mar 3, 2019
Bonded through National Notary Assn.
(SEAL)

Patricia E Prevost
Signature

Patricia E Prevost
Printed Name

PART V – Property Information

A. Legal Description:

STRAP: 29-46-24-W1-0120B.0030

Property Address: 290 DONORA BLVD. FMB, 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: ZIMMERS ADD SHELL MOUND PK BLK

Book: PB 11 Page: 54 Unit: _____ Block: B Lot(s): 3

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.

C. Property Dimensions:

Width (please provide an average width if irregular in shape) 64 feet

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

Frontage on street: 75 feet. Frontage on waterbody: 53 feet

Total land area: 5793 ☐ acres ☒ square feet

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

1 1/2 MILES SOUTH OF SKY BRIDGE
LEFT ON DONORA

☒ 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.

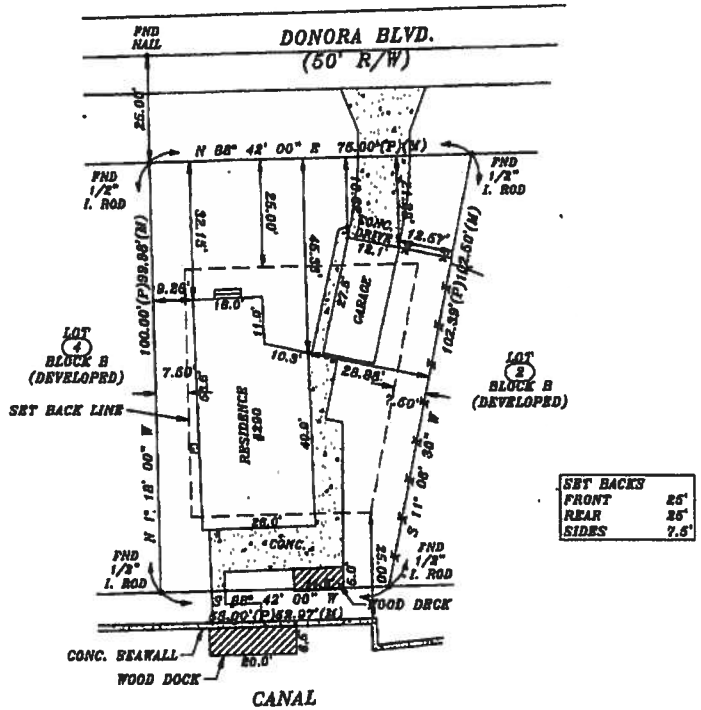
NOTES:

1. THIS SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
2. DESCRIPTION AS FURNISHED BY CLIENT. NO SEARCH OF THE PUBLIC RECORDS WAS CONDUCTED BY THIS FIRM.
3. BEARINGS ARE BASED ON PLAT OR DEED.
4. ELEVATIONS AS SHOWN ARE BASED ON N.A.V.D. 1988 DATUM UNLESS OTHERWISE STATED.
5. ENCROACHMENTS ARE BASED ON PLAT OR DEED.
6. THERE MAY BE OTHER EASEMENTS NOT SHOWN HEREON RECORDED IN THE PUBLIC RECORDS OF THE GOVERNING COUNTY.
7. NO DETERMINATION OF HAZARDOUS WASTE MATERIALS HAS BEEN MADE BY THIS FIRM.
8. LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN UNLESS OTHERWISE NOTED.
9. SURVEYOR LIMITS LIABILITY ONLY UP TO THE COST OF SURVEY.
10. THIS SURVEY IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED.
11. SURVEY WAS BASED ON INFORMATION PROVIDED BY CLIENT AND EXISTING MONUMENTATION.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THE FEMA FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED BY ANOTHER SOURCE.

LEGEND:

(A)	- ARC LENGTH
A.C.	- AIR CONDITIONER
©	- CABLE TV
(C)	- CALCULATED
C.B.	- CATCH BASIN
CB	- CHORD BEARING
CH	- CHORD DISTANCE
C.M.	- CONC. MONUMENT
(D)	- DEED
B.O.B.	- BASIS OF BEARINGS
D.E.	- DRAINAGE EASEMENT
EL.	- ELEVATION
E.O.P.	- EDGE OF PAVEMENT
F.H.	- FIRE HYDRANT
FND.	- FOUND
GV	- GATE VALVE
I.R.	- IRON ROD
G.W.	- GUY WIRE
(M)	- MEASURED
N&T	- NAIL & TAB
N.A.V.D.	- NORTH AMERICAN VERTICAL DATUM (1988)
N.T.S.	- NOT TO SCALE
(NR)	- NOT RADIAL
O.R.	- OFFICIAL RECORD
(P)	- PLAT
P.B.	- PLAT BOOK
P.C.	- POINT OF CURVATURE
P.C.C.	- POINT OF COMPOUND CURVATURE
P.C.P.	- PERMANENT CONTROL POINT
P.I.	- POINT OF INTERSECT
PG.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.P.	- POWER POLE
P.R.C.	- POINT OF REVERSE CURVATURE
P.R.M.	- PERMANENT REFERENCE MONUMENT
P.T.	- POINT OF TANGENCY
P.U.E.	- PUBLIC UTILITY EASEMENT
R	- RADIUS
(R)	- RADIAL
RNG.	- RANGE
R/W	- RIGHT OF WAY
SEC.	- SECTION MS. FL.
SET I.R.	- SET 1/2" IRON ROD LB1478 LB2239
S.W.	- SIDEWALK
ⓣ	- TELEPHONE BOX
TWP.	- TOWNSHIP
U.P.	- UTILITY PEDESTAL
Ⓦ	- WATER METER
Δ	- DELTA ANGLE
	- FIRE HYDRANT
	- TEMPORARY BENCHMARK
	- CENTERLINE
	- WIRE FENCE
	- WOOD FENCE
	- OVERHEAD WIRES
	- CONCRETE PAD
5.6	- EXISTING ELEVATION
(X)	- LOT NUMBER

COMMUNITY / MAP NUMBER: 120673 / 12071C0556F | DATE OF MAP: 06-29-06 | FLOOD ZONE: AE | ELEVATION: 11' (NAVD 88)



LEGAL DESCRIPTION:

290 DONORA BOULEVARD, FORT MYERS BEACH, FLORIDA 33931

LOT 3, BLOCK B, ZIMMER'S ADDITION TO SHELL MOUND PARK, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 11, PAGE 54, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CERTIFIED TO:

T. PETE & DONNA W. OIDERMA

APPROVED

R.L. SCHUMANN, RLS
REGISTERED LAND SURVEYOR NO. 2239
STATE OF FLORIDA
VALID ONLY WITH EMBOSSED SEAL

LIS Land Surveying, LLC
d.b.a. S & H Land Survey Co.
21450 Pine Ranch Blvd. Alva, FL 33920 239-481-2366 239-481-2437 (Fax) LB1478
2573 West State Road 436, Suite 2064 Orlando, FL 32805 321-344-0402 321-344-0419 (Fax) LB1478

BOUNDARY & LOCATION SURVEY

FIELD SURVEY	4-22-13
CREW CHIEF	C. CORDISCO
DRAWN BY	J. KNORR
SCALE	1" = 30'
LIS JOB NO	20348
SHEET: 1 OF 1	DATE: 04-26-13

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

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

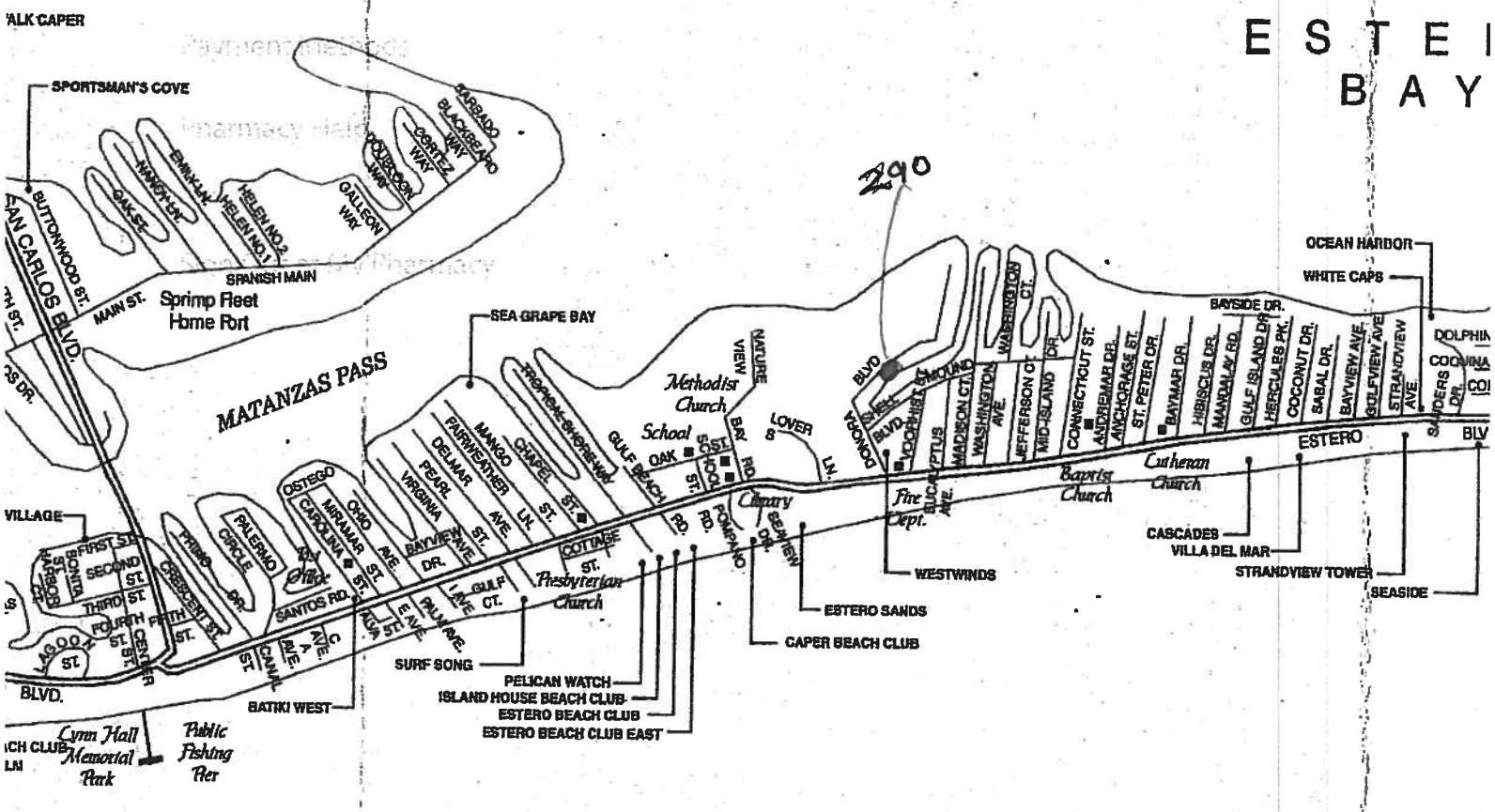
G. Future Land Use Category (see Future Land Use Map):

- [ ] Low Density
- [ ] Mixed Residential
- [ ] Boulevard
- [ ] Pedestrian Commercial
- [ ] Marina
- [ ] Recreation
- [ ] Wetlands
- [ ] Platted Overlay

H. Zoning (see official Zoning Map):

- [x] RS (Residential Single-family)
- [ ] RC (Residential Conservation)
- [ ] RM (Residential Multifamily)
- [ ] RPD (Residential Planned Development)
- [ ] CM (Commercial Marine)
- [ ] CO (Commercial Office)
- [ ] CB (Commercial Boulevard)
- [ ] CR (Commercial Resort)
- [ ] CPD (Commercial Planned Development)
- [ ] CF (Community Facilities)
- [ ] IN (Institutional)
- [ ] BB (Bay Beach)
- [ ] EC (Environmentally Critical)
- [ ] DOWNTOWN
- [ ] SANTOS
- [ ] VILLAGE
- [ ] SANTINI

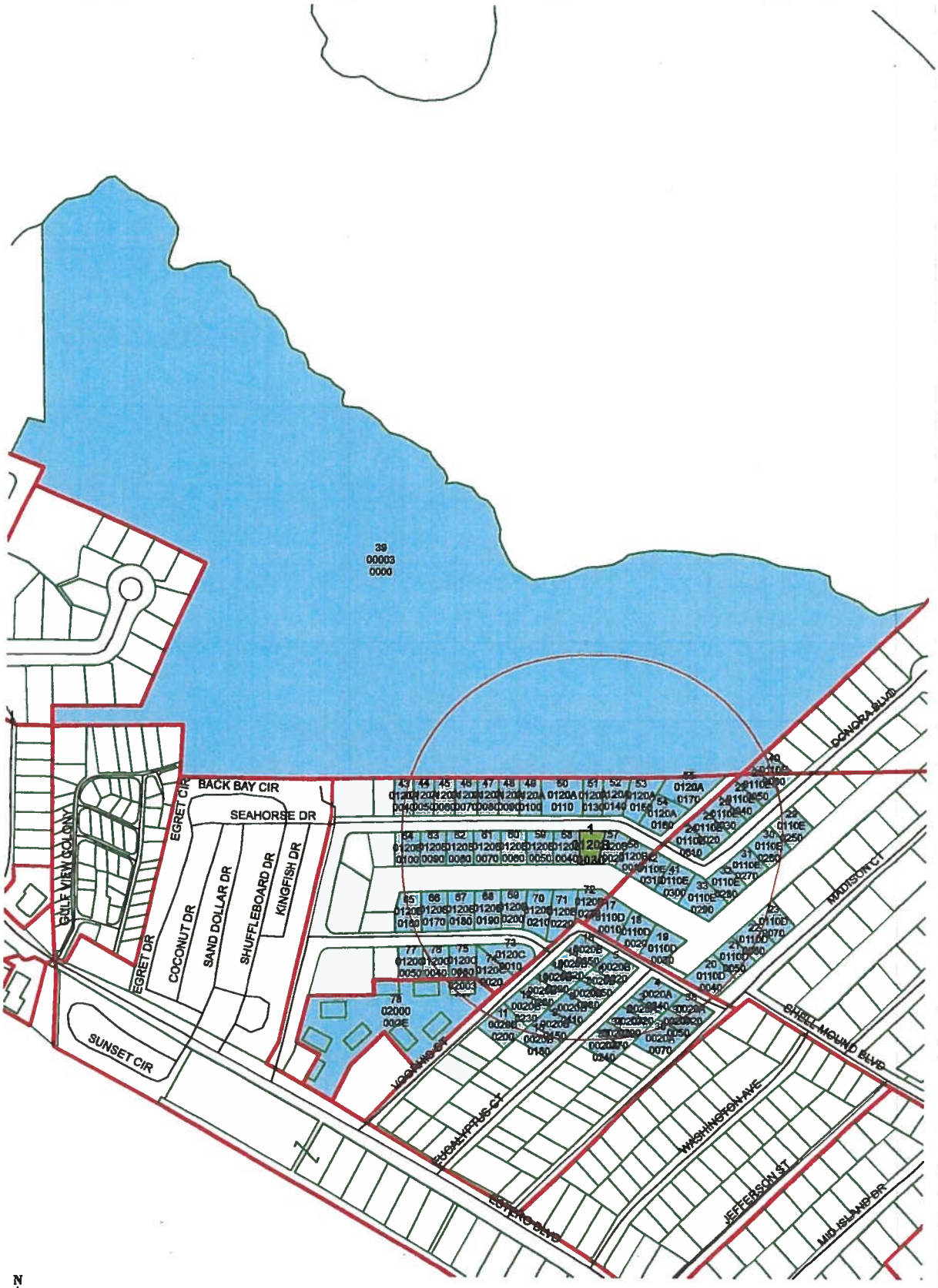
COQUINA RD. E-2
CORAL RD. E-2
CORTEZ WAY .....C-2 & B-2
COTTAGE ST. C-3
COURT ST. F-2
CRESCENT ST. B-3
ESTERO BLVD. .....A-3 TO H-3
ESTRELITA DR. H-3
EUCALYPTUS AVE. .....D-2 & 3
FAIRVIEW BLVD.....G-2
FAIRWEATHER LN. .....C-2 & C-3
FALKIRK ST. F-2
HELEN NO. 2.....
HERCULES PK.....
HIBISCUS DR. .....
I AVE. .....
IBIS ST. .....F-2 &
INDIAN BAYOU.....



VARIANCE REPORT

9/19/2016

Subject Parcels: 1 Affected Parcels: 81 Buffer Distance: 500 ft



N W E S

29-46-24-W1-0120B.0030

480 360 240 120 0 480 Feet

THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: 9/19/2016 11:04:56 AM
Buffer Distance: 500 ft
Parcels Affected: 81
Subject Parcels: 29-46-24-W1-0120B.0030

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
JOHNSON FRANCES R 180 EUCALYPTUS CT UNIT 82 FORT MYERS BEACH, FL 33931	29-46-24-W1-0020A.0290 180/182 EUCALYPTUS CT FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK A PB 4 PG 34 LOTS 29 + 30 + 31	2
CHIDLEY MARK A + JANE H 200 EUCALYPTUS CT FORT MYERS BEACH, FL 33931	29-46-24-W1-0020A.0320 200 EUCALYPTUS CT FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK A PB 4 PG 34 LOTS 32 + 33	3
STUCK EDNA M TR 801 N OLD TRAIL SELINSGROVE, PA 17870	29-46-24-W1-0020A.0340 3240 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK A PB 4 PG 34 LOTS 34 THRU 37	4
BUSCHBACHER MARYALICE 3190 SHELL MOUND BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0020B.0020 3190 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK B PB 4 PG 34 STHLY 3 FT LOT 1 + LOTS 2 3 4 + PT 5 NELY 5	5
EGGLESTON NANCY K 9725 TOLEDO RD BLOOMINGTON, MN 55437	29-46-24-W1-0020B.0050 277 EUCALYPTUS CT FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK B PB 4 PG 34 PT LOT 5 + ALL LOTS 6 + 7	6
DONOGHUE CAROL + BRAIN 10011 FOXRUN RD SANTA ANA, CA 92705	29-46-24-W1-0020B.0080 141/151 EUCALYPTUS CT FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK B PB 4 PG 34 LOTS 8 THRU 10	7
MEEK JOHN PIERRE 137 EUCALYPTUS CT FORT MYERS BEACH, FL 33931	29-46-24-W1-0020B.0110 137/139 EUCALYPTUS CT FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK.B PB 4 PG 34 LOTS 11 12 +13 +NELY 7.5	8
REDENIUS JOSHUA R 135 EUCALYPTUS CT FORT MYERS BEACH, FL 33931	29-46-24-W1-0020B.0150 135 EUCALYPTUS CT FORT MYERS BEACH FL 33931	EVCALYTOS PARK BLK B PB 4 PG 34 LOTS 15 16+ PT LOTS 14 17	9
MCCULLOUGH J MORLEY & 661 TURTLE BAY BLVD ENNISMORE, ON K0L 1T0 CANADA	29-46-24-W1-0020B.0180 129 EUCALYPTUS CT FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK B PB 4 PG 34 LOTS 18 19+ PT LOT 17+VAC	10
OLEARY LORI ANNE 14109 N 83RD AVE UT 177 PEORIA, AZ 85381	29-46-24-W1-0020B.0200 114 VOORHIS ST FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK B PB 4/34 LT 20 + PT LTS 21 +22 BLK C PT LTS 33+ 34+VAC ST	11
MELLISAS VILLA LLC 5220 AVENIDA PESCADORA FORT MYERS BEACH, FL 33931	29-46-24-W1-0020B.0230 118 VOORHIS ST FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK B PB 4 PG 34 LOTS 23 THRU 25 + BEGIN NW	12
BELGER RANDALL J + BEVERLY M 7913 BUCCANEER DR FORT MYERS BEACH, FL 33931	29-46-24-W1-0020B.0260 120 VOORHIS ST FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK B PB 4 PG 34 LOTS 26 27 + 28-INT IN W-	13
KAUTH DIANA TR 522 SE 20TH ST CAPE CORAL, FL 33990	29-46-24-W1-0020B.0290 122/124 VOORHIS ST FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK B PB 4 PG 34 LOTS 29 30 + 31	14
LONG STEVE A + ANN M 130 VOORHIS ST FORT MYERS BEACH, FL 33931	29-46-24-W1-0020B.0320 130 VOORHIS ST FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK B PB 4 PG 34 LOTS 32 33 34-INT IN W 10	15
SELLEY JEREMY + VICTORIA 204 GLENN ABBY DR MOREHEAD CITY, NC 28557	29-46-24-W1-0020B.0350 3188 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK.B PB 4 PG 34 LOTS 35 36 + 37-INT IN W-	16

All data is current at time of printing and subject to change without notice.
THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
UNDERHILL ZOE ANN 3121 SHELL MOUND BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0110D.0010 3121 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK.D PB 11 PG 4 LOT 1	17
HELLMAN KELLY 85% + 1590 W 37TH AVE DENVER, CO 80211	29-46-24-W1-0110D.0020 3191 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK D PB 11 PG 4 LOT 2	18
HALL WAYNE E + MARILYN L PO BOX 252 PARRY SOUND, ON P2A 2X4 CANADA	29-46-24-W1-0110D.0030 3251 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK D PB 11 PG 4 LOT 3	19
ESQUIVEL ADELA 3291 SHELL MOUND BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0110D.0040 3291 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK D PB 11 PG 4 LOT 4	20
SANDY GETAWAY GROUP LLC 27892 GREENWOOD DR ADEL, IA 50003	29-46-24-W1-0110D.0050 309 MADISON CT FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK.D PB 11 PG 4 LOT 5	21
SANDY GETAWAY GROUP LLC 27892 GREENWOOD DR ADEL, IA 50003	29-46-24-W1-0110D.0060 319 MADISON CT FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK D PB 11 PG 4 LOT 6	22
YANKE RONALD 328 BUCKLIN ST LA SALLE, IL 61301	29-46-24-W1-0110D.0070 329 MADISON CT FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK.D PB 11 PG 4 LOT 7	23
LONG STEPHEN A + ANN M 110 ARROWHEAD CT CARLISLE, KY 40311	29-46-24-W1-0110E.0010 345 DONORA BLVD FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK.E PB 11 PG 4 LOT 1	24
DEPAOLO FRANK W + 19011 SAN CARLOS BLVD UNIT 1 FORT MYERS BEACH, FL 33931	29-46-24-W1-0110E.0020 355 DONORA BLVD FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK.E PB 11 PG 4 LOT 2	25
PARSONS SHAWN I + 501 NORTHLANDS LN EVANS, GA 30809	29-46-24-W1-0110E.0030 365 DONORA BLVD FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK.E PB 11 PG 4 LOT 3	26
DONOVAN RAYMOND L 369 DONORA BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0110E.0040 367/369 DONORA BLVD FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK E PB 11 PG 4 LOT 4	27
ERICKSON WAYNE + ERLLENE 33899 STATE HIGHWAY 220 SW CLIMAX, MN 56523	29-46-24-W1-0110E.0050 371 DONORA BLVD FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK E PB 11 PG 4 LOT 5	28
SHACKELL IAN + SUSAN 5588 CARRISON DR OTTAWA, ON K4M 1K7 CANADA	29-46-24-W1-0110E.0250 380 DONORA BLVD FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK.E PB 11 PG 4 LOT 25	29
GROSSMAN PAUL A + SUE 360 DONORA BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0110E.0260 360 DONORA BLVD FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK E PB 11 PG 4 LOT 26	30
MCKNIGHT ALEXANDER + JOYCE 350 DONORA BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0110E.0270 350 DONORA BLVD FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK.E PB 11 PG 4 LOT 27	31
RODRIGS RICK + JOYCE E 1000 NINA ST BOWIE, TX 76230	29-46-24-W1-0110E.0280 340 DONORA BLVD FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK E PB 11 PG 4 LOT 28	32
MALE CHARLES B + SOPHIA H 338 DONORA BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0110E.0290 338 DONORA BLVD FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK E PB 11 PG 4 LOT 29	33
THEISEN M SUSAN 150 EUCALYPTUS CT FORT MYERS BEACH, FL 33931	29-46-24-W1-0020A.0270 150 EUCALYPTUS CT FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK A PB 4 PG 34 LOTS 27 + 28	34
GOMEZ JUAN 2301 SW 16TH CT MIAMI, FL 33145	29-46-24-W1-0020A.0240 136/138 EUCALYPTUS CT FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK A PB 4 PG 34 LOTS 24 - 26 OR 234 PG 364	35
HILLIARD JAMES R + 193 MADISON CT FORT MYERS BEACH, FL 33931	29-46-24-W1-0020A.0070 193 MADISON CT FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK.A PB 4 PG 34 LOTS 7 THRU 11	36

All data is current at time of printing and subject to change without notice.
THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
CORONIS ANNA E 197 MADISON CT FORT MYERS BEACH, FL 33931	29-46-24-W1-0020A.0050 197 MADISON CT FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK A PB 4 PG 34 LOTS 5 + 6 OR 852 PG 197	37
OLSON ERIC J + 245 MADISON CT FORT MYERS BEACH, FL 33931	29-46-24-W1-0020A.0020 245 MADISON CT FORT MYERS BEACH FL 33931	EUCALYPTUS PARK BLK A PB 4 PG 34 LOTS 2 THRU 4 INT IN W 10	38
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	20-46-24-W4-00003.0000 198 BAY RD FORT MYERS BEACH FL 33931	GOVT LOT 1 LYING NORTH + W OF NE PROLONGATION OF LINE BET.LOT 47 + 48 CASES + PAR DESC IN OR1134/2061	39
GILBERTI BEVERLY 385 DONORA BLVD FORT MYERS BEACH, FL 33931	20-46-24-W1-0110E.0060 385 DONORA BLVD FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK.E PB 11 PG 4 LOT 6	40
NOBLE JONATHAN 35 AVE ADRIEN MOISANT CHATOU 78400, FRANCE	29-46-24-W1-0110E.0300 334 DONORA BLVD FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK E PB 11 PG 4 LOT 30	41
BRADLEY MICHELE 330 DONORA BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0110E.0310 330 DONORA BLVD FORT MYERS BEACH FL 33931	SHELL MOUND PARK BLK E PB 11 PG 4 LOT 31	42
GORHAM NATHANIEL PATRICK 261 DONORA BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0120A.0040 261 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK A PB 11 PG 54 LOT 4	43
ROSS KELLY M L/E 271 DONORA BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0120A.0050 271 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK A PB 11 PG 54 LOT 5	44
BARRETT ADRIAN R + ALICE 5 BAYSHORE DR LACON, IL 61540	29-46-24-W1-0120A.0060 281 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK A PB 11 PG 54 LOT 6	45
DUNGAN ANN M 297 DONORA BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0120A.0070 297 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK A PB 11 PG 54 LOT 7	46
SCHOTT DEAN E + SUZANNE 299 DONORA BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0120A.0080 299 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK A PB 11 PG 54 LOT 8	47
OCONNOR CLAUDIA 1037 BRENTWOOD PT BRENTWOOD, TN 37027	29-46-24-W1-0120A.0090 301 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK A PB 11 PG 54 LOT 9	48
DEVOS KENNETH R 303 DONORA BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0120A.0100 303 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD.SHELL MOUND PK BLK.A PB 11 PG 54 LOT 10	49
SNOW JEFFREY LEE + MERRIE JO R PO BOX 6366 FORT MYERS BEACH, FL 33932	29-46-24-W1-0120A.0110 305 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK A PB 11 PG 54 LOTS 11 + 12	50
PETERSON DONALD J + GAIL A PO BOX 2534 FORT MYERS BEACH, FL 33932	29-46-24-W1-0120A.0130 309 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK A PB 11 PG 54 LOT 13	51
UNKNOWN HEIRS OF 311 DONORA BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0120A.0140 311 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK A PB 11 PG 54 LOT 14	52
YELLE ANDREW F + TINA M 315 DONORA BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0120A.0150 315 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK.A PB 11 PG 54 LOT 15 + WLY 89.35 FT.OF	53
PHELPS TAMMY + NATHAN 1720 FRIDAY LN MANSFIELD, OH 44906	29-46-24-W1-0120A.0160 331 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK A PB 11 PG 54 LOT 16	54
PANARELLI CARLO 31 CHARLTON RD DUDLEY, MA 01571	29-46-24-W1-0120A.0170 333 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK A PB 11 PG 54 LOT 17 LESS WLY 89.35 FT.	55
PHILLIPS TIMOTHY E + CINDY K 2334 ROLLINGWOOD DR MEDINA, OH 44256	29-46-24-W1-0120B.0010 310 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK B PB 11 PG 54 LOT 1	56

All data is current at time of printing and subject to change without notice.
THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
OIDERMA T PETE + DONNA W L/E 300 DONORA BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0120B.0020 300 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK B PB 11 PG 54 LOT 2	57
BOBACK DENNIS C + SUSAN A 280 DONORA BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0120B.0040 280 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK B PB 11 PG 54 LOT 4	58
NASH ERNEST E + EVELYN M 270 KINGS RD MADISON, NJ 07940	29-46-24-W1-0120B.0050 270 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK B PB 11 PG 54 LOT 5	59
SEBASTIAN RICHARD D JR 260 DONORA BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0120B.0060 260 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK B PB 11 PG 54 LOT 6	60
CLARK PAUL G 828 NORTH SHORE DR GLEN BURNIE, MD 21060	29-46-24-W1-0120B.0070 250 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK B PB 11 PG 54 LOT 7	61
YANKE RONALD 328 BUCKLIN ST LA SALLE, IL 61301	29-46-24-W1-0120B.0080 240 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK B PB 11 PG 54 LOT 8	62
HAYES ROBERT S + EDITH TR PO BOX 767 MARSTONS MILLS, MA 02648	29-46-24-W1-0120B.0090 230 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK B PB 11 PG 54 LOT 9	63
COOKE FRANCES J 226 DONORA BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0120B.0100 226 DONORA BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK B PB 11 PG 54 LOT 10	64
ARASIMOWICZ EDWARD A + DEBRA M 3041 SHELL MOUND BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0120B.0160 3041 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK B PB 11 PG 54 LOT 16	65
CULLINAN DANIEL E + KIM B TR 3051 SHELL MOUND BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0120B.0170 3051 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK.B PB 11 PG 54 LOT 17	66
BRYCE MARTIN C + MARY A PO BOX 397 NEWTOWN SQUARE, PA 19073	29-46-24-W1-0120B.0180 3061 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK B PB 11 PG 54 LOT 18	67
FINDERSON JAMES D + KATHLEEN G 3071 SHELL MOUND BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0120B.0190 3071 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK B PB 11 PG 54 LOT 19	68
PERRY ROBERT J 366 ANDREW CRES PO BOX 1105 BELLE RIVER, ON N0R 1A0 CANADA	29-46-24-W1-0120B.0200 3081 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK B PB 11 PG 54 LOT 20	69
BUCK HERBERT J + CONSTANCE 5405 JAEGER RD NAPLES, FL 34109	29-46-24-W1-0120B.0210 3091 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK B PB 11 PG 54 LOT 21	70
CASALE RALPH + MARIA 541 OTTO PL PARAMUS, NJ 07653	29-46-24-W1-0120B.0220 3101 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK B PB 11 PG 54 LOT 22	71
DINON MARIE S L/E 3111 SHELL MOUND BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0120B.0230 3111 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK B PB 11 PG 54 LOT 23	72
RATCLIFF ROBERT D + BARBARA C 121 VOORHIS ST FORT MYERS BEACH, FL 33931	29-46-24-W1-0120C.0010 121 VOORHIS ST FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK C PB 11 PG 54 LOT 1	73
STAROWICZ DANIEL 117 VOORHIS ST FORT MYERS BEACH, FL 33931	29-46-24-W1-0120C.0020 117/119 VOORHIS ST FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK C PB 11 PG 54 LOT 2	74
VANCE HERBER G + NORMA L TR ANGELA RUSSELL 5961 MINK ST MOUNT VERNON, OH 43050	29-46-24-W1-0120C.0030 3060 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK C PB 11 PG 54 LOT 3	75
RUSSELL EDGAR E + ANGELA TR 386 VALDEZ AVE GOLETA, CA 93117	29-46-24-W1-0120C.0040 3056/3058 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK C PB 11 PG 54 LOT 4	76

All data is current at time of printing and subject to change without notice.
THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
SELVIDIO KENNETH +DENISE 1/2 + 3041 SHELL MOUND BLVD FORT MYERS BEACH, FL 33931	29-46-24-W1-0120C.0050 3052/3054 SHELL MOUND BLVD FORT MYERS BEACH FL 33931	ZIMMERS ADD SHELL MOUND PK BLK C PB 11 PG 54 LOT 5	77
GULF WESTWIND CONDO 13611 MCGREGOR BLVD STE 6 FORT MYERS, FL 33919	29-46-24-W1-02000.00CE 3049 ESTERO BLVD FORT MYERS BEACH FL 33931	GULF WESTWIND CONDO COMMON AREA OR 1017 PG 345 THRU 393	78
JACKSON FRANK A + KATHLEEN E + 1031 NATIONAL RD WHEELING, WV 26003	29-46-24-W1-02003.00A0 3045 ESTERO BLVD #3 FORT MYERS BEACH FL 33931	GULF WEST WIND CONDO OR1007PG345/OR2441PG802 BLDG 3 UNIT A	79
GILLESPIE JAMES R 1060 SIR FRANCIS CT GALLATIN, TN 37066	29-46-24-W1-02003.00B0 3045 ESTERO BLVD #3B FORT MYERS BEACH FL 33931	GULF WEST WIND CONDO OR1017PG345/OR2441PG802 BLDG 3 UNIT B	79
JACKSON FRANK A + KATHLEEN E + 1031 NATIONAL RD WHEELING, WV 26003	29-46-24-W1-02003.00C0 3045 ESTERO BLVD #3C FORT MYERS BEACH FL 33931	GULF WEST WIND CONDO OR1017PG345/OR2441PG802 BLDG 3 UNIT C	79
ALBINO GLORIA M TR 3045 ESTERO BLVD APT 34 FORT MYERS BEACH, FL 33931	29-46-24-W1-02003.00D0 3045 ESTERO BLVD #3D FORT MYERS BEACH FL 33931	GULF WEST WIND CONDO OR1017PG345/OR2441PG802 BLDG 3 UNIT D	79

81 RECORDS PRINTED

All data is current at time of printing and subject to change without notice.
THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

PART VI

AFFIDAVIT
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, Tut Pete Oiderma 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.

Signature of owner or authorized agent

09-21-2016
Date

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 9.21-16 (date) by Tut Pete Oiderma (name of person providing oath or affirmation), who is personally known to me or who has produced Florida Drivers License (type of identification) as identification.

PATRICIA E PREVOST
Notary Public - State of Florida
Commission # FF 205718
My Comm. Expires Mar 3, 2019
Bonded through National Notary Assn.
(SEAL)

Signature

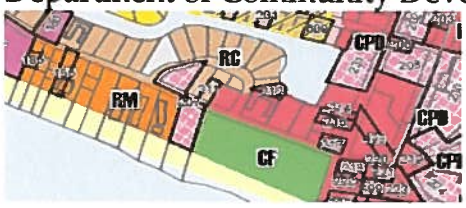
Patricia E Prevost
Printed Name

Case # VAR16-0010
Planner Megan Wu

Date Received 9/21/16
Date of Sufficiency/Completeness 9/21/16

Town of Fort Myers Beach

Department of Community Development



Zoning Division

Supplement PH-B

Additional Required Information for a Variance Application

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

Case Number:	VAR16-0010
Project Name:	Bidenma Lot Coverage + Setback Variance
Authorized Applicant:	
LeePA STRAP Number:	29-46-24-W1-0120B.0030

Current Property Status:	developed
Current Zoning:	RS
Future Land Use Map (FLUM) Category:	Low Density
Comp Plan Density: 4 du/ac	**Platted Overlay?** ___Yes X No

Variance is requested from:

LDC Section Number	Title of Section or Subsection
36-634	BUILDING COVERAGE
34-638	STRUCTURE NON-CONFORMING TO SET BACK BOUNDARY

Complete the narrative statements below for EACH variance requested.

Case #_____ Date Received_____
Planner_____ Date of Sufficiency/Completeness_____

PART I

Narrative Statements

Request for variance from 34-638 36-634 (LDC Section number)

Explain the specific regulation contained in this section from which relief is sought: This regulation states only 40% of the property can be covered by building structure. The proposed Florida Room addition square footage will exceed the 40% limit by 2%. The existing concrete patio already covers this ground space. During the construction of the detached garage, we were required to submit a drainage plan to Public Works before a certificate of completion could be issued, which was approved by the Public Works Dept. and implemented. A drainage ditch (French drain and drainpipe) runs the length of the property North to South toward the canal. The granting of this 2% variance would not have an environmental or any other impact on this property or any of the surrounding properties.

* SEE BACK FOR LDC 34-638

Reasons for request

Explain why the variance is needed:

This variance would allow the 40% limit to exceed 2% in order to construct the Florida Room addition of 230 square feet, and would also allow the exterior walls and roof line to stay with the conforming lines of the building.

* LDC 34-638

Proposed addition of Florida Room to East side of structure. South wall of building is 2 plus or minus feet beyond set back perimeter. I would like the south end of Florida Room wall to be on the same plane as the wall of the building.

Case #_____
Planner_____

Date Received_____
Date of Sufficiency/Completeness_____

Explain the possible effect the variance, if granted, would have on surrounding properties:

Virtually none, other than possibly increasing the value of our property.

Explain the hardship (what is unique about the property) that justifies relief from the regulation:

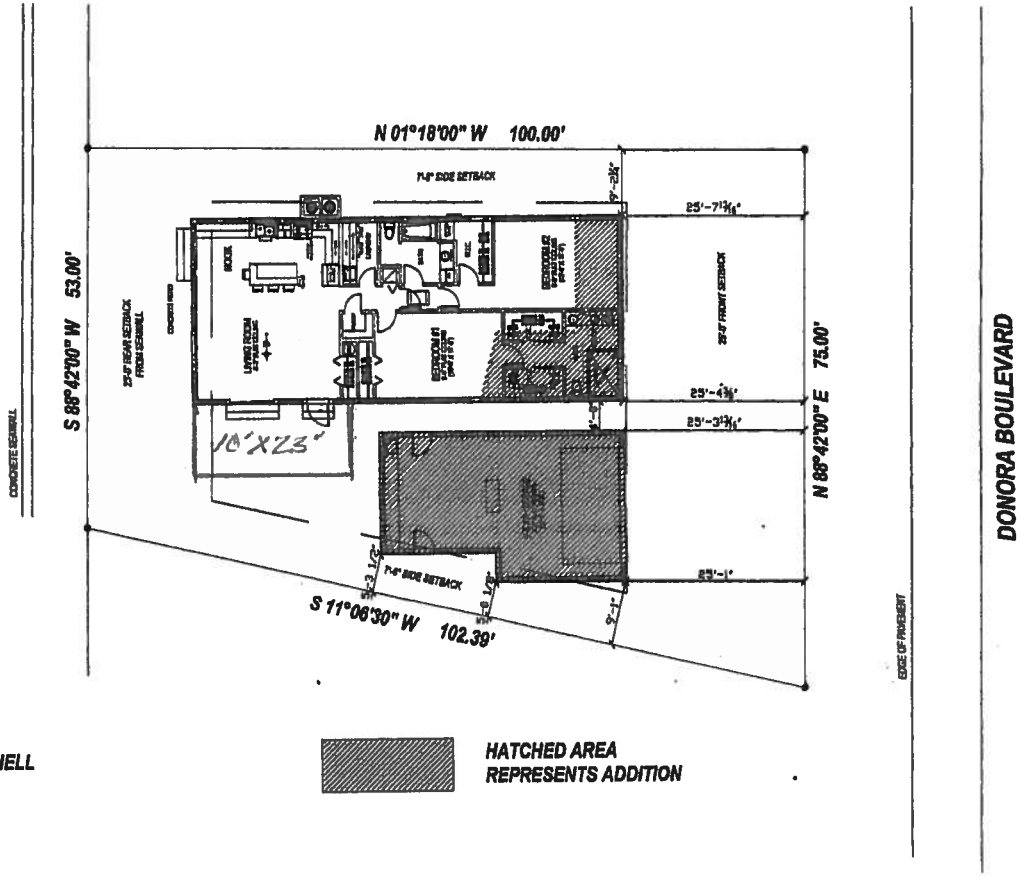
The addition of the Florida Room would provide a weather buffer to the house. It would insulate the main residence from the all day exposure to the heat of the sun. This space would be heavily insulated as well as have low E impact windows. It would provide considerable energy savings and reduce the use of the A.C. which is running continuously during the long 90° plus season.

Case #_____ Date Received_____
Planner_____ Date of Sufficiency/Completeness_____

Explain how the property qualifies for a variance. Direct this explanation to the guidelines for decision-making in LDC Section 34-87.

We would consider this a request for a de Minimus variance, since it is to relieve us from the 2% overage of the allowed building coverage of 40%. The granting of this variance would not affect any of the surrounding properties, being injurious to the neighborhood or be otherwise detrimental to the public welfare.

OIDERMA
290 DONORA



LEGAL:
LOT 3, BLOCK B,
ZIMMERS ADD SHELL
MOUND PK,
PB 11, PG 54,
LEE COUNTY, FL

HATCHED AREA
REPRESENTS ADDITION

SHEET REFERENCE

A-1 SITE PLAN

A-2 DEMOLITION / GENERAL FLOOR PLAN

SITE PLAN

OIDERMA RESIDENCE
290 Donora Blvd.
Fort Myers Beach, Florida 33931

NEASE INC.
CONSTRUCTION & DEVELOPMENT

MATSUMOTO DESIGNS
P.O. BOX 57230
FORT MYERS, FL 33994
(239) 275-8721
(239) 693-8866 FAX

MATSUMOTO DESIGNS, INC. hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These ideas, Designs and Plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of Matsumoto Designs, Inc. Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions of the job. All construction shall be in accordance with the 2010 Florida Building Codes.

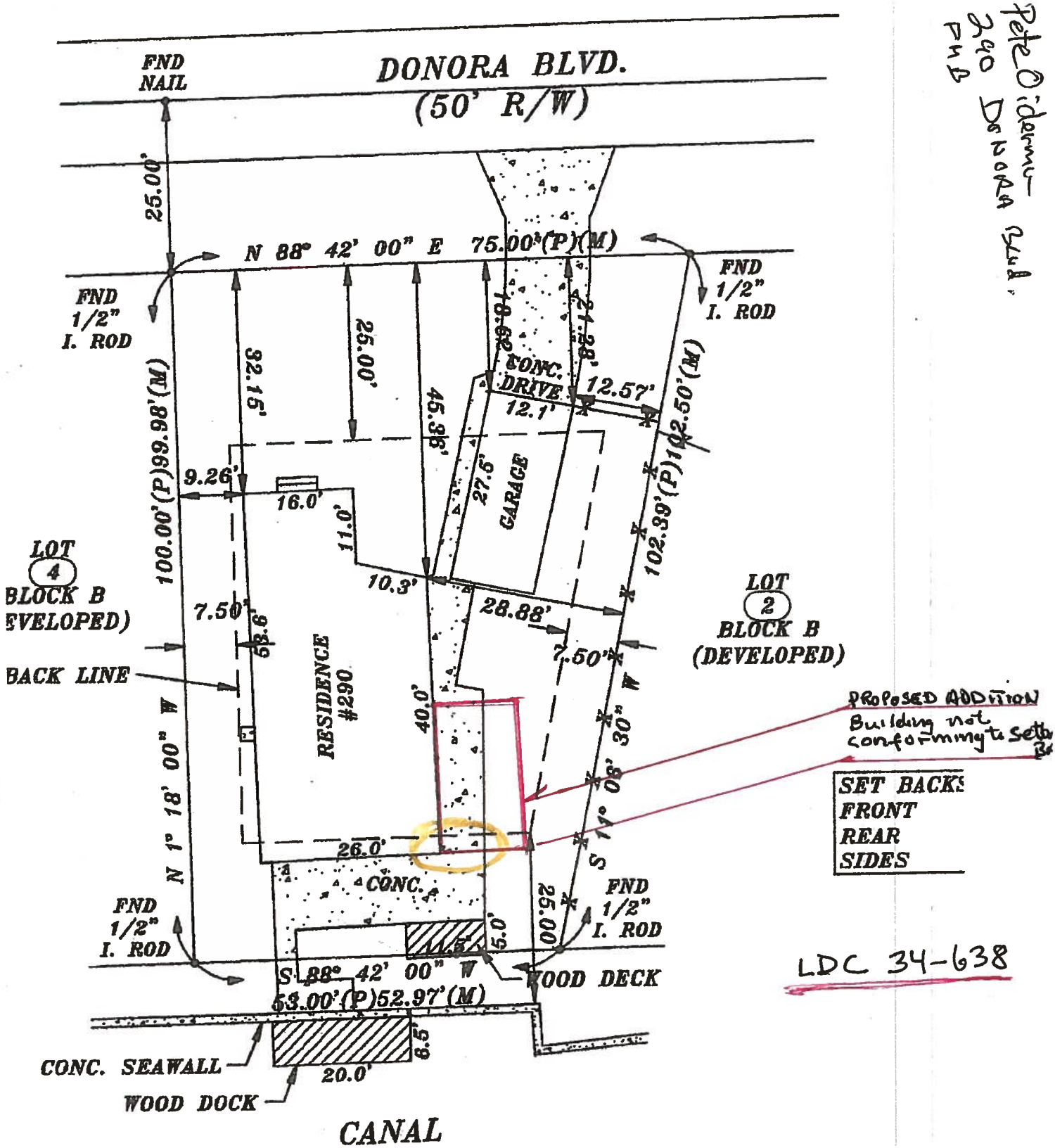
DATE: 08-19-13
REVISION:
DRAWN BY: TM
FILENAME: NEASE
SCALE: 1/8" = 1'

SHEET #
A-1

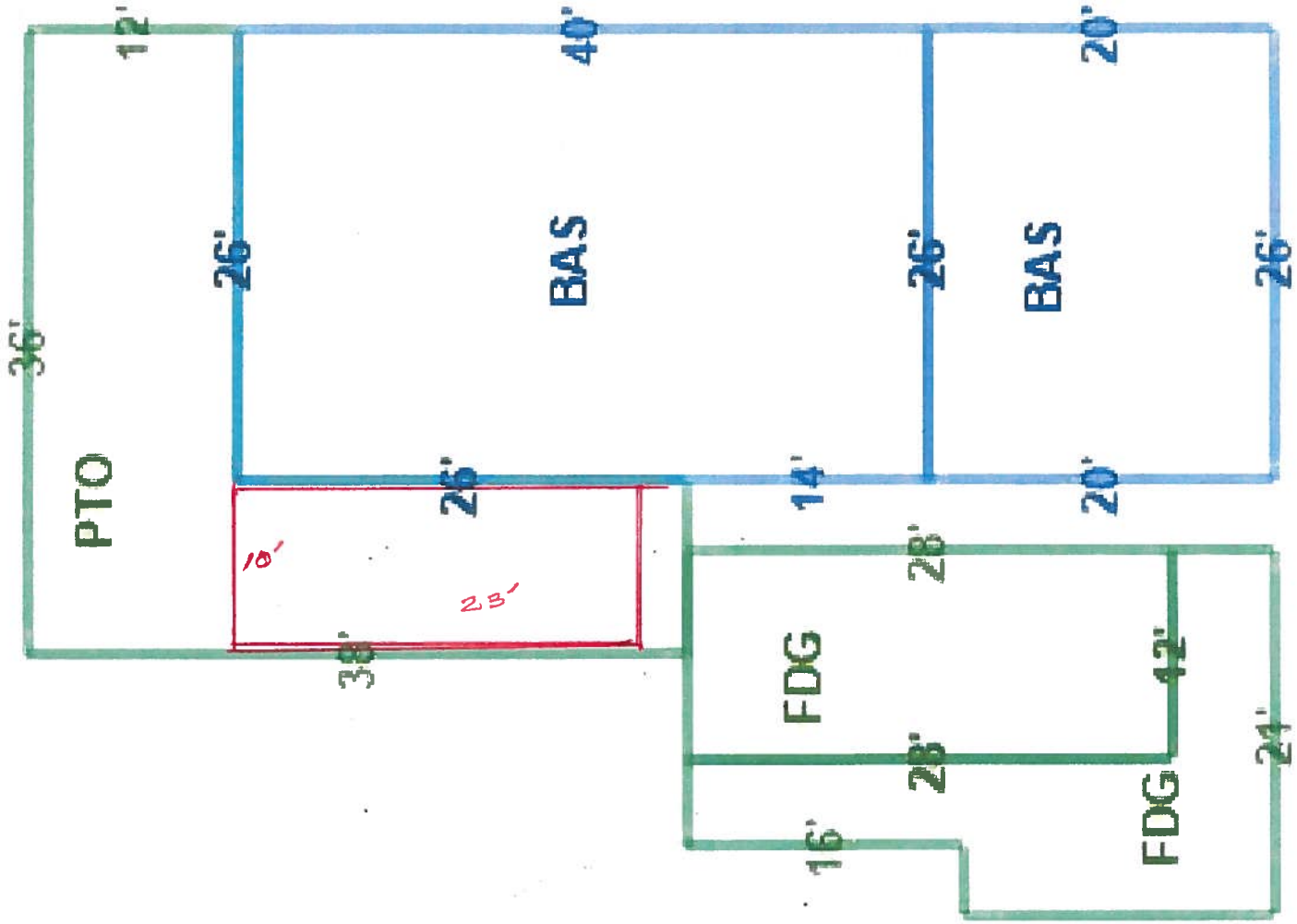
VARIANCE LDC 34-638

SURVEY ENLARGED ORIGINAL. See attached

Pete Oidermu
290 Donora Blvd.
PHB



LDC 34-638



P. OIDERMA
290 DONORA
FMB

FLORIDA ROOM ADDITION

29-46-24-W1-0120B. 0030

290 DONORA
FMB

FLORIDA ROOM ADDITION