

Town of Fort Myers Beach

Community Development
2523 Estero Blvd Fort Myers Beach, Florida 33931
Phone: 239-765-0202 Fax: 239-765-0591



September 13, 2018

Sal Esposito and Patricia ONeil
[REDACTED]

Re: Zoning Verification Letter, Permit 3, 6145 Court Street, Ft. Myers Beach

Dear Mr. Esposito and Ms. ONeil,

The Community Development Department has reviewed the zoning verification letter request for 6145 Court St. and can provide the following responsive information:

- 6145 Court St. is located in the RS-Residential Single Family Zoning District. RS permitted uses include:
 - Community residential home
 - Dwelling unit, single-family
 - Home care facility
 - Rental of any permitted dwelling unit to a single family during any one-month period, with a minimum stay of one week (see §§ 34-2391—2410 for rules and exceptions)
 - Home occupation (no outside help)
 - Beach or bay access
 - Essential services
 - Hidden path
 - Neighborhood park
- The primary structure setbacks for this property, in the RS zoning district, are as follows:
 - Right-of-Way property line or front property line 25 feet,
 - Side property line 7.5 feet,
 - Rear property line 20 feet.
- The property is located in the Mixed Residential Future Land Use district. This district allows 6 dwelling units per acre.
- The front of the property is currently located within the VE-13 and the rear of the property is within AE-13 flood zone.

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- Based on the information provided on the Lee Property Appraiser's website, 6145 Court Street is 16,379 square feet.

The minimum parcel size in the Residential Single Family Zoning District is 7,500 square feet, with a minimum width of 75 feet and minimum depth of 100 feet.

Without a survey of the property, staff is unable to positively determine that the property would be able to be split. It appears that the property is of adequate size (square footage) and depth to meet the above reference parcel standards. The property width is the only parameter in question; to be split, the property would need to be 150 feet wide.

This letter is responsive to the zoning verification application signed on 8/10/2018 and addendum dated 8/21/18. Information provided in this letter may become inaccurate if the Land Development Code is revised.

Sincerely,



Sarah Propst

Planner

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