



Fort Myers Beach Local Planning Agency

Diamondhead Beach Resort
2000 Estero Blvd.
Fort Myers Beach, FL 33931

Minutes Thursday, March 14, 2024 11:30 AM

ORDER OF BUSINESS

I. CALL TO ORDER

Members present: Chair Cereceda, LPA Member Boan, LPA Member Eckmann, LPA Member McLean, LPA Member Plummer, LPA Member Sudduth and LPA Member Vanasse (arrived late).

II. INVOCATION

Chair Cereceda.

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENT

Steve Johnson, Chair of MERTF (Marine & Environmental Resources Task Force), invited LPA members to the resiliency forum on March 21 from 9:00 a.m. to 11:00 a.m. in chambers.

James Ink spoke on behalf of Moss Marina. He discussed specific changes in the plan that would affect the three marinas. He noted that Fish Tale was the largest and would be a mixed use. The other two would stay in marina with proposed additions. He questioned whether the town needed marina in the future land use and whether the two marinas needed to be pedestrian commercial.

V. PUBLIC HEARINGS

A. Comprehensive Plan Discussion

AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA ADOPTING AMENDMENTS TO THE TOWN OF FORT MYERS BEACH COMPREHENSIVE PLAN FUTURE LAND USE, HOUSING, COMMUNITY DESIGN, COASTAL MANAGEMENT, CONSERVATION, HISTORIC PRESERVATION, INTERGOVERNMENTAL COORDINATION, AND CAPITAL IMPROVEMENT ELEMENTS, TO UPDATE DATA AND ANALYSIS AND THE GOALS, OBJECTIVES, AND POLICIES RELATED TO THE REQUIREMENTS OF CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; SCRIVENER'S ERRORS; CONFLICTS OF LAW AND PROVIDING FOR AN EFFECTIVE DATE

Eddie Ng from the Corradino Group reviewed how they got to where they are now. Mr. Ng utilized PowerPoint for his presentation. Slides included Proposed Future Land Use Map. He noted that the mixed residential area should be medium residential. He recommended that one property adjacent to Santini Village be included as part of the node because it was already commercial use. The Pink Shell area could be left as is, or it could be a Boulevard type and be a transition from the public area back into the neighborhood. LPA Member Sudduth clarified that low-density areas were 30-day rentals, as represented by yellow on the map. The Matanzas Court neighborhood was changed to allow short-term rentals, but LPA members did not support the change. Discussion was held regarding the theater district expanding into one lot of the residential neighborhood at the end of Egret.

The presentation continued with the Future Land Use Categories and Mr. Ng addressed changes to the Boulevard district. Community Development Planner Sarah Propst pointed out that there was an option for a commercial planned development, but details would be worked out in the Land Development Code (LDC). LPA Member Vanasse identified an error in the language and Mr. Ng responded that he would strike the sentence. LPA Member Vanasse suggested that the Land Use Table be updated to increase the number of uses in the Boulevard category. Discussion was held regarding the option of ten dwelling units per acre, workforce housing and the platted overlay district. Planner Propst questioned whether it would be possible to make it more precise since there was so much confusion regarding how it worked.

LPA Member Plummer referred to Policy 1-A-4 regarding not vacating public areas. Planner Propst stated that they did not want to eliminate a number of easements by vacating and not replacing them. LPA Member Plummer noted the language was unclear, and Mr. Ng said he would fix it. Mr. Ng will also correct the FAR for mixed-use.

The next topic of discussion was the medium residential designation and how the change might conflict with SB250. Mixed-use districts were identified including Times Square and ~~Coconut Village~~ the Civic Center. The Center Island designation on lots from Sabal to Bayview was discussed. Planner Propst added that the three lots between Sabal and Bayview were RC-zoned and would not change because of rights. LPA Member Vanasse recommended that the Woman's Club stay as a civic use and be included in the Activity Center. Mr. Ng replied that he was asked to remove it, but if the LPA wanted it back as a node, he would recommend it, and the town council could make the final determination. A discussion was held regarding adding The Dolphin property to the Activity Center.

Mr. Ng will modify language in Pedestrian Commercial and Marina will stay with 1.5 FAR. LPA Member Vanasse did not think that density versus intensity was clear. Planner Propst believed applying intensity with a density limitation made sense and that it should be in the LDC. After discussion, members decided to keep the last sentence in the Recreation and Open

Space designation intact and remove "and compliant" from the school category because the school was designated historic. LPA Member Vanasse suggested that the existing school be exempt, and Mr. Ng will change it. LPA Member Eckmann had to leave the meeting.

Mario Duron took over for Mr. Ng, who had to leave.

LPA Member Vanasse suggested that Boulevard be added to Commercial Intensity. In the Building Heights section, LPA Member Boan proposed changing The Town may ~~encourage~~ consider (evaluate?) taller building heights... Under Auxiliary Dwelling Units, The Town shall ~~explore~~, evaluate and provide...

Remove some of the requirements in the Post-Disaster Buildback Policy and add them to the LDC. Add on or off Island under Workforce Housing Density.

The Historic Preservation section will be consolidated without disincentivizing historic preservation. Discussion was held regarding replacing shall where appropriate in the document. The Recreation and Open Space Element section will be reworked and Objective ROS-1-E: Monitoring will be condensed. LPA Member Vanasse had to leave the meeting.

Chair Cereceda suggested that the town council discuss Policy B-3 in the Transportation Element.

LPA Member Boan had to leave the meeting.

Remove mobile homes from the potable water service and sanitary sewer service sections in the Utilities Element. Planner Propst agreed with suggestions to add conservation and renewable energy concepts.

LPA Member Plummer moved that the comprehensive plan reviewed today be forwarded to the town council after corrections and comments are reviewed; seconded by LPA Member Sudduth.

The motion carried unanimously.

VI. ADJOURNMENT

LPA Member Plummer moved to adjourn; seconded by LPA Member McLean. The motion carried 4-0.

Meeting adjourned at 4:04 PM

Minutes adopted as presented, April 9, 2024; Motion by LPA Member Plummer and seconded by LPA Member Boan. Passed 6-0.



Amy Baker, Town Clerk