



Fort Myers Beach Management & Planning Session

Town Hall Council Chambers
2731 Oak Street
Fort Myers Beach, FL 33931

Minutes

Thursday, April 4, 2024

9:00 AM

ORDER OF BUSINESS

FINAL

I. CALL TO ORDER

Members present: Mayor Allers, Vice Mayor Atterholt, Council Member King, Council Member Safford and Council Member Woodson.

II. PLEDGE OF ALLEGIANCE

III. ITEMS FOR DISCUSSION

A. Comp Plan Discussion - Condo and Resort District

Comp Plan Discussion - Condo and Resort District

Community Development Planner Sarah Propst noted it was late in the process to add another land use district. She requested clarification on the concept and the goal. Mayor Allers questioned whether there was a need for it. Planner Propst replied that if there was an interest in having additional large condos, there could be a use for an additional land use district. She remarked that the comprehensive plan did not control height. Vice Mayor Atterholt read a section of the comprehensive plan regarding height and asked Planner Propst what she thought of the language and what would happen in the future. Planner Propst did not have the language available, but she referred to a portion of section 34. She noted that it did not limit their ability to allow a building to be taller than the zoning district through a CPD, but the surrounding uses had to be evaluated.

Vice Mayor Atterholt questioned whether the commercial boulevard zone could be changed to retail. Planner Propst replied that additional uses were allowed in the commercial boulevard zone a couple of years ago and additional uses will be added to the LDC (Land Development Code). She noted the goal was to change it to allow for more normal commercial uses in that district, like offices, restaurants and retail.

Vice Mayor Atterholt questioned how to address the shortage of retail space. Planner Propst responded that it was through the LDC and the code could be changed if the council requested. She received support to make the appropriate changes. Discussion was held regarding building a restaurant on the beach in a residential zone. Planer Propst stated that, at this point, adding a future land use district to the map would slow everything down. Mayor Allers felt that it made more sense to allow more uses within the mixed residential district to allow a coffee shop or some other unobtrusive business.

Planner Propst requested clarification on whether they wanted changes to the CB zoning district or whether they wanted a complete overhaul of the uses code. She cautioned that they needed to look at any changes comprehensively and the residents had to be involved because they would be impacted. She added that they had to be aware of flood zone issues because some places would be difficult to develop.

B. Lighting

Per Council's request, a discussion on the Town's lighting ordinance.

Town Manager Hyatt suggested reviewing the ordinance to see whether changes were needed. Mayor Allers did not think the ordinance was consistent and referred to particular sections. He felt that any light visible from the beach had to comply with it. He did not believe that the town should require people to prove that their windows met the 45% tint and questioned whether they wanted to be in the business of inspecting window coverings.

Vice Mayor Atterholt commented that educating the community regarding the Dark Skies initiative and being turtle-compliant would be helpful. He brought up cumulative light from the bay side that could potentially be seen from the beach and noted it was subjective and difficult to enforce. He felt they should prioritize addressing flagrant violations on the beach rather than cumulative light issues. Town Manager Hyatt said he planned to add code compliance officers to inspect the beach at night.

Mayor Allers suggested adding a light schedule instead of just a light plan. Vice Mayor Atterholt questioned whether property owners were allowed to install a different level of lighting during the non-turtle season. Mayor Allers replied negatively and felt that it did not make sense and should be changed.

IV. AGENDA MANAGEMENT

A. April 2024

Add Strategic Planning meeting on April 29, 2024.

V. ADJOURNMENT

Council Member King moved to adjourn, seconded by Vice Mayor Atterholt.
The motion carried unanimously.

The meeting was adjourned at 10:12 a.m.

Minutes adopted as presented, April 18, 2024. Motion by Council Member King and seconded by Council Member Woodson. Passed 5-0.



Amy Baker, Town Clerk